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Daylight and Sunlight Study 13 Tottenham Mews, London W1T 4AQ

1 August 2018

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DAYLIGHT AND SUNLIGHT STUDY
13 Tottenham Mews, London W1T 4AQ

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Chalfords Limited to undertake a daylight and sunlight study of the proposed development at 13 Tottenham Mews, London W1T 4AQ.
- 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 11 to 12 & 14 to 19 Tottenham Mews, Middlesex Hospital and 91, 93, 95, 97 & 99 Charlotte Street. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011.
- 1.1.3 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. The results confirm that all main neighbouring habitable room windows pass the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements.
- 1.1.4 In summary, the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

Target Surveys

3096/1	Topographical Survey	Rev –
3096/2	Topographical Survey	Rev –

Matthew Springett Associates Limited

183-100	Site Plan	Rev –
183-200	Existing Ground Floor	Rev –
183-201	Existing First Floor	Rev –
183-202	Existing Second Floor	Rev –
183-203	Existing Roof Plan	Rev –
183-210	Proposed Ground Floor	Rev –
183-211	Proposed First Floor	Rev –
183-212	Proposed Second Floor	Rev –
183-213	Proposed Third Floor	Rev –
183-214	Proposed Fourth Floor	Rev –
183-215	Proposed Roof Plan	Rev –
183-300	Existing Section AA	Rev –
183-301	Existing Section BB	Rev –
183-310	Proposed Section AA	Rev –
183-311	Proposed Section BB	Rev –
183-400	Existing South Elevation	Rev –
183-401	Existing West Elevation	Rev –
183-402	Existing North Elevation	Rev –
183-403	Existing East Elevation	Rev –
183-410	Proposed South Elevation	Rev –
183-411	Proposed West Elevation	Rev –
183-412	Proposed North Elevation	Rev –
183-413	Proposed East Elevation	Rev –

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 13m², 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 garden 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. 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 habitable room windows pass both the total annual sunlight hours test and the winter sunlight hours test with the exception of isolated windows at 95 & 99 Charlotte Street (see results highlighted in bold in Appendix 2). However, the direct sunlight hours targets stated in the BRE guide are only intended to be applied to main living room and conservatory windows. We note that the aforementioned windows do not serve living room or conservatories (all living room and conservatory windows pass the direct sunlight tests). The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.5 Overshadowing to Gardens and Open Spaces

- 4.5.1 The proposed development will not create any new areas which receive less than two hours of sunlight on 21 March. The before/after ratio is 1 (no loss) and the proposed development therefore passes the BRE overshadowing to gardens and open spaces test.

4.6 Conclusion

- 4.6.1 The proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 We have undertaken the survey following the guidelines of the RICS publication “Surveying Safely”.
- 5.1.3 We have used our best endeavours to ensure all relevant windows within the neighbouring properties have been identified.
- 5.1.4 Where limited access is available, 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

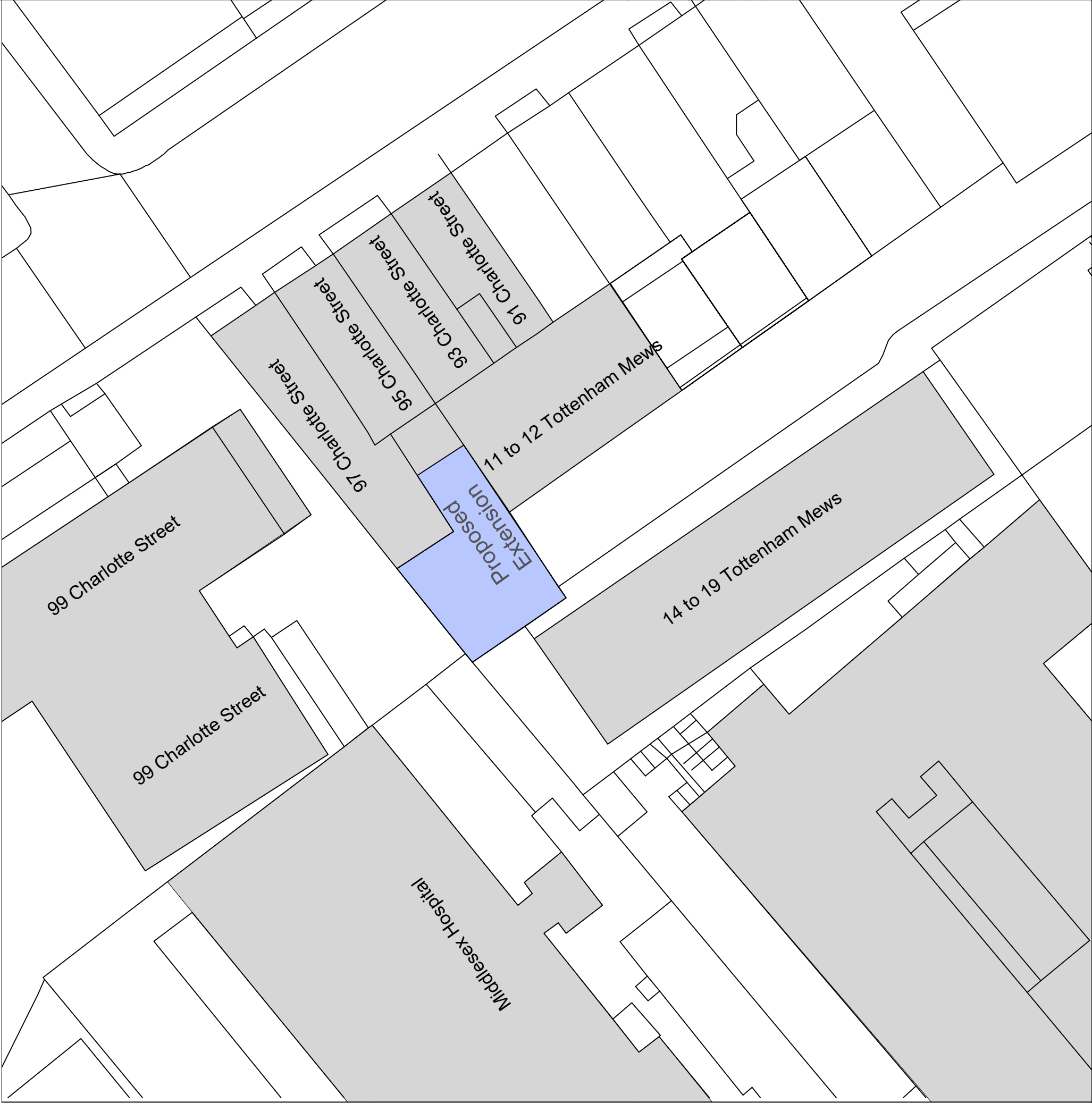
Property Key

Key



Development site

Neighbouring Properties



Project Name: 13 Tottenham Mews, London W1T 4AQ

Drawing Title: Property Key

Scale: Do not scale

Drawing No: 1 of 6

Rev: -

Details of revision



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Window & Garden Key



Key



Development site



Neighbouring Properties



Window reference



Neighbouring Gardens and Amenity Areas

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Rev: -

Rev

Date

Details of revision



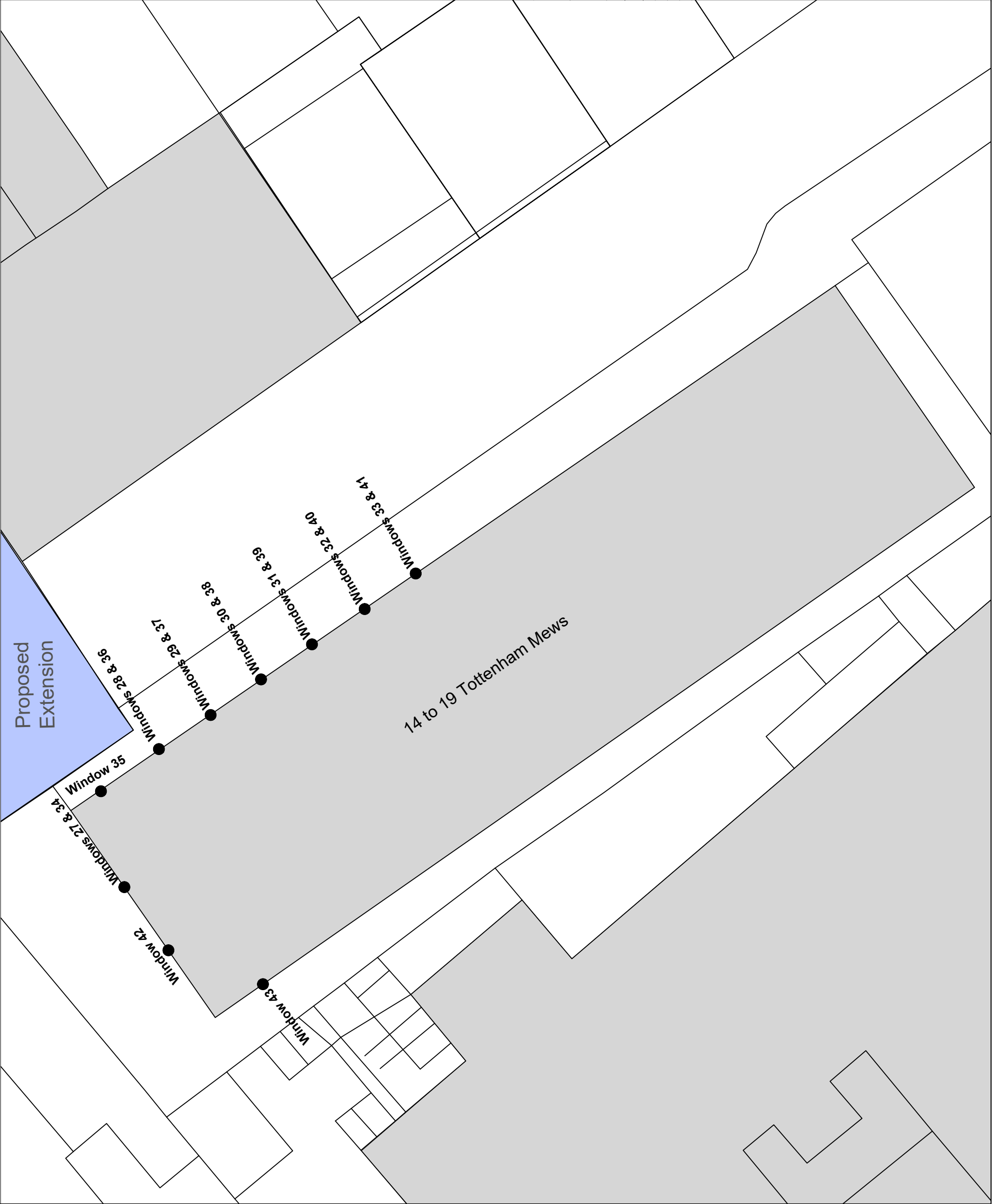
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Window & Garden Key



