



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 (Neighbouring Properties) 26 Netherhall Gardens, London NW3 5TL

8 February 2019

Right of Light Consulting

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

Tel: 0800 197 4836

www.right-of-light.co.uk

DAYLIGHT AND SUNLIGHT STUDY
26 Netherhall Gardens, London NW3 5TL

CONTENTS

1 EXECUTIVE SUMMARY	2
1.1 Overview	2
2 INFORMATION SOURCES	3
2.1 Documents Considered	3
3 METHODOLOGY OF THE STUDY	4
3.1 BRE Guide: Site Layout Planning for Daylight and Sunlight	4
3.2 National Planning Policy Framework	4
3.3 Daylight to Windows	4
3.4 Sunlight availability to Windows	6
3.5 Overshadowing to Gardens and Open Spaces	6
4 RESULTS OF THE STUDY	8
4.1 Windows & Amenity Areas Considered	8
4.2 Daylight to Windows	8
4.3 Sunlight to Windows	8
4.4 Overshadowing to Gardens and Open Spaces	8
4.5 Conclusion	9
5 CLARIFICATIONS	10
5.1 General	10
5.2 Project Specific	10

APPENDICES

APPENDIX 1	WINDOW & GARDEN KEY
APPENDIX 2	DAYLIGHT AND SUNLIGHT RESULTS
APPENDIX 3	OVERSHADOWING TO GARDENS AND OPEN SPACES

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned to undertake a daylight and sunlight study of the proposed development at 26 Netherhall Gardens, London NW3 5TL.
- 1.1.1 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.
- 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 21, 23, 24a, 25 & 28 Netherhall Gardens and 47 Maresfield Gardens.
- 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. All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.
- 1.1.4 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on the following drawings:

Squire and Partners

C645_E_E_1	Proposed East Elevation	Rev -
C645_E_N_1	Proposed North Elevation	Rev -
C645_E_S_1	Proposed South Elevation	Rev -
C645_E_W_001	Proposed West Elevation	Rev -
C645_E_W_002	Proposed Elevation Pavement Edge	Rev -
C645_P_00_001	Planning Ground Floor Plan	Rev -
C645_P_01_001	Planning First Floor Plan	Rev -
C645_P_02_001	Planning Second Floor Plan	Rev -
C645_P_LG_002	Planning Lower Ground Floor Plan	Rev -
C645_P_RF_001	Planning Roof Plan	Rev -
C645_S_AA_1	Proposed Section AA	Rev -
C645_S_BB_001	Proposed Section BB	Rev -
JA12_E_E_001	Existing East Elevation	Rev -
JA12_E_N_001	Existing North Elevation	Rev -
JA12_E_S_001	Existing South Elevation	Rev -
JA12_E_W_001	Existing West Elevation	Rev -
JA12_P_00_001	Existing Ground Floor Plan	Rev -
JA12_P_01_001	Existing First Floor Plan	Rev -
JA12_P_02_001	Existing Second Floor Plan	Rev -
JA12_P_B1_001	Existing Basement Floor Plan	Rev -
JA12_P_UG_001	Existing Upper Ground Floor Plan	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 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) 2018, 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.

3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."

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

3.3.6 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.

3.3.7 Test 2 Daylight Distribution

The distribution of daylight within a room can be calculated by plotting the 'no sky line'. 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.

3.3.8 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. 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. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

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. The tests should also be applied to non-domestic buildings where there is a particular requirement for 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 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 21, 23, 24a, 25 & 28 Netherhall Gardens and 47 Maresfield Gardens.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study.
- 4.1.3 Appendix 2 lists the detailed numerical daylight and sunlight test results. The results are interpreted below.

4.2 Daylight to Windows

4.2.1 Vertical Sky Component

- 4.2.2 All main habitable room windows tested pass the Vertical Sky Component test.

4.2.3 Daylight Distribution

- 4.2.4 We have undertaken the Daylight Distribution test where room layouts are known. All rooms tested (excluding rooms without a requirement for daylight) pass the daylight distribution test.

4.3 Sunlight to Windows

- 4.3.1 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. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

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

4.5 Conclusion

- 4.5.1 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

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". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. Where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.3 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.

5.2 Project Specific

- 5.2.1 None.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY

Property Key

Key



Development site

Neighbouring Properties

Project Name: 26 Netherhall Gardens, London NW3 5TL

Drawing Title: Property Key

Scale: Do not scale

Drawing No: 1 of 3

Rev: 1

Date: 10/01/2023

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.co.uk



28 Netherhall
Gardens

26 Netherhall
Gardens

Proposed
Extension

24a Netherhall
Gardens

No. 24

25 Netherhall
Gardens

23 Netherhall
Gardens

21 Netherhall
Gardens

19

ALL WAY

47 Maresfield
Gardens

Netherhall Gardens
NETHERHALL GARDENS

Window Key

Key



Development site



Neighbouring Properties



Window reference

Netherhall Gardens

Proposed Extension

Netherhall Gardens
NETHERHALL GARDENS

25 Netherhall Gardens

Windows 47b to 49b
Windows 51 & 53

Windows 47a to 49a

Windows 50 & 52

Windows 47 to 49

Windows 41 to 46 , 42a & 42b

Windows 35 to 40

Windows 31b to 33b

Windows 27 & 34

Windows 31a to 33a

Windows 31 to 33

Window 28b & 28c

Windows 28, 29 & 30

Windows 28a & 28d

Window 28

Windows 19a, 21a & 23a

Windows 24 & 25

Windows 19, 21 & 23

Windows 18, 20 & 22

Windows 18a, 20a & 22a

Secondary Window

23 Netherhall Gardens

21 Netherhall Gardens

Secondary Window
(Roof Light)

Windows 13b to 15b

Windows 16 & 17

Windows 13a to 15a

Windows 13 to 15

Window 12 (Roof Light)

Windows 9a, 10 & 11

Windows 9b & 9d

Window 9a

Window 9

Windows 2a, 4a & 6a

Window 8 (Roof Light)

