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Daylight and Sunlight Study (Neighbouring Properties)
73 to 75 Avenue Road, London NW8 6JD

8 March 2016



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DAYLIGHT AND SUNLIGHT STUDY
73 to 75 Avenue Road, London NW8 6JD

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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 73 to 75 Avenue Road, London NW8 6JD.
- 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 56, 58, 71 & 77 Avenue Road and 37a & 38 Queens Grove. 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. The results confirm that all neighbouring habitable room windows pass the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements.
- 1.1.4 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 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:

TFF Architects

196/150	Proposed Site Plan	Rev C
196/151	Proposed Basement Plan No. 73 – Sheet 1	Rev H
196/152	Proposed Basement Plan No. 73 – Sheet 2	Rev F
196/153	Proposed Lower Ground Floor Plan No. 73 – Sheet	Rev G
196/154	Proposed Lower Ground Floor Plan No. 73 – Sheet	Rev F
196/155	Proposed Ground Floor Plan – No. 73	Rev G
196/156	Proposed First Floor Plan – No. 73	Rev F
196/157	Proposed Second Floor Plan – No. 73	Rev D
196/158	Proposed Roof Plan – No. 73	Rev D
196/161	Proposed Basement Plan No. 75 – Sheet 1	Rev H
196/162	Proposed Basement Plan No. 75 – Sheet 2	Rev F
196/163	Proposed Lower Ground Floor Plan No. 75 – Sheet 1	Rev G
196/164	Proposed Lower Ground Floor Plan No. 75 – Sheet 2	Rev F
196/165	Proposed Ground Floor Plan – No.75	Rev G
196/166	Proposed First Floor Plan – No. 75	Rev E
196/167	Proposed Second Floor Plan – No. 75	Rev D
196/168	Proposed Roof Plan – No 75	Rev D
196/180	Proposed Section I No. 73	Rev C
196/182	Proposed Section K No 73	Rev A
196/183	Proposed Section L No. 73	Rev B
196/190	Proposed Section O No. 75	Rev B
196/192	Proposed Section Q No. 75	Rev B
196/195	Proposed Section U No. 75	Rev A

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 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 test and all habitable rooms pass the Daylight Distribution 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 have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test (annual probable sunlight hours between 21 September and 21 March). 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 21 March. The before/after ratios 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 results confirm that the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in 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

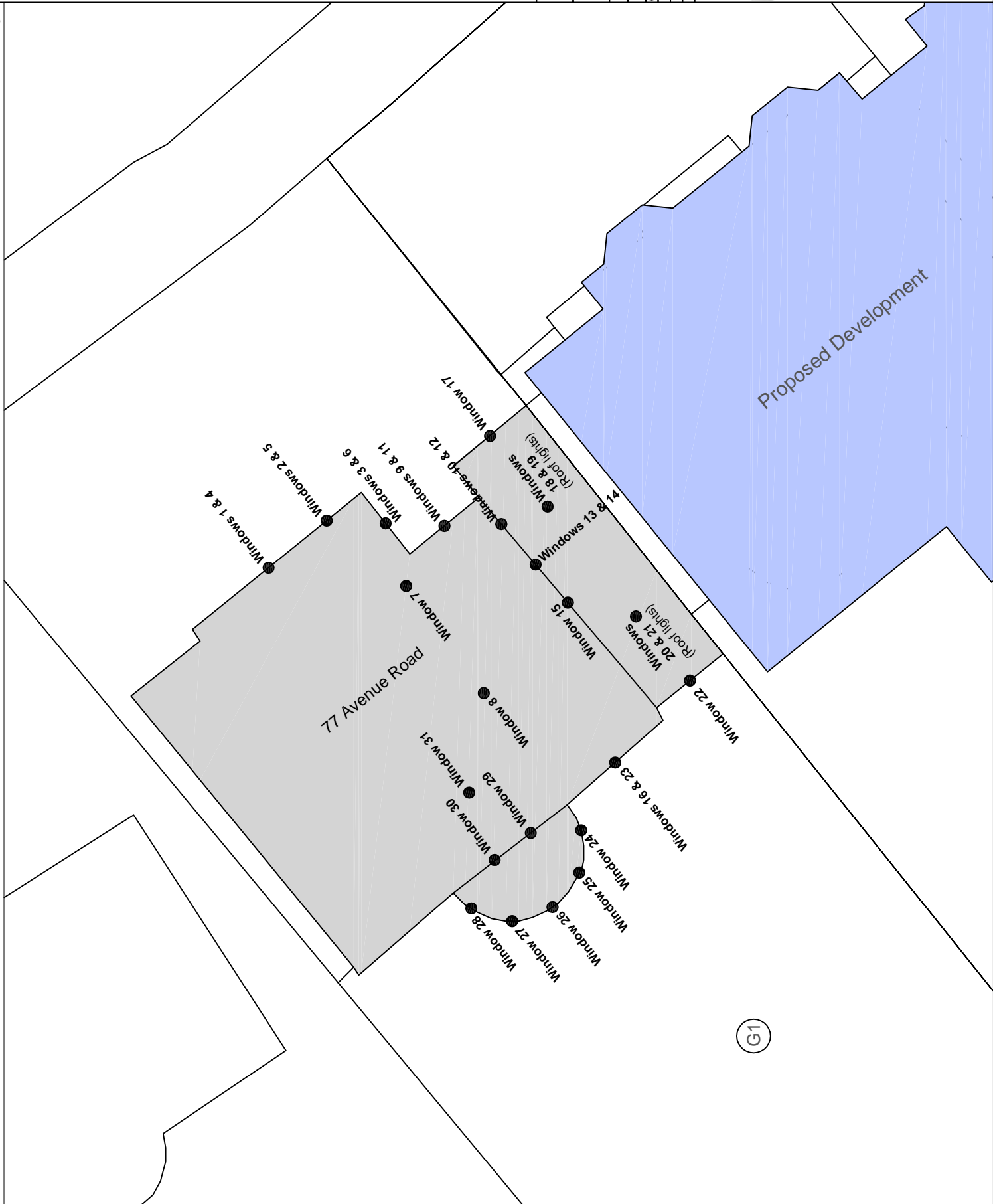
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- Development site
- Neighbouring Properties
- Neighbouring Gardens and Amenity Areas
- G1

