



Right of Light Consulting

Suite 6, Webster Court

Websters Way

Rayleigh

Essex SS6 8JQ

TEL 0800 197 4836

FAX 01268 770 988

E-MAIL enquiries@right-of-light.co.uk

WEBSITE www.right-of-light.co.uk

Daylight and Sunlight Study (Neighbouring Properties)
9 Fitzjohn's Avenue, London NW3 5JY

17th April 2013

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DAYLIGHT AND SUNLIGHT STUDY
9 Fitzjohn's Avenue, London NW3 5JY

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned to undertake a daylight and sunlight study of the proposed development at 9 Fitzjohn's Avenue, London NW3 5JY.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring residential properties at 7 and 11 Fitzjohns Avenue. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011.
- 1.1.3 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.4 In summary, the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on the following drawings:

Finkernagel Ross Architects

9FIT-001	Location and Existing Site Plan	Rev P1
9FIT-002	Existing Floor Plans	Rev P1
9FIT-020	Existing Sections	Rev P1
9FIT-030	Existing Elevations	Rev P1
9FIT-100	Proposed Site Plan	Rev P5
9FIT-101	Proposed Basement & Lower Ground Floor	Rev P6
9FIT-102	Proposed Upper Ground Floor & First Floor	Rev P4
9FIT-103	Proposed Second & Third Floor	Rev P5
9FIT-300	Proposed Rear Elevation	Rev P6
9FIT-301	Proposed Front Elevation	Rev P1
9FIT-302	Proposed Side Elevation	Rev P2
9FIT-303	Proposed Side Elevation	Rev P2

Metro Plans

3388-01	Site Plan	Rev –
3388-02	Front Elevation	Rev –
3388-03	Rear Elevation	Rev –
3388-04	Side Elevation	Rev –
3388-05	Side Elevation	Rev –
3388-06	Lower Ground Floor Plan	Rev –
3388-07	Ground Floor Plan	Rev –
3388-08	First Floor Plan	Rev –
3388-09	Second Floor Plan	Rev –
3388-10	Third Floor Plan	Rev –
3388-11	Section A-A	Rev –
3388-12	Section B-B	Rev –

3 METHODOLOGY OF THE STUDY

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight

- 3.1.1 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011. In general, the BRE tests are based on the requirements of the British Standard, BS 8206 Part 2.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The following statement is quoted directly from the BRE guide:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."

3.2 Daylight to Windows

- 3.2.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

Diffuse daylight calculations should be undertaken to all rooms where daylight is required, including living rooms, kitchens and bedrooms. Usually, if a kitchen is less than 13m² it is considered to be a non-habitable room and the daylight tests need not be applied. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

- 3.2.2 The BRE guide contains two tests which measure diffuse daylight:

3.2.3 Test 1 Vertical Sky Component

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.2.4 Test 2 Daylight Distribution

The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. The no-sky line is a line which separates areas of the working plane that can and cannot have a direct view of the sky. Daylight may be adversely affected if after the development the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.3 Sunlight availability to Windows

3.3.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight.

3.3.2 The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.4 Overshadowing to Gardens and Open Spaces

3.4.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.4.2 The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21st March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 Appendix 1 provides a plan and photographs to indicate the positions of the windows and garden analysed in this study.

4.2 Numerical Results

4.2.1 Appendix 2 lists the detailed numerical daylight and sunlight test results. The results are interpreted below.

4.3 Daylight to Windows

4.3.1 All main habitable windows pass the Vertical Sky Component test. The proposed development therefore satisfies the BRE daylight requirements.

4.4 Sunlight to Windows

4.4.1 All windows which face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.5 Overshadowing to Gardens and Open Spaces

4.5.1 The proposed development will not create any new areas which receive less than two hours of sunlight on 21st March. The before/after ratio is 1 (no loss) and the proposed development therefore passes the BRE overshadowing to gardens and open spaces test.

4.6 Conclusion

4.6.1 The proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 We have undertaken the survey following the guidelines of the RICS publication “Surveying Safely”.
- 5.1.3 We have used our best endeavours to ensure all relevant windows within the neighbouring properties have been identified.
- 5.1.4 Where limited access is available, reasonable assumptions will have been made.
- 5.1.5 We have adopted the conventional approach of assessing all habitable rooms within domestic properties.
- 5.1.6 Right of Light Consulting have endeavoured to include in the report those matters, which they have knowledge of or of which they have been made aware, that might adversely affect the validity of the opinion given.

