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Daylight and Sunlight Study

1 Dumpton Place, London NW1 8JB

15th November 2011

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CONTENTS

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 1 Dumpton Place, London NW1 8JB.

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 88 to 110 Gloucester 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 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:

PMA Chartered Architects

1001	Location Plan and Existing Site Plan	Rev –
1002	Existing Plans	Rev –
1003	Existing Elevations	Rev –
1004	Existing Sections	Rev –
5001	Proposed Site Plan	Rev –
5002	Proposed Basement Plan	Rev –
5003	Proposed Ground Floor Plan	Rev –
5004	Proposed First Floor Plan	Rev –
5005	Proposed Second Floor Plan	Rev –
5006	Proposed Third Floor Plan	Rev –
5007	Proposed Roof Plan	Rev –
5011	North & East Elevations	Rev –
5012	South & West Elevations	Rev –
5013	Perspective Views	Rev –
5021	Sections A – A, B – B, C – C	Rev –
5022	Sections D – D, E – E, F – F	Rev –
5023	Sections Height Study	Rev –

Ramsden and Partners Chartered Architects

001	Block Plan	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 13m^2 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 <u>Vertical Sky Component</u>

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 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 windows pass the Vertical Sky Component test - ratios of 0.82 and above against the BRE Daylight targets of 0.8. The proposed development therefore satisfies the BRE daylight requirements.

4.4 Sunlight to Windows

4.4.1 Windows 20, 25, 38, 39, 41, 60 and 61 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 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 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'.

