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Daylight and Sunlight Study (Neighbouring Properties)

Merlin House, 122 to126 Kilburn High Road, London NW6 4HY

14 November 2014

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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 Merlin House, 122-126 Kilburn High Road, London NW6 4HY.

The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 125 to 131a & 128 Kilburn High Road, 3 to 7 & 4 Quex Road, 1 to 16 Daynor House and 1 to 5 & 16 to 24 Quex Mews. 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.

1.1.2 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. The results confirm that all neighbouring windows pass the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements.

1.1.3 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 drawings:

Stephen Davy peter smith architects

1416(PL) 001	Location Plan	Rev –
1416(PL) 002	Site Plan	Rev –
1416(PL) 010	Proposed Basement floor Plan	Rev –
1416(PL) 011	Proposed Ground floor	Rev –
1416(PL) 012	Proposed first floor Side Extension	Rev –
1416(PL) 013	Proposed Top floor Extension	Rev –
1416(PL) 201	Quex Road Elevation	Rev –
1416(PL) 202	Kilburn High Road Elevation	Rev –
1416(PL) 203	Rear Elevation	Rev –

KND SURVEYS LTD

K 07 07 G	Site Survey & Ground floor Plan	Rev –
K 07 07 1	First Floor Plan	Rev –
K 07 07 2	Second Floor Plan	Rev –
K 07 07 3	Floor Plan	Rev –
K 07 07 E1	Elevation 1	Rev –
K 07 07 E2	Elevation 2	Rev –
K 07 07 E3	Elevation 3	Rev –
K 07 07 E4	Elevation 4	Rev –
K 07 07 R	Roof 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 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 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 and 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

