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Daylight and Sunlight Study (Neighbouring Properties)

70 Churchway, London NW1 1LT

22 October 2013

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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 70 Churchway, London NW1 1LT.

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 35 to 39 & 60 to 72 Churchway and 53 to 69 Chalton 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. Appendix 2 gives the numerical results of the various daylight and sunlight tests.

1.1.4 The numerical results confirm that the development will have a low impact on the light receivable by its neighbouring properties. In our opinion there is no daylight/sunlight related reason why planning permission should not be granted for this scheme.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

D Form Architecture

01	OS Map	Rev -
02	Existing floor Plans	Rev -
03	Proposed Floor Plans	Rev -
04	Existing & Proposed Elevation	Rev -
05	Section-AA	Rev -
06	Section-AA	Rev -
07	3D View	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 gardens 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 habitable room windows pass the Vertical Sky Component (VSC) test with the exception of windows 11, 17 & 18 at 64 Churchway and windows 65 & 67 at 72 Churchway. However, the windows fall only slightly short of the recommended VSC target (before/after ratios of 0.66 and above – against the BRE target of 0.8). Furthermore, the BRE guide is intended to be used flexibly, particularly in urban locations, and given the isolated and borderline nature of the results we are of the opinion that the development design is acceptable.

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 with the exception of windows 64, 66 & 67 at 72 Churchway. However, from our external observations it appears unlikely that these windows serve a main living room (as they appear to serve bedrooms) and therefore would not be required to be tested under the BRE guidelines. 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 are 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 numerical results confirm that the development will have a low impact on the light receivable by its neighbouring properties. In our opinion there is no daylight/sunlight related reason why planning permission should not be granted for this scheme.

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: 70 Churchway, London NW1 1LT

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 4 Rev. -

Rev	Date	Details of revision

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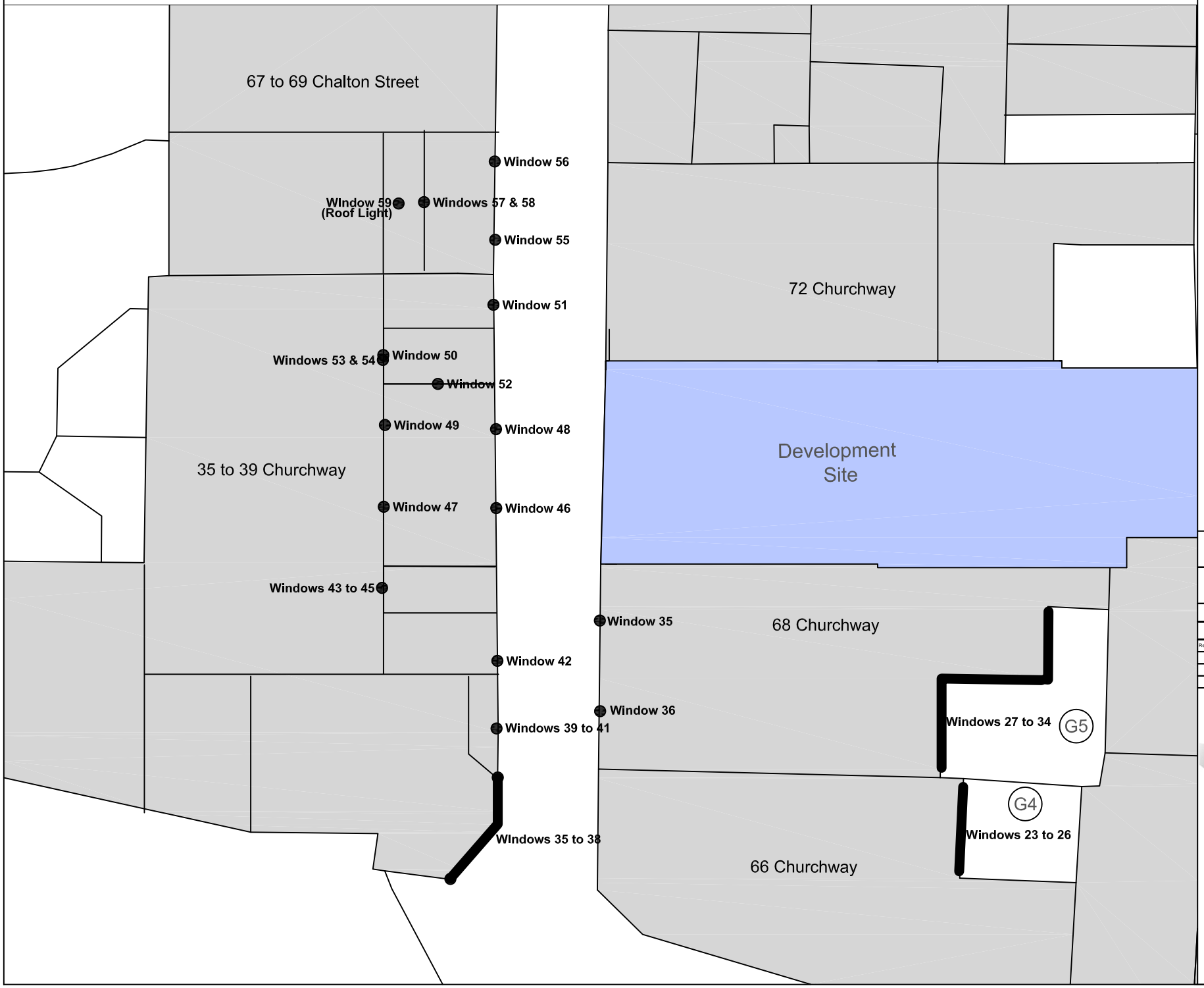
Window & Garden Key



Key

Window 1 ● Window reference

Development site

Neighbouring Properties

G1 Neighbouring Gardens and Amenity Areas

Project Name: 70 Churchway, London NW1 1LT

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 4 Rev. -

Rev	Date	Details of revision

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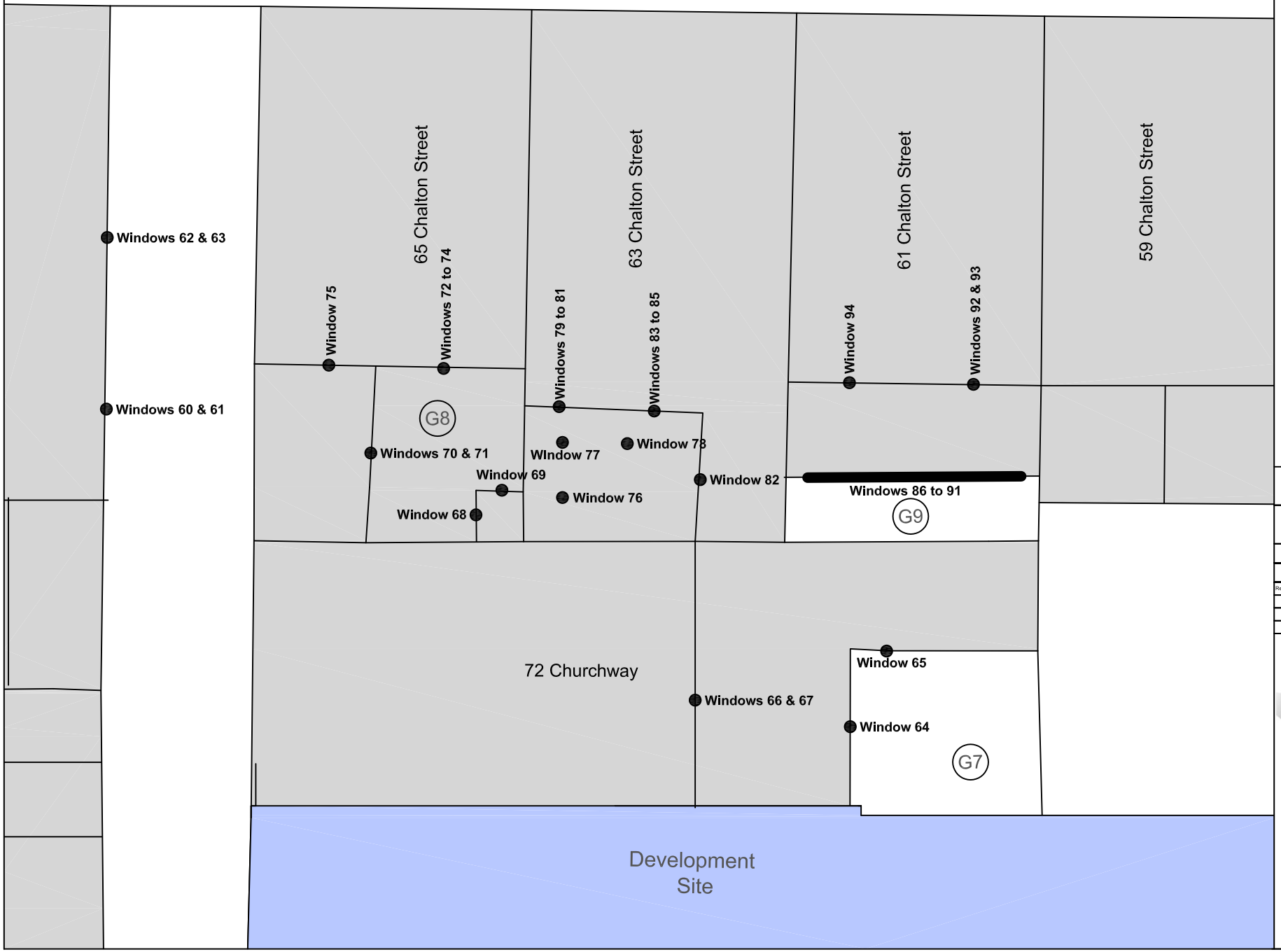