5.2 Project Specific

- 5.2.1 None

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY

Neighbouring Windows



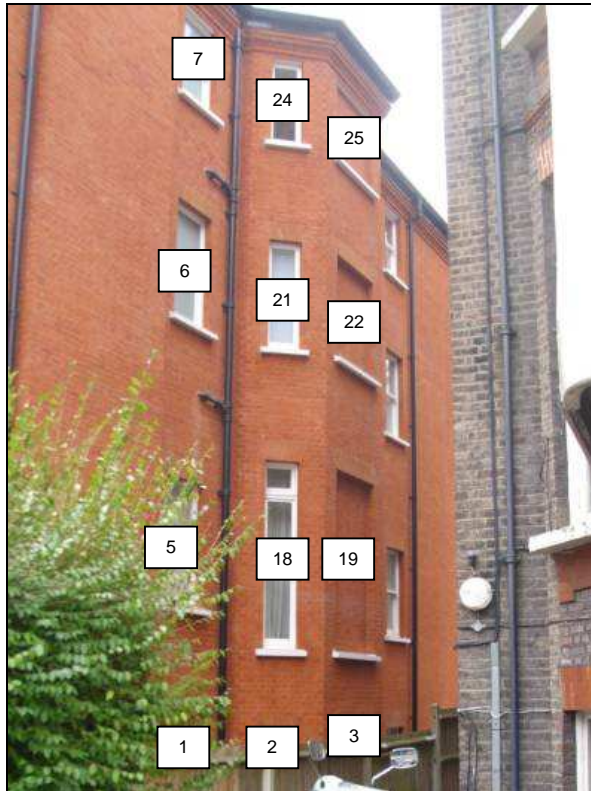
7 Fitzjohns Avenue



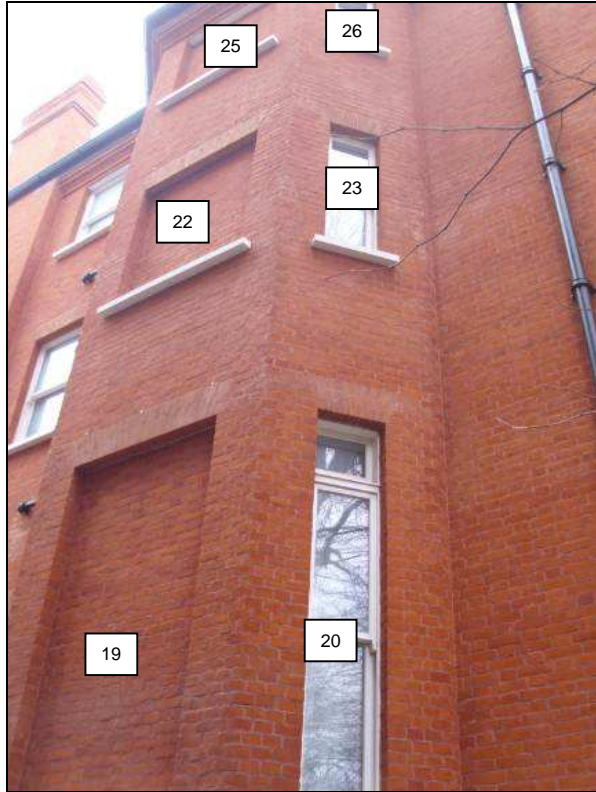
7 Fitzjohns Avenue



7 Fitzjohns Avenue



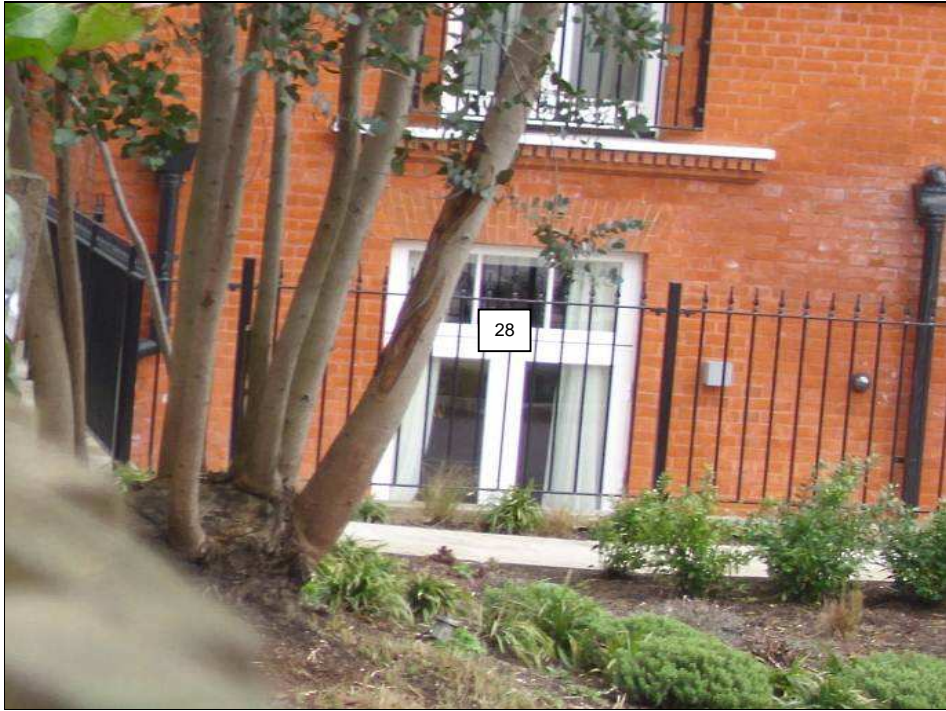
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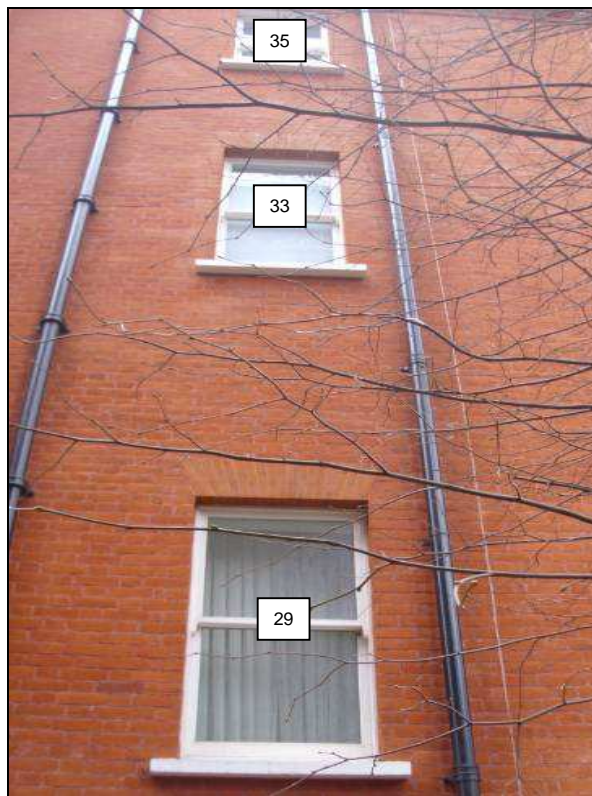
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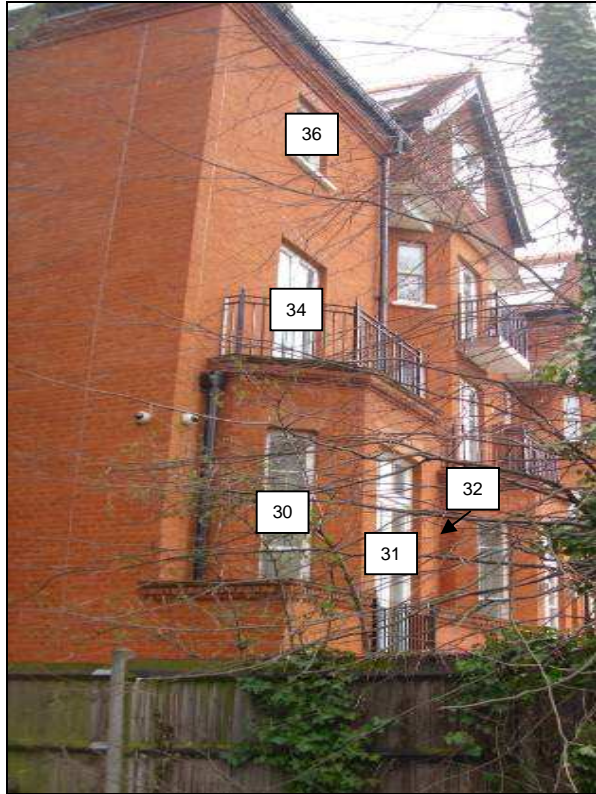
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7 Fitzjohns Avenue