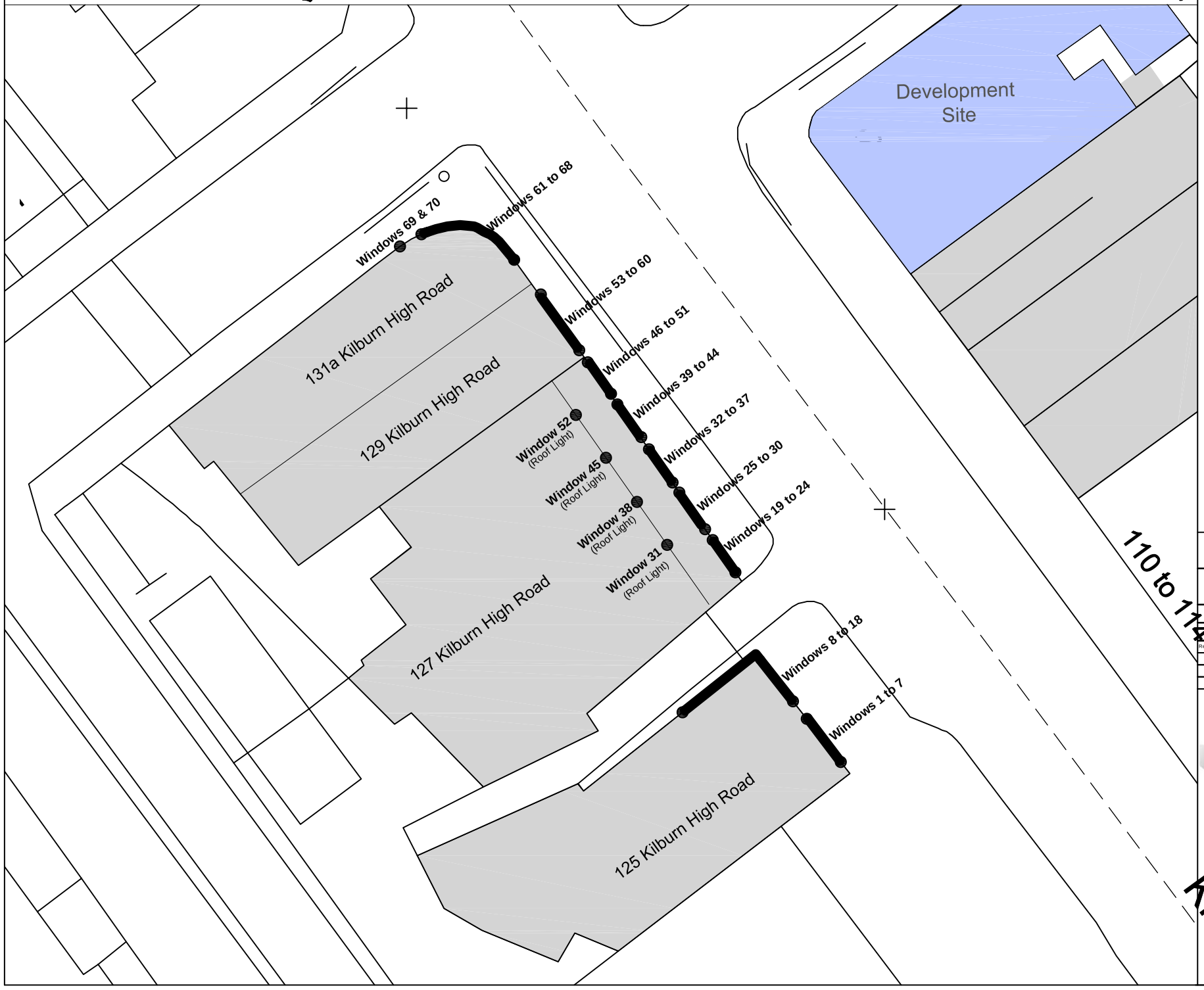
5.2.1 None

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY

Window & Garden Key



Key

Window 1 — Window reference

Development site

Neighbouring Properties

G1 — Neighbouring Gardens and Amenity Areas

Project Name: Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 3 Rev. -

Rev	Date	Details of revision

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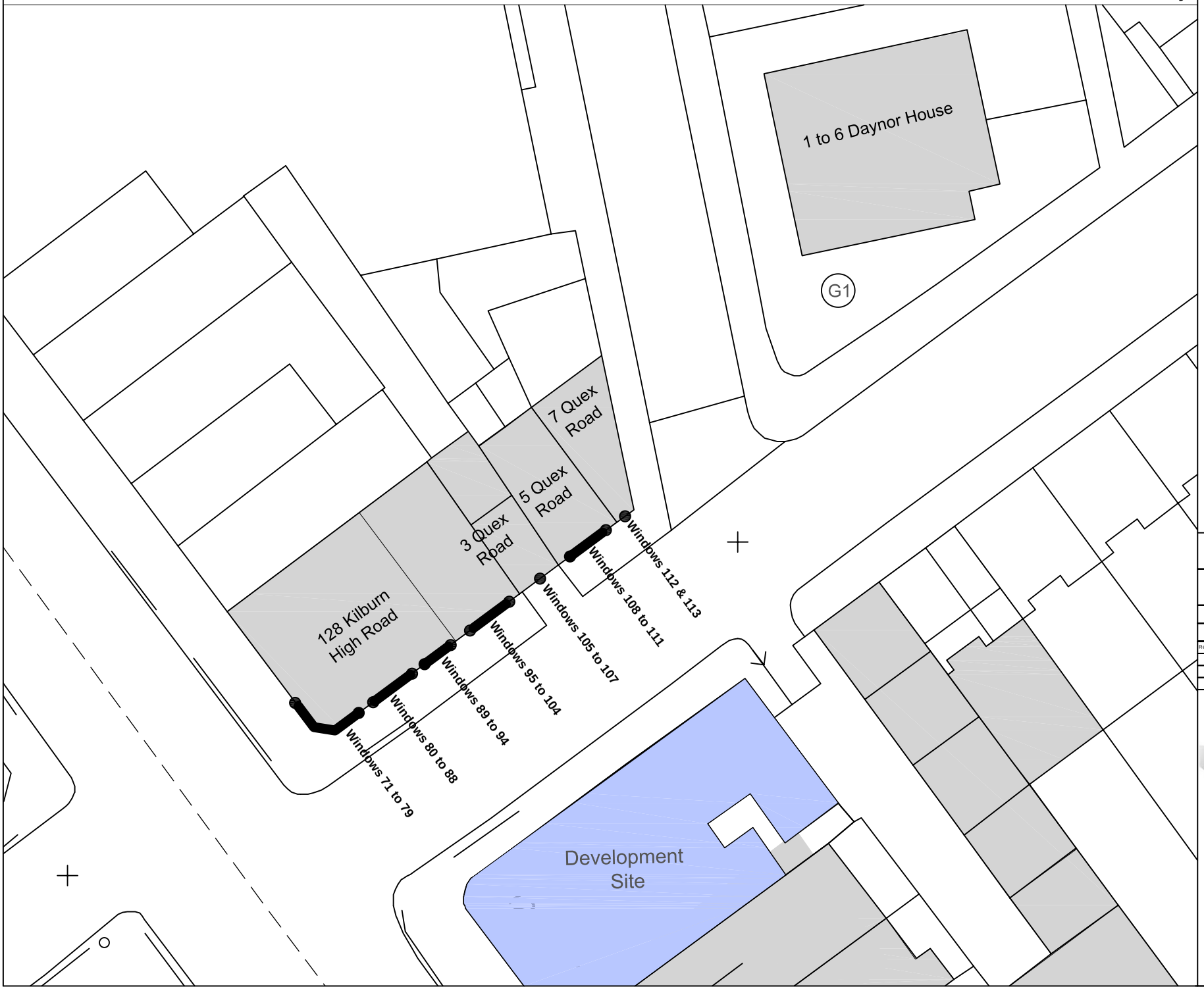
Window & Garden Key



Key

Window 1 — Window reference

Development site

Neighbouring Properties

G1 — Neighbouring Gardens and Amenity Areas

Project Name: Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 3

Rev: -

Rev	Date	Details of revision

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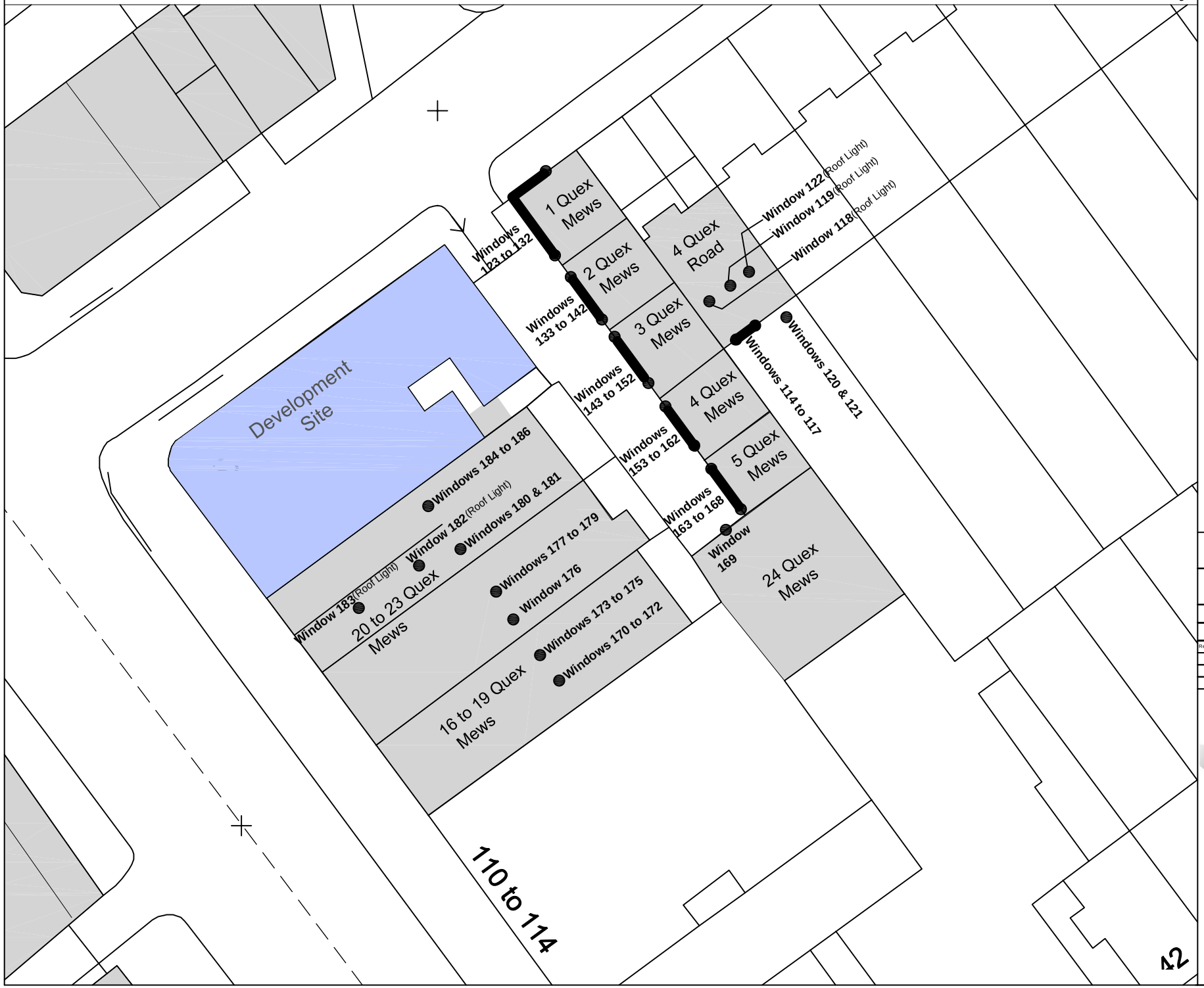
Window & Garden Key



