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Daylight and Sunlight Study (Neighbouring Properties)  
1 Hampshire Street, London NW5 2TE

28 April 2017

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DAYLIGHT AND SUNLIGHT STUDY  
1 Hampshire Street, London NW5 2TE

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# 1 EXECUTIVE SUMMARY

## 1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Redtree (North London) Ltd to undertake a daylight and sunlight study of the proposed development at 1 Hampshire Street, London NW5 2TE.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties 205, 209, 211, 213, 215 & 217 to 225 Camden Road, 2, 4, 6 & the rear of 6 Torriano Avenue, 1 to 16 Carters Close, 1 to 16 Long Meadow and 3 & 23 to 25 Hampshire 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 We have applied the BRE 25 degree test and confirm that all neighbouring surrounding properties pass the test. However, for completeness we have also conducted the full detailed BRE daylight and sunlight tests for the purpose of this study.
- 1.1.4 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.
- 1.1.5 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'.

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## 2 INFORMATION SOURCES

### 2.1 Documents Considered

2.1.1 This report is based on drawings:

SADA Architecture

100	Site Location Plan	Rev P.01
101	Site Layout Plan	Rev P.01
300	Proposed Ground Floor Plan	Rev P.01
301	Proposed First Floor Plan	Rev P.01
302	Proposed Second Floor Plan	Rev P.01
303	Proposed Third Floor Plan	Rev P.01
304	Proposed Fourth Floor Plan	Rev P.01
400	Section A – A	Rev P.01
500	Elevations (North)	Rev S.01
510	Proposed Front Elevation (North)	Rev P.07
511	Proposed Side Elevation (East)	Rev P.01
512	Proposed Side Elevation (West)	Rev P.01
513	Proposed Rear Elevation (South)	Rev P.01

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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 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<sup>2</sup>, 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 & 3 list the detailed numerical daylight and sunlight test results. The results are interpreted below.

### **4.3 Daylight to Windows**

4.3.1 All main habitable room windows pass the Vertical Sky Component test with the exception of isolated windows at 4 Torriano Avenue and 1 to 16 Carters Close (results highlighted in bold in Appendix 2). However, we note that the aforementioned windows are hampered by existing overhanging balconies and/or projecting wings on one or both sides. The BRE guide acknowledges that windows with existing obstructions typically receive less daylight as the balcony/wing cuts out light from the top and side part of the sky and that even a modest obstruction opposite may result in a large relative impact on the VSC. The guide goes on to explain that an additional calculation may be carried out assuming that the existing obstructions do not exist. If the windows meet the targets on this basis then this confirms that it is the existing obstruction that prevents the targets from being met as opposed to an unreasonable level of obstruction caused by the development. The windows pass the Vertical Sky Component test without the existing obstructions in place (see Appendix 3). 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.

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## **4.5 Overshadowing to Gardens and Open Spaces**

4.5.1 The results of the overshadowing test show that sunlight availability after the development will be no less than 0.99 times the former value. This is better than the BRE minimum requirement which permits sunlight to be reduced by up to 0.8 times. 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'.

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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 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, 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 This report is based upon and subject to the scope of work set out in Right of Light Consulting’s quotation and standard terms and conditions.
- 5.1.7 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

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## **APPENDICES**

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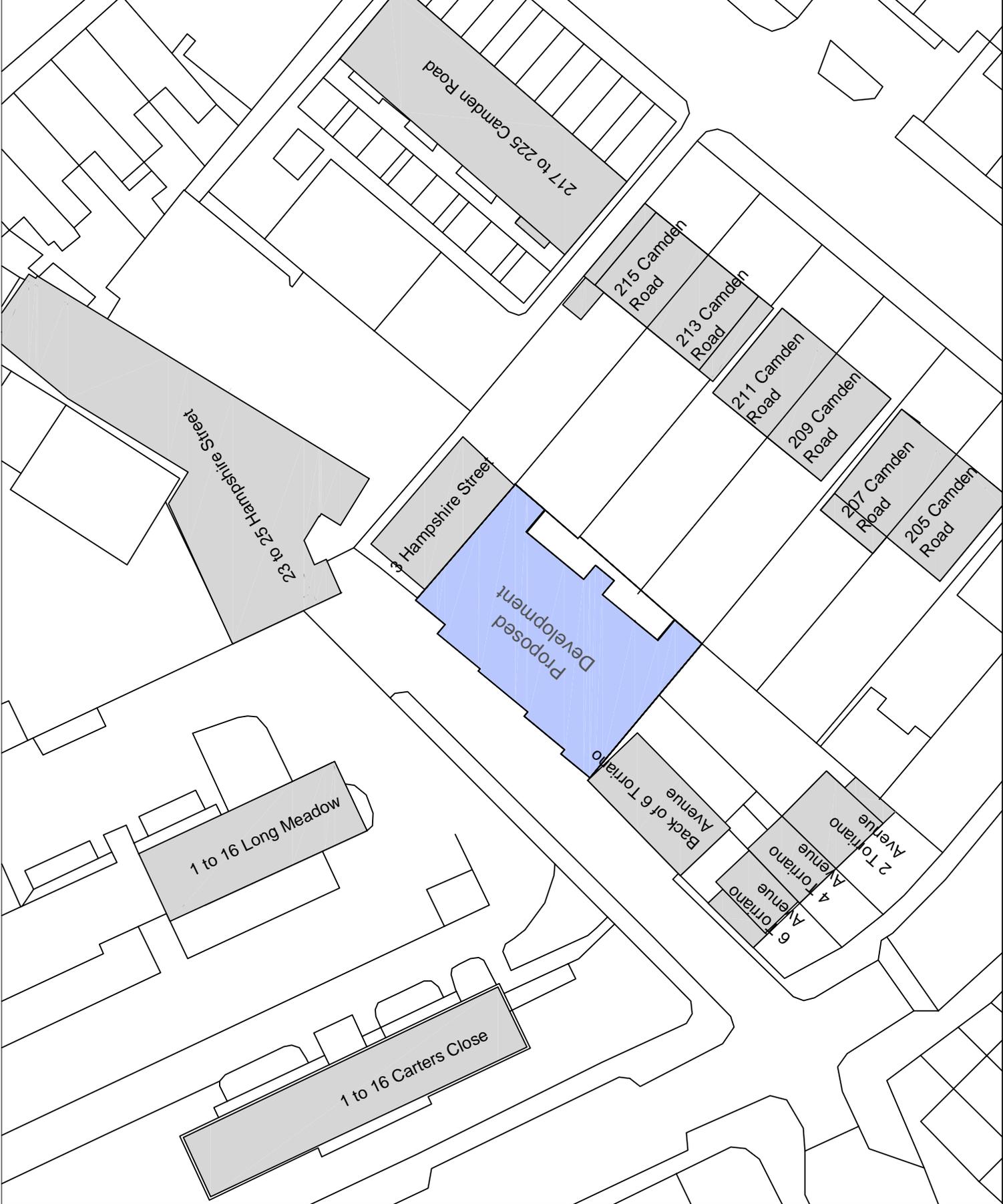
## **APPENDIX 1**

### WINDOW & GARDEN KEY

Window Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties



Project Name: 1 Hampshire Street, London NW5 2TE

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Sheet No: 0 of 6

Rev	Date	Description of Revision



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Chartered Surveyors

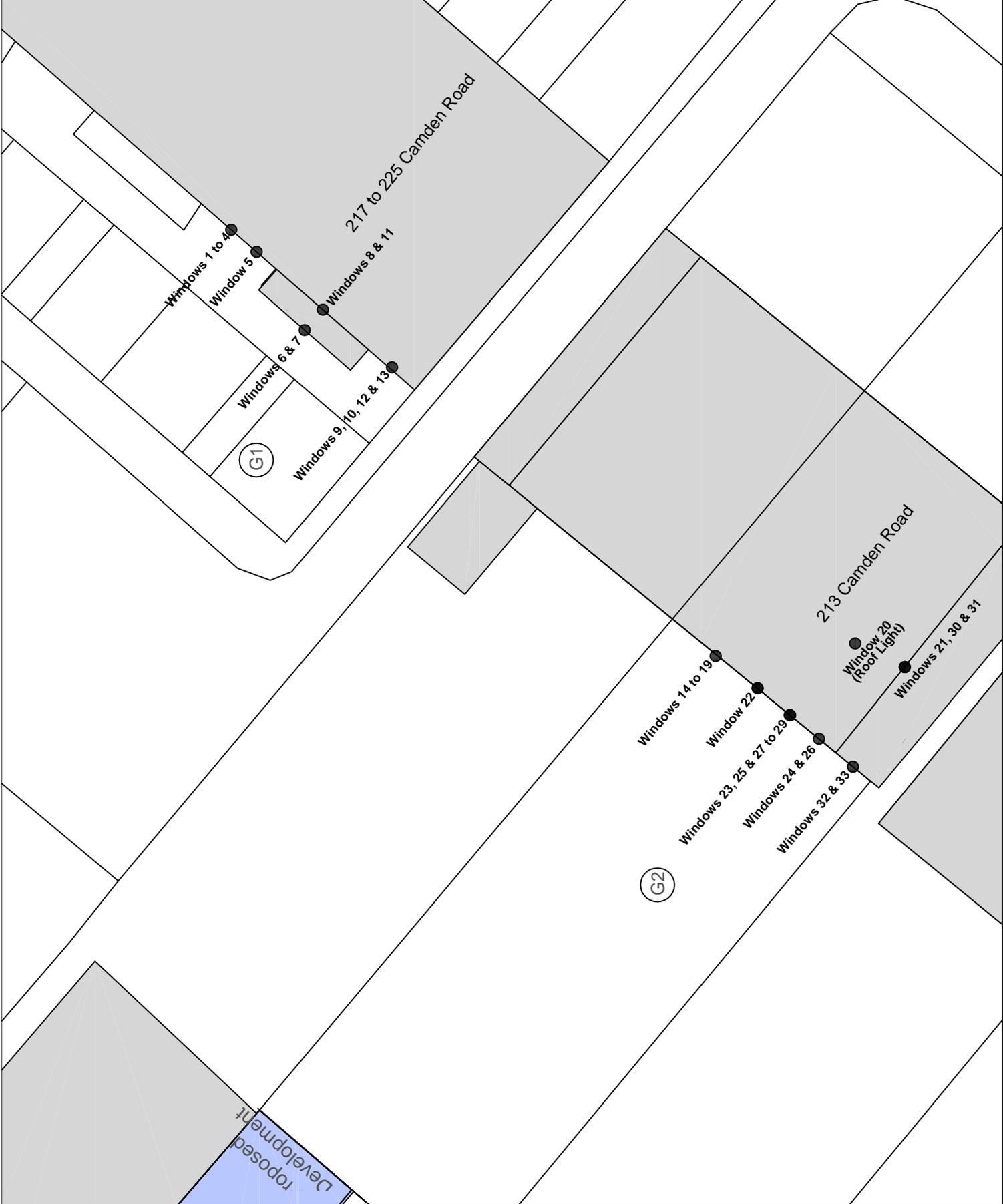
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**Window & Garden Key**

