RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Right of Light Consulting
Burley House
15-17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk

Daylight and Sunlight Study

5 and 6 Rosslyn Park Mews, Lyndhurst Road London NW3 5NJ

8 December 2017

RICS
The mark of
property professionalism worldwide

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex SS6 7EW

Tel: 0800 197 4836

CONTENTS

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Ron Golan to undertake a daylight and sunlight study of the proposed development at 5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ.

1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring residential properties at 1 to 4 Rosslyn Park Mews, 12, 12c and 13 to 15 Lyndhurst Road. 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 results confirm that the development will have a relatively low impact on the light receivable by its neighbouring properties. In our opinion there is no daylight or sunlight related reason why planning permission should not be granted for this scheme.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

Kokorelia Architects

AP01	Context Plan	Rev 00
AP100	Existing Ground Floor	Rev 00
AP101	Existing First Floor	Rev 00
AP102	Existing Roof Plan	Rev 00
AP110	Existing Front Elevation	Rev 00
AP111	Existing Elevation	Rev 00
AP112	Existing Rear Elevation	Rev 00
AP113	Existing East Elevation	Rev 00
AP120	Existing Section A-A’	Rev 00
AP121	Existing Section B-B’	Rev 00
AP200	Proposed Ground Floor	Rev 0
AP201	Proposed First Floor	Rev 0
AP202	Proposed Second Floor	Rev 0
AP203	Proposed Roof Plan	Rev 0
AP211	Proposed Side Elevations	Rev 0
AP212	Proposed Rear Elevation	Rev 0
AP220	Proposed Front Elevation A-A’	Rev 0

3 METHODOLOGY OF THE STUDY

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight

3.1.1 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011. In general, the BRE tests are based on the requirements of the British Standard, BS 8206 Part 2.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The following statement is quoted directly from the BRE guide:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.2 Daylight to Windows

3.2.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

Diffuse daylight calculations should be undertaken to all rooms where daylight is required, including living rooms, kitchens and bedrooms. Usually, if a kitchen is less than 13m^2, it is considered to be a non-habitable room and the daylight tests need not be applied. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

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

3.2.3 Test 1 <u>Vertical Sky Component</u>

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.2.4 Test 2 Daylight Distribution

The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.3 Sunlight availability to Windows

3.3.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight.

3.3.2 The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.4 Overshadowing to Gardens and Open Spaces

3.4.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.4.2 The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 Appendix 1 provides a plan and photographs to indicate the positions of the windows and gardens analysed in this study.

4.2 Numerical Results

4.2.1 Appendix 2 lists the detailed numerical daylight and sunlight test results. The results are interpreted below.

4.3 Daylight to Windows

4.3.1 All main habitable room windows pass the Vertical Sky Component test with the exception of a number of isolated windows at 2 & 4 Rosslyn Park Mews and 12 & 13 Lyndhurst Road. However, the windows at 2 & 4 Rosslyn Park Mews are recessed or already hampered by overhanging obstructions. The BRE guide acknowledges that existing windows with overhanging obstructions above them typically receive less daylight as the obstruction cuts out light from the top 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 overhanging obstruction does not exist. If the windows meet the targets on this basis then this confirms that it is the overhanging obstruction that prevents the targets from being met as opposed to an unreasonable level of obstruction caused by the development. The windows at 2 & 2 Rosslyn Park Mews pass the Vertical Sky Component test without the 'obstructions' in place (see Appendix 4). In the instances where a window does not meet the minimum VSC target at 12 & 13 Lyndhurst Road (and isn't hampered by an overhang), the results are fairly marginal (before/after ratios of 0.73 and above - against the BRE target of 0.8).

4.3.2 All habitable rooms pass the Daylight Distribution test with the exception of 1 bedroom at 12 Lyndhurst Road and a bedroom & Living Room at 13 Lyndhurst Road. Where rooms do not meet the standard targets, it does not automatically follow that daylight will be adversely affected. The location of the site is also relevant since the BRE guide states that in an area with modern high-rise buildings a higher degree of

obstruction may be unavoidable. We note that the proposed development is seeking to match the height of the nearby properties at Rosslyn Park Mews.

4.3.3 The BRE guide is intended to be used flexibly, particularly in urban locations, and in this instance, we are of the opinion that the development design is likely to be acceptable.

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 main habitable room 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 windows 46 to 48 and 2 to 65 at 12 & 13 Lyndhurst Road. However, the direct sunlight hours targets stated in the BRE guide are only intended to be applied to main living room windows. From our external observations, it seems unlikely that the windows at 12 Lyndhurst Road which fall short serve main living rooms. Whilst the windows at 13 Lyndhurst Road appear to serve a living room, in urban locations it is very often not possible to achieve recommended levels of direct sunlight – particularly during the winter months. The net effect of these factors is that it is impractical to avoid the minor transgression of the BRE recommendations in this instance.

4.5 Overshadowing to Gardens and Open Spaces

4.5.1 The results of the overshadowing test show that all gardens, with the exception of gardens 1, 2 & 3 receive no less than 0.95 times their former value. This is better than the BRE minimum requirement which permits sunlight to be reduced by up to 0.8 times. Gardens 1, 2 & 3 receive less than the recommended amount of sunlight before the proposed development (gardens achieve 26% or less against the target of 50% before the development). This is as a result of the garden being overshadowed by the existing properties. The BRE recommendations are intended to be applied flexibly and take into account the site constraints. In particular, paragraph 1.6 of the BRE guide states “In an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the heights and proportions of existing buildings”. We note that the proposed development is seeking to match the height of the nearby properties at Rosslyn Park Mews. We therefore are

of the opinion that the overshadowing impact on the neighbouring properties is acceptable in this instance.

4.6 Conclusion

4.6.1 The results confirm that the development will have a relatively low impact on the light receivable by its neighbouring properties. In our opinion there is no daylight or sunlight related reason why planning permission should not be granted for this scheme.

