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Daylight and Sunlight Study

Land off Middlefield, London NW8 6NE

18 March 2016



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DAYLIGHT AND SUNLIGHT STUDY
Land off Middlefield, London NW8 6NE

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Mike Ofori to undertake a daylight and sunlight study of the proposed development at the land off Middlefield, London NW8 6NE.
- 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 1 & 2 St Johns Wood Park, 1 to 17 Middlefield, Boydell Court, 4 to 7 Court Close and the land adjacent to 1 St Johns Wood Park. 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 results confirm that the proposed development does not fully comply with the BRE numerical guidelines. Whilst some windows and gardens do not meet the recommendations, the results are not unusual in the context of an urban location. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. The local authority should therefore balance daylight and sunlight considerations against all other material planning considerations when deciding whether to grant planning permission.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

Shaun Knight Architecture

001	Location Plan	Rev –
002	Site Plan	Rev –
003	Elevations and Ground Floor	Rev –
003	Proposed Elevations and Ground Floor	Rev B
004	Proposed Basement, First, Second and Roof Plans	Rev B
005	Proposed Long and Cross Sections	Rev B
050	Existing Garage	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 do and do not 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 21 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 sunlight on 21 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 plans 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 isolated windows at 15 Middlefield and 4 & 6 Court Close. However, the windows fall only slightly short of the recommended VSC target (Before/after ratios of 0.74 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 has an acceptable impact on the daylight receivable by its neighbouring properties.

4.4 Sunlight to Windows

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

4.5 Overshadowing to Gardens and Open Spaces

4.5.1 The sunlight availability to gardens at Boydell Court and 4 to 7 Court Close will be reduced to less than 0.8 times their former value after the proposed development. However, the BRE recommendations are intended to be applied flexibly and take into account the site constraints. In particular, paragraph 1.6 of the BRE guide states “a higher degree of obstruction may be unavoidable if new developments are to match the heights and proportions of existing buildings”. We note that the proposed development is seeking to match the height and proportions of the existing properties

at 1 to 13 Middlefield. We are of the opinion that it is impractical to avoid transgression of the BRE recommendations in this instance.

4.6 Conclusion

4.6.1 The results confirm that the proposed development does not fully comply with the BRE numerical guidelines. Whilst some windows and gardens do not meet the recommendations, the results are not unusual in the context of an urban location. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. The local authority should therefore balance daylight and sunlight considerations against all other material planning considerations when deciding whether to grant planning permission.

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

Neighbouring Gardens and Amenity Areas



Project Name	Land off Middlefield, London N18 6NE
Drawing Title	Appendix 1 - Neighbouring Windows
Scale	As not scale
Drawing No.	1 of 4
Rev.	-
Drawn By	
Checked By	
Drawn Date	
Checked Date	



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Window & Garden Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties
- Neighbouring Gardens and Amenity Areas
- (G1)

