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Daylight and Sunlight Study (Neighbouring Properties)

70 Churchway, London NW1 1LT

27 May 2016

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1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Storegroup Ltd 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, 62, 64, 66, 68, 72 Churchway and 53 to 55, 57, 59, 61, 63, 65 & 67 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. 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.

1.1.4 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:

Divine Ideas Architects

010	OS Map	Rev –
111	Photos	Rev –
230	Proposed Basement Floor Plan	Rev C
231	Proposed Ground Floor Plan	Rev A
232	Proposed First Floor Plan	Rev A
233	Proposed Second Floor Plan	Rev A
241	Proposed Front Elevation	Rev A
242	Proposed Rear Elevation	Rev B
250	Proposed Section C – C	Rev B

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 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 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 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 or above 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 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: 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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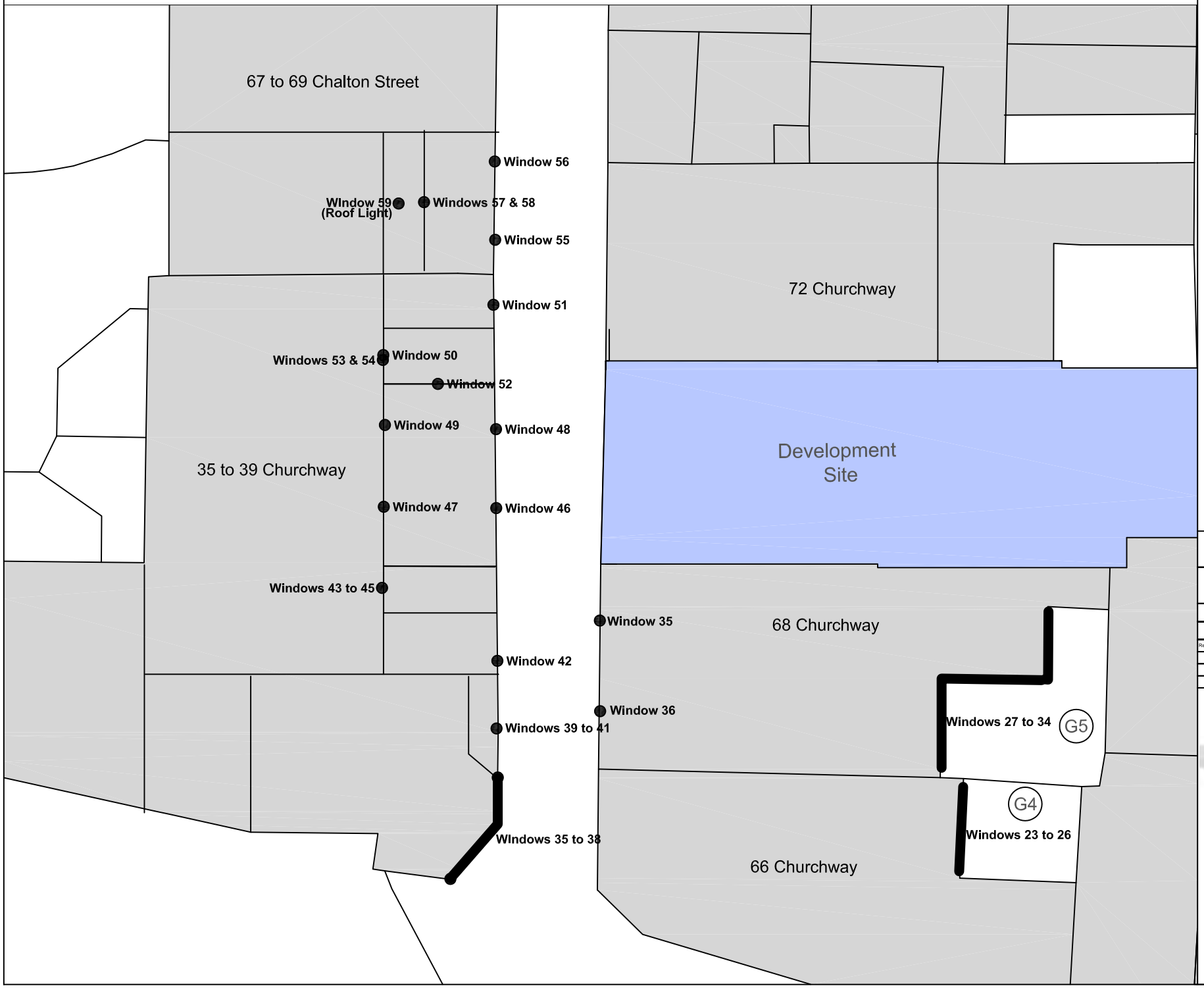
Window & Garden Key



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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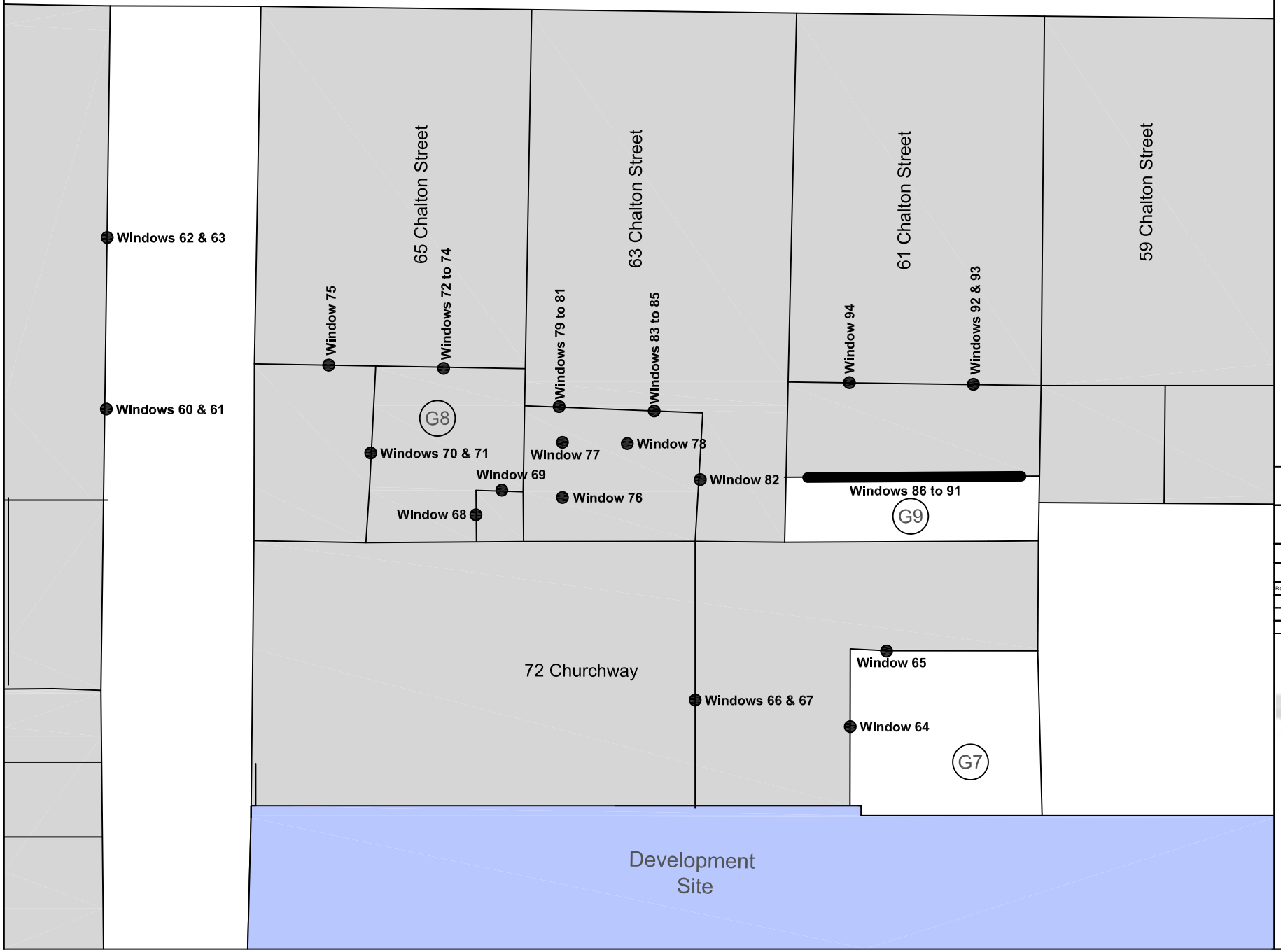
Window & Garden Key