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

Window & Garden Key

Key

Window 1 ● Window reference

Development site

Neighbouring Properties

G1 Neighbouring Gardens and Amenity Areas

Project Name: 5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 2 | Rev: -

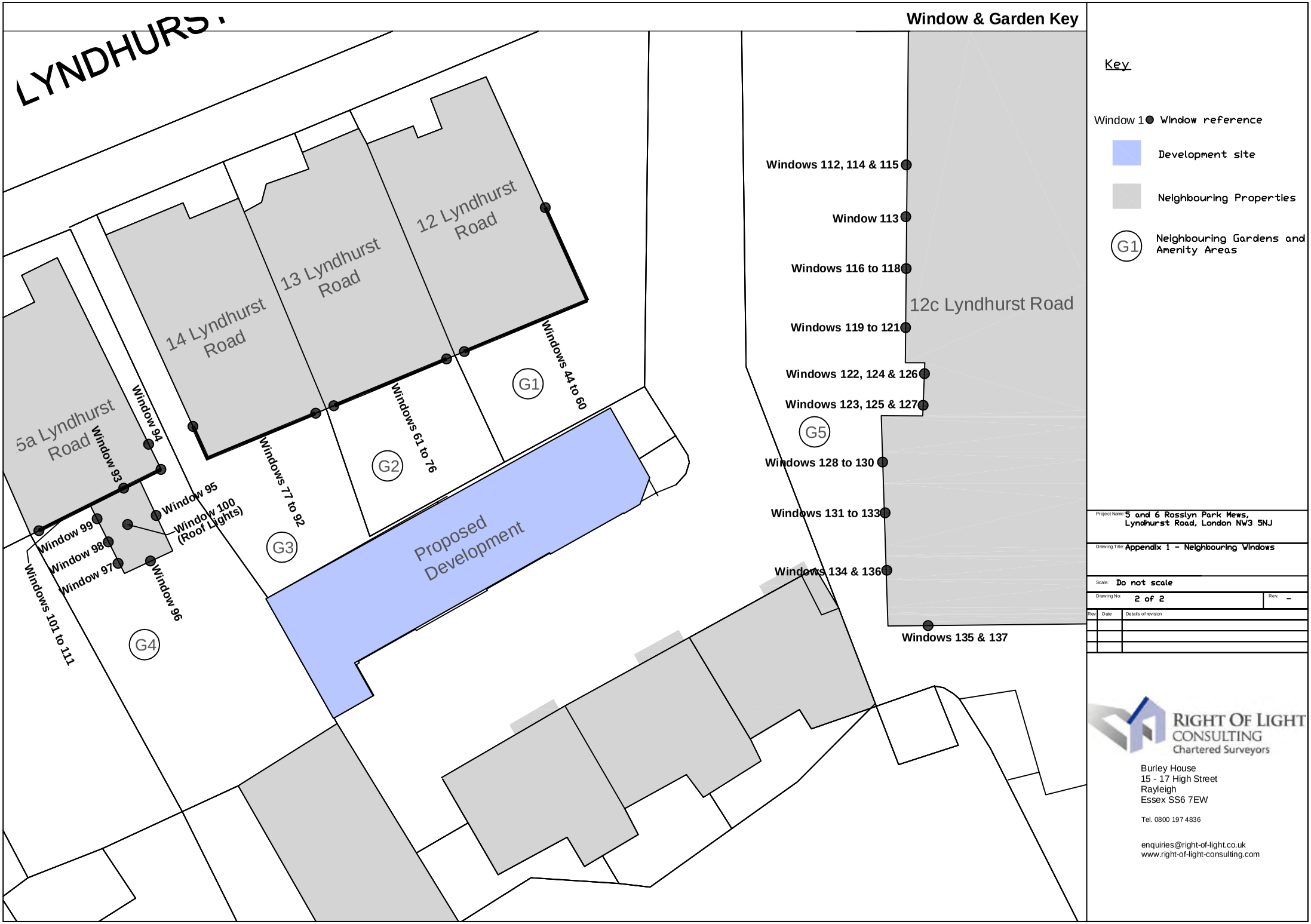
Rev	Date	Details of revision

RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW

Tel. 0800 197 4836

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com


Window & Garden Key
LYNDHURST
12 Lyndhurst Road
13 Lyndhurst Road
14 Lyndhurst Road
5a Lyndhurst Road
12c Lyndhurst Road
Proposed Development
G1
G2
G3
G4
G5
Windows 112, 114 & 115
Window 113
Windows 116 to 118
Windows 119 to 121
Windows 122, 124 & 126
Windows 123, 125 & 127
Windows 128 to 130
Windows 131 to 133
Windows 134 & 136
Windows 135 & 137
Windows 44 to 60
Windows 61 to 76
Windows 77 to 92
Window 93
Window 94
Window 95
Window 96
Window 97
Window 98
Window 99
Window 100 (Roof Lights)
Windows 101 to 111
Key
Window 1 Window reference
Development site
Neighbouring Properties
G1 Neighbouring Gardens and Amenity Areas
Project Name: 5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ
Drawing Title: Appendix 1 - Neighbouring Windows
Scale: Do not scale
Drawing No: 2 of 2
Rev: -
Rev Date Details of revision
RIGHT OF LIGHT CONSULTING
Chartered Surveyors
Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW
Tel. 0800 197 4836
enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