Key

Window 1 — Window reference

Development site

Neighbouring Properties

G1 — Neighbouring Gardens and Amenity Areas

Project Name:	Merlin House, 122-126 Kilburn High Road, London NW6 4HY
Drawing Title:	Appendix 1 - Neighbouring Windows
Scale:	Do not scale
Drawing No:	3 of 3
Rev:	-

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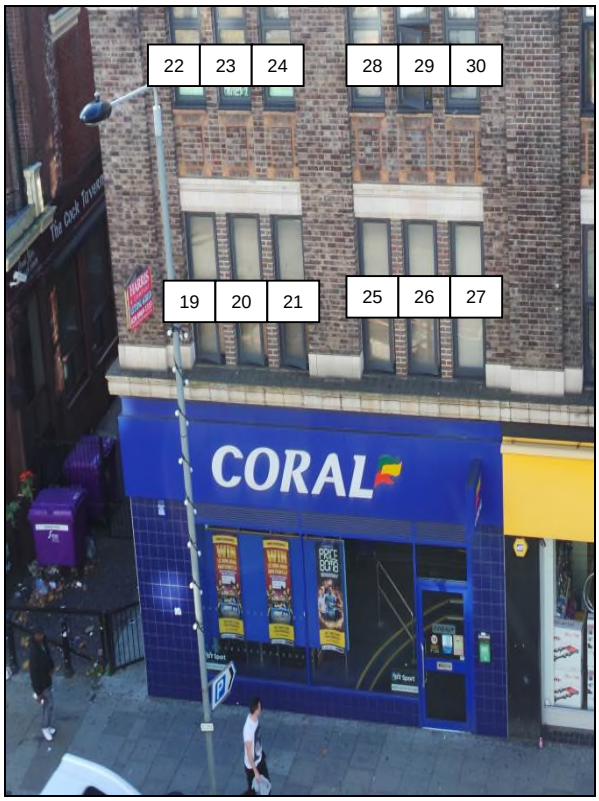
Neighbouring Windows