Key

Window 1 ● Window reference

Development site

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G1 Neighbouring Gardens and Amenity Areas

Project Name: 70 Churchway, London NW1 1LT

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 3 of 4 Rev. -

Rev	Date	Details of revision

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Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 4 of 4 Rev. -

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Neighbouring Windows

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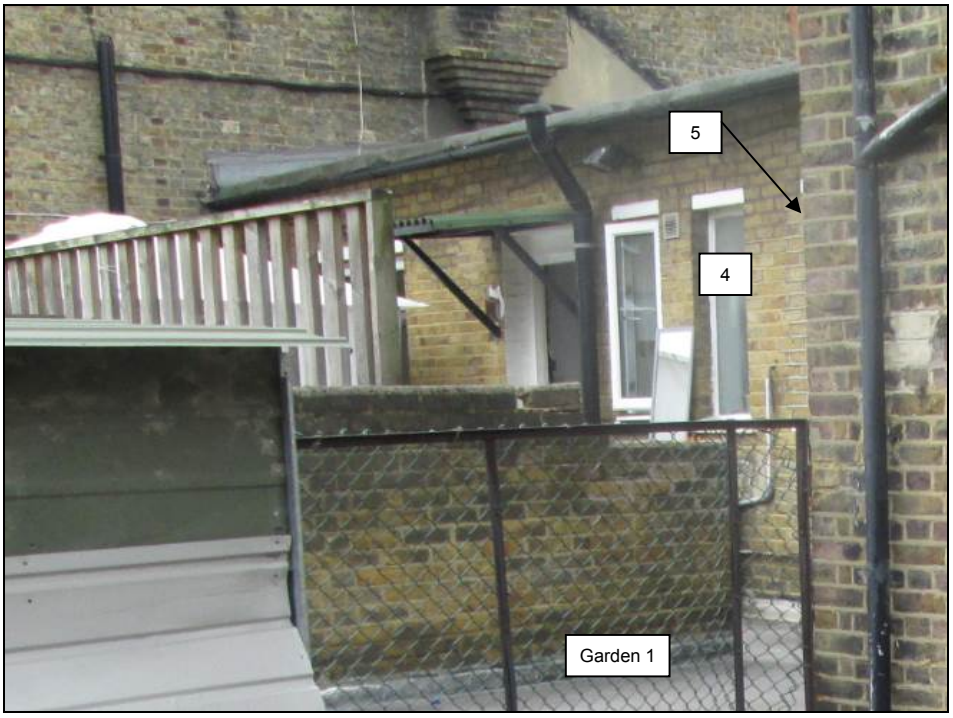

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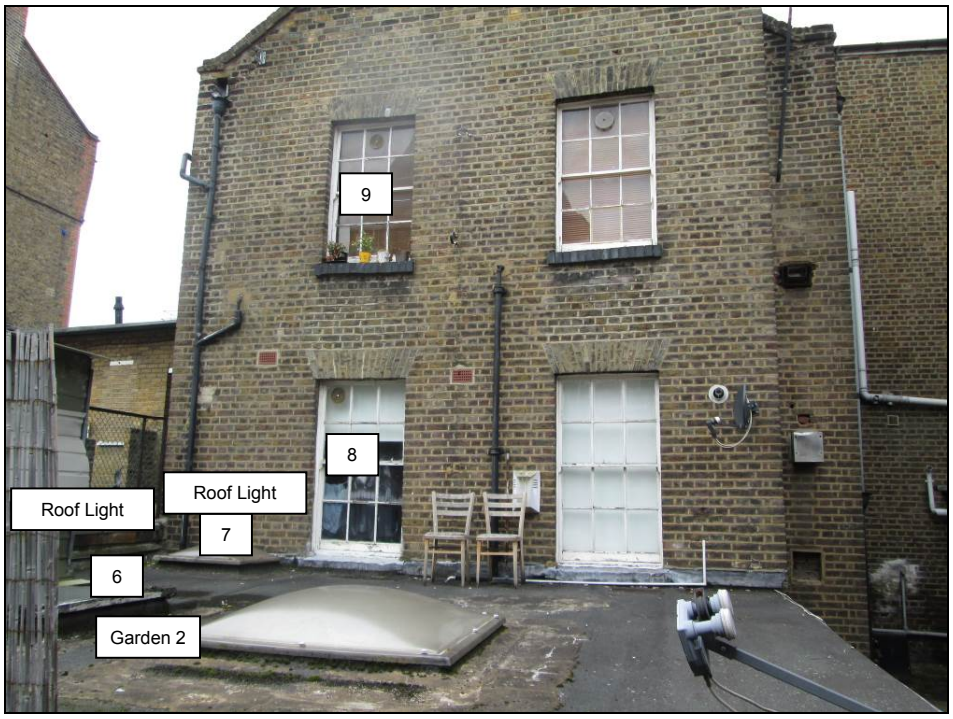

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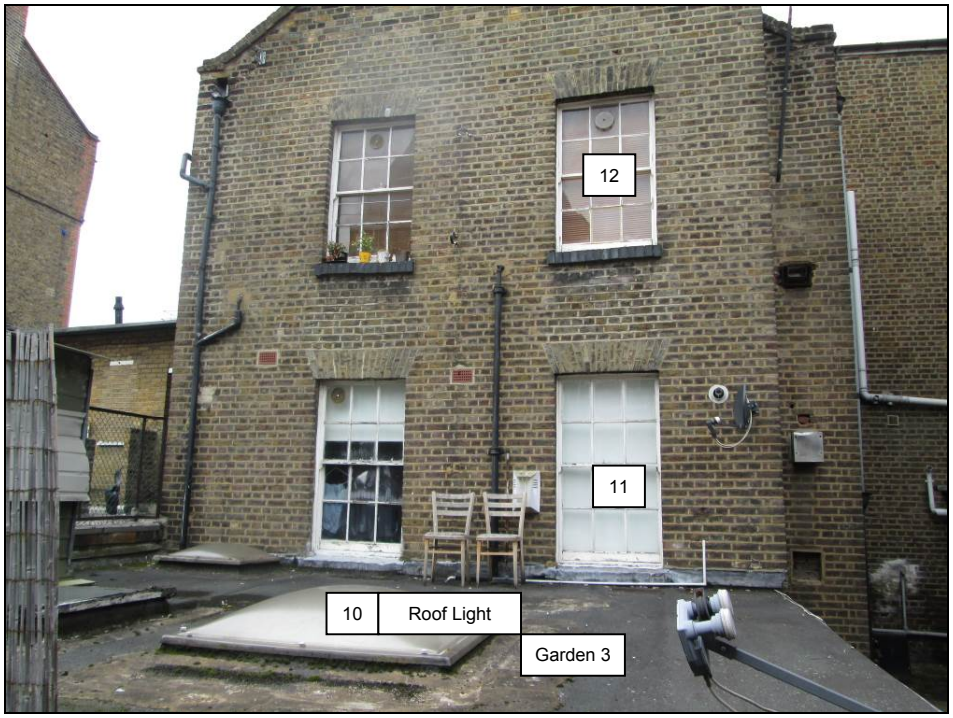