**Key**

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



Project Name: 1 Hampshire Street, London NW5 2TE

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Rev	Date	Details of Revision
1		

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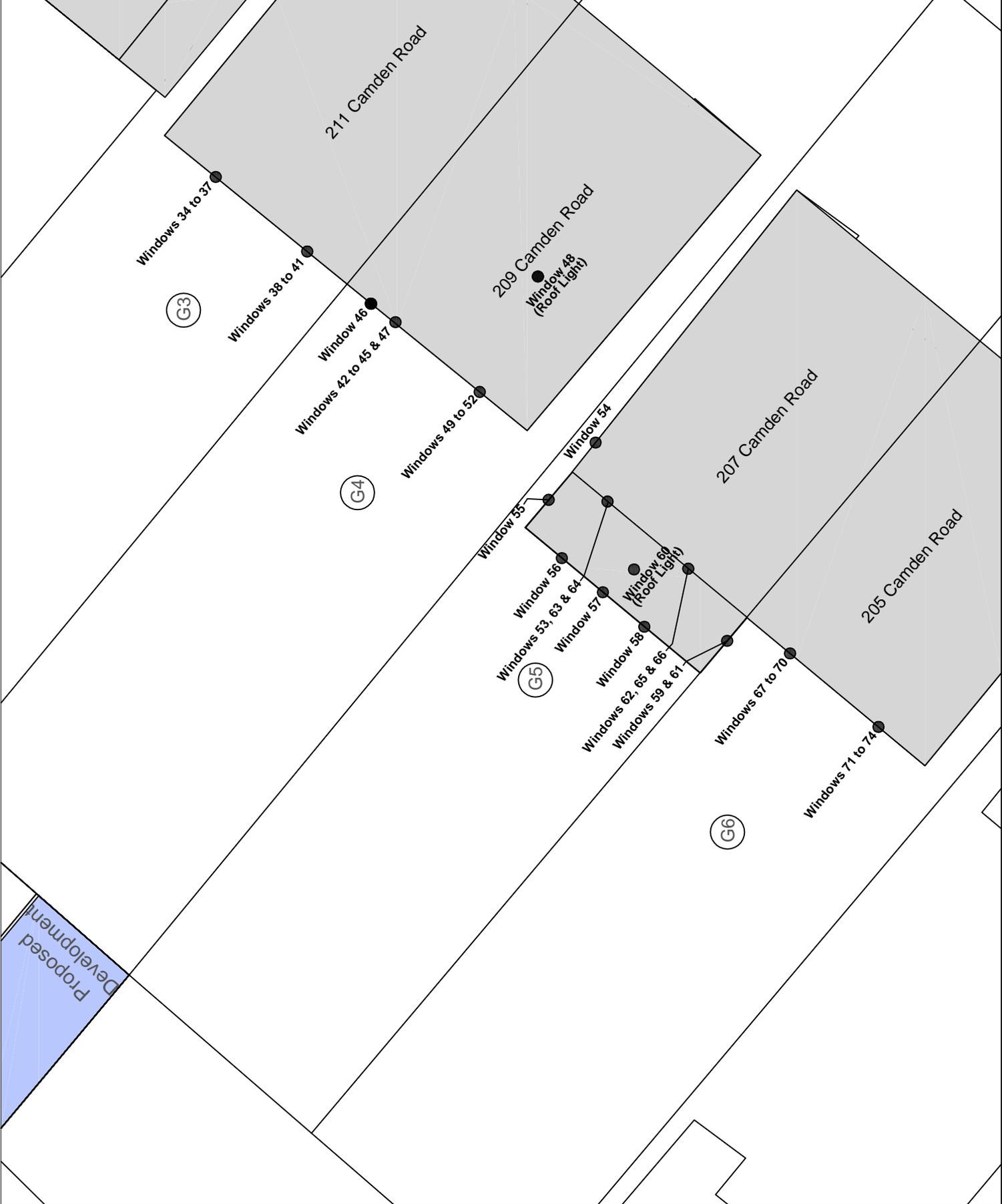
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**Window & Garden Key**

**Key**

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



Project Name: 1 Hampshire Street, London NW5 2TE

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 6

Rev: -

Rev	Date	Details of revision

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# Window & Garden Key

## Key

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



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Drawing Title: Appendix 1 - Neighbouring Windows	
Scale:	Do not scale
Drawing No:	3 of 6
Rev:	-