Key



Development site



Neighbouring Properties



Window reference



Neighbouring Gardens and Amenity Areas

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Details of revision

Rev

Date



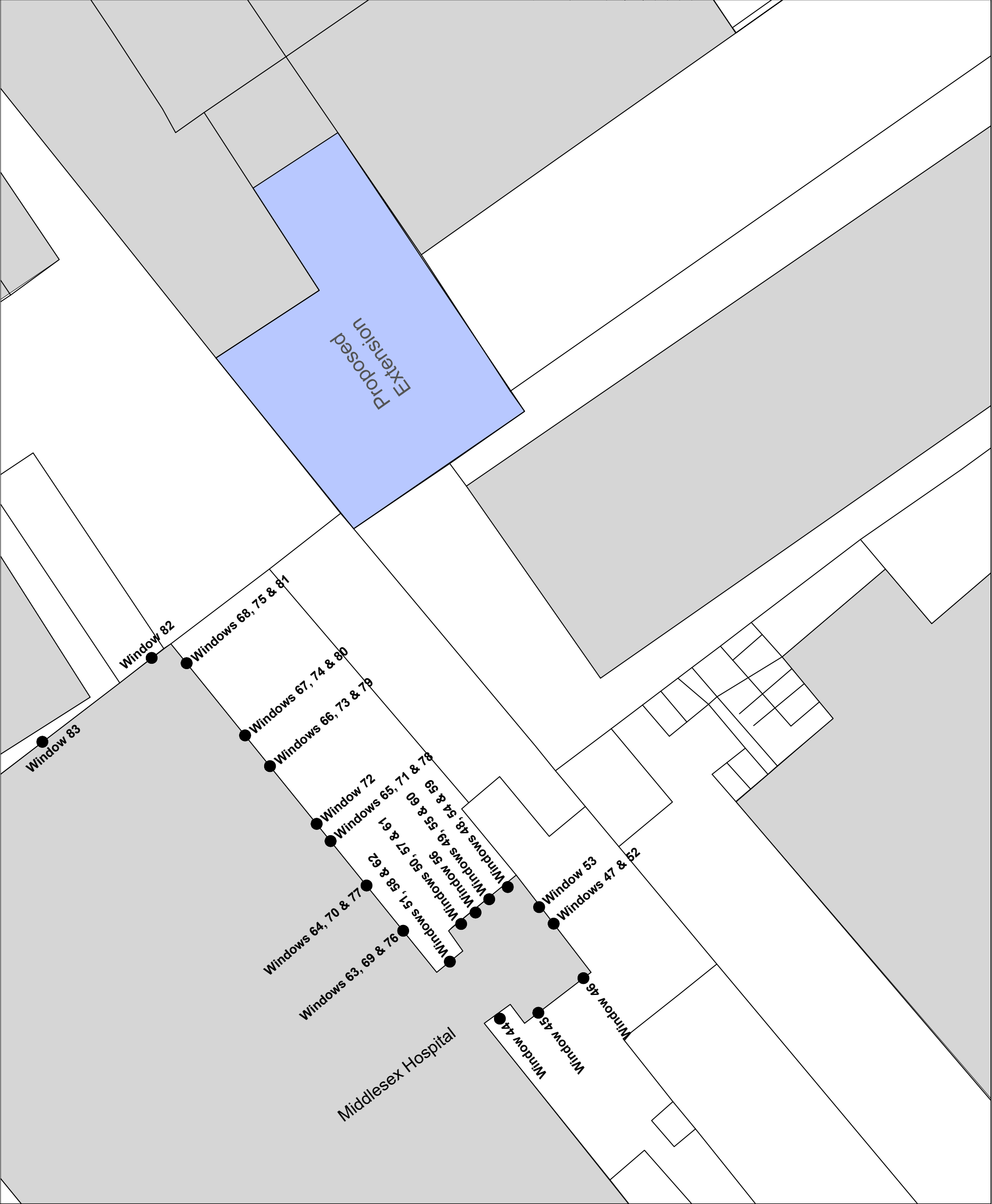
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Window & Garden Key



Key



Development site



Neighbouring Properties



Window reference



Neighbouring Gardens and Amenity Areas

Project Name: 13 Tottenham Mews, London W1T 4AQ

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Drawing No: 4 of 6

Rev: -

Details of revision

Rev

Date



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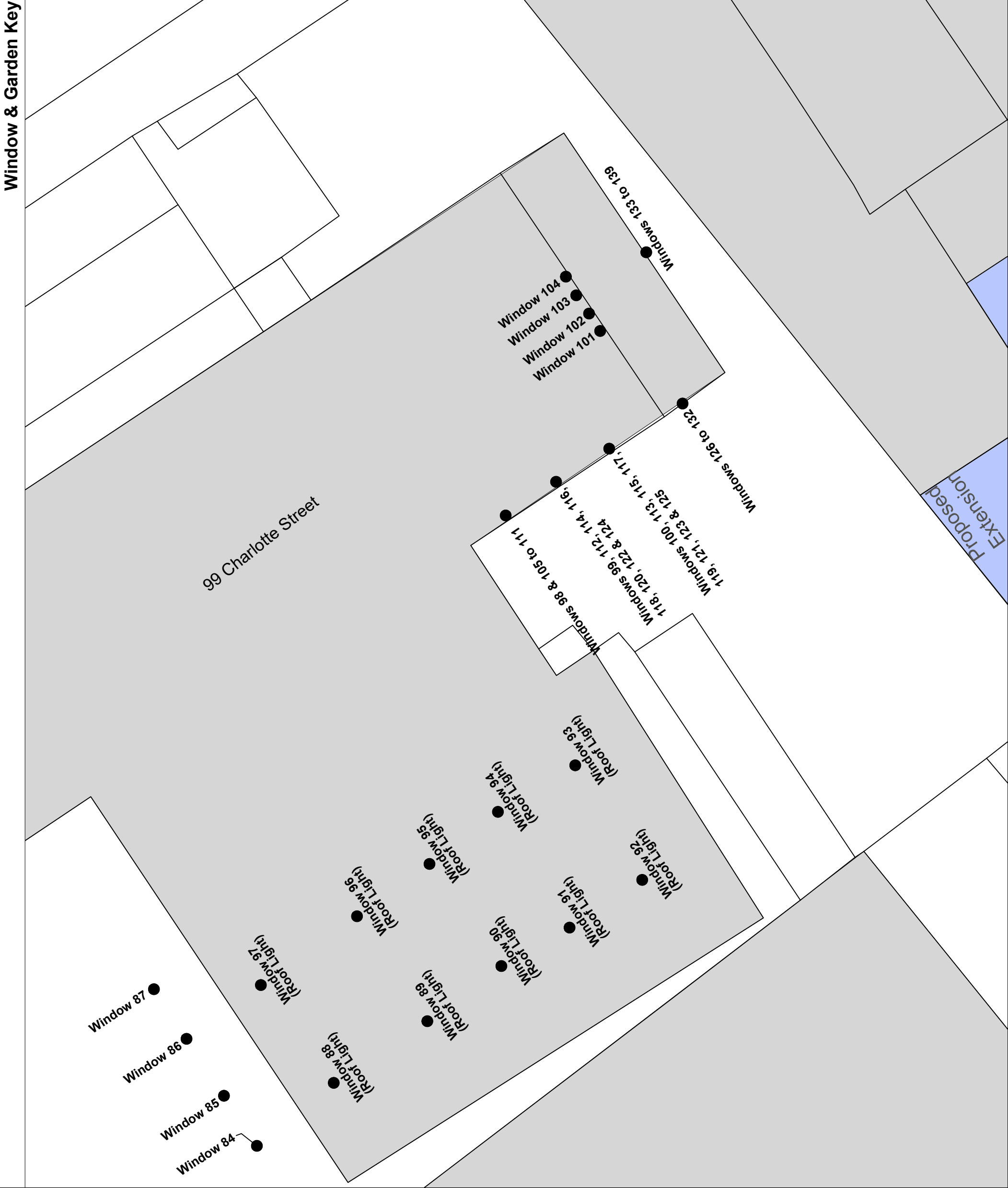
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Window & Garden Key