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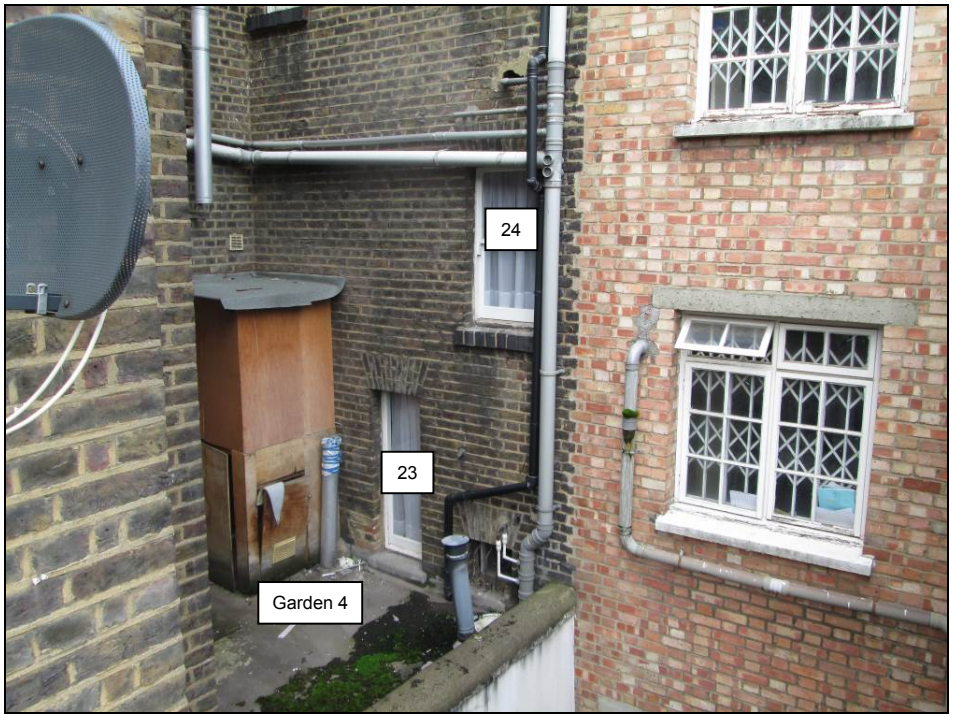
64 Churchway

64 Churchway

64 Churchway



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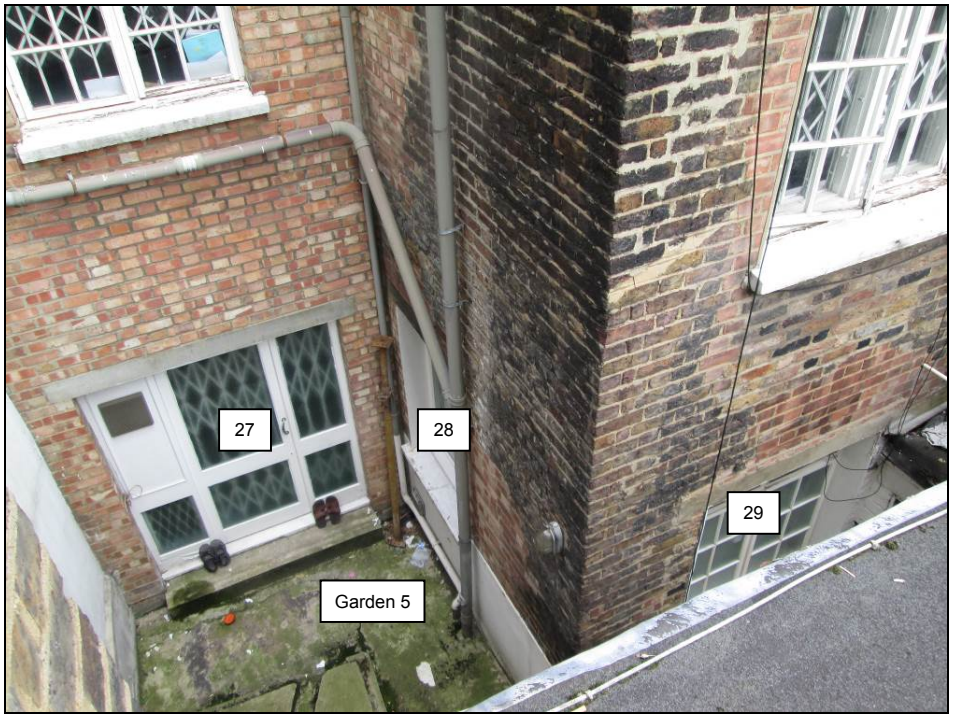

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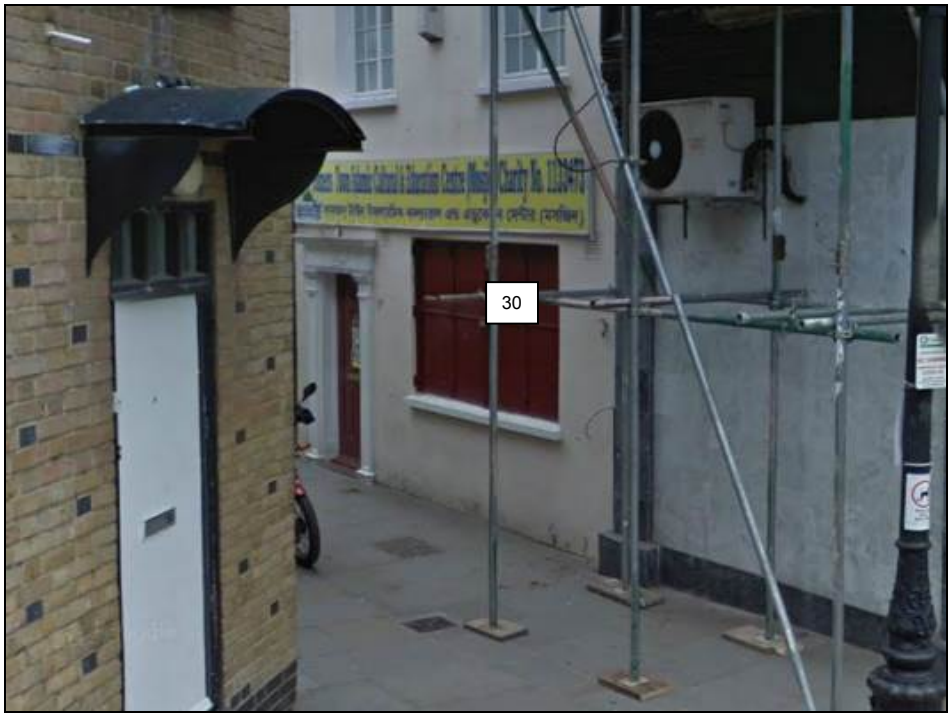

