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Daylight and Sunlight Study
10a Belmont Street, London NW1

19th December 2012

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DAYLIGHT AND SUNLIGHT STUDY
10a Belmont Street, London NW1

CONTENTS

1 EXECUTIVE SUMMARY..... 2

1.1 Overview 2

2 INFORMATION SOURCES..... 3

2.1 Documents Considered 3

3 METHODOLOGY OF THE STUDY..... 4

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight 4

3.2 Daylight to Windows 4

3.3 Sunlight availability to Windows 5

3.4 Overshadowing to Gardens and Open Spaces 5

4 RESULTS OF THE STUDY..... 7

4.1 Windows & Amenity Areas Considered 7

4.2 Numerical Results 7

4.3 Daylight to Windows 7

4.4 Sunlight to Windows 7

4.5 Overshadowing to Gardens and Open Spaces 7

4.6 Conclusion 8

5 CLARIFICATIONS 9

5.1 General 9

5.2 Project Specific 9

APPENDICES

APPENDIX 1 WINDOW & GARDEN KEY

APPENDIX 2 DAYLIGHT AND SUNLIGHT RESULTS

APPENDIX 3 ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

APPENDIX 4 OVERSHADOWING TO GARDENS AND OPEN SPACES

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 10a Belmont Street, London NW1.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 2 to 14 Belmont Street, 1 to 64 Hardington and 21 & 23 Ferdinand Street. We have also assessed the impact on the proposed dwellings at 19 Ferdinand Street. 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. Appendices 2 to 4 give 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 BRE guide 'Site Layout Planning for Daylight and Sunlight'.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

Contemporary Design Solutions

121115-A(GA)100	Proposed Ground Floor Plan	Rev –
121115-A(GA)110	Proposed First to Third Floor Plan	Rev –
121115-A(GA)140	Proposed Fourth Floor Plan	Rev –
121115-A(GA)150	Proposed Fifth Floor Plan	Rev –
121115-A(GA)160	Proposed Sixth Floor Plan	Rev –
121115-A(GA)170	Proposed Seventh Floor Plan	Rev –
121115-A(GA)180	Proposed Roof Plan	Rev –
121115-A(GA)300	Proposed AA Section	Rev –
121115-A(GA)301	Proposed BB Section	Rev –
121115-A(GA)302	Proposed CC Section	Rev –
121115-A(GA)303	Proposed DD Section	Rev –
121115-A(GA)400	Proposed West Elevation	Rev –
121115-A(GA)401	Proposed East Elevation	Rev –
121115-A(GA)402	Proposed South Elevation	Rev –
121115-A(GA)403	Proposed North Elevation	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 more 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 gardens analysed in this study.

4.2 Numerical Results

4.2.1 Appendix 2 and 3 lists the detailed numerical daylight and sunlight test results. The results are interpreted below.

4.3 Daylight to Windows

4.3.1 After the development, some of the windows at 19 Ferdinand Street achieve a Vertical Sky Component (VSC) score of both less 27% and less than 0.8 times the former value (see Appendix 2). However, the guide goes on to explain that where there is an extant planning permission (as with 10a Belmont Street) alternative targets may be set. The methodology for setting the new targets is set out in Appendix F of the guide. The alternative VSC targets are derived by calculating the level of light that the windows would achieve if obstructed by the scheme that has already been approved. All windows at 19 Ferdinand Street which do not satisfy the conventional 27% and 0.8 criteria, meet or surpass the alternative VSC targets (See Appendix 3). All windows at the other properties pass the standard Vertical Sky Component criteria and therefore it is not necessary to calculate alternative VSC targets for these properties. The proposed development therefore satisfies the BRE daylight requirements.

4.4 Sunlight to Windows

4.4.1 Windows 1 to 58 and 69 & 70 pass both the total annual sunlight hours test and the winter sunlight hours test. All other windows do not face within 90 degrees of due south and do not need to be tested for direct sunlight. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.5 Overshadowing to Gardens and Open Spaces

4.5.1 The results in appendix 2 confirm that all neighbouring gardens pass the overshadowing to gardens and open spaces test with the exception of the rear

garden at No. 14 Belmont Street (garden 5). However, the alternative target setting methodology can also be applied when assessing overshadowing to gardens and open spaces. The results confirm that garden 5 meets its alternative target (see Appendix 3). The proposed development therefore satisfies the BRE overshadowing to gardens and open spaces requirements.

4.6 Conclusion

- 4.6.1 The results confirm that 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 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.
- 5.1.7 Right of Light Consulting will notify those instructing them immediately and confirm in writing if for any reason the report requires any correction or qualification.