Windows 2, 4 & 6

Window 7

Windows 1, 3 & 5

Windows 1a, 3a & 5a

Project Name: 26 Netherhall Gardens, London NW3 5TL

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 3

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision

Rev: Date: Details of revision



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

Key



Development site



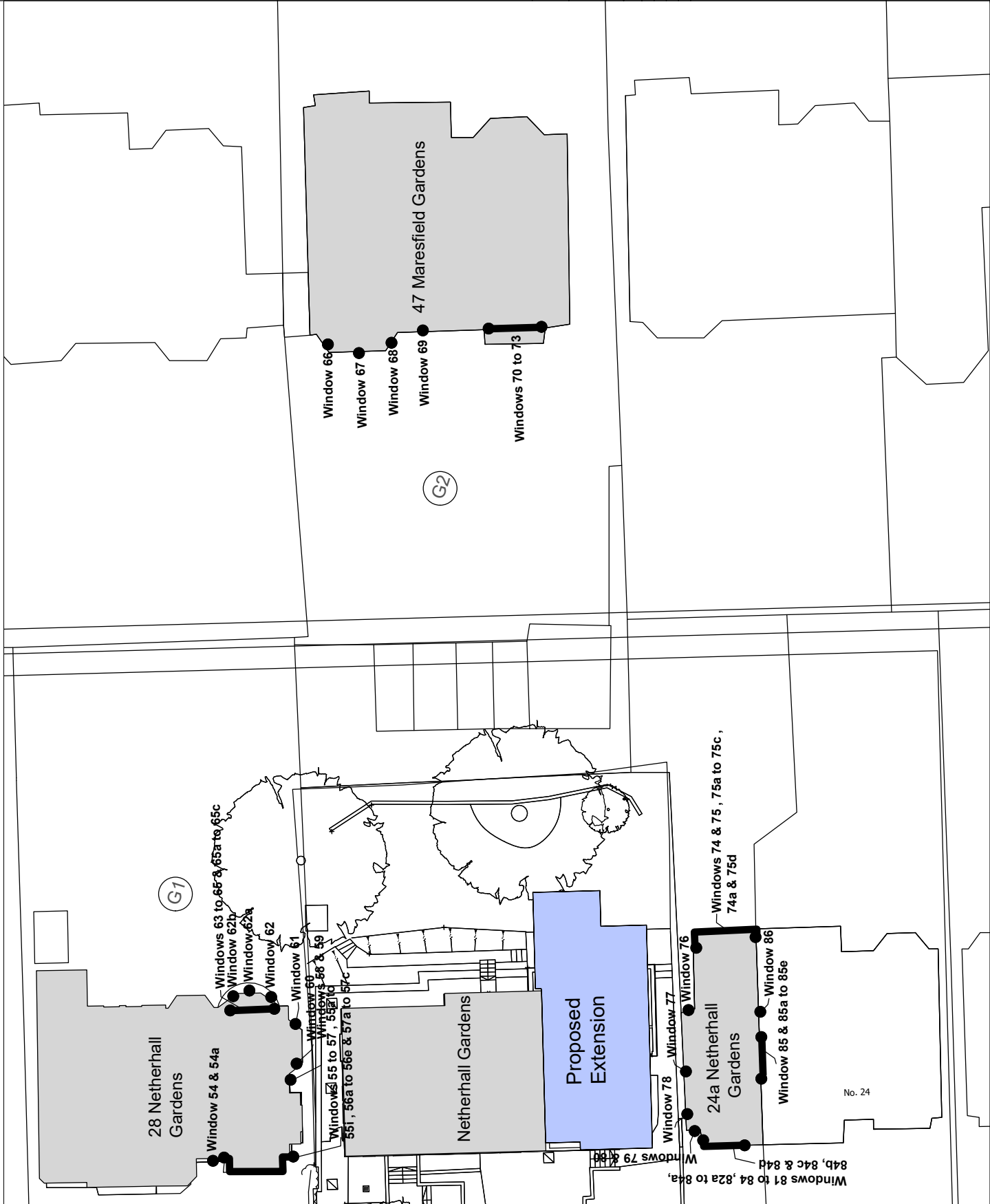
Neighbouring Properties



Window reference



Neighbouring Gardens and Amenity Areas



Project Name: 26 Netherhall Gardens, London NW3 5TL

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 3 of 3

Rev: 1

Date: 10/01/2023

Details of revision

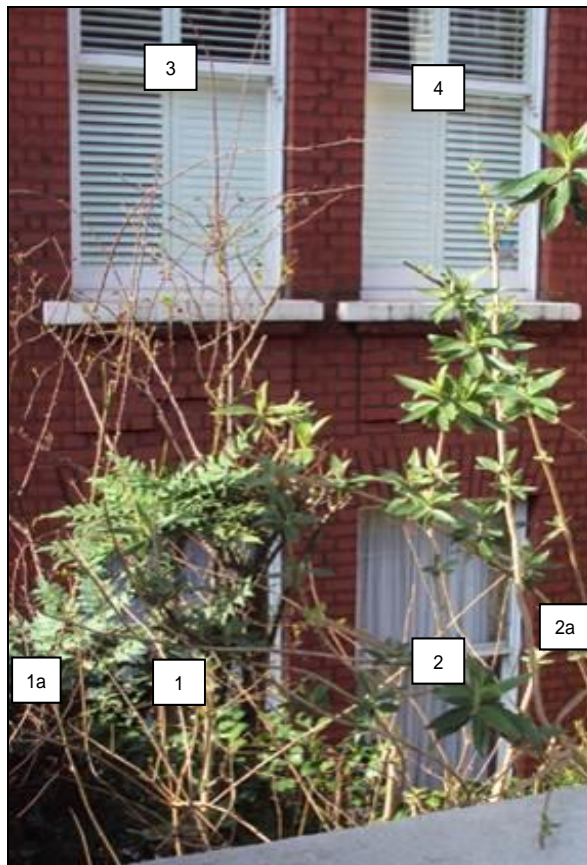


Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW

Tel: 0800 197 4836

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

Neighbouring Windows



21 Netherhall Gardens



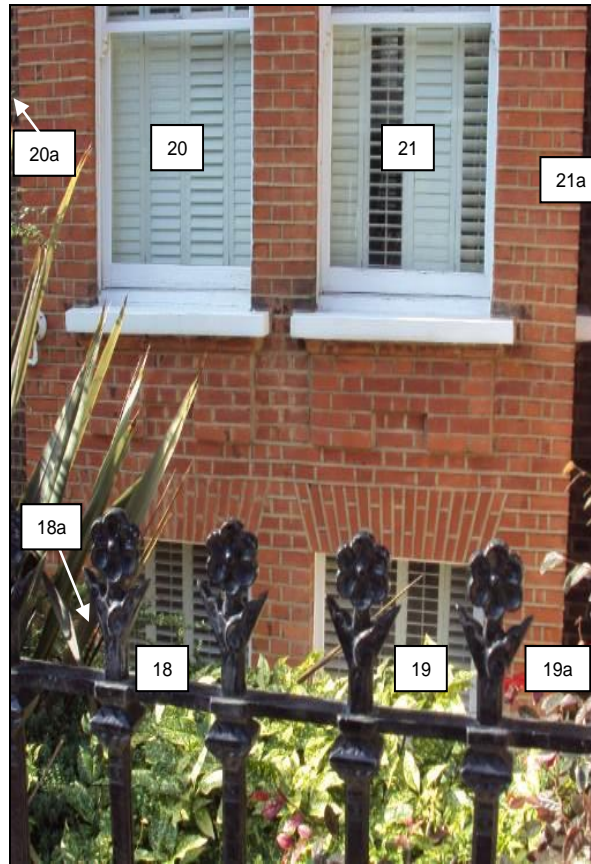
21 Netherhall Gardens



21 Netherhall Gardens



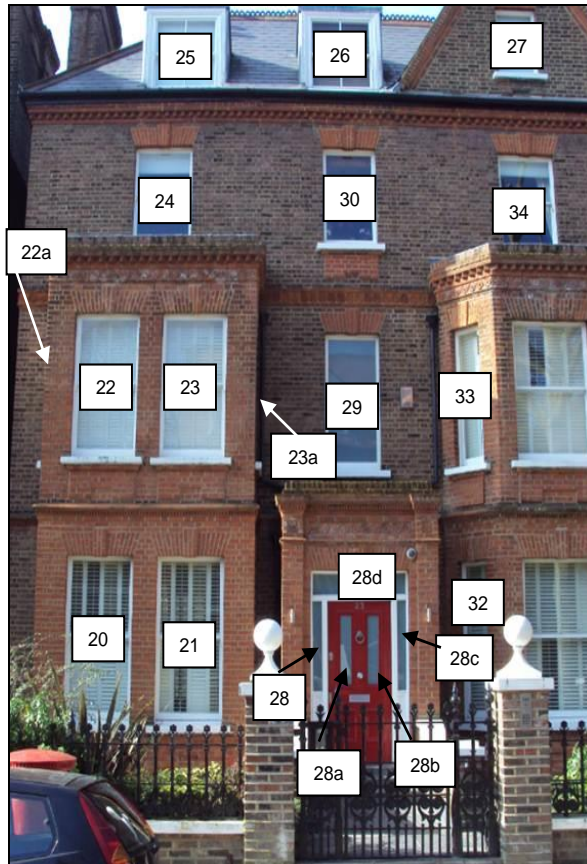
21 Netherhall Gardens



23 Netherhall Gardens



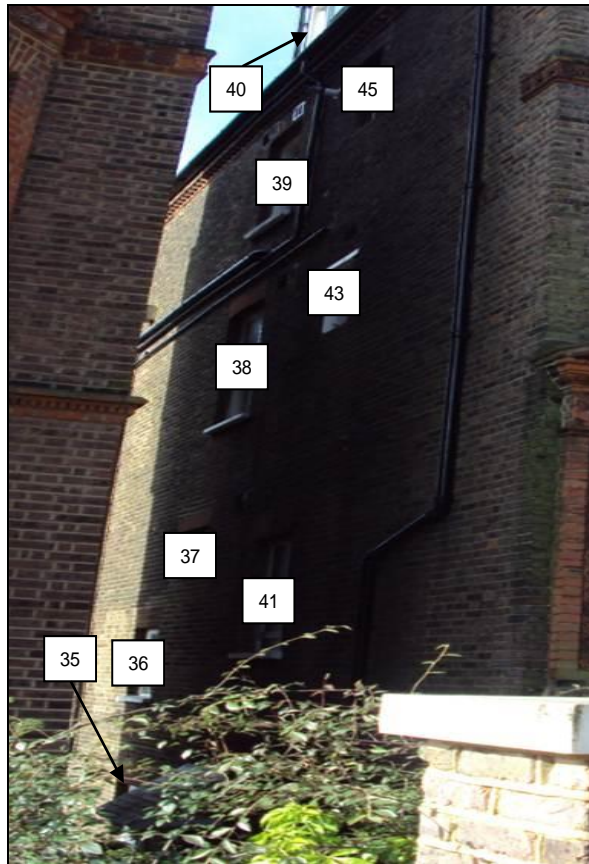
23 Netherhall Gardens



23 Netherhall Gardens



23 Netherhall Gardens



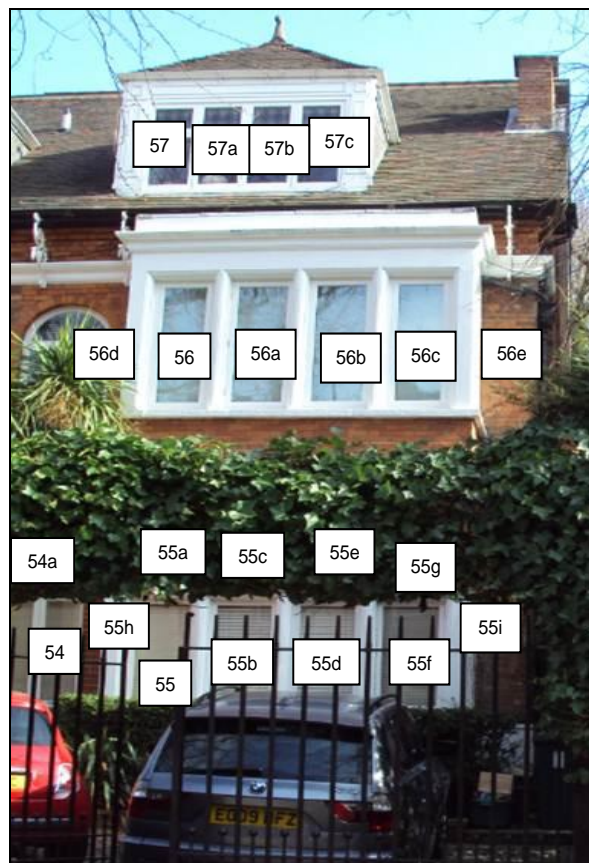
25 Netherhall Gardens



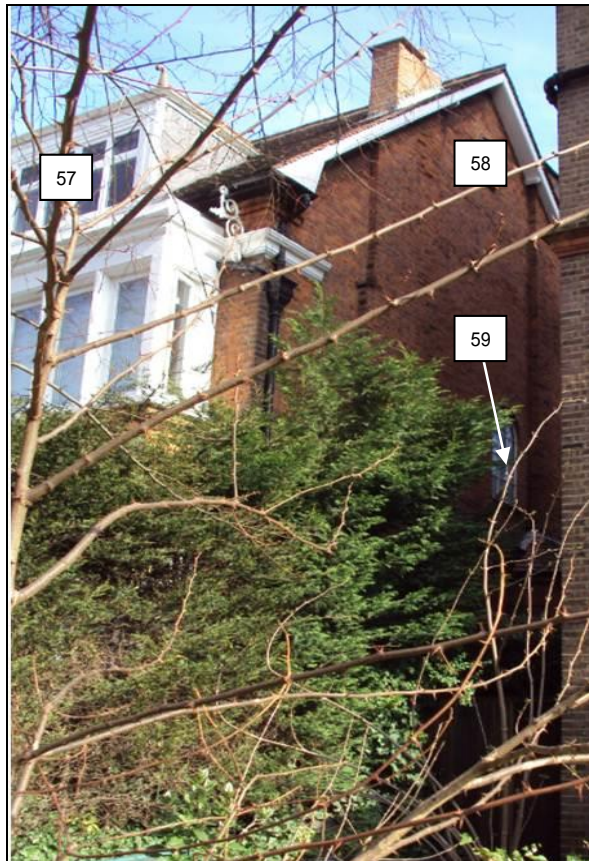
25 Netherhall Gardens



25 Netherhall Gardens



28 Netherhall Gardens



28 Netherhall Gardens



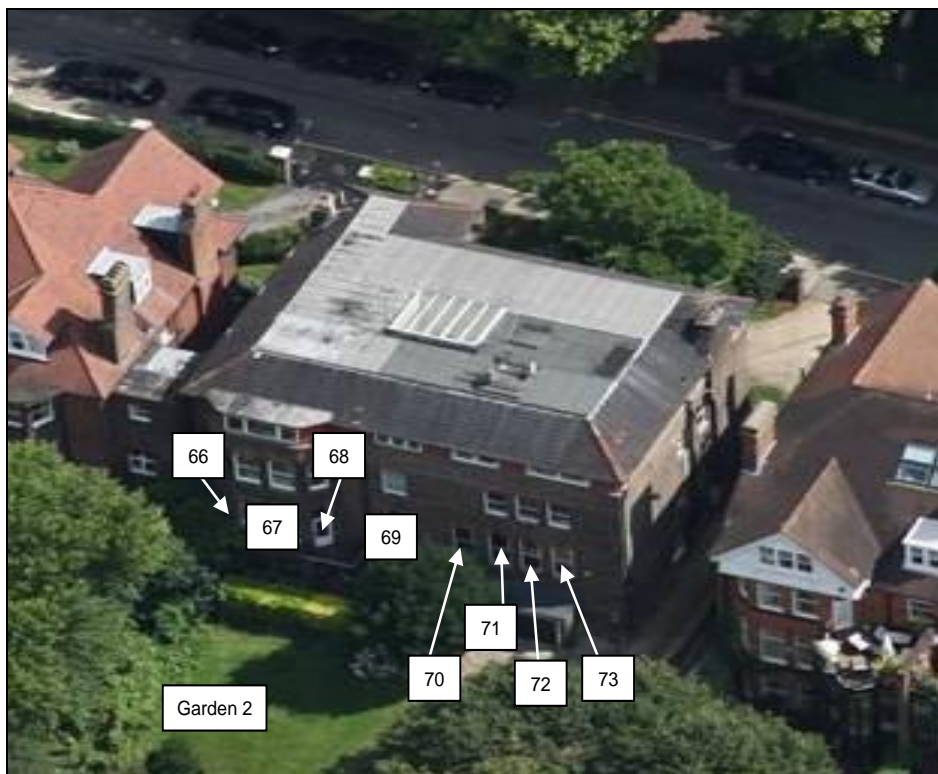
28 Netherhall Gardens



28 Netherhall Gardens



28 Netherhall Gardens



47 Maresfield Gardens



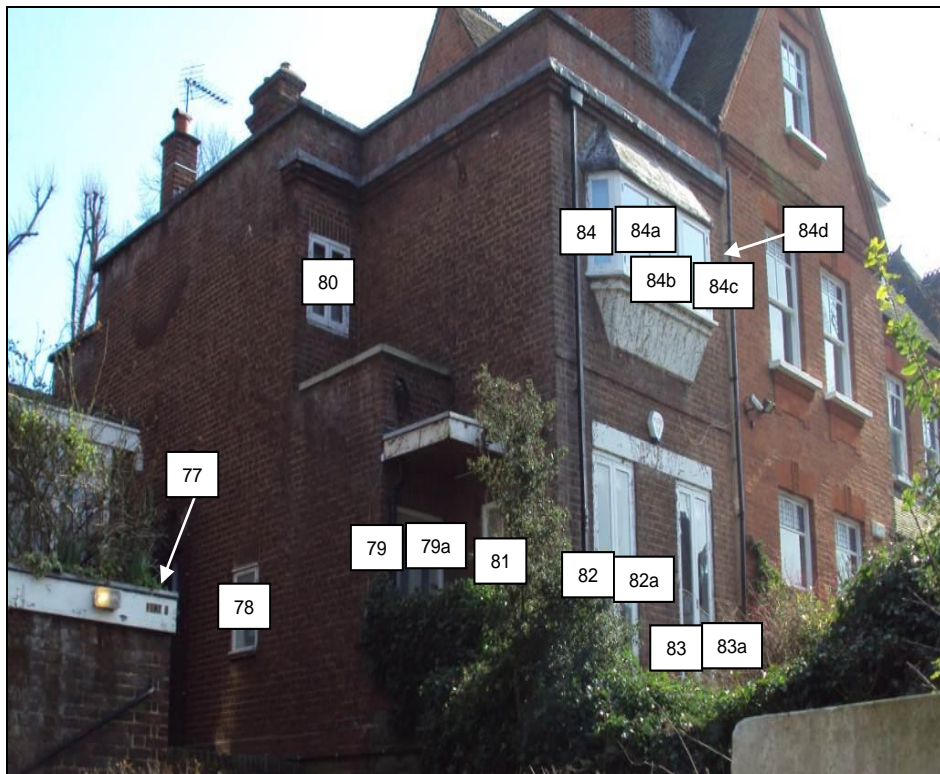
24a Netherhall Gardens



24a Netherhall Gardens



24a Netherhall Gardens



24a Netherhall Gardens



24a Netherhall Gardens

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

26 Netherhall Gardens, London NW3 5TL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>21 Netherhall Gardens</u>					