Neighbouring Windows

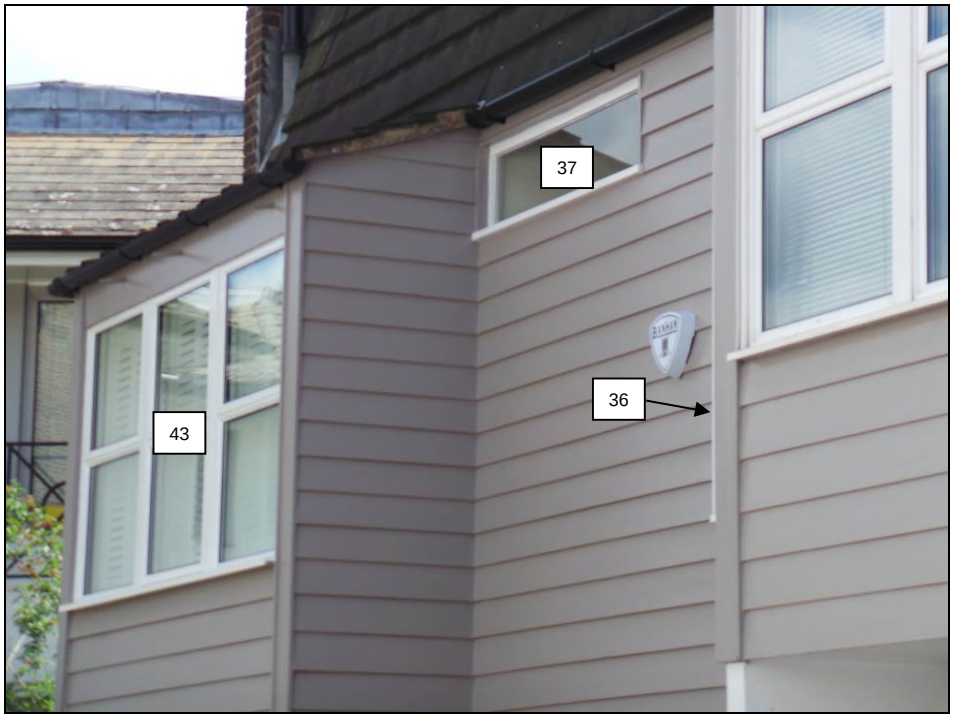
4 Rosslyn Park Mews

4 Rosslyn Park Mews

3 Rosslyn Park Mews

2 Rosslyn Park Mews

1 Rosslyn Park Mews



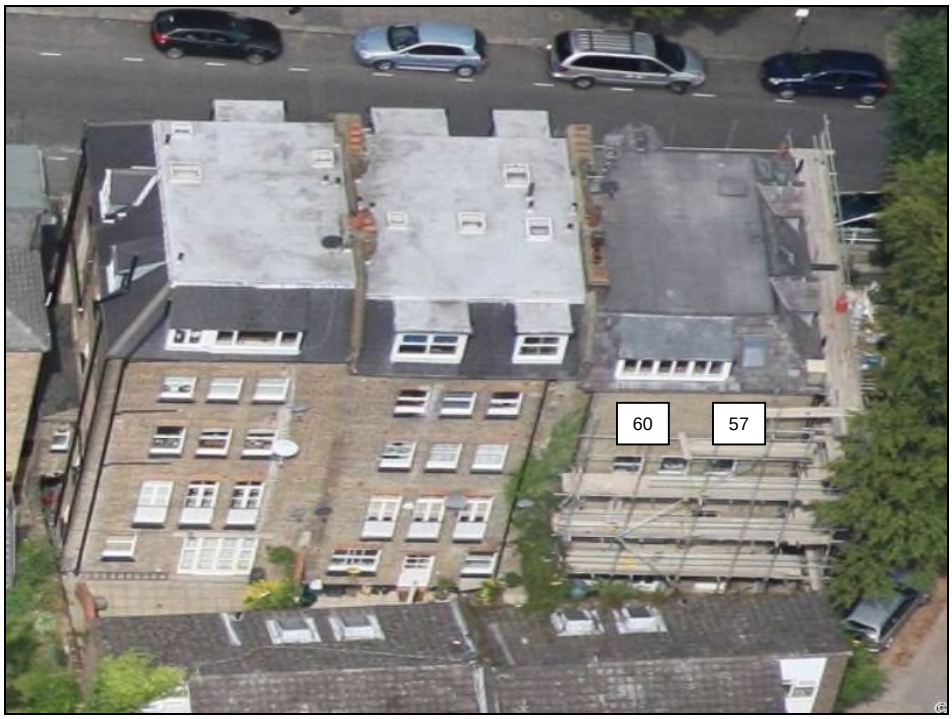
1 Rosslyn Park Mews

1 Rosslyn Park Mews

12 Lyndhurst Road

12 Lyndhurst Road

12 Lyndhurst Road

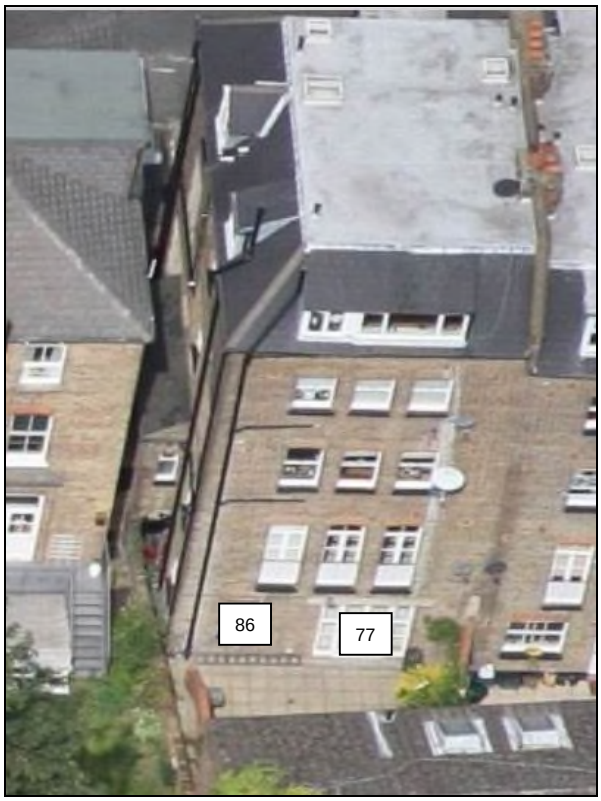


12 Lyndhurst Road

13 Lyndhurst Road

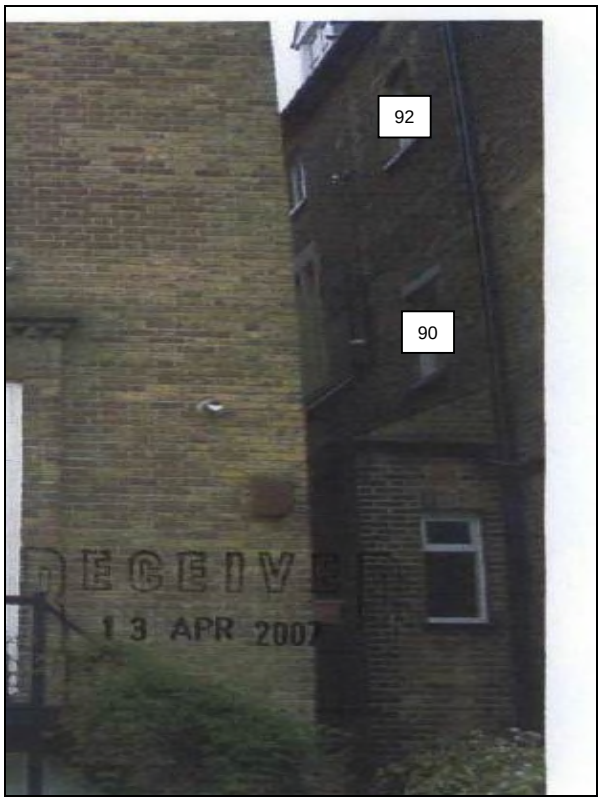
13 Lyndhurst Road

13 Lyndhurst Road



14 Lyndhurst Road

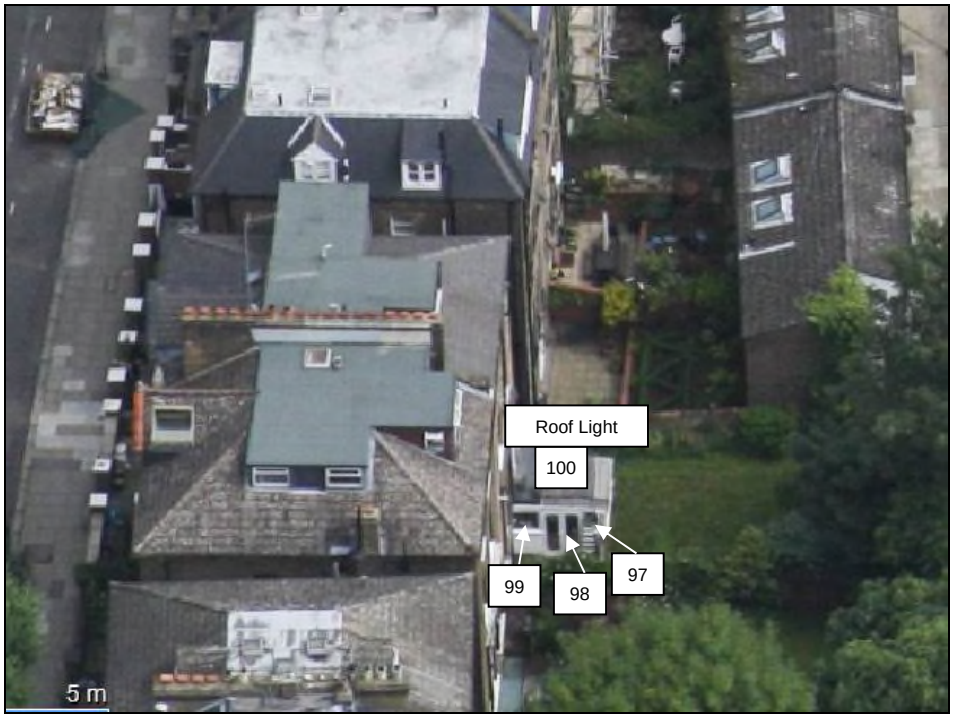
14 Lyndhurst Road



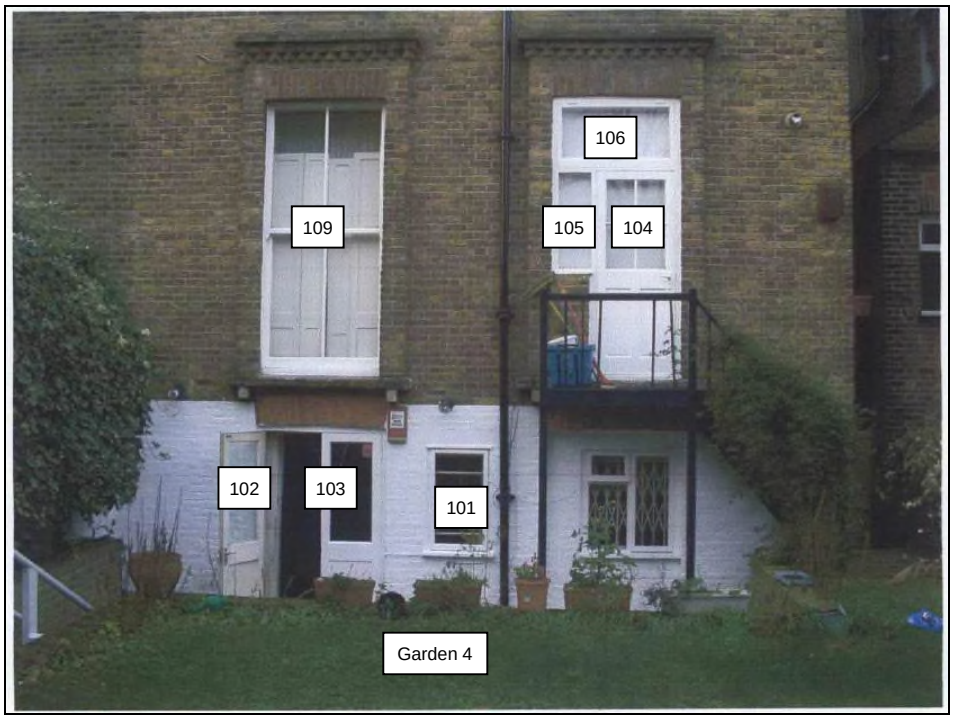
14 Lyndhurst Road

14 Lyndhurst Road

15a Lyndhurst Road



15a Lyndhurst Road

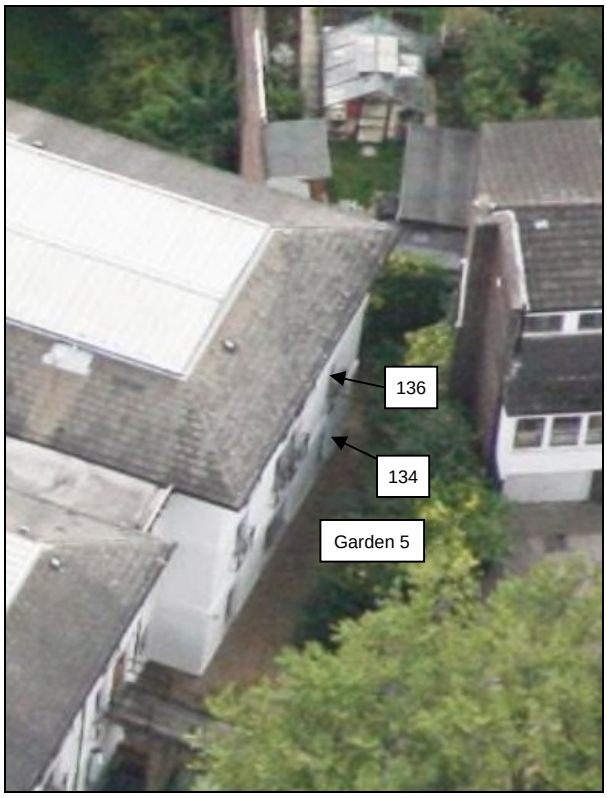


15a Lyndhurst Road

15a Lyndhurst Road