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: 3 of 4 Rev. -

Rev	Date	Details of revision

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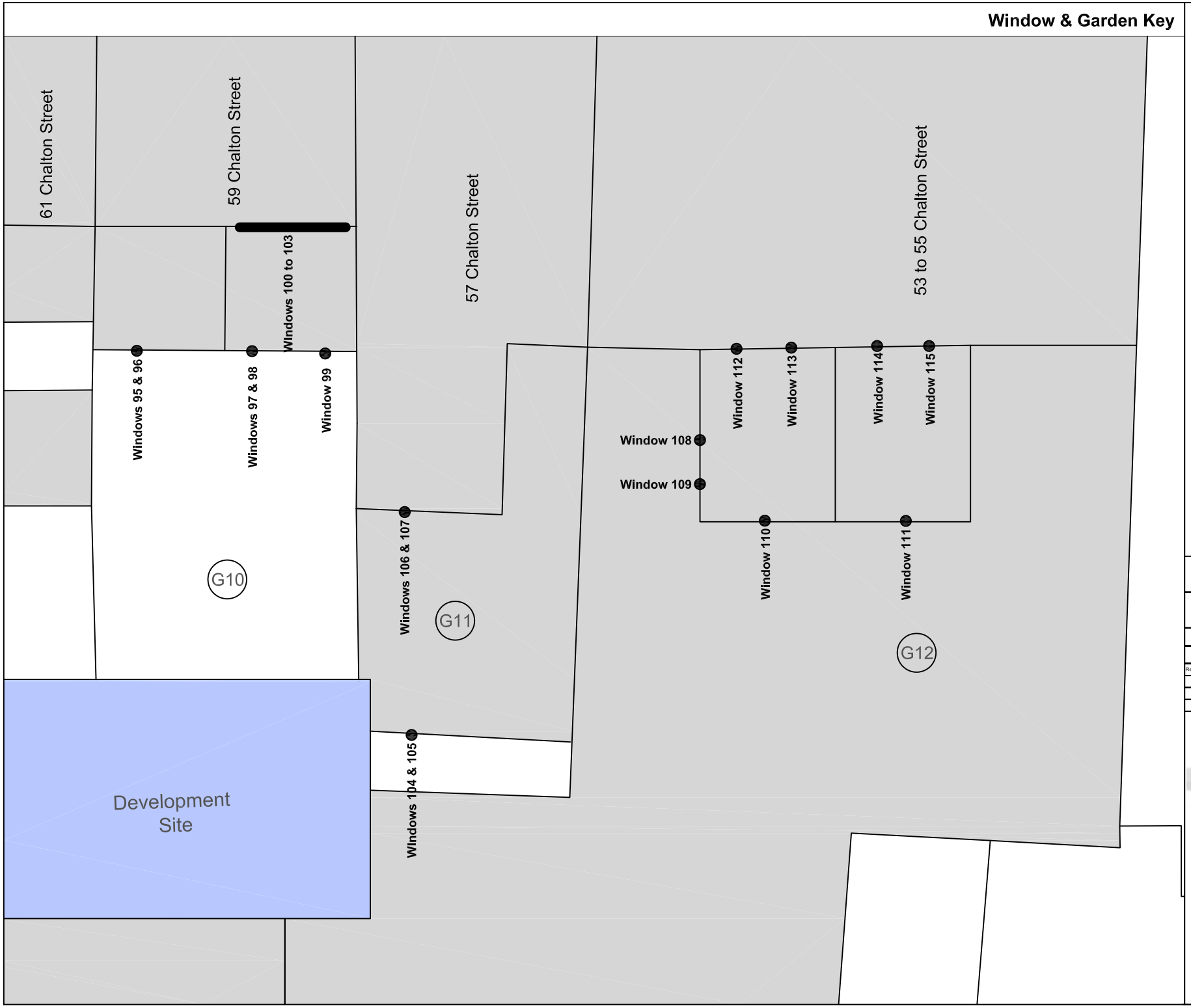

Key

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: 4 of 4 Rev. -

Rev	Date	Details of revision

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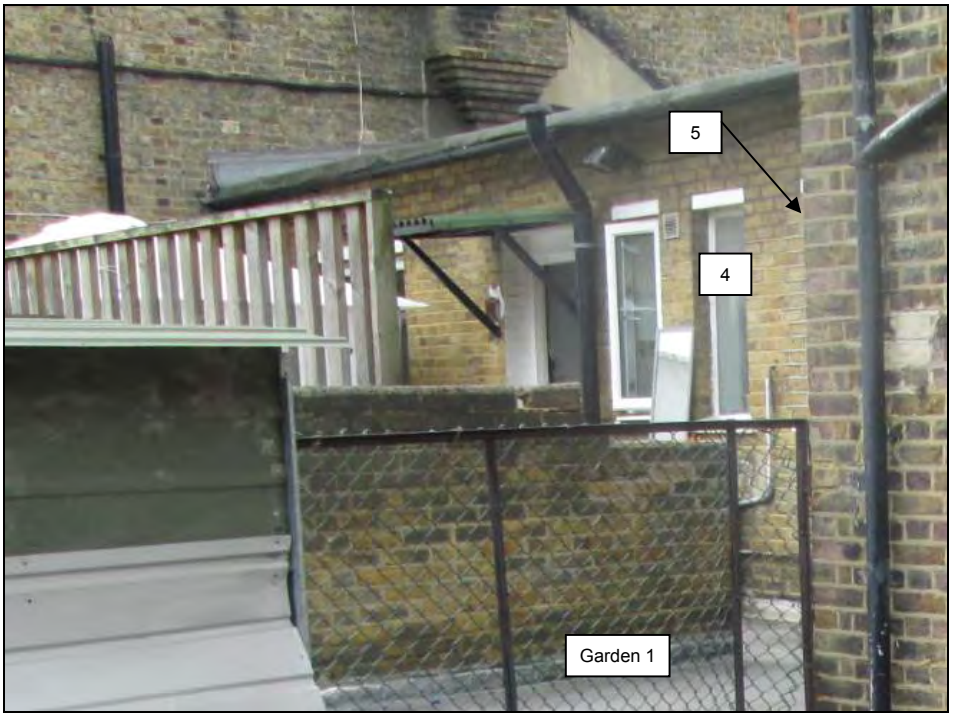
Neighbouring Windows

60 Churchway



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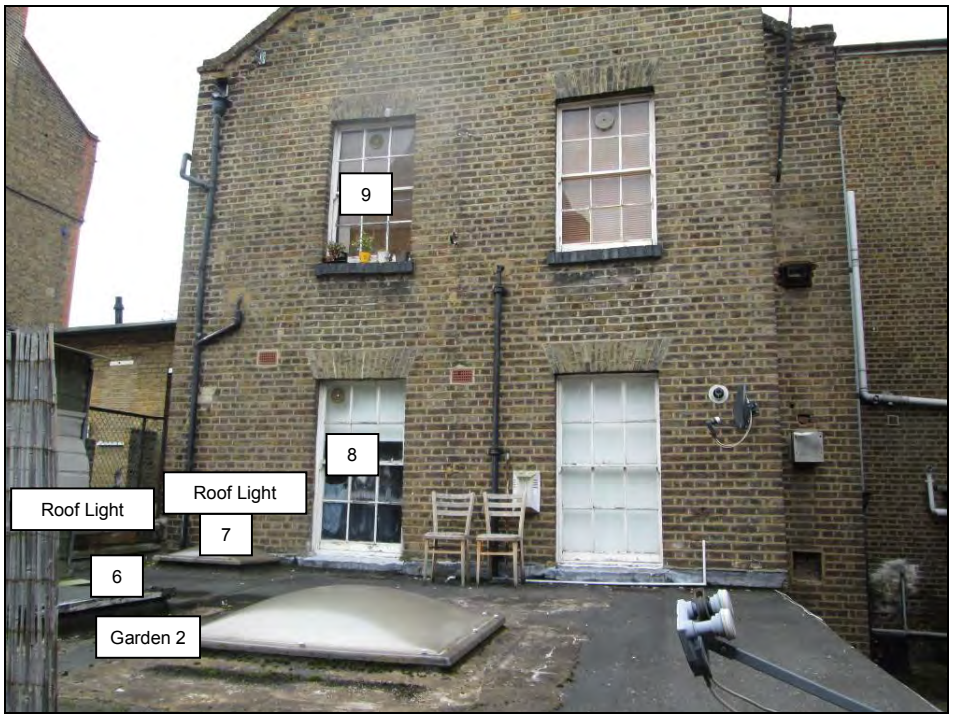