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Drawing No		6JD	
Drawing Title		Appendix 1 - Neighbouring Windows	
Scale		Do not scale	
Drawing No		1 of 4	Rev -
Rev	Date	Details of revisions	

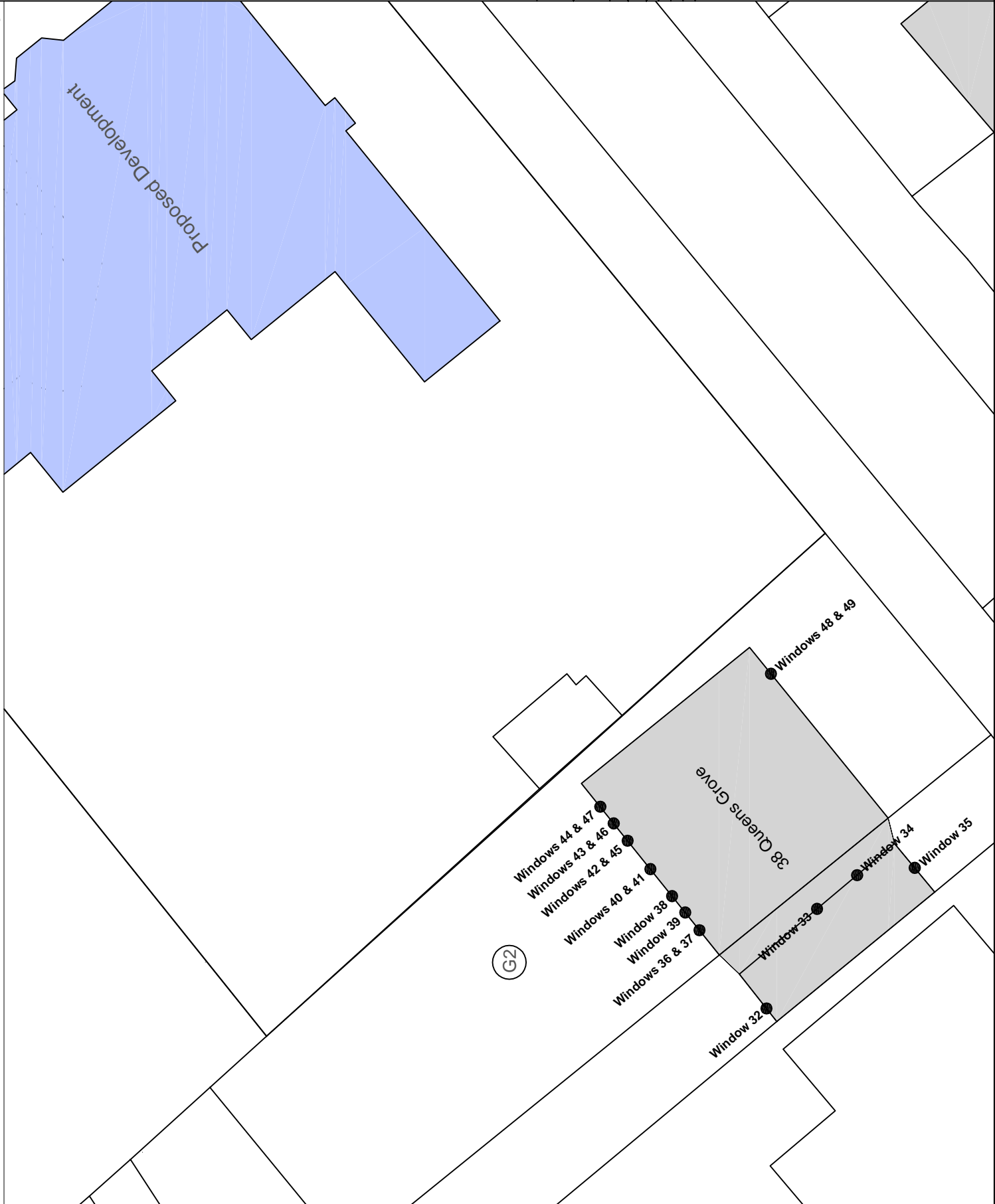


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Window & Garden Key



Key

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

Project Name: 73 to 75 Avenue Road, London NW8 6JD	
Drawing Ref: Appendix 1 - Neighbouring Windows	
Scale: Do not scale	Rev: -
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Rev	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: **73 to 75 Avenue Road, London NW8 6JD**