Key

- Development site
- Neighbouring Properties
- Window reference
- G1

Neighbouring Gardens and Amenity Areas



Project Name: 13 Tottenham Mews, London W1T 4AQ

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 5 of 6

Rev: -

Date

Details of revision



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Window & Garden Key

Key

Development site

Neighbouring Properties

Window reference

Neighbouring Gardens and Amenity Areas



Project Name: 13 Tottenham Mews, London W1T 4AQ

Drawing Title: Neighbouring Windows

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Rev: -

Date

Details of revision



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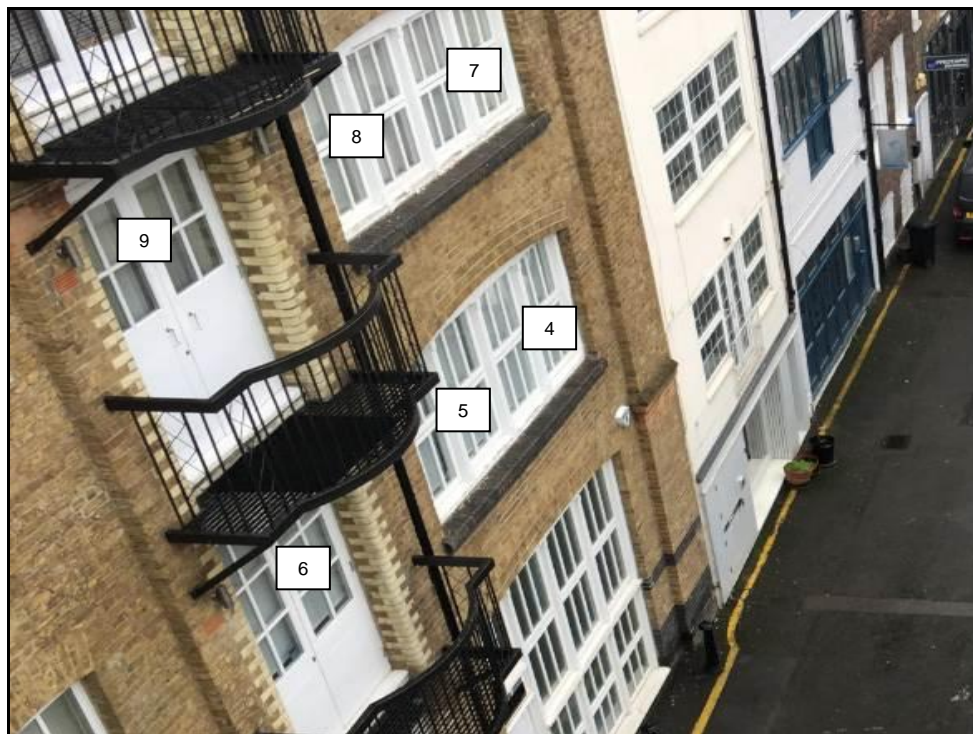
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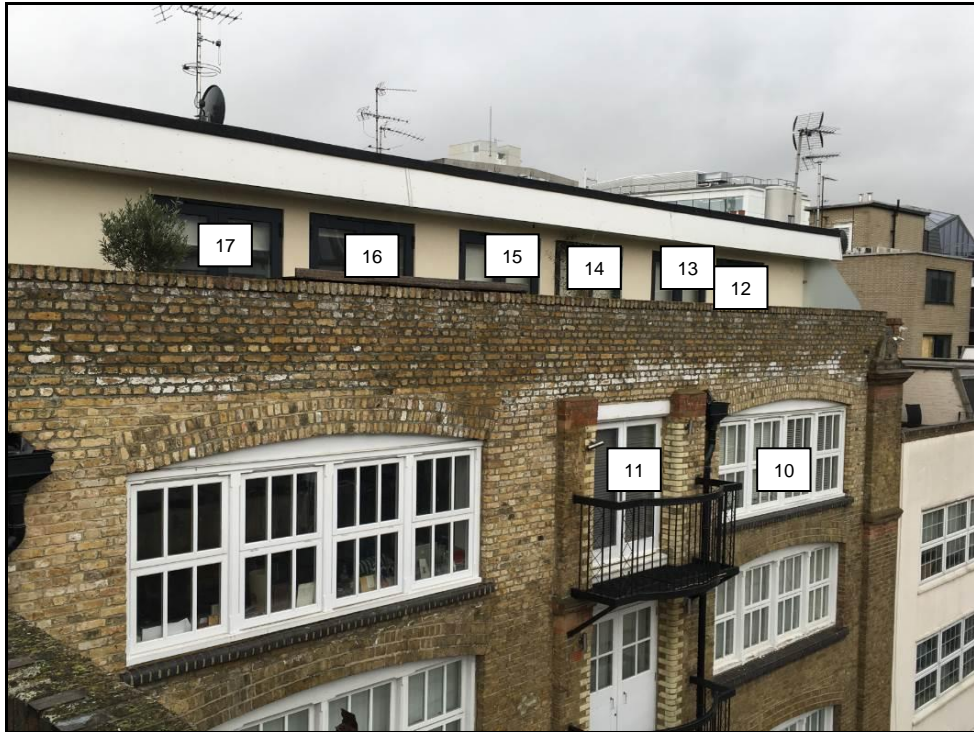
Neighbouring Windows