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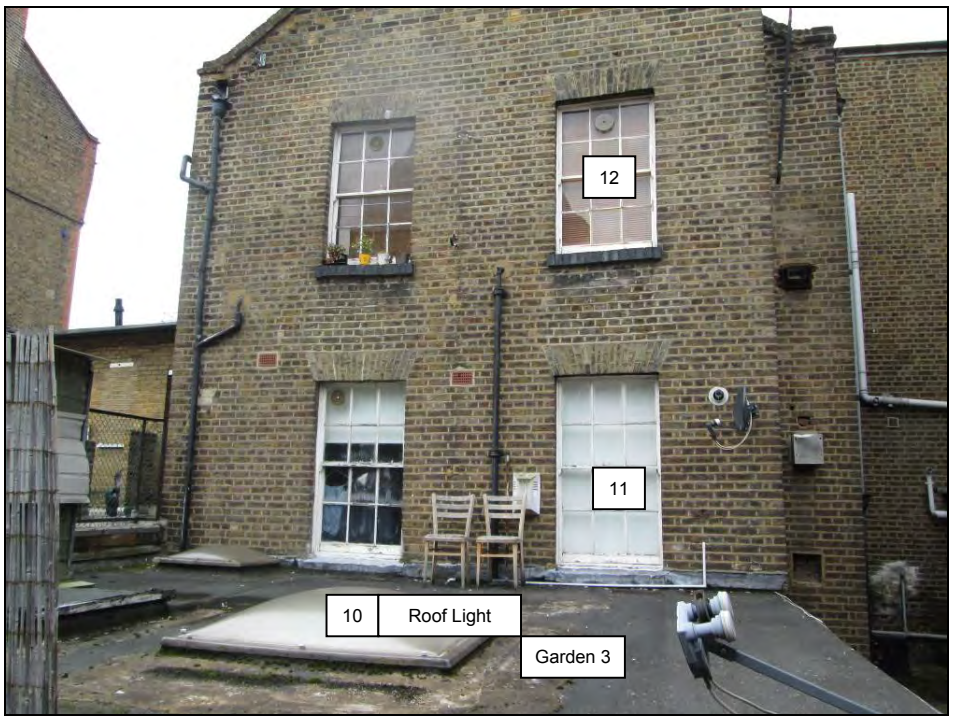

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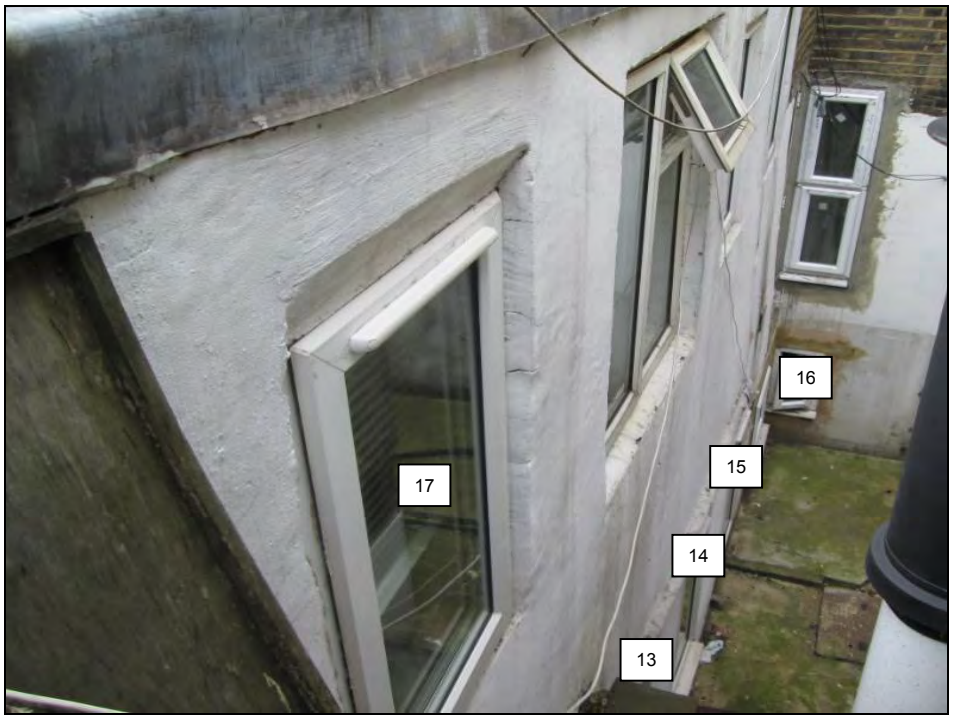
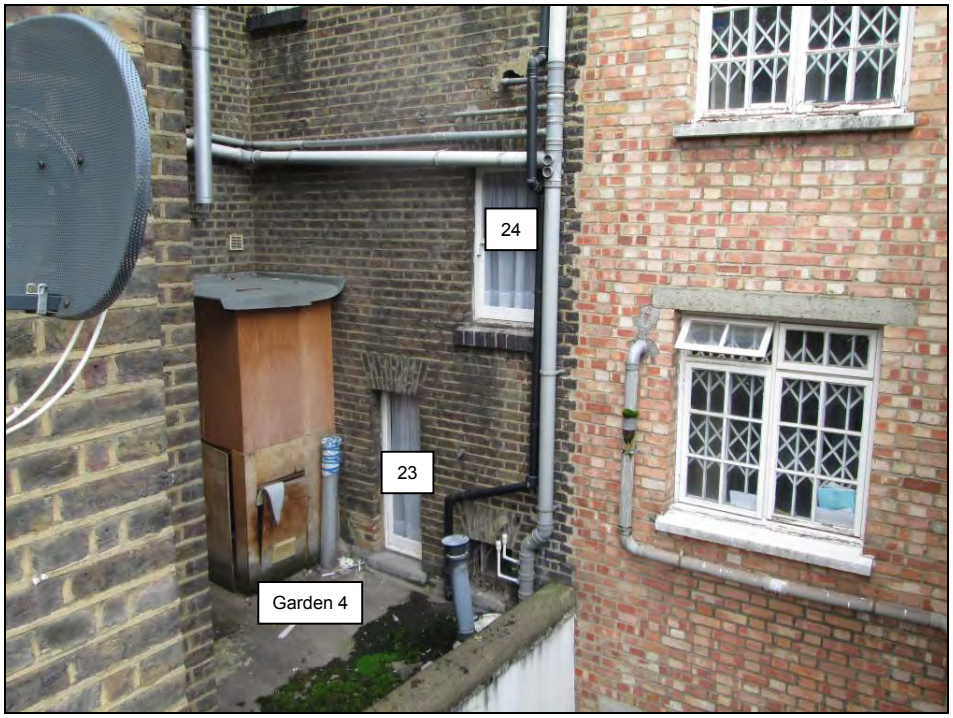