Appendix 1 – Neighbouring Windows

Scale: **Do not scale**

Drawing No: 3 of 4

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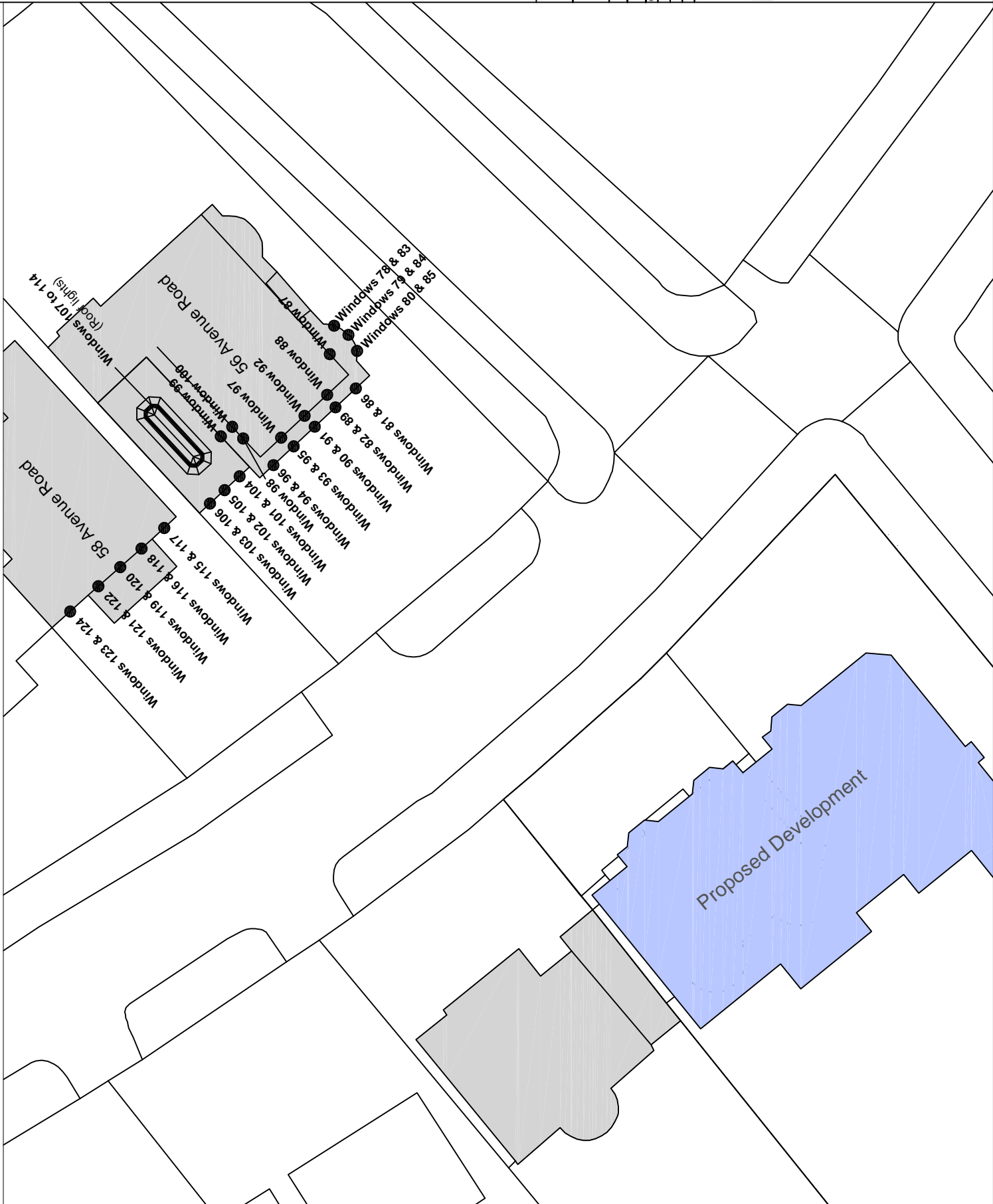
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Window & Garden Key

Key

- Window 1 ● Window reference
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- Neighbouring Gardens and Amenity Areas
- G1