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

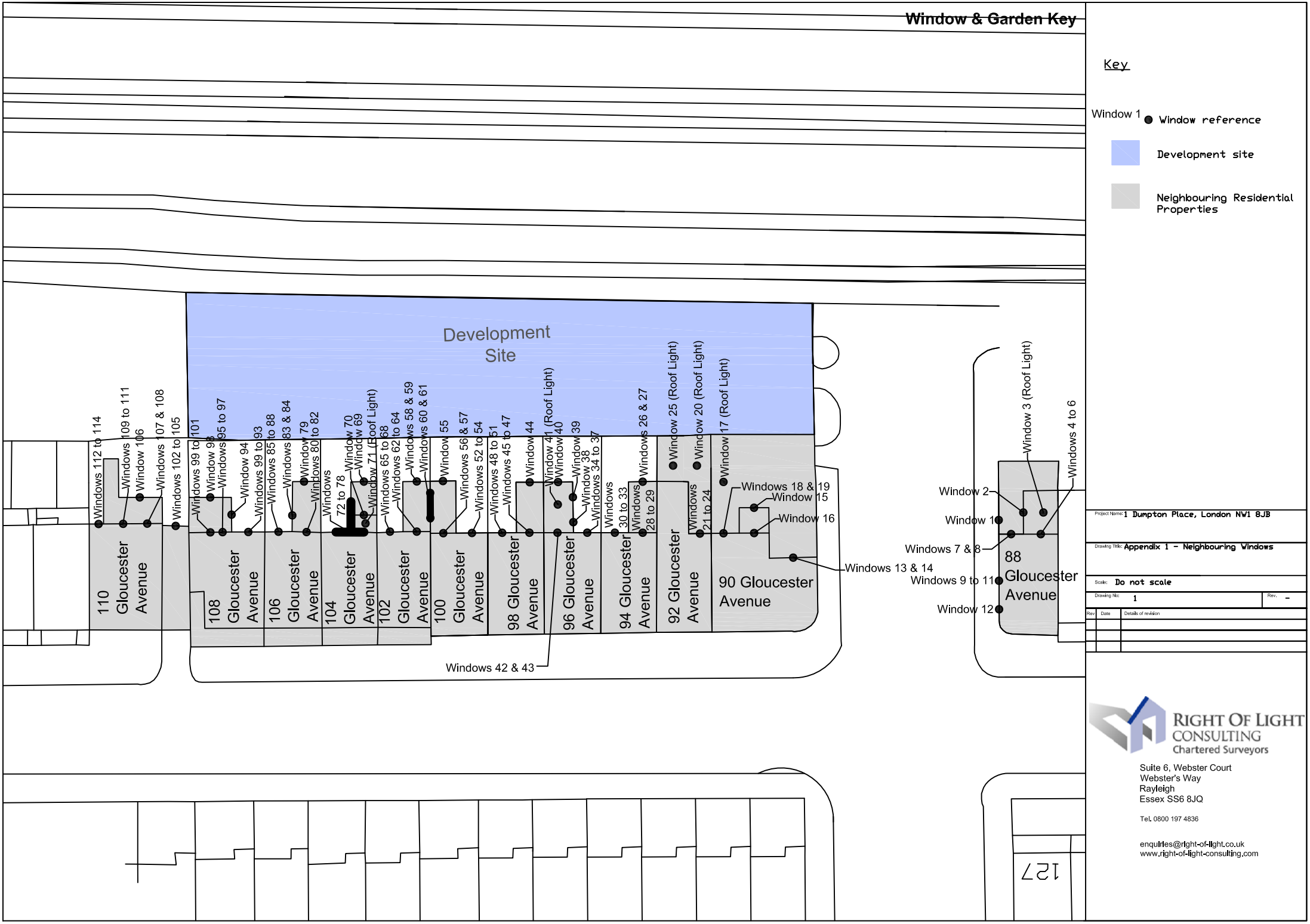
5.2.1 None

APPENDICES

APPENDIX 1

WINDOW KEY

Window & Garden Key



Key

Window 1 ● Window reference

Development site

Neighbouring Residential Properties

Project Name: 1 Dumpton Place, London NW1 8JB

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 1 Rev. -

Rev	Date	Details of revision

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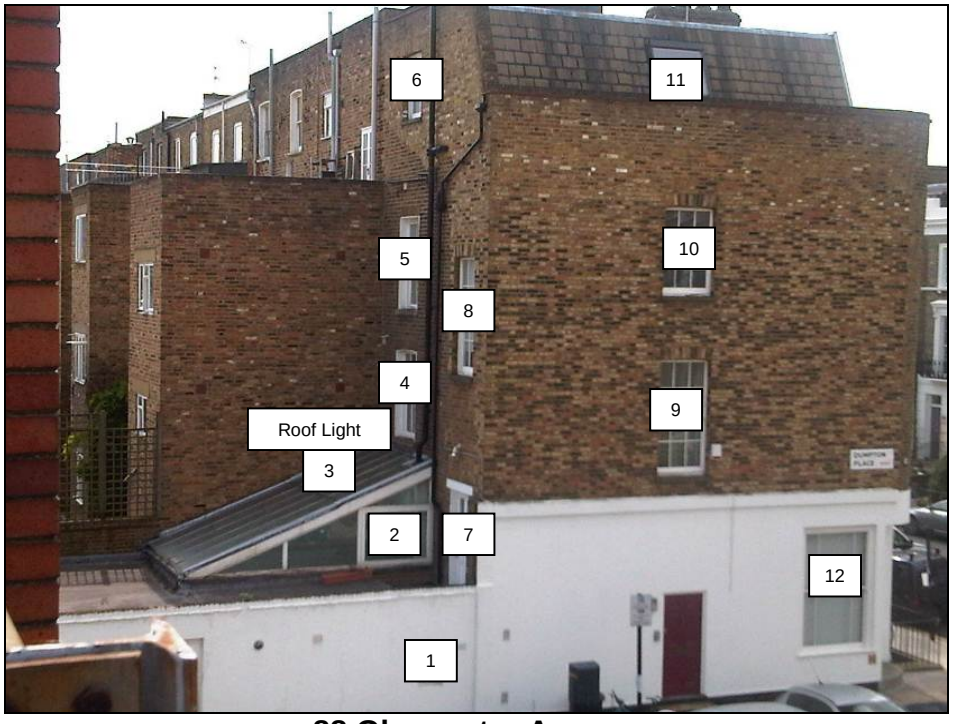
Neighbouring Windows



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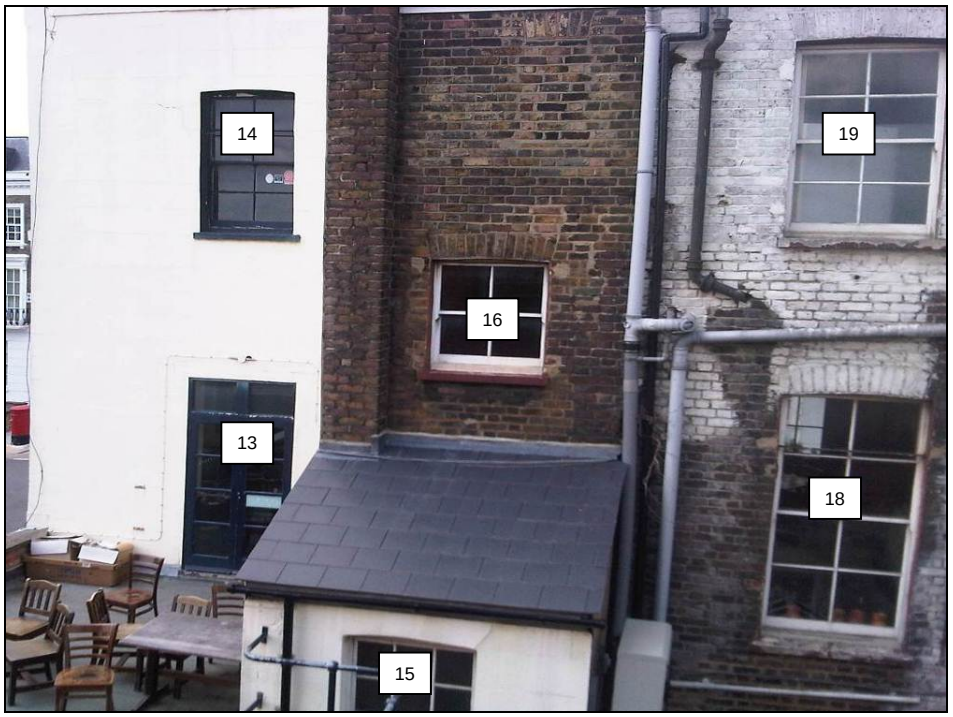
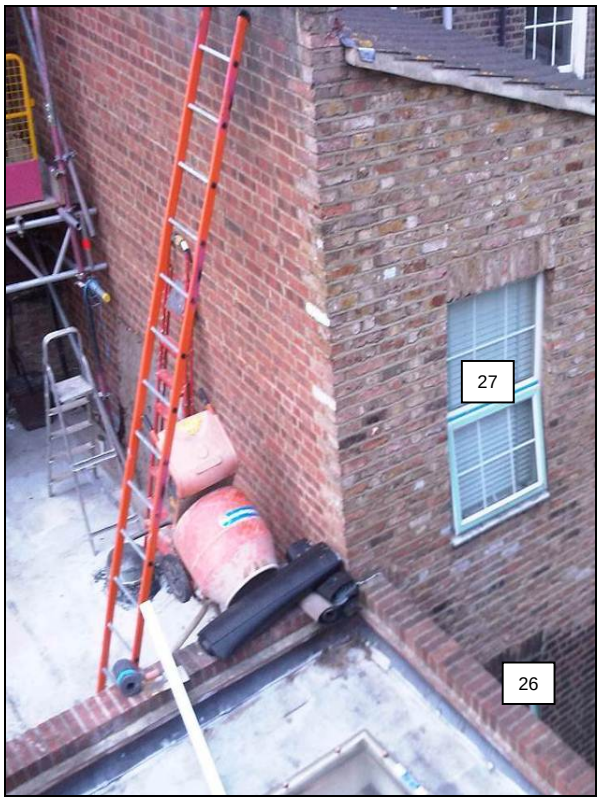