12c Lyndhurst Road

12c Lyndhurst Road



12c Lyndhurst Road

12c Lyndhurst Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
4 Rosslyn Park Mews					
Window 1	Non Habitable	25.3%	20.6%	4.7%	0.81
Window 2	Non Habitable	29.6%	25.8%	3.8%	0.87
Window 3	Habitable	21.9%	19.3%	2.6%	0.88
Window 4	Habitable	1.6%	1.1%	0.5%	0.69
Window 5	Habitable	25.2%	24.7%	0.5%	0.98
Window 6	Habitable	95.2%	95.2%	0.0%	1.0
Window 7	Habitable	15.3%	15.1%	0.2%	0.99
Window 8	Habitable	23.0%	23.0%	0.0%	1.0
3 Rosslyn Park Mews					
Window 9	Habitable	0.1%	0.1%	0.0%	1.0
Window 10	Habitable	0.1%	0.1%	0.0%	1.0
Window 11	Habitable	22.0%	19.1%	2.9%	0.87
Window 12	Habitable	28.0%	27.4%	0.6%	0.98
Window 13	Habitable	26.5%	26.2%	0.3%	0.99
Window 14	Habitable	31.3%	31.1%	0.2%	0.99
Window 15	Habitable	31.4%	31.1%	0.3%	0.99
Window 16	Habitable	31.5%	31.1%	0.4%	0.99
Window 17	Habitable	31.6%	31.2%	0.4%	0.99
Window 18	Habitable	0.1%	0.1%	0.0%	1.0
Window 19	Habitable	28.1%	27.1%	1.0%	0.96
2 Rosslyn Park Mews					
Window 20	Habitable	0.6%	0.5%	0.1%	0.83
Window 21	Habitable	7.1%	4.9%	2.2%	0.69
Window 22	Habitable	0.1%	0.1%	0.0%	1.0
Window 23	Habitable	23.6%	21.1%	2.5%	0.89
Window 24	Habitable	29.0%	28.3%	0.7%	0.98
Window 25	Habitable	28.5%	27.8%	0.7%	0.98
Window 26	Habitable	31.9%	31.4%	0.5%	0.98
Window 27	Habitable	32.2%	31.7%	0.5%	0.98
Window 28	Habitable	32.6%	32.1%	0.5%	0.98
Window 29	Habitable	32.9%	32.6%	0.3%	0.99
Window 30	Habitable	0.4%	0.7%	-0.3%	1.75
Window 31	Habitable	29.6%	29.0%	0.6%	0.98