64 Churchway

64 Churchway

64 Churchway



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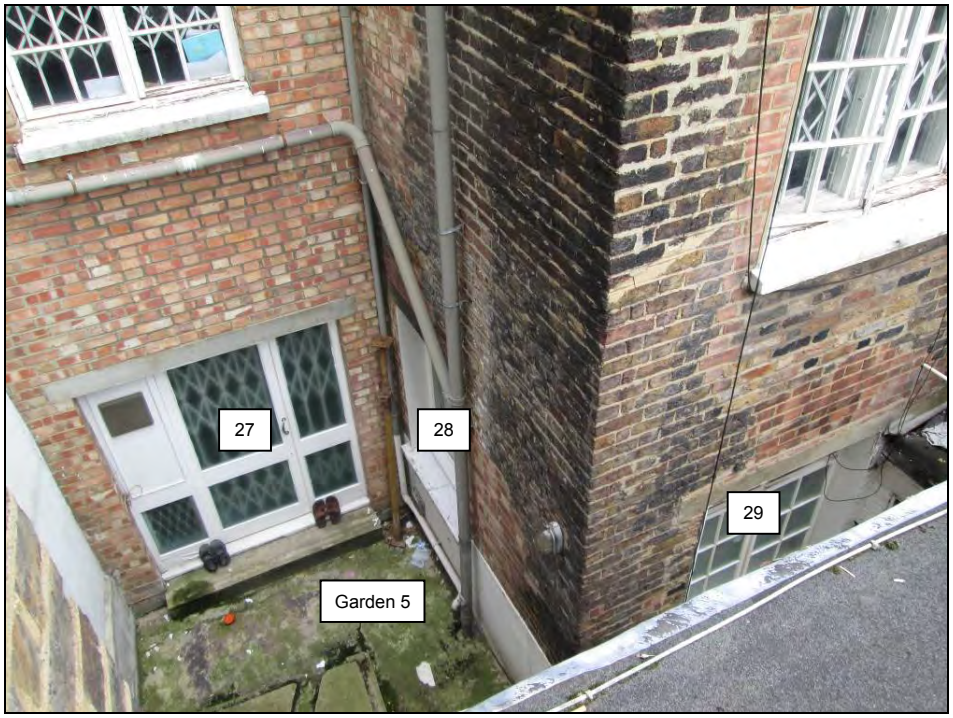
66 Churchway



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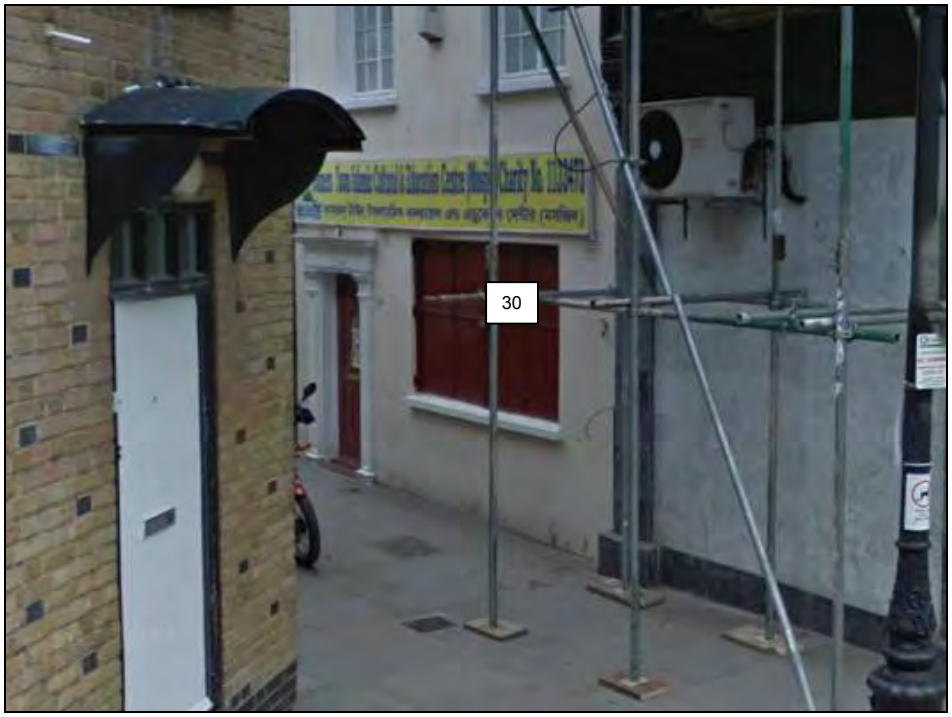
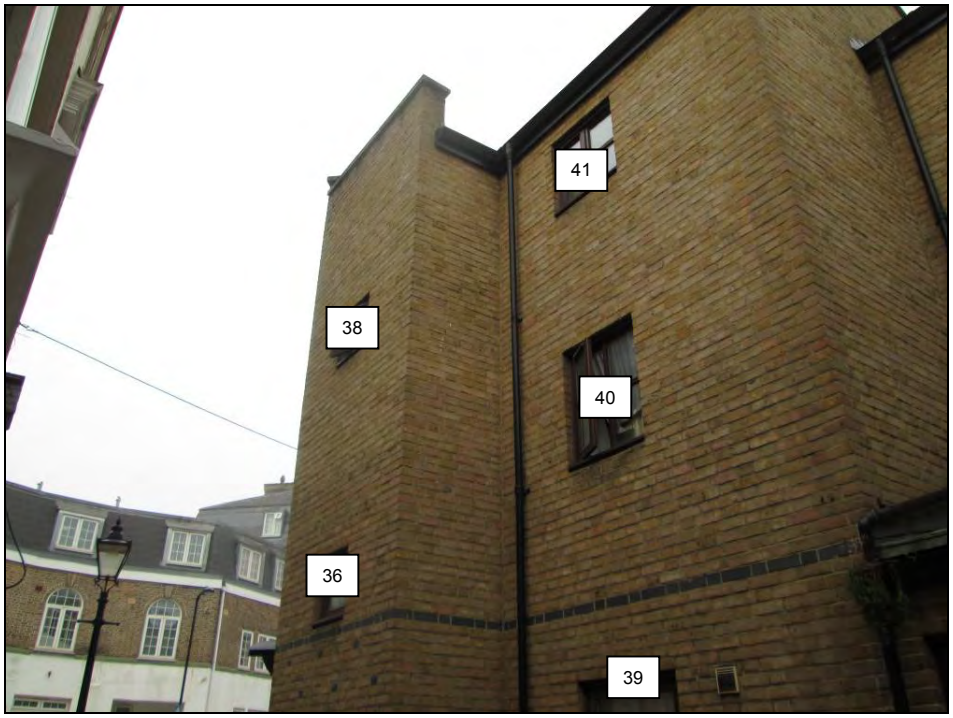