90 Gloucester Avenue

90 Gloucester Avenue

92 Gloucester Avenue

92 Gloucester Avenue



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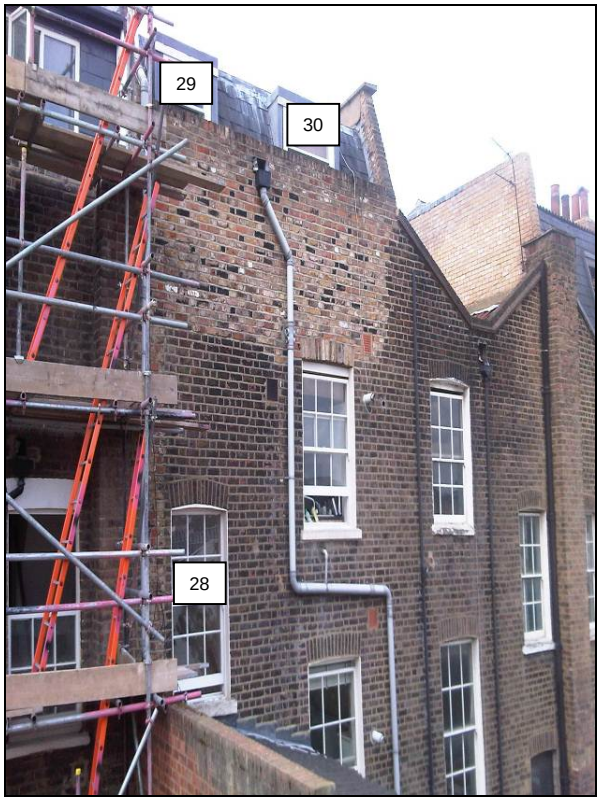
94 Gloucester Avenue



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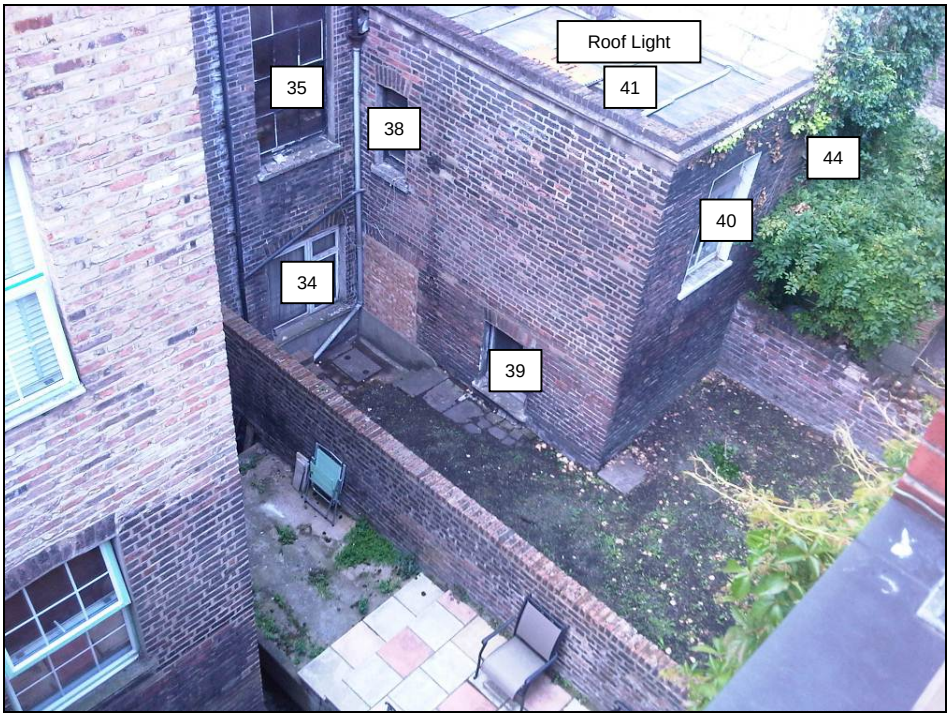

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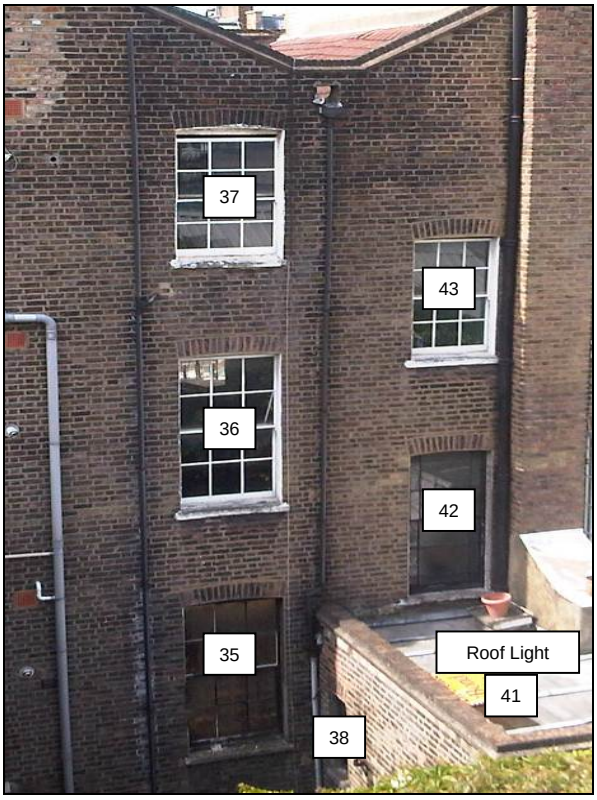