11 to 12 Tottenham Mews



11 to 12 Tottenham Mews



11 to 12 Tottenham Mews



11 to 12 Tottenham Mews



11 to 12 Tottenham Mews



14 to 19 Tottenham Mews



14 to 19 Tottenham Mews



14 to 19 Tottenham Mews



14 to 19 Tottenham Mews



14 to 19 Tottenham Mews



14 to 19 Tottenham Mews



14 to 19 Tottenham Mews



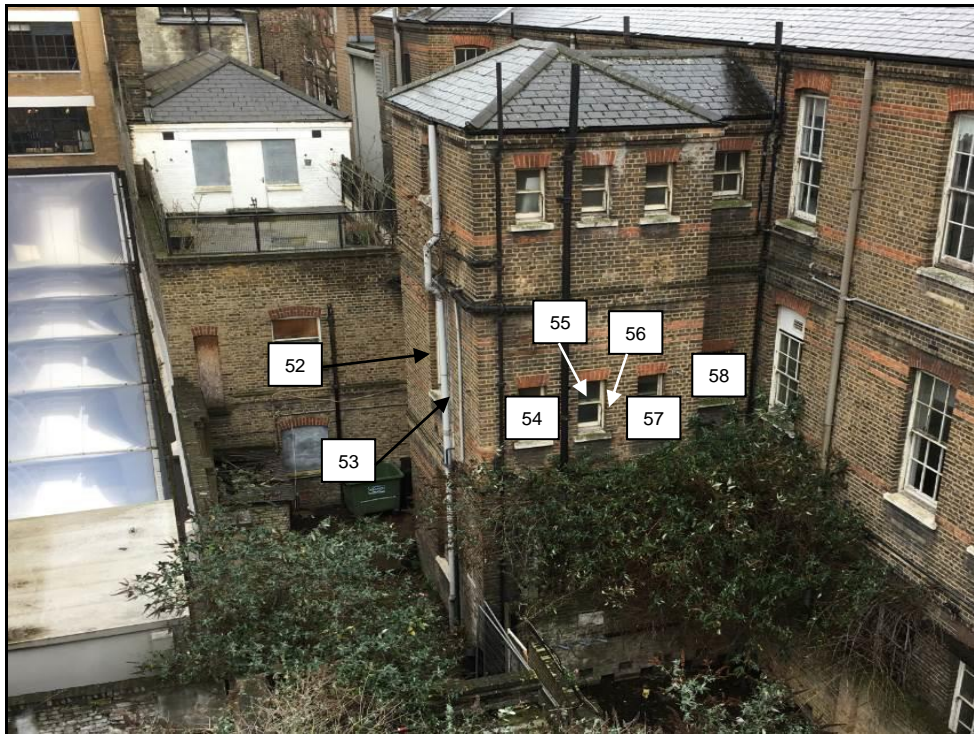
14 to 19 Tottenham Mews



Middlesex Hospital



Middlesex Hospital



Middlesex Hospital



Middlesex Hospital



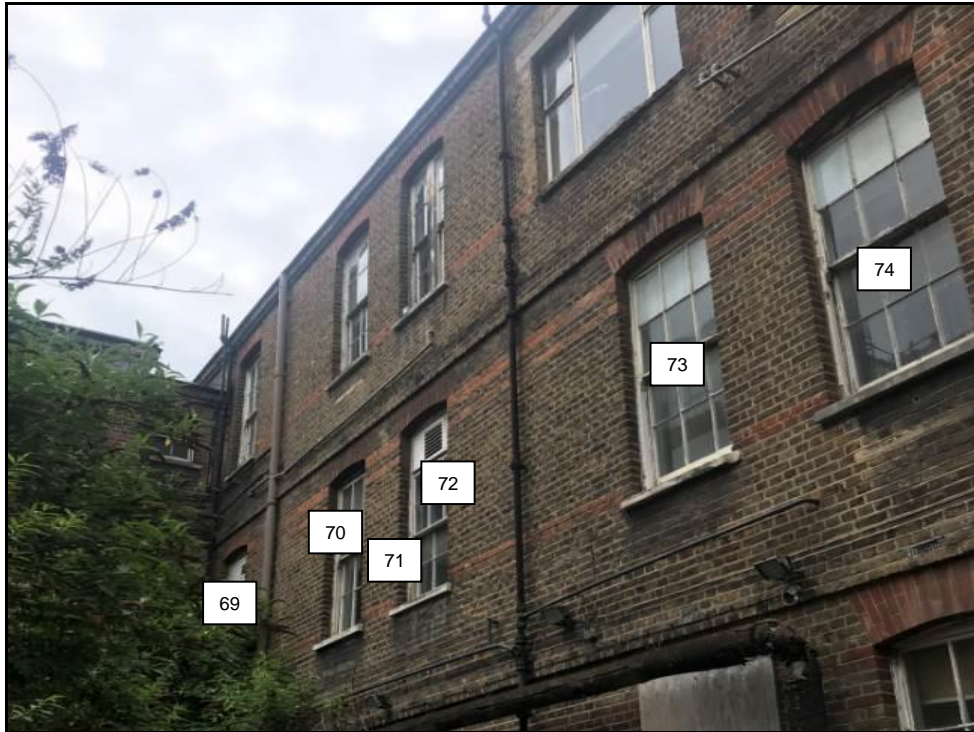
Middlesex Hospital



Middlesex Hospital



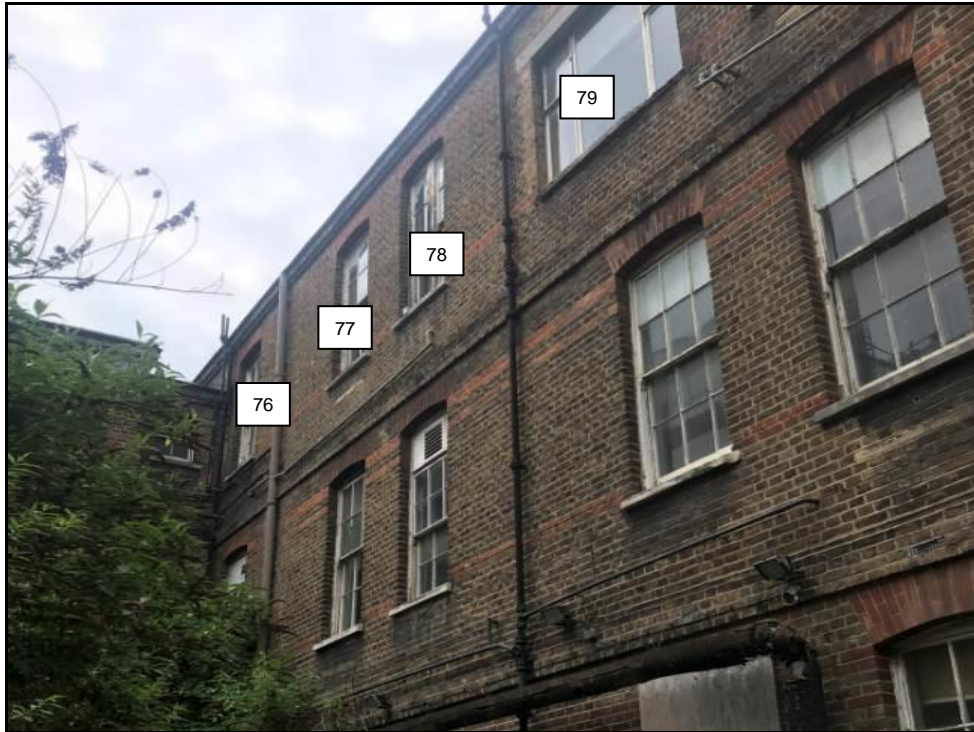
Middlesex Hospital



Middlesex Hospital



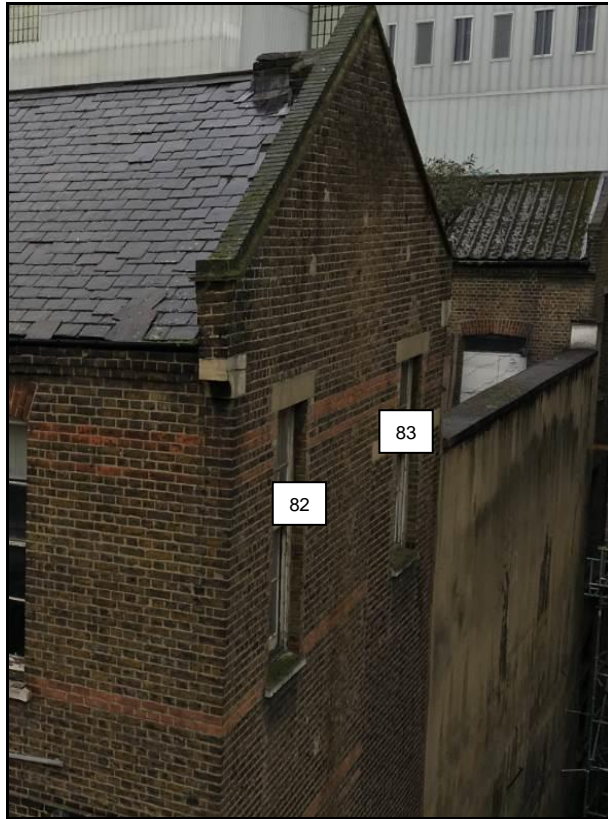
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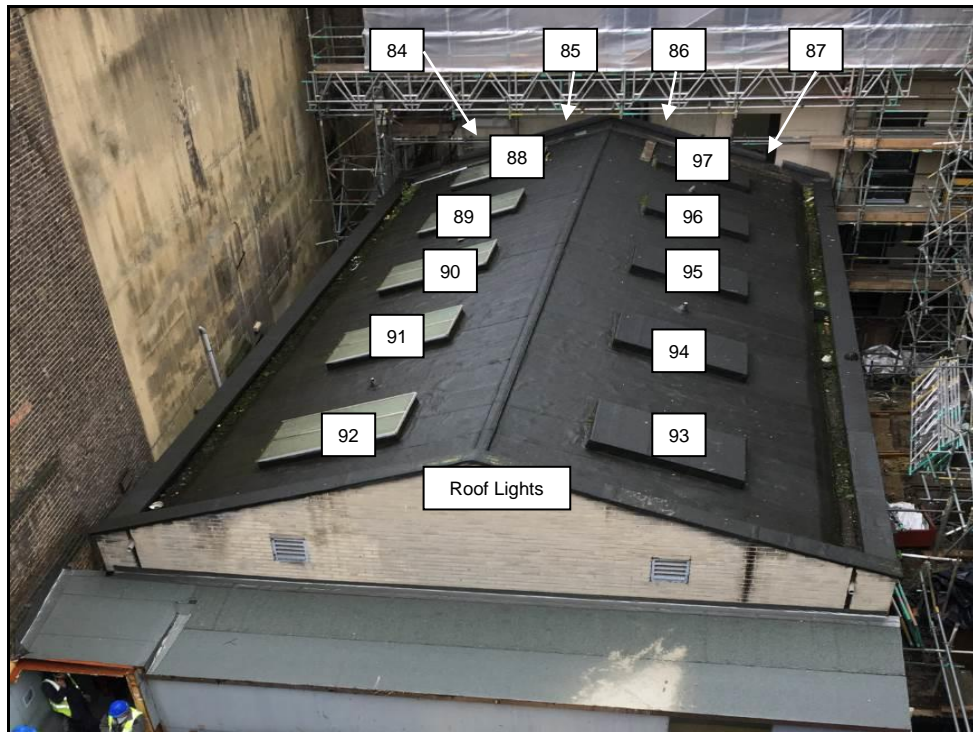
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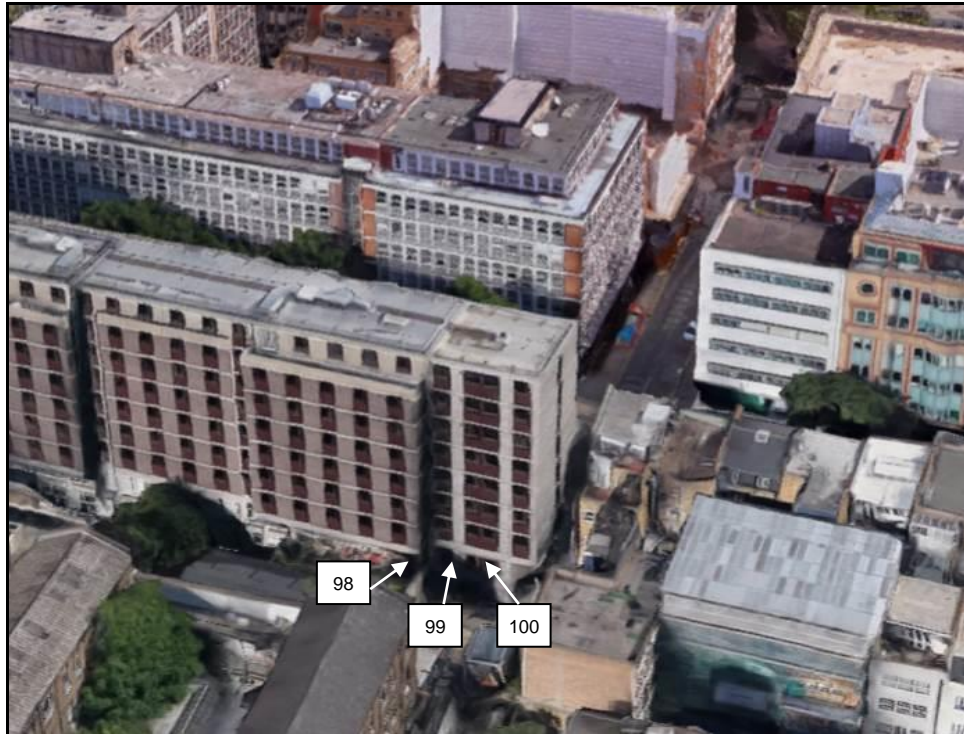
Middlesex Hospital