5.2 Project Specific

- 5.2.1 None

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
10a Belmont Street, London NW1 10

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>2 Belmont Street</u>					
Window 1 (Fourth)	Habitable	35.5%	31.7%	3.8%	0.89
Window 2 (Third)	Habitable	32.6%	29.1%	3.5%	0.89
Window 3 (Second)	Habitable	28.4%	25.5%	2.9%	0.9
Window 4 (Second)	Habitable	20.4%	18.6%	1.8%	0.91
Window 5 (Second)	Habitable	28.6%	26.9%	1.7%	0.94
Window 6 (First)	Habitable	17.8%	16.3%	1.5%	0.92
Window 7 (First)	Habitable	18.5%	17.4%	1.1%	0.94
<u>4 Belmont Street</u>					
Window 8 (Third)	Habitable	29.0%	25.0%	4.0%	0.86
Window 9 (Second)	Habitable	25.1%	21.9%	3.2%	0.87
Window 10 (First)	Habitable	19.7%	17.2%	2.5%	0.87
Window 11 (Ground)	Habitable	14.9%	13.0%	1.9%	0.87
Window 12 (Third)	Habitable	28.3%	24.0%	4.3%	0.85
Window 13 (Second)	Habitable	24.7%	21.3%	3.4%	0.86
Window 14 (First)	Habitable	20.0%	17.4%	2.6%	0.87
Window 15 (Ground)	Habitable	15.4%	13.4%	2.0%	0.87
<u>6 Belmont Street</u>					
Window 16 (Third)	Habitable	28.0%	23.0%	5.0%	0.82
Window 17 (Second)	Habitable	24.7%	20.8%	3.9%	0.84
Window 18 (First)	Habitable	20.9%	17.9%	3.0%	0.86
Window 19 (Ground)	Habitable	16.9%	14.6%	2.3%	0.86
Window 20 (Third)	Habitable	26.8%	21.8%	5.0%	0.81
Window 21 (Second)	Habitable	23.5%	19.5%	4.0%	0.83
Window 22 (First)	Habitable	19.9%	16.8%	3.1%	0.84
Window 23 (Ground)	Habitable	16.1%	13.8%	2.3%	0.86
<u>8 Belmont Street</u>					
Window 24 (Third)	Habitable	27.0%	21.6%	5.4%	0.8
Window 25 (Second)	Habitable	23.7%	19.4%	4.3%	0.82
Window 26 (First)	Habitable	20.3%	17.0%	3.3%	0.84
Window 27 (Ground)	Habitable	17.0%	14.5%	2.5%	0.85

Appendix 2 - Vertical Sky Component
10a Belmont Street, London NW1 10

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 28 (Third)	Habitable	26.3%	21.0%	5.3%	0.8
Window 29 (Second)	Habitable	22.9%	18.7%	4.2%	0.82
Window 30 (First)	Habitable	19.6%	16.4%	3.2%	0.84
Window 31 (Ground)	Habitable	16.4%	14.0%	2.4%	0.85
<u>1 to 64 Hardington</u>					
Window 32 (Ground)	Habitable	34.2%	33.6%	0.6%	0.98
Window 33 (Ground)	Habitable	19.7%	19.1%	0.6%	0.97
Window 34 (Ground)	Habitable	18.8%	18.1%	0.7%	0.96
Window 35 (Ground)	Habitable	32.5%	31.5%	1.0%	0.97
Window 36 (Ground)	Habitable	26.9%	26.2%	0.7%	0.97
Window 37 (Ground)	Habitable	26.8%	26.2%	0.6%	0.98
<u>12 and 14 Belmont Street</u>					
Window 38 (Second)	Habitable	34.0%	33.2%	0.8%	0.98
Window 39 (First)	Habitable	32.4%	31.6%	0.8%	0.98
Window 40 (Ground)	Habitable	19.3%	18.5%	0.8%	0.96
Window 41 (Ground)	Habitable	14.3%	11.4%	2.9%	0.8
Window 42 (Second)	Habitable	33.4%	32.4%	1.0%	0.97
Window 43 (First)	Habitable	31.7%	30.6%	1.1%	0.97
Window 44 (Ground)	Habitable	21.0%	21.0%	0.0%	1.0
<u>21 and 23 Ferdinand Street</u>					
Window 45 (First)	Habitable	20.2%	20.2%	0.0%	1.0
Window 46 (First)	Habitable	26.4%	25.6%	0.8%	0.97
Window 47 (First)	Habitable	28.1%	26.6%	1.5%	0.95
Window 48 (Ground)	Habitable	16.8%	16.8%	0.0%	1.0
Window 49 (Ground)	Habitable	19.9%	19.1%	0.8%	0.96
Window 50 (Ground)	Habitable	18.7%	17.6%	1.1%	0.94
Window 51 (Second)	Habitable	27.6%	26.4%	1.2%	0.96
Window 52 (Second)	Habitable	27.5%	26.4%	1.1%	0.96
Window 53 (First)	Habitable	24.6%	23.6%	1.0%	0.96
Window 54 (Ground)	Habitable	21.4%	20.4%	1.0%	0.95
Window 55 (Ground)	Habitable	23.1%	22.2%	0.9%	0.96

