Highgate Newtown Community Centre and Fresh Youth Academy

Daylight and Sunlight Study (Neighbouring Properties)

NOVEMBER 2018

Community Investment Programme

Camden

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Chartered Surveyors

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Daylight and Sunlight Study (Neighbouring Properties)

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

30 October 2018

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CONTENTS

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by London Borough of Camden Development Division to undertake a daylight and sunlight study of the proposed development at Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ.

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 18, 20 to 24 Bertram Street, 110 to 112, 114 to 116, 118, 120 & 122 Croftdown Road and 14, 16, 18 to 20 and 24 to 32 Winscombe 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.

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

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

RCKA Architects

PL-E-100	Unwrapped Elevation as Proposed Building A1	Rev -
PL-E-101	Unwrapped Elevation as Proposed Building A2	Rev -
PL-E-102	Unwrapped Elevation as Proposed Building B	Rev -
PL-E-103	Unwrapped Elevation as Proposed Building D	Rev -
PL-GA-700	Section AA as Proposed	Rev O
PL-GA-ST-800	Site Plan as Proposed	Rev O
PL-GA-ST-801	Site Plan First Floor as Proposed	Rev L
PL-GA-ST-802	Site Plan Second Floor as Proposed	Rev P
PL-GA-ST-803	Site Plan Third Floor as Proposed	Rev R
PL-GA-ST-804	Site Plan Fourth Floor as Proposed	Rev M
PL-GA-ST-805	Site Plan Fifth Floor as Proposed	Rev H
PL-GA-ST-899	Basement Plan as Proposed	Rev F

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 BRE guide states:

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 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 Daylight to Windows

3.3.1 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.

3.3.2 The BRE guide contains two tests which measure diffuse daylight:

3.3.3 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.

3.3.4 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.

3.4 Sunlight availability to Windows

3.4.1 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.

3.4.2 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.

3.5 Overshadowing to Gardens and Open Spaces

3.5.1 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.

3.5.2 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 main habitable room windows pass the Vertical Sky Component test with the exception of isolated windows at 23 Bertram Street and 110 to 118 Croftdown Road. However, there are mitigating factors to mentioned, which are outlined below:

4.3.2 Firstly, a number of the windows at 114 to 116 Croftdown Road are hampered by the projecting roof of the building itself. The BRE guide acknowledges that where a window has an overhang a larger relative reduction in VSC may be unavoidable, as the building itself contributes to its poor daylighting.

4.3.3 Secondly, for the majority of windows at the aforementioned properties, the shortfalls are borderline with the windows achieving before/after ratios of only slightly less than the recommended 0.8. In the context of an urban location development this is a high level of compliance.

4.3.4 Thirdly, it is also relevant that we have not had access to any of the properties internally and therefore it is not possible for us to categorically confirm the use of the rooms (although some reasonable assumptions have been made with regards to those rooms which appear to be non-habitable i.e. W.C.s, bathrooms etc). Whilst under the BRE guide a universal test is applied to all room types, the BRE guide explains that daylight in bedrooms is less important than in other habitable rooms such as kitchens and living rooms. Therefore, if any of the shortfalls were to occur to bedrooms, we are of the opinion that less protection should be afforded to these.

4.3.5 Finally, the BRE guide is intended to be used flexibly, particularly in urban locations, such as this. In this instance, we are of the opinion that the impact of the proposed development on the existing neighbouring properties is acceptable.

4.4 Sunlight to Windows

4.4.1 All windows that 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) with the exception of isolated windows at 21 & 23 Bertram Street. However, from our external observations the majority of these are unlikely to serve main living rooms and therefore would not be required to be tested under the BRE guidelines. We are therefore of the opinion that the impact of the proposed development on the existing neighbouring properties is acceptable.

4.5 Overshadowing to Gardens and Open Spaces

4.5.1 The results of the overshadowing test show that after the development the majority of gardens will continue to meet the BRE recommendations. Garden 1 is the only garden which has its sunlight availability reduced below the recommendations after the proposed development. This is because the existing sunlight availability is already low and therefore even a small reduction in absolute terms results in a lower than normal before/after ratio. Since the level of overshadowing is relatively small in area terms, we are of the opinion that the proposed development will not have a harmful effect.

4.6 Conclusion

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

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

5.1.2 We have undertaken the survey following the guidelines of the RICS publication "Surveying Safely".

5.1.3 We have used our best endeavours to ensure all relevant windows within the neighbouring properties have been identified.

5.1.4 Where limited access is available, 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

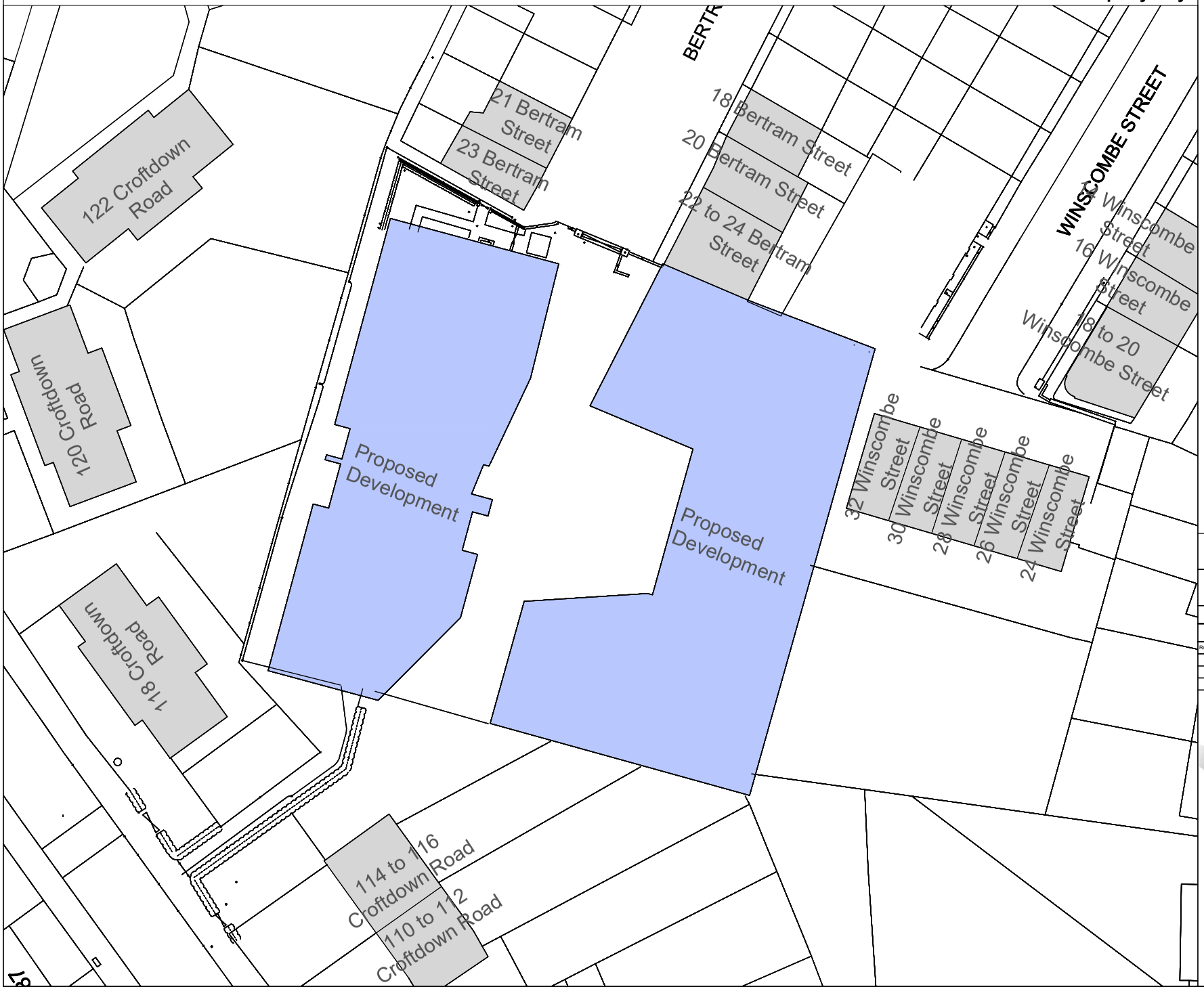
5.2.1 None.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY

Property Key



Key

- Development site
- Neighbouring Properties

Project Name:	Highgate Newton Community Centre, 25 Bertram Street, London N19 5DQ
Drawing Title:	Property Key
Scale:	Do not scale
Drawing No:	1 of 1
Rev.	–

Rev.	Date	Details of revision

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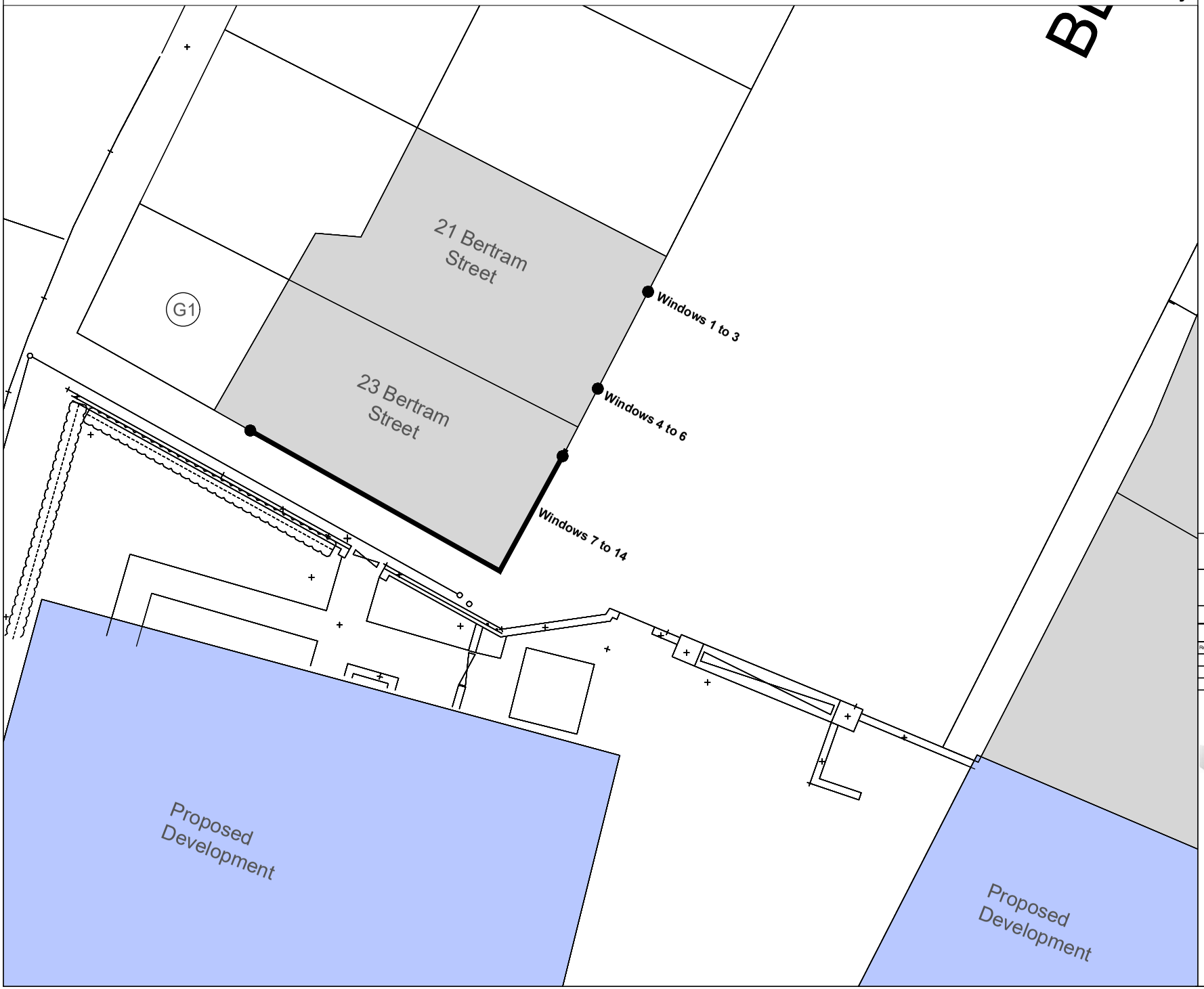
Window & Garden Key