Middlesex Hospital



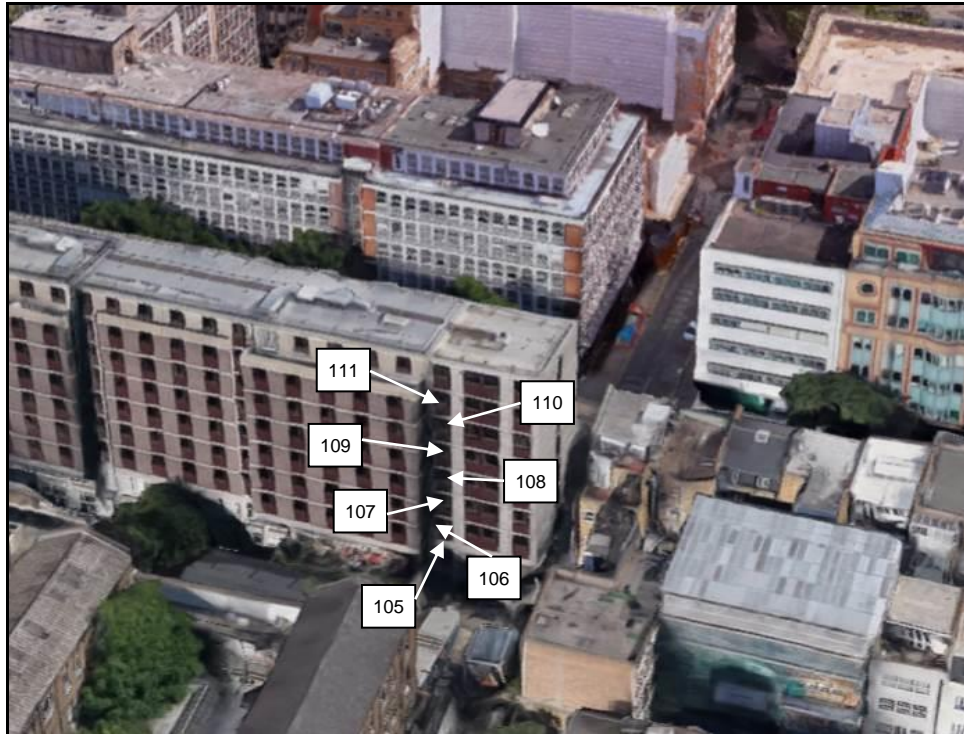
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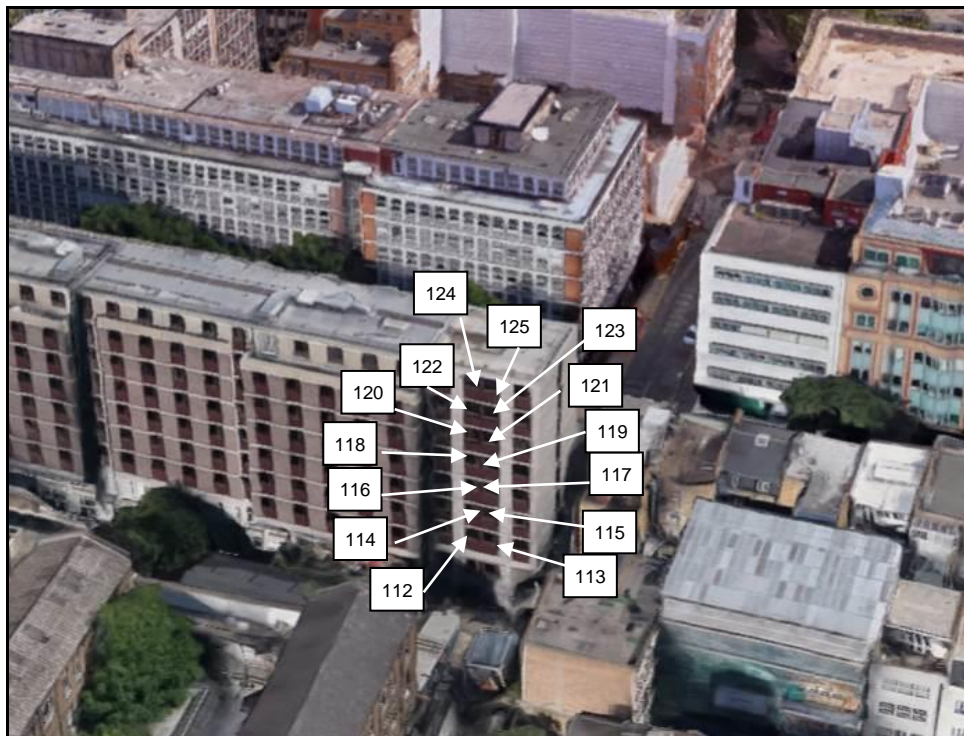
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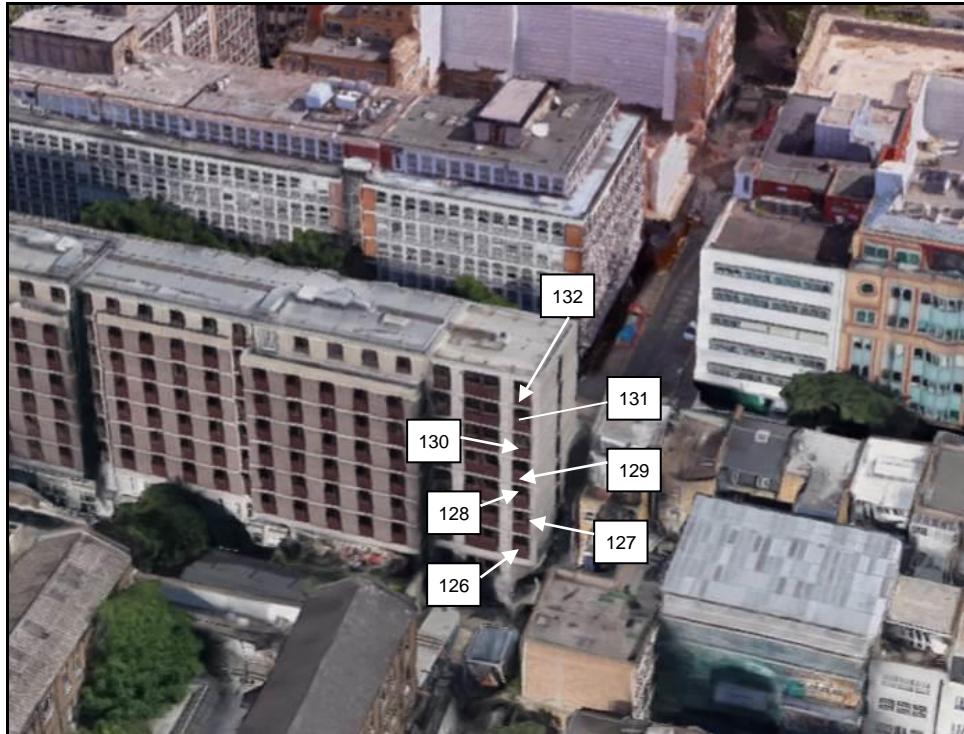
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99 Charlotte Street



99 Charlotte Street



99 Charlotte Street



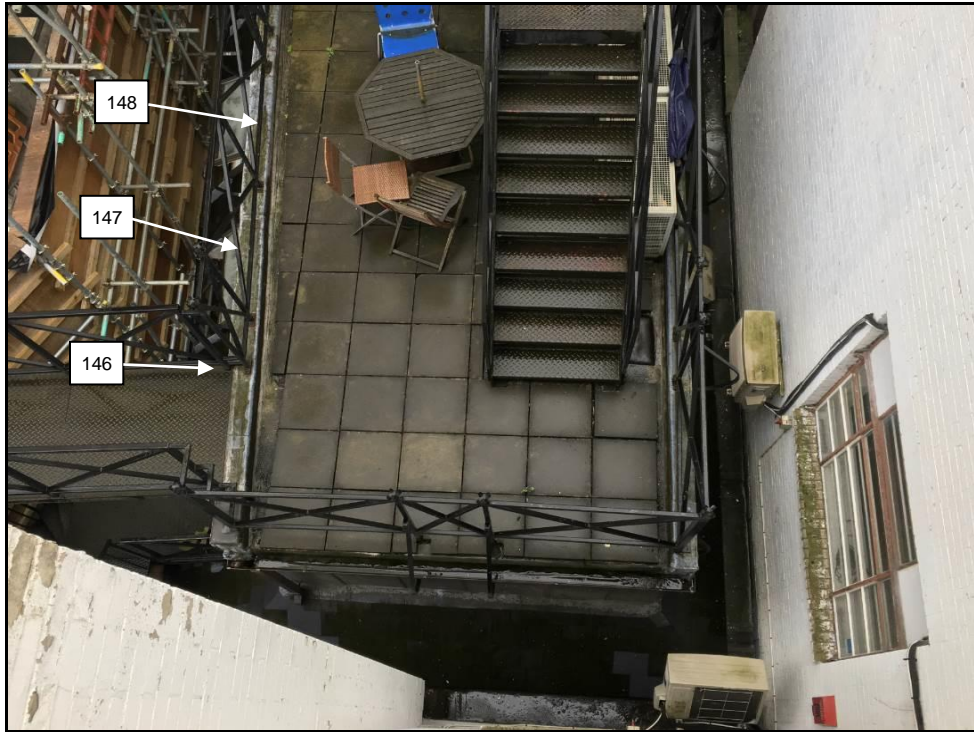
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97 Charlotte Street



97 Charlotte Street



97 Charlotte Street



97 Charlotte Street



97 Charlotte Street



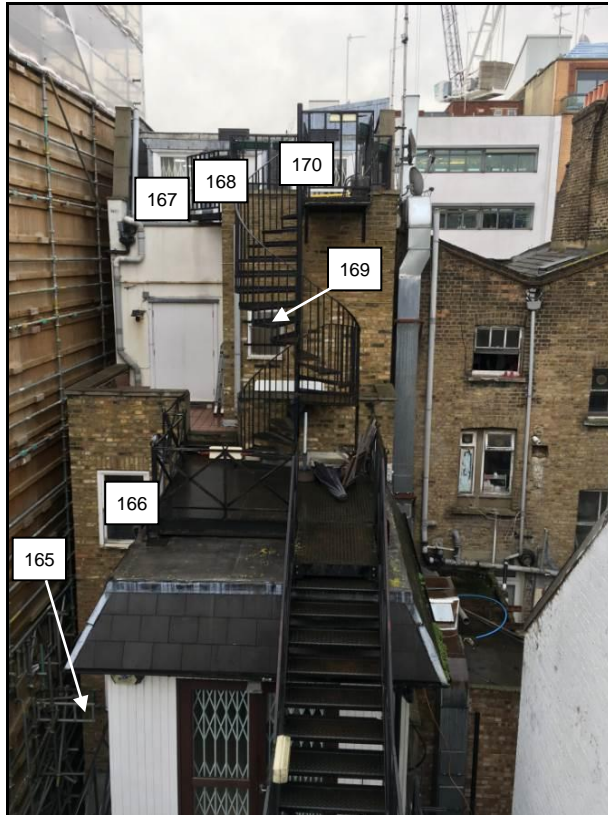
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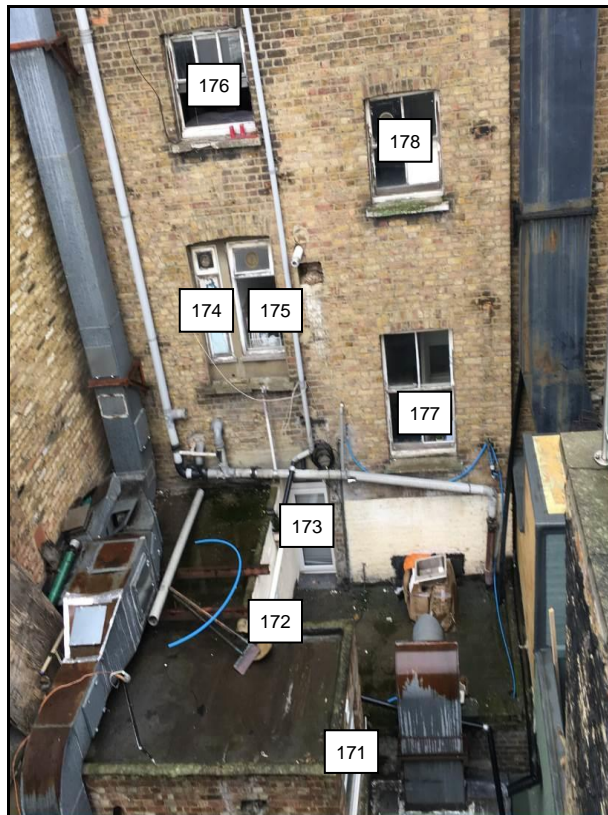
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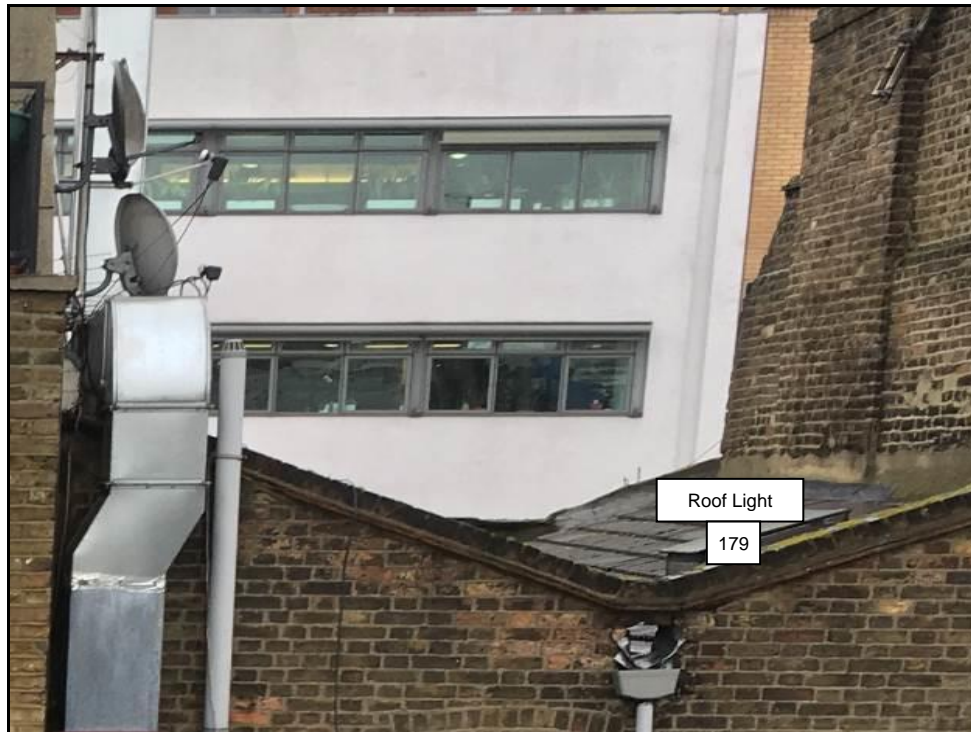
97 Charlotte Street