68 Churchway

68 Churchway

35 to 39 Churchway

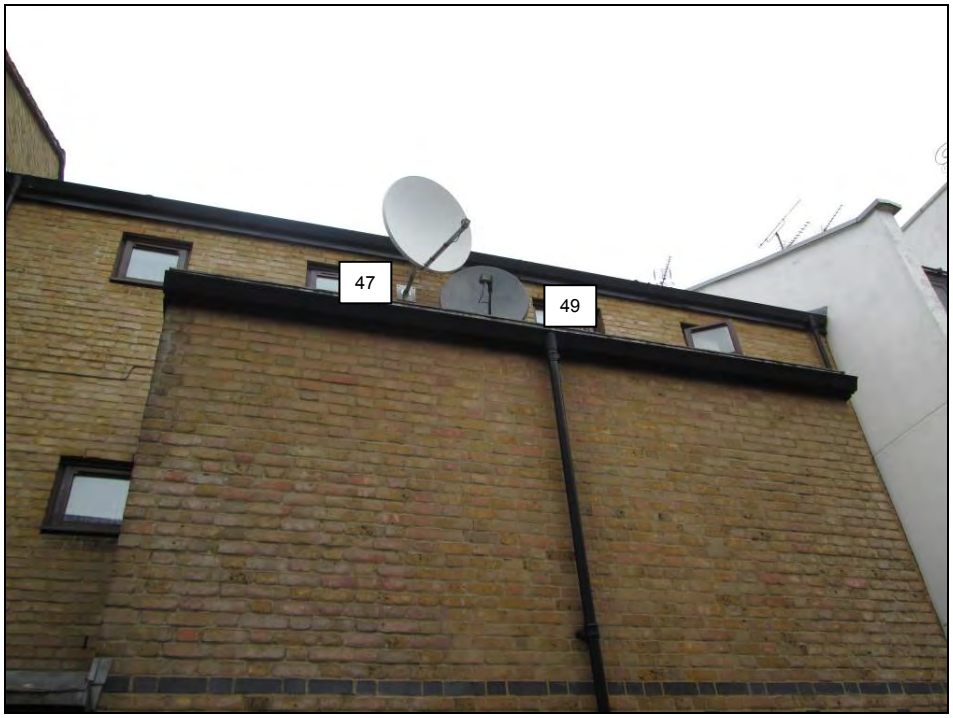


35 to 39 Churchway

35 to 39 Churchway

35 to 39 Churchway

35 to 39 Churchway



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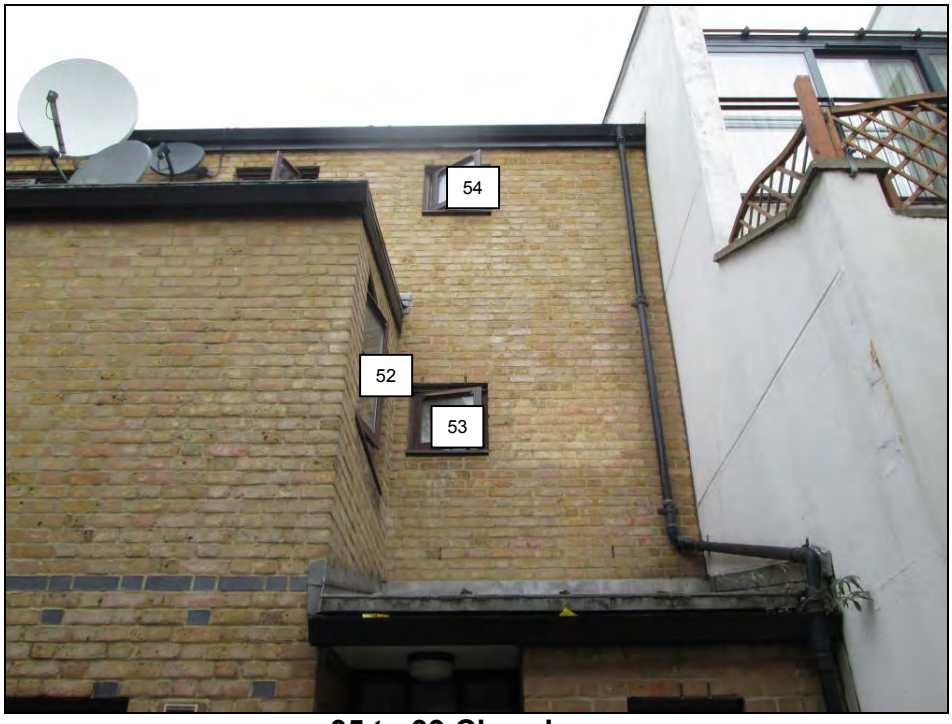
35 to 39 Churchway



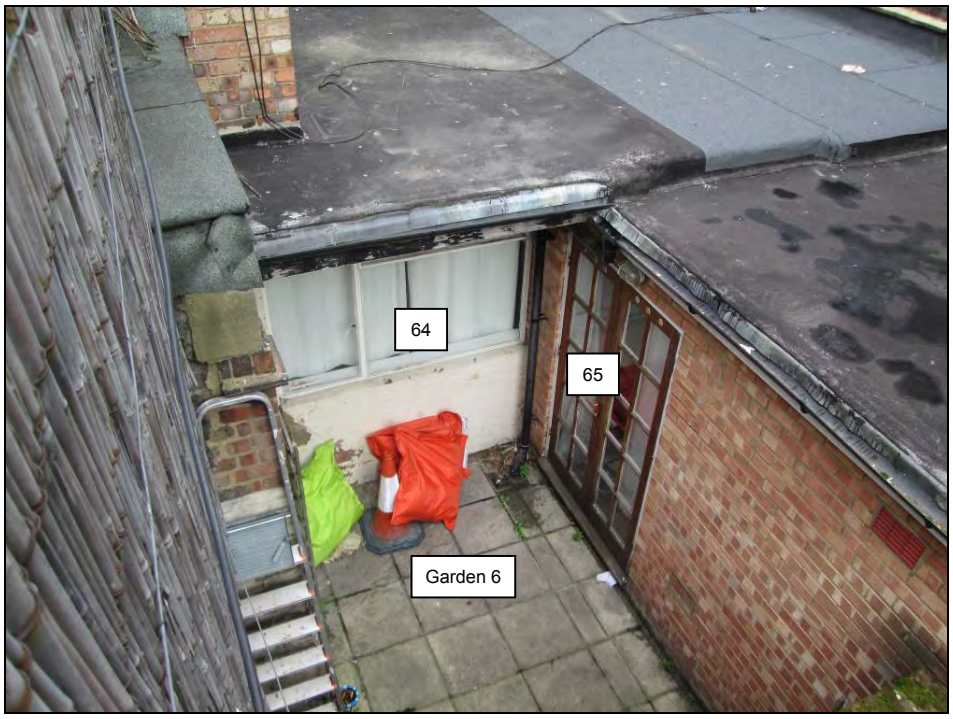
35 to 39 Churchway

67 to 69 Chalton Street

67 to 69 Chalton Street

67 to 69 Chalton Street

67 to 69 Chalton Street

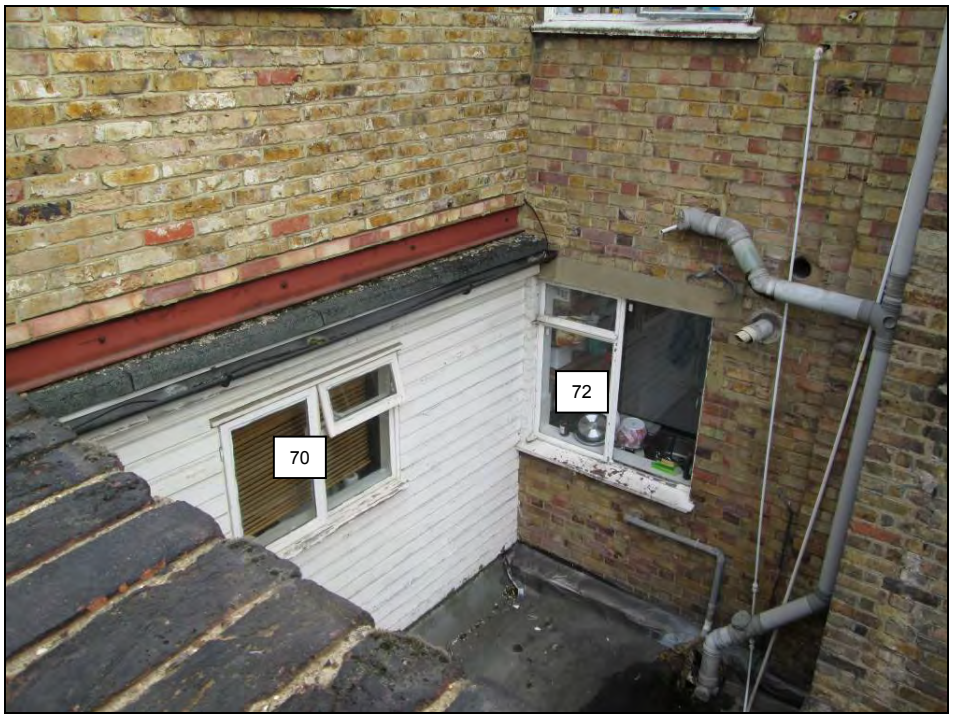


72 Churchway

72 Churchway

72 Churchway

65 Chalton Street



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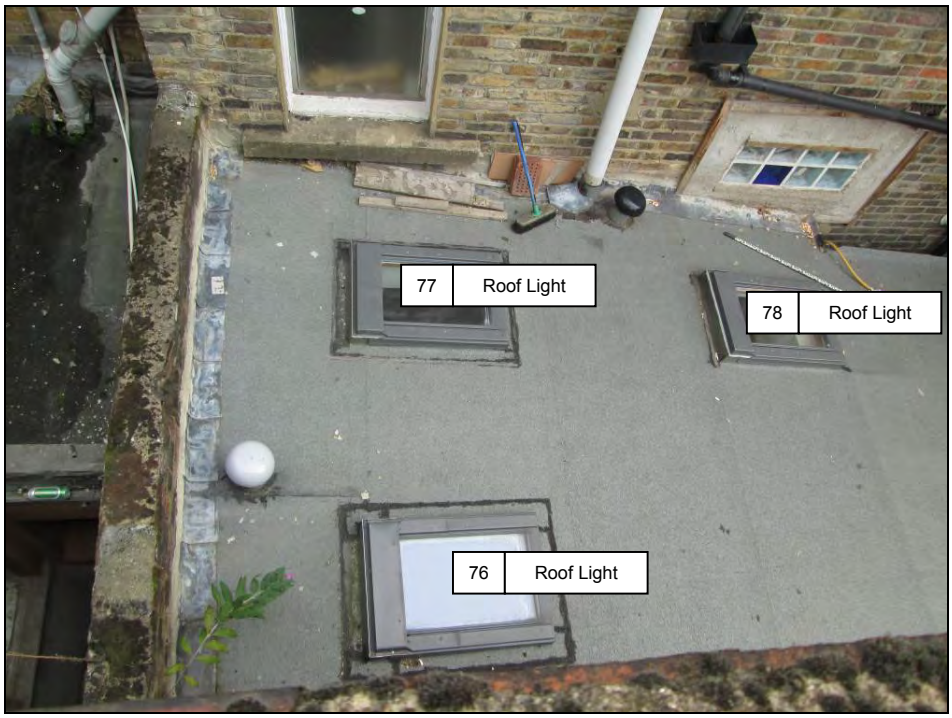
65 Chalton Street