Appendix 2 - Vertical Sky Component

5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
1 Rosslyn Park Mews					
Window 32	Habitable	2.8%	3.7%	-0.9%	1.32
Window 33	Habitable	8.5%	8.0%	0.5%	0.94
Window 34	Habitable	0.2%	0.4%	-0.2%	2.0
Window 35	Habitable	27.4%	26.6%	0.8%	0.97
Window 36	Habitable	31.2%	31.5%	-0.3%	1.01
Window 37	Habitable	30.2%	30.2%	0.0%	1.0
Window 38	Habitable	33.5%	33.5%	0.0%	1.0
Window 39	Habitable	33.8%	33.8%	0.0%	1.0
Window 40	Habitable	34.5%	34.5%	0.0%	1.0
Window 41	Habitable	34.5%	34.5%	0.0%	1.0
Window 42	Habitable	1.7%	1.7%	0.0%	1.0
Window 43	Habitable	32.1%	32.0%	0.1%	1.0
12 Lyndhurst Road					
Window 44	Bedroom	21.7%	19.8%	1.9%	0.91
Window 45	Bedroom	26.4%	26.5%	-0.1%	1.0
Window 46	Bedroom	20.7%	17.4%	3.3%	0.84
Window 47	Bedroom	20.5%	17.0%	3.5%	0.83
Window 48	Bedroom	18.2%	14.4%	3.8%	0.79
Window 49	Living Room	33.2%	27.9%	5.3%	0.84
Window 50 (Secondary)	Living Room	33.5%	26.5%	7.0%	0.79
Window 51 (Secondary)	Living Room	33.7%	26.0%	7.7%	0.77
Window 52	Living Room	35.3%	35.3%	0.0%	1.0
Window 53	Habitable	37.4%	36.4%	1.0%	0.97
Window 54	Habitable	37.5%	36.2%	1.3%	0.97
Window 55	Habitable	37.5%	36.1%	1.4%	0.96
Window 56	Habitable	37.0%	37.0%	0.0%	1.0
Window 57	Habitable	38.2%	38.2%	0.0%	1.0
Window 58	Habitable	38.6%	38.6%	0.0%	1.0
Window 59	Habitable	38.6%	38.6%	0.0%	1.0
Window 60	Habitable	38.2%	38.2%	0.0%	1.0

Appendix 2 - Vertical Sky Component

5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
13 Lyndhurst Road					
Window 61	Bedroom	21.2%	15.8%	5.4%	0.75
Window 62	Living Room	20.3%	14.9%	5.4%	0.73
Window 63	Living Room	20.3%	14.9%	5.4%	0.73
Window 64	Living Room	19.5%	14.4%	5.1%	0.74
Window 65	Habitable	34.5%	27.2%	7.3%	0.79
Window 66	Habitable	36.0%	31.3%	4.7%	0.87
Window 67	Habitable	38.3%	37.7%	0.6%	0.98
Window 68	Habitable	38.4%	38.4%	0.0%	1.0
Window 69	Habitable	34.6%	27.4%	7.2%	0.79
Window 70	Habitable	36.1%	31.4%	4.7%	0.87
Window 71	Habitable	34.7%	27.7%	7.0%	0.8
Window 72	Habitable	36.1%	31.6%	4.5%	0.88
Window 73	Habitable	38.3%	37.7%	0.6%	0.98
Window 74	Habitable	38.4%	37.8%	0.6%	0.98
Window 75	Habitable	38.4%	38.4%	0.0%	1.0
Window 76	Habitable	38.4%	38.4%	0.0%	1.0
14 Lyndhurst Road					
Window 77	Habitable	23.8%	19.4%	4.4%	0.82
Window 78	Habitable	35.5%	30.1%	5.4%	0.85
Window 79	Habitable	36.7%	33.5%	3.2%	0.91
Window 80	Habitable	35.5%	30.6%	4.9%	0.86
Window 81	Habitable	36.7%	33.7%	3.0%	0.92
Window 82	Habitable	38.7%	38.3%	0.4%	0.99
Window 83	Habitable	38.7%	38.3%	0.4%	0.99
Window 84	Habitable	39.2%	39.2%	0.0%	1.0
Window 85	Habitable	39.2%	39.2%	0.0%	1.0
Window 86	Habitable	27.2%	22.7%	4.5%	0.83
Window 87	Habitable	35.6%	31.2%	4.4%	0.88
Window 88	Habitable	36.7%	34.0%	2.7%	0.93
Window 89	Habitable	38.7%	38.4%	0.3%	0.99

Appendix 2 - Vertical Sky Component

5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 90	Habitable	10.3%	10.3%	0.0%	1.0
Window 91	Habitable	39.3%	39.3%	0.0%	1.0
Window 92	Habitable	21.4%	21.4%	0.0%	1.0
15a Lyndhurst Road					
Window 93	Kitchen	20.6%	19.5%	1.1%	0.95
Window 94	Kitchen	9.3%	7.9%	1.4%	0.85
Window 95	Conservatory	2.8%	2.7%	0.1%	0.96
Window 96	Conservatory	32.1%	29.9%	2.2%	0.93
Window 97	Conservatory	19.9%	19.9%	0.0%	1.0
Window 98	Conservatory	16.3%	16.3%	0.0%	1.0
Window 99	Conservatory	16.5%	16.5%	0.0%	1.0
Window 100	Conservatory	60.5%	59.8%	0.7%	0.99
Window 101	Bedroom	27.3%	26.4%	0.9%	0.97
Window 102	Bedroom	29.9%	29.3%	0.6%	0.98
Window 103	Bedroom	29.3%	28.7%	0.6%	0.98
Window 104	Habitable	36.8%	35.7%	1.1%	0.97
Window 105	Habitable	36.8%	35.8%	1.0%	0.97
Window 106	Habitable	37.4%	36.7%	0.7%	0.98
Window 107	Habitable	38.8%	38.8%	0.0%	1.0
Window 108	Habitable	39.3%	39.3%	0.0%	1.0
Window 109	Habitable	36.8%	36.1%	0.7%	0.98
Window 110	Habitable	38.8%	38.8%	0.0%	1.0
Window 111	Habitable	39.3%	39.3%	0.0%	1.0
12c Lyndhurst Road					
Window 112	Domestic	31.5%	31.2%	0.3%	0.99
Window 113	Domestic	31.0%	30.7%	0.3%	0.99
Window 114	Domestic	34.7%	34.4%	0.3%	0.99
Window 115	Domestic	29.3%	29.1%	0.2%	0.99
Window 116	Domestic	29.9%	29.6%	0.3%	0.99
Window 117	Domestic	33.5%	33.1%	0.4%	0.99
Window 118	Domestic	28.6%	28.4%	0.2%	0.99
Window 119	Domestic	21.5%	21.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component