97 Charlotte Street



95 Charlotte Street



95 Charlotte Street



93 Charlotte Street



93 Charlotte Street



93 Charlotte Street



93 Charlotte Street



91 Charlotte Street

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
Tottenham Mews, London W1T 4AQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
11 to 12 Tottenham Mews					
Window 1	Kitchen/Lounge/Dining	18.1%	17.7%	0.4%	0.98
Window 2	Kitchen/Lounge/Dining	18.0%	17.8%	0.2%	0.99
Window 3	Kitchen/Lounge/Dining	20.5%	20.0%	0.5%	0.98
Window 4	Bedroom	24.5%	23.9%	0.6%	0.98
Window 5	Kitchen/Lounge/Dining	24.5%	23.9%	0.6%	0.98
Window 6	Kitchen/Lounge/Dining	22.0%	20.5%	1.5%	0.93
Window 7	Bedroom	28.2%	27.4%	0.8%	0.97
Window 8	Kitchen/Lounge/Dining	28.7%	27.6%	1.1%	0.96
Window 9	Kitchen/Lounge/Dining	28.4%	26.4%	2.0%	0.93
Window 10	Bedroom 3/ Office	31.5%	30.4%	1.1%	0.97
Window 11	Bedroom 3/ Office	32.0%	29.8%	2.2%	0.93
Window 12	Bathroom/WC	30.1%	29.3%	0.8%	0.97
Window 13	Bathroom/WC	32.5%	31.3%	1.2%	0.96
Window 14	Bedroom	30.6%	28.9%	1.7%	0.94
Window 15	Bedroom	30.8%	28.3%	2.5%	0.92
Window 16	Bathroom/WC	33.1%	28.5%	4.6%	0.86
Window 17	Bathroom/WC	32.8%	26.0%	6.8%	0.79
Window 18	Kitchen/Lounge/Dining	13.6%	13.1%	0.5%	0.96
Window 19	Kitchen/Lounge/Dining	11.6%	11.3%	0.3%	0.97
Window 20	Kitchen/Lounge/Dining	15.1%	14.4%	0.7%	0.95
Window 18	Staircase	13.6%	13.1%	0.5%	0.96
Window 19	Staircase	11.6%	11.3%	0.3%	0.97
Window 20	Staircase	15.1%	14.4%	0.7%	0.95
Window 21	Kitchen/Lounge/Dining	16.9%	15.6%	1.3%	0.92
Window 22	Kitchen/Lounge/Dining	20.6%	18.8%	1.8%	0.91
Window 23	Kitchen/Lounge/Dining	22.6%	20.7%	1.9%	0.92
Window 24	Kitchen/Lounge/Dining	26.5%	22.0%	4.5%	0.83
Window 25 (Secondary)	Kitchen/Lounge/Dining	32.4%	25.1%	7.3%	0.77
Window 26	Kitchen/Lounge/Dining	23.4%	23.4%	0.0%	1.0
14 to 19 Tottenham Mews					
Window 27	Non Domestic	15.7%	15.4%	0.3%	0.98
Window 28	Non Domestic	5.5%	5.4%	0.1%	0.98
Window 29	Non Domestic	7.5%	6.9%	0.6%	0.92
Window 30	Non Domestic	8.9%	8.0%	0.9%	0.9
Window 31	Non Domestic	10.1%	9.1%	1.0%	0.9
Window 32	Non Domestic	10.7%	9.7%	1.0%	0.91
Window 33	Non Domestic	11.3%	10.5%	0.8%	0.93
Window 34	Non Domestic	20.9%	20.1%	0.8%	0.96

Appendix 2 - Vertical Sky Component
Tottenham Mews, London W1T 4AQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 35	Non Domestic	2.3%	2.0%	0.3%	0.87
Window 36	Non Domestic	8.2%	7.9%	0.3%	0.96
Window 37	Non Domestic	11.5%	10.2%	1.3%	0.89
Window 38	Non Domestic	14.6%	12.4%	2.2%	0.85
Window 39	Non Domestic	15.9%	14.0%	1.9%	0.88
Window 40	Non Domestic	16.3%	14.9%	1.4%	0.91
Window 41	Non Domestic	16.8%	15.8%	1.0%	0.94
Window 42	Non Domestic	21.8%	21.1%	0.7%	0.97
Window 43	Non Domestic	14.9%	14.9%	0.0%	1.0
<u>Middlesex Hospital</u>					
Window 44	Non Domestic	4.6%	4.6%	0.0%	1.0
Window 45	Non Domestic	5.9%	5.9%	0.0%	1.0
Window 46	Non Domestic	4.6%	4.6%	0.0%	1.0
Window 47	Non Domestic	12.9%	12.2%	0.7%	0.95
Window 48	Non Domestic	15.7%	13.8%	1.9%	0.88
Window 49	Non Domestic	15.0%	13.2%	1.8%	0.88
Window 50	Non Domestic	14.1%	12.3%	1.8%	0.87
Window 51	Non Domestic	7.6%	6.4%	1.2%	0.84
Window 52	Non Domestic	18.1%	17.2%	0.9%	0.95
Window 53	Non Domestic	18.8%	17.8%	1.0%	0.95
Window 54	Non Domestic	21.9%	19.5%	2.4%	0.89
Window 55	Non Domestic	20.8%	18.5%	2.3%	0.89
Window 56	Non Domestic	20.4%	18.0%	2.4%	0.88
Window 57	Non Domestic	19.0%	16.8%	2.2%	0.88
Window 58	Non Domestic	9.7%	8.3%	1.4%	0.86
Window 59	Non Domestic	28.6%	26.3%	2.3%	0.92
Window 60	Non Domestic	27.7%	25.5%	2.2%	0.92
Window 61	Non Domestic	26.0%	23.9%	2.1%	0.92
Window 62	Non Domestic	13.8%	12.5%	1.3%	0.91
Window 63	Non Domestic	11.8%	10.7%	1.1%	0.91
Window 64	Non Domestic	16.9%	15.3%	1.6%	0.91
Window 65	Non Domestic	18.2%	16.5%	1.7%	0.91
Window 66	Non Domestic	19.4%	17.3%	2.1%	0.89
Window 67	Non Domestic	19.4%	17.2%	2.2%	0.89
Window 68	Non Domestic	18.4%	16.1%	2.3%	0.88
Window 69	Non Domestic	14.7%	13.3%	1.4%	0.9
Window 70	Non Domestic	23.2%	21.3%	1.9%	0.92
Window 71	Non Domestic	24.8%	22.6%	2.2%	0.91
Window 72	Non Domestic	25.2%	22.8%	2.4%	0.9
Window 73	Non Domestic	26.2%	23.1%	3.1%	0.88