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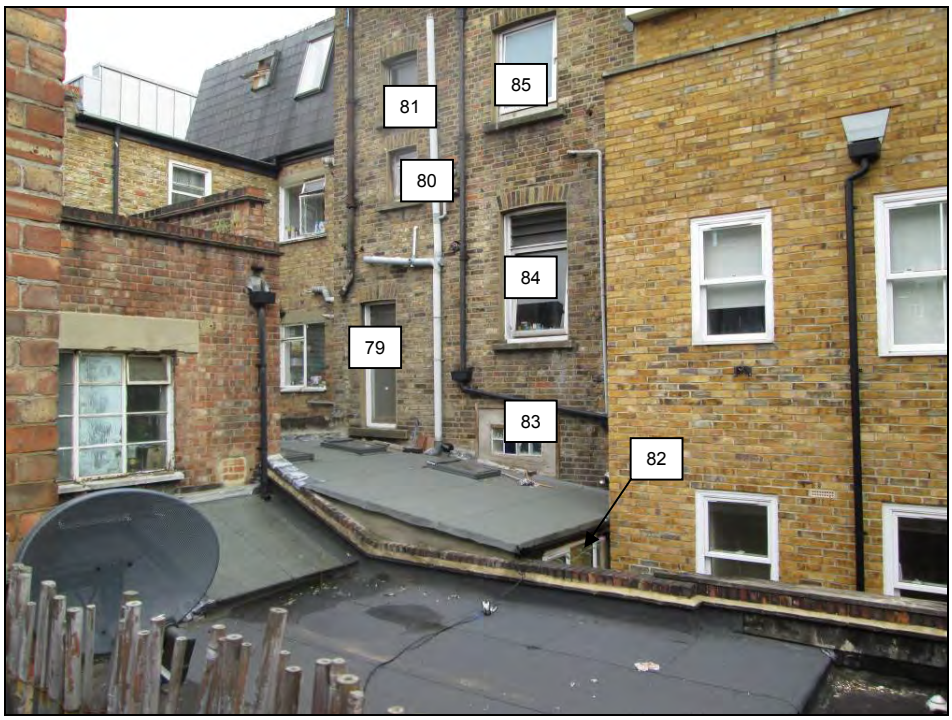

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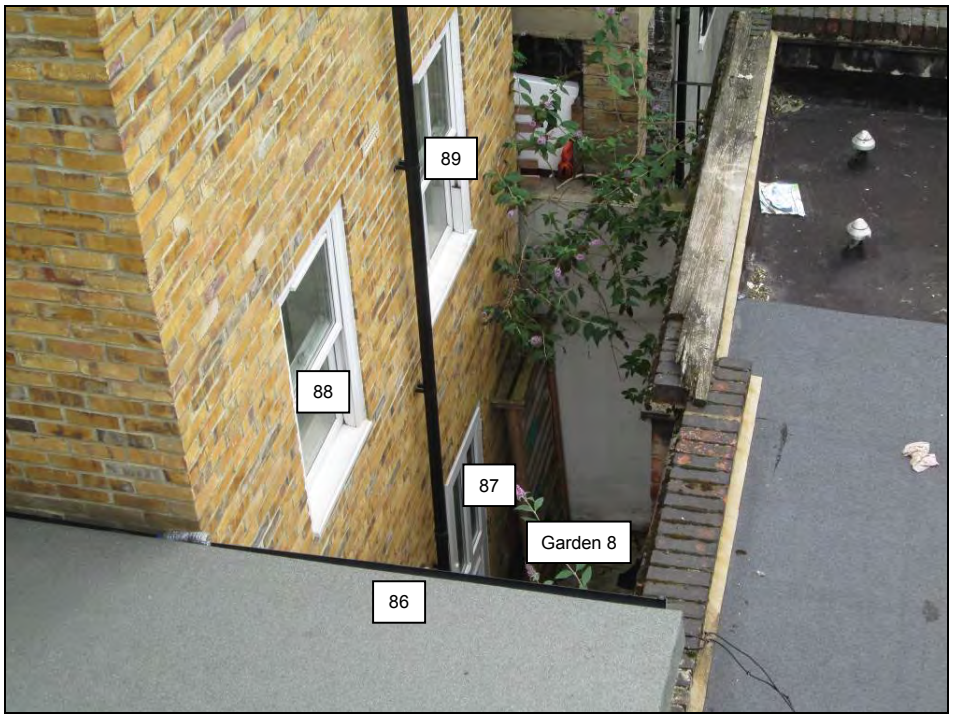

61 Chalton Street

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59 Chalton Street

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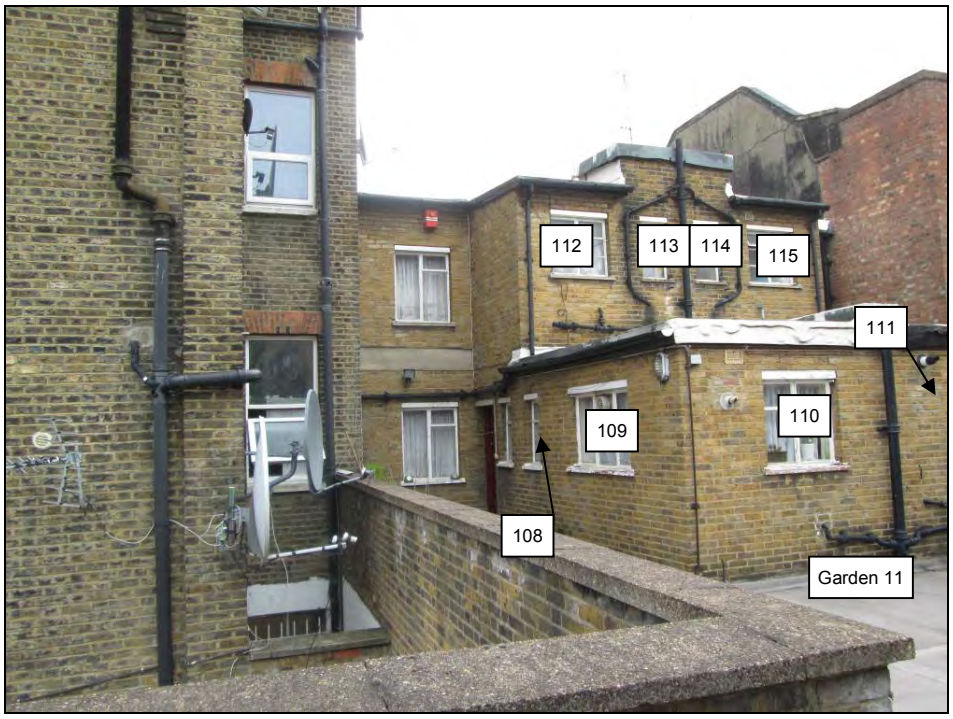
57 Chalton Street