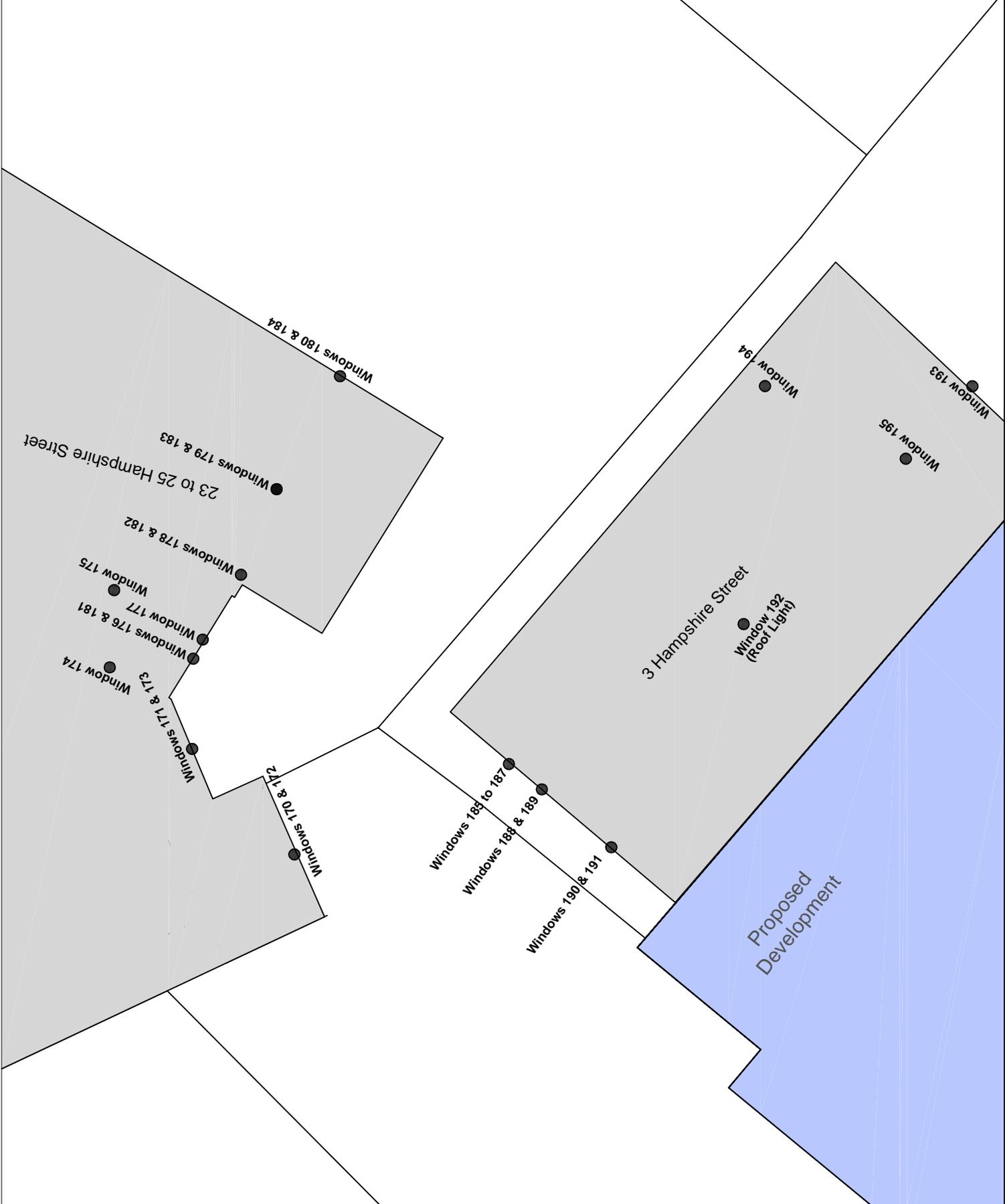




**Window & Garden Key**

**Key**

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



Project Name: 1 Hampshire Street, London NW5 2TE

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 5 of 6

Rev	Date	Details of Revision



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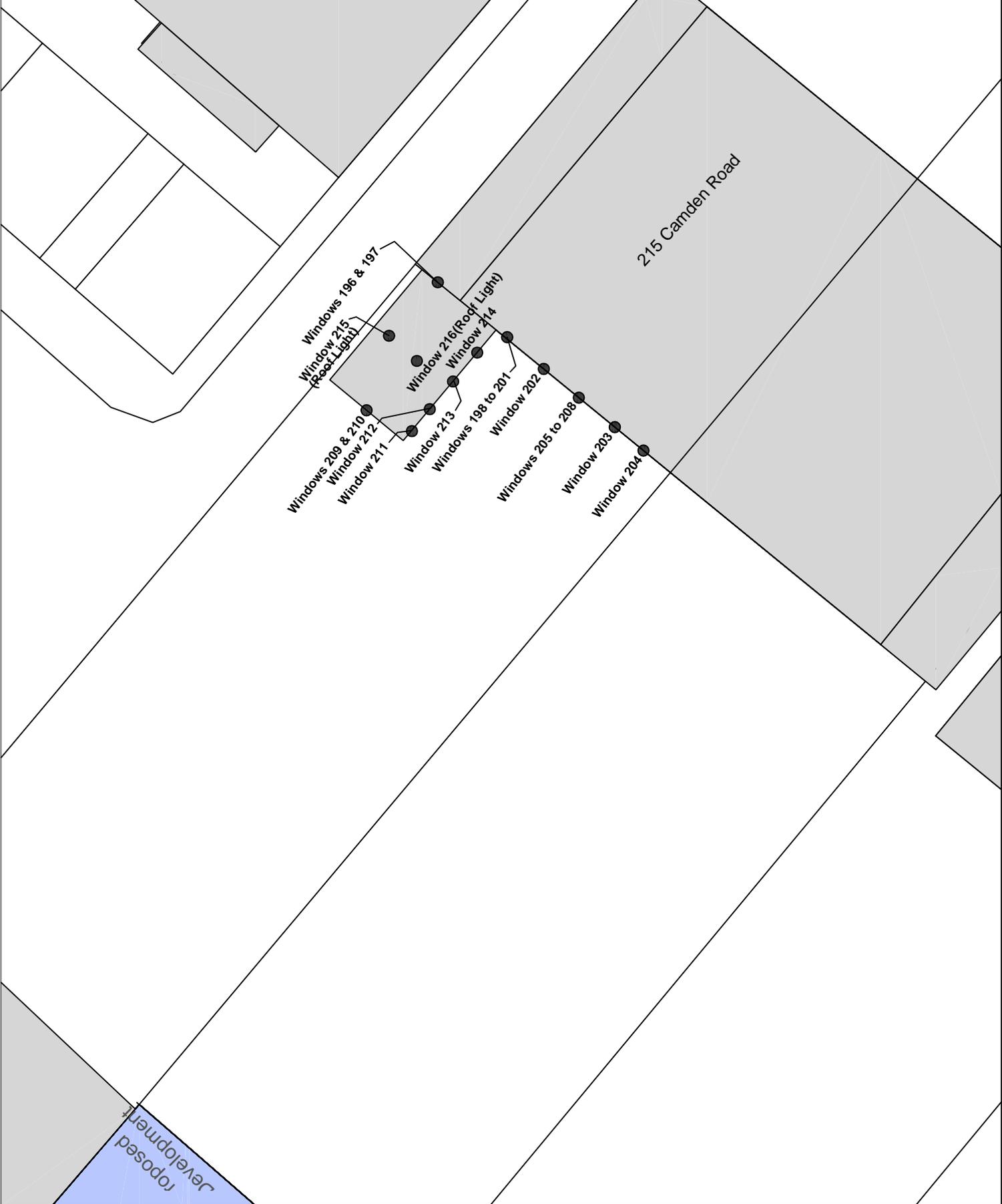
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**Window & Garden Key**

**Key**

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



Project Name: 1 Hampshire Street, London NW5 2TE

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 6 of 6

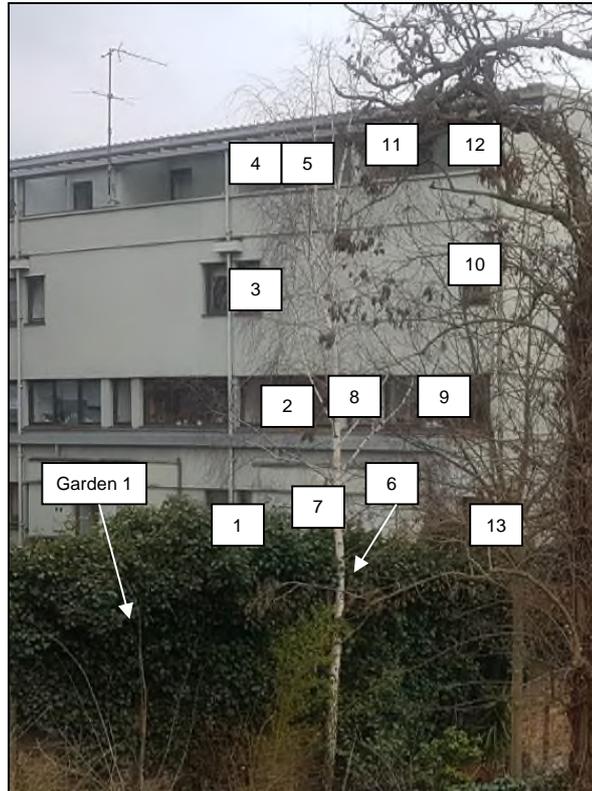
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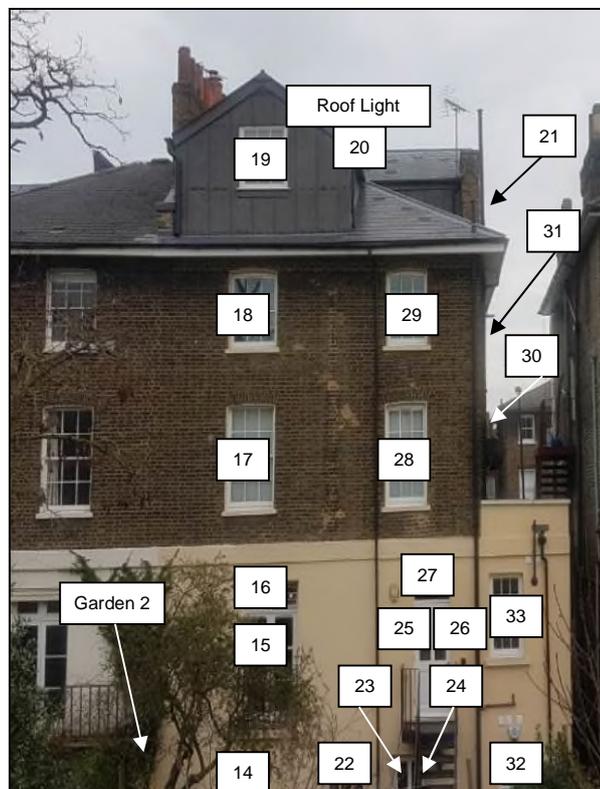
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## Neighbouring Windows