Project Name: 73 to 75 Avenue Road, London NW8
6JD

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Sheet: 4 of 4

Rev: -

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Approved: -

Date: -

Drawn by: -

Checked by: -

Approved by: -

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Neighbouring Windows



77 Avenue Road



77 Avenue Road



77 Avenue Road



77 Avenue Road



77 Avenue Road



77 Avenue Road



38 Queens Grove



38 Queens Grove



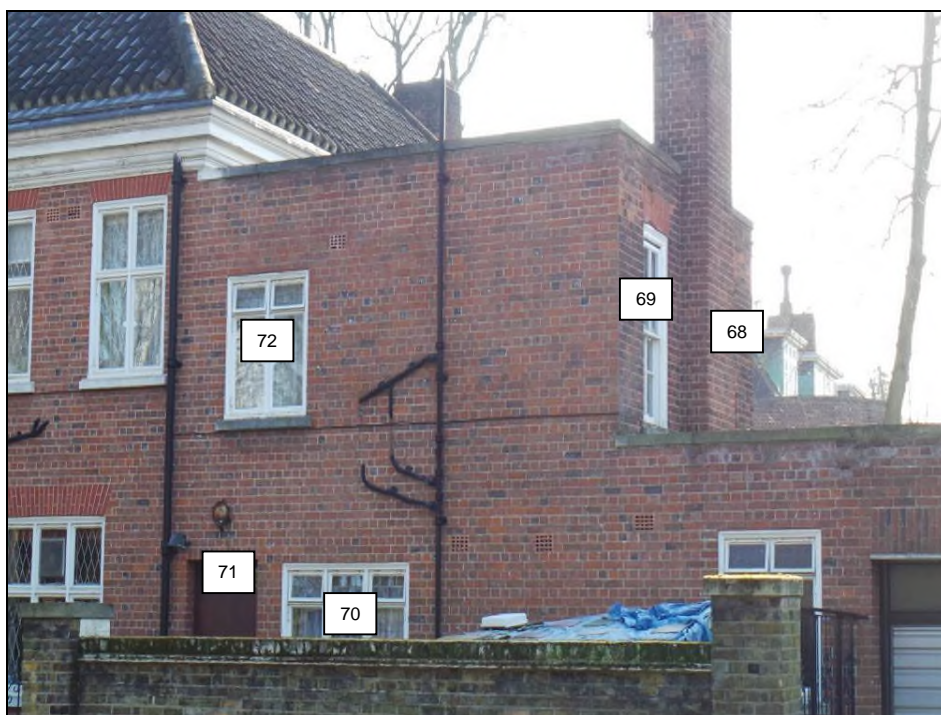
37a Queens Grove



37a Queens Grove



71 Avenue Road



71 Avenue Road



71 Avenue Road



56 Avenue Road



56 Avenue Road



56 Avenue Road



56 Avenue Road



58 Avenue Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
73 to 75 Avenue Road, London NW8 6JD

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>77 Avenue Road</u>					
Window 1	Dining Room	37.1%	37.1%	0.0%	1.0
Window 2	Dining Room	37.2%	37.1%	0.1%	1.0
Window 3	Dining Room	20.6%	19.8%	0.8%	0.96
Window 4	Unknown	36.7%	36.7%	0.0%	1.0
Window 5	Unknown	36.7%	36.7%	0.0%	1.0
Window 6	Unknown	28.1%	26.5%	1.6%	0.94
Window 7	Unknown	37.3%	35.2%	2.1%	0.94
Window 8	Unknown	36.5%	34.3%	2.2%	0.94
Window 9	Non Habitable	26.2%	26.3%	-0.1%	1.0
Window 10	Non Habitable	20.6%	20.0%	0.6%	0.97
Window 11	Unknown	31.1%	31.0%	0.1%	1.0
Window 12	Unknown	27.1%	25.4%	1.7%	0.94
Window 13	Non Habitable	19.7%	18.6%	1.1%	0.94
Window 14	Non Habitable	25.7%	23.6%	2.1%	0.92
Window 15	Unknown	20.7%	18.7%	2.0%	0.9
Window 16	Unknown	35.5%	35.3%	0.2%	0.99
Window 17	Unknown	31.6%	32.4%	-0.8%	1.03
Window 18	Unknown	53.3%	53.6%	-0.3%	1.01
Window 19	Unknown	54.0%	54.1%	-0.1%	1.0
Window 20	Unknown	64.5%	63.5%	1.0%	0.98
Window 21	Unknown	65.8%	63.3%	2.5%	0.96
Window 22	Unknown	32.1%	32.1%	0.0%	1.0
Window 23	Unknown	37.6%	37.6%	0.0%	1.0
Window 24	Living Room	28.2%	26.9%	1.3%	0.95
Window 25	Living Room	36.6%	35.9%	0.7%	0.98
Window 26	Living Room	37.4%	37.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component
73 to 75 Avenue Road, London NW8 6JD

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 27	Living Room	36.7%	36.7%	0.0%	1.0
Window 28	Living Room	29.4%	29.4%	0.0%	1.0
Window 29	Unknown	38.3%	38.3%	0.0%	1.0
Window 30	Unknown	38.3%	38.3%	0.0%	1.0
Window 31	Unknown	39.3%	39.3%	0.0%	1.0
<u>38 Queens Grove</u>					
Window 32	Non Habitable	35.5%	35.5%	0.0%	1.0
Window 33	Non Habitable	0.2%	0.2%	0.0%	1.0
Window 34	Non Habitable	0.5%	0.5%	0.0%	1.0
Window 35	Non Habitable	30.8%	30.8%	0.0%	1.0
Window 36	Kitchen	37.5%	37.5%	0.0%	1.0
Window 37	Kitchen	38.3%	38.3%	0.0%	1.0
Window 38	Kitchen	35.8%	35.8%	0.0%	1.0
Window 39	Unknown	39.1%	39.0%	0.1%	1.0
Window 40	Non Habitable	39.0%	38.9%	0.1%	1.0
Window 41	Living Room	39.3%	39.2%	0.1%	1.0
Window 42	Living Room	21.2%	21.2%	0.0%	1.0
Window 43	Living Room	20.4%	20.4%	0.0%	1.0
Window 44	Living Room	20.6%	20.6%	0.0%	1.0
Window 45	Bedroom	38.9%	38.8%	0.1%	1.0
Window 46	Bedroom	38.9%	38.8%	0.1%	1.0
Window 47	Bedroom	38.9%	38.7%	0.2%	0.99
Window 48	Dining Room	34.9%	34.9%	0.0%	1.0
Window 49	Dining Room	33.1%	33.1%	0.0%	1.0
<u>37a Queens Grove</u>					
Window 50	Non Habitable	32.7%	32.2%	0.5%	0.98
Window 51	Study	37.2%	36.4%	0.8%	0.98
Window 52	Non Habitable	23.9%	23.9%	0.0%	1.0
Window 53	Non Habitable	37.5%	36.9%	0.6%	0.98
Window 54	Unknown	10.6%	9.7%	0.9%	0.92
Window 55	Unknown	37.6%	36.9%	0.7%	0.98
Window 56	Living Room	36.5%	35.4%	1.1%	0.97