Window 1	Bed Sitting Room	27.8%	27.8%	0.0%	1.0
Window 2	Bed Sitting Room	24.0%	24.0%	0.0%	1.0
Window 1a	Bed Sitting Room	16.3%	16.3%	0.0%	1.0
Window 2a	Bed Sitting Room	0.9%	0.9%	0.0%	1.0
Window 3	Bed Sitting Room	34.4%	34.2%	0.2%	0.99
Window 4	Bed Sitting Room	34.1%	34.0%	0.1%	1.0
Window 3a	Bed Sitting Room	16.8%	16.8%	0.0%	1.0
Window 4a	Bed Sitting Room	3.1%	3.1%	0.0%	1.0
Window 5	Bedroom	36.6%	36.6%	0.0%	1.0
Window 6	Bedroom	36.4%	36.4%	0.0%	1.0
Window 5a	Bedroom	18.5%	18.5%	0.0%	1.0
Window 6a	Bedroom	17.6%	17.6%	0.0%	1.0
Window 7	Bedroom	37.1%	37.1%	0.0%	1.0
Window 8	Domestic	76.5%	76.5%	0.0%	1.0
Window 9	Domestic	32.5%	32.3%	0.2%	0.99
Window 9a	Domestic	33.5%	33.3%	0.2%	0.99
Window 9b	Domestic	33.5%	33.3%	0.2%	0.99
Window 9c	Domestic	32.4%	32.2%	0.2%	0.99
Window 9d	Domestic	33.9%	33.7%	0.2%	0.99
Window 10	Domestic	32.5%	32.5%	0.0%	1.0
Window 11	Domestic	36.9%	36.9%	0.0%	1.0
Window 12	Domestic	74.4%	74.4%	0.0%	1.0
Window 13	Bed Sitting Room	9.1%	9.1%	0.0%	1.0
Window 13a	Bed Sitting Room	24.3%	24.3%	0.0%	1.0
Window 13b	Bed Sitting Room	22.7%	22.7%	0.0%	1.0
Window 14	Bed Sitting Room	19.5%	19.3%	0.2%	0.99
Window 14a	Bed Sitting Room	33.8%	33.5%	0.3%	0.99
Window 14b	Bed Sitting Room	27.4%	27.2%	0.2%	0.99
Window 15	Sitting Room	31.5%	31.5%	0.0%	1.0
Window 15a	Sitting Room	36.0%	36.0%	0.0%	1.0
Window 15b	Sitting Room	29.9%	29.8%	0.1%	1.0
Window 16	Sitting Room	36.7%	36.7%	0.0%	1.0
Window 17	Habitable	38.9%	38.9%	0.0%	1.0
<u>23 Netherhall Gardens</u>					
Window 18	Lounge	25.6%	25.6%	0.0%	1.0
Window 19	Lounge	23.4%	23.4%	0.0%	1.0
Window 18a	Lounge	12.9%	12.9%	0.0%	1.0
Window 19a	Lounge	0.9%	0.9%	0.0%	1.0
Window 20	Lounge	33.3%	33.0%	0.3%	0.99
Window 21	Lounge	33.1%	32.8%	0.3%	0.99
Window 20a	Lounge	15.9%	15.9%	0.0%	1.0
Window 21a	Lounge	3.0%	3.0%	0.0%	1.0
Window 22	Bedroom	35.7%	35.6%	0.1%	1.0