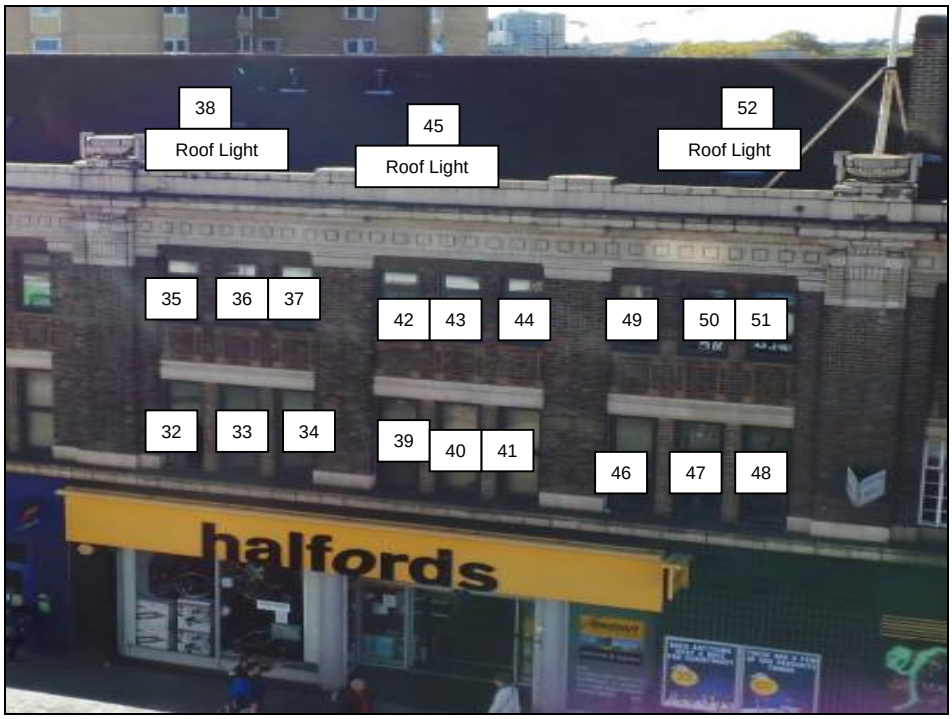
125 Kilburn High Road

125 Kilburn High Road



127 Kilburn High Road

127 Kilburn High Road



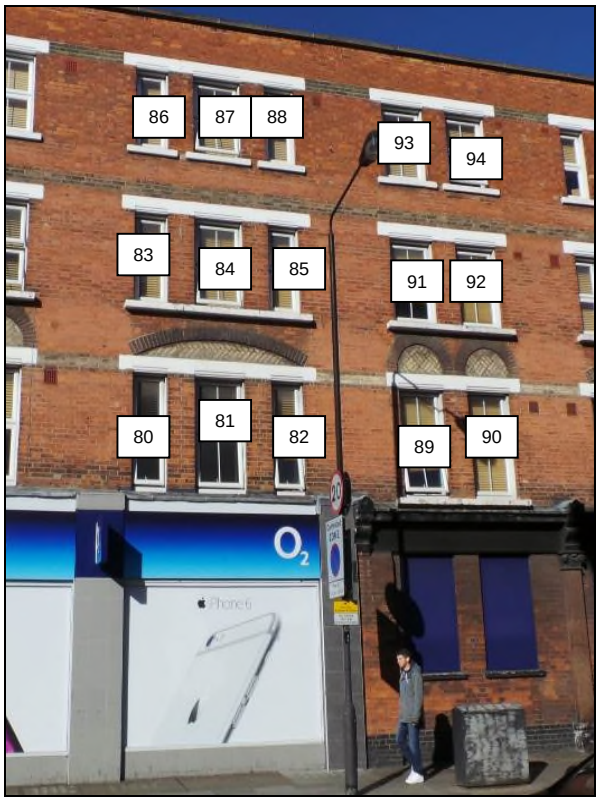
127 Kilburn High Road

129 Kilburn High Road

131a Kilburn High Road

131a Kilburn High Road

128 Kilburn High Road



128 Kilburn High Road

3 Quex Road

5 Quex Road

7 Quex Road

1 to 16 Daynor House

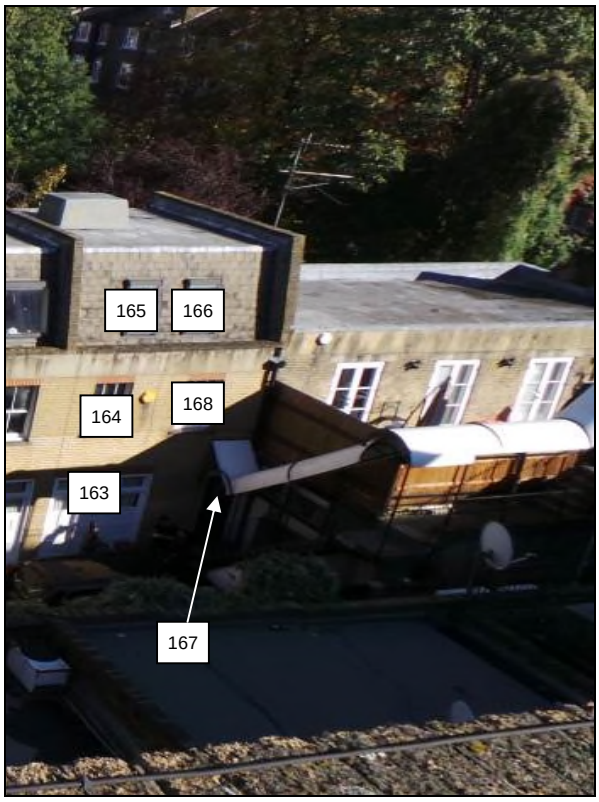
4 Quex Road

1 Quex Mews

2 Quex Mews

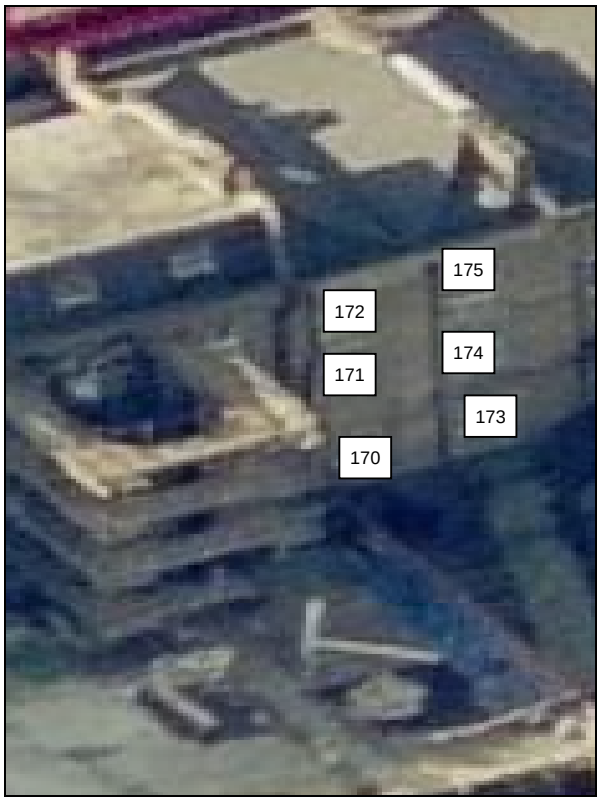
3 Quex Mews

4 Quex Mews



5 Quex Mews

24 Quex Mews



16 to 19 Quex Mews

20 to 23 Quex Mews

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
125 Kilburn High Road					
Window 1	Habitable	31.7%	31.7%	0.0%	1.0
Window 2	Habitable	30.9%	30.8%	0.1%	1.0
Window 3	Habitable	24.2%	24.1%	0.1%	1.0
Window 4	Habitable	34.1%	34.1%	0.0%	1.0
Window 5	Habitable	34.4%	34.3%	0.1%	1.0
Window 6	Habitable	27.0%	26.8%	0.2%	0.99
Window 7	Habitable	37.8%	37.7%	0.1%	1.0
Window 8	Habitable	37.9%	37.7%	0.2%	0.99
Window 9	Habitable	25.3%	25.3%	0.0%	1.0
Window 10	Habitable	30.3%	30.1%	0.2%	0.99
Window 11	Habitable	23.4%	23.1%	0.3%	0.99
Window 12	Habitable	27.1%	27.0%	0.1%	1.0
Window 13	Habitable	34.4%	34.2%	0.2%	0.99
Window 14	Habitable	31.7%	31.5%	0.2%	0.99
Window 15	Habitable	30.8%	30.8%	0.0%	1.0
Window 16	Habitable	30.6%	30.5%	0.1%	1.0
Window 17	Habitable	39.0%	38.9%	0.1%	1.0
Window 18	Habitable	39.0%	39.0%	0.0%	1.0
127 Kilburn High Road					
Window 19	Habitable	29.1%	28.8%	0.3%	0.99
Window 20	Habitable	29.1%	28.8%	0.3%	0.99
Window 21	Habitable	29.1%	28.8%	0.3%	0.99
Window 22	Habitable	32.9%	32.6%	0.3%	0.99
Window 23	Habitable	32.9%	32.6%	0.3%	0.99
Window 24	Habitable	32.8%	32.5%	0.3%	0.99
Window 25	Habitable	29.2%	28.8%	0.4%	0.99
Window 26	Habitable	29.2%	28.8%	0.4%	0.99
Window 27	Habitable	29.3%	28.9%	0.4%	0.99
Window 28	Habitable	33.0%	32.6%	0.4%	0.99
Window 29	Habitable	33.0%	32.6%	0.4%	0.99
Window 30	Habitable	33.0%	32.5%	0.5%	0.98
Window 31	Habitable	73.7%	73.5%	0.2%	1.0