Appendix 2 - Vertical Sky Component
Tottenham Mews, London W1T 4AQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 74	Non Domestic	26.1%	22.6%	3.5%	0.87
Window 75	Non Domestic	25.0%	20.7%	4.3%	0.83
Window 76	Non Domestic	25.0%	23.9%	1.1%	0.96
Window 77	Non Domestic	30.2%	28.4%	1.8%	0.94
Window 78	Non Domestic	30.6%	28.4%	2.2%	0.93
Window 79	Non Domestic	31.2%	27.9%	3.3%	0.89
Window 80	Non Domestic	31.7%	27.3%	4.4%	0.86
Window 81	Non Domestic	31.5%	25.4%	6.1%	0.81
Window 82	Non Domestic	20.7%	19.2%	1.5%	0.93
Window 83	Non Domestic	19.3%	18.7%	0.6%	0.97
<u>99 Charlotte Street</u>					
Window 84	Domestic	18.9%	18.9%	0.0%	1.0
Window 85	Domestic	20.1%	20.1%	0.0%	1.0
Window 86	Domestic	21.3%	21.3%	0.0%	1.0
Window 87	Domestic	20.9%	20.9%	0.0%	1.0
Window 88	Domestic	52.7%	52.3%	0.4%	0.99
Window 89	Domestic	51.6%	51.1%	0.5%	0.99
Window 90	Domestic	50.4%	49.6%	0.8%	0.98
Window 91	Domestic	49.3%	48.0%	1.3%	0.97
Window 92	Domestic	49.1%	47.0%	2.1%	0.96
Window 93	Domestic	53.9%	51.8%	2.1%	0.96
Window 94	Domestic	53.4%	52.0%	1.4%	0.97
Window 95	Domestic	53.6%	52.7%	0.9%	0.98
Window 96	Domestic	54.1%	53.5%	0.6%	0.99
Window 97	Domestic	54.8%	54.3%	0.5%	0.99
Window 98	Kitchen	19.7%	17.9%	1.8%	0.91
Window 99	Bedroom	23.1%	21.0%	2.1%	0.91
Window 100	Bedroom	23.4%	21.1%	2.3%	0.9
Window 101	Bedroom	0.1%	0.1%	0.0%	1.0
Window 102	Non Domestic	0.1%	0.1%	0.0%	1.0
Window 103	Non Domestic	0.3%	0.3%	0.0%	1.0
Window 104	Bedroom	0.3%	0.3%	0.0%	1.0
Window 105	Study Bedroom	23.0%	21.0%	2.0%	0.91

Appendix 2 - Vertical Sky Component
Tottenham Mews, London W1T 4AQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 106	Study Bedroom	26.3%	24.5%	1.8%	0.93
Window 107	Study Bedroom	28.8%	27.7%	1.1%	0.96
Window 108	Study Bedroom	30.2%	29.9%	0.3%	0.99
Window 109	Study Bedroom	30.9%	30.9%	0.0%	1.0
Window 110	Study Bedroom	32.8%	32.8%	0.0%	1.0
Window 111	Study Bedroom	39.0%	39.0%	0.0%	1.0
Window 112	Kitchen	28.0%	25.3%	2.7%	0.9
Window 113	Kitchen	28.7%	25.4%	3.3%	0.89
Window 114	Kitchen	31.8%	29.2%	2.6%	0.92
Window 115	Kitchen	32.7%	29.4%	3.3%	0.9
Window 116	Kitchen	34.5%	32.9%	1.6%	0.95
Window 117	Kitchen	35.3%	33.2%	2.1%	0.94
Window 118	Kitchen	36.2%	35.7%	0.5%	0.99
Window 119	Kitchen	37.0%	36.3%	0.7%	0.98
Window 120	Kitchen	36.9%	36.9%	0.0%	1.0
Window 121	Kitchen	37.7%	37.7%	0.0%	1.0
Window 122	Kitchen	38.0%	38.0%	0.0%	1.0
Window 123	Kitchen	38.5%	38.5%	0.0%	1.0
Window 124	Kitchen	39.0%	39.0%	0.0%	1.0
Window 125	Kitchen	39.1%	39.1%	0.0%	1.0
Window 126	Study Bedroom	28.5%	24.4%	4.1%	0.86
Window 127	Study Bedroom	33.2%	28.3%	4.9%	0.85
Window 128	Study Bedroom	35.8%	32.6%	3.2%	0.91
Window 129	Study Bedroom	37.4%	36.4%	1.0%	0.97
Window 130	Study Bedroom	38.1%	38.1%	0.0%	1.0
Window 131	Study Bedroom	38.6%	38.6%	0.0%	1.0
Window 132	Study Bedroom	39.2%	39.2%	0.0%	1.0
Window 133	Hallway	11.0%	8.9%	2.1%	0.81
Window 134	Hallway	19.5%	17.4%	2.1%	0.89
Window 135	Hallway	30.1%	28.8%	1.3%	0.96
Window 136	Hallway	36.8%	36.5%	0.3%	0.99
Window 137	Hallway	38.5%	38.5%	0.0%	1.0
Window 138	Hallway	39.1%	39.1%	0.0%	1.0
Window 139	Hallway	39.4%	39.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Tottenham Mews, London W1T 4AQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>97 Charlotte Street</u>					
Window 140	Non Domestic	14.2%	14.2%	0.0%	1.0
Window 141	Non Domestic	31.8%	30.6%	1.2%	0.96
Window 142	Non Domestic	12.0%	12.0%	0.0%	1.0
Window 143	Non Domestic	27.9%	26.7%	1.2%	0.96
Window 144	Non Domestic	3.7%	3.7%	0.0%	1.0
Window 145	Non Domestic	12.2%	11.5%	0.7%	0.94
Window 146	Non Domestic	10.3%	10.3%	0.0%	1.0
Window 147	Non Domestic	15.9%	15.9%	0.0%	1.0
Window 148	Non Domestic	17.8%	17.8%	0.0%	1.0
Window 149	Non Domestic	16.4%	16.3%	0.1%	0.99
Window 150	Non Domestic	12.1%	12.0%	0.1%	0.99
Window 151	Non Domestic	6.3%	6.3%	0.0%	1.0
Window 152	Non Domestic	3.9%	3.9%	0.0%	1.0
Window 153	Non Domestic	0.7%	0.4%	0.3%	0.57
Window 154	Non Domestic	1.0%	0.8%	0.2%	0.8
Window 155	Non Domestic	1.7%	1.5%	0.2%	0.88
Window 156	Non Domestic	6.3%	6.1%	0.2%	0.97
Window 157	Non Domestic	8.4%	8.2%	0.2%	0.98
Window 158	Non Domestic	3.4%	3.4%	0.0%	1.0
Window 159	Non Domestic	6.0%	6.0%	0.0%	1.0
Window 160	Non Domestic	10.8%	10.8%	0.0%	1.0
Window 161	Non Domestic	17.0%	13.6%	3.4%	0.8
Window 162	Non Domestic	12.1%	11.0%	1.1%	0.91
Window 163	Non Domestic	12.6%	11.7%	0.9%	0.93
Window 164	Non Domestic	12.3%	11.6%	0.7%	0.94
Window 165	Non Domestic	11.2%	10.5%	0.7%	0.94
Window 166	Non Domestic	21.8%	17.7%	4.1%	0.81
Window 167	Non Domestic	25.7%	24.9%	0.8%	0.97
Window 168	Non Domestic	27.7%	26.8%	0.9%	0.97
Window 169	Non Domestic	24.2%	20.8%	3.4%	0.86
Window 170	Non Domestic	30.6%	29.6%	1.0%	0.97

Appendix 2 - Vertical Sky Component
Tottenham Mews, London W1T 4AQ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>95 Charlotte Street</u>					
Window 171	Studio	6.9%	6.8%	0.1%	0.99
Window 172	Studio	6.8%	6.8%	0.0%	1.0
Window 173	Domestic	8.5%	7.1%	1.4%	0.84
Window 174	Bathroom/WC	20.6%	16.6%	4.0%	0.81
Window 175	Kitchen	22.0%	18.1%	3.9%	0.82
Window 176	Bedroom	26.8%	22.8%	4.0%	0.85
Window 177	Staircase	18.4%	15.5%	2.9%	0.84
Window 178	Staircase	25.0%	21.3%	3.7%	0.85
Window 179	Staircase	55.0%	54.6%	0.4%	0.99
<u>93 Charlotte Street</u>					
Window 180	Domestic	10.3%	9.7%	0.6%	0.94
Window 181	Domestic	19.0%	17.0%	2.0%	0.89
Window 182	Domestic	26.2%	23.6%	2.6%	0.9
Window 183	Domestic	28.4%	26.9%	1.5%	0.95
Window 184	Domestic	35.9%	35.9%	0.0%	1.0
Window 185	Domestic	35.7%	35.7%	0.0%	1.0
Window 186	Domestic	33.7%	33.7%	0.0%	1.0
Window 187	Staircase	13.4%	12.5%	0.9%	0.93
Window 188	Staircase	19.9%	18.7%	1.2%	0.94
Window 189	Domestic	32.2%	30.8%	1.4%	0.96
<u>91 Charlotte Street</u>					
Window 190	Domestic	7.1%	6.9%	0.2%	0.97
Window 191	Domestic	12.2%	11.7%	0.5%	0.96
Window 192	Domestic	16.3%	15.7%	0.6%	0.96
Window 193	Domestic	24.0%	23.2%	0.8%	0.97