Project Name: **Land off Middlefield, London N18 6NE**

Drawing Title: **Appendix 1 - Neighbouring Windows**

Scale: **Do not scale**

Sheet: **2 of 4**

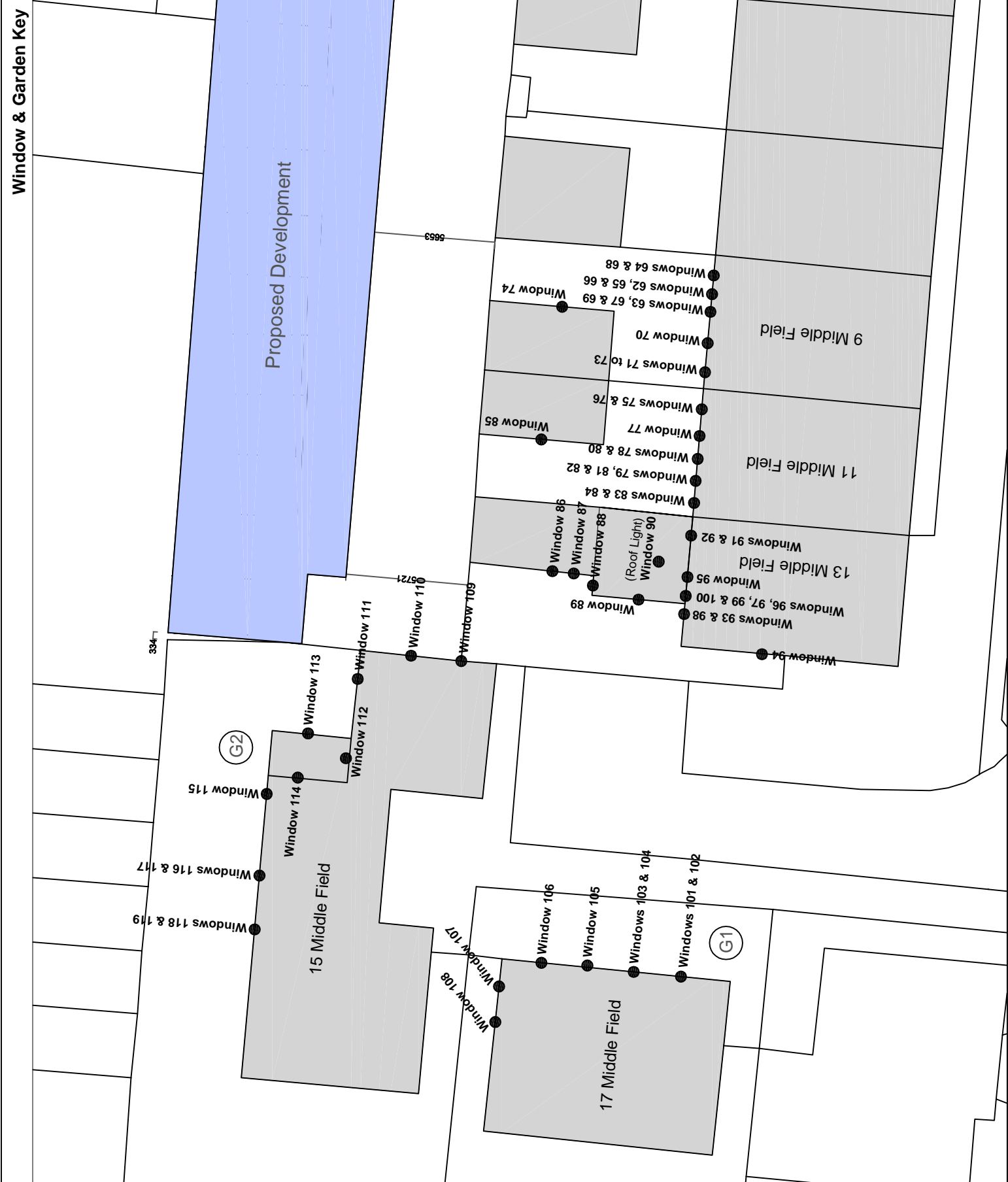
Rev: **-**

Rev	Date	Details of revision

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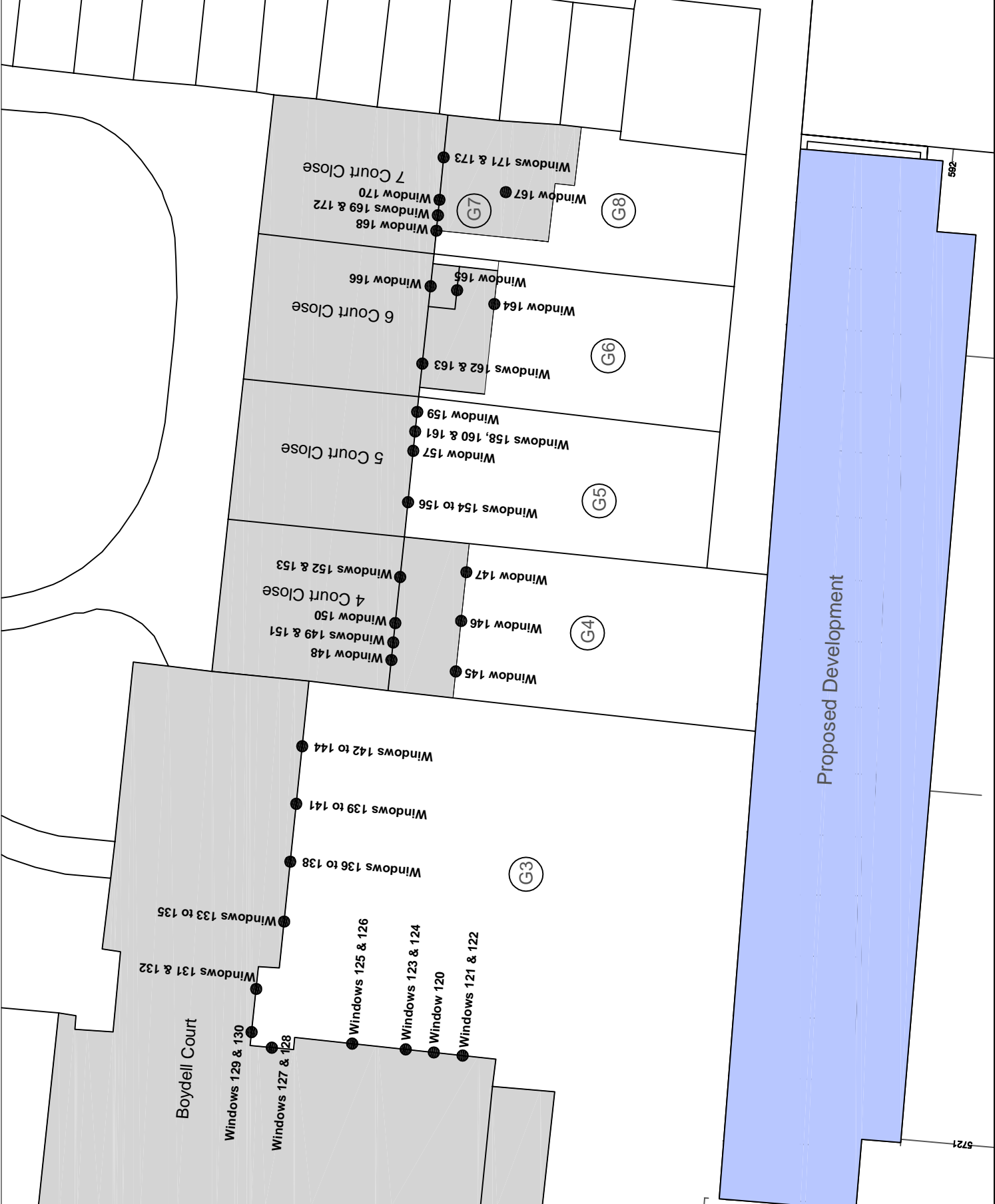
enquiries@right-of-light.co.uk
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Window & Garden Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties
- Neighbouring Gardens and Amenity Areas
- (G1)