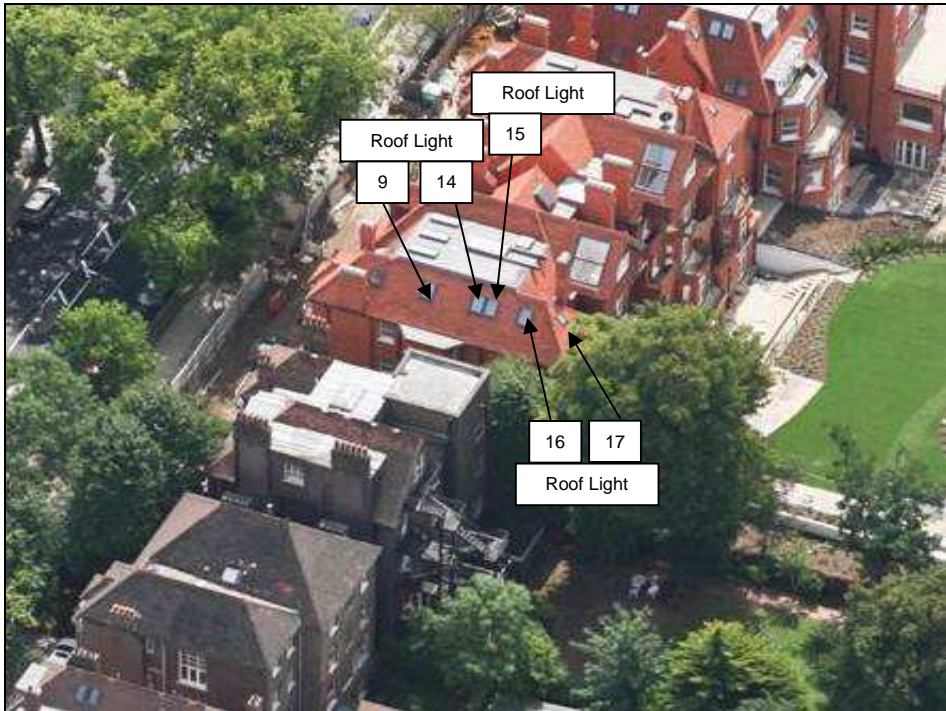
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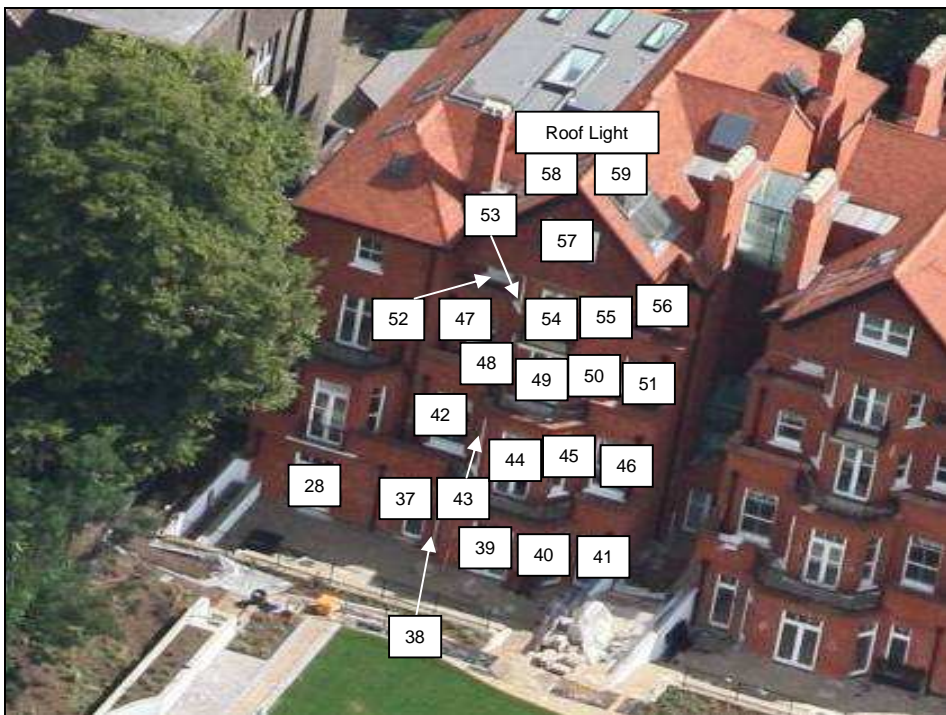
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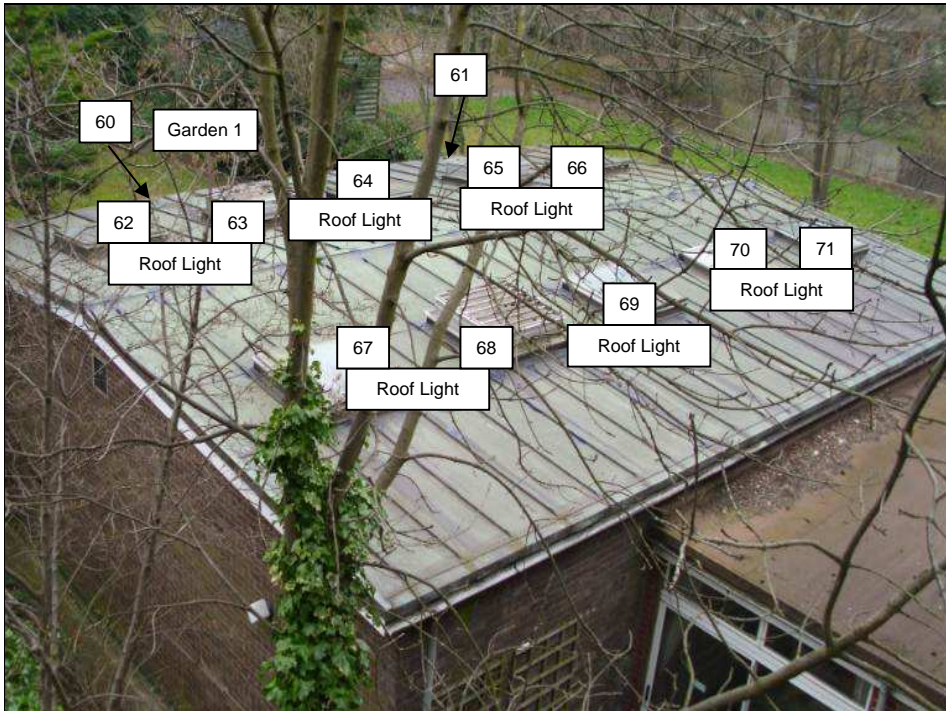
7 Fitzjohns Avenue