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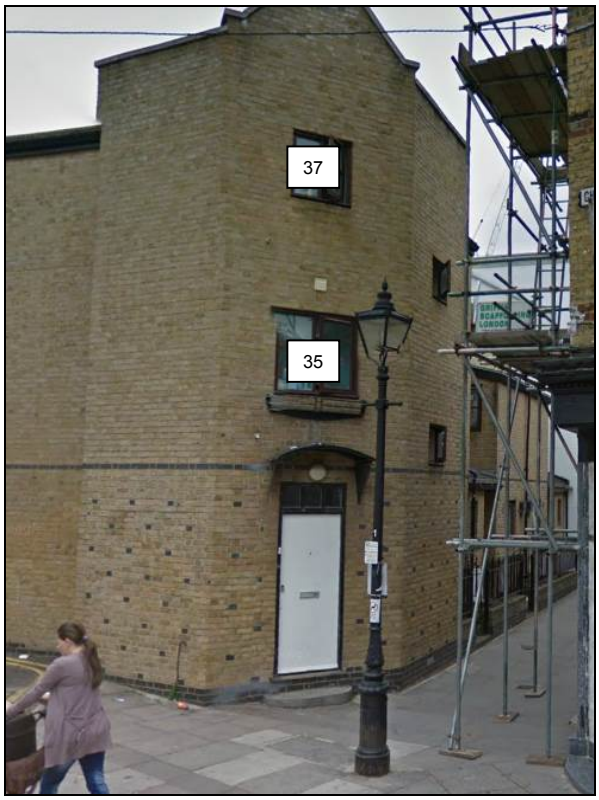

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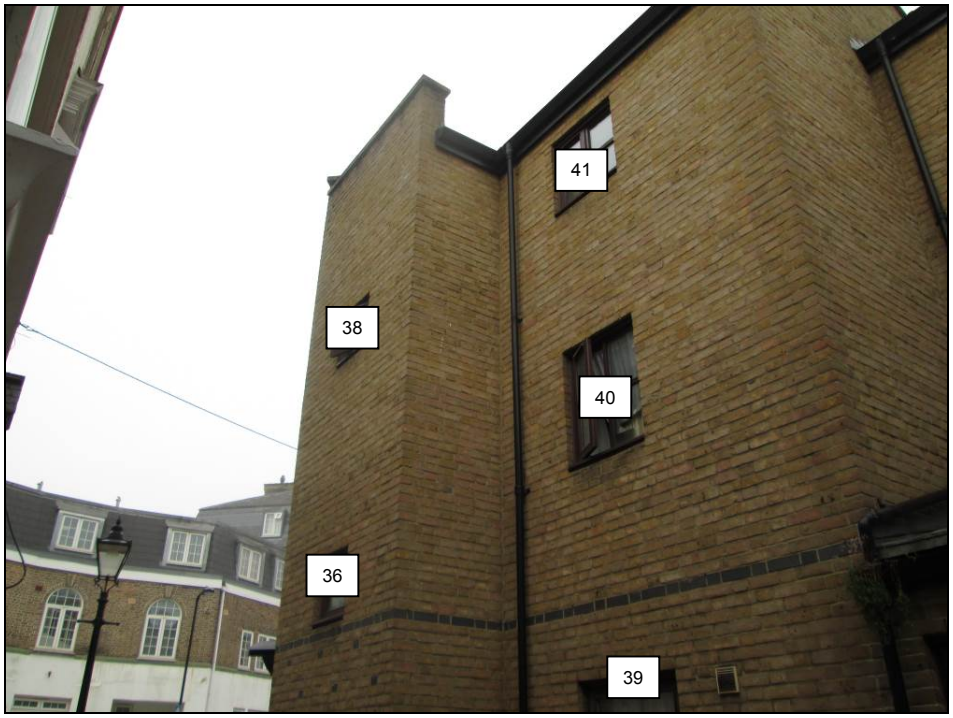

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35 to 39 Churchway

35 to 39 Churchway

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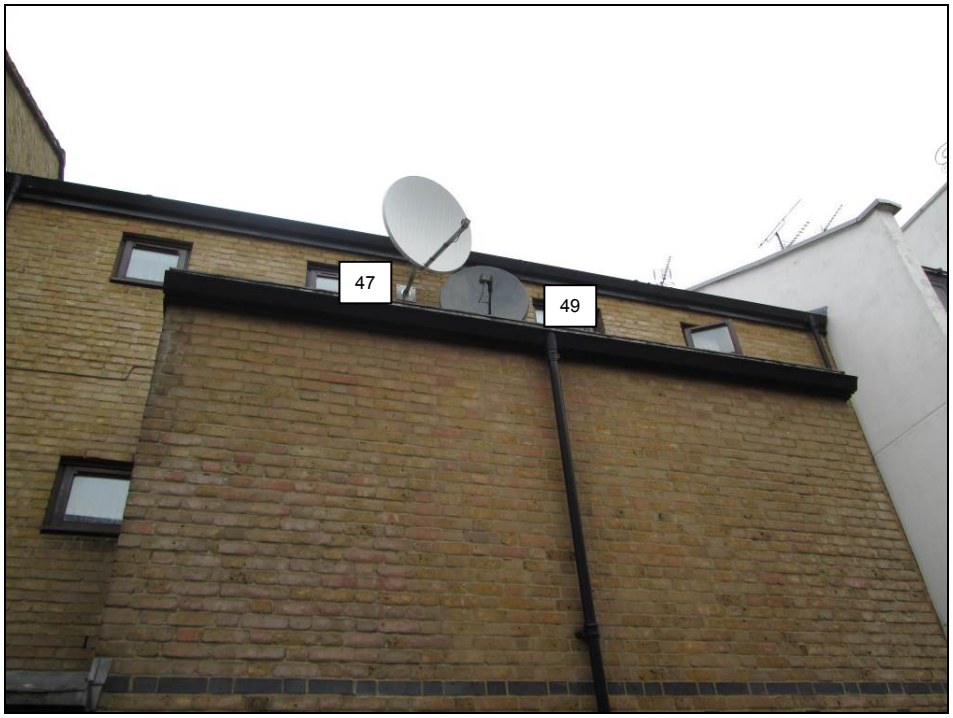

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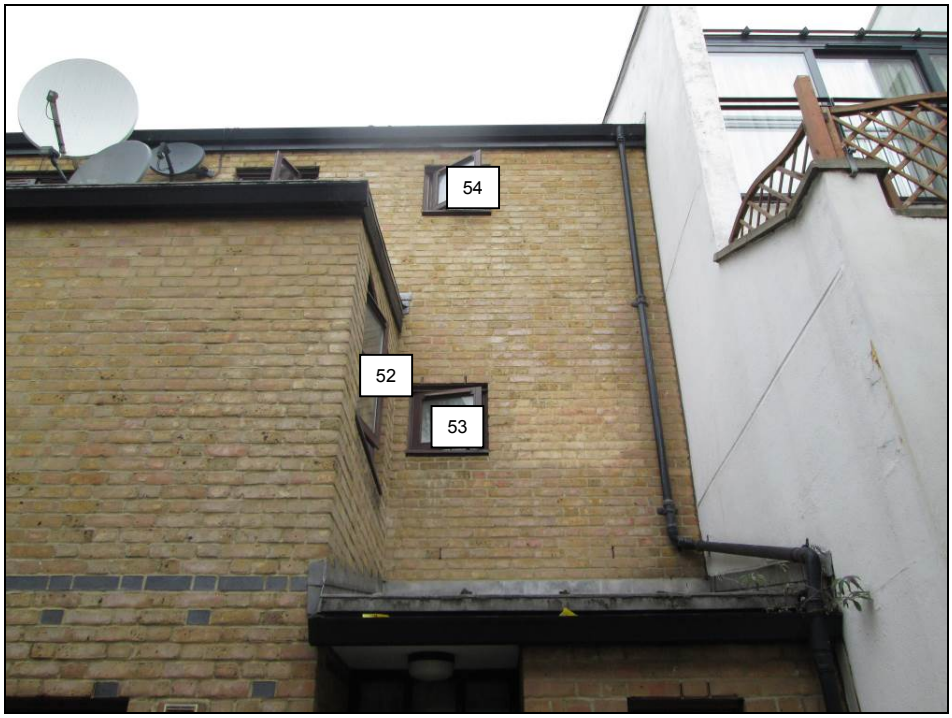