Key

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- Neighbouring Properties
- Window reference
- G1 — Neighbouring Gardens and Amenity Areas

Project Name: Highgate Newton Community Centre, 25 Bertram Street, London N19 5DQ

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 7

Rev: –

Rev.	Date	Details of revision

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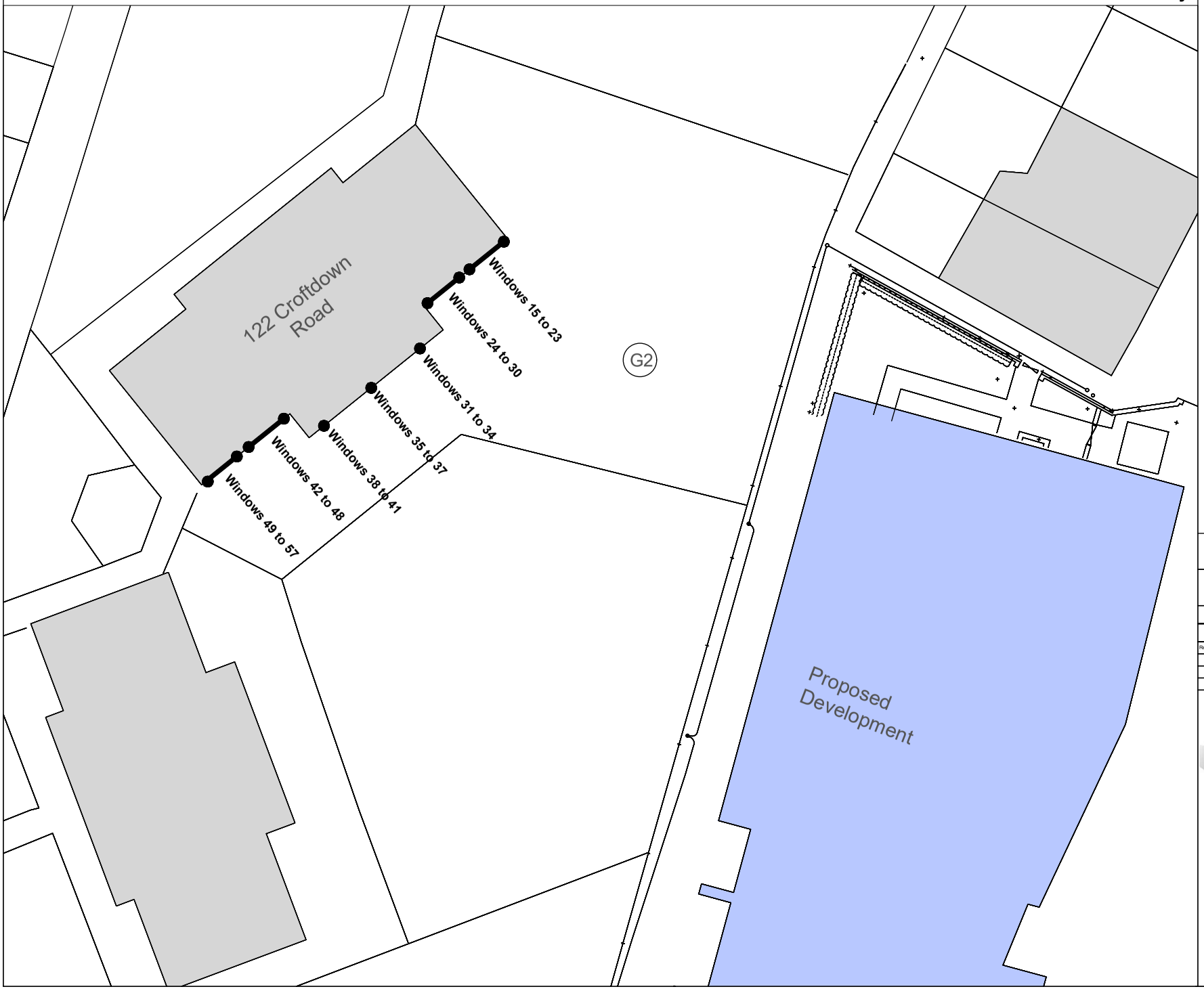
Window & Garden Key



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- Neighbouring Properties
- Window reference
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Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 7 | Rev. –

Rev.	Date	Details of revision

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Window & Garden Key

Key

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

Project Name: Highgate Newton Community Centre, 25 Bertram Street, London N19 5DQ

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 3 of 7

Rev: –

Rev.	Date	Details of revision

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Window & Garden Key

Key

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

Project Name: Highgate Newton Community Centre, 25 Bertram Street, London N19 5DQ

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 4 of 7 | Rev. –

Rev.	Date	Details of revision

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Window & Garden Key

Key

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

Project Name: Highgate Newton Community Centre, 25 Bertram Street, London N19 5DQ

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 5 of 7

Rev: –

Rev.	Date	Details of revision

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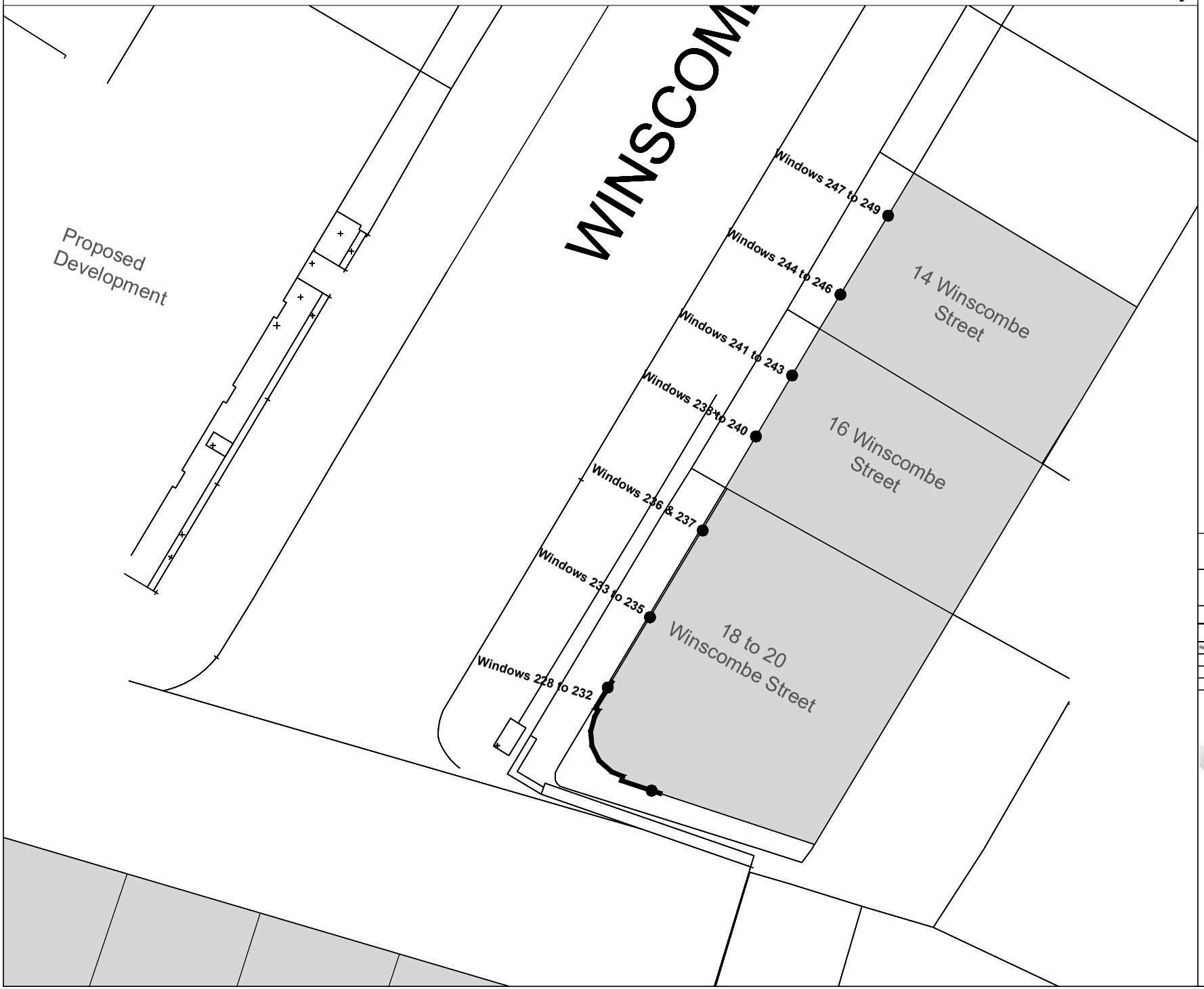
Window & Garden Key



Key

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- Neighbouring Properties
- Window reference
- G1 Neighbouring Gardens and Amenity Areas

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Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 6 of 7 | Rev. –

Rev.	Date	Details of revision

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Window & Garden Key

Key

- Development site
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- Window reference
- G1 Neighbouring Gardens and Amenity Areas

Project Name: Highgate Newton Community Centre, 25 Bertram Street, London N19 5DQ

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 7 of 7 Rev. –

Rev.	Date	Details of revision

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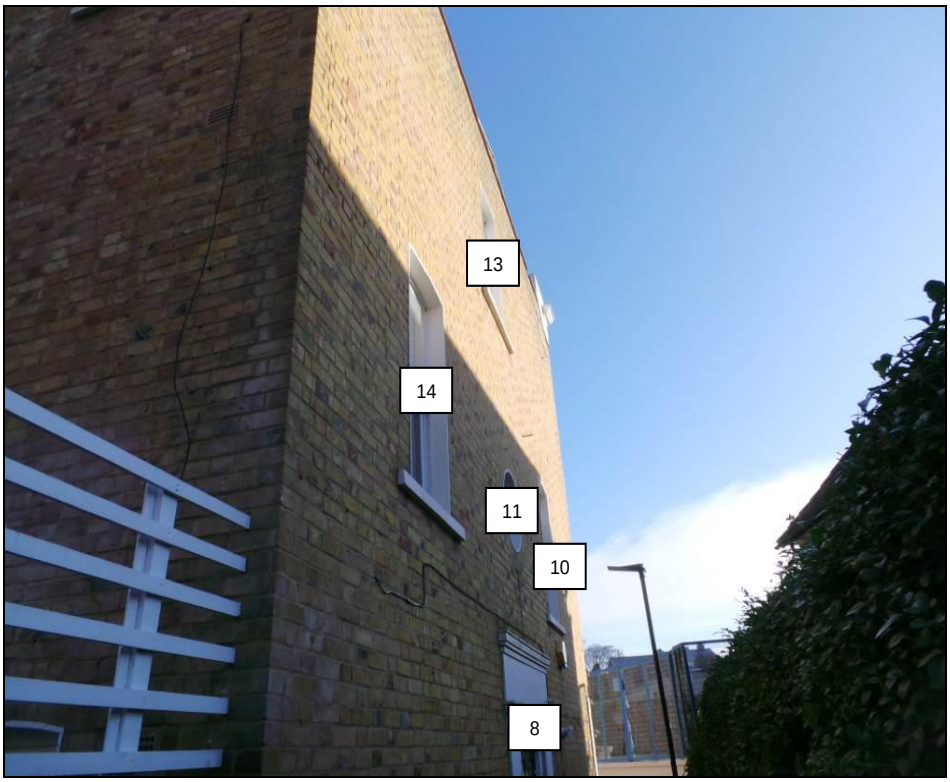
Neighbouring Windows