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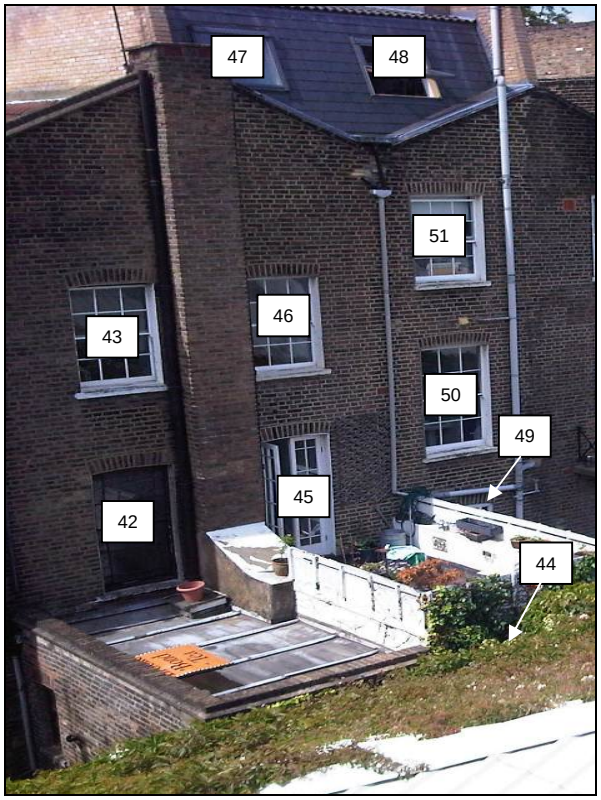

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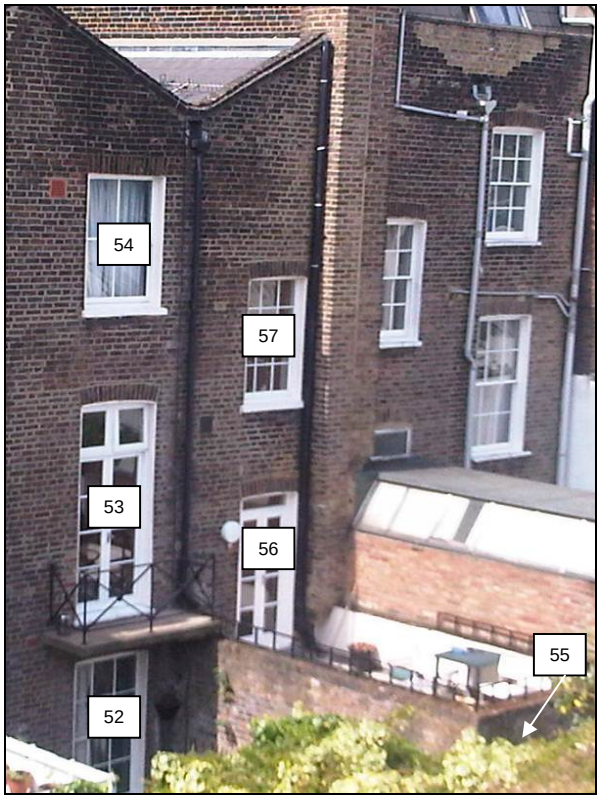

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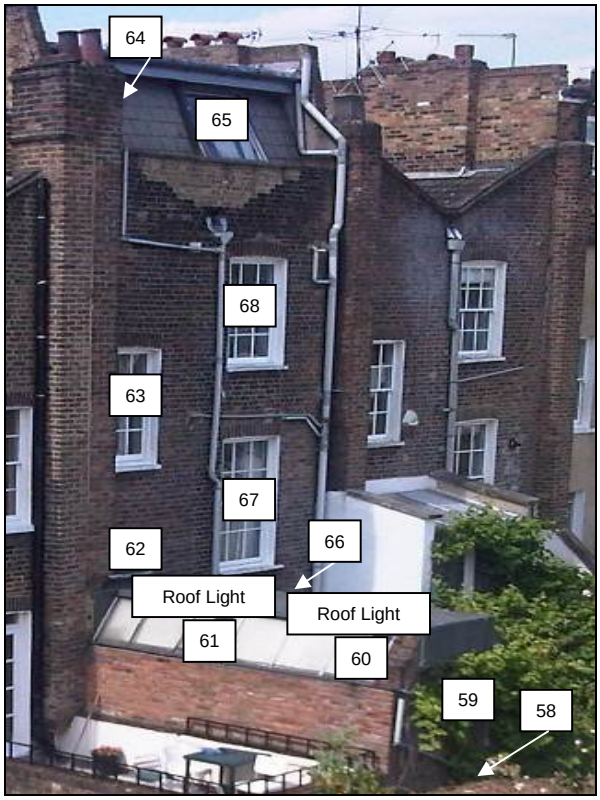

