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## Daylight and Sunlight Study (Within Development) 70 Church way, London NW1 1LT

27 May 2016



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DAYLIGHT AND SUNLIGHT STUDY  
70 Churchway, London NW1 1LT

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## APPENDICES

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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 in connection with the development at 70 Churchway, London NW1 1LT.
- 1.1.2 The aim of the study is to check whether or not the proposed habitable rooms receive satisfactory levels of daylight and sunlight.
- 1.1.3 The study is based on the numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide' by P J Littlefair 2011.
- 1.1.4 Appendix 1 identifies the windows analysed in this study. The numerical test results (including all calculation workings) are provided in Appendix 2. No sky line contours are presented in Appendix 3.
- 1.1.5 Right of Light Consulting confirms that the proposed design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

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## 2 INFORMATION SOURCES

### 2.1 Documents Considered

2.1.1 This report is based on the following 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 |

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### 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 numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide' by P J Littlefair 2011.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. In instances where there is a special requirement for daylight or sunlight, higher levels may be deemed necessary. In other situations, such as with urban developments, lower daylight and sunlight levels may be unavoidable. 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 is not mandatory and this document should not be considered 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 because natural lighting is only one of the many factors in site layout design."

#### 3.2 Interior Daylighting

- 3.2.1 The interior daylighting recommendations set out in BRE guide are based on British Standard BS 8206 Part 2 and the Chartered Institute of Building Services Engineers Applications Manual on window design. Collectively, the guides set out three main criteria for interior daylighting. These are summarised as follows:

##### 3.2.2 Test 1 Average Daylight Factor (df)

The Average Daylight Factor can be calculated using the following formula:

$$df = \frac{T A_w \theta}{A (1-R^2)} \%$$

Where

- |                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| T              | is the diffuse visible transmittance of the glazing (BRE standard of 0.68) |
| A <sub>w</sub> | is the net glazed area of the window (m <sup>2</sup> )                     |
| A              | is the total area of the room surfaces (m <sup>2</sup> )                   |
| R              | is their average reflectance                                               |
| θ              | is the angle of visible sky in degrees                                     |

---

The Average Daylight factor test is applied to habitable rooms within domestic properties. A kitchen is generally deemed to be a habitable room if it is large enough to accommodate a dining area. If the kitchen is small or if the property has a separate dining area then the accepted practice is to treat the kitchen as a non habitable room.

For the purpose of this study we have assumed BRE internal reflectance values pertaining to medium wooden floors, light painted walls and white painted ceilings.

The guide recommends an Average Daylight Factor of 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary lighting is provided. There are additional minimum recommendations for dwellings of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

A special procedure is required for floor to ceiling windows such as patio doors. If part of a window is below the height of the working plane (a horizontal plane 0.85m above the floor in housing), this portion should be treated as a separate window. The ADF for this window has an extra factor applied to it, to take account of the reduced effectiveness of low level glazing in lighting the room. A value equal to the floor reflectance may be taken for this factor. The ADF for the portion of the window above the working plane is calculated in the normal way without this additional factor, and the ADFs for the two portions are added together.

### 3.2.3 Test 2 Room Depth

If a daylit room is lit by windows in one wall only, the depth of the room L should not exceed the limiting value given by:

$$\frac{L}{W} + \frac{L}{H} \leq \frac{2}{1-R_b}$$

Where

W is the room width  
H is the window-head height above floor level  
R<sub>b</sub> is the average reflectance of the surfaces in the rear half of the room

---

#### 3.2.4 Test 3 Position of the no sky line

If a significant area of the working plane lies beyond the no sky line (i.e. it receives no direct skylight), then the distribution of daylight in the room will look poor and supplementary electric lighting will be required.

The no sky line assessment is not applicable where a room derives its daylight solely from a light well or atrium. In these situations the room relies on borrowed light instead of direct skylight.

### **3.3 Sunlight to Windows**

- 3.3.1 The BRE guide recommends that where possible each dwelling should have at least one main living room window that faces within 90 degrees of due south. However, the guide acknowledges that this is not always possible when it comes to flats.
- 3.3.2 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 sunlight is viewed as less important in kitchens and bedrooms. In non-domestic buildings, any spaces which are deemed to have a specific requirement for sunlight should be checked.
- 3.3.3 The BRE guide recommends that main living room windows should receive 25% of the total annual probable sunlight hours, including 5% of the annual probable sunlight hours during the winter months between 21<sup>st</sup> September and 21<sup>st</sup> March.

---

## **4 RESULTS OF THE STUDY**

### **4.1 Window Reference Points**

- 4.1.1 Refer to Appendix 1 for a drawing which identifies the positions of the windows analysed in this study.

### **4.2 Numerical Results and No Sky Line Contours**

- 4.2.1 The numerical test results including all calculation workings are provided in Appendix 2. No sky line contours for the habitable rooms are presented in Appendix 3.