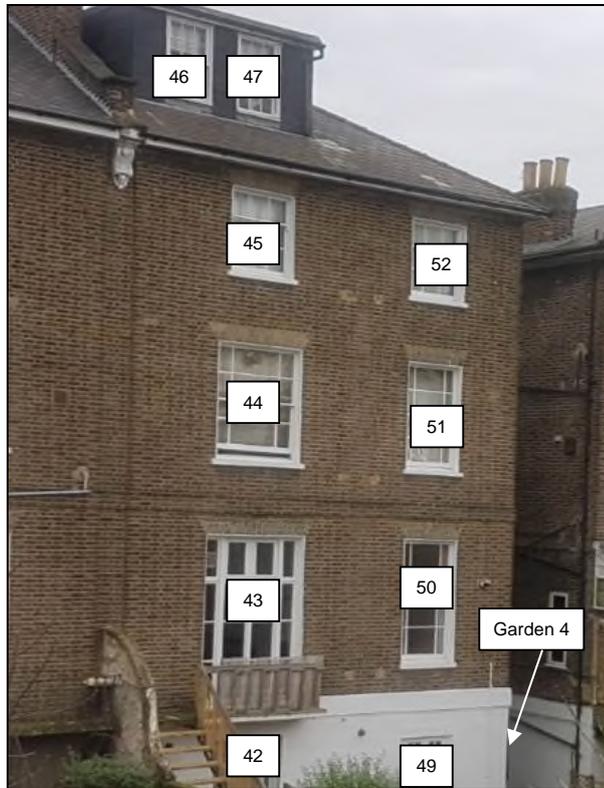
217 to 225 Camden Road



213 Camden Road



**211 Camden Road**



**209 Camden Road**



**209 Camden Road**



**207 Camden Road**



**207 Camden Road**



**205 Camden Road**



**205 Camden Road**



**2 Torriano Avenue**



**2 Torriano Avenue**



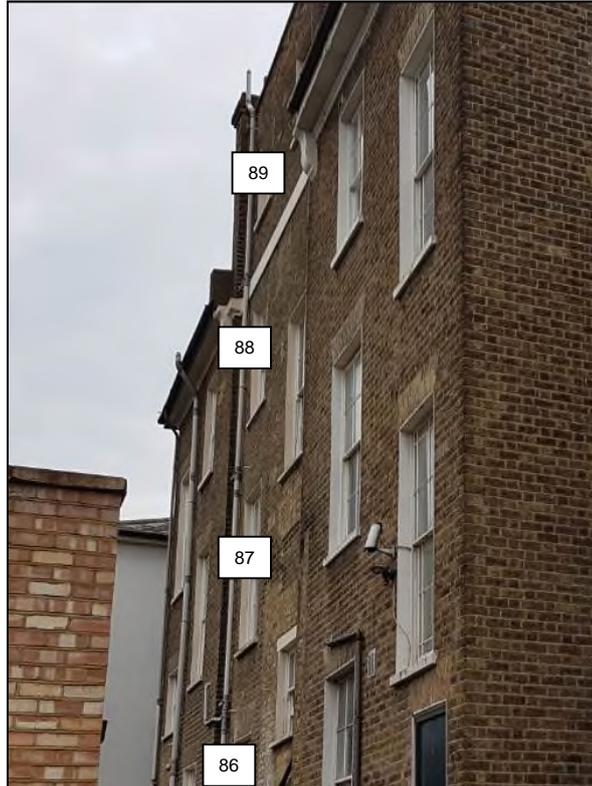
**2 Torriano Avenue**



**2 Torriano Avenue**



**4 Torriano Avenue**



**4 Torriano Avenue**



**4 Torriano Avenue**



**4 Torriano Avenue**



**4 Torriano Avenue**



**6 Torriano Avenue**



**Back of 6 Torriano Avenue**



**Back of 6 Torriano Avenue**



**Back of 6 Torriano Avenue**



**Back of 6 Torriano Avenue**



**Back of 6 Torriano Avenue**



**Back of 6 Torriano Avenue**



**1 to 16 Carters Close**



1 to 16 Carters Close



1 to 16 Carters Close



1 to 16 Carters Close



1 to 16 Carters Close



1 to 16 Carters Close



1 to 16 Carters Close



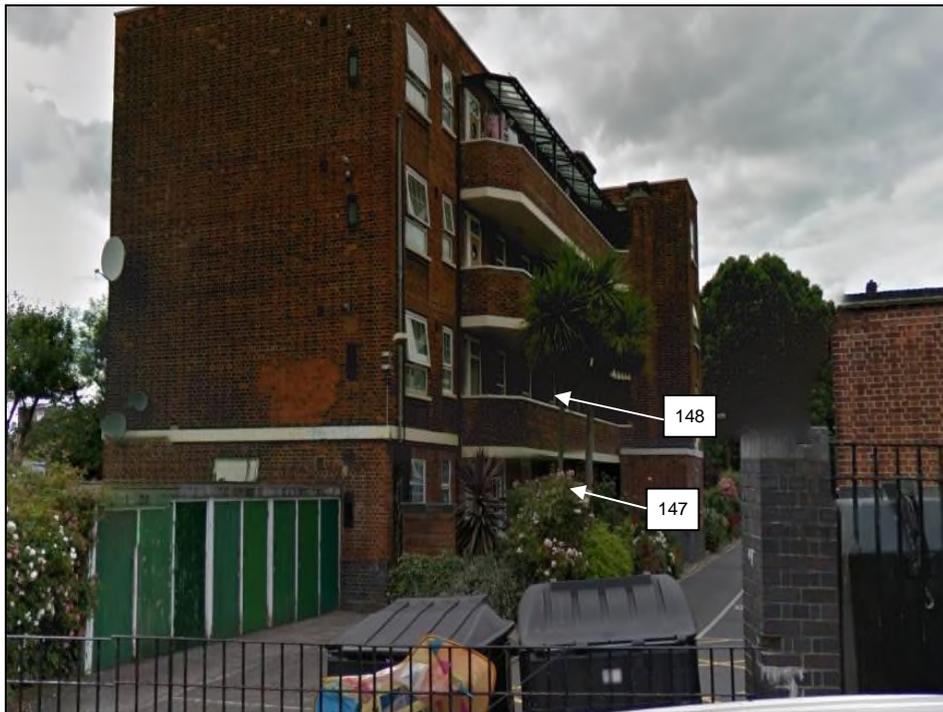
1 to 16 Carters Close



1 to 16 Carters Close



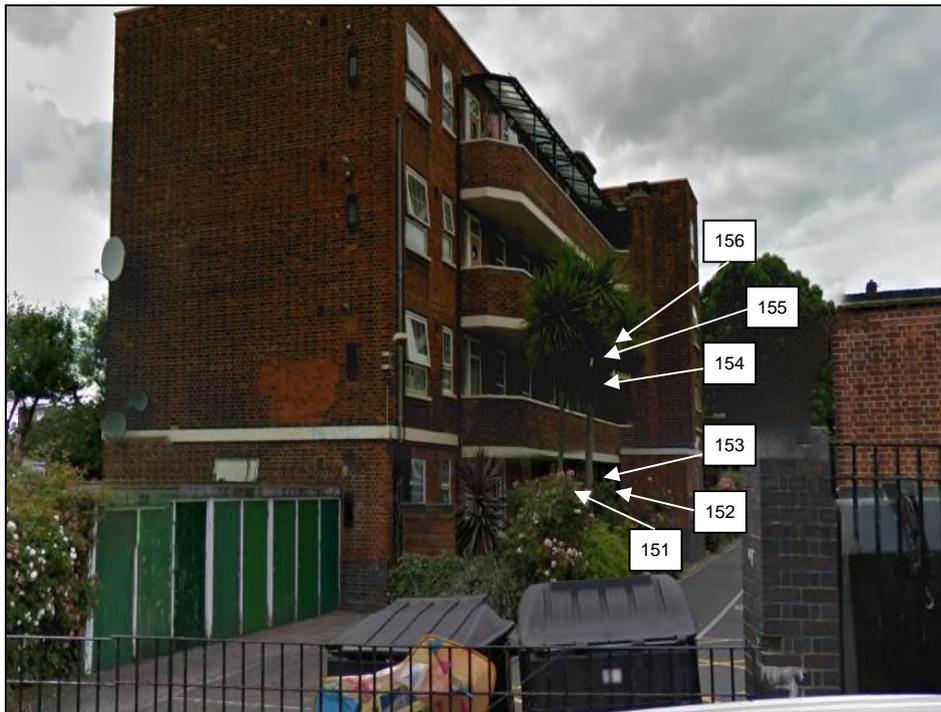
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1 to 16 Carters Close



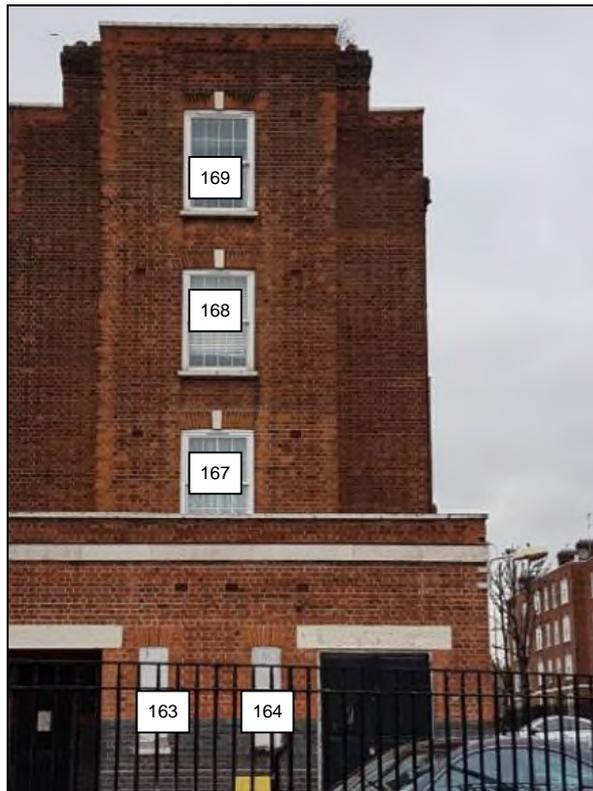
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1 to 16 Carters Close



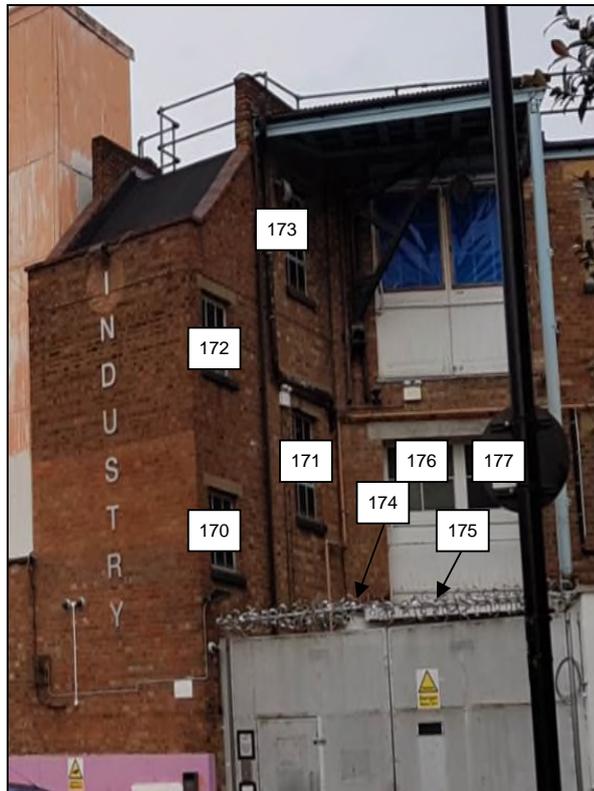
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**1 to 16 Long Meadow**