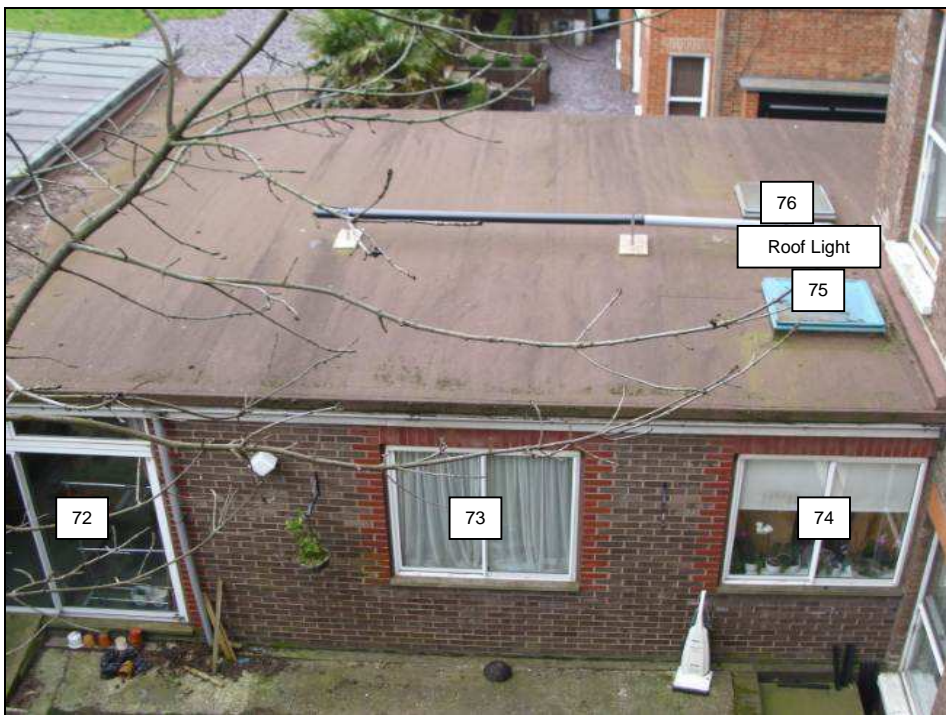
7 Fitzjohns Avenue



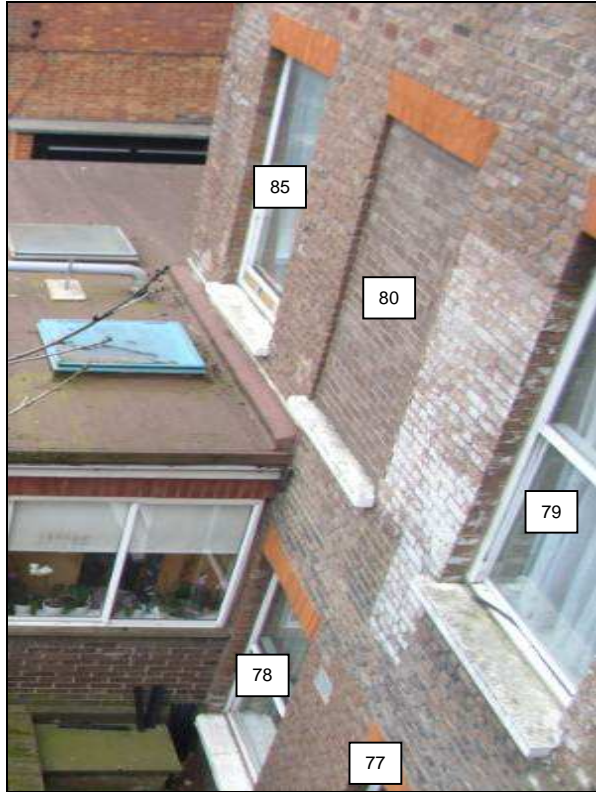
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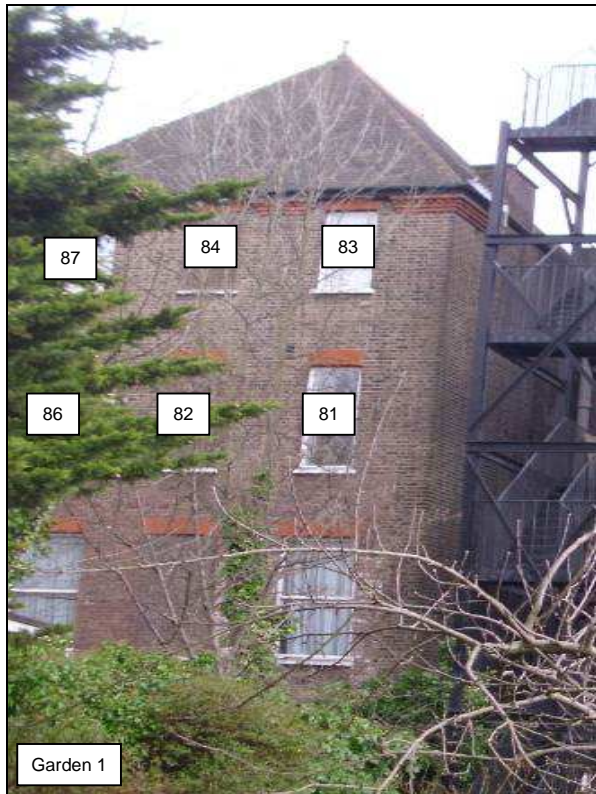
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