Project Name: **Lane off Middlefield, London N18 6NE**

Drawing Title: **Appendix 1 - Neighbouring Windows**

Scale: **Do not scale**

Sheet: **3 of 4**

Rev: -

Drawn: [] Date: []

Checked: [] Date: []

Approved: [] Date: []

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Proposed Development

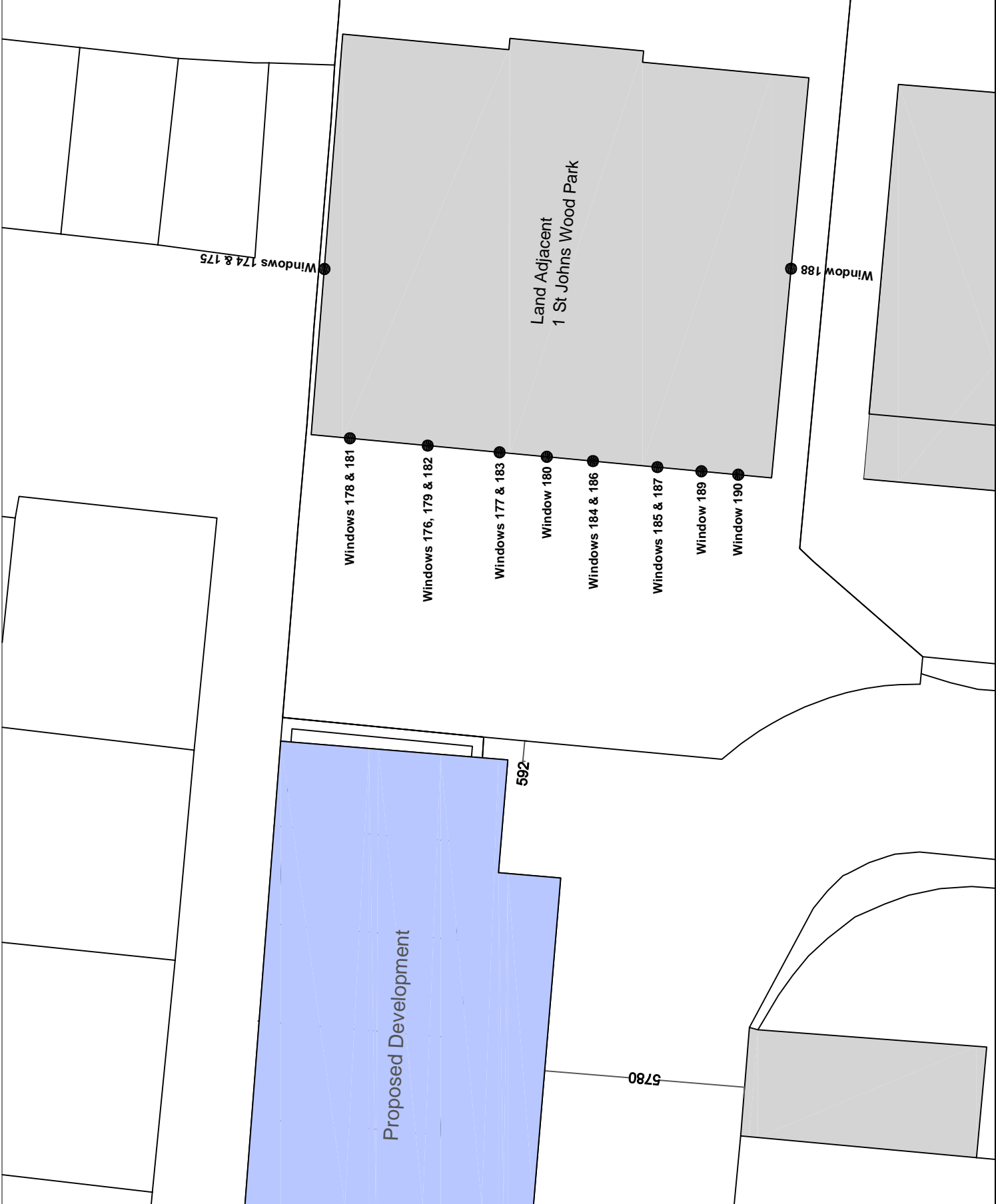
5721

562

Window & Garden Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties
- Neighbouring Gardens and Amenity Areas
- (G1)