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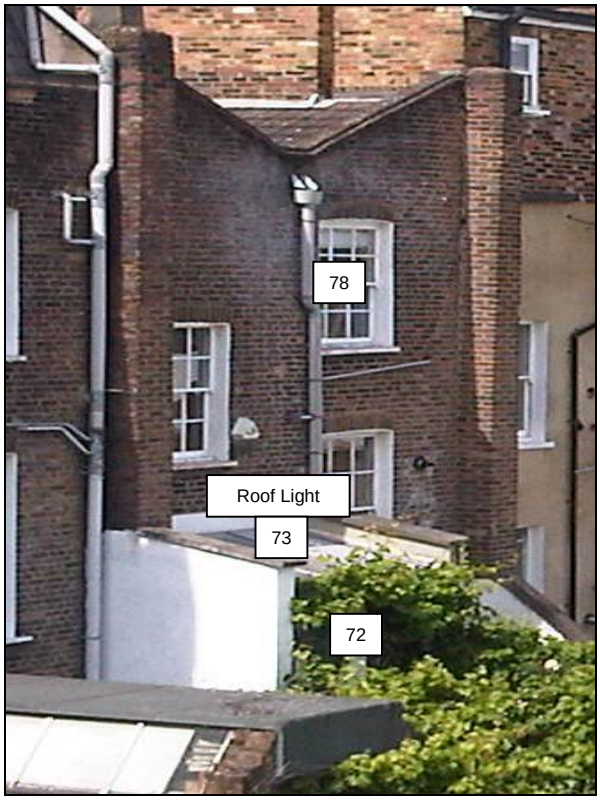

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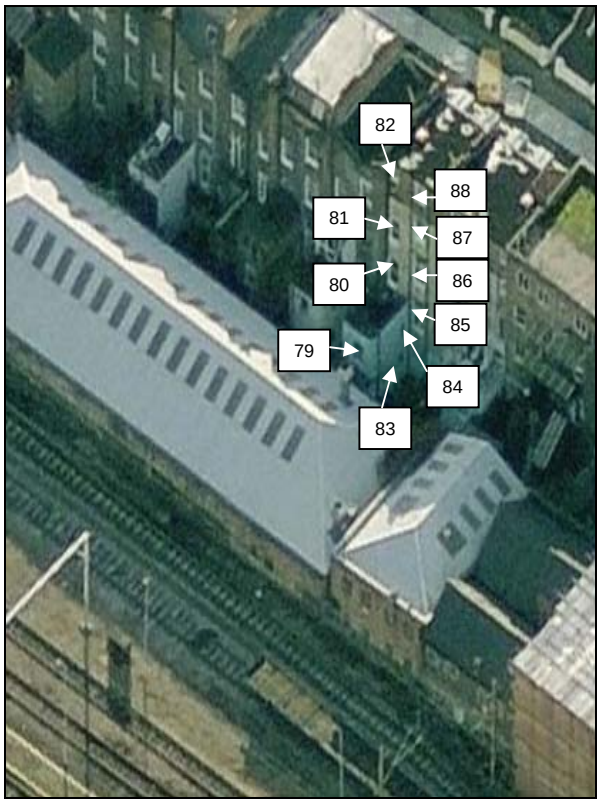

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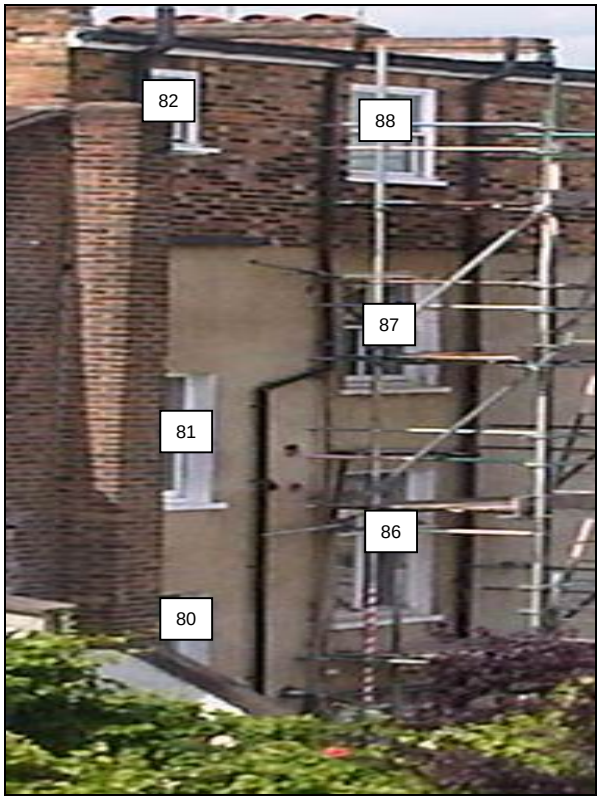

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108 Gloucester Avenue

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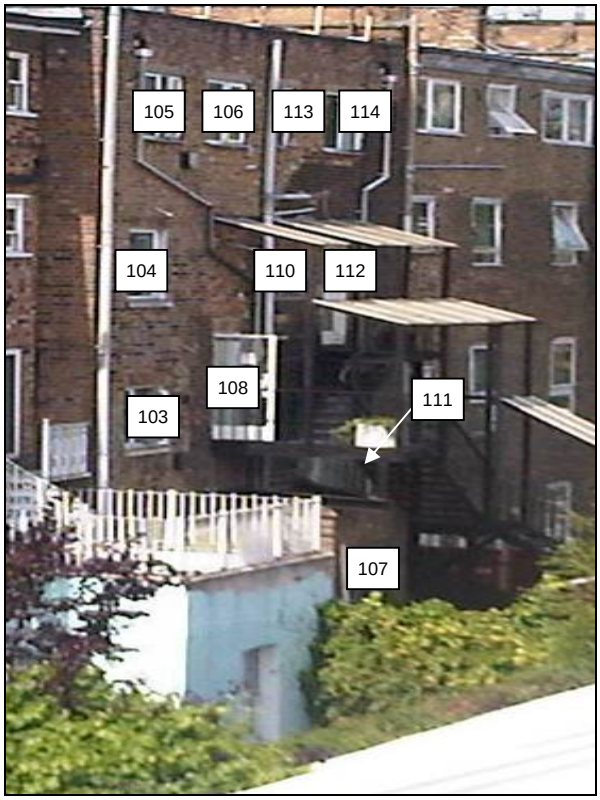