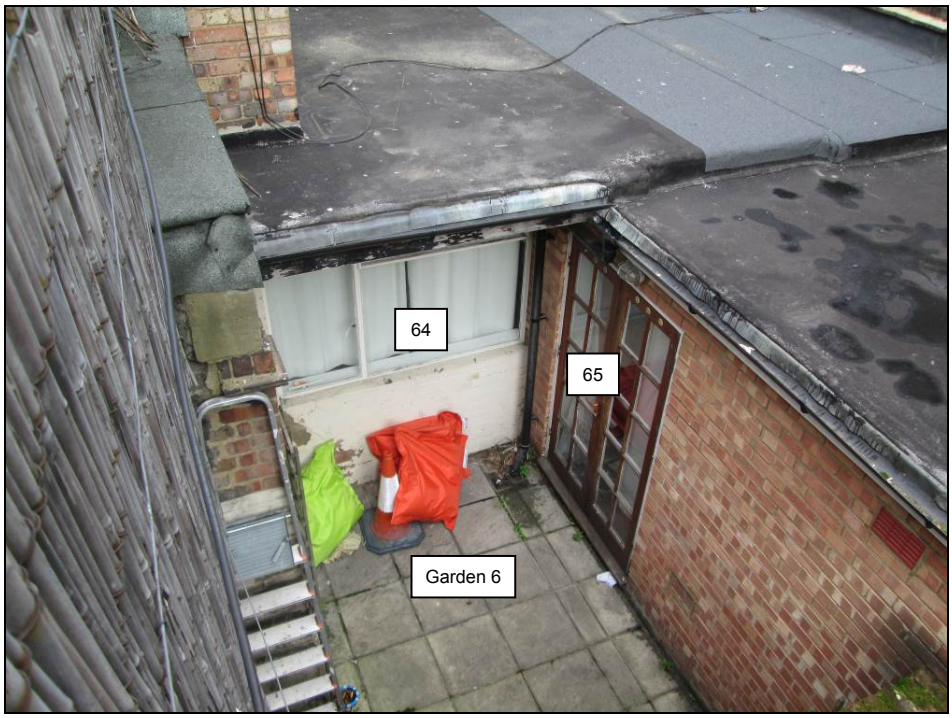
35 to 39 Churchway

67 to 69 Chalton Street

67 to 69 Chalton Street

67 to 69 Chalton Street

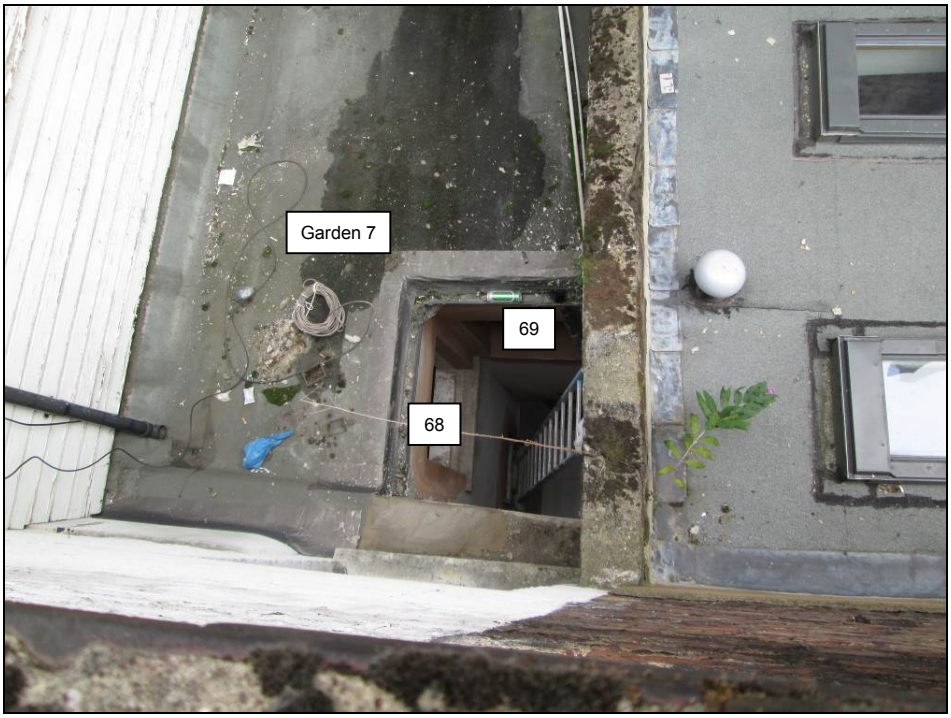
67 to 69 Chalton Street



72 Churchway

72 Churchway

72 Churchway



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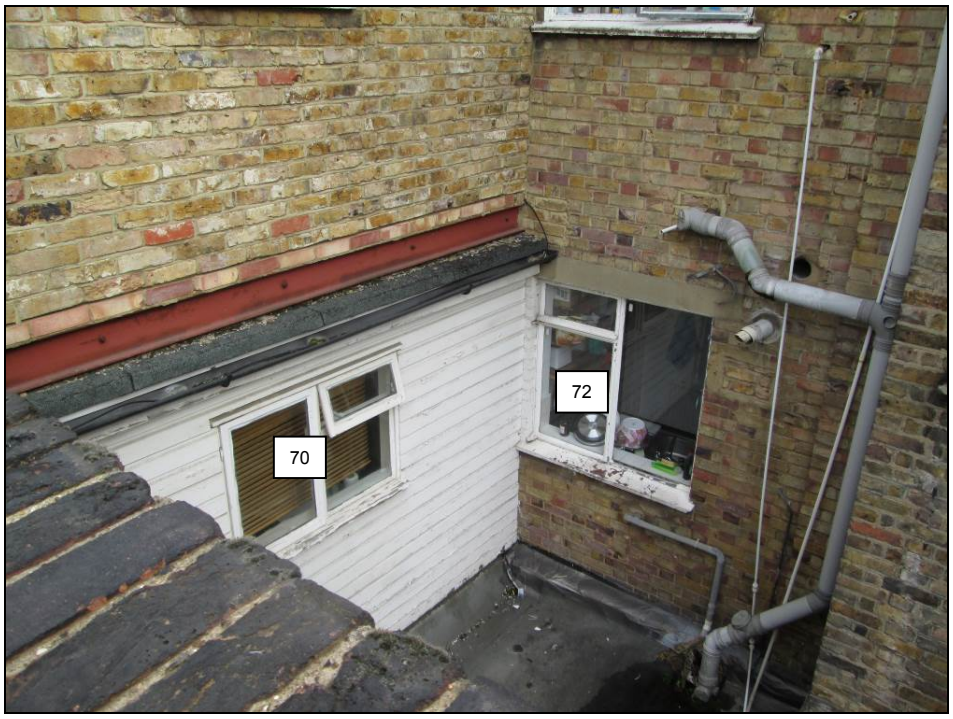

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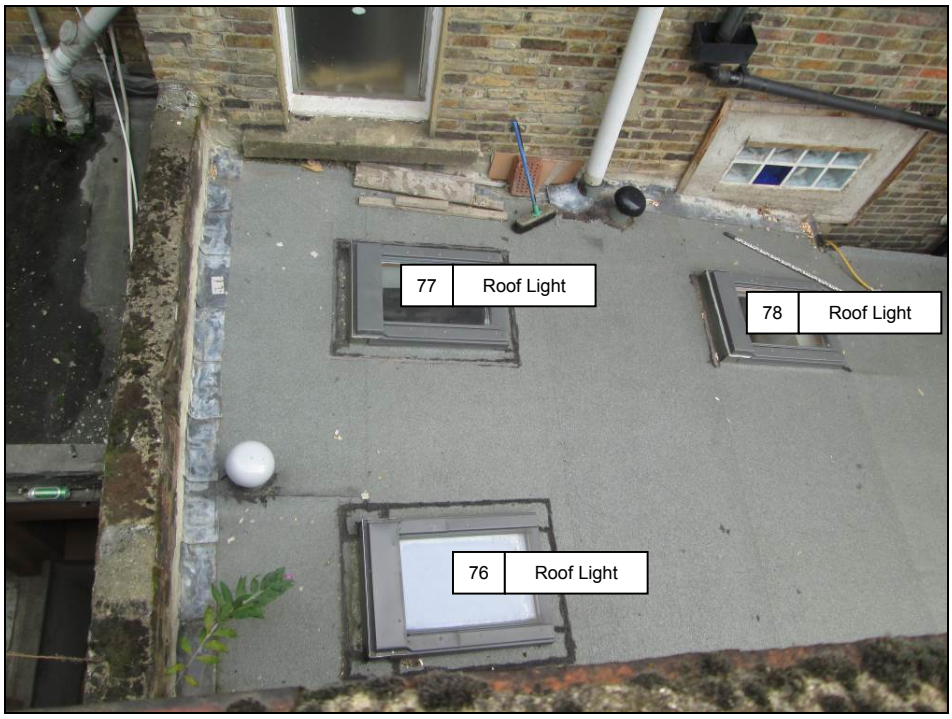