21 Bertram Street

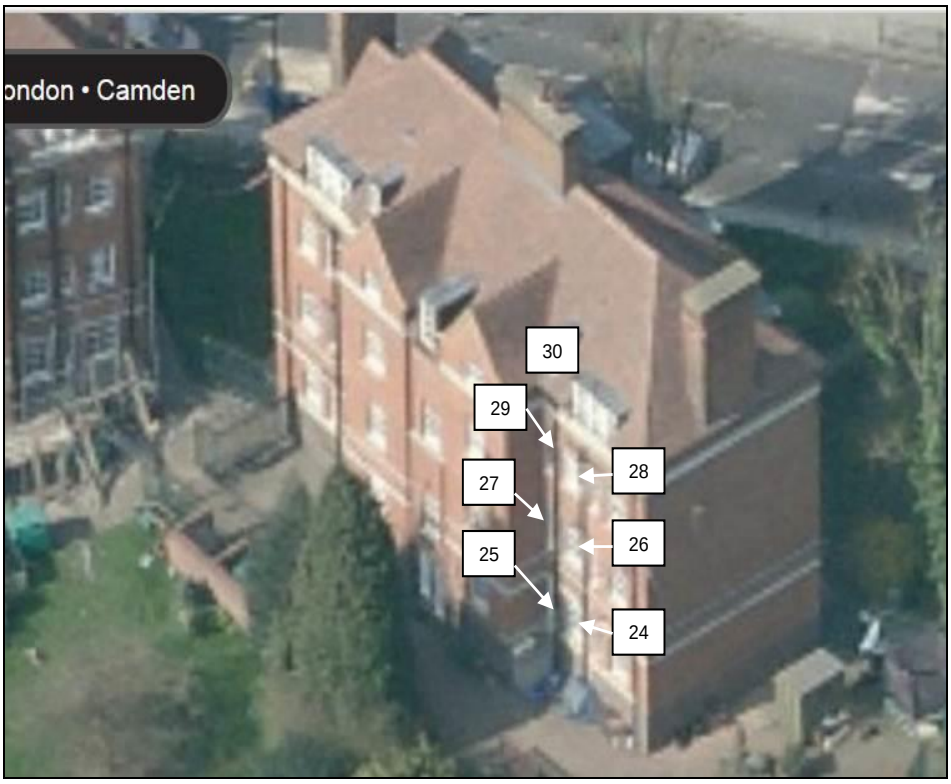
23 Bertram Street



23 Bertram Street

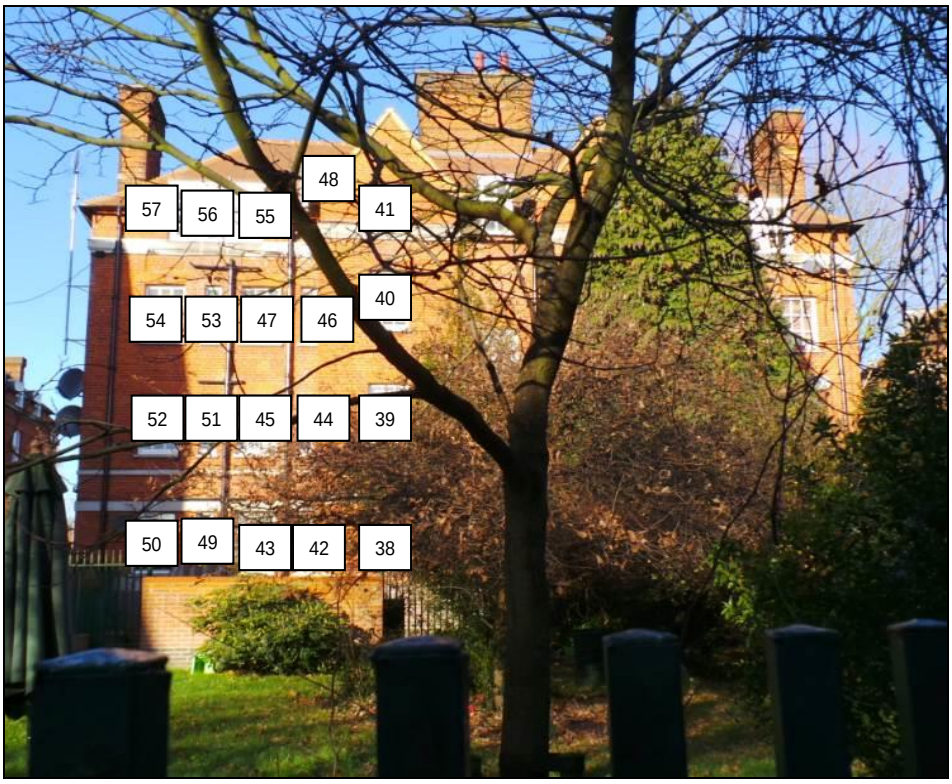
23 Bertram Street

122 Croftdown Road

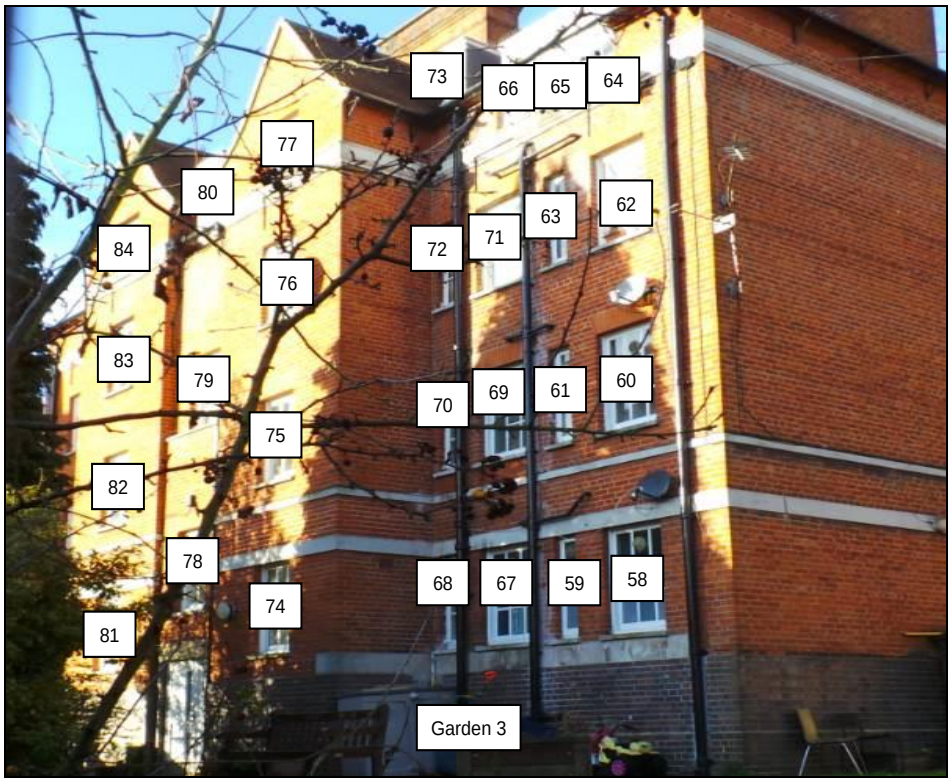


122 Croftdown Road

122 Croftdown Road

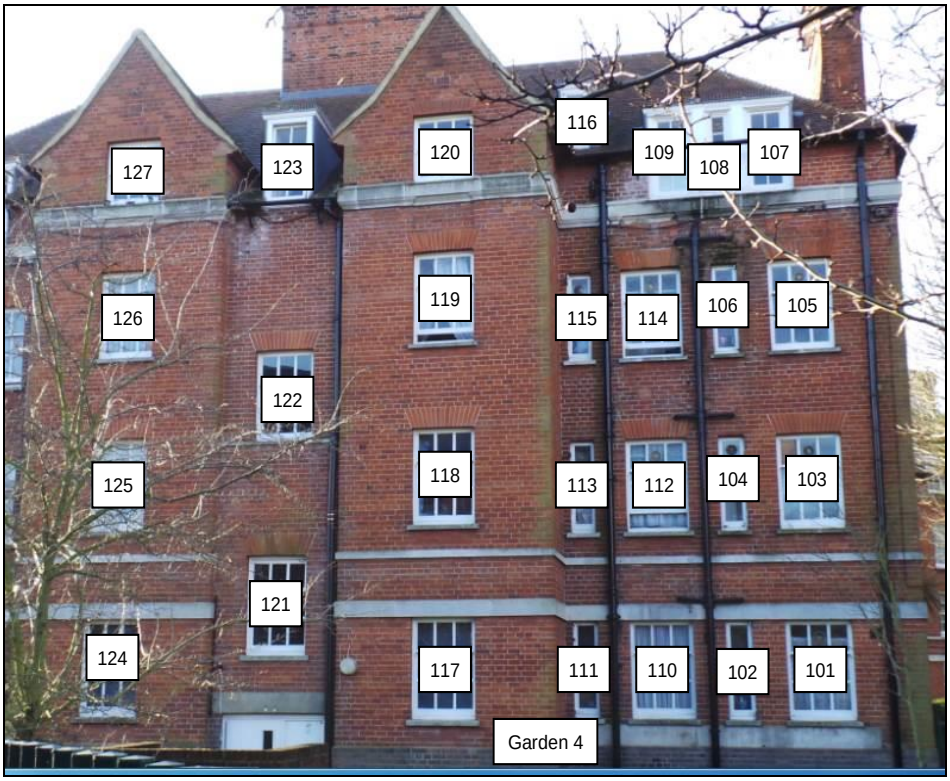


122 Croftdown Road

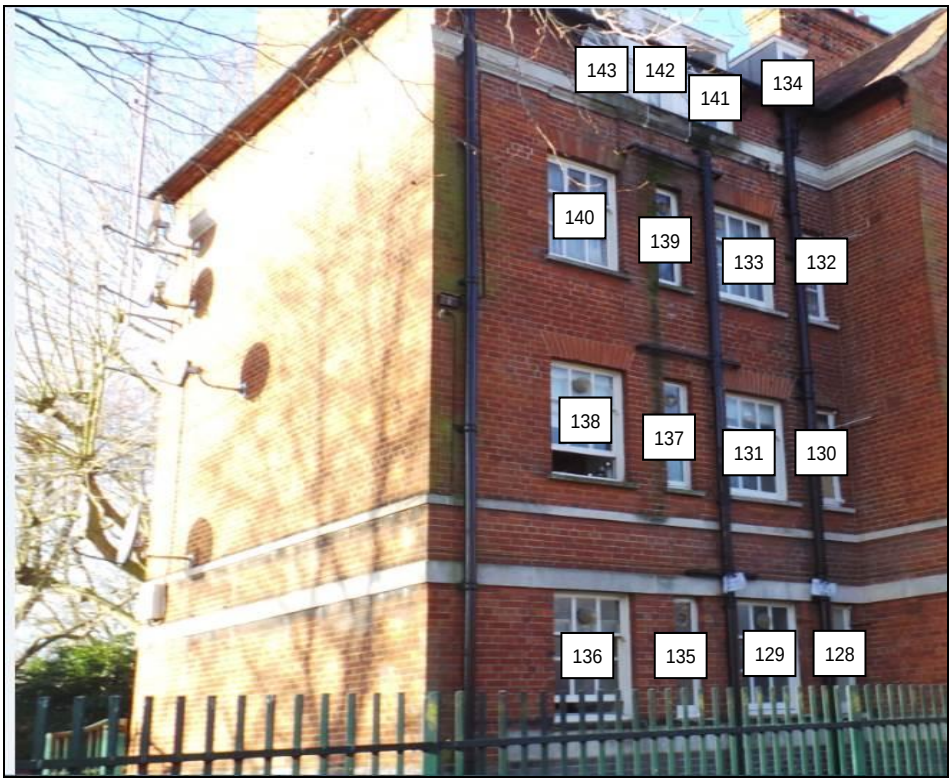


120 Croftdown Road

120 Croftdown Road



118 Croftdown Road



118 Croftdown Road

114 to 116 Croftdown Road

110 to 112 Croftdown Road

110 to 112 Croftdown Road

24 Winscombe Street

24 Winscombe Street

24 Winscombe Street