Appendix 2 - Vertical Sky Component
73 to 75 Avenue Road, London NW8 6JD

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 57	Living Room	37.2%	36.0%	1.2%	0.97
Window 58	Living Room	34.4%	33.8%	0.6%	0.98
Window 59	Living Room	20.8%	20.8%	0.0%	1.0
Window 60	Bedroom	37.7%	37.0%	0.7%	0.98
Window 61	Bedroom	37.7%	36.9%	0.8%	0.98
Window 62	Bedroom	36.7%	36.2%	0.5%	0.99
Window 63	Unknown	39.1%	38.8%	0.3%	0.99
<u>71 Avenue Road</u>					
Window 64	Unknown	33.6%	33.5%	0.1%	1.0
Window 65	Unknown	35.2%	32.2%	3.0%	0.91
Window 66	Unknown	37.6%	34.9%	2.7%	0.93
Window 67	Unknown	37.3%	34.4%	2.9%	0.92
Window 68	Unknown	36.5%	36.5%	0.0%	1.0
Window 69	Unknown	36.4%	36.3%	0.1%	1.0
Window 70	Unknown	37.2%	34.3%	2.9%	0.92
Window 71	Unknown	37.6%	34.9%	2.7%	0.93
Window 72	Unknown	38.3%	36.2%	2.1%	0.95
Window 73	Unknown	37.5%	34.9%	2.6%	0.93
Window 74	Unknown	38.3%	36.4%	1.9%	0.95
Window 75	Unknown	37.5%	35.2%	2.3%	0.94
Window 76	Unknown	38.3%	36.5%	1.8%	0.95
Window 77	Unknown	38.3%	36.6%	1.7%	0.96
<u>56 Avenue Road</u>					
Window 78	Living Room	35.9%	35.9%	0.0%	1.0
Window 79	Living Room	39.0%	38.9%	0.1%	1.0
Window 80	Living Room	37.2%	36.6%	0.6%	0.98
Window 81	Living Room	37.0%	36.1%	0.9%	0.98
Window 82	Living Room	37.0%	36.1%	0.9%	0.98
Window 83	Non Habitable	37.2%	37.2%	0.0%	1.0
Window 84	Non Habitable	39.2%	39.2%	0.0%	1.0
Window 85	Non Habitable	37.9%	37.5%	0.4%	0.99
Window 86	Unknown	38.2%	37.6%	0.6%	0.98

Appendix 2 - Vertical Sky Component
73 to 75 Avenue Road, London NW8 6JD

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 87	Non Habitable	39.4%	39.4%	0.0%	1.0
Window 88	Non Habitable	39.3%	39.0%	0.3%	0.99
Window 89	Unknown	38.2%	37.6%	0.6%	0.98
Window 90	Unknown	31.9%	31.1%	0.8%	0.97
Window 91	Non Habitable	38.4%	37.7%	0.7%	0.98
Window 92	Non Habitable	39.3%	39.0%	0.3%	0.99
Window 93	Study	37.0%	36.2%	0.8%	0.98
Window 94	Study	37.0%	36.2%	0.8%	0.98
Window 95	Bedroom	38.4%	37.8%	0.6%	0.98
Window 96	Bedroom	38.3%	37.7%	0.6%	0.98
Window 97	Non Habitable	39.4%	39.1%	0.3%	0.99
Window 98	Non Habitable	37.3%	37.3%	0.0%	1.0
Window 99	Non Habitable	29.0%	29.0%	0.0%	1.0
Window 100	Unknown	36.8%	36.8%	0.0%	1.0
Window 101	Non Habitable	17.9%	17.9%	0.0%	1.0
Window 102	Non Habitable	19.0%	19.0%	0.0%	1.0
Window 103	Non Habitable	14.9%	14.9%	0.0%	1.0
Window 104	Dining Room	30.2%	29.5%	0.7%	0.98
Window 105	Dining Room	35.4%	34.7%	0.7%	0.98
Window 106	Dining Room	36.4%	35.8%	0.6%	0.98
Window 107	Dining Room	67.9%	67.8%	0.1%	1.0
Window 108	Dining Room	71.1%	71.0%	0.1%	1.0
Window 109	Dining Room	72.2%	72.1%	0.1%	1.0
Window 110	Dining Room	66.2%	66.2%	0.0%	1.0
Window 111	Dining Room	67.4%	67.4%	0.0%	1.0
Window 112	Dining Room	66.4%	66.4%	0.0%	1.0
Window 113	Dining Room	65.7%	65.7%	0.0%	1.0
Window 114	Dining Room	64.0%	64.0%	0.0%	1.0
<u>58 Avenue Road</u>					
Window 115	Unknown	35.7%	35.3%	0.4%	0.99
Window 116	Unknown	36.4%	36.0%	0.4%	0.99
Window 117	Unknown	29.8%	29.5%	0.3%	0.99
Window 118	Unknown	31.9%	31.6%	0.3%	0.99