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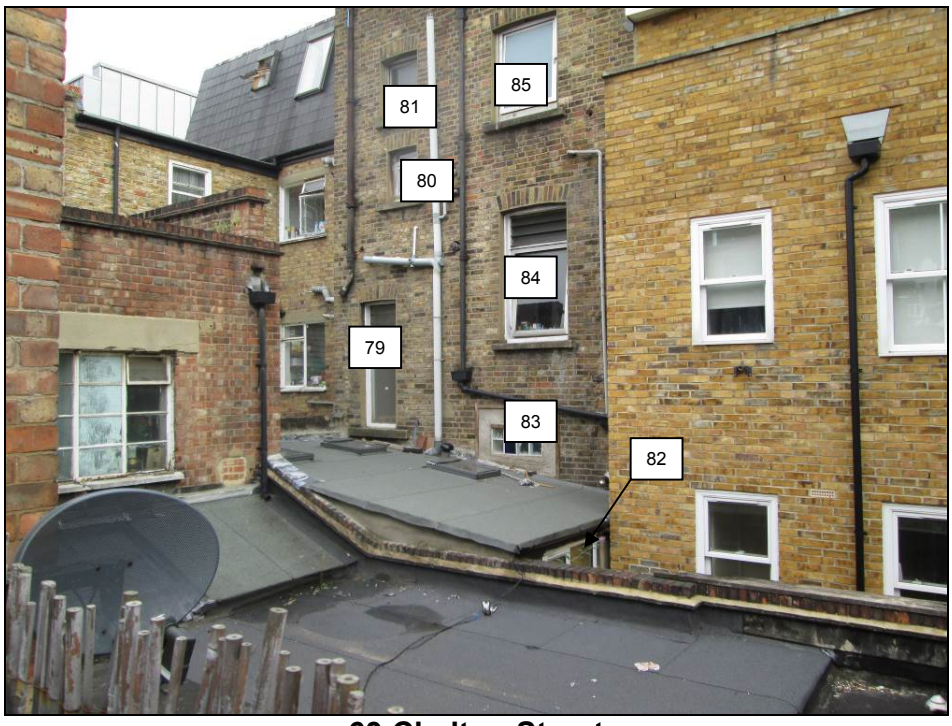

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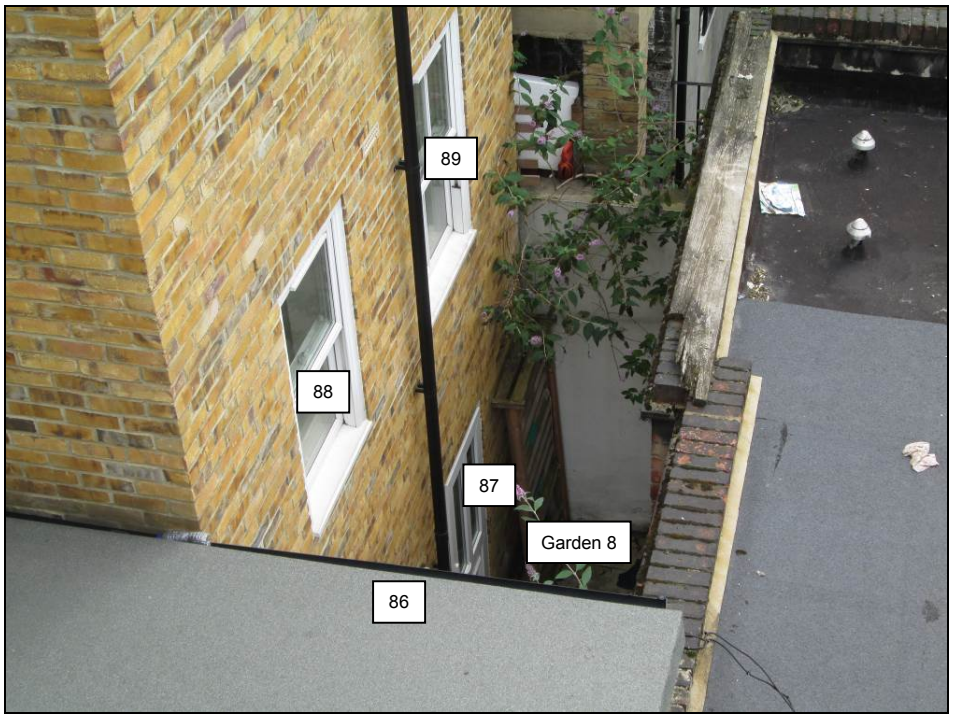

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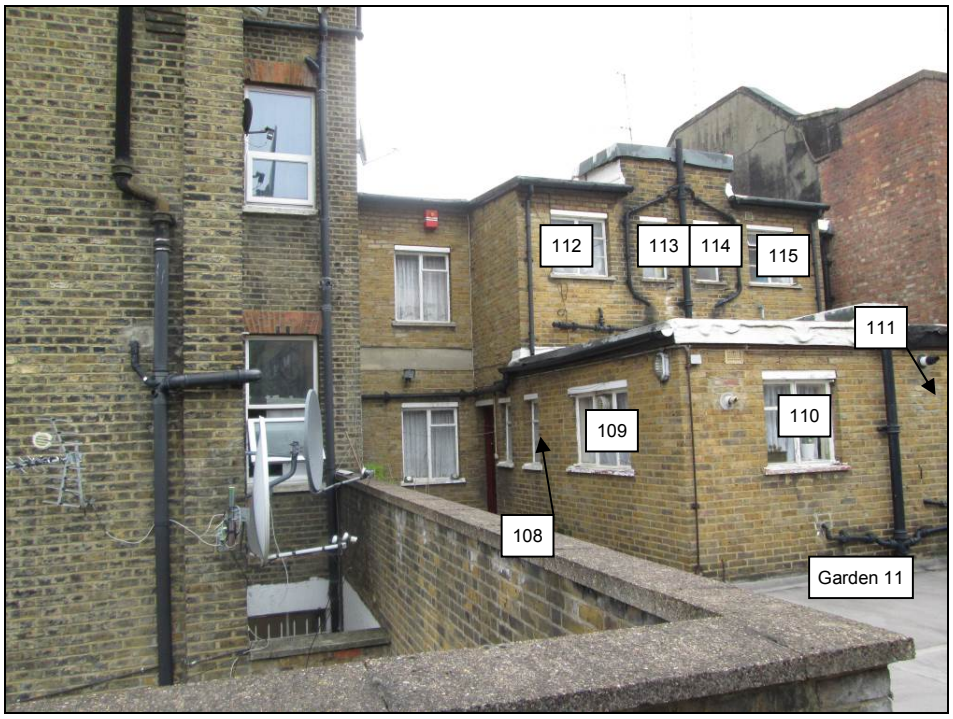