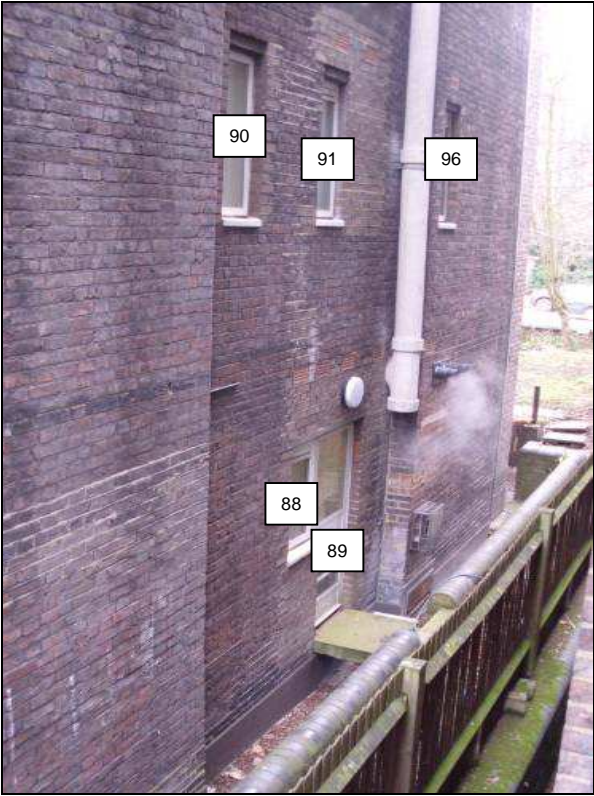
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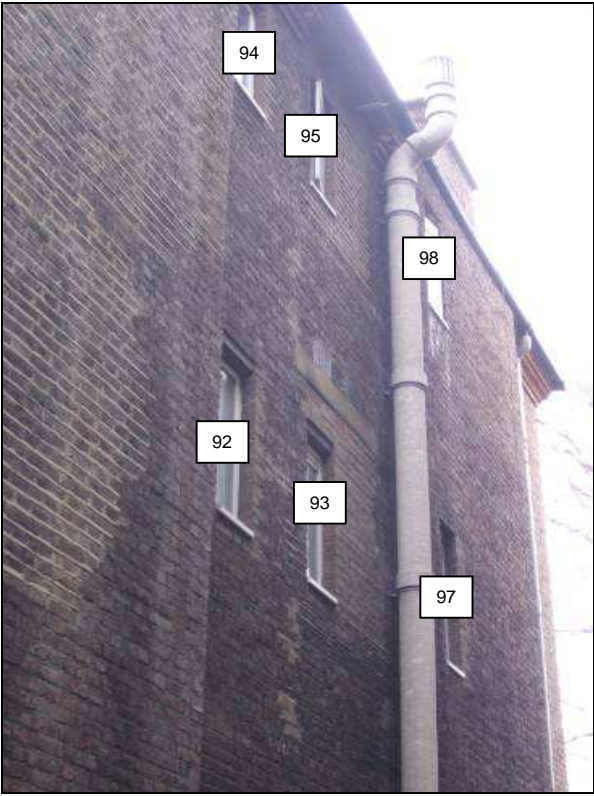
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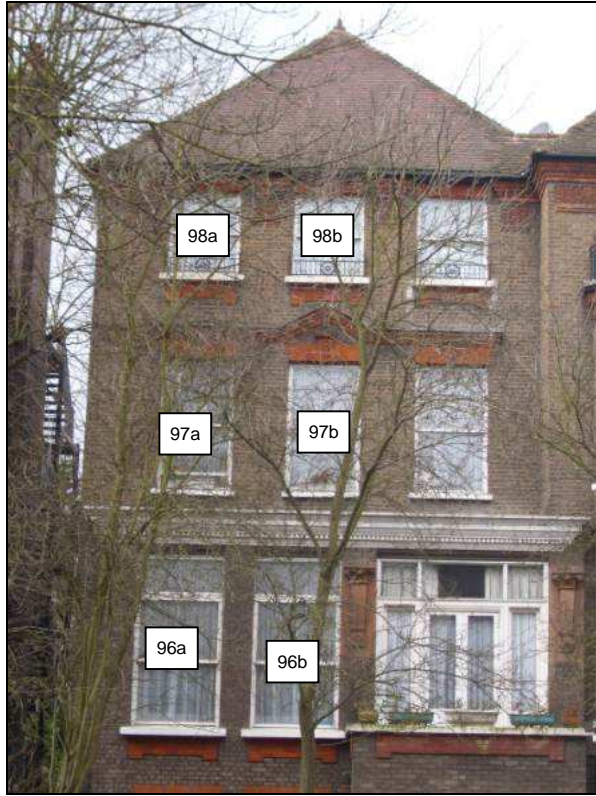
11 Fitzjohns Avenue