Project Name: **Land off Middlefield, London N18 6NE**

Drawing Title: **Appendix 1 - Neighbouring Windows**

Scale: **Do not scale**

Drawings: **4 of 4**

Rev	Date	Description of revision

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Neighbouring Windows



1 St Johns Wood Park



2 St Johns Wood Park



1 Middle Field



1 Middle Field



3 Middle Field



3 Middle Field



5 Middle Field



7 Middle Field



7 Middle Field



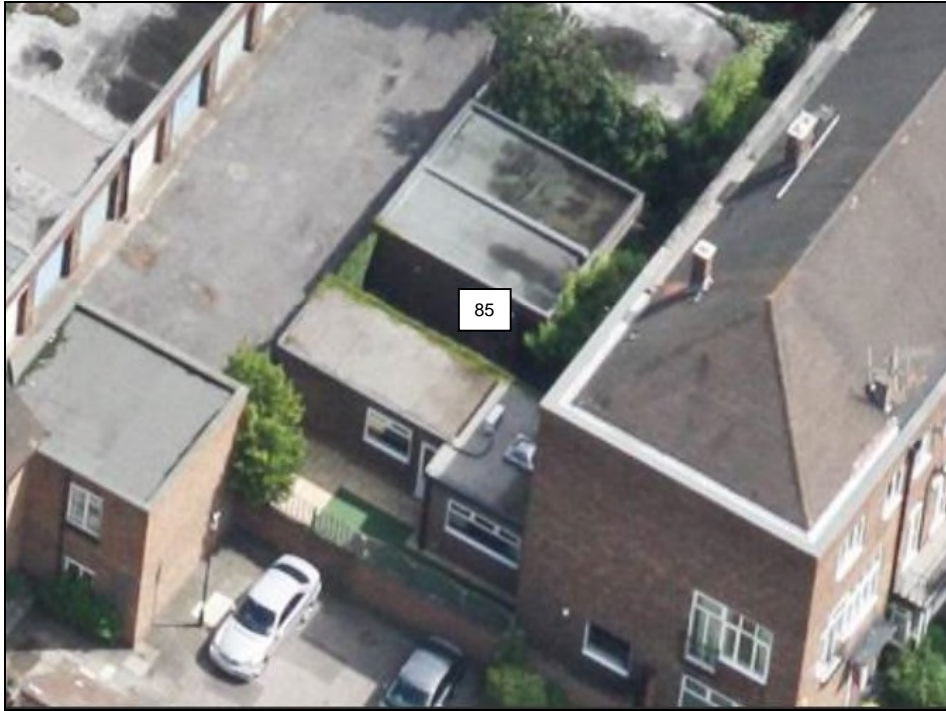
9 Middle Field



9 Middle Field



11 Middle Field



11 Middle Field



13 Middle Field



13 Middle Field



17 Middle Field



15 Middle Field



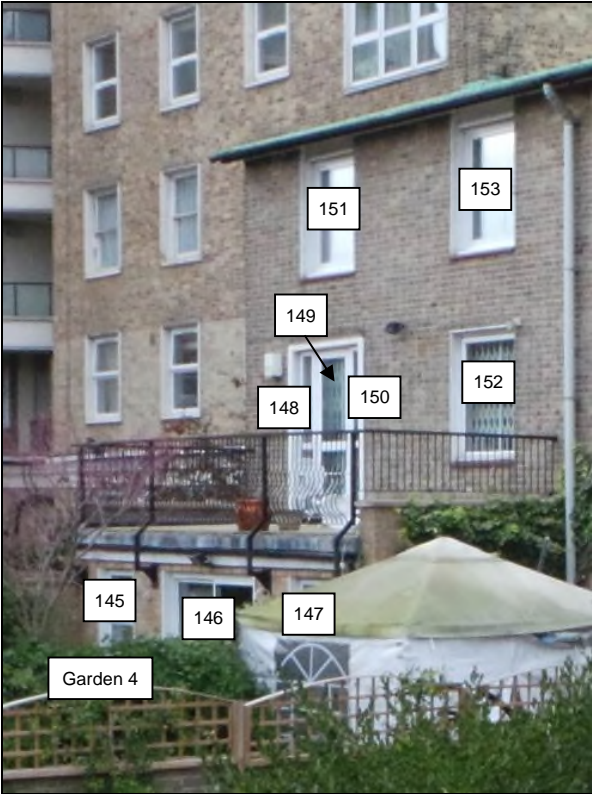
15 Middle Field



Boydell Court



Boydell Court



4 Court Close



5 Court Close



5 Court Close



6 Court Close



7 Court Close

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
Land off Middlefield, London NW8 6NE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 St Johns Wood Park</u>					
Window 1	Unknown	28.7%	28.2%	0.5%	0.98
Window 2	Unknown	27.3%	26.8%	0.5%	0.98
Window 3	Unknown	32.5%	32.0%	0.5%	0.98
Window 4	Unknown	32.0%	31.5%	0.5%	0.98
Window 5	Unknown	12.3%	12.1%	0.2%	0.98
Window 6	Unknown	98.7%	98.7%	0.0%	1.0
Window 7	Unknown	98.6%	98.6%	0.0%	1.0
Window 8	Unknown	32.0%	31.6%	0.4%	0.99
Window 9	Unknown	31.8%	31.3%	0.5%	0.98
Window 10	Unknown	31.1%	30.7%	0.4%	0.99
<u>2 St Johns Wood Park</u>					
Window 11	Unknown	15.7%	15.3%	0.4%	0.97
Window 12	Unknown	25.4%	25.0%	0.4%	0.98
Window 13	Unknown	27.2%	27.1%	0.1%	1.0
Window 14	Unknown	31.0%	30.7%	0.3%	0.99
<u>1 Middlefield</u>					
Window 15	Unknown	29.3%	29.3%	0.0%	1.0
Window 16	Unknown	30.8%	28.0%	2.8%	0.91
Window 17	Unknown	30.6%	27.8%	2.8%	0.91
Window 18	Unknown	30.4%	27.7%	2.7%	0.91
Window 19	Unknown	33.3%	31.3%	2.0%	0.94
Window 20	Unknown	33.0%	30.6%	2.4%	0.93
Window 21	Unknown	33.8%	32.0%	1.8%	0.95
Window 22	Unknown	33.3%	31.0%	2.3%	0.93
Window 23	Unknown	35.4%	34.5%	0.9%	0.97
Window 24	Unknown	35.2%	34.3%	0.9%	0.97
Window 25	Unknown	30.9%	27.8%	3.1%	0.9
Window 26	Unknown	29.5%	26.9%	2.6%	0.91
Window 27	Unknown	33.5%	31.1%	2.4%	0.93
Window 28	Unknown	35.1%	34.0%	1.1%	0.97
Window 29	Unknown	29.5%	28.9%	0.6%	0.98