110 Gloucester Avenue

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Daylight and Sunlight to Windows
Project Name: 1 Dumpton Place, London NW1 8JB

Reference	Use Class	Daylight to Windows											Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Average Daylight Factor			Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Target	Existing	Proposed	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
88 Gloucester Avenue																				
Window 1	Supp Light	29.2%	29.2%	1.0	Pass	54%	54%	1.0	n/a[1]	n/a[2]	0.4%	0.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 2	Supp Light	22.4%	22.2%	0.99	Pass	100%	100%	1.0	n/a[1]	n/a[2]	11.4%	11.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 3	Supp Light	41.7%	41.6%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	11.4%	11.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 4	Supp Light	19.5%	19.3%	0.99	Pass	94%	94%	1.0	n/a[1]	n/a[2]	1.7%	1.7%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 5	Supp Light	25.3%	25.2%	1.0	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.1%	2.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 6	Supp Light	39.5%	39.5%	1.0	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.4%	2.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 7	Supp Light	26.0%	26.0%	1.0	Pass	90%	91%	1.01	n/a[1]	n/a[2]	0.8%	0.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 8	Supp Light	32.3%	32.1%	0.99	Pass	93%	93%	1.0	n/a[1]	n/a[2]	3.3%	3.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 9	Supp Light	34.2%	34.0%	0.99	Pass	96%	96%	1.0	n/a[1]	n/a[2]	2.5%	2.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 10	Supp Light	36.9%	36.7%	0.99	Pass	96%	96%	1.0	n/a[1]	n/a[2]	2.0%	2.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 11	Supp Light	57.4%	57.4%	1.0	Pass	98%	98%	1.0	n/a[1]	n/a[2]	3.5%	3.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 12	Supp Light	31.3%	31.2%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	4.6%	4.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
90 Gloucester Avenue																				
Window 13	Supp Light	27.9%	26.5%	0.95	Pass	99%	95%	0.96	n/a[1]	n/a[2]	2.9%	2.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 14	Supp Light	31.4%	30.9%	0.98	Pass	99%	99%	1.0	n/a[1]	n/a[2]	2.0%	2.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 15	Supp Light	27.3%	20.1%	0.74	n/a[3]	81%	34%	0.42	n/a[1]	n/a[2]	1.3%	1.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 16	Supp Light	33.6%	29.8%	0.89	Pass	95%	83%	0.87	n/a[1]	n/a[2]	1.9%	1.7%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 17	Supp Light	62.6%	56.2%	0.9	Pass	83%	83%	1.0	n/a[1]	n/a[2]	2.0%	2.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 18	Supp Light	27.2%	23.4%	0.86	Pass	92%	93%	1.01	n/a[1]	n/a[2]	1.3%	1.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 19	Supp Light	30.1%	28.6%	0.95	Pass	93%	93%	1.0	n/a[1]	n/a[2]	1.1%	1.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
92 Gloucester Avenue																				
Window 20	Supp Light	71.6%	58.5%	0.82	Pass	100%	100%	1.0	n/a[1]	n/a[2]	1.2%	1.1%	30%	27%	0.9	Pass	4%	4%	1.0	Pass
Window 21	Supp Light	6.5%	6.5%	1.0	Pass	82%	80%	0.98	n/a[1]	n/a[2]	0.5%	0.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Appendix 2 - Daylight and Sunlight to Windows
Project Name: 1 Dumpton Place, London NW1 8JB

Reference	Use Class	Daylight to Windows											Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Average Daylight Factor			Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Target	Existing	Proposed	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
Window 22	Supp Light	34.3%	30.5%	0.89	Pass	96%	96%	1.0	n/a[1]	n/a[2]	2.5%	2.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 23	Supp Light	37.6%	36.5%	0.97	Pass	93%	93%	1.0	n/a[1]	n/a[2]	1.5%	1.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 24	Bedroom	39.0%	38.9%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	2.1%	2.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 25	Living/Dining/Kitch	68.7%	58.3%	0.85	Pass	68%	68%	1.0	n/a[1]	n/a[2]	0.7%	0.6%	31%	28%	0.9	Pass	4%	4%	1.0	Pass
94 Gloucester Avenue																				
Window 26	Supp Light	13.4%	11.0%	0.82	n/a[3]	45%	38%	0.84	n/a[1]	n/a[2]	0.8%	0.7%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 27	Supp Light	29.8%	22.7%	0.76	n/a[3]	98%	83%	0.85	n/a[1]	n/a[2]	1.3%	1.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 28	Supp Light	38.3%	36.7%	0.96	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.1%	2.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 29	Supp Light	39.3%	39.2%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	2.4%	2.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 30	Supp Light	39.1%	39.0%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	2.4%	2.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 31	Supp Light	18.1%	17.5%	0.97	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.6%	1.6%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 32	Supp Light	35.1%	32.8%	0.93	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.5%	2.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 33	Supp Light	38.8%	37.7%	0.97	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.3%	2.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
96 Gloucester Avenue																				
Window 34	Supp Light	13.8%	12.6%	0.91	Pass	28%	23%	0.82	n/a[1]	n/a[2]	0.5%	0.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 35	Supp Light	28.8%	26.5%	0.92	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.9%	1.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 36	Supp Light	36.5%	34.3%	0.94	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.9%	1.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 37	Supp Light	39.0%	38.2%	0.98	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.9%	1.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 38	Supp Light	11.7%	10.4%	0.89	Pass	45%	45%	1.0	n/a[1]	n/a[2]	1.1%	1.0%	8%	6%	0.75	Pass	0%	0%	1.0	Pass
Window 39	Supp Light	14.5%	13.3%	0.92	Pass	100%	100%	1.0	n/a[1]	n/a[2]	16.8%	16.5%	17%	15%	0.88	Pass	0%	0%	1.0	Pass
Window 40	Supp Light	25.4%	23.1%	0.91	Pass	100%	100%	1.0	n/a[1]	n/a[2]	16.8%	16.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 41	Supp Light	61.8%	60.9%	0.99	Pass	100%	100%	1.0	n/a[1]	n/a[2]	16.8%	16.5%	16%	16%	1.0	Pass	0%	0%	1.0	Pass
Window 42	Supp Light	36.4%	34.5%	0.95	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.6%	2.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 43	Supp Light	38.7%	37.1%	0.96	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.3%	2.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
98 Gloucester Avenue																				
Window 44	Supp Light	24.6%	22.9%	0.93	Pass	52%	44%	0.85	n/a[1]	n/a[2]	1.0%	1.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 45	Supp Light	36.4%	34.6%	0.95	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.5%	2.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Appendix 2 - Daylight and Sunlight to Windows
Project Name: 1 Dumpton Place, London NW1 8JB