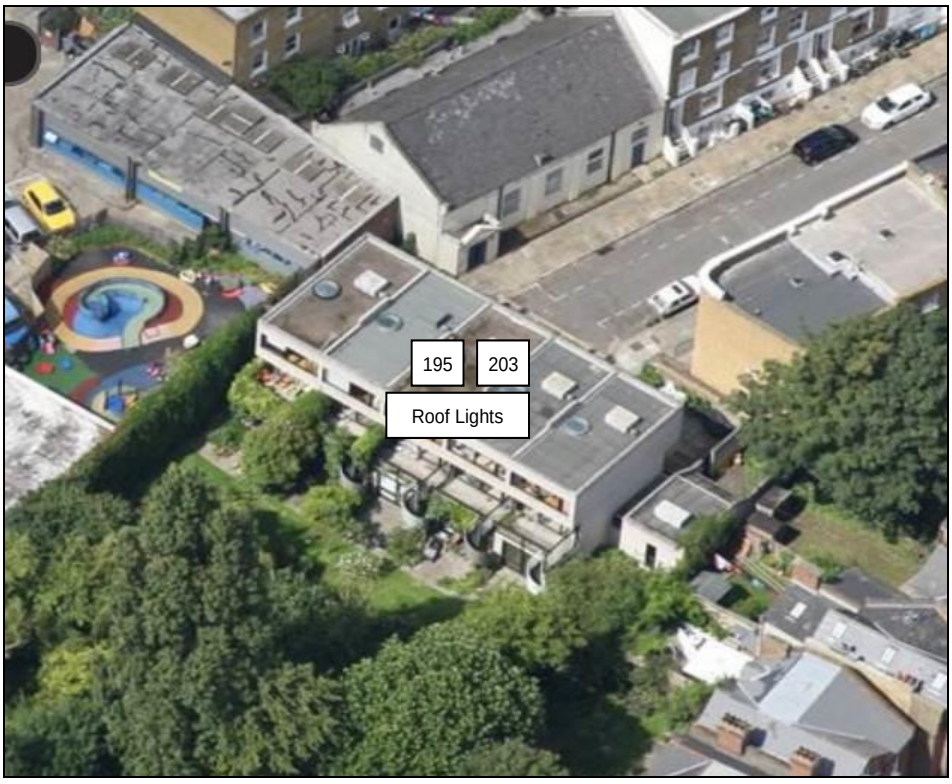
26 Winscombe Street

26 Winscombe Street

26 Winscombe Street

28 Winscombe Street

28 Winscombe Street



28 Winscombe Street

30 Winscombe Street

30 Winscombe Street

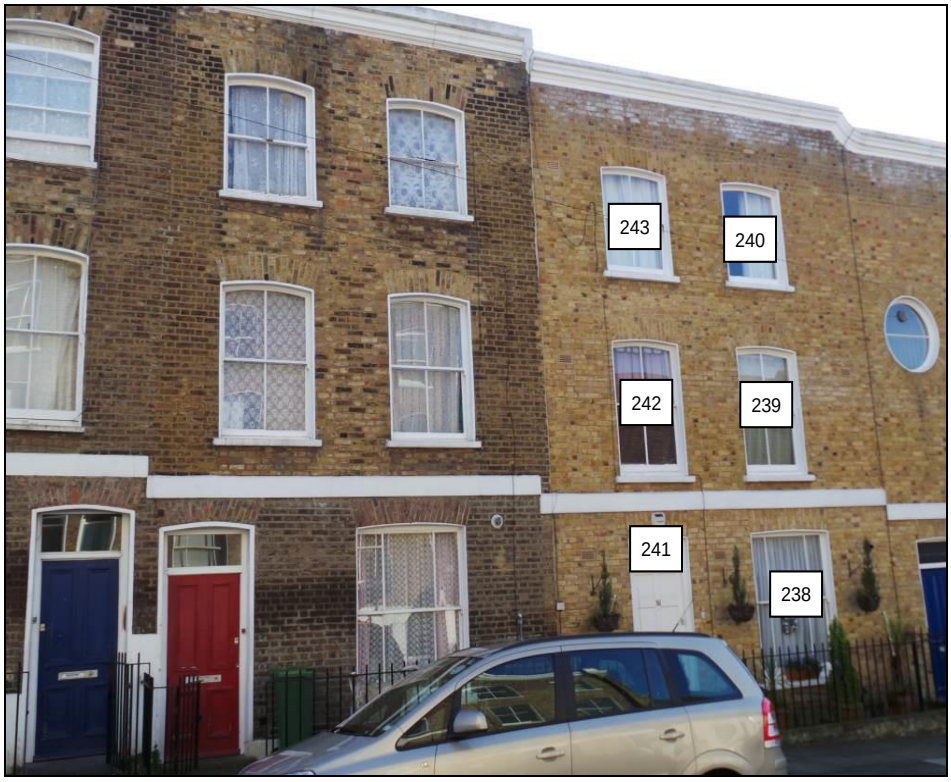
30 Winscombe Street

32 Winscombe Street

32 Winscombe Street

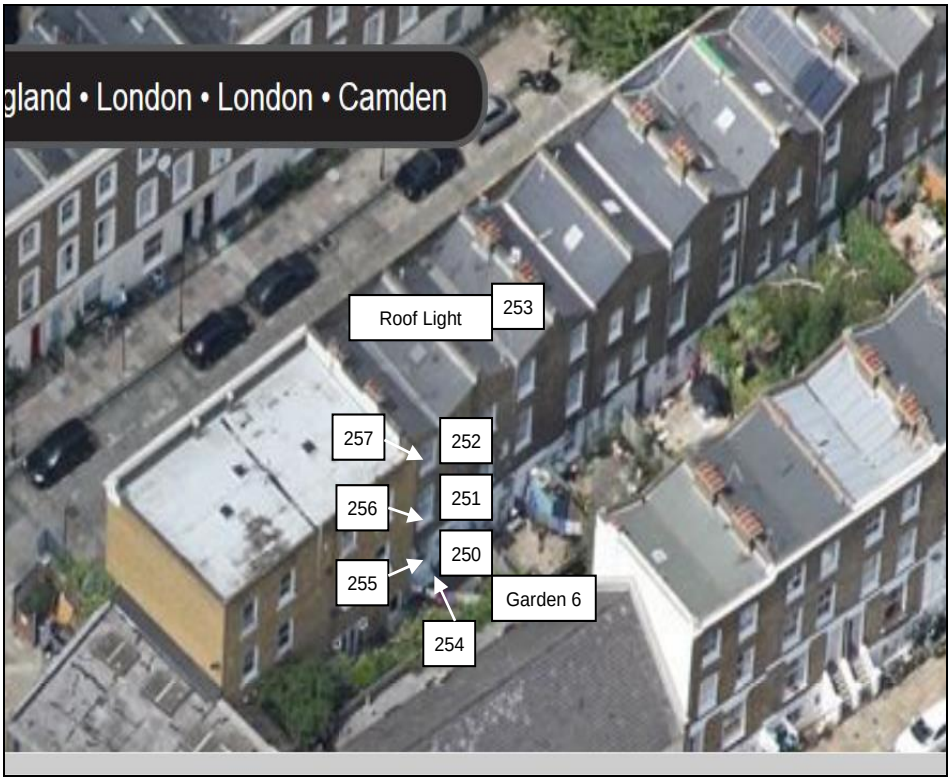
32 Winscombe Street

18 to 20 Winscombe Street



16 Winscombe Street

14 Winscombe Street



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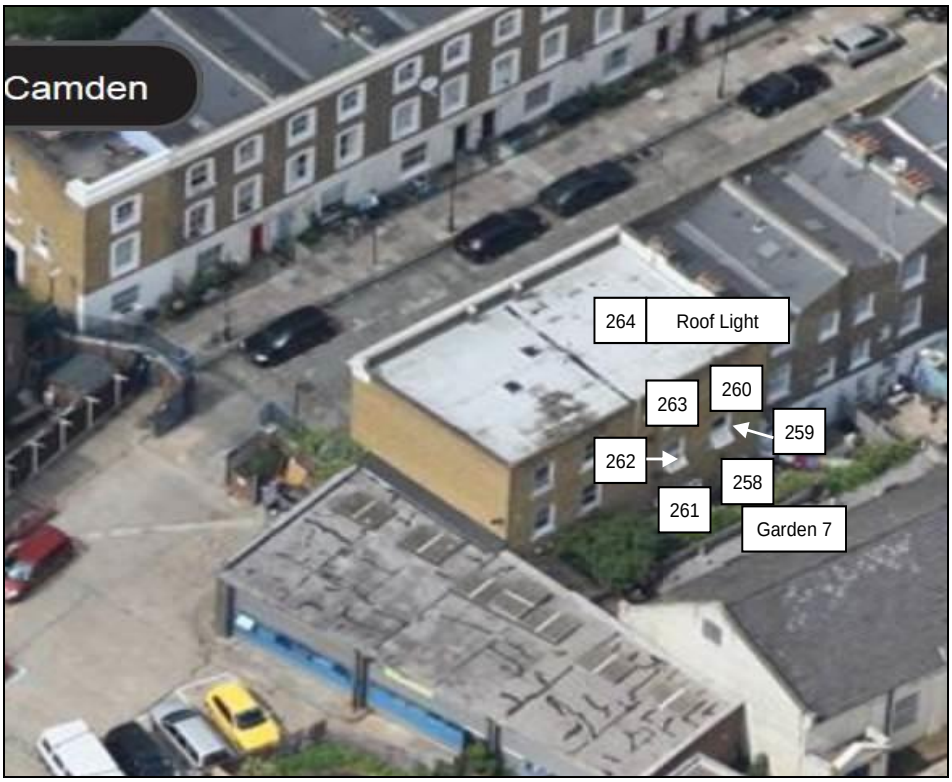
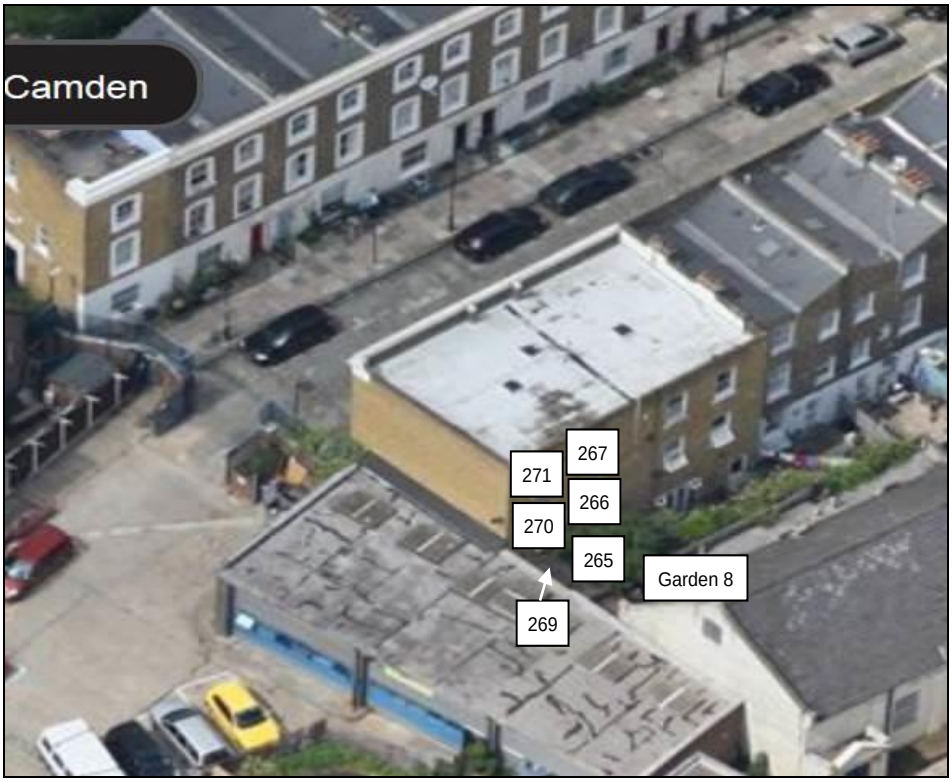