### **4.3 Interior Daylighting**

- 4.3.1 All rooms meet or surpass the BRE Average Daylight Factor targets.
- 4.3.2 All rooms pass the room depth test where this test is applicable.
- 4.3.3 The BRE guide does not give fixed numerical pass/fail criteria for the No Sky Line test when applied to new dwellings (guidance is given for when this test is applied to existing neighbouring buildings). However, for completeness, we have illustrated the no sky line contours in Appendix 3.

### **4.4 Sunlight to Windows**

- 4.4.1 The proposed development contains a mixture of north west and south east facing living rooms. Whilst the aim is usually to maximise the number of south facing living rooms within domestic dwellings, the BRE guide does not give mandatory sunlight requirements for flats. The guide states that for larger developments, especially those with site constraints, it may not be possible to have every living room facing within 90 degrees of due south.
- 4.4.2 Notwithstanding the above, 2 of the 4 living rooms at the proposed development have at least one window which faces within 90 degrees of due south. The annual and winter probable sunlight hours data is presented in Appendix 2.

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## **4.5 Conclusion**

- 4.5.1 Right of Light Consulting confirms that the proposed design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

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## **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 Where limited access is available, reasonable assumptions will have been made.
- 5.1.4 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.
- 5.1.5 Right of Light Consulting will notify those instructing them immediately and confirm in writing if for any reason the report requires any correction or qualification.
- 5.1.6 Right of Light Consulting confirm that they have used their best endeavours to ensure that the facts stated in this report are correct and that the opinions expressed represent a true and complete professional opinion.

### **5.2 Project Specific**

- 5.2.1 None

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## APPENDICES

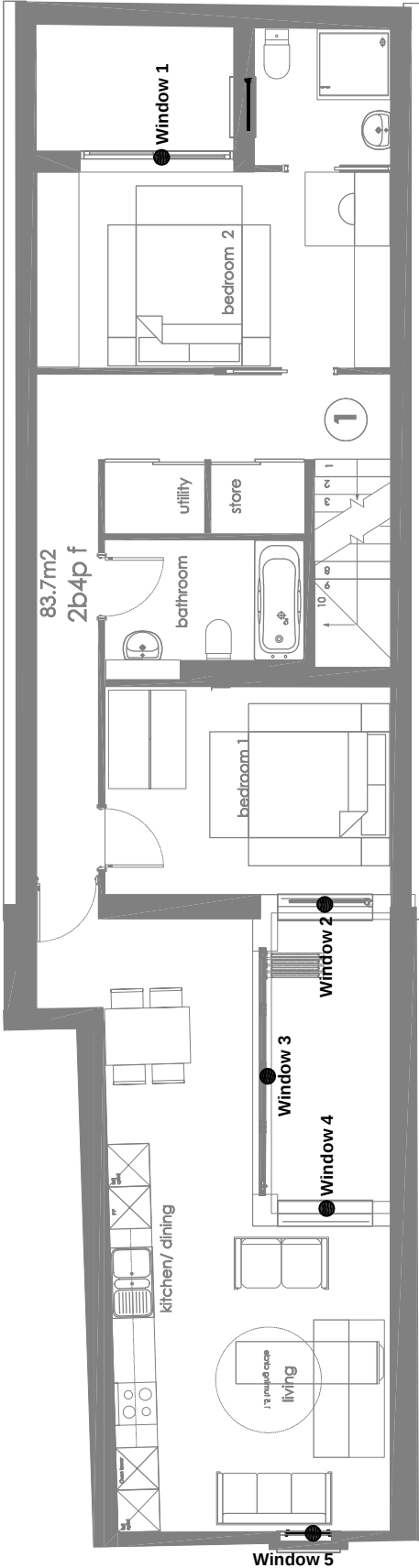
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## **APPENDIX 1**

### WINDOW KEY

Key:

Window 1 ● Window reference



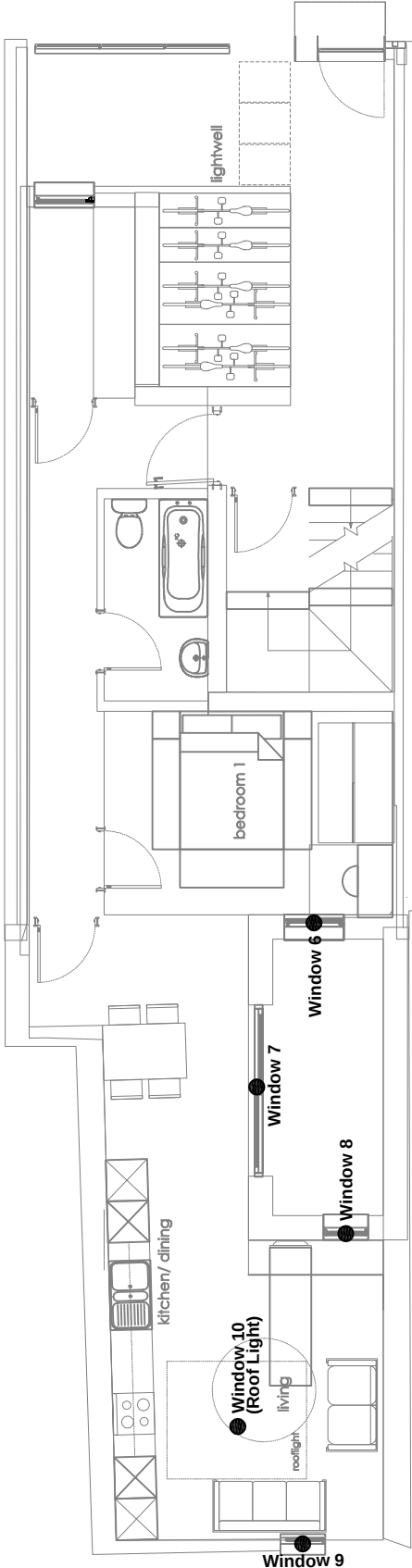
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|--------------------------------------------|--------|
| Project Name: 70 Churchway, London NW1 1LT |        |
| Drawing Title: Window Key                  |        |
| Scale: Do not scale                        |        |
| Drawing No: 1 of 4                         | Rev. - |
| Rev                                        | Date   |
| Details of revision                        |        |
|                                            |        |
|                                            |        |



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Key:

Window 1 ● Window reference



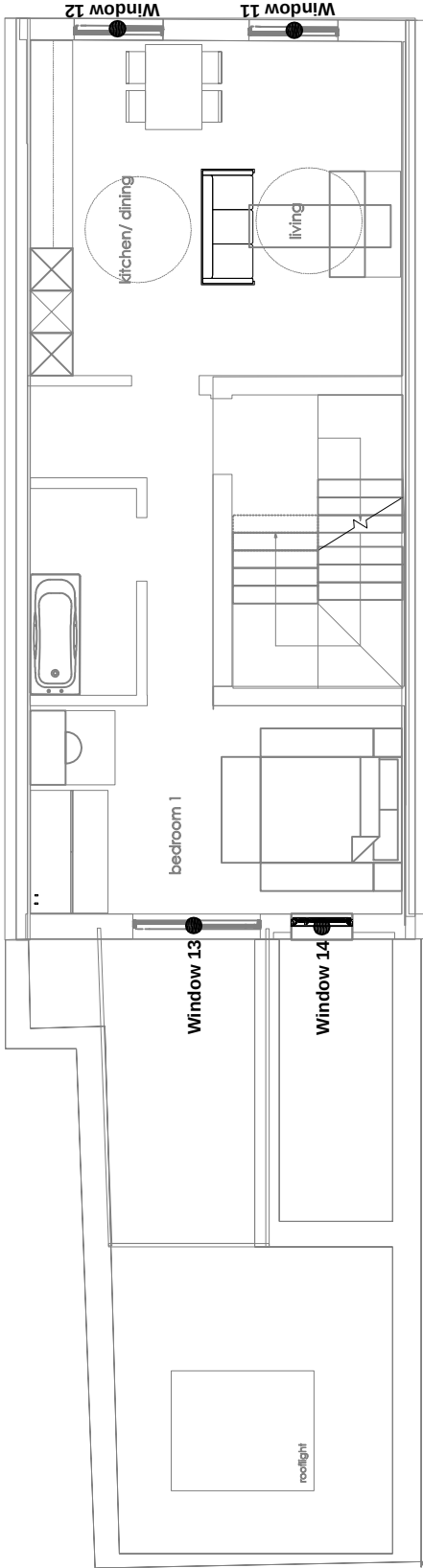
|                                            |        |
|--------------------------------------------|--------|
| Project Name: 70 Churchway, London NW1 1LT |        |
| Drawing Title: Window Key                  |        |
| Scale: Do not scale                        |        |
| Drawing No: 2 of 4                         | Rev. - |
| Rev                                        | Date   |
| Details of revision                        |        |
|                                            |        |
|                                            |        |
|                                            |        |



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Key:

Window 1 ● Window reference



Project Name: 70 Churchway, London NW1 1LT

Drawing Title: Window Key

Scale: Do not scale

Drawing No: 3 of 4 Rev. -

Rev Date Details of revision

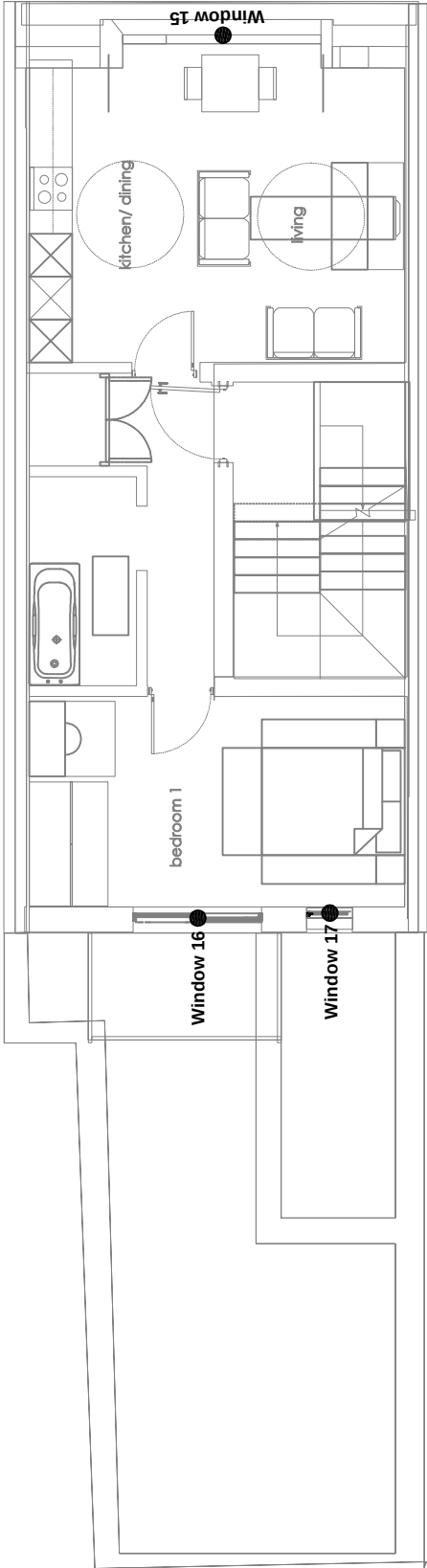


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Key:

Window 1 ● Window reference



Project Name: 70 Churchway, London NW1 1LT

Drawing Title: Window Key

Scale: Do not scale

|                    |      |                     |
|--------------------|------|---------------------|
| Drawing No: 4 of 4 |      | Rev. -              |
| Rev                | Date | Details of revision |
|                    |      |                     |
|                    |      |                     |
|                    |      |                     |



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## **APPENDIX 2**

### DAYLIGHT AND SUNLIGHT CALCULATIONS

Appendix 2 - Average Daylight Factor (ADF)  
70 Churchway, London NW1 1LT

| Reference                      | Target ADF based on room use |      | Average Daylight Factor Coefficients |      |        |      |       | Actual ADF  |             |
|--------------------------------|------------------------------|------|--------------------------------------|------|--------|------|-------|-------------|-------------|
|                                | Primary room use             | ADF  | T                                    | Aw   | A      | R    | Theta | ADF         | Result      |
| <u>Proposed Basement Floor</u> |                              |      |                                      |      |        |      |       |             |             |
| Window 1 (lower)               |                              |      | 0.68                                 | 1.47 | 63.64  | 0.68 | 17.0  | 0.2%        |             |
| Window 1 (upper)               |                              |      | 0.68                                 | 2.3  | 63.64  | 0.68 | 16.8  | 0.8%        |             |
| <b>Total ADF for room</b>      | Bedroom                      | 1.0% |                                      |      |        |      |       | <b>1.0%</b> | <b>Pass</b> |
| Window 2 (lower)               |                              |      | 0.68                                 | 0.92 | 55.87  | 0.69 | 24.0  | 0.2%        |             |
| Window 2 (upper)               |                              |      | 0.68                                 | 1.57 | 55.87  | 0.69 | 29.8  | 1.1%        |             |
| <b>Total ADF for room</b>      | Bedroom                      | 1.0% |                                      |      |        |      |       | <b>1.3%</b> | <b>Pass</b> |
| Window 3 (lower)               |                              |      | 0.68                                 | 2.38 | 120.34 | 0.66 | 22.9  | 0.2%        |             |
| Window 3 (upper)               |                              |      | 0.68                                 | 4.06 | 120.34 | 0.66 | 30.7  | 1.3%        |             |
| Window 4 (lower)               |                              |      | 0.68                                 | 0.92 | 120.34 | 0.66 | 18.3  | 0.1%        |             |
| Window 4 (upper)               |                              |      | 0.68                                 | 1.57 | 120.34 | 0.66 | 22.1  | 0.3%        |             |
| Window 5                       |                              |      | 0.68                                 | 0.83 | 120.34 | 0.66 | 14.1  | 0.1%        |             |
| <b>Total ADF for room</b>      | Living/Dining/Kitchen        | 2.0% |                                      |      |        |      |       | <b>2.0%</b> | <b>Pass</b> |
| <u>Proposed Ground Floor</u>   |                              |      |                                      |      |        |      |       |             |             |
| Window 6 (lower)               |                              |      | 0.68                                 | 0.09 | 56.92  | 0.71 | 37.3  | 0.0%        |             |
| Window 6 (upper)               |                              |      | 0.68                                 | 0.98 | 56.92  | 0.71 | 42.0  | 1.0%        |             |
| <b>Total ADF for room</b>      | Bedroom                      | 1.0% |                                      |      |        |      |       | <b>1.0%</b> | <b>Pass</b> |
| Window 7 (lower)               |                              |      | 0.68                                 | 1.69 | 120.42 | 0.67 | 34.3  | 0.2%        |             |
| Window 7 (upper)               |                              |      | 0.68                                 | 2.64 | 120.42 | 0.67 | 38.5  | 1.0%        |             |
| Window 8 (lower)               |                              |      | 0.68                                 | 0.06 | 120.42 | 0.67 | 30.4  | 0.0%        |             |
| Window 8 (upper)               |                              |      | 0.68                                 | 0.74 | 120.42 | 0.67 | 34.6  | 0.3%        |             |
| Window 9 (lower)               |                              |      | 0.68                                 | 0.06 | 120.42 | 0.67 | 19.6  | 0.0%        |             |
| Window 9 (upper)               |                              |      | 0.68                                 | 0.74 | 120.42 | 0.67 | 24.5  | 0.2%        |             |
| Window 10                      |                              |      | 0.68                                 | 2.75 | 120.42 | 0.67 | 104.7 | 2.9%        |             |
| <b>Total ADF for room</b>      | Living/Dining/Kitchen        | 2.0% |                                      |      |        |      |       | <b>4.6%</b> | <b>Pass</b> |
| <u>Proposed First Floor</u>    |                              |      |                                      |      |        |      |       |             |             |
| Window 11 (lower)              |                              |      | 0.68                                 | 0.54 | 95.9   | 0.68 | 45.3  | 0.1%        |             |
| Window 11 (upper)              |                              |      | 0.68                                 | 1.44 | 95.9   | 0.68 | 51.4  | 1.0%        |             |
| Window 12 (lower)              |                              |      | 0.68                                 | 0.55 | 95.9   | 0.68 | 45.7  | 0.1%        |             |
| Window 12 (upper)              |                              |      | 0.68                                 | 1.45 | 95.9   | 0.68 | 51.9  | 1.0%        |             |