Appendix 2 - Vertical Sky Component
Land off Middlefield, London NW8 6NE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>3 Middlefield</u>					
Window 30	Unknown	28.4%	24.9%	3.5%	0.88
Window 31	Unknown	32.8%	29.6%	3.2%	0.9
Window 32	Unknown	32.8%	29.5%	3.3%	0.9
Window 33	Unknown	32.7%	29.3%	3.4%	0.9
Window 34	Unknown	33.5%	30.9%	2.6%	0.92
Window 35	Unknown	34.8%	33.5%	1.3%	0.96
Window 36	Unknown	34.6%	33.2%	1.4%	0.96
Window 37	Unknown	31.0%	26.6%	4.4%	0.86
Window 38	Unknown	33.1%	30.1%	3.0%	0.91
Window 39	Unknown	34.4%	33.0%	1.4%	0.96
Window 40	Unknown	26.8%	24.8%	2.0%	0.93
<u>5 Middlefield</u>					
Window 41	Unknown	32.8%	29.7%	3.1%	0.91
Window 42	Unknown	34.2%	32.8%	1.4%	0.96
Window 43	Unknown	30.1%	25.9%	4.2%	0.86
Window 44	Unknown	28.0%	24.8%	3.2%	0.89
Window 45	Unknown	28.2%	24.8%	3.4%	0.88
Window 46	Unknown	28.4%	24.7%	3.7%	0.87
Window 47	Unknown	32.3%	28.8%	3.5%	0.89
Window 48	Unknown	34.0%	32.5%	1.5%	0.96
Window 49	Unknown	33.8%	32.3%	1.5%	0.96
Window 50	Unknown	22.7%	21.9%	0.8%	0.96
<u>7 Middlefield</u>					
Window 51	Unknown	29.7%	25.4%	4.3%	0.86
Window 52	Unknown	32.2%	29.0%	3.2%	0.9
Window 53	Unknown	33.6%	32.2%	1.4%	0.96
Window 54	Unknown	29.9%	25.6%	4.3%	0.86
Window 55	Unknown	33.4%	32.1%	1.3%	0.96
Window 56	Unknown	28.1%	24.6%	3.5%	0.88
Window 57	Unknown	27.8%	24.6%	3.2%	0.88

Appendix 2 - Vertical Sky Component
Land off Middlefield, London NW8 6NE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 58	Unknown	27.6%	24.6%	3.0%	0.89
Window 59	Unknown	31.8%	28.5%	3.3%	0.9
Window 60	Unknown	33.3%	32.0%	1.3%	0.96
Window 61	Unknown	25.8%	22.7%	3.1%	0.88
<u>9 Middlefield</u>					
Window 62	Unknown	27.4%	24.5%	2.9%	0.89
Window 63	Unknown	29.1%	25.4%	3.7%	0.87
Window 64	Unknown	31.4%	28.1%	3.3%	0.89
Window 65	Unknown	31.4%	28.1%	3.3%	0.89
Window 66	Unknown	32.0%	29.5%	2.5%	0.92
Window 67	Unknown	31.3%	28.2%	3.1%	0.9
Window 68	Unknown	33.2%	31.9%	1.3%	0.96
Window 69	Unknown	33.1%	31.8%	1.3%	0.96
Window 70	Unknown	29.4%	25.9%	3.5%	0.88
Window 71	Unknown	28.9%	25.6%	3.3%	0.89
Window 72	Unknown	31.7%	29.2%	2.5%	0.92
Window 73	Unknown	33.0%	31.8%	1.2%	0.96
Window 74	Unknown	24.0%	21.4%	2.6%	0.89
<u>11 Middlefield</u>					
Window 75	Unknown	31.6%	29.4%	2.2%	0.93
Window 76	Unknown	33.0%	32.0%	1.0%	0.97
Window 77	Unknown	28.6%	25.8%	2.8%	0.9
Window 78	Unknown	33.0%	32.1%	0.9%	0.97
Window 79	Unknown	22.4%	21.0%	1.4%	0.94
Window 80	Unknown	31.1%	28.9%	2.2%	0.93
Window 81	Unknown	31.0%	28.9%	2.1%	0.93
Window 82	Unknown	31.8%	30.2%	1.6%	0.95
Window 83	Unknown	31.0%	29.0%	2.0%	0.94
Window 84	Unknown	33.0%	32.3%	0.7%	0.98
Window 85	Unknown	23.3%	22.7%	0.6%	0.97