20 Bertram Street



22 to 24 Bertram Street

22 to 24 Bertram Street

22 to 24 Bertram Street

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
21 Bertram Street					
Window 1	Habitable	27.9%	24.0%	3.9%	0.86
Window 2	Habitable	32.2%	28.3%	3.9%	0.88
Window 3	Habitable	36.5%	33.7%	2.8%	0.92
Window 4	Habitable	27.4%	21.9%	5.5%	0.8
Window 5	Habitable	32.8%	27.5%	5.3%	0.84
Window 6	Habitable	36.8%	33.0%	3.8%	0.9
23 Bertram Street					
Window 7	Habitable	28.5%	19.6%	8.9%	0.69
Window 8	Non Habitable	24.5%	9.9%	14.6%	0.4
Window 9	Habitable	33.8%	25.1%	8.7%	0.74
Window 10 (Secondary)	Habitable	29.6%	10.5%	19.1%	0.35
Window 11	Non Habitable	29.5%	12.3%	17.2%	0.42
Window 12	Habitable	37.2%	30.9%	6.3%	0.83
Window 13	Habitable	35.5%	18.5%	17.0%	0.52
Window 14	Habitable	31.1%	16.0%	15.1%	0.51
122 Croftdown Road					
Window 15	Habitable	32.5%	27.6%	4.9%	0.85
Window 16	Non Habitable	31.6%	26.8%	4.8%	0.85
Window 17	Habitable	35.1%	30.9%	4.2%	0.88
Window 18	Non Habitable	34.0%	29.9%	4.1%	0.88
Window 19	Habitable	37.1%	34.1%	3.0%	0.92
Window 20	Non Habitable	36.1%	33.1%	3.0%	0.92
Window 21	Habitable	37.2%	35.5%	1.7%	0.95
Window 22	Habitable	38.3%	36.5%	1.8%	0.95
Window 23	Non Habitable	37.3%	35.5%	1.8%	0.95
Window 24	Habitable	28.9%	24.2%	4.7%	0.84
Window 25	Non Habitable	20.0%	16.3%	3.7%	0.82
Window 26	Habitable	31.1%	27.0%	4.1%	0.87
Window 27	Non Habitable	21.7%	18.5%	3.2%	0.85
Window 28	Habitable	32.9%	29.9%	3.0%	0.91
Window 29	Non Habitable	22.7%	20.4%	2.3%	0.9

Appendix 2 - Vertical Sky Component

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 30	Non Habitable	35.7%	34.4%	1.3%	0.96
Window 31	Habitable	32.7%	27.6%	5.1%	0.84
Window 32	Habitable	35.3%	31.0%	4.3%	0.88
Window 33	Habitable	37.4%	34.3%	3.1%	0.92
Window 34	Habitable	38.7%	36.6%	2.1%	0.95
Window 35	Habitable	32.3%	27.7%	4.6%	0.86
Window 36	Habitable	35.0%	31.5%	3.5%	0.9
Window 37	Habitable	37.8%	35.9%	1.9%	0.95
Window 38	Habitable	31.5%	27.0%	4.5%	0.86
Window 39	Habitable	34.3%	30.4%	3.9%	0.89
Window 40	Habitable	36.8%	33.9%	2.9%	0.92
Window 41	Habitable	38.2%	36.3%	1.9%	0.95
Window 42	Non Habitable	17.1%	15.6%	1.5%	0.91
Window 43	Habitable	24.7%	21.4%	3.3%	0.87
Window 44	Non Habitable	19.0%	17.6%	1.4%	0.93
Window 45	Habitable	27.3%	24.4%	2.9%	0.89
Window 46	Non Habitable	20.6%	19.5%	1.1%	0.95
Window 47	Habitable	30.1%	27.9%	2.2%	0.93
Window 48	Non Habitable	34.7%	33.6%	1.1%	0.97
Window 49	Non Habitable	27.0%	23.3%	3.7%	0.86
Window 50	Habitable	27.2%	23.6%	3.6%	0.87
Window 51	Non Habitable	29.9%	26.7%	3.2%	0.89
Window 52	Habitable	30.2%	27.1%	3.1%	0.9
Window 53	Non Habitable	33.1%	30.7%	2.4%	0.93
Window 54	Habitable	33.6%	31.2%	2.4%	0.93
Window 55	Habitable	35.7%	34.1%	1.6%	0.96
Window 56	Non Habitable	36.7%	35.1%	1.6%	0.96
Window 57	Habitable	35.9%	34.4%	1.5%	0.96
120 Croftdown Road					
Window 58	Habitable	26.2%	23.4%	2.8%	0.89
Window 59	Non Habitable	26.3%	23.5%	2.8%	0.89
Window 60	Habitable	29.3%	26.9%	2.4%	0.92
Window 61	Non Habitable	29.2%	26.8%	2.4%	0.92

Appendix 2 - Vertical Sky Component

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 62	Habitable	33.0%	31.0%	2.0%	0.94
Window 63	Non Habitable	32.6%	30.7%	1.9%	0.94
Window 64	Habitable	35.8%	34.6%	1.2%	0.97
Window 65	Non Habitable	36.4%	35.2%	1.2%	0.97
Window 66	Habitable	35.5%	34.5%	1.0%	0.97
Window 67	Habitable	24.5%	22.1%	2.4%	0.9
Window 68	Non Habitable	17.1%	16.3%	0.8%	0.95
Window 69	Habitable	27.1%	25.0%	2.1%	0.92
Window 70	Non Habitable	18.8%	18.1%	0.7%	0.96
Window 71	Habitable	29.9%	28.3%	1.6%	0.95
Window 72	Non Habitable	20.3%	19.9%	0.4%	0.98
Window 73	Non Habitable	35.6%	35.1%	0.5%	0.99
Window 74	Habitable	31.5%	27.3%	4.2%	0.87
Window 75	Habitable	34.1%	30.5%	3.6%	0.89
Window 76	Habitable	36.6%	33.8%	2.8%	0.92
Window 77	Habitable	38.2%	36.3%	1.9%	0.95
Window 78	Habitable	32.1%	27.6%	4.5%	0.86
Window 79	Habitable	34.8%	31.2%	3.6%	0.9
Window 80	Habitable	37.9%	35.7%	2.2%	0.94
Window 81	Habitable	32.5%	27.2%	5.3%	0.84
Window 82	Habitable	35.1%	30.4%	4.7%	0.87
Window 83	Habitable	37.3%	33.6%	3.7%	0.9
Window 84	Habitable	38.8%	36.2%	2.6%	0.93
Window 85	Non Habitable	19.5%	14.3%	5.2%	0.73
Window 86	Habitable	28.6%	22.9%	5.7%	0.8
Window 87	Non Habitable	21.3%	16.7%	4.6%	0.78
Window 88	Habitable	30.7%	25.7%	5.0%	0.84
Window 89	Non Habitable	22.6%	18.9%	3.7%	0.84
Window 90	Habitable	32.7%	28.8%	3.9%	0.88
Window 91	Non Habitable	36.8%	35.0%	1.8%	0.95
Window 92	Non Habitable	31.2%	25.3%	5.9%	0.81
Window 93	Habitable	31.9%	25.7%	6.2%	0.81
Window 94	Non Habitable	33.6%	28.3%	5.3%	0.84

Appendix 2 - Vertical Sky Component

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 95	Habitable	34.5%	28.9%	5.6%	0.84
Window 96	Non Habitable	35.9%	31.7%	4.2%	0.88
Window 97	Habitable	36.7%	32.4%	4.3%	0.88
Window 98	Habitable	37.5%	34.8%	2.7%	0.93
Window 99	Non Habitable	38.5%	35.7%	2.8%	0.93
Window 100	Habitable	37.5%	34.6%	2.9%	0.92
118 Croftdown Road					
Window 101	Habitable	27.4%	21.4%	6.0%	0.78
Window 102	Non Habitable	26.8%	20.5%	6.3%	0.76
Window 103	Habitable	30.1%	24.4%	5.7%	0.81
Window 104	Non Habitable	29.4%	23.5%	5.9%	0.8
Window 105	Habitable	32.9%	28.0%	4.9%	0.85
Window 106	Non Habitable	32.4%	27.2%	5.2%	0.84
Window 107	Habitable	35.7%	31.8%	3.9%	0.89
Window 108	Non Habitable	36.0%	31.9%	4.1%	0.89
Window 109	Habitable	35.1%	31.1%	4.0%	0.89
Window 110	Habitable	24.3%	19.0%	5.3%	0.78
Window 111	Non Habitable	18.1%	15.6%	2.5%	0.86
Window 112	Habitable	26.6%	21.6%	5.0%	0.81
Window 113	Non Habitable	19.4%	17.1%	2.3%	0.88
Window 114	Habitable	29.3%	24.8%	4.5%	0.85
Window 115	Non Habitable	20.5%	18.6%	1.9%	0.91
Window 116	Non Habitable	34.2%	31.2%	3.0%	0.91
Window 117	Habitable	30.1%	22.1%	8.0%	0.73
Window 118	Habitable	33.0%	25.0%	8.0%	0.76
Window 119	Habitable	35.7%	28.5%	7.2%	0.8
Window 120	Habitable	37.5%	31.8%	5.7%	0.85
Window 121	Habitable	30.5%	21.9%	8.6%	0.72
Window 122	Habitable	33.6%	25.3%	8.3%	0.75
Window 123	Habitable	37.1%	30.9%	6.2%	0.83
Window 124	Habitable	30.3%	21.0%	9.3%	0.69
Window 125	Habitable	33.3%	23.8%	9.5%	0.71
Window 126	Habitable	36.0%	27.3%	8.7%	0.76

Appendix 2 - Vertical Sky Component

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 127	Habitable	37.8%	30.8%	7.0%	0.81
Window 128	Non Habitable	17.9%	11.0%	6.9%	0.61
Window 129	Habitable	26.7%	17.6%	9.1%	0.66
Window 130	Non Habitable	20.1%	13.0%	7.1%	0.65
Window 131	Habitable	29.2%	20.2%	9.0%	0.69
Window 132	Non Habitable	21.7%	15.2%	6.5%	0.7
Window 133	Habitable	31.7%	23.5%	8.2%	0.74
Window 134	Non Habitable	35.1%	29.7%	5.4%	0.85
Window 135	Non Habitable	29.7%	20.4%	9.3%	0.69
Window 136	Habitable	30.8%	21.4%	9.4%	0.69
Window 137	Non Habitable	32.4%	23.1%	9.3%	0.71
Window 138	Habitable	33.5%	24.2%	9.3%	0.72
Window 139	Non Habitable	35.0%	26.7%	8.3%	0.76
Window 140	Habitable	36.0%	27.6%	8.4%	0.77
Window 141	Habitable	36.6%	30.3%	6.3%	0.83
Window 142	Non Habitable	37.6%	31.2%	6.4%	0.83
Window 143	Habitable	36.6%	30.1%	6.5%	0.82
114 to 116 Croftdown Road					
Window 144	Habitable	31.5%	23.2%	8.3%	0.74
Window 145	Habitable	29.2%	21.0%	8.2%	0.72
Window 146	Non Habitable	31.2%	27.2%	4.0%	0.87
Window 147	Habitable	31.9%	24.0%	7.9%	0.75
Window 148	Habitable	29.5%	21.7%	7.8%	0.74
Window 149	Habitable	37.0%	30.0%	7.0%	0.81
Window 150	Habitable	32.4%	24.7%	7.7%	0.76
Window 151	Habitable	32.8%	25.1%	7.7%	0.77
Window 152	Habitable	29.8%	22.4%	7.4%	0.75
Window 153	Habitable	32.9%	25.6%	7.3%	0.78
Window 154	Habitable	30.1%	23.1%	7.0%	0.77
Window 155	Habitable	37.3%	31.1%	6.2%	0.83
110 to 112 Croftdown Road					
Window 156	Habitable	33.4%	26.4%	7.0%	0.79