5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 120	Domestic	32.3%	31.7%	0.6%	0.98
Window 121	Domestic	29.4%	29.1%	0.3%	0.99
Window 122	Domestic	17.4%	16.8%	0.6%	0.97
Window 123	Domestic	16.7%	16.3%	0.4%	0.98
Window 124	Domestic	21.2%	20.6%	0.6%	0.97
Window 125	Domestic	19.4%	19.1%	0.3%	0.98
Window 126	Domestic	17.8%	17.6%	0.2%	0.99
Window 127	Domestic	16.5%	16.5%	0.0%	1.0
Window 128	Domestic	25.8%	24.9%	0.9%	0.97
Window 129	Domestic	30.7%	30.0%	0.7%	0.98
Window 130	Domestic	28.2%	28.1%	0.1%	1.0
Window 131	Domestic	21.1%	20.5%	0.6%	0.97
Window 132	Domestic	27.3%	27.0%	0.3%	0.99
Window 133	Domestic	25.3%	25.2%	0.1%	1.0
Window 134	Domestic	11.7%	11.6%	0.1%	0.99
Window 135	Domestic	30.0%	30.0%	0.0%	1.0
Window 136	Domestic	15.1%	15.1%	0.0%	1.0
Window 137	Domestic	31.4%	31.4%	0.0%	1.0

Appendix 2 - Daylight Distribution

5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
12 Lyndhurst Road					
Window 44	Bedroom	85%	80%	5.0%	0.94
Window 45	Bedroom	85%	80%	5.0%	0.94
Window 46	Bedroom	64%	44%	20.0%	0.69
Window 47	Bedroom	64%	44%	20.0%	0.69
Window 48	Bedroom	64%	44%	20.0%	0.69
Window 49	Living Room	99%	98%	1.0%	0.99
Window 50	Living Room	99%	98%	1.0%	0.99
Window 51	Living Room	99%	98%	1.0%	0.99
Window 52	Living Room	99%	98%	1.0%	0.99
Window 53	Habitable	100%	100%	0.0%	1.0
Window 54	Habitable	100%	100%	0.0%	1.0
Window 55	Habitable	100%	100%	0.0%	1.0
Window 56	Habitable	100%	100%	0.0%	1.0
Window 57	Habitable	100%	100%	0.0%	1.0
Window 58	Habitable	100%	100%	0.0%	1.0
Window 59	Habitable	100%	100%	0.0%	1.0
Window 60	Habitable	97%	97%	0.0%	1.0
13 Lyndhurst Road					
Window 61	Bedroom	88%	56%	32.0%	0.64
Window 62	Living Room	35%	20%	15.0%	0.57
Window 63	Living Room	35%	20%	15.0%	0.57
Window 64	Living Room	35%	20%	15.0%	0.57
Window 65	Habitable	94%	94%	0.0%	1.0
Window 66	Habitable	94%	94%	0.0%	1.0
Window 67	Habitable	97%	97%	0.0%	1.0
Window 68	Habitable	97%	97%	0.0%	1.0
Window 69	Habitable	97%	97%	0.0%	1.0
Window 70	Habitable	97%	97%	0.0%	1.0
Window 71	Habitable	97%	97%	0.0%	1.0
Window 72	Habitable	97%	97%	0.0%	1.0
Window 73	Habitable	99%	99%	0.0%	1.0
Window 74	Habitable	99%	99%	0.0%	1.0

Appendix 2 - Daylight Distribution

5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 75	Habitable	99%	99%	0.0%	1.0
Window 76	Habitable	99%	99%	0.0%	1.0
15a Lyndhurst Road					
Window 93	Kitchen	95%	95%	0.0%	1.0
Window 94	Kitchen	95%	95%	0.0%	1.0
Window 95	Conservatory	100%	100%	0.0%	1.0
Window 96	Conservatory	100%	100%	0.0%	1.0
Window 97	Conservatory	100%	100%	0.0%	1.0
Window 98	Conservatory	100%	100%	0.0%	1.0
Window 100	Conservatory	100%	100%	0.0%	1.0
Window 99	Conservatory	100%	100%	0.0%	1.0
Window 101	Bedroom	85%	85%	0.0%	1.0
Window 102	Bedroom	85%	85%	0.0%	1.0
Window 103	Bedroom	85%	85%	0.0%	1.0
Window 104	Habitable	94%	94%	0.0%	1.0
Window 105	Habitable	94%	94%	0.0%	1.0
Window 106	Habitable	94%	94%	0.0%	1.0
Window 107	Habitable	97%	97%	0.0%	1.0
Window 108	Habitable	97%	97%	0.0%	1.0
Window 109	Habitable	97%	97%	0.0%	1.0
Window 110	Habitable	97%	97%	0.0%	1.0
Window 111	Habitable	97%	97%	0.0%	1.0

Appendix 2 - Sunlight to Windows

5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
12 Lyndhurst Road									
Window 44	Bedroom	54%	50%	4%	0.93	7%	5%	2%	0.71
Window 46	Bedroom	52%	45%	7%	0.87	5%	2%	3%	0.4
Window 47	Bedroom	52%	43%	9%	0.83	5%	1%	4%	0.2
Window 48	Bedroom	40%	34%	6%	0.85	1%	0%	1%	0.01
Window 49	Living Room	79%	69%	10%	0.87	26%	16%	10%	0.62
Window 50	Living Room	79%	66%	13%	0.84	26%	13%	13%	0.5
Window 51	Living Room	80%	68%	12%	0.85	26%	14%	12%	0.54
Window 53	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 54	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 55	Habitable	82%	81%	1%	0.99	28%	27%	1%	0.96
Window 57	Habitable	80%	80%	0%	1.0	28%	28%	0%	1.0
Window 60	Habitable	81%	81%	0%	1.0	28%	28%	0%	1.0
13 Lyndhurst Road									
Window 61	Bedroom	50%	40%	10%	0.8	12%	5%	7%	0.42
Window 62	Living Room	48%	36%	12%	0.75	5%	1%	4%	0.2
Window 63	Living Room	48%	36%	12%	0.75	5%	1%	4%	0.2
Window 64	Living Room	44%	32%	12%	0.73	3%	0%	3%	0.0
Window 65	Habitable	81%	69%	12%	0.85	27%	16%	11%	0.59
Window 66	Habitable	81%	76%	5%	0.94	27%	22%	5%	0.81
Window 67	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 68	Habitable	80%	80%	0%	1.0	28%	28%	0%	1.0
Window 69	Habitable	81%	69%	12%	0.85	27%	16%	11%	0.59
Window 70	Habitable	81%	78%	3%	0.96	27%	24%	3%	0.89
Window 71	Habitable	81%	69%	12%	0.85	27%	16%	11%	0.59
Window 72	Habitable	81%	77%	4%	0.95	27%	23%	4%	0.85
Window 73	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 74	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 75	Habitable	80%	80%	0%	1.0	28%	28%	0%	1.0
Window 76	Habitable	80%	80%	0%	1.0	28%	28%	0%	1.0