11 Fitzjohns Avenue



11 Fitzjohns Avenue



11 Fitzjohns Avenue

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
9 Fitzjohns Avenue, London NW3 5JY

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>7 Fitzjohns Avenue</u>					
Window 1	Bedroom	5.9%	6.2%	-0.3%	1.05
Window 2	Bedroom	10.3%	10.4%	-0.1%	1.01
Window 3	Bedroom	4.8%	4.4%	0.4%	0.92
Window 4	Bedroom	13.8%	11.9%	1.9%	0.86
Window 5	Ensuite	7.7%	8.1%	-0.4%	1.05
Window 6	Ensuite	12.3%	12.9%	-0.6%	1.05
Window 7	Ensuite	20.4%	20.8%	-0.4%	1.02
Window 8	Kitchen	75.4%	75.5%	-0.1%	1.0
Window 9	Kitchen	75.2%	75.2%	0.0%	1.0
Window 10	Kitchen	99.0%	99.0%	0.0%	1.0
Window 11	Kitchen	98.4%	98.4%	0.0%	1.0
Window 12	Kitchen	96.2%	96.2%	0.0%	1.0
Window 13	Habitable	97.9%	97.9%	0.0%	1.0
Window 14	Bedroom	75.3%	75.4%	-0.1%	1.0
Window 15	Bedroom	75.4%	75.5%	-0.1%	1.0
Window 16	Ensuite	75.6%	75.6%	0.0%	1.0
Window 17	Ensuite	77.9%	77.9%	0.0%	1.0
Window 18	Bedroom	11.8%	12.1%	-0.3%	1.03
Window 19	Bedroom	6.6%	6.2%	0.4%	0.94
Window 20	Bedroom	16.6%	14.2%	2.4%	0.86
Window 21	Bedroom	15.3%	15.7%	-0.4%	1.03
Window 22	Bedroom	9.8%	10.5%	-0.7%	1.07
Window 23	Bedroom	18.2%	17.0%	1.2%	0.93
Window 24	Bedroom	23.6%	23.4%	0.2%	0.99
Window 25	Bedroom	19.0%	20.2%	-1.2%	1.06
Window 26	Bedroom	23.2%	24.5%	-1.3%	1.06
Window 27	Secondary	12.8%	9.7%	3.1%	0.76
Window 28	Dining	36.1%	36.1%	0.0%	1.0
Window 29	Secondary	17.0%	12.9%	4.1%	0.76
Window 30	Kitchen	34.5%	34.2%	0.3%	0.99
Window 31	Kitchen	38.8%	38.9%	-0.1%	1.0
Window 32	Kitchen	31.6%	31.6%	0.0%	1.0
Window 33	Secondary	20.0%	17.3%	2.7%	0.87
Window 34	Living Room	39.4%	39.4%	0.0%	1.0
Window 35	Secondary	23.5%	24.3%	-0.8%	1.03
Window 36	Living Room	37.3%	37.3%	0.0%	1.0
Window 37	Living Room	34.1%	34.1%	0.0%	1.0
Window 38	Living Room	31.5%	31.6%	-0.1%	1.0
Window 39	Living Room	37.2%	37.2%	0.0%	1.0
Window 40	Living Room	32.7%	32.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component
9 Fitzjohns Avenue, London NW3 5JY

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 41	Living Room	34.6%	34.6%	0.0%	1.0
Window 42	Living Room	35.0%	35.0%	0.0%	1.0
Window 43	Living Room	31.3%	31.3%	0.0%	1.0
Window 44	Living Room	38.8%	38.9%	-0.1%	1.0
Window 45	Living Room	32.5%	32.5%	0.0%	1.0
Window 46	Living Room	35.9%	35.9%	0.0%	1.0
Window 47	Kitchen	30.0%	30.0%	0.0%	1.0
Window 48	Kitchen	29.6%	29.6%	0.0%	1.0
Window 49	Kitchen	39.4%	39.5%	-0.1%	1.0
Window 50	Kitchen	32.3%	32.3%	0.0%	1.0
Window 51	Kitchen	35.4%	35.4%	0.0%	1.0
Window 52	Kitchen	14.9%	14.9%	0.0%	1.0
Window 53	Kitchen	28.0%	28.0%	0.0%	1.0
Window 54	Kitchen	39.5%	39.5%	0.0%	1.0
Window 55	Kitchen	30.0%	30.0%	0.0%	1.0
Window 56	Kitchen	21.2%	21.2%	0.0%	1.0
Window 57	Bedroom	39.5%	39.5%	0.0%	1.0
Window 58	Bedroom	72.7%	72.7%	0.0%	1.0
Window 59	Bedroom	73.6%	73.6%	0.0%	1.0
<u>11 Fitzjohns Avenue</u>					
Window 60	Habitable	36.5%	36.5%	0.0%	1.0
Window 61	Habitable	36.9%	36.9%	0.0%	1.0
Window 62	Habitable	92.5%	92.6%	-0.1%	1.0
Window 63	Habitable	93.6%	93.7%	-0.1%	1.0
Window 64	Habitable	94.0%	94.1%	-0.1%	1.0
Window 65	Habitable	94.4%	94.5%	-0.1%	1.0
Window 66	Habitable	94.7%	94.8%	-0.1%	1.0
Window 67	Habitable	87.2%	87.7%	-0.5%	1.01
Window 68	Habitable	87.9%	88.3%	-0.4%	1.0
Window 69	Habitable	88.8%	89.1%	-0.3%	1.0
Window 70	Habitable	89.8%	90.0%	-0.2%	1.0
Window 71	Habitable	90.6%	90.7%	-0.1%	1.0
Window 72	Habitable	13.7%	14.7%	-1.0%	1.07
Window 73	Habitable	17.2%	19.0%	-1.8%	1.1
Window 74	Habitable	13.6%	14.6%	-1.0%	1.07
Window 75	Habitable	53.5%	54.7%	-1.2%	1.02
Window 76	Habitable	56.1%	56.9%	-0.8%	1.01
Window 77	Habitable	25.8%	26.3%	-0.5%	1.02
Window 78	Habitable	19.0%	19.4%	-0.4%	1.02
Window 79	Habitable	35.5%	36.6%	-1.1%	1.03
Window 80	Habitable	37.0%	37.9%	-0.9%	1.02