Appendix 2 - Vertical Sky Component

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 157	Habitable	30.4%	23.9%	6.5%	0.79
Window 158	Habitable	33.7%	27.0%	6.7%	0.8
Window 159	Habitable	34.1%	27.5%	6.6%	0.81
Window 160	Habitable	30.7%	24.5%	6.2%	0.8
Window 161	Habitable	37.7%	32.4%	5.3%	0.86
Window 162	Habitable	34.1%	27.8%	6.3%	0.82
Window 163	Habitable	30.9%	25.1%	5.8%	0.81
Window 164	Habitable	34.5%	28.6%	5.9%	0.83
Window 165	Habitable	31.1%	25.8%	5.3%	0.83
Window 166	Habitable	36.6%	36.6%	0.0%	1.0
Window 167	Habitable	37.9%	33.3%	4.6%	0.88
24 Winscombe Street					
Window 168	Habitable	32.8%	32.6%	0.2%	0.99
Window 169	Habitable	27.8%	26.7%	1.1%	0.96
Window 170	Habitable	38.4%	37.4%	1.0%	0.97
Window 171	Habitable	93.8%	93.6%	0.2%	1.0
Window 172	Habitable	16.5%	16.5%	0.0%	1.0
Window 173	Habitable	12.9%	12.9%	0.0%	1.0
Window 174	Habitable	15.4%	15.4%	0.0%	1.0
Window 175	Habitable	8.9%	9.2%	-0.3%	1.03
Window 176	Habitable	0.6%	0.6%	0.0%	1.0
Window 177	Habitable	1.2%	1.2%	0.0%	1.0
Window 178	Habitable	30.5%	30.6%	-0.1%	1.0
Window 179	Habitable	93.5%	93.2%	0.3%	1.0
26 Winscombe Street					
Window 180	Habitable	33.0%	32.3%	0.7%	0.98
Window 181	Habitable	27.8%	26.2%	1.6%	0.94
Window 182	Habitable	38.4%	37.1%	1.3%	0.97
Window 183	Habitable	93.6%	93.2%	0.4%	1.0
Window 184	Habitable	20.9%	21.0%	-0.1%	1.0
Window 185	Habitable	3.6%	3.6%	0.0%	1.0
Window 186	Habitable	13.7%	13.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 187	Habitable	11.3%	11.8%	-0.5%	1.04
Window 188	Habitable	1.0%	1.0%	0.0%	1.0
Window 189	Habitable	0.7%	0.8%	-0.1%	1.14
Window 190	Habitable	32.6%	32.9%	-0.3%	1.01
Window 191	Habitable	93.9%	93.6%	0.3%	1.0
28 Winscombe Street					
Window 192	Habitable	32.7%	31.5%	1.2%	0.96
Window 193	Habitable	27.8%	25.6%	2.2%	0.92
Window 194	Habitable	38.4%	36.6%	1.8%	0.95
Window 195	Habitable	93.4%	92.8%	0.6%	0.99
Window 196	Habitable	22.3%	22.6%	-0.3%	1.01
Window 197	Habitable	4.2%	4.2%	0.0%	1.0
Window 198	Habitable	15.9%	15.9%	0.0%	1.0
Window 199	Habitable	11.8%	12.5%	-0.7%	1.06
Window 200	Habitable	1.1%	1.1%	0.0%	1.0
Window 201	Habitable	1.1%	1.2%	-0.1%	1.09
Window 202	Habitable	33.3%	33.8%	-0.5%	1.02
Window 203	Habitable	93.7%	93.3%	0.4%	1.0
30 Winscombe Street					
Window 204	Habitable	31.9%	30.0%	1.9%	0.94
Window 205	Habitable	27.5%	24.5%	3.0%	0.89
Window 206	Habitable	38.3%	35.7%	2.6%	0.93
Window 207	Habitable	93.2%	92.3%	0.9%	0.99
Window 208	Habitable	22.3%	23.1%	-0.8%	1.04
Window 209	Habitable	5.6%	5.6%	0.0%	1.0
Window 210	Habitable	16.0%	16.2%	-0.2%	1.01
Window 211	Habitable	11.3%	12.6%	-1.3%	1.12
Window 212	Habitable	1.1%	1.1%	0.0%	1.0
Window 213	Habitable	1.1%	1.1%	0.0%	1.0
Window 214	Habitable	33.2%	34.2%	-1.0%	1.03
Window 215	Habitable	93.4%	92.7%	0.7%	0.99

Appendix 2 - Vertical Sky Component

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
32 Winscombe Street					
Window 216	Habitable	30.0%	26.8%	3.2%	0.89
Window 217	Habitable	27.0%	22.3%	4.7%	0.83
Window 218	Habitable	38.0%	34.4%	3.6%	0.91
Window 219	Habitable	89.5%	89.4%	0.1%	1.0
Window 220	Habitable	18.2%	20.8%	-2.6%	1.14
Window 221	Habitable	5.9%	5.9%	0.0%	1.0
Window 222	Habitable	12.2%	14.1%	-1.9%	1.16
Window 223	Habitable	11.8%	15.0%	-3.2%	1.27
Window 224	Habitable	1.0%	1.0%	0.0%	1.0
Window 225	Habitable	1.0%	1.0%	0.0%	1.0
Window 226	Habitable	32.1%	33.7%	-1.6%	1.05
Window 227	Habitable	93.2%	92.1%	1.1%	0.99
18 to 20 Winscombe Street					
Window 228	Habitable	26.3%	26.8%	-0.5%	1.02
Window 229	Habitable	18.9%	18.7%	0.2%	0.99
Window 230	Habitable	30.8%	31.1%	-0.3%	1.01
Window 231	Habitable	31.8%	31.7%	0.1%	1.0
Window 232	Habitable	35.1%	34.4%	0.7%	0.98
Window 233	Habitable	26.1%	26.8%	-0.7%	1.03
Window 234	Habitable	30.6%	30.9%	-0.3%	1.01
Window 235	Habitable	34.8%	34.2%	0.6%	0.98
Window 236	Habitable	27.3%	27.9%	-0.6%	1.02
Window 237	Habitable	32.8%	32.6%	0.2%	0.99
16 Winscombe Street					
Window 238	Habitable	25.8%	26.4%	-0.6%	1.02
Window 239	Habitable	30.2%	30.4%	-0.2%	1.01
Window 240	Habitable	34.6%	34.1%	0.5%	0.99
Window 241	Habitable	26.5%	26.8%	-0.3%	1.01
Window 242	Habitable	29.8%	29.8%	0.0%	1.0
Window 243	Habitable	34.2%	33.7%	0.5%	0.99

Appendix 2 - Vertical Sky Component

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
14 Winscombe Street					
Window 244	Habitable	25.1%	25.2%	-0.1%	1.0
Window 245	Habitable	30.0%	29.8%	0.2%	0.99
Window 246	Habitable	34.6%	34.1%	0.5%	0.99
Window 247	Habitable	26.0%	25.9%	0.1%	1.0
Window 248	Habitable	29.7%	29.4%	0.3%	0.99
Window 249	Habitable	34.4%	34.0%	0.4%	0.99
18 Bertram Street					
Window 250	Habitable	19.9%	21.9%	-2.0%	1.1
Window 251	Habitable	25.8%	27.7%	-1.9%	1.07
Window 252	Habitable	33.1%	34.6%	-1.5%	1.05
Window 253	Habitable	83.9%	83.4%	0.5%	0.99
Window 254	Habitable	20.9%	23.1%	-2.2%	1.11
Window 255	Habitable	20.2%	22.5%	-2.3%	1.11
Window 256	Habitable	26.5%	28.9%	-2.4%	1.09
Window 257	Habitable	33.5%	34.9%	-1.4%	1.04
20 Bertram Street					
Window 258	Habitable	20.1%	22.9%	-2.8%	1.14
Window 259	Habitable	29.1%	32.0%	-2.9%	1.1
Window 260	Habitable	36.1%	37.3%	-1.2%	1.03
Window 261	Habitable	20.3%	23.6%	-3.3%	1.16
Window 262	Habitable	29.7%	32.7%	-3.0%	1.1
Window 263	Habitable	36.4%	37.7%	-1.3%	1.04
Window 264	Habitable	92.4%	91.2%	1.2%	0.99
22 to 24 Bertram Street					
Window 265	Habitable	20.0%	24.5%	-4.5%	1.23
Window 266	Habitable	31.1%	33.5%	-2.4%	1.08
Window 267	Habitable	37.1%	38.1%	-1.0%	1.03
Window 268	Habitable	91.3%	82.6%	8.7%	0.9
Window 269	Habitable	15.7%	20.8%	-5.1%	1.32
Window 270	Habitable	32.3%	33.4%	-1.1%	1.03
Window 271	Habitable	37.6%	37.8%	-0.2%	1.01

Appendix 2 - Vertical Sky Component

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 272	Habitable	26.2%	22.2%	4.0%	0.85
Window 273	Habitable	30.0%	26.3%	3.7%	0.88
Window 274	Habitable	34.5%	31.6%	2.9%	0.92
Window 275	Habitable	24.5%	21.5%	3.0%	0.88
Window 276	Habitable	29.8%	27.0%	2.8%	0.91
Window 277	Habitable	34.5%	32.5%	2.0%	0.94
Window 278	Habitable	25.7%	23.3%	2.4%	0.91
Window 279	Habitable	27.6%	25.3%	2.3%	0.92
Window 280	Habitable	32.9%	31.2%	1.7%	0.95
Window 281	Habitable	91.5%	88.1%	3.4%	0.96

Appendix 2 - Sunlight to Windows

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
21 Bertram Street									
Window 1	Non Habitable	49%	40%	9%	0.82	14%	5%	9%	0.36
Window 2	Habitable	57%	49%	8%	0.86	17%	9%	8%	0.53
Window 3	Habitable	63%	58%	5%	0.92	20%	15%	5%	0.75
Window 4	Habitable	49%	35%	14%	0.71	15%	3%	12%	0.2
Window 5	Habitable	58%	47%	11%	0.81	18%	7%	11%	0.39
Window 6	Habitable	63%	57%	6%	0.9	20%	14%	6%	0.7
23 Bertram Street									
Window 7	Habitable	49%	26%	23%	0.53	14%	1%	13%	0.07
Window 8	Non Habitable	53%	17%	36%	0.32	9%	0%	9%	0.0
Window 9	Habitable	58%	38%	20%	0.66	18%	3%	15%	0.17
Window 10 (Secondary)	Habitable	63%	21%	42%	0.33	18%	1%	17%	0.06
Window 11	Non Habitable	63%	25%	38%	0.4	18%	1%	17%	0.06
Window 12	Habitable	63%	53%	10%	0.84	20%	10%	10%	0.5
Window 13	Non Habitable	73%	45%	28%	0.62	26%	4%	22%	0.15
Window 14	Habitable	65%	36%	29%	0.55	21%	3%	18%	0.14
122 Croftdown Road									
Window 15	Habitable	63%	55%	8%	0.87	21%	13%	8%	0.62
Window 16	Non Habitable	57%	49%	8%	0.86	18%	10%	8%	0.56
Window 17	Habitable	66%	61%	5%	0.92	23%	18%	5%	0.78
Window 18	Non Habitable	60%	55%	5%	0.92	20%	15%	5%	0.75
Window 19	Habitable	70%	68%	2%	0.97	23%	21%	2%	0.91
Window 20	Non Habitable	63%	61%	2%	0.97	20%	18%	2%	0.9
Window 21	Habitable	67%	66%	1%	0.99	23%	22%	1%	0.96
Window 22	Habitable	71%	70%	1%	0.99	23%	22%	1%	0.96
Window 23	Non Habitable	67%	66%	1%	0.99	20%	19%	1%	0.95
Window 24	Habitable	49%	42%	7%	0.86	14%	7%	7%	0.5
Window 25	Non Habitable	33%	28%	5%	0.85	5%	1%	4%	0.2
Window 26	Habitable	51%	47%	4%	0.92	15%	11%	4%	0.73
Window 27	Non Habitable	36%	33%	3%	0.92	7%	4%	3%	0.57
Window 28	Habitable	50%	48%	2%	0.96	15%	13%	2%	0.87
Window 29	Non Habitable	36%	34%	2%	0.94	7%	5%	2%	0.71