Appendix 2 - Sunlight to Windows

5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
14 Lyndhurst Road									
Window 77	Habitable	58%	50%	8%	0.86	14%	10%	4%	0.71
Window 78	Habitable	81%	73%	8%	0.9	27%	19%	8%	0.7
Window 79	Habitable	81%	80%	1%	0.99	27%	26%	1%	0.96
Window 80	Habitable	81%	75%	6%	0.93	27%	21%	6%	0.78
Window 81	Habitable	81%	80%	1%	0.99	27%	26%	1%	0.96
Window 82	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 83	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 84	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 85	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 86	Habitable	66%	58%	8%	0.88	14%	10%	4%	0.71
Window 87	Habitable	81%	75%	6%	0.93	27%	21%	6%	0.78
Window 88	Habitable	81%	80%	1%	0.99	27%	26%	1%	0.96
Window 89	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 90	Habitable	22%	22%	0%	1.0	11%	11%	0%	1.0
Window 91	Habitable	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 92	Habitable	39%	39%	0%	1.0	13%	13%	0%	1.0
15a Lyndhurst Road									
Window 93	Kitchen	49%	49%	0%	1.0	16%	16%	0%	1.0
Window 96	Conservatory	76%	70%	6%	0.92	23%	23%	0%	1.0
Window 97	Conservatory	45%	45%	0%	1.0	17%	17%	0%	1.0
Window 98	Conservatory	40%	40%	0%	1.0	14%	14%	0%	1.0
Window 99	Conservatory	42%	42%	0%	1.0	17%	17%	0%	1.0
Window 100	Conservatory	82%	80%	2%	0.98	26%	25%	1%	0.96
Window 101	Bedroom	69%	66%	3%	0.96	22%	21%	1%	0.95
Window 102	Bedroom	71%	69%	2%	0.97	19%	18%	1%	0.95
Window 103	Bedroom	64%	64%	0%	1.0	15%	15%	0%	1.0
Window 104	Habitable	80%	79%	1%	0.99	27%	26%	1%	0.96
Window 105	Habitable	80%	79%	1%	0.99	27%	26%	1%	0.96
Window 106	Habitable	81%	80%	1%	0.99	28%	27%	1%	0.96
Window 107	Habitable	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 108	Habitable	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 109	Habitable	80%	79%	1%	0.99	27%	26%	1%	0.96
Window 110	Habitable	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 111	Habitable	81%	81%	0%	1.0	28%	28%	0%	1.0

Appendix 2 - Sunlight to Windows

5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
12c Lyndhurst Road									
Window 128	Domestic	27%	26%	1%	0.96	1%	1%	0%	1.0
Window 129	Domestic	34%	33%	1%	0.97	7%	6%	1%	0.86
Window 130	Domestic	35%	35%	0%	1.0	12%	12%	0%	1.0
Window 131	Domestic	15%	15%	0%	1.0	0%	0%	0%	1.0
Window 132	Domestic	26%	26%	0%	1.0	3%	3%	0%	1.0
Window 133	Domestic	28%	28%	0%	1.0	7%	7%	0%	1.0
Window 134	Domestic	2%	2%	0%	1.0	0%	0%	0%	1.0
Window 135	Domestic	60%	60%	0%	1.0	23%	23%	0%	1.0
Window 136	Domestic	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 137	Domestic	64%	64%	0%	1.0	23%	23%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
12 Lyndhurst Road								
Garden 1	42.41 m2	4.99 m2	12%	2.1 m2	5%	2.88 m2	7%	0.42
13 Lyndhurst Road								
Garden 2	54.27 m2	8.11 m2	15%	0.75 m2	1%	7.36 m2	14%	0.07
14 Lyndhurst Road								
Garden 3	60.65 m2	15.6 m2	26%	11.6 m2	19%	4.0 m2	7%	0.73
15a Lyndhurst Road								
Garden 4	133.98 m2	121.09 m2	90%	121.06 m2	90%	0.03 m2	0%	1.0
12c Lyndhurst Road								
Garden 5	67.13 m2	14.88 m2	22%	14.0 m2	21%	0.88 m2	1%	0.95

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:	5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ
Drawing Title:	Appendix 3 - Overshadowing to Gardens and Open Spaces
Scale:	Do not scale
Drawing No:	1 of 1
Rev:	-

Rev	Date	Details of revision

RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW

Tel. 0800 197 4836

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

APPENDIX 4

ALTERNATIVE DAYLIGHT RESULTS

Appendix 4 - Alternative Vertical Sky Component
5 and 6 Rosslyn Park Mews, Lyndhurst Road, London NW3 5NJ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
4 Rosslyn Park Mews					
Window 4	Habitable	22.6%	20.7%	1.9%	0.92
2 Rosslyn Park Mews					
Window 21	Habitable	23.2%	20.3%	2.9%	0.88