Appendix 2 - Average Daylight Factor (ADF)  
70 Churchway, London NW1 1LT

| Reference             | Target ADF based on room use |      |
|-----------------------|------------------------------|------|
|                       | Primary room use             | ADF  |
| Total ADF for room    | Living/Dining/Kitchen        | 2.0% |
| Window 13 (lower)     |                              |      |
| Window 13 (upper)     |                              |      |
| Window 14 (lower)     |                              |      |
| Window 14 (upper)     |                              |      |
| Total ADF for room    | Bedroom                      | 1.0% |
| Proposed Second Floor |                              |      |
| Window 15 (lower)     |                              |      |
| Window 15 (upper)     |                              |      |
| Total ADF for room    | Living/Dining/Kitchen        | 2.0% |
| Window 16 (lower)     |                              |      |
| Window 16 (upper)     |                              |      |
| Window 17 (lower)     |                              |      |
| Window 17 (upper)     |                              |      |
| Total ADF for room    | Bedroom                      | 1.0% |

| Average Daylight Factor Coefficients |      |       |      |       | Actual ADF | Result |
|--------------------------------------|------|-------|------|-------|------------|--------|
| T                                    | Aw   | A     | R    | Theta | ADF        | Pass   |
| 0.68                                 | 1.22 | 68.97 | 0.68 | 56.2  | 2.2%       | Pass   |
| 0.68                                 | 2.05 | 68.97 | 0.68 | 58.9  | 0.5%       |        |
| 0.68                                 | 0.08 | 68.97 | 0.68 | 56.9  | 2.2%       |        |
| 0.68                                 | 0.98 | 68.97 | 0.68 | 58.7  | 0.0%       |        |
|                                      |      |       |      |       | 1.1%       |        |
|                                      |      |       |      |       | 3.9%       | Pass   |
| 0.68                                 | 0.33 | 91.21 | 0.69 | 61.4  | 0.1%       |        |
| 0.68                                 | 2.44 | 91.21 | 0.69 | 60.8  | 2.1%       |        |
|                                      |      |       |      |       | 2.2%       | Pass   |
| 0.68                                 | 1.22 | 69.84 | 0.69 | 63.1  | 0.6%       |        |
| 0.68                                 | 1.61 | 69.84 | 0.69 | 65.5  | 2.0%       |        |
| 0.68                                 | 0.09 | 69.84 | 0.69 | 63.2  | 0.0%       |        |
| 0.68                                 | 0.57 | 69.84 | 0.69 | 64.8  | 0.7%       |        |
|                                      |      |       |      |       | 3.3%       | Pass   |