Appendix 2 - Vertical Sky Component
73 to 75 Avenue Road, London NW8 6JD

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 119	Unknown	19.5%	19.2%	0.3%	0.98
Window 120	Unknown	31.9%	31.6%	0.3%	0.99
Window 121	Unknown	36.3%	35.9%	0.4%	0.99
Window 122	Unknown	35.7%	35.4%	0.3%	0.99
Window 123	Unknown	31.9%	31.7%	0.2%	0.99
Window 124	Unknown	30.0%	29.8%	0.2%	0.99

Appendix 2 - Daylight Distribution
73 to 75 Avenue Road, London NW8 6JD

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>77 Avenue Road</u>					
Window 1	Dining Room	98%	98%	0.0%	1.0
Window 2	Dining Room	98%	98%	0.0%	1.0
Window 3	Dining Room	98%	98%	0.0%	1.0
Window 4	Unknown	99%	99%	0.0%	1.0
Window 5	Unknown	99%	99%	0.0%	1.0
Window 6	Unknown	99%	99%	0.0%	1.0
Window 7	Unknown	47%	47%	0.0%	1.0
Window 8	Unknown	47%	47%	0.0%	1.0
Window 9	Non Habitable	79%	79%	0.0%	1.0
Window 10	Non Habitable	79%	79%	0.0%	1.0
Window 11	Unknown	98%	98%	0.0%	1.0
Window 12	Unknown	98%	98%	0.0%	1.0
Window 13	Non Habitable	21%	20%	1.0%	0.95
Window 14	Non Habitable	78%	56%	22.0%	0.72
Window 15	Unknown	98%	98%	0.0%	1.0
Window 16	Unknown	98%	98%	0.0%	1.0
Window 17	Unknown	100%	100%	0.0%	1.0
Window 18	Unknown	100%	100%	0.0%	1.0
Window 19	Unknown	100%	100%	0.0%	1.0
Window 20	Unknown	100%	100%	0.0%	1.0
Window 21	Unknown	100%	100%	0.0%	1.0
Window 22	Unknown	100%	100%	0.0%	1.0
Window 23	Unknown	99%	99%	0.0%	1.0
Window 24	Living Room	100%	100%	0.0%	1.0
Window 25	Living Room	100%	100%	0.0%	1.0
Window 26	Living Room	100%	100%	0.0%	1.0

Appendix 2 - Daylight Distribution**73 to 75 Avenue Road, London NW8 6JD**

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 27	Living Room	100%	100%	0.0%	1.0
Window 28	Living Room	100%	100%	0.0%	1.0
Window 29	Unknown	100%	100%	0.0%	1.0
Window 30	Unknown	100%	100%	0.0%	1.0
Window 31	Unknown	100%	100%	0.0%	1.0
<u>38 Queens Grove</u>					
Window 32	Non Habitable	100%	100%	0.0%	1.0
Window 33	Non Habitable	100%	100%	0.0%	1.0
Window 34	Non Habitable	100%	100%	0.0%	1.0
Window 35	Non Habitable	100%	100%	0.0%	1.0
Window 36	Kitchen	99%	99%	0.0%	1.0
Window 37	Kitchen	99%	99%	0.0%	1.0
Window 38	Kitchen	99%	99%	0.0%	1.0
Window 39	Unknown	99%	99%	0.0%	1.0
Window 40	Non Habitable	96%	96%	0.0%	1.0
Window 41	Living Room	92%	92%	0.0%	1.0
Window 42	Living Room	99%	99%	0.0%	1.0
Window 43	Living Room	99%	99%	0.0%	1.0
Window 44	Living Room	99%	99%	0.0%	1.0
Window 45	Bedroom	98%	98%	0.0%	1.0
Window 46	Bedroom	98%	98%	0.0%	1.0
Window 47	Bedroom	98%	98%	0.0%	1.0
Window 48	Dining Room	98%	98%	0.0%	1.0
Window 49	Dining Room	98%	98%	0.0%	1.0
<u>37a Queens Grove</u>					
Window 50	Non Habitable	94%	94%	0.0%	1.0
Window 51	Study	97%	97%	0.0%	1.0
Window 52	Non Habitable	99%	99%	0.0%	1.0
Window 53	Non Habitable	99%	99%	0.0%	1.0
Window 54	Unknown	1%	1%	0.0%	1.0
Window 55	Unknown	95%	95%	0.0%	1.0
Window 56	Living Room	100%	100%	0.0%	1.0