Appendix 2 - Sunlight to Windows
Tottenham Mews, London W1T 4AQ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
11 to 12 Tottenham Mews									
Window 1	Kitchen/Lounge/Dining	34%	34%	0%	1.0	6%	6%	0%	1.0
Window 2	Kitchen/Lounge/Dining	36%	36%	0%	1.0	8%	8%	0%	1.0
Window 3	Kitchen/Lounge/Dining	39%	39%	0%	1.0	8%	8%	0%	1.0
Window 4	Bedroom	40%	40%	0%	1.0	6%	6%	0%	1.0
Window 5	Kitchen/Lounge/Dining	46%	46%	0%	1.0	9%	9%	0%	1.0
Window 6	Kitchen/Lounge/Dining	47%	47%	0%	1.0	11%	11%	0%	1.0
Window 7	Bedroom	46%	46%	0%	1.0	9%	9%	0%	1.0
Window 8	Kitchen/Lounge/Dining	53%	53%	0%	1.0	13%	13%	0%	1.0
Window 9	Kitchen/Lounge/Dining	52%	52%	0%	1.0	14%	14%	0%	1.0
Window 10	Bedroom/Office	57%	56%	1%	0.98	16%	16%	0%	1.0
Window 11	Bedroom/Office	58%	56%	2%	0.97	17%	17%	0%	1.0
Window 12	Bathroom/WC	53%	52%	1%	0.98	18%	18%	0%	1.0
Window 13	Bathroom/WC	56%	54%	2%	0.96	18%	18%	0%	1.0
Window 14	Bedroom	54%	52%	2%	0.96	19%	19%	0%	1.0
Window 15	Bedroom	53%	49%	4%	0.92	18%	18%	0%	1.0
Window 16	Bathroom/WC	59%	53%	6%	0.9	21%	21%	0%	1.0
Window 17	Bathroom/WC	59%	51%	8%	0.86	21%	21%	0%	1.0
Window 18	Kitchen/Lounge/Dining	33%	33%	0%	1.0	7%	7%	0%	1.0
Window 19	Kitchen/Lounge/Dining	31%	31%	0%	1.0	7%	7%	0%	1.0
Window 20	Kitchen/Lounge/Dining	34%	34%	0%	1.0	6%	6%	0%	1.0
Window 18	Staircase	33%	33%	0%	1.0	7%	7%	0%	1.0
Window 19	Staircase	31%	31%	0%	1.0	7%	7%	0%	1.0
Window 20	Staircase	34%	34%	0%	1.0	6%	6%	0%	1.0
Window 21	Kitchen/Lounge/Dining	42%	42%	0%	1.0	13%	13%	0%	1.0
Window 22	Kitchen/Lounge/Dining	44%	44%	0%	1.0	11%	11%	0%	1.0
Window 23	Kitchen/Lounge/Dining	39%	39%	0%	1.0	11%	11%	0%	1.0
Window 24	Kitchen/Lounge/Dining	49%	47%	2%	0.96	13%	13%	0%	1.0
Window 25	Kitchen/Lounge/Dining	61%	53%	8%	0.87	19%	19%	0%	1.0
14 to 19 Tottenham Mews									
Window 43	Non Domestic	14%	14%	0%	1.0	1%	1%	0%	1.0
Middlesex Hospital									
Window 44	Non Domestic	8%	8%	0%	1.0	1%	1%	0%	1.0
Window 45	Non Domestic	11%	11%	0%	1.0	1%	1%	0%	1.0
Window 46	Non Domestic	4%	4%	0%	1.0	0%	0%	0%	1.0
Window 47	Non Domestic	20%	20%	0%	1.0	0%	0%	0%	1.0
Window 52	Non Domestic	38%	35%	3%	0.92	2%	2%	0%	1.0
Window 53	Non Domestic	40%	37%	3%	0.93	2%	2%	0%	1.0
Window 63	Non Domestic	17%	13%	4%	0.76	1%	1%	0%	1.0
Window 64	Non Domestic	25%	23%	2%	0.92	2%	2%	0%	1.0
Window 65	Non Domestic	28%	24%	4%	0.86	2%	2%	0%	1.0

Appendix 2 - Sunlight to Windows
Tottenham Mews, London W1T 4AQ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 66	Non Domestic	35%	34%	1%	0.97	4%	4%	0%	1.0
Window 67	Non Domestic	34%	33%	1%	0.97	4%	4%	0%	1.0
Window 68	Non Domestic	34%	31%	3%	0.91	6%	6%	0%	1.0
Window 69	Non Domestic	24%	19%	5%	0.79	3%	3%	0%	1.0
Window 70	Non Domestic	44%	36%	8%	0.82	5%	5%	0%	1.0
Window 71	Non Domestic	47%	40%	7%	0.85	5%	5%	0%	1.0
Window 72	Non Domestic	48%	42%	6%	0.88	5%	5%	0%	1.0
Window 73	Non Domestic	55%	46%	9%	0.84	11%	11%	0%	1.0
Window 74	Non Domestic	57%	46%	11%	0.81	11%	11%	0%	1.0
Window 75	Non Domestic	56%	42%	14%	0.75	13%	13%	0%	1.0
Window 76	Non Domestic	48%	44%	4%	0.92	5%	5%	0%	1.0
Window 77	Non Domestic	63%	57%	6%	0.9	17%	17%	0%	1.0
Window 78	Non Domestic	65%	58%	7%	0.89	18%	18%	0%	1.0
Window 79	Non Domestic	66%	59%	7%	0.89	19%	18%	1%	0.95
Window 80	Non Domestic	65%	57%	8%	0.88	19%	18%	1%	0.95
Window 81	Non Domestic	67%	56%	11%	0.84	20%	17%	3%	0.85
<u>99 Charlotte Street</u>									
Window 88	Domestic	29%	27%	2%	0.93	6%	4%	2%	0.67
Window 89	Domestic	26%	23%	3%	0.88	6%	3%	3%	0.5
Window 90	Domestic	26%	24%	2%	0.92	5%	3%	2%	0.6
Window 91	Domestic	27%	23%	4%	0.85	5%	2%	3%	0.4
Window 92	Domestic	30%	24%	6%	0.8	5%	3%	2%	0.6
Window 98	Kitchen	44%	39%	5%	0.89	9%	4%	5%	0.44
Window 99	Bedroom	42%	37%	5%	0.88	9%	6%	3%	0.67
Window 100	Bedroom	39%	32%	7%	0.82	5%	2%	3%	0.4
Window 101	Bedroom	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 102	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 103	Non Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 104	Bedroom	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 105	Study Bedroom	50%	45%	5%	0.9	15%	10%	5%	0.67
Window 106	Study Bedroom	58%	53%	5%	0.91	21%	16%	5%	0.76
Window 107	Study Bedroom	60%	57%	3%	0.95	23%	20%	3%	0.87
Window 108	Study Bedroom	61%	61%	0%	1.0	24%	24%	0%	1.0
Window 109	Study Bedroom	61%	61%	0%	1.0	24%	24%	0%	1.0
Window 110	Study Bedroom	61%	61%	0%	1.0	24%	24%	0%	1.0
Window 111	Study Bedroom	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 112	Kitchen	55%	48%	7%	0.87	15%	8%	7%	0.53

Appendix 2 - Sunlight to Windows
Tottenham Mews, London W1T 4AQ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 113	Kitchen	53%	42%	11%	0.79	14%	4%	10%	0.29
Window 114	Kitchen	62%	55%	7%	0.89	20%	13%	7%	0.65
Window 115	Kitchen	62%	52%	10%	0.84	20%	10%	10%	0.5
Window 116	Kitchen	64%	61%	3%	0.95	22%	19%	3%	0.86
Window 117	Kitchen	64%	59%	5%	0.92	22%	17%	5%	0.77
Window 118	Kitchen	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 119	Kitchen	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 120	Kitchen	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 121	Kitchen	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 122	Kitchen	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 123	Kitchen	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 124	Kitchen	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 125	Kitchen	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 126	Study Bedroom	50%	40%	10%	0.8	11%	4%	7%	0.36
Window 127	Study Bedroom	61%	50%	11%	0.82	19%	8%	11%	0.42
Window 128	Study Bedroom	65%	59%	6%	0.91	23%	17%	6%	0.74
Window 129	Study Bedroom	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 130	Study Bedroom	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 131	Study Bedroom	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 132	Study Bedroom	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 133	Hallway	29%	22%	7%	0.76	9%	4%	5%	0.44
Window 134	Hallway	45%	40%	5%	0.89	15%	10%	5%	0.67
Window 135	Hallway	68%	65%	3%	0.96	24%	21%	3%	0.88
Window 136	Hallway	80%	79%	1%	0.99	28%	27%	1%	0.96
Window 137	Hallway	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 138	Hallway	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 139	Hallway	81%	81%	0%	1.0	28%	28%	0%	1.0
<u>97 Charlotte Street</u>									
Window 153	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 154	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 155	Non Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 156	Non Domestic	7%	6%	1%	0.86	0%	0%	0%	1.0
Window 157	Non Domestic	13%	11%	2%	0.85	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows
Tottenham Mews, London W1T 4AQ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 161	Non Domestic	20%	10%	10%	0.5	0%	0%	0%	1.0
Window 162	Non Domestic	26%	23%	3%	0.88	1%	1%	0%	1.0
Window 163	Non Domestic	25%	22%	3%	0.88	2%	1%	1%	0.5
Window 164	Non Domestic	28%	25%	3%	0.89	6%	4%	2%	0.67
Window 165	Non Domestic	15%	14%	1%	0.93	1%	1%	0%	1.0
Window 166	Non Domestic	41%	33%	8%	0.8	9%	3%	6%	0.33
Window 167	Non Domestic	56%	54%	2%	0.96	24%	22%	2%	0.92
Window 168	Non Domestic	57%	56%	1%	0.98	23%	22%	1%	0.96
Window 169	Non Domestic	43%	41%	2%	0.95	18%	16%	2%	0.89
Window 170	Non Domestic	58%	58%	0%	1.0	22%	22%	0%	1.0
<u>95 Charlotte Street</u>									
Window 171	Studio	11%	9%	2%	0.82	0%	0%	0%	1.0
Window 172	Studio	16%	16%	0%	1.0	0%	0%	0%	1.0
Window 173	Domestic	20%	16%	4%	0.8	0%	0%	0%	1.0
Window 174	Bathroom/WC	38%	33%	5%	0.87	5%	3%	2%	0.6
Window 175	Kitchen	41%	35%	6%	0.85	4%	2%	2%	0.5
Window 176	Bedroom	52%	46%	6%	0.88	13%	9%	4%	0.69
Window 177	Staircase	28%	22%	6%	0.79	0%	0%	0%	1.0
Window 178	Staircase	42%	37%	5%	0.88	6%	4%	2%	0.67
<u>93 Charlotte Street</u>									
Window 180	Domestic	8%	7%	1%	0.88	0%	0%	0%	1.0
Window 181	Residential	33%	29%	4%	0.88	0%	0%	0%	1.0
Window 182	Domestic	49%	45%	4%	0.92	7%	5%	2%	0.71
Window 183	Domestic	56%	54%	2%	0.96	22%	20%	2%	0.91
Window 185	Domestic	32%	32%	0%	1.0	20%	20%	0%	1.0
Window 187	Staircase	10%	9%	1%	0.9	0%	0%	0%	1.0
Window 188	Staircase	32%	29%	3%	0.91	1%	1%	0%	1.0
Window 189	Domestic	50%	48%	2%	0.96	11%	10%	1%	0.91
<u>91 Charlotte Street</u>									
Window 190	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 191	Domestic	11%	9%	2%	0.82	0%	0%	0%	1.0
Window 192	Domestic	19%	17%	2%	0.89	0%	0%	0%	1.0
Window 193	Domestic	32%	31%	1%	0.97	3%	3%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
Tottenham Mews, London W1T 4AQ

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
<u>97 Charlotte Street</u>								
Garden 1	16.19 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0