Appendix 2 - Vertical Sky Component
9 Fitzjohns Avenue, London NW3 5JY

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 81	Habitable	36.9%	39.2%	-2.3%	1.06
Window 82	Habitable	38.3%	39.3%	-1.0%	1.03
Window 83	Habitable	38.6%	39.4%	-0.8%	1.02
Window 84	Habitable	39.2%	39.5%	-0.3%	1.01
Window 85	Habitable	37.8%	38.3%	-0.5%	1.01
Window 86	Habitable	38.9%	39.4%	-0.5%	1.01
Window 87	Habitable	39.3%	39.5%	-0.2%	1.01
Window 88	Habitable	1.7%	1.9%	-0.2%	1.12
Window 89	Habitable	1.9%	2.0%	-0.1%	1.05
Window 90	Wc	2.7%	3.0%	-0.3%	1.11
Window 91	Wc	2.8%	3.0%	-0.2%	1.07
Window 92	Wc	4.0%	4.3%	-0.3%	1.08
Window 93	Wc	4.1%	4.2%	-0.1%	1.02
Window 94	Wc	7.3%	7.5%	-0.2%	1.03
Window 95	Wc	7.3%	7.4%	-0.1%	1.01
Window 96	Secondary	4.0%	3.9%	0.1%	0.98
Window 96a	Habitable	35.1%	35.1%	0.0%	1.0
Window 96b	Habitable	35.0%	35.0%	0.0%	1.0
Window 97	Secondary	5.2%	5.1%	0.1%	0.98
Window 97a	Habitable	36.8%	36.8%	0.0%	1.0
Window 97b	Habitable	36.5%	36.5%	0.0%	1.0
Window 98	Secondary	9.0%	9.0%	0.0%	1.0
Window 98a	Habitable	36.5%	36.5%	0.0%	1.0
Window 98b	Habitable	36.4%	36.4%	0.0%	1.0

Appendix 2 - Sunlight to Windows
9 Fitzjohns Avenue, London NW3 5JY

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>7 Fitzjohns Avenue</u>									
Window 1	Bedroom	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 2	Bedroom	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 3	Bedroom	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 4	Bedroom	7%	7%	0%	1.0	0%	0%	0%	1.0
Window 5	Ensuite	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 6	Ensuite	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 7	Ensuite	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 8	Kitchen	56%	56%	0%	1.0	0%	0%	0%	1.0
Window 9	Kitchen	56%	56%	0%	1.0	0%	0%	0%	1.0
Window 10	Kitchen	97%	97%	0%	1.0	27%	27%	0%	1.0
Window 11	Kitchen	94%	94%	0%	1.0	24%	24%	0%	1.0
Window 12	Kitchen	86%	86%	0%	1.0	16%	16%	0%	1.0
Window 13	Habitable	91%	91%	0%	1.0	21%	21%	0%	1.0
Window 14	Bedroom	56%	56%	0%	1.0	0%	0%	0%	1.0
Window 15	Bedroom	56%	56%	0%	1.0	0%	0%	0%	1.0
Window 16	Ensuite/Cloak	56%	56%	0%	1.0	0%	0%	0%	1.0
Window 17	Ensuite/Cloak	68%	68%	0%	1.0	18%	18%	0%	1.0
Window 18	Bedroom	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 19	Bedroom	11%	11%	0%	1.0	0%	0%	0%	1.0
Window 20	Bedroom	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 21	Bedroom	6%	6%	0%	1.0	0%	0%	0%	1.0
Window 22	Bedroom	11%	11%	0%	1.0	0%	0%	0%	1.0
Window 23	Bedroom	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 24	Bedroom	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 25	Bedroom	12%	12%	0%	1.0	0%	0%	0%	1.0
Window 26	Bedroom	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 27	Secondary	6%	6%	0%	1.0	0%	0%	0%	1.0
Window 28	Dining	49%	49%	0%	1.0	14%	14%	0%	1.0
Window 29	Secondary	7%	7%	0%	1.0	0%	0%	0%	1.0
Window 30	Kitchen	24%	24%	0%	1.0	4%	4%	0%	1.0
Window 31	Kitchen	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 32	Kitchen	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 33	Secondary	7%	7%	0%	1.0	0%	0%	0%	1.0
Window 34	Living Room	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 35	Secondary	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 36	Living Room	43%	43%	0%	1.0	14%	14%	0%	1.0
Window 37	Living Room	33%	33%	0%	1.0	7%	7%	0%	1.0
Window 38	Living Room	21%	21%	0%	1.0	2%	2%	0%	1.0
Window 39	Living Room	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 40	Living Room	53%	53%	0%	1.0	17%	17%	0%	1.0