Reference	Use Class	Daylight to Windows											Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Average Daylight Factor			Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Target	Existing	Proposed	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
Window 46	Supp Light	38.8%	37.3%	0.96	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.2%	2.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 47	Supp Light	49.7%	49.7%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	2.0%	2.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 48	Supp Light	49.7%	49.7%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	2.0%	2.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 49	Supp Light	26.1%	25.2%	0.97	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.1%	2.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 50	Supp Light	36.3%	34.8%	0.96	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.2%	2.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 51	Supp Light	39.2%	38.8%	0.99	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
100 Gloucester Avenue																				
Window 52	Supp Light	21.0%	19.8%	0.94	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.8%	1.7%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 53	Supp Light	37.2%	35.9%	0.97	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.6%	2.6%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 54	Supp Light	39.3%	38.9%	0.99	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 55	Supp Light	20.8%	20.4%	0.98	Pass	98%	95%	0.97	n/a[1]	n/a[2]	1.6%	1.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 56	Supp Light	29.2%	28.3%	0.97	Pass	95%	94%	0.99	n/a[1]	n/a[2]	2.1%	2.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 57	Supp Light	38.8%	37.7%	0.97	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.2%	2.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
102 Gloucester Avenue																				
Window 58	Supp Light	15.9%	15.8%	0.99	Pass	32%	32%	1.0	n/a[1]	n/a[2]	0.8%	0.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 59	Supp Light	29.2%	26.4%	0.9	Pass	64%	56%	0.88	n/a[1]	n/a[2]	1.2%	1.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 60	Supp Light	38.2%	36.2%	0.95	Pass	100%	100%	1.0	n/a[1]	n/a[2]	3.9%	3.7%	41%	41%	1.0	Pass	5%	5%	1.0	Pass
Window 61	Supp Light	31.1%	29.5%	0.95	Pass	100%	100%	1.0	n/a[1]	n/a[2]	3.9%	3.7%	26%	26%	1.0	Pass	2%	2%	1.0	Pass
Window 62	Supp Light	37.7%	36.5%	0.97	Pass	81%	81%	1.0	n/a[1]	n/a[2]	0.5%	0.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 63	Supp Light	39.3%	39.1%	0.99	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.2%	2.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 64	Supp Light	50.5%	50.5%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 65	Supp Light	49.7%	49.6%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 66	Supp Light	15.8%	15.2%	0.96	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.4%	1.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 67	Supp Light	39.2%	38.1%	0.97	Pass	99%	99%	1.0	n/a[1]	n/a[2]	2.7%	2.6%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 68	Supp Light	39.4%	39.3%	1.0	Pass	99%	99%	1.0	n/a[1]	n/a[2]	2.2%	2.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
104 Gloucester Avenue																				
Window 69	Supp Light	23.9%	22.6%	0.95	Pass	88%	83%	0.94	n/a[1]	n/a[2]	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Appendix 2 - Daylight and Sunlight to Windows
Project Name: 1 Dumpton Place, London NW1 8JB