Window 23	Bedroom	35.6%	35.5%	0.1%	1.0

Appendix 2 - Vertical Sky Component

26 Netherhall Gardens, London NW3 5TL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 22a	Bedroom	17.8%	17.8%	0.0%	1.0
Window 23a	Bedroom	6.1%	6.1%	0.0%	1.0
Window 24	Lounge	36.1%	36.1%	0.0%	1.0
Window 25	Domestic	38.5%	38.5%	0.0%	1.0
Window 26	Domestic	38.5%	38.5%	0.0%	1.0
Window 27	Bedroom	38.7%	38.7%	0.0%	1.0
Window 28	Domestic	31.4%	31.1%	0.3%	0.99
Window 28a	Domestic	32.5%	32.2%	0.3%	0.99
Window 28b	Domestic	32.4%	32.2%	0.2%	0.99
Window 28c	Domestic	31.4%	31.1%	0.3%	0.99
Window 28d	Domestic	32.9%	32.7%	0.2%	0.99
Window 29	Domestic	22.0%	22.0%	0.0%	1.0
Window 30	Domestic	28.1%	28.1%	0.0%	1.0
Window 31	Bedroom	9.0%	9.0%	0.0%	1.0
Window 31a	Bedroom	23.2%	23.2%	0.0%	1.0
Window 31b	Bedroom	19.1%	19.1%	0.0%	1.0
Window 32	Domestic	18.0%	17.8%	0.2%	0.99
Window 32a	Domestic	32.9%	32.7%	0.2%	0.99
Window 32b	Domestic	28.7%	28.6%	0.1%	1.0
Window 33	Lounge	23.2%	23.2%	0.0%	1.0
Window 33a	Lounge	35.3%	35.3%	0.0%	1.0
Window 33b	Lounge	30.9%	30.9%	0.0%	1.0
Window 34	Study	35.8%	35.8%	0.0%	1.0

25 Netherhall Gardens

Window 35	Domestic	3.4%	3.4%	0.0%	1.0
Window 36	Domestic	3.8%	3.8%	0.0%	1.0
Window 37	Domestic	3.1%	3.1%	0.0%	1.0
Window 38	Domestic	4.1%	4.1%	0.0%	1.0
Window 39	Domestic	12.8%	12.8%	0.0%	1.0
Window 40	Domestic	28.3%	28.3%	0.0%	1.0
Window 41	Domestic	2.1%	2.1%	0.0%	1.0
Window 42	Domestic	13.8%	13.8%	0.0%	1.0
Window 42a	Domestic	13.7%	13.5%	0.2%	0.99
Window 42b	Domestic	3.4%	3.3%	0.1%	0.97
Window 43	Domestic	5.3%	5.3%	0.0%	1.0
Window 44	Domestic	34.7%	34.7%	0.0%	1.0
Window 45	Domestic	14.2%	14.2%	0.0%	1.0
Window 46	Domestic	37.0%	37.0%	0.0%	1.0
Window 47	Domestic	13.5%	13.5%	0.0%	1.0
Window 47a	Domestic	26.2%	26.2%	0.0%	1.0
Window 47b	Domestic	26.9%	26.9%	0.0%	1.0
Window 48	Domestic	28.8%	28.7%	0.1%	1.0