Appendix 2 - Daylight Distribution
73 to 75 Avenue Road, London NW8 6JD

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 57	Living Room	100%	100%	0.0%	1.0
Window 58	Living Room	100%	100%	0.0%	1.0
Window 59	Living Room	100%	100%	0.0%	1.0
Window 60	Bedroom	100%	100%	0.0%	1.0
Window 61	Bedroom	100%	100%	0.0%	1.0
Window 62	Bedroom	100%	100%	0.0%	1.0
Window 63	Unknown	62%	62%	0.0%	1.0
<u>56 Avenue Road</u>					
Window 78	Living Room	100%	100%	0.0%	1.0
Window 79	Living Room	100%	100%	0.0%	1.0
Window 80	Living Room	100%	100%	0.0%	1.0
Window 81	Living Room	100%	100%	0.0%	1.0
Window 82	Living Room	100%	100%	0.0%	1.0
Window 83	Non Habitable	89%	89%	0.0%	1.0
Window 84	Non Habitable	89%	89%	0.0%	1.0
Window 85	Non Habitable	89%	89%	0.0%	1.0
Window 86	Unknown	97%	97%	0.0%	1.0
Window 87	Non Habitable	82%	82%	0.0%	1.0
Window 88	Non Habitable	82%	82%	0.0%	1.0
Window 89	Unknown	98%	98%	0.0%	1.0
Window 90	Unknown	56%	56%	0.0%	1.0
Window 91	Non Habitable	99%	99%	0.0%	1.0
Window 92	Non Habitable	85%	85%	0.0%	1.0
Window 93	Study	99%	99%	0.0%	1.0
Window 94	Study	99%	99%	0.0%	1.0
Window 95	Bedroom	99%	99%	0.0%	1.0
Window 96	Bedroom	99%	99%	0.0%	1.0
Window 97	Non Habitable	81%	81%	0.0%	1.0
Window 98	Non Habitable	81%	81%	0.0%	1.0
Window 99	Non Habitable	98%	98%	0.0%	1.0
Window 100	Unknown	66%	66%	0.0%	1.0
Window 101	Non Habitable	56%	54%	2.0%	0.96
Window 102	Non Habitable	56%	54%	2.0%	0.96

Appendix 2 - Daylight Distribution
73 to 75 Avenue Road, London NW8 6JD

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 103	Non Habitable	56%	54%	2.0%	0.96
Window 104	Dining Room	100%	100%	0.0%	1.0
Window 105	Dining Room	100%	100%	0.0%	1.0
Window 106	Dining Room	100%	100%	0.0%	1.0
Window 107	Dining Room	100%	100%	0.0%	1.0
Window 108	Dining Room	100%	100%	0.0%	1.0
Window 109	Dining Room	100%	100%	0.0%	1.0
Window 110	Dining Room	100%	100%	0.0%	1.0
Window 111	Dining Room	100%	100%	0.0%	1.0
Window 112	Dining Room	100%	100%	0.0%	1.0
Window 113	Dining Room	100%	100%	0.0%	1.0
Window 114	Dining Room	100%	100%	0.0%	1.0
<u>58 Avenue Road</u>					
Window 115	Unknown	98%	98%	0.0%	1.0
Window 116	Unknown	98%	98%	0.0%	1.0
Window 117	Unknown	100%	100%	0.0%	1.0
Window 118	Unknown	100%	100%	0.0%	1.0
Window 119	Unknown	1%	1%	0.0%	1.0
Window 120	Unknown	100%	100%	0.0%	1.0
Window 121	Unknown	98%	98%	0.0%	1.0
Window 122	Unknown	98%	98%	0.0%	1.0
Window 123	Unknown	100%	100%	0.0%	1.0
Window 124	Unknown	100%	100%	0.0%	1.0

Appendix 2 - Sunlight to Windows

73 to 75 Avenue Road, London NW8 6JD

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>77 Avenue Road</u>									
Window 3	Dining Room	34%	33%	1%	0.97	3%	3%	0%	1.0
Window 6	Unknown	54%	52%	2%	0.96	10%	8%	2%	0.8
Window 7	Unknown	75%	73%	2%	0.97	26%	24%	2%	0.92
Window 8	Unknown	72%	72%	0%	1.0	23%	23%	0%	1.0
Window 10	Non Habitable	46%	44%	2%	0.96	9%	8%	1%	0.89
Window 12	Non Habitable	62%	55%	7%	0.89	15%	11%	4%	0.73
Window 13	Non Habitable	43%	41%	2%	0.95	11%	9%	2%	0.82
Window 14	Unknown	55%	47%	8%	0.85	15%	12%	3%	0.8
Window 15	Unknown	45%	39%	6%	0.87	13%	9%	4%	0.69
Window 16	Unknown	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 19	Unknown	38%	35%	3%	0.92	7%	6%	1%	0.86
Window 21	Unknown	67%	60%	7%	0.9	25%	22%	3%	0.88
Window 22	Unknown	56%	56%	0%	1.0	12%	12%	0%	1.0
Window 23	Unknown	64%	64%	0%	1.0	24%	24%	0%	1.0
Window 24	Living Room	61%	60%	1%	0.98	24%	23%	1%	0.96
Window 25	Living Room	80%	77%	3%	0.96	27%	26%	1%	0.96
Window 26	Living Room	68%	68%	0%	1.0	24%	24%	0%	1.0
Window 27	Living Room	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 29	Unknown	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 30	Unknown	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 31	Unknown	68%	68%	0%	1.0	24%	24%	0%	1.0
<u>38 Queens Grove</u>									
Window 35	Non Habitable	56%	56%	0%	1.0	12%	12%	0%	1.0
Window 48	Dining Room	70%	70%	0%	1.0	20%	20%	0%	1.0
Window 49	Dining Room	61%	61%	0%	1.0	18%	18%	0%	1.0