53 to 55 Chalton Street

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
70 Churchway, London NW1 1LT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
60 Churchway					
Window 1	Habitable	22.4%	22.0%	0.4%	0.98
Window 2	Habitable	24.9%	24.5%	0.4%	0.98
Window 3	Habitable	27.1%	26.4%	0.7%	0.97
Window 4	Habitable	27.0%	26.2%	0.8%	0.97
Window 5	Habitable	23.3%	23.0%	0.3%	0.99
62 Churchway					
Window 6	Habitable	73.9%	67.3%	6.6%	0.91
Window 7	Habitable	52.1%	49.0%	3.1%	0.94
Window 8	Bedroom	28.7%	24.3%	4.4%	0.85
Window 9	Bedroom	32.9%	30.3%	2.6%	0.92
64 Churchway					
Window 10	Habitable	38.0%	38.0%	0.0%	1.0
Window 11	Bedroom	28.0%	21.7%	6.3%	0.78
Window 12	Bedroom	32.9%	28.6%	4.3%	0.87
Window 13	Habitable	1.7%	1.4%	0.3%	0.82
Window 14	Habitable	2.1%	1.9%	0.2%	0.9
Window 15	Habitable	2.2%	2.0%	0.2%	0.91
Window 16	Non Habitable	3.7%	2.0%	1.7%	0.54
Window 17	Bedroom	5.0%	3.3%	1.7%	0.66
Window 18	Bedroom	5.8%	4.1%	1.7%	0.71
Window 19	Non Habitable	6.5%	5.1%	1.4%	0.78
Window 20	Habitable	6.6%	5.5%	1.1%	0.83
Window 21	Non Habitable	5.6%	4.9%	0.7%	0.88
Window 22	Non Habitable	6.3%	3.4%	2.9%	0.54
66 Churchway					
Window 23	Habitable	8.4%	7.9%	0.5%	0.94
Window 24	Habitable	14.2%	13.5%	0.7%	0.95
Window 25	Habitable	15.2%	15.0%	0.2%	0.99
Window 26	Habitable	22.2%	21.9%	0.3%	0.99
68 Churchway					

Appendix 2 - Vertical Sky Component
70 Churchway, London NW1 1LT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 27	Non Domestic	8.5%	8.5%	0.0%	1.0
Window 28	Non Domestic	2.7%	2.7%	0.0%	1.0
Window 29	Non Domestic	5.7%	4.5%	1.2%	0.79
Window 30	Non Domestic	9.4%	9.4%	0.0%	1.0
Window 31	Non Domestic	16.7%	16.2%	0.5%	0.97
Window 32	Non Domestic	20.7%	17.3%	3.4%	0.84
Window 33	Non Domestic	25.1%	23.7%	1.4%	0.94
Window 34	Non Domestic	25.6%	18.0%	7.6%	0.7
35 to 39 Churchway					
Window 35	Habitable	23.7%	23.7%	0.0%	1.0
Window 36	Habitable	8.5%	8.3%	0.2%	0.98
Window 37	Habitable	27.0%	27.0%	0.0%	1.0
Window 38	Habitable	14.1%	13.8%	0.3%	0.98
Window 39	Habitable	5.8%	5.2%	0.6%	0.9
Window 40	Habitable	11.8%	10.6%	1.2%	0.9
Window 41	Habitable	24.6%	22.9%	1.7%	0.93
Window 42	Habitable	8.7%	7.4%	1.3%	0.85
Window 43	Habitable	0.1%	0.1%	0.0%	1.0
Window 44	Habitable	12.2%	10.2%	2.0%	0.84
Window 45	Habitable	31.0%	28.7%	2.3%	0.93
Window 46	Habitable	9.8%	7.9%	1.9%	0.81
Window 47	Habitable	31.4%	27.8%	3.6%	0.89
Window 48	Habitable	10.5%	8.7%	1.8%	0.83
Window 49	Habitable	31.5%	27.5%	4.0%	0.87
Window 50	Habitable	0.1%	0.1%	0.0%	1.0
Window 51	Habitable	7.4%	6.1%	1.3%	0.82
Window 52	Habitable	7.4%	7.4%	0.0%	1.0
Window 53	Habitable	13.7%	12.5%	1.2%	0.91
Window 54	Habitable	30.9%	28.0%	2.9%	0.91
67 to 69 Chalton Street					
Window 55	Habitable	7.6%	6.8%	0.8%	0.89

Appendix 2 - Vertical Sky Component
70 Churchway, London NW1 1LT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 56	Habitable	6.8%	6.3%	0.5%	0.93
Window 57	Habitable	21.1%	18.2%	2.9%	0.86
Window 58	Habitable	28.4%	26.1%	2.3%	0.92
Window 59	Habitable	72.4%	72.0%	0.4%	0.99
Window 60	Habitable	15.2%	13.9%	1.3%	0.91
Window 61	Habitable	28.2%	27.8%	0.4%	0.99
Window 62	Habitable	10.9%	10.7%	0.2%	0.98
Window 63	Habitable	21.2%	21.0%	0.2%	0.99
72 Churchway					
Window 64	Bedroom	17.0%	15.0%	2.0%	0.88
Window 65	Bedroom	15.5%	10.8%	4.7%	0.7
Window 66	Bedroom	37.9%	30.5%	7.4%	0.8
Window 67	Bedroom	20.3%	15.5%	4.8%	0.76
65 Chalton Street					
Window 68	Habitable	2.5%	2.5%	0.0%	1.0
Window 69	Habitable	1.1%	1.1%	0.0%	1.0
Window 70	Habitable	14.6%	14.6%	0.0%	1.0
Window 71	Habitable	21.6%	20.5%	1.1%	0.95
Window 72	Habitable	17.2%	14.1%	3.1%	0.82
Window 73	Habitable	25.1%	23.0%	2.1%	0.92
Window 74	Kitchen	49.4%	49.4%	0.0%	1.0
Window 75	Non Habitable	52.1%	52.1%	0.0%	1.0
63 Chalton Street					
Window 76	Habitable	39.2%	39.1%	0.1%	1.0
Window 77	Habitable	40.1%	39.3%	0.8%	0.98
Window 78	Habitable	39.8%	37.0%	2.8%	0.93
Window 82	Habitable	4.7%	4.7%	0.0%	1.0
Window 79	Habitable	26.6%	21.3%	5.3%	0.8
Window 80	Habitable	34.8%	31.9%	2.9%	0.92
Window 81	Habitable	36.8%	35.8%	1.0%	0.97
Window 83	Habitable	23.3%	18.7%	4.6%	0.8

Appendix 2 - Vertical Sky Component
70 Churchway, London NW1 1LT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 84	Habitable	32.0%	27.0%	5.0%	0.84
Window 85	Habitable	36.5%	35.3%	1.2%	0.97
61 Chalton Street					
Window 86	Non Habitable	2.5%	2.5%	0.0%	1.0
Window 87	Bedroom	2.6%	2.6%	0.0%	1.0
Window 88	Non Habitable	15.5%	12.8%	2.7%	0.83
Window 89	Bedroom	14.5%	12.5%	2.0%	0.86
Window 90	Non Habitable	29.5%	22.1%	7.4%	0.75
Window 91	Habitable	29.2%	23.3%	5.9%	0.8
Window 92	Bedroom	32.4%	29.9%	2.5%	0.92
Window 93	Non Habitable	45.6%	45.4%	0.2%	1.0
Window 94	Bedroom	46.2%	46.0%	0.2%	1.0
59 Chalton Street					
Window 95	Non Habitable	26.6%	22.3%	4.3%	0.84
Window 96	Non Habitable	30.3%	27.1%	3.2%	0.89
Window 97	Non Habitable	14.1%	12.9%	1.2%	0.91
Window 98	Non Habitable	19.9%	17.2%	2.7%	0.86
Window 99	Non Habitable	17.0%	14.5%	2.5%	0.85
Window 100	Kitchen	12.4%	12.4%	0.0%	1.0
Window 101	Kitchen	24.0%	23.0%	1.0%	0.96
Window 102	Habitable	24.4%	23.6%	0.8%	0.97
Window 103	Bedroom	28.5%	28.4%	0.1%	1.0
57 Chalton Street					
Window 104	Habitable	0.6%	2.9%	-2.3%	4.83
Window 105	Habitable	4.7%	5.8%	-1.1%	1.23
Window 106	Habitable	29.1%	27.0%	2.1%	0.93
Window 107	Habitable	37.9%	37.9%	0.0%	1.0
53 to 55 Chalton Street					
Window 108	Habitable	11.6%	11.0%	0.6%	0.95
Window 109	Habitable	17.6%	16.1%	1.5%	0.91