Window 48a	Domestic	33.6%	33.5%	0.1%	1.0
Window 48b	Domestic	31.1%	31.0%	0.1%	1.0
Window 49	Domestic	31.3%	31.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component

26 Netherhall Gardens, London NW3 5TL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 49a	Domestic	35.9%	35.8%	0.1%	1.0
Window 49b	Domestic	32.4%	32.4%	0.0%	1.0
Window 50	Domestic	37.0%	37.0%	0.0%	1.0
Window 51	Domestic	37.0%	37.0%	0.0%	1.0
Window 52	Domestic	39.0%	39.0%	0.0%	1.0
Window 53	Domestic	38.9%	38.9%	0.0%	1.0
<u>28 Netherhall Gardens</u>					
Window 54	Reception	21.0%	21.0%	0.0%	1.0
Window 55	Reception	31.8%	31.8%	0.0%	1.0
Window 54a	Reception	22.5%	22.5%	0.0%	1.0
Window 55a	Reception	32.8%	32.8%	0.0%	1.0
Window 55b	Reception	31.9%	31.9%	0.0%	1.0
Window 55c	Reception	32.8%	32.8%	0.0%	1.0
Window 55d	Reception	31.8%	31.8%	0.0%	1.0
Window 55e	Reception	32.7%	32.7%	0.0%	1.0
Window 55f	Reception	31.6%	31.6%	0.0%	1.0
Window 55g	Reception	32.6%	32.6%	0.0%	1.0
Window 55h	Reception	11.9%	11.9%	0.0%	1.0
Window 55i	Reception	17.4%	17.4%	0.0%	1.0
Window 56	Bedroom	34.7%	34.7%	0.0%	1.0
Window 56a	Bedroom	34.6%	34.6%	0.0%	1.0
Window 56b	Bedroom	34.5%	34.5%	0.0%	1.0
Window 56c	Bedroom	34.4%	34.4%	0.0%	1.0
Window 56d	Bedroom	16.5%	16.5%	0.0%	1.0
Window 56e	Bedroom	20.7%	20.7%	0.0%	1.0
Window 57	Domestic	36.8%	36.8%	0.0%	1.0
Window 57a	Domestic	36.8%	36.8%	0.0%	1.0
Window 57b	Domestic	36.8%	36.8%	0.0%	1.0
Window 57c	Domestic	36.8%	36.8%	0.0%	1.0
Window 58	Domestic	27.5%	27.5%	0.0%	1.0
Window 59	Domestic	10.0%	10.0%	0.0%	1.0
Window 60	Lounge	7.0%	7.0%	0.0%	1.0
Window 61	Lounge	23.6%	23.5%	0.1%	1.0
Window 62	Lounge	31.2%	30.9%	0.3%	0.99
Window 62a	Lounge	35.1%	35.1%	0.0%	1.0
Window 62b	Lounge	30.3%	30.3%	0.0%	1.0
Window 63	Bedroom	36.3%	36.3%	0.0%	1.0
Window 64	Bedroom	36.3%	36.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component