**Appendix 2 - Room Depth Calculation**  
**70 Churchway, London NW1 1LT**

| Room                           | Room Depth Coefficients |     |     |      | Room Depth Calculation |    |        | Result |
|--------------------------------|-------------------------|-----|-----|------|------------------------|----|--------|--------|
|                                | L                       | W   | H   | Rb   | L/W + L/H              | <= | 2/L-Rb |        |
| <u>Proposed Basement Floor</u> |                         |     |     |      |                        |    |        |        |
| Window 1                       | 2.8                     | 5.0 | 2.3 | 0.68 | 1.78                   | <= | 6.3    | Pass   |
| Window 2                       | 2.9                     | 4.0 | 2.3 | 0.69 | 1.99                   | <= | 6.56   | Pass   |
| <u>Proposed Ground Floor</u>   |                         |     |     |      |                        |    |        |        |
| Window 6                       | 2.9                     | 4.2 | 2.3 | 0.71 | 1.95                   | <= | 6.93   | Pass   |
| <u>Proposed First Floor</u>    |                         |     |     |      |                        |    |        |        |
| Window 11                      | 4.7                     | 5.3 | 2.3 | 0.68 | 2.93                   | <= | 6.27   | Pass   |
| Window 12                      | 4.7                     | 5.3 | 2.3 | 0.68 | 2.93                   | <= | 6.27   | Pass   |
| Window 13                      | 2.9                     | 5.3 | 2.3 | 0.68 | 1.81                   | <= | 6.21   | Pass   |
| Window 14                      | 2.9                     | 5.3 | 2.3 | 0.68 | 1.81                   | <= | 6.21   | Pass   |
| <u>Proposed Second Floor</u>   |                         |     |     |      |                        |    |        |        |
| Window 15                      | 4.5                     | 5.3 | 2.2 | 0.69 | 2.89                   | <= | 6.5    | Pass   |
| Window 16                      | 2.9                     | 5.3 | 2.0 | 0.69 | 2.0                    | <= | 6.41   | Pass   |
| Window 17                      | 2.9                     | 5.3 | 2.0 | 0.69 | 2.0                    | <= | 6.41   | Pass   |

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

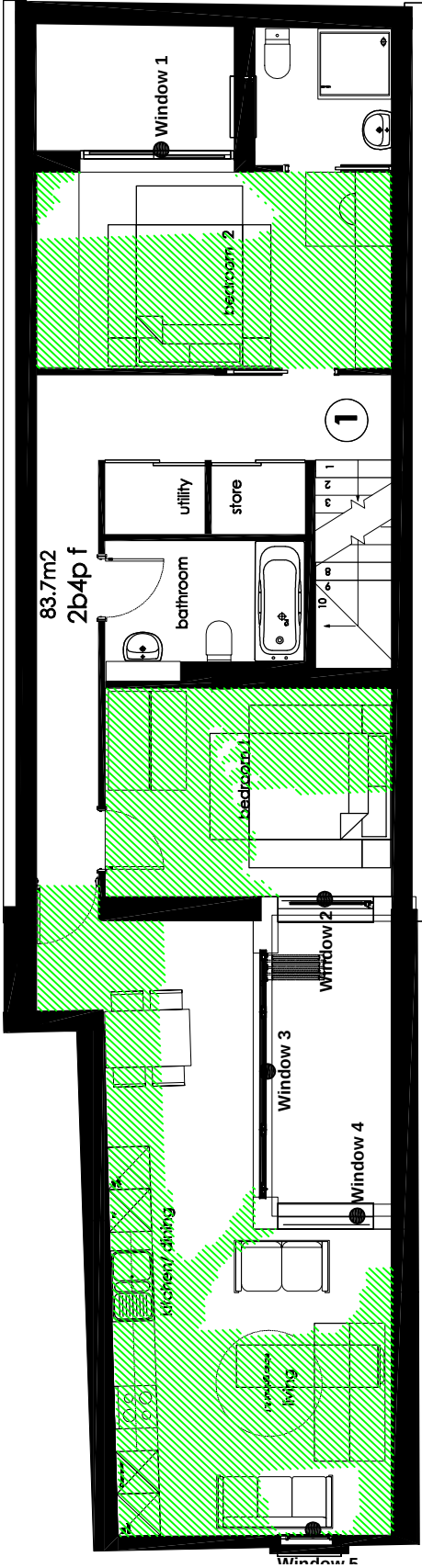
| Reference                    | Use Class             | Annual Probable Sunlight Hours |        |
|------------------------------|-----------------------|--------------------------------|--------|
|                              |                       | Total                          | Winter |
| <u>Proposed Basement</u>     |                       |                                |        |
| Window 3                     | Living/Dining/Kitchen | 0%                             | 0%     |
| Window 4                     | Living/Dining/Kitchen | 0%                             | 0%     |
| Window 5                     | Living/Dining/Kitchen | 1%                             | 0%     |
| <u>Proposed Ground Floor</u> |                       |                                |        |
| Window 7                     | Living/Dining/Kitchen | 2%                             | 0%     |
| Window 8                     | Living/Dining/Kitchen | 0%                             | 0%     |
| Window 9                     | Living/Dining/Kitchen | 8%                             | 0%     |
| Window 10                    | Living/Dining/Kitchen | 25%                            | 0%     |
| <u>Proposed First Floor</u>  |                       |                                |        |
| Window 11                    | Living/Dining/Kitchen | 1%                             | 0%     |
| Window 12                    | Living/Dining/Kitchen | 1%                             | 0%     |
| <u>Proposed Second Floor</u> |                       |                                |        |
| Window 15                    | Living/Dining/Kitchen | 7%                             | 0%     |