Reference	Use Class	Daylight to Windows											Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Average Daylight Factor			Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Target	Existing	Proposed	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
Window 70	Supp Light	17.2%	16.3%	0.95	Pass	88%	83%	0.94	n/a[1]	n/a[2]	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 71	Supp Light	13.7%	13.3%	0.97	Pass	88%	83%	0.94	n/a[1]	n/a[2]	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 72	Supp Light	34.2%	32.5%	0.95	Pass	100%	100%	1.0	n/a[1]	n/a[2]	14.5%	14.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 73	Supp Light	61.9%	61.6%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	14.5%	14.4%	27%	26%	0.96	Pass	2%	2%	1.0	Pass
Window 74	Supp Light	39.0%	37.9%	0.97	Pass	96%	96%	1.0	n/a[1]	n/a[2]	2.7%	2.6%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 75	Supp Light	13.0%	12.3%	0.95	Pass	40%	34%	0.85	n/a[1]	n/a[2]	1.0%	1.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 76	Supp Light	21.0%	19.8%	0.94	Pass	82%	82%	1.0	n/a[1]	n/a[2]	1.5%	1.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 77	Supp Light	38.5%	37.3%	0.97	Pass	97%	97%	1.0	n/a[1]	n/a[2]	2.1%	2.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 78	Supp Light	39.4%	39.4%	1.0	Pass	97%	97%	1.0	n/a[1]	n/a[2]	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
106 Gloucester Avenue																				
Window 79	Supp Light	23.3%	22.0%	0.94	Pass	97%	81%	0.84	n/a[1]	n/a[2]	1.7%	1.7%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 80	Supp Light	34.6%	33.1%	0.96	Pass	99%	99%	1.0	n/a[1]	n/a[2]	1.7%	1.6%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 81	Supp Light	39.4%	39.3%	1.0	Pass	99%	99%	1.0	n/a[1]	n/a[2]	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 82	Supp Light	39.6%	39.6%	1.0	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.0%	1.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 83	Supp Light	12.4%	12.2%	0.98	Pass	64%	64%	1.0	n/a[1]	n/a[2]	0.6%	0.6%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 84	Supp Light	15.6%	15.3%	0.98	Pass	43%	43%	1.0	n/a[1]	n/a[2]	0.7%	0.7%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 85	Supp Light	31.4%	29.8%	0.95	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.4%	1.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 86	Supp Light	37.3%	36.0%	0.97	Pass	98%	98%	1.0	n/a[1]	n/a[2]	2.3%	2.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 87	Supp Light	39.4%	39.3%	1.0	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.8%	1.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 88	Supp Light	39.6%	39.6%	1.0	Pass	98%	98%	1.0	n/a[1]	n/a[2]	1.8%	1.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
108 Gloucester Avenue																				
Window 89	Supp Light	19.5%	17.9%	0.92	Pass	51%	40%	0.78	n/a[1]	n/a[2]	1.2%	1.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 90	Supp Light	31.1%	29.5%	0.95	Pass	97%	97%	1.0	n/a[1]	n/a[2]	1.2%	1.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 91	Supp Light	37.1%	35.9%	0.97	Pass	97%	97%	1.0	n/a[1]	n/a[2]	1.9%	1.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 92	Supp Light	39.3%	39.3%	1.0	Pass	97%	97%	1.0	n/a[1]	n/a[2]	1.5%	1.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 93	Supp Light	39.5%	39.5%	1.0	Pass	97%	97%	1.0	n/a[1]	n/a[2]	1.5%	1.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 94	Supp Light	17.1%	16.5%	0.96	Pass	95%	95%	1.0	n/a[1]	n/a[2]	3.1%	3.0%	20%	19%	0.95	Pass	0%	0%	1.0	Pass
Window 95	Supp Light	22.4%	20.8%	0.93	Pass	95%	95%	1.0	n/a[1]	n/a[2]	3.1%	3.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 96	Supp Light	33.8%	32.6%	0.96	Pass	97%	97%	1.0	n/a[1]	n/a[2]	1.4%	1.3%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 97	Supp Light	39.0%	39.0%	1.0	Pass	97%	97%	1.0	n/a[1]	n/a[2]	1.6%	1.6%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 98	Supp Light	39.4%	39.4%	1.0	Pass	96%	96%	1.0	n/a[1]	n/a[2]	0.8%	0.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Appendix 2 - Daylight and Sunlight to Windows
Project Name: 1 Dumpton Place, London NW1 8JB

Reference	Use Class	Daylight to Windows											Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Average Daylight Factor			Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Target	Existing	Proposed	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
Window 99	Supp Light	28.8%	27.9%	0.97	Pass	97%	97%	1.0	n/a[1]	n/a[2]	2.7%	2.6%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 100	Supp Light	34.9%	34.9%	1.0	Pass	97%	97%	1.0	n/a[1]	n/a[2]	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 101	Supp Light	35.5%	35.5%	1.0	Pass	97%	97%	1.0	n/a[1]	n/a[2]	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
110 Gloucester Avenue																				
Window 102	Supp Light	19.5%	19.0%	0.97	Pass	54%	53%	0.98	n/a[1]	n/a[2]	1.3%	1.3%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 103	Supp Light	30.3%	29.5%	0.97	Pass	100%	100%	1.0	n/a[1]	n/a[2]	1.8%	1.7%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 104	Supp Light	37.4%	37.2%	0.99	Pass	100%	100%	1.0	n/a[1]	n/a[2]	2.1%	2.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 105	Supp Light	39.5%	39.5%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	3.2%	3.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 106	Supp Light	39.5%	39.5%	1.0	Pass	100%	100%	1.0	n/a[1]	n/a[2]	3.2%	3.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 107	Supp Light	4.5%	4.5%	1.0	Pass	3%	3%	1.0	n/a[1]	n/a[2]	0.5%	0.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 108	Supp Light	22.6%	22.1%	0.98	Pass	99%	99%	1.0	n/a[1]	n/a[2]	1.3%	1.3%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 109	Supp Light	12.6%	12.4%	0.98	Pass	81%	81%	1.0	n/a[1]	n/a[2]	0.9%	0.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 110	Supp Light	22.1%	21.9%	0.99	Pass	100%	100%	1.0	n/a[1]	n/a[2]	1.5%	1.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 111	Supp Light	21.1%	20.9%	0.99	Pass	92%	92%	1.0	n/a[1]	n/a[2]	1.2%	1.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 112	Supp Light	18.4%	18.4%	1.0	Pass	99%	99%	1.0	n/a[1]	n/a[2]	1.5%	1.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 113	Supp Light	39.5%	39.5%	1.0	Pass	99%	99%	1.0	n/a[1]	n/a[2]	2.8%	2.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 114	Supp Light	39.5%	39.5%	1.0	Pass	99%	99%	1.0	n/a[1]	n/a[2]	2.8%	2.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

n/a = window does not face within 90 degrees of due south; or serves a kitchen or bedroom and the BRE sunlight targets are not applicable.
n/a[1] = Under the 2011 guidelines the No Sky Line test is not applicable where neighbouring room layouts are not known.
n/a[2] = Under the 2011 guidelines the Average Daylight Factor test is not applicable to existing neighbouring properties.
n/a[3] = window appears to serve a non habitable room and the BRE Daylight & Sunlight targets are not applicable.