26 Netherhall Gardens, London NW3 5TL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 65	Domestic	38.0%	38.0%	0.0%	1.0
Window 65a	Domestic	38.0%	38.0%	0.0%	1.0
Window 65b	Domestic	38.1%	38.1%	0.0%	1.0
Window 65c	Domestic	38.1%	38.1%	0.0%	1.0
<u>47 Maresfield Gardens</u>					
Window 66	Domestic	28.5%	28.4%	0.1%	1.0
Window 67	Domestic	36.1%	36.1%	0.0%	1.0
Window 68	Domestic	28.9%	28.9%	0.0%	1.0
Window 69	Domestic	34.9%	34.9%	0.0%	1.0
Window 70	Domestic	35.9%	35.9%	0.0%	1.0
Window 71	Domestic	36.0%	36.0%	0.0%	1.0
Window 72	Domestic	36.1%	36.1%	0.0%	1.0
Window 73	Domestic	36.1%	36.1%	0.0%	1.0
<u>24a Netherhall Gardens</u>					
Window 74	Living Room	27.6%	27.5%	0.1%	1.0
Window 74a	Living Room	29.2%	29.1%	0.1%	1.0
Window 75	Domestic	28.3%	28.3%	0.0%	1.0
Window 75a	Domestic	36.3%	36.3%	0.0%	1.0
Window 75b	Domestic	36.3%	36.3%	0.0%	1.0
Window 75c	Domestic	36.3%	36.3%	0.0%	1.0
Window 75d	Domestic	33.0%	32.8%	0.2%	0.99
Window 76	Domestic	26.1%	21.1%	5.0%	0.81
Window 77	Non Habitable	19.0%	12.3%	6.7%	0.65
Window 78	Hall	18.6%	10.1%	8.5%	0.54
Window 79	Domestic	17.5%	15.3%	2.2%	0.87
Window 79a	Domestic	14.0%	12.5%	1.5%	0.89
Window 80	Domestic	21.5%	20.7%	0.8%	0.96
Window 81	Breakfast Area	18.2%	15.2%	3.0%	0.84
Window 82	Breakfast Area	31.6%	31.6%	0.0%	1.0
Window 83	Breakfast Area	31.8%	31.8%	0.0%	1.0
Window 82a	Breakfast Area	31.7%	31.7%	0.0%	1.0
Window 83a	Breakfast Area	31.9%	31.9%	0.0%	1.0
Window 84	Bedroom	29.6%	29.6%	0.0%	1.0
Window 84a	Bedroom	34.4%	34.4%	0.0%	1.0
Window 84b	Bedroom	34.4%	34.4%	0.0%	1.0
Window 84c	Bedroom	34.5%	34.5%	0.0%	1.0
Window 84d	Bedroom	29.9%	29.9%	0.0%	1.0
Window 85	Domestic	35.6%	35.6%	0.0%	1.0
Window 85a	Domestic	36.5%	36.5%	0.0%	1.0
Window 85b	Domestic	35.5%	35.5%	0.0%	1.0
Window 85c	Domestic	36.5%	36.5%	0.0%	1.0
Window 85d	Domestic	35.5%	35.5%	0.0%	1.0
Window 85e	Domestic	36.5%	36.5%	0.0%	1.0
Window 86	Domestic	37.3%	37.3%	0.0%	1.0

Appendix 2 - Daylight Distribution

26 Netherhall Gardens, London NW3 5TL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>21 Netherhall Gardens</u>					
Window 1	Bed Sitting Room	99%	99%	0.0%	1.0
Window 2	Bed Sitting Room	99%	99%	0.0%	1.0
Window 1a	Bed Sitting Room	99%	99%	0.0%	1.0
Window 2a	Bed Sitting Room	99%	99%	0.0%	1.0
Window 3	Bed Sitting Room	99%	99%	0.0%	1.0
Window 4	Bed Sitting Room	99%	99%	0.0%	1.0
Window 3a	Bed Sitting Room	99%	99%	0.0%	1.0
Window 4a	Bed Sitting Room	99%	99%	0.0%	1.0
Window 5	Bedroom	100%	100%	0.0%	1.0
Window 6	Bedroom	100%	100%	0.0%	1.0
Window 5a	Bedroom	100%	100%	0.0%	1.0
Window 6a	Bedroom	100%	100%	0.0%	1.0
Window 7	Bedroom	91%	91%	0.0%	1.0
Window 8	Domestic	100%	100%	0.0%	1.0
Window 9	Domestic	99%	99%	0.0%	1.0
Window 9a	Domestic	99%	99%	0.0%	1.0
Window 9b	Domestic	99%	99%	0.0%	1.0
Window 9c	Domestic	99%	99%	0.0%	1.0
Window 9d	Domestic	99%	99%	0.0%	1.0
Window 10	Domestic	90%	90%	0.0%	1.0
Window 11	Domestic	100%	100%	0.0%	1.0
Window 12	Domestic	100%	100%	0.0%	1.0
Window 13	Bed Sitting Room	95%	95%	0.0%	1.0
Window 13a	Bed Sitting Room	95%	95%	0.0%	1.0
Window 13b	Bed Sitting Room	95%	95%	0.0%	1.0
Window 14	Bed Sitting Room	99%	99%	0.0%	1.0
Window 14a	Bed Sitting Room	99%	99%	0.0%	1.0
Window 14b	Bed Sitting Room	99%	99%	0.0%	1.0
Window 15	Sitting Room	100%	100%	0.0%	1.0
Window 15a	Sitting Room	100%	100%	0.0%	1.0
Window 15b	Sitting Room	100%	100%	0.0%	1.0
Window 16	Sitting Room	93%	93%	0.0%	1.0
Window 17	Habitable	93%	93%	0.0%	1.0
<u>23 Netherhall Gardens</u>					
Window 18	Lounge	99%	98%	1.0%	0.99
Window 19	Lounge	99%	98%	1.0%	0.99
Window 18a	Lounge	99%	98%	1.0%	0.99
Window 19a	Lounge	99%	98%	1.0%	0.99
Window 20	Lounge	98%	98%	0.0%	1.0
Window 21	Lounge	98%	98%	0.0%	1.0
Window 20a	Lounge	98%	98%	0.0%	1.0