Appendix 2 - Sunlight to Windows
9 Fitzjohns Avenue, London NW3 5JY

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 41	Living Room	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 42	Living Room	40%	40%	0%	1.0	9%	9%	0%	1.0
Window 43	Living Room	24%	24%	0%	1.0	4%	4%	0%	1.0
Window 44	Living Room	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 45	Living Room	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 46	Living Room	49%	49%	0%	1.0	14%	14%	0%	1.0
Window 47	Kitchen	32%	32%	0%	1.0	7%	7%	0%	1.0
Window 48	Kitchen	24%	24%	0%	1.0	4%	4%	0%	1.0
Window 49	Kitchen	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 50	Kitchen	53%	53%	0%	1.0	15%	15%	0%	1.0
Window 51	Kitchen	40%	40%	0%	1.0	10%	10%	0%	1.0
Window 52	Kitchen	16%	16%	0%	1.0	3%	3%	0%	1.0
Window 53	Kitchen	24%	24%	0%	1.0	4%	4%	0%	1.0
Window 54	Kitchen	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 55	Kitchen	47%	47%	0%	1.0	16%	16%	0%	1.0
Window 56	Kitchen	38%	38%	0%	1.0	10%	10%	0%	1.0
Window 57	Bedroom	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 58	Bedroom	47%	47%	0%	1.0	0%	0%	0%	1.0
Window 59	Bedroom	94%	94%	0%	1.0	29%	29%	0%	1.0
<u>11 Fitzjohns Avenue</u>									
Window 60	Habitable	48%	48%	0%	1.0	13%	13%	0%	1.0
Window 61	Habitable	48%	48%	0%	1.0	13%	13%	0%	1.0
Window 62	Habitable	77%	77%	0%	1.0	20%	20%	0%	1.0
Window 63	Habitable	77%	76%	1%	0.99	21%	21%	0%	1.0
Window 64	Habitable	77%	77%	0%	1.0	21%	21%	0%	1.0
Window 65	Habitable	83%	83%	0%	1.0	22%	22%	0%	1.0
Window 66	Habitable	80%	80%	0%	1.0	21%	21%	0%	1.0
Window 67	Habitable	70%	71%	-1%	1.01	20%	20%	0%	1.0
Window 68	Habitable	68%	70%	-2%	1.03	20%	21%	-1%	1.05
Window 69	Habitable	69%	71%	-2%	1.03	19%	21%	-2%	1.11
Window 70	Habitable	72%	75%	-3%	1.04	19%	21%	-2%	1.11
Window 71	Habitable	74%	74%	0%	1.0	21%	21%	0%	1.0
Window 72	Habitable	23%	27%	-4%	1.17	7%	7%	0%	1.0
Window 73	Habitable	38%	43%	-5%	1.13	10%	11%	-1%	1.1
Window 74	Habitable	33%	36%	-3%	1.09	9%	8%	1%	0.89
Window 75	Habitable	48%	49%	-1%	1.02	13%	13%	0%	1.0
Window 76	Habitable	49%	49%	0%	1.0	13%	13%	0%	1.0
Window 77	Habitable	25%	30%	-5%	1.2	3%	2%	1%	0.67
Window 78	Habitable	26%	32%	-6%	1.23	4%	3%	1%	0.75
Window 79	Habitable	35%	42%	-7%	1.2	12%	7%	5%	0.58
Window 80	Habitable	42%	48%	-6%	1.14	11%	13%	-2%	1.18

Appendix 2 - Sunlight to Windows
9 Fitzjohns Avenue, London NW3 5JY

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 81	Habitable	41%	49%	-8%	1.2	12%	14%	-2%	1.17
Window 82	Habitable	45%	49%	-4%	1.09	10%	14%	-4%	1.4
Window 83	Habitable	46%	50%	-4%	1.09	11%	15%	-4%	1.36
Window 84	Habitable	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 85	Habitable	46%	50%	-4%	1.09	13%	15%	-2%	1.15
Window 86	Habitable	49%	50%	-1%	1.02	14%	15%	-1%	1.07
Window 87	Habitable	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 88	Habitable	9%	10%	-1%	1.11	0%	0%	0%	1.0
Window 89	Habitable	7%	9%	-2%	1.29	0%	0%	0%	1.0
Window 90	Wc	11%	13%	-2%	1.18	1%	0%	1%	0.01
Window 91	Wc	9%	12%	-3%	1.33	1%	1%	0%	1.0
Window 92	Wc	12%	15%	-3%	1.25	1%	2%	-1%	2.0
Window 93	Wc	12%	15%	-3%	1.25	2%	4%	-2%	2.0
Window 94	Wc	23%	23%	0%	1.0	3%	3%	0%	1.0
Window 95	Wc	23%	22%	1%	0.96	3%	3%	0%	1.0
Window 96	Secondary	19%	18%	1%	0.95	1%	1%	0%	1.0
Window 96a	Habitable	46%	46%	0%	1.0	12%	12%	0%	1.0
Window 96b	Habitable	46%	46%	0%	1.0	12%	12%	0%	1.0
Window 97	Secondary	19%	20%	-1%	1.05	2%	3%	-1%	1.5
Window 97a	Habitable	48%	48%	0%	1.0	14%	14%	0%	1.0
Window 97b	Habitable	47%	47%	0%	1.0	14%	14%	0%	1.0
Window 98	Secondary	29%	30%	-1%	1.03	4%	5%	-1%	1.25
Window 98a	Habitable	44%	44%	0%	1.0	14%	14%	0%	1.0
Window 98b	Habitable	43%	43%	0%	1.0	13%	13%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
9 Fitzjohns Avenue, London NW3 5JY

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>11 Fitzjohns Avenue</u>								
Garden 1	409.2 m2	275.6 m2	67%	275.57 m2	67%	0.03 m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 : Overshadowing to Gardens and Open Spaces

KEY



Receives under two hours sunlight on 21st March before and after the development.



Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).



Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).



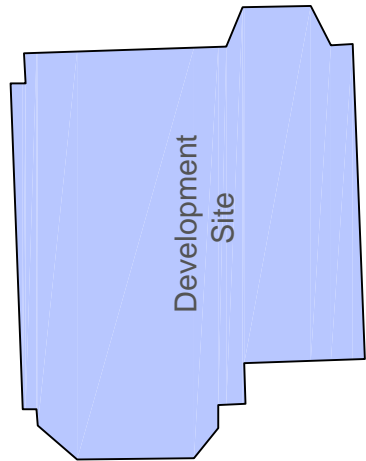
Receives at least two hours sunlight on 21st March before and after the development.

Notes:

1. Contours derived in accordance with BRE Guide : Site Layout Planning for Daylight and Sunlight

G1

11 Fitzjohns Avenue



Project Name: **9 Fitzjohn's Avenue, London NV3 5JY**

Drawing Title: **Appendix 3 - Overshadowing to Gardens and Open Spaces**

Scale: **Do not scale**

Rev	Date	Details of revision
1		



Suite 6, Webster Court
Webster's Way
Rayleigh
Essex SS6 8JQ
Tel: 0800 197 4836

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com