Appendix 2 - Vertical Sky Component

Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 32	Habitable	29.4%	29.0%	0.4%	0.99
Window 33	Habitable	29.5%	29.0%	0.5%	0.98
Window 34	Habitable	29.6%	29.1%	0.5%	0.98
Window 35	Habitable	33.2%	32.7%	0.5%	0.98
Window 36	Habitable	33.2%	32.7%	0.5%	0.98
Window 37	Habitable	33.2%	32.7%	0.5%	0.98
Window 38	Habitable	74.1%	73.9%	0.2%	1.0
Window 39	Habitable	29.7%	29.3%	0.4%	0.99
Window 40	Habitable	29.8%	29.3%	0.5%	0.98
Window 41	Habitable	29.9%	29.4%	0.5%	0.98
Window 42	Habitable	33.4%	32.9%	0.5%	0.99
Window 43	Habitable	33.5%	32.9%	0.6%	0.98
Window 44	Habitable	33.4%	32.9%	0.5%	0.99
Window 45	Habitable	74.6%	74.4%	0.2%	1.0
Reference	Use Class	Before	After	Loss	Ratio
125 Kilburn High Road					
Window 1	Habitable	31.7%	31.7%	0.0%	1.0
Window 2	Habitable	30.9%	30.8%	0.1%	1.0
Window 3	Habitable	24.2%	24.1%	0.1%	1.0
Window 4	Habitable	34.1%	34.1%	0.0%	1.0
Window 5	Habitable	34.4%	34.3%	0.1%	1.0
Window 6	Habitable	27.0%	26.8%	0.2%	0.99
Window 7	Habitable	37.8%	37.7%	0.1%	1.0
Window 8	Habitable	37.9%	37.7%	0.2%	0.99
Window 9	Habitable	25.3%	25.3%	0.0%	1.0
Window 10	Habitable	30.3%	30.1%	0.2%	0.99
Window 11	Habitable	23.4%	23.1%	0.3%	0.99
Window 12	Habitable	27.1%	27.0%	0.1%	1.0
Window 13	Habitable	34.4%	34.2%	0.2%	0.99

Appendix 2 - Vertical Sky Component

Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 62	Habitable	32.1%	32.0%	0.1%	1.0
Window 63	Habitable	31.9%	31.9%	0.0%	1.0
Window 64	Habitable	31.5%	31.5%	0.0%	1.0
Window 65	Habitable	35.2%	34.8%	0.4%	0.99
Window 66	Habitable	35.3%	35.2%	0.1%	1.0
Window 67	Habitable	35.4%	35.4%	0.0%	1.0
Window 68	Habitable	35.2%	35.2%	0.0%	1.0
Window 69	Habitable	31.8%	31.8%	0.0%	1.0
Window 70	Habitable	35.5%	35.5%	0.0%	1.0
128 Kilburn High Road					
Window 71	Bedroom	35.0%	35.0%	0.0%	1.0
Window 72	Bedroom	33.5%	33.2%	0.3%	0.99
Window 73	Bedroom	29.3%	28.4%	0.9%	0.97
Window 74	Bedroom	36.8%	36.8%	0.0%	1.0
Window 75	Bedroom	35.5%	35.2%	0.3%	0.99
Window 76	Bedroom	32.4%	31.3%	1.1%	0.97
Window 77	Bedroom	38.2%	38.2%	0.0%	1.0
Window 78	Bedroom	37.4%	37.0%	0.4%	0.99
Window 79	Bedroom	35.3%	34.1%	1.2%	0.97
Window 80	Bedroom	28.2%	27.3%	0.9%	0.97
Window 81	Bedroom	27.8%	26.9%	0.9%	0.97
Window 82	Bedroom	27.5%	26.6%	0.9%	0.97
Window 83	Bedroom	31.6%	30.4%	1.2%	0.96
Window 84	Bedroom	31.3%	30.1%	1.2%	0.96
Window 85	Bedroom	31.1%	29.8%	1.3%	0.96
Window 86	Bedroom	34.8%	33.5%	1.3%	0.96
Window 87	Bedroom	34.7%	33.3%	1.4%	0.96
Window 88	Bedroom	34.5%	33.1%	1.4%	0.96
Window 89	Bedroom	27.0%	26.1%	0.9%	0.97
Window 90	Bedroom	26.9%	26.0%	0.9%	0.97
Window 91	Bedroom	30.7%	29.4%	1.3%	0.96
Window 92	Bedroom	30.6%	29.4%	1.2%	0.96
Window 93	Bedroom	34.3%	32.8%	1.5%	0.96