Appendix 2 - Daylight Distribution

26 Netherhall Gardens, London NW3 5TL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 21a	Lounge	98%	98%	0.0%	1.0
Window 22	Bedroom	99%	99%	0.0%	1.0
Window 23	Bedroom	99%	99%	0.0%	1.0
Window 22a	Bedroom	99%	99%	0.0%	1.0
Window 23a	Bedroom	99%	99%	0.0%	1.0
Window 24	Lounge	97%	97%	0.0%	1.0
Window 25	Domestic	100%	100%	0.0%	1.0
Window 26	Domestic	90%	90%	0.0%	1.0
Window 27	Bedroom	97%	97%	0.0%	1.0
Window 28	Domestic	98%	98%	0.0%	1.0
Window 28a	Domestic	98%	98%	0.0%	1.0
Window 28b	Domestic	98%	98%	0.0%	1.0
Window 28c	Domestic	98%	98%	0.0%	1.0
Window 28d	Domestic	98%	98%	0.0%	1.0
Window 29	Domestic	90%	90%	0.0%	1.0
Window 30	Domestic	96%	96%	0.0%	1.0
Window 31	Bedroom	97%	97%	0.0%	1.0
Window 31a	Bedroom	97%	97%	0.0%	1.0
Window 31b	Bedroom	97%	97%	0.0%	1.0
Window 32	Domestic	97%	97%	0.0%	1.0
Window 32a	Domestic	97%	97%	0.0%	1.0
Window 32b	Domestic	97%	97%	0.0%	1.0
Window 33	Lounge	98%	98%	0.0%	1.0
Window 33a	Lounge	98%	98%	0.0%	1.0
Window 33b	Lounge	98%	98%	0.0%	1.0
Window 34	Study	89%	89%	0.0%	1.0

28 Netherhall Gardens

Window 54	Reception	96%	96%	0.0%	1.0
Window 55	Reception	96%	96%	0.0%	1.0
Window 54a	Reception	96%	96%	0.0%	1.0
Window 55a	Reception	96%	96%	0.0%	1.0
Window 55b	Reception	96%	96%	0.0%	1.0
Window 55c	Reception	96%	96%	0.0%	1.0
Window 55d	Reception	96%	96%	0.0%	1.0
Window 55e	Reception	96%	96%	0.0%	1.0
Window 55f	Reception	96%	96%	0.0%	1.0
Window 55g	Reception	96%	96%	0.0%	1.0
Window 55h	Reception	96%	96%	0.0%	1.0
Window 55i	Reception	96%	96%	0.0%	1.0
Window 56	Bedroom	97%	97%	0.0%	1.0
Window 56a	Bedroom	97%	97%	0.0%	1.0
Window 56b	Bedroom	97%	97%	0.0%	1.0
Window 56c	Bedroom	97%	97%	0.0%	1.0

Appendix 2 - Daylight Distribution

26 Netherhall Gardens, London NW3 5TL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 56d	Bedroom	97%	97%	0.0%	1.0
Window 56e	Bedroom	97%	97%	0.0%	1.0
Window 57	Domestic	99%	99%	0.0%	1.0
Window 57a	Domestic	99%	99%	0.0%	1.0
Window 57b	Domestic	99%	99%	0.0%	1.0
Window 57c	Domestic	99%	99%	0.0%	1.0
Window 58	Domestic	52%	52%	0.0%	1.0
Window 59	Domestic	12%	12%	0.0%	1.0
Window 60	Lounge	100%	100%	0.0%	1.0
Window 61	Lounge	100%	100%	0.0%	1.0
Window 62	Lounge	100%	100%	0.0%	1.0
Window 62a	Lounge	100%	100%	0.0%	1.0
Window 62b	Lounge	100%	100%	0.0%	1.0
Window 63	Bedroom	98%	98%	0.0%	1.0
Window 64	Bedroom	98%	98%	0.0%	1.0
Window 65	Domestic	92%	92%	0.0%	1.0
Window 65a	Domestic	92%	92%	0.0%	1.0
Window 65b	Domestic	92%	92%	0.0%	1.0
Window 65c	Domestic	92%	92%	0.0%	1.0
<u>24a Netherhall Gardens</u>					
Window 74	Living Room	100%	100%	0.0%	1.0
Window 74a	Living Room	100%	100%	0.0%	1.0
Window 75	Domestic	100%	100%	0.0%	1.0
Window 75a	Domestic	100%	100%	0.0%	1.0
Window 75b	Domestic	100%	100%	0.0%	1.0
Window 75c	Domestic	100%	100%	0.0%	1.0
Window 75d	Domestic	100%	100%	0.0%	1.0
Window 76	Domestic	91%	90%	1.0%	0.99
Window 77	Non Habitable	91%	90%	1.0%	0.99
Window 78	Hall	50%	7%	43.0%	0.14
Window 79	Domestic	71%	71%	0.0%	1.0
Window 79a	Domestic	71%	71%	0.0%	1.0
Window 80	Domestic	90%	90%	0.0%	1.0
Window 81	Breakfast Area	96%	96%	0.0%	1.0
Window 82	Breakfast Area	96%	96%	0.0%	1.0
Window 83	Breakfast Area	96%	96%	0.0%	1.0
Window 82a	Breakfast Area	96%	96%	0.0%	1.0
Window 83a	Breakfast Area	96%	96%	0.0%	1.0
Window 84	Bedroom	99%	99%	0.0%	1.0
Window 84a	Bedroom	99%	99%	0.0%	1.0
Window 84b	Bedroom	99%	99%	0.0%	1.0
Window 84c	Bedroom	99%	99%	0.0%	1.0
Window 84d	Bedroom	99%	99%	0.0%	1.0

Appendix 2 - Daylight Distribution
26 Netherhall Gardens, London NW3 5TL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 85	Domestic	87%	87%	0.0%	1.0
Window 85a	Domestic	87%	87%	0.0%	1.0
Window 85b	Domestic	87%	87%	0.0%	1.0
Window 85c	Domestic	87%	87%	0.0%	1.0
Window 85d	Domestic	87%	87%	0.0%	1.0
Window 85e	Domestic	87%	87%	0.0%	1.0
Window 86	Domestic	17%	17%	0.0%	1.0