Appendix 2 - Sunlight to Windows

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 30	Non Habitable	65%	65%	0%	1.0	17%	17%	0%	1.0
Window 31	Habitable	67%	58%	9%	0.87	19%	12%	7%	0.63
Window 32	Habitable	70%	68%	2%	0.97	21%	19%	2%	0.9
Window 33	Habitable	74%	72%	2%	0.97	25%	23%	2%	0.92
Window 34	Habitable	75%	74%	1%	0.99	26%	25%	1%	0.96
Window 35	Habitable	63%	56%	7%	0.89	19%	14%	5%	0.74
Window 36	Habitable	64%	61%	3%	0.95	20%	18%	2%	0.9
Window 37	Habitable	70%	69%	1%	0.99	23%	22%	1%	0.96
Window 38	Habitable	61%	56%	5%	0.92	14%	11%	3%	0.79
Window 39	Habitable	67%	63%	4%	0.94	18%	15%	3%	0.83
Window 40	Habitable	72%	70%	2%	0.97	23%	21%	2%	0.91
Window 41	Habitable	74%	73%	1%	0.99	25%	24%	1%	0.96
Window 42	Non Habitable	38%	36%	2%	0.95	12%	10%	2%	0.83
Window 43	Habitable	49%	44%	5%	0.9	12%	9%	3%	0.75
Window 44	Non Habitable	42%	42%	0%	1.0	15%	15%	0%	1.0
Window 45	Habitable	55%	52%	3%	0.95	15%	13%	2%	0.87
Window 46	Non Habitable	45%	45%	0%	1.0	16%	16%	0%	1.0
Window 47	Habitable	58%	56%	2%	0.97	19%	17%	2%	0.89
Window 48	Non Habitable	72%	72%	0%	1.0	27%	27%	0%	1.0
Window 49	Non Habitable	52%	47%	5%	0.9	12%	9%	3%	0.75
Window 50	Habitable	52%	48%	4%	0.92	11%	9%	2%	0.82
Window 51	Non Habitable	57%	55%	2%	0.96	14%	12%	2%	0.86
Window 52	Habitable	57%	55%	2%	0.96	13%	11%	2%	0.85
Window 53	Non Habitable	61%	59%	2%	0.97	19%	17%	2%	0.89
Window 54	Habitable	65%	63%	2%	0.97	18%	16%	2%	0.89
Window 55	Habitable	67%	66%	1%	0.99	22%	21%	1%	0.95
Window 56	Non Habitable	71%	70%	1%	0.99	22%	21%	1%	0.95
Window 57	Habitable	66%	65%	1%	0.98	20%	19%	1%	0.95
110 to 112 Croftdown Road									
Window 166	Habitable	77%	77%	0%	1.0	27%	27%	0%	1.0
24 Winscombe Street									
Window 168	Habitable	68%	68%	0%	1.0	22%	22%	0%	1.0

Appendix 2 - Sunlight to Windows

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 169	Habitable	55%	51%	4%	0.93	27%	26%	1%	0.96
Window 170	Habitable	83%	80%	3%	0.96	29%	27%	2%	0.93
Window 171	Habitable	92%	88%	4%	0.96	29%	27%	2%	0.93
Window 173	Habitable	13%	13%	0%	1.0	0%	0%	0%	1.0
Window 179	Habitable	89%	86%	3%	0.97	28%	27%	1%	0.96
26 Winscombe Street									
Window 180	Habitable	69%	68%	1%	0.99	22%	22%	0%	1.0
Window 181	Habitable	53%	49%	4%	0.92	26%	24%	2%	0.92
Window 182	Habitable	82%	80%	2%	0.98	28%	27%	1%	0.96
Window 183	Habitable	90%	86%	4%	0.96	28%	26%	2%	0.93
Window 185	Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 191	Habitable	90%	86%	4%	0.96	29%	27%	2%	0.93
28 Winscombe Street									
Window 192	Habitable	67%	65%	2%	0.97	21%	21%	0%	1.0
Window 193	Habitable	54%	50%	4%	0.93	27%	25%	2%	0.93
Window 194	Habitable	83%	80%	3%	0.96	29%	27%	2%	0.93
Window 195	Habitable	85%	80%	5%	0.94	26%	24%	2%	0.92
Window 197	Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 203	Habitable	86%	83%	3%	0.97	26%	25%	1%	0.96
30 Winscombe Street									
Window 204	Habitable	66%	60%	6%	0.91	22%	19%	3%	0.86
Window 205	Habitable	53%	46%	7%	0.87	26%	22%	4%	0.85
Window 206	Habitable	83%	79%	4%	0.95	29%	27%	2%	0.93
Window 207	Habitable	87%	81%	6%	0.93	25%	22%	3%	0.88
Window 209	Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 215	Habitable	87%	82%	5%	0.94	24%	23%	1%	0.96
32 Winscombe Street									
Window 216	Habitable	60%	53%	7%	0.88	18%	18%	0%	1.0
Window 217	Habitable	54%	42%	12%	0.78	26%	21%	5%	0.81
Window 218	Habitable	81%	74%	7%	0.91	28%	23%	5%	0.82

Appendix 2 - Sunlight to Windows

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 219	Habitable	73%	73%	0%	1.0	21%	21%	0%	1.0
Window 221	Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 227	Habitable	83%	77%	6%	0.93	23%	22%	1%	0.96
18 to 20 Winscombe Street									
Window 229	Habitable	51%	49%	2%	0.96	5%	5%	0%	1.0
Window 231	Habitable	71%	69%	2%	0.97	19%	19%	0%	1.0
18 Bertram Street									
Window 250	Habitable	32%	33%	-1%	1.03	10%	10%	0%	1.0
Window 251	Habitable	43%	48%	-5%	1.12	12%	17%	-5%	1.42
Window 252	Habitable	57%	58%	-1%	1.02	17%	18%	-1%	1.06
Window 253	Habitable	95%	92%	3%	0.97	30%	27%	3%	0.9
Window 254	Habitable	33%	35%	-2%	1.06	9%	10%	-1%	1.11
Window 255	Habitable	28%	30%	-2%	1.07	6%	7%	-1%	1.17
Window 256	Habitable	38%	40%	-2%	1.05	11%	13%	-2%	1.18
Window 257	Habitable	51%	52%	-1%	1.02	14%	15%	-1%	1.07
20 Bertram Street									
Window 258	Habitable	38%	40%	-2%	1.05	11%	10%	1%	0.91
Window 259	Habitable	51%	54%	-3%	1.06	16%	18%	-2%	1.13
Window 260	Habitable	62%	60%	2%	0.97	21%	21%	0%	1.0
Window 261	Habitable	35%	43%	-8%	1.23	7%	10%	-3%	1.43
Window 262	Habitable	52%	54%	-2%	1.04	17%	18%	-1%	1.06
Window 263	Habitable	63%	61%	2%	0.97	21%	21%	0%	1.0
Window 264	Habitable	91%	84%	7%	0.92	29%	22%	7%	0.76
22 to 24 Bertram Street									
Window 265	Habitable	31%	42%	-11%	1.35	5%	10%	-5%	2.0
Window 266	Habitable	55%	57%	-2%	1.04	18%	18%	0%	1.0
Window 267	Habitable	63%	59%	4%	0.94	21%	19%	2%	0.9
Window 268	Habitable	89%	62%	27%	0.7	29%	9%	20%	0.31
Window 269	Habitable	16%	27%	-11%	1.69	0%	1%	-1%	100.0
Window 270	Habitable	55%	52%	3%	0.95	18%	16%	2%	0.89

Appendix 2 - Sunlight to Windows

Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 271	Habitable	64%	57%	7%	0.89	22%	17%	5%	0.77
Window 281	Habitable	85%	72%	13%	0.85	27%	14%	13%	0.52

Appendix 2 - Overshadowing to Gardens and Open Spaces

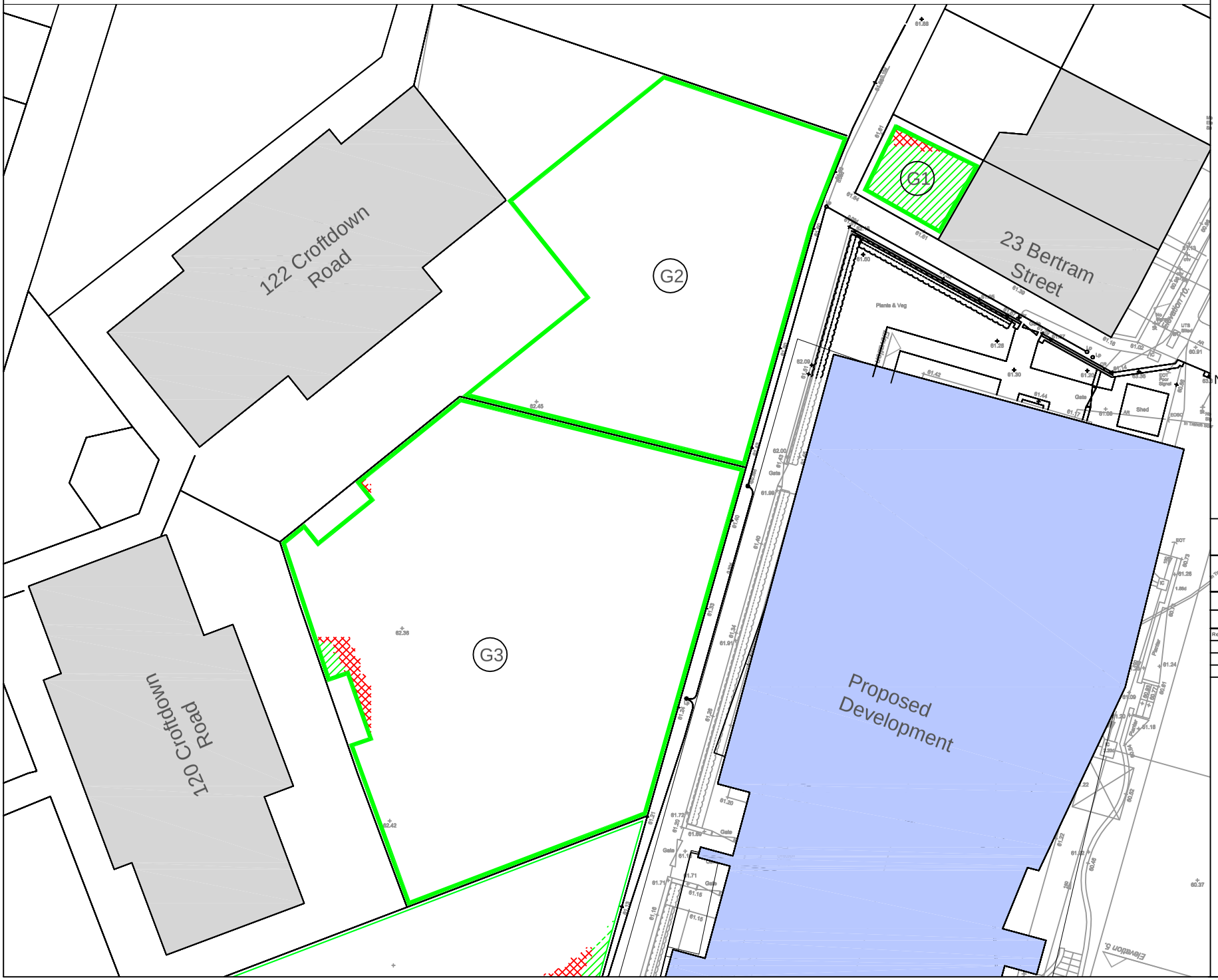
Highgate Newtown Community Centre, 25 Bertram Street, London N19 5DQ

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
23 Bertram Street								
Garden 1	14.43 m2	1.4 m2	10%	0.0 m2	0%	1.4 m2	10%	0.0
122 Croftdown Road								
Garden 2	190.37 m2	190.35 m2	100%	190.35 m2	100%	0.0 m2	0%	1.0
120 Croftdown Road								
Garden 3	330.46 m2	329.1 m2	100%	325.74 m2	99%	3.36 m2	1%	0.99
118 Croftdown Road								
Garden 4	233.02 m2	209.26 m2	90%	182.91 m2	78%	26.36 m2	12%	0.87
24 Winscombe Street								
Garden 5	547.62 m2	547.6 m2	100%	547.6 m2	100%	0.0 m2	0%	1.0
18 Bertram Street								
Garden 6	22.75 m2	11.98 m2	53%	22.53 m2	99%	-10.56 m2	-46%	1.87
20 Bertram Street								
Garden 7	19.39 m2	9.94 m2	51%	19.39 m2	100%	-9.45 m2	-49%	1.96
22 to 24 Bertram Street								
Garden 8	24.75 m2	2.41 m2	10%	12.2 m2	49%	-9.78 m2	-39%	4.9

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 : Overshadowing to Gardens and Open Spaces



Key

- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.