**1 to 16 Long Meadow**



**23 to 25 Hampshire Street**



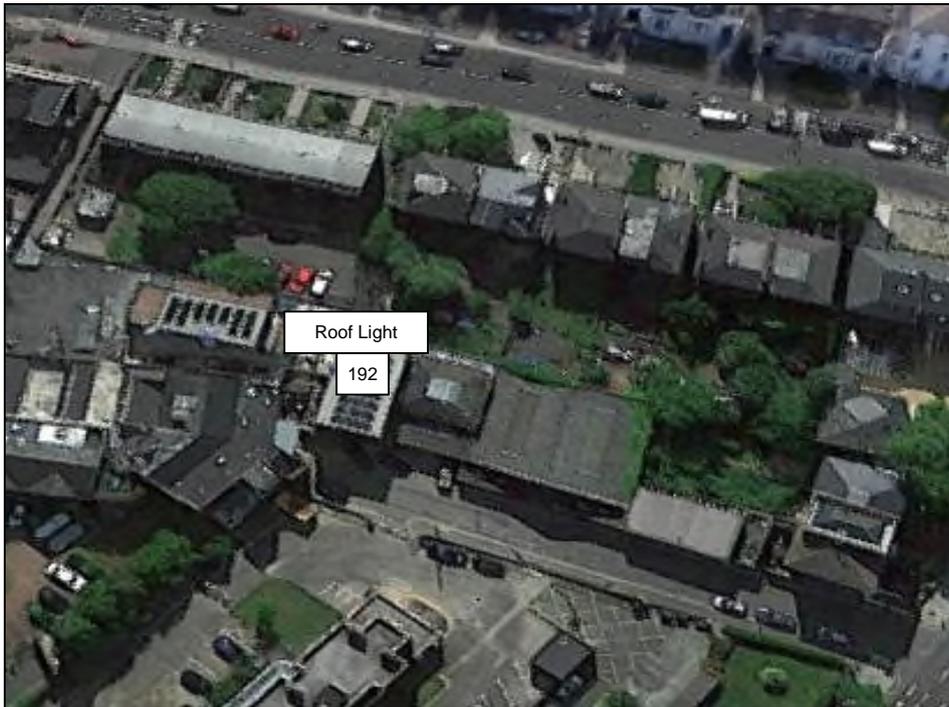
**23 to 25 Hampshire Street**



**23 to 25 Hampshire Street**



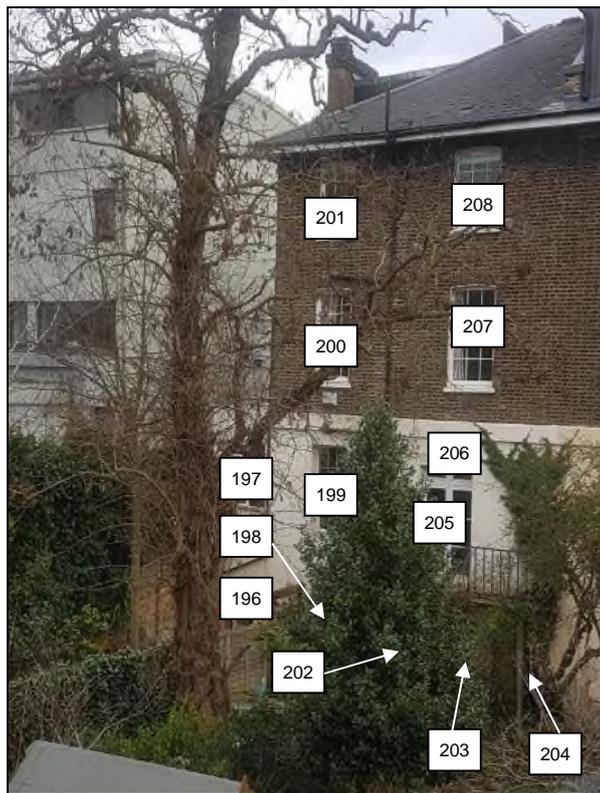
**3 Hampshire Street**



**3 Hampshire Street**



**3 Hampshire Street**



**215 Camden Road**

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## **APPENDIX 2**

### **DAYLIGHT AND SUNLIGHT RESULTS**

**Appendix 2 - Vertical Sky Component**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>217 to 225 Camden Road</u>					
Window 1	Domestic	30.0%	29.5%	0.5%	0.98
Window 2	Domestic	36.0%	35.4%	0.6%	0.98
Window 3	Domestic	38.2%	37.8%	0.4%	0.99
Window 4	Domestic	28.5%	28.5%	0.0%	1.0
Window 5	Domestic	28.5%	28.5%	0.0%	1.0
Window 6	Domestic	29.2%	28.3%	0.9%	0.97
Window 7	Domestic	32.8%	31.9%	0.9%	0.97
Window 8	Domestic	35.9%	35.2%	0.7%	0.98
Window 9	Domestic	36.0%	35.1%	0.9%	0.98
Window 10	Domestic	38.2%	37.6%	0.6%	0.98
Window 11	Domestic	28.5%	28.5%	0.0%	1.0
Window 12	Domestic	27.8%	27.8%	0.0%	1.0
Window 13	Domestic	30.9%	29.9%	1.0%	0.97
<u>213 Camden Road</u>					
Window 14	Domestic	30.7%	27.5%	3.2%	0.9
Window 15	Domestic	33.2%	30.1%	3.1%	0.91
Window 16	Domestic	34.4%	31.5%	2.9%	0.92
Window 17	Domestic	36.4%	34.3%	2.1%	0.94
Window 18	Domestic	36.7%	35.5%	1.2%	0.97
Window 19	Domestic	39.2%	39.0%	0.2%	0.99
Window 20	Domestic	35.7%	35.7%	0.0%	1.0
Window 21	Domestic	34.4%	34.4%	0.0%	1.0
Window 22	Domestic	30.1%	26.7%	3.4%	0.89
Window 23	Domestic	22.2%	19.7%	2.5%	0.89
Window 24	Domestic	19.0%	16.6%	2.4%	0.87
Window 25	Domestic	33.6%	30.2%	3.4%	0.9
Window 26	Domestic	33.6%	30.2%	3.4%	0.9
Window 27	Domestic	34.1%	30.8%	3.3%	0.9
Window 28	Domestic	36.3%	33.9%	2.4%	0.93
Window 29	Domestic	36.7%	35.3%	1.4%	0.96
Window 30	Domestic	9.6%	9.4%	0.2%	0.98
Window 31	Domestic	20.1%	20.0%	0.1%	1.0

**Appendix 2 - Vertical Sky Component**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 32	Domestic	27.8%	24.4%	3.4%	0.88
Window 33	Domestic	32.8%	29.3%	3.5%	0.89
<u>211 Camden Road</u>					
Window 34	Domestic	30.3%	26.3%	4.0%	0.87
Window 35	Domestic	34.3%	30.5%	3.8%	0.89
Window 36	Domestic	37.0%	34.0%	3.0%	0.92
Window 37	Domestic	37.0%	35.4%	1.6%	0.96
Window 38	Domestic	21.0%	18.2%	2.8%	0.87
Window 39	Domestic	34.3%	30.6%	3.7%	0.89
Window 40	Domestic	37.0%	34.1%	2.9%	0.92
Window 41	Domestic	37.0%	35.4%	1.6%	0.96
<u>209 Camden Road</u>					
Window 42	Domestic	27.8%	24.3%	3.5%	0.87
Window 43	Domestic	34.6%	31.1%	3.5%	0.9
Window 44	Domestic	37.1%	34.5%	2.6%	0.93
Window 45	Domestic	37.0%	35.6%	1.4%	0.96
Window 46	Domestic	39.4%	39.3%	0.1%	1.0
Window 47	Domestic	39.4%	39.3%	0.1%	1.0
Window 48	Domestic	80.7%	80.6%	0.1%	1.0
Window 49	Domestic	29.6%	26.4%	3.2%	0.89
Window 50	Domestic	34.6%	31.5%	3.1%	0.91
Window 51	Domestic	37.1%	34.7%	2.4%	0.94
Window 52	Domestic	37.1%	35.8%	1.3%	0.96
<u>207 Camden Road</u>					
Window 53	Domestic	11.4%	9.6%	1.8%	0.84
Window 54	Domestic	10.6%	9.6%	1.0%	0.91
Window 55	Domestic	20.1%	19.1%	1.0%	0.95
Window 56	Domestic	34.0%	31.0%	3.0%	0.91
Window 57	Domestic	33.6%	30.8%	2.8%	0.92
Window 58	Domestic	33.9%	31.4%	2.5%	0.93
Window 59	Domestic	19.6%	19.6%	0.0%	1.0