Appendix 2 - Vertical Sky Component
10a Belmont Street, London NW1 10

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 56 (Ground)	Habitable	22.4%	21.6%	0.8%	0.96
Window 57 (Ground)	Habitable	21.3%	20.6%	0.7%	0.97
Window 58 (Ground)	Habitable	18.5%	17.8%	0.7%	0.96
<u>19 Ferdinand Street</u>					
Window 59 (Ground)	Living/Dining/Kitchen	12.2%	9.7%	2.5%	0.8
Window 60 (Ground)	Living/Dining/Kitchen	24.3%	19.4%	4.9%	0.8
Window 61	Living/Dining/Kitchen	8.2%	1.2%	7.0%	0.15
Window 62	Living/Dining/Kitchen	7.6%	0.8%	6.8%	0.11
Window 63	Living/Dining/Kitchen	5.2%	0.9%	4.3%	0.17
Window 64	Living/Dining/Kitchen	11.6%	9.3%	2.3%	0.8
Window 65	Living/Dining/Kitchen	27.2%	21.6%	5.6%	0.79
Window 66	Bedroom	8.6%	1.0%	7.6%	0.12
Window 67	Living/Dining/Kitchen	9.4%	1.1%	8.3%	0.12
Window 68	Living/Dining/Kitchen	7.3%	1.8%	5.5%	0.25
<u>10 Belmont Street</u>					
Window 69 (First)	Habitable	21.2%	20.8%	0.4%	0.98
Window 70 (Second)	Habitable	22.0%	21.5%	0.5%	0.98

Appendix 2 - Sunlight to Windows
10a Belmont Street, London NW1 10

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>2 Belmont Street</u>									
Window 1	Habitable	58%	52%	6%	0.9	20%	20%	0%	1.0
Window 2	Habitable	50%	46%	4%	0.92	18%	18%	0%	1.0
Window 3	Habitable	47%	45%	2%	0.96	18%	18%	0%	1.0
Window 5	Habitable	51%	50%	1%	0.98	20%	20%	0%	1.0
Window 7	Habitable	30%	30%	0%	1.0	3%	3%	0%	1.0
<u>4 Belmont Street</u>									
Window 8	Habitable	39%	32%	7%	0.82	12%	12%	0%	1.0
Window 9	Habitable	33%	29%	4%	0.88	11%	11%	0%	1.0
Window 10	Habitable	21%	20%	1%	0.95	2%	2%	0%	1.0
Window 11	Habitable	16%	16%	0%	1.0	2%	2%	0%	1.0
Window 12	Habitable	40%	33%	7%	0.83	12%	12%	0%	1.0
Window 13	Habitable	33%	29%	4%	0.88	12%	12%	0%	1.0
Window 14	Habitable	25%	23%	2%	0.92	6%	6%	0%	1.0
Window 15	Habitable	16%	15%	1%	0.94	1%	1%	0%	1.0
<u>6 Belmont Street</u>									
Window 16	Habitable	46%	37%	9%	0.8	14%	14%	0%	1.0
Window 17	Habitable	39%	34%	5%	0.87	14%	14%	0%	1.0
Window 18	Habitable	33%	30%	3%	0.91	12%	12%	0%	1.0
Window 19	Habitable	21%	19%	2%	0.9	4%	4%	0%	1.0
Window 20	Habitable	43%	36%	7%	0.84	13%	13%	0%	1.0
Window 21	Habitable	38%	32%	6%	0.84	13%	13%	0%	1.0
Window 22	Habitable	32%	27%	5%	0.84	11%	11%	0%	1.0
Window 23	Habitable	25%	23%	2%	0.92	7%	7%	0%	1.0
<u>8 Belmont Street</u>									
Window 24	Habitable	44%	34%	10%	0.77	12%	12%	0%	1.0
Window 25	Habitable	38%	31%	7%	0.82	12%	12%	0%	1.0
Window 26	Habitable	34%	28%	6%	0.82	12%	12%	0%	1.0
Window 27	Habitable	26%	24%	2%	0.92	8%	8%	0%	1.0
Window 28	Habitable	43%	33%	10%	0.77	12%	12%	0%	1.0
Window 29	Habitable	37%	30%	7%	0.81	12%	12%	0%	1.0