Appendix 2 - Vertical Sky Component
70 Churchway, London NW1 1LT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 110	Habitable	29.1%	28.7%	0.4%	0.99
Window 111	Habitable	28.3%	28.1%	0.2%	0.99
Window 112	Habitable	32.4%	32.3%	0.1%	1.0
Window 113	Habitable	32.8%	32.6%	0.2%	0.99
Window 114	Habitable	32.9%	32.7%	0.2%	0.99
Window 115	Habitable	32.8%	32.6%	0.2%	0.99

Appendix 2 - Sunlight to Windows
70 Churchway, London NW1 1LT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
62 Churchway									
Window 6	Habitable	29%	28%	1%	0.97	1%	1%	0%	1.0
Window 7	Habitable	6%	6%	0%	1.0	0%	0%	0%	1.0
66 Churchway									
Window 23	Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 24	Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 25	Habitable	3%	3%	0%	1.0	0%	0%	0%	1.0
Window 26	Habitable	14%	14%	0%	1.0	0%	0%	0%	1.0
68 Churchway									
Window 27	Non Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 28	Non Domestic	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 29	Non Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 31	Non Domestic	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 32	Non Domestic	14%	14%	0%	1.0	0%	0%	0%	1.0
Window 33	Non Domestic	28%	28%	0%	1.0	1%	1%	0%	1.0
Window 34	Non Domestic	32%	32%	0%	1.0	2%	2%	0%	1.0
35 to 39 Churchway									
Window 35	Habitable	51%	51%	0%	1.0	22%	22%	0%	1.0
Window 36	Habitable	18%	18%	0%	1.0	9%	9%	0%	1.0
Window 37	Habitable	51%	51%	0%	1.0	22%	22%	0%	1.0
Window 38	Habitable	19%	19%	0%	1.0	10%	10%	0%	1.0
Window 43	Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 50	Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
67 to 69 Chalton Street									
Window 55	Habitable	13%	10%	3%	0.77	3%	3%	0%	1.0
Window 56	Habitable	13%	12%	1%	0.92	3%	3%	0%	1.0
Window 57	Habitable	37%	32%	5%	0.86	8%	5%	3%	0.63
Window 58	Habitable	44%	40%	4%	0.91	14%	10%	4%	0.71
Window 59	Habitable	77%	76%	1%	0.99	22%	21%	1%	0.95
Window 60	Habitable	26%	23%	3%	0.88	10%	7%	3%	0.7

Appendix 2 - Sunlight to Windows
70 Churchway, London NW1 1LT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 61	Habitable	43%	43%	0%	1.0	13%	13%	0%	1.0
Window 62	Habitable	24%	22%	2%	0.92	9%	7%	2%	0.78
Window 63	Habitable	31%	31%	0%	1.0	12%	12%	0%	1.0
72 Churchway									
Window 64	Bedroom	27%	19%	8%	0.7	1%	1%	0%	1.0
Window 65	Bedroom	41%	29%	12%	0.71	5%	4%	1%	0.8
Window 66	Bedroom	29%	12%	17%	0.41	1%	1%	0%	1.0
Window 67	Bedroom	30%	11%	19%	0.37	1%	0%	1%	0.01
65 Chalton Street									
Window 68	Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 69	Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 70	Habitable	28%	28%	0%	1.0	1%	1%	0%	1.0
Window 71	Habitable	44%	39%	5%	0.89	14%	9%	5%	0.64
Window 72	Habitable	38%	33%	5%	0.87	10%	5%	5%	0.5
Window 73	Habitable	52%	49%	3%	0.94	17%	14%	3%	0.82
Window 74	Kitchen	75%	75%	0%	1.0	27%	27%	0%	1.0
Window 75	Non Habitable	87%	87%	0%	1.0	29%	29%	0%	1.0
63 Chalton Street									
Window 82	Habitable	2%	2%	0%	1.0	0%	0%	0%	1.0
Window 79	Habitable	57%	48%	9%	0.84	17%	8%	9%	0.47
Window 80	Habitable	79%	77%	2%	0.97	27%	25%	2%	0.93
Window 81	Habitable	83%	83%	0%	1.0	29%	29%	0%	1.0
Window 83	Habitable	50%	42%	8%	0.84	13%	5%	8%	0.38
Window 84	Habitable	73%	63%	10%	0.86	24%	14%	10%	0.58
Window 85	Habitable	79%	79%	0%	1.0	27%	27%	0%	1.0
61 Chalton Street									
Window 86	Non Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 87	Bedroom	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 88	Non Habitable	40%	33%	7%	0.83	0%	0%	0%	1.0
Window 89	Bedroom	37%	32%	5%	0.86	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows
70 Churchway, London NW1 1LT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 90	Non Habitable	65%	53%	12%	0.82	18%	6%	12%	0.33
Window 91	Habitable	64%	56%	8%	0.88	19%	11%	8%	0.58
Window 92	Bedroom	70%	65%	5%	0.93	26%	21%	5%	0.81
Window 93	Non Habitable	74%	74%	0%	1.0	27%	27%	0%	1.0
Window 94	Bedroom	79%	79%	0%	1.0	27%	27%	0%	1.0
59 Chalton Street									
Window 95	Non Habitable	59%	50%	9%	0.85	18%	12%	6%	0.67
Window 96	Non Habitable	65%	61%	4%	0.94	24%	20%	4%	0.83
Window 97	Non Habitable	27%	23%	4%	0.85	4%	5%	-1%	1.25
Window 98	Non Habitable	43%	37%	6%	0.86	9%	8%	1%	0.89
Window 99	Non Habitable	39%	30%	9%	0.77	10%	6%	4%	0.6
Window 100	Kitchen	20%	20%	0%	1.0	8%	8%	0%	1.0
Window 101	Kitchen	50%	48%	2%	0.96	20%	18%	2%	0.9
Window 102	Habitable	44%	43%	1%	0.98	18%	17%	1%	0.94
Window 103	Bedroom	55%	55%	0%	1.0	20%	20%	0%	1.0
57 Chalton Street									
Window 104	Habitable	0%	6%	-6%	60.0	0%	0%	0%	1.0
Window 105	Habitable	6%	11%	-5%	1.83	0%	0%	0%	1.0
Window 106	Habitable	73%	67%	6%	0.92	18%	15%	3%	0.83
Window 107	Habitable	85%	85%	0%	1.0	29%	29%	0%	1.0
53 to 55 Chalton Street									
Window 110	Habitable	70%	68%	2%	0.97	16%	15%	1%	0.94
Window 111	Habitable	69%	68%	1%	0.99	16%	15%	1%	0.94
Window 112	Habitable	72%	72%	0%	1.0	23%	23%	0%	1.0
Window 113	Habitable	73%	73%	0%	1.0	23%	23%	0%	1.0
Window 114	Habitable	74%	74%	0%	1.0	23%	23%	0%	1.0
Window 115	Habitable	77%	76%	1%	0.99	24%	23%	1%	0.96

Appendix 2 - Overshadowing to Gardens and Open Spaces
70 Churchway, London NW1 1LT

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March							Result
		Before		After		Loss		Ratio	
60 Churchway									
Garden 1	22.28 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0	Pass
62 Churchway									
Garden 2	15.15 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0	Pass
64 Churchway									
Garden 3	10.88 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0	Pass
66 Churchway									
Garden 4	8.67 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0	Pass
68 Churchway									
Garden 5	14.26 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0	Pass
72 Churchway									
Garden 6	11.09 m2	0.0 m2	0%	2.78 m2	25%	-2.78 m2	-25%	∞	Pass
65 Chalton Street									
Garden 7	6.16 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0	Pass
61 Chalton Street									
Garden 8	5.44 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0	Pass
59 Chalton Street									
Garden 9	26.01 m2	1.66 m2	6%	7.77 m2	30%	-6.11 m2	-24%	5.0	Pass
57 Chalton Street									
Garden 10	18.78 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0	Pass
53 to 55 Chalton Street									
Garden 11	60.7 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0	Pass