**Appendix 2 - Vertical Sky Component**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 60	Domestic	36.3%	36.3%	0.0%	1.0
Window 61	Domestic	19.2%	19.2%	0.0%	1.0
Window 62	Domestic	11.0%	8.9%	2.1%	0.81
Window 63	Domestic	37.1%	35.1%	2.0%	0.95
Window 64	Domestic	37.2%	36.2%	1.0%	0.97
Window 65	Domestic	37.0%	35.3%	1.7%	0.95
Window 66	Domestic	37.2%	36.3%	0.9%	0.98
<u>205 Camden Road</u>					
Window 67	Domestic	25.9%	24.4%	1.5%	0.94
Window 68	Domestic	32.8%	31.2%	1.6%	0.95
Window 69	Domestic	36.8%	35.5%	1.3%	0.96
Window 70	Domestic	37.2%	36.5%	0.7%	0.98
Window 71	Domestic	26.3%	25.0%	1.3%	0.95
Window 72	Domestic	33.8%	32.3%	1.5%	0.96
Window 73	Domestic	36.8%	35.7%	1.1%	0.97
Window 74	Domestic	37.2%	36.6%	0.6%	0.98
<u>2 Torriano Avenue</u>					
Window 75	Domestic	7.7%	6.2%	1.5%	0.81
Window 76	Domestic	8.9%	7.7%	1.2%	0.87
Window 77	Domestic	25.0%	20.5%	4.5%	0.82
Window 78	Domestic	29.4%	25.0%	4.4%	0.85
Window 79	Domestic	32.2%	28.2%	4.0%	0.88
Window 80	Domestic	35.0%	32.1%	2.9%	0.92
Window 81	Domestic	25.0%	20.7%	4.3%	0.83
Window 82	Domestic	31.2%	26.5%	4.7%	0.85
Window 83	Domestic	34.8%	30.8%	4.0%	0.89
Window 84	Domestic	36.5%	33.9%	2.6%	0.93
<u>4 Torriano Avenue</u>					
Window 85	Domestic	17.8%	14.0%	3.8%	<b>0.79</b>
Window 86	Domestic	30.8%	25.9%	4.9%	0.84
Window 87	Domestic	35.3%	31.1%	4.2%	0.88

**Appendix 2 - Vertical Sky Component**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 88	Domestic	37.1%	34.4%	2.7%	0.93
Window 89	Domestic	38.4%	37.2%	1.2%	0.97
Window 90	Domestic	18.2%	14.4%	3.8%	<b>0.79</b>
Window 91	Domestic	27.9%	23.6%	4.3%	0.85
Window 92	Domestic	32.8%	28.4%	4.4%	0.87
Window 93	Domestic	36.5%	33.3%	3.2%	0.91
Window 94	Domestic	38.4%	37.3%	1.1%	0.97
Window 95	Domestic	37.0%	37.0%	0.0%	1.0
<b>6 Torriano Avenue</b>					
Window 96	Domestic	27.8%	25.6%	2.2%	0.92
Window 97	Domestic	35.5%	31.7%	3.8%	0.89
Window 98	Domestic	36.7%	34.4%	2.3%	0.94
Window 99	Domestic	33.1%	29.8%	3.3%	0.9
Window 100	Domestic	36.5%	33.8%	2.7%	0.93
Window 101	Domestic	37.2%	37.2%	0.0%	1.0
Window 102	Domestic	23.4%	22.4%	1.0%	0.96
Window 103	Domestic	28.1%	25.5%	2.6%	0.91
<b>Back of 6 Torriano Avenue</b>					
Window 104	Bedroom	6.0%	6.0%	0.0%	1.0
Window 105	Bedroom	45.0%	42.8%	2.2%	0.95
Window 106	W.C.	43.5%	40.4%	3.1%	0.93
Window 107	Living/Dining/Kitchen	45.2%	40.2%	5.0%	0.89
Window 108	Living/Dining/Kitchen	31.6%	31.6%	0.0%	1.0
Window 109	Living/Dining/Kitchen	44.9%	35.5%	9.4%	0.79
Window 110	Living/Dining/Kitchen	31.1%	31.2%	-0.1%	1.0
Window 111	Living/Dining/Kitchen	30.5%	31.1%	-0.6%	1.02
Window 112	Bedroom	17.9%	17.9%	0.0%	1.0
Window 113	Bedroom	29.3%	26.5%	2.8%	0.9
Window 114	Bedroom	92.0%	88.3%	3.7%	0.96
Window 115	W.C.	30.2%	26.4%	3.8%	0.87
Window 116 (Secondary)	Bedroom	31.0%	23.9%	7.1%	0.77
Window 117 (Roof Light)	Bedroom	95.7%	83.0%	12.7%	0.87
Window 118	W.C.	31.1%	22.5%	8.6%	0.72

**Appendix 2 - Vertical Sky Component**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 to 16 Carters Close</u>					
Window 119	Domestic	28.8%	27.6%	1.2%	0.96
Window 120	Domestic	32.3%	31.0%	1.3%	0.96
Window 121	Domestic	34.6%	33.7%	0.9%	0.97
Window 122	Domestic	37.1%	36.8%	0.3%	0.99
Window 123	Domestic	24.1%	23.1%	1.0%	0.96
Window 124	Domestic	27.2%	26.1%	1.1%	0.96
Window 125	Domestic	29.6%	28.9%	0.7%	0.98
Window 126	Domestic	36.5%	36.2%	0.3%	0.99
Window 127	Domestic	18.8%	18.1%	0.7%	0.96
Window 128	Domestic	1.7%	1.4%	0.3%	0.82
Window 129	Domestic	22.2%	21.0%	1.2%	0.95
Window 130	Domestic	3.0%	2.1%	0.9%	<b>0.7</b>
Window 131	Domestic	24.2%	23.5%	0.7%	0.97
Window 132	Domestic	3.8%	3.3%	0.5%	0.87
Window 133	Domestic	31.8%	31.5%	0.3%	0.99
Window 134	Domestic	9.8%	9.6%	0.2%	0.98
Window 135	Domestic	11.2%	10.5%	0.7%	0.94
Window 136	Domestic	14.0%	13.0%	1.0%	0.93
Window 137	Domestic	16.1%	15.5%	0.6%	0.96
Window 138	Domestic	24.5%	24.3%	0.2%	0.99
Window 139	Domestic	10.7%	10.0%	0.7%	0.93
Window 140	Domestic	13.4%	12.6%	0.8%	0.94
Window 141	Domestic	15.6%	15.1%	0.5%	0.97
Window 142	Domestic	24.4%	24.2%	0.2%	0.99
Window 143	Domestic	9.8%	9.1%	0.7%	0.93
Window 144	Domestic	12.6%	11.9%	0.7%	0.94
Window 145	Domestic	14.9%	14.4%	0.5%	0.97
Window 146	Domestic	24.0%	23.8%	0.2%	0.99
Window 147	Domestic	7.0%	6.2%	0.8%	0.89
Window 148	Domestic	9.5%	8.9%	0.6%	0.94
Window 149	Domestic	11.8%	11.4%	0.4%	0.97

**Appendix 2 - Vertical Sky Component**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 150	Domestic	21.1%	21.0%	0.1%	1.0
Window 151	Domestic	5.9%	5.1%	0.8%	0.86
Window 152	Domestic	0.7%	0.4%	0.3%	<b>0.57</b>
Window 153	Domestic	3.8%	3.1%	0.7%	0.82
Window 154	Domestic	12.6%	12.0%	0.6%	0.95
Window 155	Domestic	1.1%	0.7%	0.4%	<b>0.64</b>
Window 156	Domestic	10.2%	9.6%	0.6%	0.94
Window 157	Domestic	14.7%	14.2%	0.5%	0.97
Window 158	Domestic	1.6%	1.3%	0.3%	0.81
Window 159	Domestic	11.6%	11.2%	0.4%	0.97
Window 160	Domestic	22.6%	22.4%	0.2%	0.99
Window 161	Domestic	6.4%	6.3%	0.1%	0.98
Window 162	Domestic	17.2%	17.0%	0.2%	0.99
<b>1 to 16 Long Meadow</b>					
Window 163	Domestic	33.3%	28.3%	5.0%	0.85
Window 164	Domestic	33.1%	27.9%	5.2%	0.84
Window 165	Domestic	31.5%	30.7%	0.8%	0.97
Window 166	Domestic	32.2%	31.5%	0.7%	0.98
Window 167	Domestic	36.1%	33.0%	3.1%	0.91
Window 168	Domestic	37.6%	35.8%	1.8%	0.95
Window 169	Domestic	38.7%	38.2%	0.5%	0.99
<b>23 to 25 Hampshire Street</b>					
Window 170	Non Domestic	21.2%	17.4%	3.8%	0.82
Window 171	Non Domestic	17.6%	15.8%	1.8%	0.9
Window 172	Non Domestic	27.4%	24.4%	3.0%	0.89
Window 173	Non Domestic	14.5%	13.0%	1.5%	0.9
Window 174	Non Domestic	1.0%	0.1%	0.9%	0.1
Window 175	Non Domestic	4.0%	2.9%	1.1%	0.73
Window 176	Non Domestic	19.9%	18.2%	1.7%	0.91
Window 177	Non Domestic	20.0%	18.6%	1.4%	0.93
Window 178	Non Domestic	17.9%	17.9%	0.0%	1.0
Window 179	Non Domestic	15.5%	15.5%	0.0%	1.0
Window 180	Non Domestic	20.5%	20.5%	0.0%	1.0
Window 181	Non Domestic	7.9%	6.6%	1.3%	0.84
Window 182	Non Domestic	32.9%	32.1%	0.8%	0.98
Window 183	Non Domestic	34.7%	33.8%	0.9%	0.97
Window 184	Non Domestic	35.6%	35.5%	0.1%	1.0