Appendix 2 - Sunlight to Windows

73 to 75 Avenue Road, London NW8 6JD

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>37a Queens Grove</u>									
Window 52	Non Habitable	42%	42%	0%	1.0	8%	8%	0%	1.0
Window 59	Living Room	31%	31%	0%	1.0	6%	6%	0%	1.0
<u>71 Avenue Road</u>									
Window 64	Unknown	62%	62%	0%	1.0	18%	18%	0%	1.0
Window 68	Unknown	65%	65%	0%	1.0	22%	22%	0%	1.0
Window 69	Unknown	57%	57%	0%	1.0	19%	19%	0%	1.0
<u>56 Avenue Road</u>									
Window 78	Living Room	52%	52%	0%	1.0	15%	15%	0%	1.0
Window 79	Living Room	72%	71%	1%	0.99	25%	24%	1%	0.96
Window 80	Living Room	77%	76%	1%	0.99	27%	26%	1%	0.96
Window 81	Living Room	67%	66%	1%	0.99	23%	22%	1%	0.96
Window 82	Living Room	67%	66%	1%	0.99	23%	22%	1%	0.96
Window 83	Non Habitable	53%	53%	0%	1.0	16%	16%	0%	1.0
Window 84	Non Habitable	72%	72%	0%	1.0	25%	25%	0%	1.0
Window 85	Non Habitable	78%	77%	1%	0.99	28%	27%	1%	0.96
Window 86	Unknown	68%	68%	0%	1.0	24%	24%	0%	1.0
Window 87	Non Habitable	72%	72%	0%	1.0	25%	25%	0%	1.0
Window 88	Non Habitable	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 89	Unknown	68%	68%	0%	1.0	24%	24%	0%	1.0
Window 90	Unknown	55%	54%	1%	0.98	18%	17%	1%	0.94
Window 91	Non Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 92	Non Habitable	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 93	Study	66%	66%	0%	1.0	22%	22%	0%	1.0
Window 94	Study	68%	67%	1%	0.99	24%	23%	1%	0.96
Window 95	Bedroom	69%	69%	0%	1.0	24%	24%	0%	1.0
Window 96	Bedroom	69%	69%	0%	1.0	25%	25%	0%	1.0
Window 97	Non Habitable	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 101	Non Habitable	33%	33%	0%	1.0	2%	2%	0%	1.0
Window 102	Non Habitable	37%	37%	0%	1.0	6%	6%	0%	1.0
Window 103	Non Habitable	38%	38%	0%	1.0	10%	10%	0%	1.0

Appendix 2 - Sunlight to Windows

73 to 75 Avenue Road, London NW8 6JD

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 104	Dining Room	46%	46%	0%	1.0	13%	13%	0%	1.0
Window 105	Dining Room	59%	59%	0%	1.0	20%	20%	0%	1.0
Window 106	Dining Room	62%	62%	0%	1.0	20%	20%	0%	1.0
Window 107	Dining Room	43%	43%	0%	1.0	10%	10%	0%	1.0
Window 108	Dining Room	52%	52%	0%	1.0	12%	12%	0%	1.0
Window 113	Dining Room	31%	31%	0%	1.0	4%	4%	0%	1.0
Window 114	Dining Room	35%	35%	0%	1.0	7%	7%	0%	1.0
<u>58 Avenue Road</u>									
Window 115	Unknown	65%	64%	1%	0.98	21%	20%	1%	0.95
Window 116	Unknown	66%	66%	0%	1.0	22%	22%	0%	1.0
Window 117	Unknown	57%	57%	0%	1.0	24%	24%	0%	1.0
Window 118	Unknown	56%	56%	0%	1.0	23%	23%	0%	1.0
Window 119	Unknown	34%	34%	0%	1.0	17%	17%	0%	1.0
Window 120	Unknown	56%	56%	0%	1.0	23%	23%	0%	1.0
Window 121	Unknown	63%	63%	0%	1.0	22%	22%	0%	1.0
Window 122	Unknown	63%	63%	0%	1.0	23%	23%	0%	1.0
Window 123	Unknown	56%	56%	0%	1.0	23%	23%	0%	1.0
Window 124	Unknown	50%	50%	0%	1.0	22%	22%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
73 to 75 Avenue Road, London NW8 6JD

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
<u>77 Avenue Road</u>	586.07 m2	570.45 m2	97%	570.45 m2	97%	0.0 m2	0%	1.0
Garden 1								
<u>38 Queens Grove</u>	311.31 m2	302.88 m2	97%	302.88 m2	97%	0.0 m2	0%	1.0
Garden 2								

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