Appendix 2 - Sunlight to Windows

26 Netherhall Gardens, London NW3 5TL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>21 Netherhall Gardens</u>									
Window 1a	Bed Sitting Room	37%	37%	0%	1.0	10%	10%	0%	1.0
Window 3a	Bed Sitting Room	40%	40%	0%	1.0	11%	11%	0%	1.0
Window 5a	Bedroom	42%	42%	0%	1.0	13%	13%	0%	1.0
Window 13	Bed Sitting Room	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 14	Bed Sitting Room	26%	26%	0%	1.0	2%	2%	0%	1.0
Window 15	Sitting Room	47%	47%	0%	1.0	13%	13%	0%	1.0
<u>23 Netherhall Gardens</u>									
Window 18a	Lounge	34%	34%	0%	1.0	8%	8%	0%	1.0
Window 20a	Lounge	36%	36%	0%	1.0	9%	9%	0%	1.0
Window 22a	Bedroom	41%	41%	0%	1.0	12%	12%	0%	1.0
Window 31	Bedroom	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 32	Domestic	25%	25%	0%	1.0	4%	4%	0%	1.0
Window 33	Lounge	33%	33%	0%	1.0	6%	6%	0%	1.0
<u>25 Netherhall Gardens</u>									
Window 35	Domestic	14%	14%	0%	1.0	1%	1%	0%	1.0
Window 41	Domestic	12%	12%	0%	1.0	0%	0%	0%	1.0
Window 36	Domestic	17%	17%	0%	1.0	1%	1%	0%	1.0
Window 37	Domestic	13%	13%	0%	1.0	0%	0%	0%	1.0
Window 38	Domestic	13%	13%	0%	1.0	0%	0%	0%	1.0
Window 43	Domestic	17%	17%	0%	1.0	2%	2%	0%	1.0
Window 39	Domestic	46%	46%	0%	1.0	1%	1%	0%	1.0
Window 45	Domestic	48%	48%	0%	1.0	1%	1%	0%	1.0
Window 40	Domestic	72%	72%	0%	1.0	16%	16%	0%	1.0
Window 47	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0
Window 48	Domestic	43%	43%	0%	1.0	11%	11%	0%	1.0
Window 49	Domestic	49%	49%	0%	1.0	14%	14%	0%	1.0
<u>28 Netherhall Gardens</u>									
Window 54	Reception	25%	25%	0%	1.0	2%	2%	0%	1.0
Window 55	Reception	40%	40%	0%	1.0	10%	10%	0%	1.0
Window 54a	Reception	19%	19%	0%	1.0	1%	1%	0%	1.0
Window 55a	Reception	42%	42%	0%	1.0	11%	11%	0%	1.0
Window 55b	Reception	41%	41%	0%	1.0	10%	10%	0%	1.0
Window 55c	Reception	42%	42%	0%	1.0	11%	11%	0%	1.0
Window 55d	Reception	40%	40%	0%	1.0	9%	9%	0%	1.0
Window 55e	Reception	43%	43%	0%	1.0	11%	11%	0%	1.0
Window 55f	Reception	39%	39%	0%	1.0	9%	9%	0%	1.0
Window 55g	Reception	42%	42%	0%	1.0	11%	11%	0%	1.0
Window 55h	Reception	3%	3%	0%	1.0	0%	0%	0%	1.0
Window 55i	Reception	37%	37%	0%	1.0	10%	10%	0%	1.0

Appendix 2 - Sunlight to Windows

26 Netherhall Gardens, London NW3 5TL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 56	Bedroom	44%	44%	0%	1.0	11%	11%	0%	1.0
Window 56a	Bedroom	44%	44%	0%	1.0	11%	11%	0%	1.0
Window 56b	Bedroom	44%	44%	0%	1.0	11%	11%	0%	1.0
Window 56c	Bedroom	44%	44%	0%	1.0	11%	11%	0%	1.0
Window 56d	Bedroom	4%	4%	0%	1.0	0%	0%	0%	1.0
Window 56e	Bedroom	43%	43%	0%	1.0	11%	11%	0%	1.0
Window 57	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 57a	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 57b	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 57c	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 58	Domestic	72%	72%	0%	1.0	16%	16%	0%	1.0
Window 59	Domestic	34%	34%	0%	1.0	3%	3%	0%	1.0
Window 60	Lounge	7%	7%	0%	1.0	0%	0%	0%	1.0
Window 61	Lounge	35%	35%	0%	1.0	7%	7%	0%	1.0
Window 62	Lounge	47%	47%	0%	1.0	12%	12%	0%	1.0
<u>47 Maresfield Gardens</u>									
Window 67	Domestic	48%	48%	0%	1.0	13%	13%	0%	1.0
Window 68	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 69	Domestic	47%	47%	0%	1.0	14%	14%	0%	1.0
Window 70	Domestic	47%	47%	0%	1.0	14%	14%	0%	1.0
Window 71	Domestic	47%	47%	0%	1.0	14%	14%	0%	1.0
Window 72	Domestic	47%	47%	0%	1.0	14%	14%	0%	1.0
Window 73	Domestic	46%	46%	0%	1.0	14%	14%	0%	1.0
<u>24a Netherhall Gardens</u>									
Window 75	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 79	Domestic	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 79a	Domestic	4%	4%	0%	1.0	0%	0%	0%	1.0
Window 80	Domestic	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 82	Breakfast Area	40%	40%	0%	1.0	13%	13%	0%	1.0
Window 83	Breakfast Area	42%	42%	0%	1.0	13%	13%	0%	1.0
Window 82a	Breakfast Area	40%	40%	0%	1.0	13%	13%	0%	1.0
Window 83a	Breakfast Area	42%	42%	0%	1.0	13%	13%	0%	1.0
Window 84a	Bedroom	44%	44%	0%	1.0	13%	13%	0%	1.0
Window 84b	Bedroom	44%	44%	0%	1.0	13%	13%	0%	1.0
Window 84c	Bedroom	44%	44%	0%	1.0	13%	13%	0%	1.0
Window 84d	Bedroom	44%	44%	0%	1.0	13%	13%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
26 Netherhall Gardens, London NW3 5TL

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
<u>28 Netherhall Gardens</u>								
Garden 1	199.55 m2	199.55 m2	100%	199.55 m2	100%	0.0 m2	0%	1.0
<u>47 Maresfield Gardens</u>								
Garden 2	417.78 m2	417.48 m2	100%	417.48 m2	100%	0.0 m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

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: 26 Netherhall Gardens, London NW3 5TL

Drawing Title: Overshadowing to Gardens and Open Spaces

Scale: Do not scale

Drawing No: 1 of 1

Rev: -

Date: -

Details of revision: -



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

Tel. 0800 197 4836

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