**Appendix 2 - Vertical Sky Component**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>3 Hampshire Street</u>					
Window 185	Domestic	17.1%	17.0%	0.1%	0.99
Window 186	Domestic	10.7%	10.7%	0.0%	1.0
Window 187	Bedroom	24.6%	24.2%	0.4%	0.98
Window 188	Domestic	21.2%	21.0%	0.2%	0.99
Window 189	Domestic	13.4%	13.4%	0.0%	1.0
Window 190	Living/Dining/Kitchen	31.5%	28.1%	3.4%	0.89
Window 191	Living/Dining/Kitchen	16.6%	15.6%	1.0%	0.94
Window 192	Living/Dining/Kitchen	95.6%	86.3%	9.3%	0.9
Window 193	Living/Dining/Kitchen	31.7%	31.7%	0.0%	1.0
Window 194	Living/Dining/Kitchen	22.1%	22.1%	0.0%	1.0
Window 195	Bedroom	34.9%	31.8%	3.1%	0.91
<u>215 Camden Road</u>					
Window 196	Domestic	15.6%	14.8%	0.8%	0.95
Window 197	Domestic	33.2%	31.6%	1.6%	0.95
Window 198	Domestic	22.4%	20.3%	2.1%	0.91
Window 199	Domestic	33.4%	31.4%	2.0%	0.94
Window 200	Domestic	36.3%	34.7%	1.6%	0.96
Window 201	Domestic	36.7%	35.9%	0.8%	0.98
Window 202	Domestic	28.0%	25.7%	2.3%	0.92
Window 203	Domestic	24.8%	22.1%	2.7%	0.89
Window 204	Domestic	24.5%	21.7%	2.8%	0.89
Window 205	Domestic	32.8%	30.4%	2.4%	0.93
Window 206	Domestic	34.1%	31.9%	2.2%	0.94
Window 207	Domestic	36.3%	34.6%	1.7%	0.95
Window 208	Domestic	36.7%	35.7%	1.0%	0.97
Window 209	Domestic	25.1%	23.1%	2.0%	0.92
Window 210	Domestic	27.4%	25.3%	2.1%	0.92
Window 211	Domestic	17.7%	17.3%	0.4%	0.98
Window 212	Domestic	19.1%	18.2%	0.9%	0.95
Window 213	Domestic	18.5%	17.2%	1.3%	0.93
Window 214	Domestic	17.4%	16.1%	1.3%	0.93
Window 215	Domestic	56.3%	55.9%	0.4%	0.99
Window 216	Domestic	56.8%	55.9%	0.9%	0.98

**Appendix 2 - Daylight Distribution**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>213 Camden Road</u>					
Window 14	Domestic	95%	87%	8.0%	0.92
Window 15	Domestic	96%	96%	0.0%	1.0
Window 16	Domestic	96%	96%	0.0%	1.0
Window 17	Domestic	94%	94%	0.0%	1.0
Window 18	Domestic	94%	94%	0.0%	1.0
Window 19	Bedroom	98%	98%	0.0%	1.0
Window 20	Bedroom	98%	98%	0.0%	1.0
Window 21	Bedroom	98%	98%	0.0%	1.0
Window 22	Domestic	98%	87%	11.0%	0.89
Window 23	Domestic	90%	73%	17.0%	0.81
Window 24	Domestic	90%	73%	17.0%	0.81
Window 25	Domestic	76%	76%	0.0%	1.0
Window 26	Domestic	76%	76%	0.0%	1.0
Window 27	Domestic	76%	76%	0.0%	1.0
Window 28	Domestic	96%	96%	0.0%	1.0
Window 29	Domestic	96%	96%	0.0%	1.0
Window 30	Domestic	86%	86%	0.0%	1.0
Window 31	Domestic	91%	91%	0.0%	1.0
Window 32	Domestic	98%	78%	20.0%	0.8
Window 33	Domestic	96%	96%	0.0%	1.0
<u>Back of 6 Torriano Avenue</u>					
Window 104	Bedroom	79%	79%	0.0%	1.0
Window 105	Bedroom	79%	79%	0.0%	1.0
Window 106	W.C.	100%	100%	0.0%	1.0
Window 107	Living/Dining/Kitchen	94%	94%	0.0%	1.0
Window 108	Living/Dining/Kitchen	94%	94%	0.0%	1.0
Window 109	Living/Dining/Kitchen	93%	93%	0.0%	1.0
Window 110	Living/Dining/Kitchen	93%	93%	0.0%	1.0
Window 111	Living/Dining/Kitchen	93%	93%	0.0%	1.0
Window 112	Bedroom	100%	100%	0.0%	1.0
Window 113	Bedroom	100%	100%	0.0%	1.0
Window 114	Bedroom	100%	100%	0.0%	1.0

**Appendix 2 - Daylight Distribution**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 115	W.C.	64%	64%	0.0%	1.0
Window 116	Bedroom	100%	100%	0.0%	1.0
Window 117	Bedroom	100%	100%	0.0%	1.0
Window 118	W.C.	74%	74%	0.0%	1.0
<b><u>1 to 16 Carters Close</u></b>					
Window 119	Domestic	97%	97%	0.0%	1.0
Window 120	Domestic	98%	98%	0.0%	1.0
Window 121	Domestic	98%	98%	0.0%	1.0
Window 122	Domestic	98%	98%	0.0%	1.0
Window 123	Domestic	95%	95%	0.0%	1.0
Window 124	Domestic	95%	95%	0.0%	1.0
Window 125	Domestic	95%	95%	0.0%	1.0
Window 126	Domestic	96%	96%	0.0%	1.0
Window 127	Domestic	78%	78%	0.0%	1.0
Window 128	Domestic	78%	78%	0.0%	1.0
Window 129	Domestic	81%	81%	0.0%	1.0
Window 130	Domestic	81%	81%	0.0%	1.0
Window 131	Domestic	82%	82%	0.0%	1.0
Window 132	Domestic	82%	82%	0.0%	1.0
Window 133	Domestic	86%	86%	0.0%	1.0
Window 134	Domestic	86%	86%	0.0%	1.0
Window 135	Domestic	89%	89%	0.0%	1.0
Window 136	Domestic	95%	95%	0.0%	1.0
Window 137	Domestic	99%	99%	0.0%	1.0
Window 138	Domestic	99%	99%	0.0%	1.0
Window 139	Domestic	79%	79%	0.0%	1.0
Window 140	Domestic	90%	90%	0.0%	1.0
Window 141	Domestic	99%	99%	0.0%	1.0
Window 142	Domestic	99%	99%	0.0%	1.0
Window 143	Domestic	77%	77%	0.0%	1.0
Window 144	Domestic	88%	88%	0.0%	1.0
Window 145	Domestic	99%	99%	0.0%	1.0
Window 146	Domestic	99%	99%	0.0%	1.0

**Appendix 2 - Daylight Distribution**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 147	Domestic	52%	52%	0.0%	1.0
Window 148	Domestic	70%	70%	0.0%	1.0
Window 149	Domestic	95%	95%	0.0%	1.0
Window 150	Domestic	97%	97%	0.0%	1.0
Window 151	Domestic	46%	46%	0.0%	1.0
Window 152	Domestic	46%	46%	0.0%	1.0
Window 153	Domestic	46%	46%	0.0%	1.0
Window 154	Domestic	71%	71%	0.0%	1.0
Window 155	Domestic	71%	71%	0.0%	1.0
Window 156	Domestic	71%	71%	0.0%	1.0
Window 157	Domestic	91%	91%	0.0%	1.0
Window 158	Domestic	91%	91%	0.0%	1.0
Window 159	Domestic	91%	91%	0.0%	1.0
Window 160	Domestic	93%	93%	0.0%	1.0
Window 161	Domestic	93%	93%	0.0%	1.0
Window 162	Domestic	93%	93%	0.0%	1.0
<b><u>1 to 16 Long Meadow</u></b>					
Window 163	Domestic	98%	98%	0.0%	1.0
Window 164	Domestic	98%	98%	0.0%	1.0
Window 165	Domestic	98%	98%	0.0%	1.0
Window 166	Domestic	98%	98%	0.0%	1.0
Window 167	Domestic	96%	96%	0.0%	1.0
Window 168	Domestic	96%	96%	0.0%	1.0
Window 169	Domestic	96%	96%	0.0%	1.0
<b><u>23 to 25 Hampshire Street</u></b>					
Window 170	Non Domestic	11%	11%	0.0%	1.0
Window 171	Non Domestic	1%	1%	0.0%	1.0
Window 172	Non Domestic	89%	89%	0.0%	1.0
Window 173	Non Domestic	89%	89%	0.0%	1.0
Window 174	Non Domestic	25%	1%	24.0%	0.04
Window 175	Non Domestic	87%	72%	15.0%	0.83
Window 176	Non Domestic	97%	95%	2.0%	0.98
Window 177	Non Domestic	97%	95%	2.0%	0.98
Window 178	Non Domestic	97%	95%	2.0%	0.98
Window 179	Non Domestic	97%	95%	2.0%	0.98
Window 180	Non Domestic	97%	95%	2.0%	0.98
Window 181	Non Domestic	100%	100%	0.0%	1.0
Window 182	Non Domestic	100%	100%	0.0%	1.0
Window 183	Non Domestic	100%	100%	0.0%	1.0
Window 184	Non Domestic	100%	100%	0.0%	1.0