Appendix 2 - Vertical Sky Component
Land off Middlefield, London NW8 6NE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>13 Middlefield</u>					
Window 86	Unknown	27.4%	27.4%	0.0%	1.0
Window 87	Unknown	20.7%	20.7%	0.0%	1.0
Window 88	Unknown	17.0%	17.0%	0.0%	1.0
Window 89	Unknown	27.6%	27.6%	0.0%	1.0
Window 90	Unknown	54.6%	54.1%	0.5%	0.99
Window 91	Unknown	31.6%	30.1%	1.5%	0.95
Window 92	Unknown	33.2%	32.5%	0.7%	0.98
Window 93	Unknown	16.1%	16.1%	0.0%	1.0
Window 94	Unknown	30.7%	30.7%	0.0%	1.0
Window 95	Unknown	30.8%	29.2%	1.6%	0.95
Window 96	Unknown	30.8%	29.2%	1.6%	0.95
Window 97	Unknown	30.6%	29.1%	1.5%	0.95
Window 98	Unknown	31.9%	30.7%	1.2%	0.96
Window 99	Unknown	33.3%	32.7%	0.6%	0.98
Window 100	Unknown	33.4%	32.8%	0.6%	0.98
<u>17 Middlefield</u>					
Window 101	Unknown	27.8%	27.1%	0.7%	0.97
Window 102	Unknown	31.3%	30.3%	1.0%	0.97
Window 103	Unknown	18.4%	18.0%	0.4%	0.98
Window 104	Unknown	31.6%	30.5%	1.1%	0.97
Window 105	Unknown	31.5%	30.4%	1.1%	0.97
Window 106	Unknown	31.3%	30.3%	1.0%	0.97
Window 107	Unknown	7.5%	7.5%	0.0%	1.0
Window 108	Unknown	20.5%	20.2%	0.3%	0.99
<u>15 Middlefield</u>					
Window 109	Unknown	31.8%	27.4%	4.4%	0.86
Window 110	Unknown	32.1%	25.8%	6.3%	0.8
Window 111	Unknown	17.0%	13.6%	3.4%	0.8
Window 112	Unknown	16.4%	13.6%	2.8%	0.83
Window 113	Unknown	16.8%	12.7%	4.1%	0.76
Window 114	Unknown	26.7%	21.1%	5.6%	0.79

Appendix 2 - Vertical Sky Component
Land off Middlefield, London NW8 6NE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 115	Unknown	18.2%	17.5%	0.7%	0.96
Window 116	Unknown	19.4%	19.0%	0.4%	0.98
Window 117	Unknown	28.8%	28.5%	0.3%	0.99
Window 118	Unknown	20.5%	20.3%	0.2%	0.99
Window 119	Unknown	29.7%	29.5%	0.2%	0.99
<u>Boydell Court</u>					
Window 120	Unknown	25.6%	22.5%	3.1%	0.88
Window 121	Unknown	27.9%	26.3%	1.6%	0.94
Window 122	Unknown	29.3%	28.7%	0.6%	0.98
Window 123	Unknown	25.4%	24.2%	1.2%	0.95
Window 124	Unknown	26.6%	26.2%	0.4%	0.98
Window 125	Unknown	22.4%	21.5%	0.9%	0.96
Window 126	Unknown	23.5%	23.2%	0.3%	0.99
Window 127	Unknown	10.8%	10.3%	0.5%	0.95
Window 128	Unknown	11.6%	11.4%	0.2%	0.98
Window 129	Unknown	11.1%	10.1%	1.0%	0.91
Window 130	Unknown	11.7%	11.4%	0.3%	0.97
Window 131	Unknown	20.0%	18.7%	1.3%	0.94
Window 132	Unknown	20.7%	20.4%	0.3%	0.99
Window 133	Unknown	24.6%	21.2%	3.4%	0.86
Window 134	Unknown	26.3%	24.5%	1.8%	0.93
Window 135	Unknown	27.3%	26.8%	0.5%	0.98
Window 136	Unknown	27.1%	23.3%	3.8%	0.86
Window 137	Unknown	29.2%	27.3%	1.9%	0.93
Window 138	Unknown	30.7%	30.1%	0.6%	0.98
Window 139	Unknown	27.8%	24.0%	3.8%	0.86
Window 140	Unknown	30.7%	28.7%	2.0%	0.93
Window 141	Unknown	32.9%	32.3%	0.6%	0.98
Window 142	Unknown	22.0%	19.0%	3.0%	0.86
Window 143	Unknown	25.4%	23.7%	1.7%	0.93
Window 144	Unknown	31.6%	31.1%	0.5%	0.98

Appendix 2 - Vertical Sky Component
Land off Middlefield, London NW8 6NE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>4 Court Close</u>					
Window 145	Unknown	27.2%	21.5%	5.7%	0.79
Window 146	Unknown	31.7%	24.2%	7.5%	0.76
Window 147	Unknown	32.3%	24.6%	7.7%	0.76
Window 148	Unknown	35.1%	30.9%	4.2%	0.88
Window 149	Unknown	35.1%	30.9%	4.2%	0.88
Window 150	Unknown	35.2%	31.0%	4.2%	0.88
Window 151	Unknown	35.1%	33.3%	1.8%	0.95
Window 152	Unknown	35.5%	31.6%	3.9%	0.89
Window 153	Unknown	35.4%	33.5%	1.9%	0.95
<u>5 Court Close</u>					
Window 154	Unknown	27.3%	24.1%	3.2%	0.88
Window 155	Unknown	35.7%	31.6%	4.1%	0.89
Window 156	Unknown	35.7%	31.7%	4.0%	0.89
Window 157	Unknown	35.7%	31.7%	4.0%	0.89
Window 158	Unknown	35.6%	33.7%	1.9%	0.95
Window 159	Unknown	29.2%	24.0%	5.2%	0.82
Window 160	Unknown	35.6%	31.7%	3.9%	0.89
Window 161	Unknown	35.7%	33.9%	1.8%	0.95
<u>6 Court Close</u>					
Window 162	Unknown	30.2%	26.2%	4.0%	0.87
Window 163	Unknown	35.8%	34.1%	1.7%	0.95
Window 164	Unknown	33.5%	24.8%	8.7%	0.74
Window 165	Unknown	36.3%	32.2%	4.1%	0.89
Window 166	Unknown	35.9%	34.4%	1.5%	0.96
<u>7 Court Close</u>					
Window 167	Unknown	31.3%	26.1%	5.2%	0.83
Window 168	Unknown	32.4%	30.0%	2.4%	0.93
Window 169	Unknown	33.9%	31.4%	2.5%	0.93
Window 170	Unknown	34.8%	32.3%	2.5%	0.93
Window 171	Unknown	36.1%	34.1%	2.0%	0.94
Window 172	Unknown	36.0%	34.8%	1.2%	0.97