Appendix 2 - Vertical Sky Component

Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 94	Bedroom	34.2%	32.7%	1.5%	0.96
3 Quex Road					
Window 95	Habitable	23.4%	22.5%	0.9%	0.96
Window 96	Bedroom	27.1%	26.3%	0.8%	0.97
Window 97	Bedroom	27.3%	26.6%	0.7%	0.97
Window 98	Bedroom	30.7%	29.6%	1.1%	0.96
Window 99	Bedroom	30.8%	29.7%	1.1%	0.96
Window 100	Bedroom	34.3%	32.8%	1.5%	0.96
Window 101	Bedroom	34.3%	32.9%	1.4%	0.96
Window 102	Cup	27.6%	26.9%	0.7%	0.97
Window 103	Cup	31.0%	30.0%	1.0%	0.97
Window 104	Cup	34.4%	33.1%	1.3%	0.96
Window 105	Kitchen	28.4%	27.8%	0.6%	0.98
Window 106	Dining Room	31.6%	30.7%	0.9%	0.97
Window 107	Bedroom	34.8%	33.6%	1.2%	0.97
5 Quex Road					
Window 108	Habitable	29.8%	29.1%	0.7%	0.98
Window 109	Habitable	30.4%	29.6%	0.8%	0.97
Window 110	Habitable	33.0%	32.3%	0.7%	0.98
Window 111	Habitable	33.4%	32.8%	0.6%	0.98
7 Quex Road					
Window 112	Habitable	30.9%	30.3%	0.6%	0.98
Window 113	Habitable	33.7%	33.3%	0.4%	0.99
4 Quex Road					
Window 114	Habitable	36.8%	36.8%	0.0%	1.0
Window 115	Habitable	36.8%	36.8%	0.0%	1.0
Window 116	Habitable	38.0%	38.0%	0.0%	1.0
Window 117	Habitable	38.1%	38.1%	0.0%	1.0
Window 118	Habitable	87.3%	87.3%	0.0%	1.0
Window 119	Habitable	88.6%	88.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 120	Habitable	36.9%	36.9%	0.0%	1.0
Window 121	Habitable	38.1%	38.1%	0.0%	1.0
Window 122	Habitable	88.7%	88.7%	0.0%	1.0
1 Quex Mews					
Window 123	Habitable	22.9%	20.6%	2.3%	0.9
Window 124	Habitable	25.8%	25.1%	0.7%	0.97
Window 125	Habitable	51.7%	51.6%	0.1%	1.0
Window 126	Habitable	47.0%	46.9%	0.1%	1.0
Window 127	Habitable	22.3%	18.8%	3.5%	0.84
Window 128	Habitable	22.9%	19.8%	3.1%	0.86
Window 129	Habitable	25.3%	24.2%	1.1%	0.96
Window 130	Habitable	21.7%	18.2%	3.5%	0.84
Window 131	Habitable	24.8%	23.9%	0.9%	0.96
Window 132	Habitable	46.2%	45.9%	0.3%	0.99
2 Quex Mews					
Window 133	Habitable	20.8%	17.3%	3.5%	0.83
Window 134	Habitable	24.3%	23.6%	0.7%	0.97
Window 135	Habitable	21.4%	21.0%	0.4%	0.98
Window 136	Habitable	16.6%	16.6%	0.0%	1.0
Window 137	Habitable	44.5%	44.1%	0.4%	0.99
Window 138	Habitable	21.3%	18.6%	2.7%	0.87
Window 139	Habitable	21.9%	19.7%	2.2%	0.9
Window 140	Habitable	24.9%	24.3%	0.6%	0.98
Window 141	Habitable	21.7%	20.0%	1.7%	0.92
Window 142	Habitable	25.2%	24.6%	0.6%	0.98
3 Quex Mews					
Window 143	Habitable	21.4%	20.3%	1.1%	0.95
Window 144	Habitable	25.2%	24.6%	0.6%	0.98
Window 145	Habitable	22.5%	22.0%	0.5%	0.98
Window 146	Habitable	16.2%	16.0%	0.2%	0.99
Window 147	Habitable	46.5%	46.0%	0.5%	0.99

Appendix 2 - Vertical Sky Component

Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 148	Habitable	22.2%	21.5%	0.7%	0.97
Window 149	Habitable	22.9%	22.2%	0.7%	0.97
Window 150	Habitable	26.0%	25.5%	0.5%	0.98
Window 151	Habitable	22.7%	22.1%	0.6%	0.97
Window 152	Habitable	26.3%	25.8%	0.5%	0.98
4 Quex Mews					
Window 153	Habitable	22.3%	21.7%	0.6%	0.97
Window 154	Habitable	26.3%	25.8%	0.5%	0.98
Window 155	Habitable	21.4%	21.0%	0.4%	0.98
Window 156	Habitable	14.8%	14.5%	0.3%	0.98
Window 157	Habitable	44.5%	44.1%	0.4%	0.99
Window 158	Habitable	22.8%	22.3%	0.5%	0.98
Window 159	Habitable	23.7%	23.1%	0.6%	0.97
Window 160	Habitable	26.9%	26.4%	0.5%	0.98
Window 161	Habitable	22.9%	22.5%	0.4%	0.98
Window 162	Habitable	27.1%	26.6%	0.5%	0.98
5 Quex Mews					
Window 163	Habitable	21.6%	21.2%	0.4%	0.98
Window 164	Habitable	27.2%	26.9%	0.3%	0.99
Window 165	Habitable	46.8%	46.5%	0.3%	0.99
Window 166	Habitable	46.3%	45.9%	0.4%	0.99
Window 167	Habitable	6.7%	6.4%	0.3%	0.96
Window 168	Habitable	27.2%	26.9%	0.3%	0.99
24 Quex Mews					
Window 169	Habitable	3.2%	2.8%	0.4%	0.88
16 to 19 Quex Mews					
Window 170	Habitable	29.5%	29.5%	0.0%	1.0
Window 171	Habitable	35.8%	35.8%	0.0%	1.0
Window 172	Habitable	38.6%	38.6%	0.0%	1.0
Window 173	Habitable	33.4%	33.3%	0.1%	1.0

Appendix 2 - Vertical Sky Component

Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 174	Habitable	37.0%	37.0%	0.0%	1.0
Window 175	Habitable	38.6%	38.6%	0.0%	1.0
20 to 23 Quex Mews					
Window 176	Habitable	38.0%	37.9%	0.1%	1.0
Window 177	Habitable	32.7%	32.6%	0.1%	1.0
Window 178	Habitable	36.8%	36.7%	0.1%	1.0
Window 179	Habitable	38.3%	38.2%	0.1%	1.0
Window 180	Habitable	27.5%	27.4%	0.1%	1.0
Window 181	Habitable	37.2%	36.9%	0.3%	0.99
Window 182	Habitable	93.7%	90.4%	3.3%	0.96
Window 183	Habitable	91.8%	89.7%	2.1%	0.98
Window 184	Habitable	30.5%	30.4%	0.1%	1.0
Window 185	Habitable	34.6%	34.4%	0.2%	0.99
Window 186	Habitable	37.0%	36.7%	0.3%	0.99