**Appendix 2 - Daylight Distribution**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>3 Hampshire Street</u>					
Window 185	Domestic	82%	82%	0.0%	1.0
Window 186	Domestic	82%	82%	0.0%	1.0
Window 187	Bedroom	85%	85%	0.0%	1.0
Window 188	Domestic	46%	46%	0.0%	1.0
Window 189	Domestic	46%	46%	0.0%	1.0
Window 190	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 191	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 192	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 193	Living/Dining/Kitchen	98%	98%	0.0%	1.0
Window 194	Living/Dining/Kitchen	98%	98%	0.0%	1.0
Window 195	Bedroom	91%	86%	5.0%	0.95
<u>215 Camden Road</u>					
Window 196	Domestic	92%	90%	2.0%	0.98
Window 197	Domestic	98%	98%	0.0%	1.0
Window 198	Domestic	93%	79%	14.0%	0.85
Window 199	Domestic	96%	96%	0.0%	1.0
Window 200	Domestic	97%	97%	0.0%	1.0
Window 201	Domestic	97%	97%	0.0%	1.0
Window 202	Domestic	94%	88%	6.0%	0.94
Window 203	Domestic	97%	79%	18.0%	0.81
Window 204	Domestic	97%	79%	18.0%	0.81
Window 205	Domestic	97%	97%	0.0%	1.0
Window 206	Domestic	97%	97%	0.0%	1.0
Window 207	Domestic	95%	95%	0.0%	1.0
Window 208	Domestic	95%	95%	0.0%	1.0
Window 209	Domestic	100%	100%	0.0%	1.0
Window 210	Domestic	100%	100%	0.0%	1.0
Window 211	Domestic	100%	100%	0.0%	1.0
Window 212	Domestic	100%	100%	0.0%	1.0
Window 213	Domestic	100%	100%	0.0%	1.0
Window 214	Domestic	100%	100%	0.0%	1.0
Window 215	Domestic	100%	100%	0.0%	1.0
Window 216	Domestic	100%	100%	0.0%	1.0

**Appendix 2 - Sunlight to Windows**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>213 Camden Road</u>										
Window 20	Bedroom	33%	33%	0%	1.0	20%	20%	0%	1.0	
Window 21	Bedroom	70%	70%	0%	1.0	23%	23%	0%	1.0	
Window 30	Domestic	20%	19%	1%	0.95	4%	4%	0%	1.0	
Window 31	Domestic	44%	44%	0%	1.0	11%	11%	0%	1.0	
<u>209 Camden Road</u>										
Window 48	Domestic	85%	85%	0%	1.0	25%	25%	0%	1.0	
<u>207 Camden Road</u>										
Window 59	Domestic	27%	27%	0%	1.0	6%	6%	0%	1.0	
Window 60	Domestic	24%	24%	0%	1.0	16%	16%	0%	1.0	
Window 61	Domestic	28%	28%	0%	1.0	6%	6%	0%	1.0	
<u>4 Torriano Avenue</u>										
Window 95	Domestic	12%	12%	0%	1.0	9%	9%	0%	1.0	
<u>Back of 6 Torriano Avenue</u>										
Window 104	Bedroom	9%	9%	0%	1.0	0%	0%	0%	1.0	
Window 105	Bedroom	33%	30%	3%	0.91	2%	2%	0%	1.0	
Window 106	W.C.	39%	36%	3%	0.92	4%	4%	0%	1.0	
Window 107	Living/Dining/Kitchen	49%	43%	6%	0.88	6%	6%	0%	1.0	
Window 109	Living/Dining/Kitchen	51%	42%	9%	0.82	9%	9%	0%	1.0	
Window 112	Bedroom	33%	33%	0%	1.0	4%	4%	0%	1.0	
Window 113	Bedroom	56%	52%	4%	0.93	12%	12%	0%	1.0	
Window 114	Bedroom	73%	69%	4%	0.95	8%	8%	0%	1.0	
Window 115	W.C.	59%	50%	9%	0.85	14%	14%	0%	1.0	
Window 116	Bedroom	63%	49%	14%	0.78	18%	17%	1%	0.94	
Window 117	Bedroom	84%	73%	11%	0.87	16%	16%	0%	1.0	
Window 118	W.C.	65%	49%	16%	0.75	20%	19%	1%	0.95	
<u>1 to 16 Long Meadow</u>										
Window 163	Domestic	74%	67%	7%	0.91	25%	18%	7%	0.72	
Window 164	Domestic	73%	67%	6%	0.92	24%	18%	6%	0.75	
Window 167	Domestic	76%	75%	1%	0.99	25%	24%	1%	0.96	

**Appendix 2 - Sunlight to Windows**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 168	Domestic	81%	79%	2%	0.98	27%	25%	2%	0.93
Window 169	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
<u>23 to 25 Hampshire Street</u>									
Window 170	Non Domestic	55%	48%	7%	0.87	14%	7%	7%	0.5
Window 171	Non Domestic	47%	44%	3%	0.94	13%	10%	3%	0.77
Window 172	Non Domestic	62%	57%	5%	0.92	20%	15%	5%	0.75
Window 173	Non Domestic	35%	31%	4%	0.89	20%	16%	4%	0.8
Window 174	Non Domestic	2%	0%	2%	0.05	2%	0%	2%	0.01
Window 175	Non Domestic	4%	2%	2%	0.5	4%	2%	2%	0.5
Window 176	Non Domestic	49%	48%	1%	0.98	14%	13%	1%	0.93
Window 177	Non Domestic	48%	46%	2%	0.96	12%	10%	2%	0.83
Window 178	Non Domestic	41%	41%	0%	1.0	6%	6%	0%	1.0
Window 179	Non Domestic	33%	33%	0%	1.0	6%	6%	0%	1.0
Window 180	Non Domestic	34%	33%	1%	0.97	11%	11%	0%	1.0
Window 181	Non Domestic	18%	17%	1%	0.94	15%	14%	1%	0.93
Window 182	Non Domestic	65%	65%	0%	1.0	23%	23%	0%	1.0
Window 183	Non Domestic	71%	71%	0%	1.0	24%	24%	0%	1.0
Window 184	Non Domestic	66%	64%	2%	0.97	21%	21%	0%	1.0
<u>3 Hampshire Street</u>									
Window 192	Living/Dining/Kitchen	92%	58%	34%	0.63	26%	7%	19%	0.27
Window 193	Living/Dining/Kitchen	66%	65%	1%	0.98	21%	21%	0%	1.0
Window 195	Bedroom	68%	51%	17%	0.75	22%	13%	9%	0.59
<u>215 Camden Road</u>									
Window 211	Domestic	22%	22%	0%	1.0	3%	3%	0%	1.0
Window 212	Domestic	26%	26%	0%	1.0	5%	5%	0%	1.0
Window 213	Domestic	27%	24%	3%	0.89	5%	5%	0%	1.0
Window 214	Domestic	27%	24%	3%	0.89	5%	5%	0%	1.0
Window 216	Domestic	31%	26%	5%	0.84	5%	5%	0%	1.0

## Appendix 2 - Overshadowing to Gardens and Open Spaces

### 1 Hampshire Street, London NW5 2TE

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>217 to 225 Camden Rc</u>								
Garden 1	343.63 m2	318.07 m2	93%	318.07 m2	93%	0.0 m2	0%	1.0
<u>213 Camden Road</u>								
Garden 2	166.85 m2	138.22 m2	83%	138.22 m2	83%	0.0 m2	0%	1.0
<u>211 Camden Road</u>								
Garden 3	176.91 m2	133.82 m2	76%	133.25 m2	75%	0.58 m2	1%	0.99
<u>209 Camden Road</u>								
Garden 4	187.62 m2	146.09 m2	78%	146.09 m2	78%	0.0 m2	0%	1.0
<u>207 Camden Road</u>								
Garden 5	164.04 m2	133.5 m2	81%	133.5 m2	81%	0.0 m2	0%	1.0
<u>205 Camden Road</u>								
Garden 6	179.59 m2	143.72 m2	80%	143.72 m2	80%	0.0 m2	0%	1.0
<u>2 Torriano Avenue</u>								
Garden 7	148.4 m2	30.46 m2	21%	30.46 m2	21%	0.0 m2	0%	1.0
<u>4 Torriano Avenue</u>								
Garden 8	86.89 m2	3.46 m2	4%	3.46 m2	4%	0.0 m2	0%	1.0

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## **APPENDIX 3**

### **ALTERNATIVE DAYLIGHT RESULTS**

**Appendix 3 - Alternative Vertical Sky Component**  
**1 Hampshire Street, London NW5 2TE**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>4 Torriano Avenue</u>					
Window 85	Domestic	29.7%	24.3%	5.4%	0.82
Window 90	Domestic	30.1%	24.7%	5.4%	0.82
<u>1 to 16 Carters Close</u>					
Window 130	Domestic	32.9%	32.0%	0.9%	0.97
Window 152	Domestic	19.0%	18.3%	0.7%	0.96
Window 155	Domestic	20.9%	20.4%	0.5%	0.98

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## **APPENDIX 4**

### **OVERSHADOWING TO GARDENS AND OPEN SPACES**

# Appendix 4 : 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: 1 Hampshire Street, London NW5 2TE	
Drawing Title: Appendix 4 - Overshadowing to Gardens and Open Spaces	
Scale:	Do not scale
Drawing No:	1 of 1
Rev:	-
Author:	
Check:	
Date:	
Drawn by:	
Checked by:	



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