Appendix 2 - Vertical Sky Component
Land off Middlefield, London NW8 6NE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 173	Unknown	36.1%	35.2%	0.9%	0.98
<u>Land Adjacent 1 St Johns Wood Park</u>					
Window 174	Unknown	36.5%	36.5%	0.0%	1.0
Window 175	Unknown	36.9%	36.9%	0.0%	1.0
Window 176	Unknown	33.9%	32.4%	1.5%	0.96
Window 177	Unknown	34.1%	33.0%	1.1%	0.97
Window 178	Unknown	28.3%	23.1%	5.2%	0.82
Window 179	Unknown	28.8%	23.7%	5.1%	0.82
Window 180	Unknown	29.6%	26.5%	3.1%	0.9
Window 181	Unknown	32.1%	28.5%	3.6%	0.89
Window 182	Unknown	32.2%	28.8%	3.4%	0.89
Window 183	Unknown	32.4%	29.9%	2.5%	0.92
Window 184	Unknown	32.5%	30.7%	1.8%	0.94
Window 185	Unknown	32.6%	31.3%	1.3%	0.96
Window 186	Unknown	34.2%	33.4%	0.8%	0.98
Window 187	Unknown	34.3%	33.7%	0.6%	0.98
Window 188	Unknown	33.9%	33.9%	0.0%	1.0
Window 189	Unknown	30.1%	28.0%	2.1%	0.93
Window 190	Unknown	32.6%	31.7%	0.9%	0.97

Appendix 2 - Sunlight to Windows
Land off Middlefield, London NW8 6NE

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>1 St Johns Wood Park</u>									
Window 6	Unknown	99%	99%	0%	1.0	29%	29%	0%	1.0
Window 7	Unknown	99%	99%	0%	1.0	29%	29%	0%	1.0
<u>2 St Johns Wood Park</u>									
Window 13	Unknown	45%	45%	0%	1.0	14%	14%	0%	1.0
<u>1 Middlefield</u>									
Window 15	Unknown	43%	43%	0%	1.0	12%	12%	0%	1.0
Window 29	Unknown	35%	35%	0%	1.0	6%	6%	0%	1.0
<u>3 Middlefield</u>									
Window 40	Unknown	28%	28%	0%	1.0	0%	0%	0%	1.0
<u>7 Middlefield</u>									
Window 61	Unknown	26%	26%	0%	1.0	0%	0%	0%	1.0
<u>9 Middlefield</u>									
Window 74	Unknown	23%	23%	0%	1.0	0%	0%	0%	1.0
<u>13 Middlefield</u>									
Window 90	Unknown	17%	16%	1%	0.94	0%	0%	0%	1.0
<u>17 Middlefield</u>									
Window 101	Unknown	39%	39%	0%	1.0	8%	8%	0%	1.0
Window 102	Unknown	44%	43%	1%	0.98	12%	12%	0%	1.0
Window 103	Unknown	29%	29%	0%	1.0	8%	8%	0%	1.0
Window 104	Unknown	45%	44%	1%	0.98	12%	12%	0%	1.0
Window 105	Unknown	46%	45%	1%	0.98	12%	12%	0%	1.0
Window 106	Unknown	46%	45%	1%	0.98	12%	12%	0%	1.0
<u>15 Middlefield</u>									
Window 109	Unknown	40%	40%	0%	1.0	6%	6%	0%	1.0
Window 110	Unknown	42%	39%	3%	0.93	8%	8%	0%	1.0
Window 113	Unknown	16%	15%	1%	0.94	2%	2%	0%	1.0

Appendix 2 - Sunlight to Windows

Land off Middlefield, London NW8 6NE

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 114	Unknown	32%	27%	5%	0.84	2%	2%	0%	1.0
<u>Boydell Court</u>									
Window 120	Unknown	48%	39%	9%	0.81	14%	6%	8%	0.43
Window 121	Unknown	51%	48%	3%	0.94	15%	12%	3%	0.8
Window 122	Unknown	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 123	Unknown	51%	50%	1%	0.98	15%	14%	1%	0.93
Window 124	Unknown	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 125	Unknown	47%	46%	1%	0.98	15%	14%	1%	0.93
Window 126	Unknown	47%	47%	0%	1.0	15%	15%	0%	1.0
Window 127	Unknown	23%	22%	1%	0.96	7%	6%	1%	0.86
Window 128	Unknown	23%	23%	0%	1.0	7%	7%	0%	1.0
Window 129	Unknown	21%	21%	0%	1.0	12%	12%	0%	1.0
Window 130	Unknown	21%	21%	0%	1.0	12%	12%	0%	1.0
Window 131	Unknown	41%	41%	0%	1.0	18%	18%	0%	1.0
Window 132	Unknown	40%	40%	0%	1.0	18%	18%	0%	1.0
Window 133	Unknown	53%	48%	5%	0.91	20%	15%	5%	0.75
Window 134	Unknown	57%	57%	0%	1.0	22%	22%	0%	1.0
Window 135	Unknown	57%	57%	0%	1.0	23%	23%	0%	1.0
Window 136	Unknown	54%	49%	5%	0.91	22%	17%	5%	0.77
Window 137	Unknown	58%	58%	0%	1.0	23%	23%	0%	1.0
Window 138	Unknown	62%	62%	0%	1.0	25%	25%	0%	1.0
Window 139	Unknown	54%	48%	6%	0.89	24%	18%	6%	0.75
Window 140	Unknown	62%	62%	0%	1.0	24%	24%	0%	1.0
Window 141	Unknown	66%	66%	0%	1.0	27%	27%	0%	1.0
Window 142	Unknown	39%	34%	5%	0.87	16%	11%	5%	0.69
Window 143	Unknown	45%	44%	1%	0.98	19%	18%	1%	0.95
Window 144	Unknown	60%	60%	0%	1.0	22%	22%	0%	1.0
<u>4 Court Close</u>									
Window 145	Unknown	62%	53%	9%	0.85	21%	12%	9%	0.57
Window 146	Unknown	73%	61%	12%	0.84	24%	12%	12%	0.5
Window 147	Unknown	74%	62%	12%	0.84	24%	12%	12%	0.5
Window 148	Unknown	78%	72%	6%	0.92	29%	23%	6%	0.79