---

## **APPENDIX 3**

### **NO SKY LINE CONTOURS**

Appendix 3 No Sky Line Contours  
Proposed Basement Floor at 70 Churchway



Key:

1

Window reference

Area receives no direct sky light  
(applied to habitable rooms)

Area does receive direct sky light.

Light aperture.

Project Name: 70 Churchway, London NW1 1LT

Drawing Title: No Sky Line Contours

Scale: Do not scale

Drawing No: 1 of 4

Rev. Details of revision

Rev. Date

Rev. -



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Appendix 3 No Sky Line Contours

Proposed Ground Floor at 70 Churchway

Key:

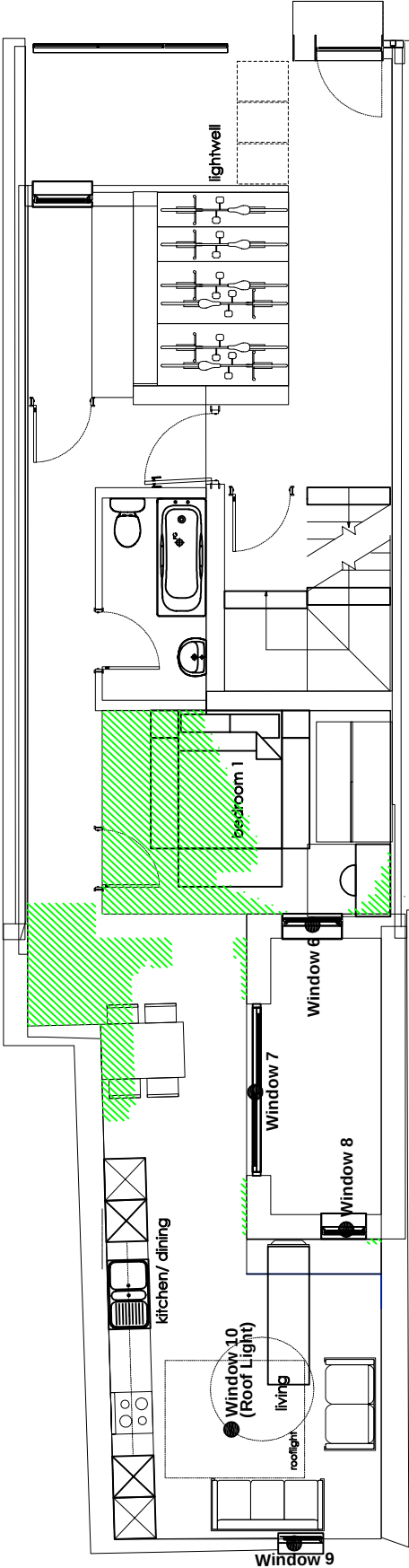
1

Window reference

Area receives no direct sky light  
(applied to habitable rooms)

Area does receive direct sky light.

Light aperture.



|                                            |        |
|--------------------------------------------|--------|
| Project Name: 70 Churchway, London NW1 1LT |        |
| Drawing Title: No Sky Line Contours        |        |
| Scale: Do not scale                        |        |
| Drawing No: 2 of 4                         | Rev. - |
| Rev                                        | Date   |
| Details of revision                        |        |
|                                            |        |
|                                            |        |



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Appendix 3 No Sky Line Contours

Proposed First Floor at 70 Churchway

Key:

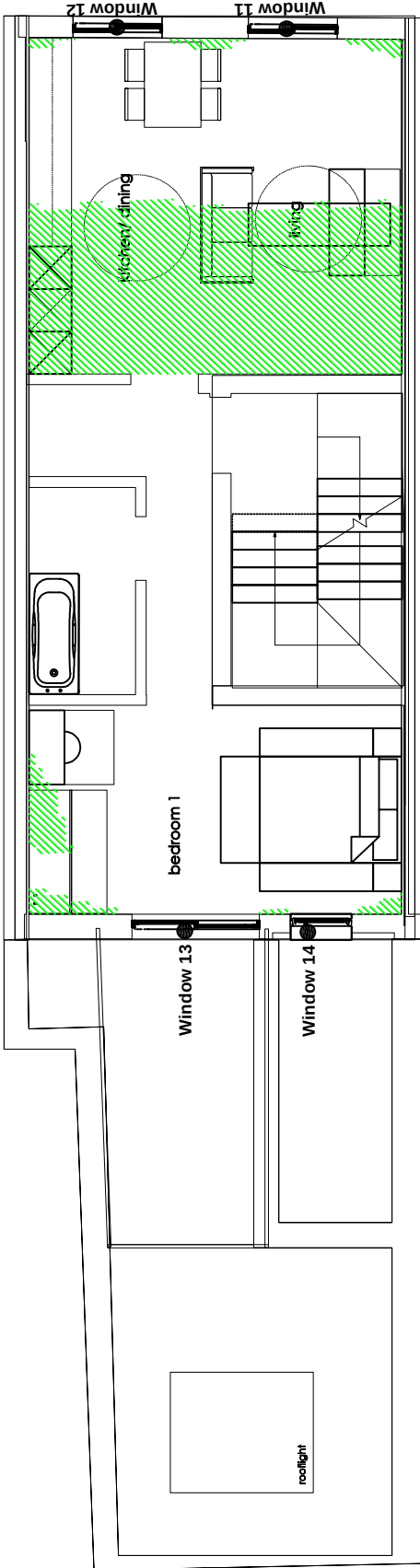
1

Window reference

Area receives no direct sky light  
(applied to habitable rooms)

Area does receive direct sky light.

Light aperture.



|                                            |        |
|--------------------------------------------|--------|
| Project Name: 70 Churchway, London NW1 1LT |        |
| Drawing Title: No Sky Line Contours        |        |
| Scale: Do not scale                        |        |
| Drawing No: 3 of 4                         | Rev. - |
| Rev                                        | Date   |
| Details of revision                        |        |
|                                            |        |
|                                            |        |
|                                            |        |



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Appendix 3 No Sky Line Contours  
Proposed Second Floor at 70 Churchway

Key:

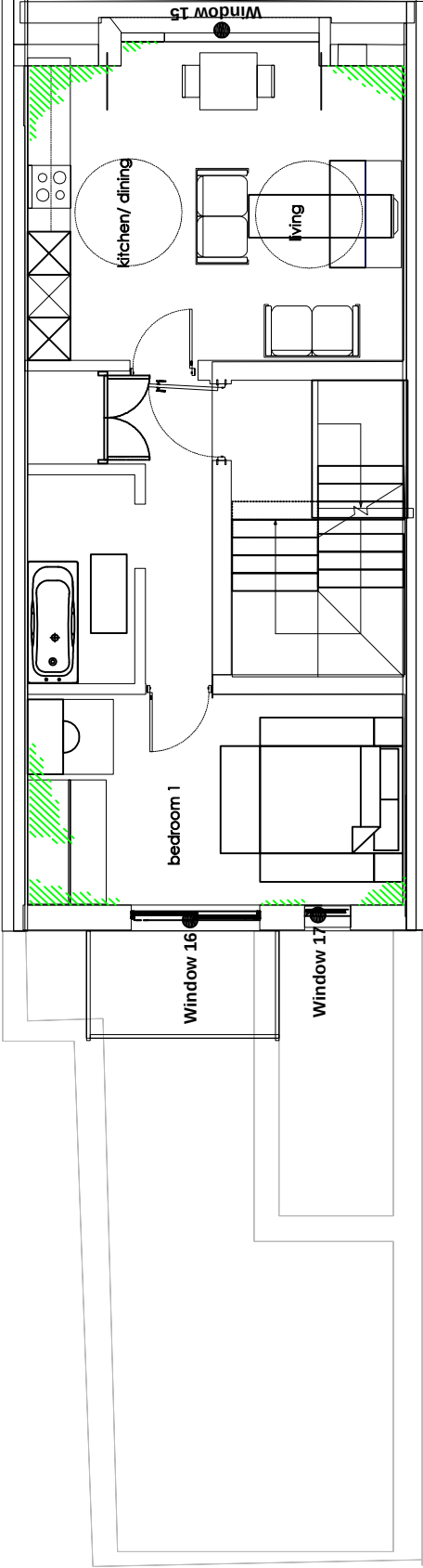
1

Window reference

Area receives no direct sky light  
(applied to habitable rooms)

Area does receive direct sky light.

Light aperture.



|                                            |        |
|--------------------------------------------|--------|
| Project Name: 70 Churchway, London NW1 1LT |        |
| Drawing Title: No Sky Line Contours        |        |
| Scale: Do not scale                        |        |
| Drawing No: 4 of 4                         | Rev. - |
| Rev                                        | Date   |
| Details of revision                        |        |
|                                            |        |
|                                            |        |



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