Appendix 2 - Sunlight to Windows
10a Belmont Street, London NW1 10

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 30	Habitable	33%	27%	6%	0.82	12%	11%	1%	0.92
Window 31	Habitable	26%	23%	3%	0.88	8%	8%	0%	1.0
<u>1 to 64 Hardington</u>									
Window 32	Habitable	71%	69%	2%	0.97	25%	23%	2%	0.92
Window 33	Habitable	34%	34%	0%	1.0	22%	22%	0%	1.0
Window 34	Habitable	31%	31%	0%	1.0	22%	22%	0%	1.0
Window 35	Habitable	69%	68%	1%	0.99	21%	20%	1%	0.95
Window 36	Habitable	39%	37%	2%	0.95	10%	8%	2%	0.8
Window 37	Habitable	40%	39%	1%	0.98	11%	10%	1%	0.91
<u>12 and 14 Belmont Street</u>									
Window 38	Habitable	50%	45%	5%	0.9	12%	9%	3%	0.75
Window 39	Habitable	48%	43%	5%	0.9	12%	8%	4%	0.67
Window 40	Habitable	37%	33%	4%	0.89	7%	3%	4%	0.43
Window 41	Habitable	37%	33%	4%	0.89	10%	7%	3%	0.7
Window 42	Habitable	45%	40%	5%	0.89	10%	6%	4%	0.6
Window 43	Habitable	44%	39%	5%	0.89	10%	6%	4%	0.6
Window 44	Habitable	21%	21%	0%	1.0	0%	0%	0%	1.0
<u>21 and 23 Ferdinand Street</u>									
Window 45	Habitable	52%	52%	0%	1.0	20%	20%	0%	1.0
Window 46	Habitable	62%	59%	3%	0.95	21%	20%	1%	0.95
Window 47	Habitable	65%	60%	5%	0.92	20%	19%	1%	0.95
Window 48	Habitable	38%	38%	0%	1.0	11%	11%	0%	1.0
Window 49	Habitable	38%	36%	2%	0.95	11%	11%	0%	1.0
Window 50	Habitable	33%	30%	3%	0.91	8%	8%	0%	1.0
Window 51	Habitable	59%	58%	1%	0.98	16%	16%	0%	1.0
Window 52	Habitable	61%	58%	3%	0.95	16%	16%	0%	1.0
Window 53	Habitable	54%	50%	4%	0.93	13%	12%	1%	0.92
Window 54	Habitable	48%	44%	4%	0.92	8%	8%	0%	1.0
Window 55	Habitable	51%	49%	2%	0.96	11%	11%	0%	1.0
Window 56	Habitable	47%	46%	1%	0.98	9%	9%	0%	1.0
Window 57	Habitable	44%	42%	2%	0.95	8%	8%	0%	1.0

Appendix 2 - Sunlight to Windows
10a Belmont Street, London NW1 10

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 58 <u>10 Belmont Street</u>	Habitable	37%	34%	3%	0.92	5%	5%	0%	1.0
Window 69	Habitable	18%	16%	2%	0.89	0%	0%	0%	1.0
Window 70	Habitable	18%	16%	2%	0.89	0%	0%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
10a Belmont Street, London NW1 10

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
<u>4 Belmont Street</u>								
Garden 1	40.52 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>6 Belmont Street</u>								
Garden 2	37.4 m2	16.09 m2	43%	16.09 m2	43%	0.0 m2	0%	1.0
<u>8 Belmont Street</u>								
Garden 3	52.8 m2	25.42 m2	48%	24.05 m2	46%	1.36 m2	2%	0.96
<u>12 and 14 Belmont Street</u>								
Garden 4	18.6 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
Garden 5	17.78 m2	0.9 m2	5%	0.56 m2	3%	0.33 m2	2%	0.6

APPENDIX 3

ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

Appendix 3 - Alternative Vertical Sky Component Results
10a Belmont Street, London NW1 10

Reference	Use Class	Vertical Sky Component (VSC)	
		Target VSC	Proposed VSC
<u>19 Ferdinand Street</u>			
Window 61	Living/Dining/Kitchen	1.2%	1.2%
Window 62	Living/Dining/Kitchen	0.8%	0.8%
Window 63	Living/Dining/Kitchen	0.9%	0.9%
Window 65	Living/Dining/Kitchen	21.6%	21.6%
Window 66	Bedroom	1.0%	1.0%
Window 67	Living/Dining/Kitchen	1.1%	1.1%
Window 68	Living/Dining/Kitchen	1.8%	1.8%





Appendix 3 - Alternative Overshadowing to Gardens and Open Spaces Results
10a Belmont Street, London NW1 10

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March			
		Target		Proposed	
Garden 5	17.78 m2	0.56 m2	3%	0.56 m2	3%

APPENDIX 4

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:

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

Project Name: 10a, Belmont Street, Camden, London NV1 10

Drawing Title: BRE Overshadowing Test

Scale: Do not scale

Drawing No:	1	Rev.	-
Rev	Date	Details of revision	

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