Notes:

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

Project Name:	Highgate Newton Community Centre, 25 Bertram Street, London N19 5DQ
Drawing Title:	Appendix 3 - Overshadowing to Gardens and Open Spaces
Scale:	Do not scale
Drawing No:	1 of 4
Rev:	-

Rev	Date	Details of revision

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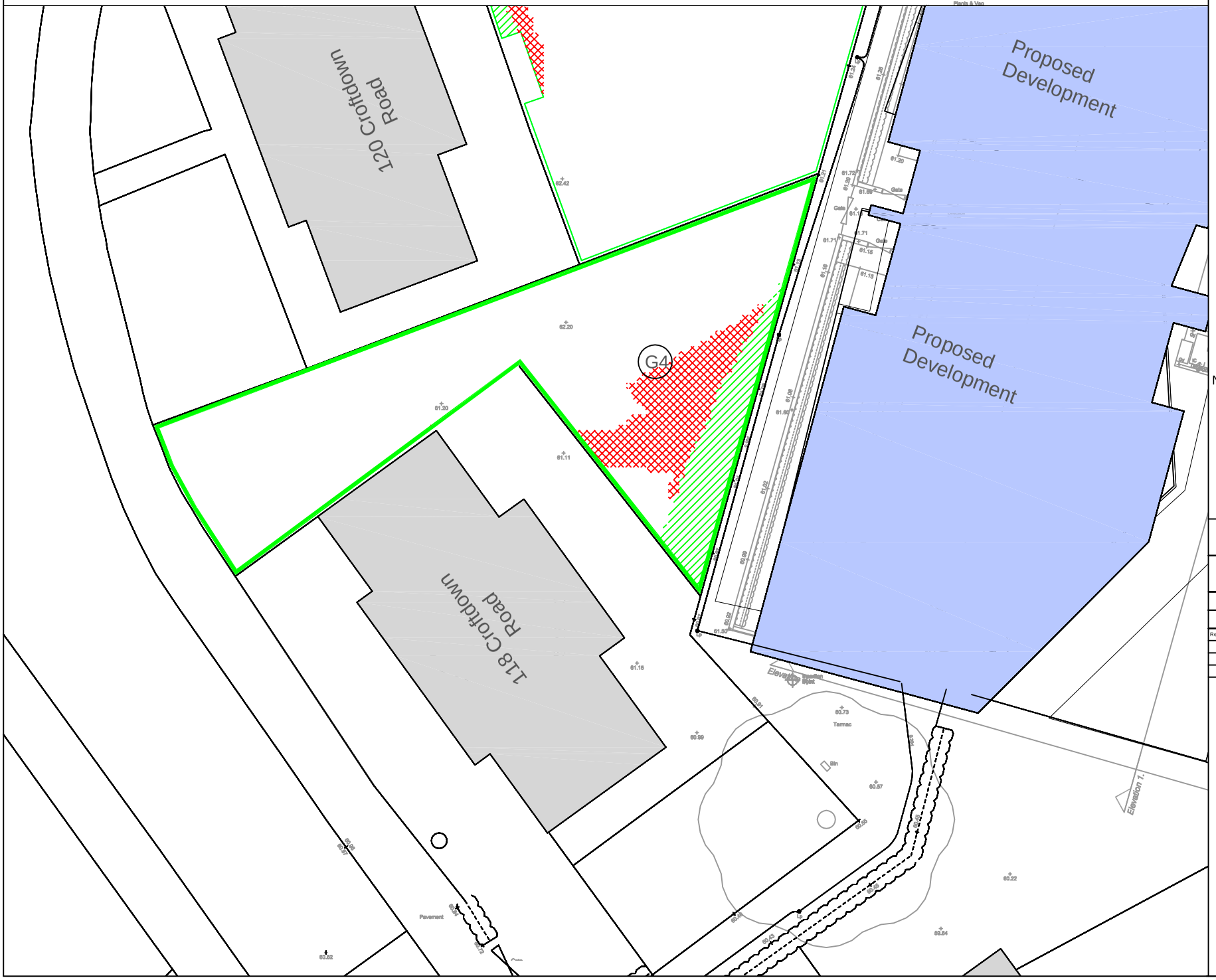
Appendix 3 : Overshadowing to Gardens and Open Spaces



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Project Name: Highgate Newton Community Centre, 25 Bertram Street, London N19 5DQ

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

Scale: Do not scale

Drawing No: 2 of 4 Rev: -

Rev	Date	Details of revision

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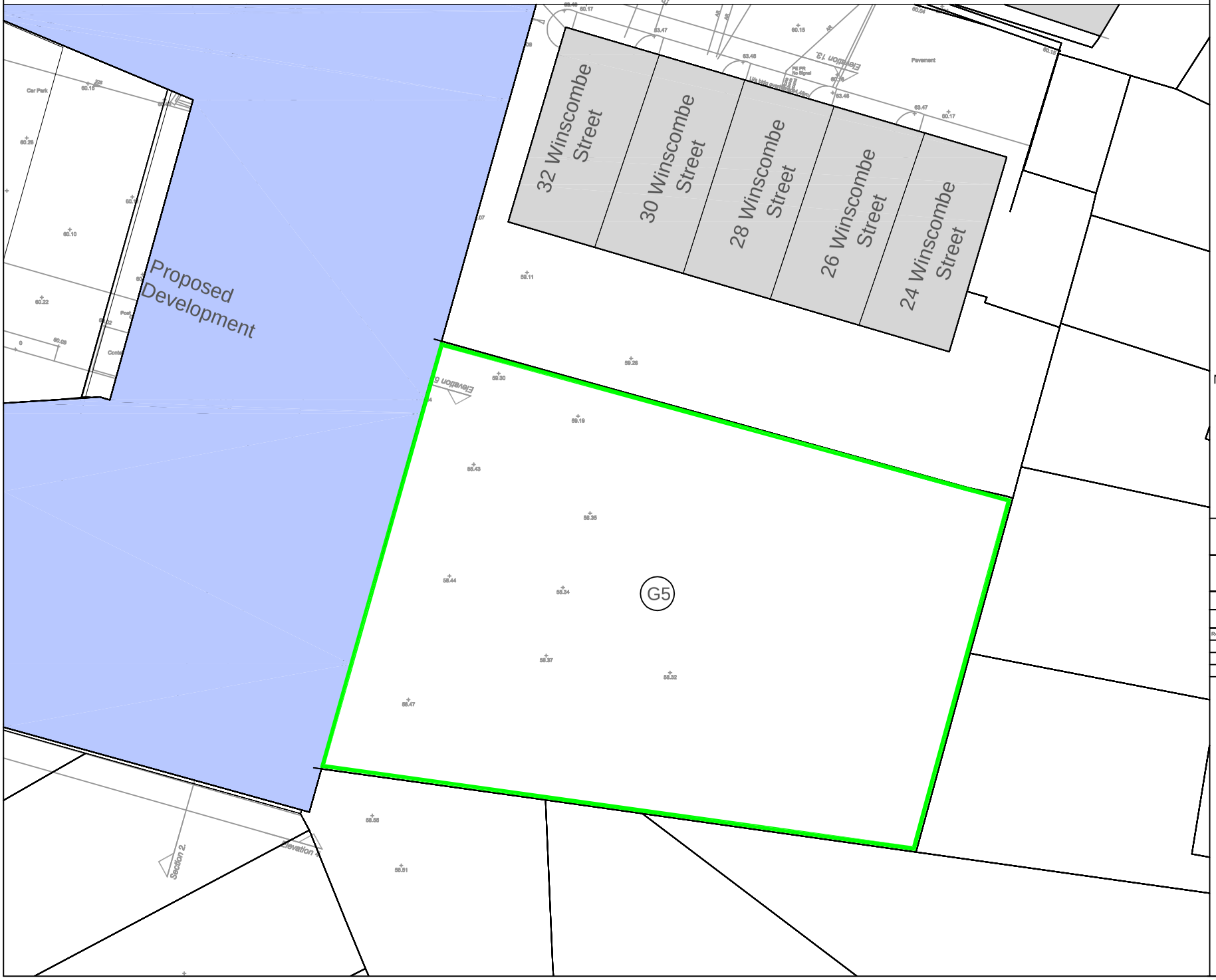

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Project Name: Highgate Newton Community Centre, 25 Bertram Street, London N19 5DQ

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

Scale: Do not scale

Drawing No: 3 of 4

Rev: -

Rev	Date	Details of revision

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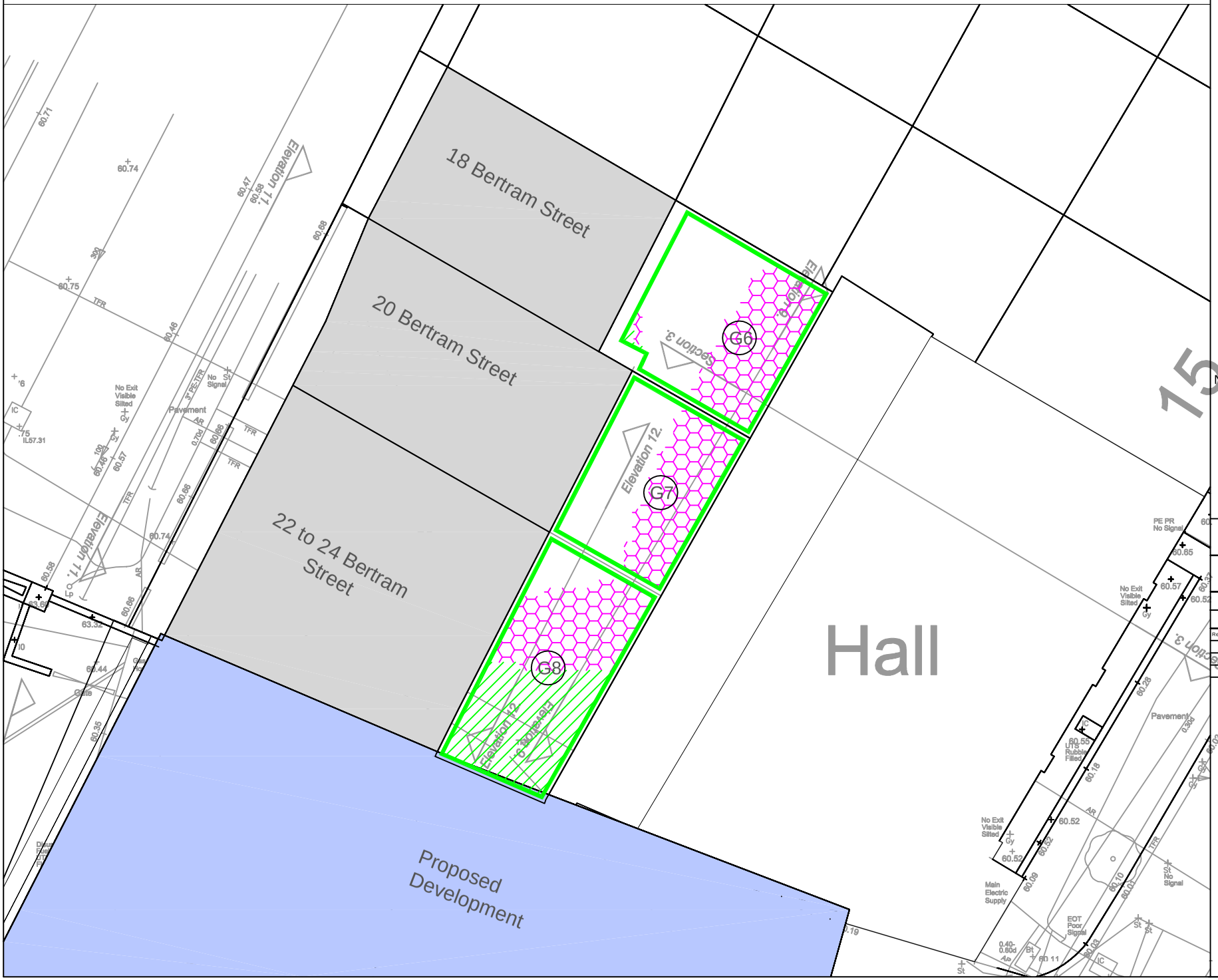
Appendix 3 : Overshadowing to Gardens and Open Spaces



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Project Name:	Highgate Newton Community Centre, 25 Bertram Street, London N19 5DQ
Drawing Title:	Appendix 3 - Overshadowing to Gardens and Open Spaces
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