Appendix 2 - Sunlight to Windows

Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
125 Kilburn High Road									
Window 1	Habitable	39%	39%	0%	1.0	10%	10%	0%	1.0
Window 4	Habitable	41%	41%	0%	1.0	10%	10%	0%	1.0
Window 9	Habitable	24%	24%	0%	1.0	4%	4%	0%	1.0
Window 12	Habitable	28%	28%	0%	1.0	4%	4%	0%	1.0
128 Kilburn High Road									
Window 71	Bedroom	62%	62%	0%	1.0	21%	21%	0%	1.0
Window 72	Bedroom	75%	74%	1%	0.99	23%	23%	0%	1.0
Window 73	Bedroom	67%	65%	2%	0.97	19%	19%	0%	1.0
Window 74	Bedroom	65%	65%	0%	1.0	23%	23%	0%	1.0
Window 75	Bedroom	79%	79%	0%	1.0	26%	26%	0%	1.0
Window 76	Bedroom	69%	67%	2%	0.97	20%	19%	1%	0.95
Window 77	Bedroom	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 78	Bedroom	82%	81%	1%	0.99	28%	27%	1%	0.96
Window 79	Bedroom	74%	72%	2%	0.97	24%	22%	2%	0.92
Window 80	Bedroom	66%	62%	4%	0.94	18%	16%	2%	0.89
Window 81	Bedroom	65%	62%	3%	0.95	17%	15%	2%	0.88
Window 82	Bedroom	65%	63%	2%	0.97	17%	15%	2%	0.88
Window 83	Bedroom	68%	65%	3%	0.96	19%	17%	2%	0.89
Window 84	Bedroom	67%	65%	2%	0.97	18%	17%	1%	0.94
Window 85	Bedroom	68%	67%	1%	0.99	19%	18%	1%	0.95
Window 86	Bedroom	74%	71%	3%	0.96	24%	21%	3%	0.88
Window 87	Bedroom	74%	71%	3%	0.96	24%	21%	3%	0.88
Window 88	Bedroom	74%	70%	4%	0.95	24%	20%	4%	0.83
Window 89	Bedroom	65%	63%	2%	0.97	15%	14%	1%	0.93
Window 90	Bedroom	64%	61%	3%	0.95	14%	13%	1%	0.93
Window 91	Bedroom	67%	66%	1%	0.99	17%	16%	1%	0.94
Window 92	Bedroom	67%	66%	1%	0.99	17%	16%	1%	0.94
Window 93	Bedroom	74%	69%	5%	0.93	24%	19%	5%	0.79
Window 94	Bedroom	74%	69%	5%	0.93	24%	19%	5%	0.79
3 Quex Road									
Window 95	Habitable	56%	53%	3%	0.95	10%	9%	1%	0.9

Appendix 2 - Sunlight to Windows

Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 96	Bedroom	65%	64%	1%	0.98	16%	15%	1%	0.94
Window 97	Bedroom	66%	65%	1%	0.98	17%	16%	1%	0.94
Window 98	Bedroom	70%	68%	2%	0.97	20%	18%	2%	0.9
Window 99	Bedroom	70%	68%	2%	0.97	20%	18%	2%	0.9
Window 100	Bedroom	75%	71%	4%	0.95	25%	21%	4%	0.84
Window 101	Bedroom	75%	71%	4%	0.95	25%	21%	4%	0.84
Window 102	Cup	66%	65%	1%	0.98	16%	15%	1%	0.94
Window 103	Cup	70%	68%	2%	0.97	20%	18%	2%	0.9
Window 104	Cup	75%	71%	4%	0.95	25%	21%	4%	0.84
Window 105	Kitchen	67%	65%	2%	0.97	17%	16%	1%	0.94
Window 106	Dining Room	71%	69%	2%	0.97	21%	19%	2%	0.9
Window 107	Bedroom	76%	72%	4%	0.95	26%	22%	4%	0.85
5 Quex Road									
Window 108	Habitable	66%	65%	1%	0.98	16%	15%	1%	0.94
Window 109	Habitable	66%	66%	0%	1.0	16%	16%	0%	1.0
Window 110	Habitable	73%	70%	3%	0.96	23%	20%	3%	0.87
Window 111	Habitable	73%	70%	3%	0.96	23%	20%	3%	0.87
7 Quex Road									
Window 112	Habitable	68%	68%	0%	1.0	18%	18%	0%	1.0
Window 113	Habitable	74%	70%	4%	0.95	24%	20%	4%	0.83
4 Quex Road									
Window 114	Habitable	74%	74%	0%	1.0	24%	24%	0%	1.0
Window 115	Habitable	74%	74%	0%	1.0	24%	24%	0%	1.0
Window 116	Habitable	76%	76%	0%	1.0	26%	26%	0%	1.0
Window 117	Habitable	76%	76%	0%	1.0	26%	26%	0%	1.0
Window 118	Habitable	85%	85%	0%	1.0	22%	22%	0%	1.0
Window 119	Habitable	92%	92%	0%	1.0	28%	28%	0%	1.0
Window 120	Habitable	75%	75%	0%	1.0	25%	25%	0%	1.0
Window 121	Habitable	76%	76%	0%	1.0	26%	26%	0%	1.0
Window 122	Habitable	93%	93%	0%	1.0	29%	29%	0%	1.0
1 Quex Mews									

Appendix 2 - Sunlight to Windows

Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 123	Habitable	42%	37%	5%	0.88	14%	11%	3%	0.79
Window 124	Habitable	46%	47%	-1%	1.02	15%	15%	0%	1.0
Window 126	Habitable	64%	64%	0%	1.0	19%	19%	0%	1.0
Window 127	Habitable	39%	33%	6%	0.85	14%	10%	4%	0.71
Window 128	Habitable	41%	36%	5%	0.88	15%	11%	4%	0.73
Window 129	Habitable	46%	43%	3%	0.93	15%	14%	1%	0.93
Window 130	Habitable	39%	31%	8%	0.79	14%	11%	3%	0.79
Window 131	Habitable	44%	45%	-1%	1.02	15%	15%	0%	1.0
Window 132	Habitable	59%	60%	-1%	1.02	17%	17%	0%	1.0
2 Quex Mews									
Window 133	Habitable	41%	33%	8%	0.8	14%	12%	2%	0.86
Window 134	Habitable	46%	44%	2%	0.96	16%	15%	1%	0.94
Window 135	Habitable	36%	34%	2%	0.94	7%	6%	1%	0.86
Window 137	Habitable	51%	52%	-1%	1.02	16%	16%	0%	1.0
Window 138	Habitable	40%	36%	4%	0.9	13%	13%	0%	1.0
Window 139	Habitable	41%	38%	3%	0.93	14%	14%	0%	1.0
Window 140	Habitable	47%	45%	2%	0.96	15%	14%	1%	0.93
Window 141	Habitable	42%	39%	3%	0.93	14%	14%	0%	1.0
Window 142	Habitable	45%	45%	0%	1.0	15%	14%	1%	0.93
3 Quex Mews									
Window 143	Habitable	43%	42%	1%	0.98	14%	14%	0%	1.0
Window 144	Habitable	47%	46%	1%	0.98	15%	15%	0%	1.0
Window 145	Habitable	38%	38%	0%	1.0	8%	8%	0%	1.0
Window 147	Habitable	54%	52%	2%	0.96	16%	16%	0%	1.0
Window 148	Habitable	43%	43%	0%	1.0	14%	14%	0%	1.0
Window 149	Habitable	45%	44%	1%	0.98	14%	14%	0%	1.0
Window 150	Habitable	48%	46%	2%	0.96	15%	15%	0%	1.0
Window 151	Habitable	44%	43%	1%	0.98	13%	13%	0%	1.0
Window 152	Habitable	48%	47%	1%	0.98	15%	15%	0%	1.0
4 Quex Mews									
Window 153	Habitable	41%	39%	2%	0.95	10%	10%	0%	1.0