53 to 55 Chalton Street

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

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

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
60 Churchway					
Window 1	Unknown	22.4%	22.4%	0.0%	1.0
Window 2	Unknown	25.0%	24.9%	0.1%	1.0
Window 3	Unknown	27.1%	27.1%	0.0%	1.0
Window 4	Unknown	27.0%	26.9%	0.1%	1.0
Window 5	Unknown	23.3%	23.3%	0.0%	1.0
62 Churchway					
Window 6	Unknown	73.5%	71.7%	1.8%	0.98
Window 7	Unknown	52.1%	51.4%	0.7%	0.99
Window 8	Bedroom	28.7%	27.7%	1.0%	0.97
Window 9	Bedroom	32.9%	32.9%	0.0%	1.0
64 Churchway					
Window 10	Unknown	38.0%	38.0%	0.0%	1.0
Window 17	Bedroom	5.0%	4.0%	1.0%	0.8
Window 18	Bedroom	5.8%	4.8%	1.0%	0.83
Window 19	Unknown	6.5%	5.7%	0.8%	0.88
Window 20	Unknown	6.6%	6.0%	0.6%	0.91
Window 11	Unknown	28.0%	26.2%	1.8%	0.94
Window 12	Non Habitable	32.9%	32.9%	0.0%	1.0
Window 13	Bedroom	1.7%	1.6%	0.1%	0.94
Window 14	Bedroom	2.1%	2.0%	0.1%	0.95
Window 15	Non Habitable	2.2%	2.1%	0.1%	0.95
Window 16	Unknown	3.7%	3.6%	0.1%	0.97
Window 21	Non Habitable	5.6%	5.2%	0.4%	0.93
Window 22	Non Habitable	6.3%	5.5%	0.8%	0.87
66 Archway					
Window 23	Unknown	8.4%	8.3%	0.1%	0.99
Window 24	Unknown	14.2%	14.2%	0.0%	1.0
Window 25	Unknown	15.2%	15.2%	0.0%	1.0
Window 26	Unknown	22.2%	22.2%	0.0%	1.0

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

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
68 Churchway					
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%	6.4%	-0.7%	1.12
Window 30	Non Domestic	9.4%	9.4%	0.0%	1.0
Window 31	Non Domestic	16.7%	16.7%	0.0%	1.0
Window 32	Non Domestic	20.7%	19.9%	0.8%	0.96
Window 33	Non Domestic	25.1%	25.1%	0.0%	1.0
Window 34	Non Domestic	25.6%	21.9%	3.7%	0.86
35 to 39 Churchway					
Window 35	Unknown	23.7%	23.7%	0.0%	1.0
Window 36	Unknown	8.5%	8.5%	0.0%	1.0
Window 37	Unknown	27.0%	27.0%	0.0%	1.0
Window 38	Unknown	14.1%	14.1%	0.0%	1.0
Window 39	Unknown	5.8%	5.6%	0.2%	0.97
Window 40	Unknown	11.8%	11.3%	0.5%	0.96
Window 41	Unknown	24.6%	24.6%	0.0%	1.0
Window 42	Unknown	8.7%	8.2%	0.5%	0.94
Window 43	Unknown	0.1%	0.1%	0.0%	1.0
Window 44	Unknown	12.2%	11.2%	1.0%	0.92
Window 45	Unknown	31.0%	31.0%	0.0%	1.0
Window 46	Unknown	9.8%	9.1%	0.7%	0.93
Window 47	Unknown	31.4%	31.3%	0.1%	1.0
Window 48	Unknown	10.5%	9.8%	0.7%	0.93
Window 49	Unknown	31.5%	31.3%	0.2%	0.99
Window 50	Unknown	0.1%	0.1%	0.0%	1.0
Window 51	Unknown	7.4%	6.9%	0.5%	0.93
Window 52	Unknown	7.4%	7.4%	0.0%	1.0
Window 53	Unknown	13.7%	13.2%	0.5%	0.96
Window 54	Unknown	30.9%	30.9%	0.0%	1.0
67 to 69 Chalton Street					
Window 55	Unknown	7.6%	7.3%	0.3%	0.96

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

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 56	Unknown	6.8%	6.7%	0.1%	0.99
Window 57	Unknown	21.1%	20.2%	0.9%	0.96
Window 58	Unknown	28.4%	28.3%	0.1%	1.0
Window 59	Unknown	72.4%	72.4%	0.0%	1.0
Window 60	Unknown	15.2%	15.0%	0.2%	0.99
Window 61	Unknown	28.2%	28.2%	0.0%	1.0
Window 62	Unknown	10.9%	10.9%	0.0%	1.0
Window 63	Unknown	21.2%	21.2%	0.0%	1.0
72 Churchway					
Window 64	Bedroom	17.0%	18.0%	-1.0%	1.06
Window 65	Bedroom	15.5%	14.7%	0.8%	0.95
Window 66	Bedroom	37.9%	33.9%	4.0%	0.89
Window 67	Bedroom	20.3%	17.6%	2.7%	0.87
65 Chalton Street					
Window 68	Unknown	2.5%	2.5%	0.0%	1.0
Window 69	Unknown	1.1%	1.1%	0.0%	1.0
Window 70	Unknown	14.6%	14.6%	0.0%	1.0
Window 71	Unknown	21.6%	21.6%	0.0%	1.0
Window 72	Unknown	17.2%	17.2%	0.0%	1.0
Window 73	Unknown	25.1%	25.1%	0.0%	1.0
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	Unknown	39.2%	39.2%	0.0%	1.0
Window 77	Unknown	40.0%	39.9%	0.1%	1.0
Window 78	Unknown	39.7%	38.8%	0.9%	0.98
Window 82	Unknown	4.7%	4.7%	0.0%	1.0
Window 79	Unknown	26.6%	25.8%	0.8%	0.97
Window 80	Unknown	34.8%	34.7%	0.1%	1.0
Window 81	Unknown	36.8%	36.8%	0.0%	1.0
Window 83	Unknown	23.3%	22.1%	1.2%	0.95

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

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 84	Unknown	32.0%	31.5%	0.5%	0.98
Window 85	Unknown	36.5%	36.5%	0.0%	1.0
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%	15.5%	0.0%	1.0
Window 89	Bedroom	14.5%	14.5%	0.0%	1.0
Window 90	Non Habitable	29.5%	27.2%	2.3%	0.92
Window 91	Unknown	29.2%	27.5%	1.7%	0.94
Window 92	Bedroom	32.4%	32.2%	0.2%	0.99
Window 93	Non Habitable	45.6%	45.6%	0.0%	1.0
Window 94	Bedroom	46.2%	46.2%	0.0%	1.0
59 Chalton Street					
Window 95	Non Habitable	26.6%	25.5%	1.1%	0.96
Window 96	Non Habitable	30.3%	29.9%	0.4%	0.99
Window 97	Non Habitable	14.1%	14.5%	-0.4%	1.03
Window 98	Non Habitable	19.9%	19.4%	0.5%	0.97
Window 99	Non Habitable	17.0%	16.5%	0.5%	0.97
Window 100	Kitchen	12.4%	12.4%	0.0%	1.0
Window 101	Kitchen	24.0%	23.9%	0.1%	1.0
Window 102	Unknown	24.4%	24.4%	0.0%	1.0
Window 103	Bedroom	28.5%	28.5%	0.0%	1.0
57 Chalton Street					
Window 104	Unknown	0.6%	0.9%	-0.3%	1.5
Window 105	Unknown	4.7%	6.5%	-1.8%	1.38
Window 106	Unknown	29.1%	28.6%	0.5%	0.98
Window 107	Unknown	37.9%	37.9%	0.0%	1.0
53 to 55 Chalton Street					
Window 108	Unknown	11.6%	11.6%	0.0%	1.0
Window 109	Unknown	17.6%	17.3%	0.3%	0.98