Appendix 2 - Sunlight to Windows
Land off Middlefield, London NW8 6NE

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 149	Unknown	78%	72%	6%	0.92	29%	23%	6%	0.79
Window 150	Unknown	78%	72%	6%	0.92	29%	23%	6%	0.79
Window 151	Unknown	78%	77%	1%	0.99	30%	29%	1%	0.97
Window 152	Unknown	78%	74%	4%	0.95	29%	25%	4%	0.86
Window 153	Unknown	78%	77%	1%	0.99	30%	29%	1%	0.97
<u>5 Court Close</u>									
Window 154	Unknown	60%	55%	5%	0.92	17%	12%	5%	0.71
Window 155	Unknown	79%	73%	6%	0.92	29%	23%	6%	0.79
Window 156	Unknown	80%	74%	6%	0.93	29%	23%	6%	0.79
Window 157	Unknown	80%	74%	6%	0.93	29%	23%	6%	0.79
Window 158	Unknown	80%	79%	1%	0.99	30%	29%	1%	0.97
Window 159	Unknown	63%	55%	8%	0.87	19%	11%	8%	0.58
Window 160	Unknown	78%	73%	5%	0.94	27%	22%	5%	0.81
Window 161	Unknown	80%	79%	1%	0.99	30%	29%	1%	0.97
<u>6 Court Close</u>									
Window 162	Unknown	61%	55%	6%	0.9	23%	17%	6%	0.74
Window 163	Unknown	80%	79%	1%	0.99	30%	29%	1%	0.97
Window 164	Unknown	78%	63%	15%	0.81	26%	11%	15%	0.42
Window 165	Unknown	84%	77%	7%	0.92	30%	23%	7%	0.77
Window 166	Unknown	80%	79%	1%	0.99	30%	29%	1%	0.97
<u>7 Court Close</u>									
Window 167	Unknown	70%	61%	9%	0.87	20%	11%	9%	0.55
Window 168	Unknown	72%	69%	3%	0.96	26%	23%	3%	0.88
Window 169	Unknown	78%	74%	4%	0.95	28%	24%	4%	0.86
Window 170	Unknown	78%	74%	4%	0.95	28%	24%	4%	0.86
Window 171	Unknown	81%	77%	4%	0.95	30%	26%	4%	0.87
Window 172	Unknown	80%	79%	1%	0.99	30%	29%	1%	0.97
Window 173	Unknown	80%	79%	1%	0.99	30%	29%	1%	0.97
<u>Land Adjacent 1 St Johns Wood Park</u>									
Window 188	Unknown	80%	80%	0%	1.0	27%	27%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

Land off Middlefield, London NW8 6NE

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
<u>17 Middlefield</u>								
Garden 1	17.67 m2	10.47 m2	59%	10.47 m2	59%	0.0 m2	0%	1.0
<u>15 Middlefield</u>								
Garden 2	166.47 m2	82.4 m2	49%	80.34 m2	48%	2.06 m2	1%	0.98
<u>Boydell Court</u>								
Garden 3	53.18 m2	38.48 m2	72%	12.29 m2	23%	26.19 m2	49%	0.32
<u>4 Court Close</u>								
Garden 4	89.85 m2	73.09 m2	81%	26.39 m2	29%	46.71 m2	52%	0.36
<u>5 Court Close</u>								
Garden 5	72.47 m2	64.17 m2	89%	29.12 m2	40%	35.05 m2	49%	0.45
<u>6 Court Close</u>								
Garden 6	61.08 m2	51.9 m2	85%	13.99 m2	23%	37.92 m2	62%	0.27
<u>7 Court Close</u>								
Garden 7	18.9 m2	17.28 m2	91%	17.28 m2	91%	0.0 m2	0%	1.0
Garden 8	43.4 m2	29.87 m2	69%	11.25 m2	26%	18.62 m2	43%	0.38
<u>Land Adjacent 1 St Johns Wood Park</u>								
Garden 9	51.79 m2	51.79 m2	100%	51.79 m2	100%	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: **Land off Middlefield, London NW8 6NE**

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

Scale: **Do not scale**

Drawing No:	1 of 2	Rev:	-
Rev:		Date:	
		Drawn by:	
		Checked by:	



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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:

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

Project Name: **Land off Middlefield, London N18 6NE**

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

Scale: **Do not scale**

Drawing No: **2 of 2**

Rev: -

Date: -

Drawn by: -

Checked by: -

Author: -



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G9

G7

G8

G9

G10

G11

G12

7 Court Close

6 Court Close

5 Court Close

4 Court Close

Boydell Court

582

5780

5653

Proposed Development

Land Adjacent
1 St Johns Wood
Park