Appendix 2 - Sunlight to Windows

Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 154	Habitable	50%	49%	1%	0.98	15%	15%	0%	1.0
Window 155	Habitable	37%	36%	1%	0.97	6%	6%	0%	1.0
Window 157	Habitable	53%	52%	1%	0.98	15%	15%	0%	1.0
Window 158	Habitable	41%	40%	1%	0.98	10%	10%	0%	1.0
Window 159	Habitable	45%	44%	1%	0.98	12%	12%	0%	1.0
Window 160	Habitable	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 161	Habitable	42%	40%	2%	0.95	9%	9%	0%	1.0
Window 162	Habitable	50%	50%	0%	1.0	15%	15%	0%	1.0
5 Quex Mews									
Window 163	Habitable	37%	36%	1%	0.97	4%	4%	0%	1.0
Window 164	Habitable	51%	50%	1%	0.98	15%	15%	0%	1.0
Window 165	Habitable	65%	64%	1%	0.98	20%	20%	0%	1.0
Window 166	Habitable	61%	60%	1%	0.98	19%	19%	0%	1.0
Window 167	Habitable	4%	3%	1%	0.75	0%	0%	0%	1.0
Window 168	Habitable	52%	50%	2%	0.96	15%	15%	0%	1.0

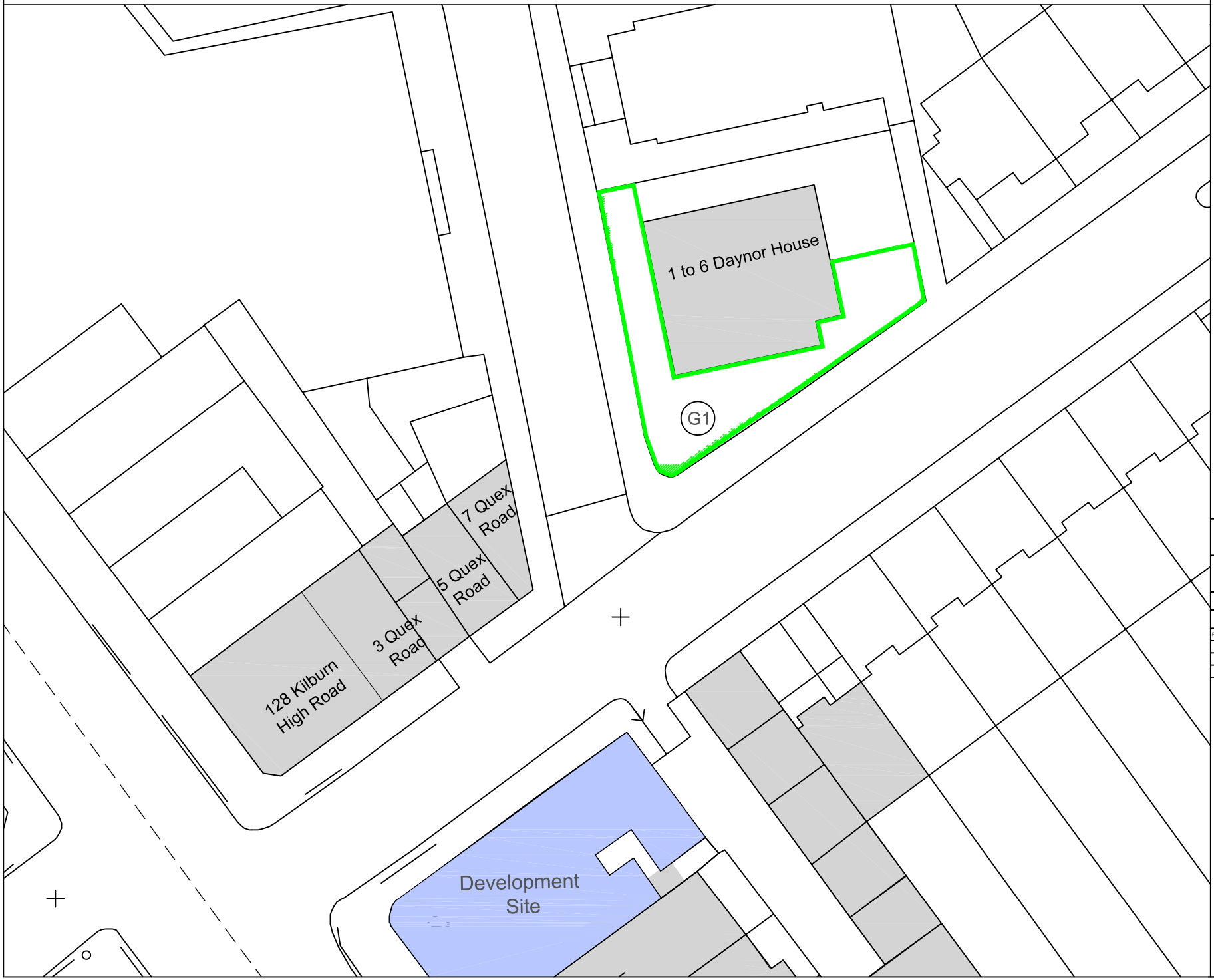
Appendix 2 - Overshadowing to Gardens and Open Spaces
Merlin House, 122-126 Kilburn High Road, London NW6 4HY

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March							
		Before		After		Loss		Ratio
1 to 16 Daynor House								
Garden 1	215.75 m2	204.82 m2	95%	204.82 m2	95%	0.0 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

Project Name:	Merlin House, 122-126 Kilburn High Road, London NW6 4HY
Drawing Title:	Appendix 3 - Overshadowing to Gardens and Open Spaces
Scale:	Do not scale
Drawing No:	1 of 1
Rev.	-

Rev	Date	Details of revision

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