Appendix 2 - Vertical Sky Component

70 Church way, London NW1 1LT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 110	Unknown	29.1%	29.0%	0.1%	1.0
Window 111	Unknown	28.3%	28.3%	0.0%	1.0
Window 112	Unknown	32.4%	32.4%	0.0%	1.0
Window 113	Unknown	32.8%	32.8%	0.0%	1.0
Window 114	Unknown	32.9%	32.9%	0.0%	1.0
Window 115	Unknown	32.8%	32.8%	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
66 Churchway									
Window 23	Unknown	14%	14%	0%	1.0	1%	1%	0%	1.0
Window 24	Unknown	24%	24%	0%	1.0	1%	1%	0%	1.0
Window 25	Unknown	29%	29%	0%	1.0	2%	2%	0%	1.0
Window 26	Unknown	43%	43%	0%	1.0	7%	7%	0%	1.0
68 Churchway									
Window 27	Non Domestic	14%	14%	0%	1.0	1%	1%	0%	1.0
Window 28	Non Domestic	9%	9%	0%	1.0	2%	2%	0%	1.0
Window 29	Non Domestic	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 31	Non Domestic	30%	30%	0%	1.0	3%	3%	0%	1.0
Window 32	Non Domestic	34%	34%	0%	1.0	6%	6%	0%	1.0
Window 33	Non Domestic	51%	51%	0%	1.0	9%	9%	0%	1.0
Window 34	Non Domestic	53%	44%	9%	0.83	11%	10%	1%	0.91
35 to 39 Churchway									
Window 35	Unknown	45%	45%	0%	1.0	14%	14%	0%	1.0
Window 36	Unknown	19%	19%	0%	1.0	8%	8%	0%	1.0
Window 37	Unknown	58%	58%	0%	1.0	16%	16%	0%	1.0
Window 38	Unknown	36%	36%	0%	1.0	9%	9%	0%	1.0
Window 39	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 40	Unknown	17%	16%	1%	0.94	0%	0%	0%	1.0
Window 41	Unknown	51%	51%	0%	1.0	5%	5%	0%	1.0
Window 42	Unknown	7%	7%	0%	1.0	0%	0%	0%	1.0
Window 43	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 44	Unknown	24%	23%	1%	0.96	3%	2%	1%	0.67
Window 45	Unknown	67%	67%	0%	1.0	18%	18%	0%	1.0
Window 46	Unknown	17%	16%	1%	0.94	2%	2%	0%	1.0
Window 47	Unknown	68%	68%	0%	1.0	20%	20%	0%	1.0
Window 48	Unknown	22%	21%	1%	0.95	2%	2%	0%	1.0
Window 49	Unknown	70%	70%	0%	1.0	23%	23%	0%	1.0
Window 50	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 51	Unknown	24%	21%	3%	0.88	2%	2%	0%	1.0
Window 53	Unknown	25%	23%	2%	0.92	4%	2%	2%	0.5

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 54	Unknown	69%	69%	0%	1.0	24%	24%	0%	1.0
67 to 69 Chalton Street									
Window 55	Unknown	19%	18%	1%	0.95	2%	2%	0%	1.0
Window 56	Unknown	16%	16%	0%	1.0	1%	1%	0%	1.0
Window 57	Unknown	47%	46%	1%	0.98	14%	13%	1%	0.93
Window 58	Unknown	65%	65%	0%	1.0	23%	23%	0%	1.0
Window 59	Unknown	77%	77%	0%	1.0	25%	25%	0%	1.0
Window 60	Unknown	37%	37%	0%	1.0	11%	11%	0%	1.0
Window 61	Unknown	65%	65%	0%	1.0	24%	24%	0%	1.0
Window 62	Unknown	27%	27%	0%	1.0	6%	6%	0%	1.0
Window 63	Unknown	54%	54%	0%	1.0	15%	15%	0%	1.0
72 Churchway									
Window 64	Bedroom	30%	33%	-3%	1.1	9%	12%	-3%	1.33
Window 65	Bedroom	35%	36%	-1%	1.03	10%	11%	-1%	1.1
Window 66	Bedroom	38%	28%	10%	0.74	8%	8%	0%	1.0
Window 67	Bedroom	44%	32%	12%	0.73	9%	6%	3%	0.67
65 Chalton Street									
Window 68	Unknown	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 69	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 70	Unknown	35%	35%	0%	1.0	8%	8%	0%	1.0
Window 71	Unknown	49%	49%	0%	1.0	19%	19%	0%	1.0
Window 72	Unknown	40%	40%	0%	1.0	13%	13%	0%	1.0
Window 73	Unknown	47%	47%	0%	1.0	17%	17%	0%	1.0
Window 74	Kitchen	59%	59%	0%	1.0	18%	18%	0%	1.0
Window 75	Non Habitable	71%	71%	0%	1.0	23%	23%	0%	1.0
63 Chalton Street									
Window 76	Unknown	23%	23%	0%	1.0	6%	6%	0%	1.0
Window 77	Unknown	33%	33%	0%	1.0	10%	10%	0%	1.0
Window 78	Unknown	33%	31%	2%	0.94	9%	8%	1%	0.89
Window 82	Unknown	8%	8%	0%	1.0	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 79	Unknown	52%	51%	1%	0.98	15%	15%	0%	1.0
Window 80	Unknown	61%	61%	0%	1.0	20%	20%	0%	1.0
Window 81	Unknown	63%	63%	0%	1.0	21%	21%	0%	1.0
Window 83	Unknown	37%	35%	2%	0.95	6%	4%	2%	0.67
Window 84	Unknown	54%	53%	1%	0.98	14%	14%	0%	1.0
Window 85	Unknown	61%	61%	0%	1.0	19%	19%	0%	1.0
61 Chalton Street									
Window 86	Non Habitable	2%	2%	0%	1.0	0%	0%	0%	1.0
Window 87	Bedroom	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 88	Non Habitable	25%	25%	0%	1.0	3%	3%	0%	1.0
Window 89	Bedroom	18%	18%	0%	1.0	1%	1%	0%	1.0
Window 90	Non Habitable	51%	47%	4%	0.92	13%	13%	0%	1.0
Window 91	Unknown	48%	43%	5%	0.9	11%	11%	0%	1.0
Window 92	Bedroom	53%	53%	0%	1.0	13%	13%	0%	1.0
Window 93	Non Habitable	65%	65%	0%	1.0	19%	19%	0%	1.0
Window 94	Bedroom	62%	62%	0%	1.0	17%	17%	0%	1.0
59 Chalton Street									
Window 95	Non Habitable	41%	37%	4%	0.9	10%	10%	0%	1.0
Window 96	Non Habitable	48%	48%	0%	1.0	12%	12%	0%	1.0
Window 97	Non Habitable	20%	20%	0%	1.0	1%	2%	-1%	2.0
Window 98	Non Habitable	26%	26%	0%	1.0	4%	5%	-1%	1.25
Window 99	Non Habitable	20%	19%	1%	0.95	2%	2%	0%	1.0
Window 100	Kitchen	17%	17%	0%	1.0	4%	4%	0%	1.0
Window 101	Kitchen	30%	30%	0%	1.0	5%	5%	0%	1.0
Window 102	Unknown	39%	39%	0%	1.0	8%	8%	0%	1.0
Window 103	Bedroom	38%	38%	0%	1.0	6%	6%	0%	1.0
57 Chalton Street									
Window 104	Unknown	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 105	Unknown	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 106	Unknown	52%	52%	0%	1.0	16%	16%	0%	1.0
Window 107	Unknown	66%	66%	0%	1.0	24%	24%	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
53 to 55 Chalton Street									
Window 110	Unknown	47%	47%	0%	1.0	11%	11%	0%	1.0
Window 111	Unknown	49%	49%	0%	1.0	11%	11%	0%	1.0
Window 112	Unknown	61%	61%	0%	1.0	20%	20%	0%	1.0
Window 113	Unknown	61%	61%	0%	1.0	20%	20%	0%	1.0
Window 114	Unknown	61%	61%	0%	1.0	20%	20%	0%	1.0
Window 115	Unknown	60%	60%	0%	1.0	18%	18%	0%	1.0

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

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
60 Churchway								
Garden 1	22.28 m2	15.06 m2	68%	15.06 m2	68%	0.0 m2	0%	1.0
62 Churchway								
Garden 2	15.15 m2	15.14 m2	100%	15.14 m2	100%	0.0 m2	0%	1.0
64 Churchway								
Garden 3	10.88 m2	10.87 m2	100%	10.87 m2	100%	0.0 m2	0%	1.0
66 Churchway								
Garden 4	8.67 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
68 Churchway								
Garden 5	14.26 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
72 Churchway								
Garden 6	11.09 m2	2.53 m2	23%	6.33 m2	57%	-3.8 m2	-34%	2.48
65 Chalton Street								
Garden 7	6.16 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
61 Chalton Street								
Garden 8	5.44 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
59 Chalton Street								
Garden 9	26.0 m2	0.31 m2	1%	3.5 m2	13%	-3.19 m2	-12%	13.0
57 Chalton Street								
Garden 10	18.78 m2	15.77 m2	84%	15.77 m2	84%	0.0 m2	0%	1.0
53 to 55 Chalton Street								
Garden 11	60.7 m2	58.61 m2	97%	58.61 m2	97%	0.0 m2	0%	1.0