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

11 June 2019

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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 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, 2nd Edition' by P J Littlefair 2011. However, as explained in section 3.3 we have only applied the daylight distribution test to the neighbouring properties where room layouts are known.

1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 4 Rosslyn Park Mews and 12, 12c, 13, 14 & 15a Lyndhurst Road.

1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Where room layouts are not known the daylight distribution test has not been undertaken.

1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight and sunlight tests in respect of the rooms served by windows 61 & 62 to 64 and garden 2 at 13 Lyndhurst Road. In our opinion, as the proposed development achieves an overall high level of compliance with the BRE recommendations and due to the mitigating factors listed in section 4, the loss of daylight or sunlight should not warrant refusal of the application.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on the following drawings:

Kokorelia Architects

AP01	Context Plan	Rev 00
AP100	Existing Ground Floor	Rev R0
AP101	Existing First Floor	Rev R0
AP103	Existing Roof Plan	Rev R0
AP110	Existing Front Elevation A-A'	Rev R0
AP111	Existing Side Elevation	Rev R0
AP112	Existing Rear Elevation A-A'	Rev R0
AP120	Existing Section A-A'	Rev R0
AP121	Existing Long Section B-B'	Rev R0
AP200	Proposal Ground Floor	Rev R0
AP201	Proposed First Floor	Rev R0
AP202	Proposed Second Floor	Rev R1
AP203	Proposed Roof Plan	Rev R1
AP211	Proposed Side Elevation	Rev R1
AP212	Proposed Rear Elevation A-A'	Rev R1
AP213	Proposed Front Elevation A-A'	Rev R1
AP220	Proposed Section A-A'	Rev R2

2.1.2 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

12 Lyndhurst Road: 905AP2/P1	New Grille and Garden Staircase	Rev -
13 Lyndhurst Road: DPL.02.	Proposed Plan	Rev -
15 Lyndhurst Road: 02	Proposed Plan	Rev A

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to 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, 2nd Edition' by P J Littlefair 2011. In general, the BRE tests are based on the requirements of the British Standard, BS 8206 Part 2.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

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

3.2 National Planning Policy Framework

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

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

3.3 Daylight to Windows

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

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 <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.

3.3.7 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 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this study.

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this study. This 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 1 to 4 Rosslyn Park Mews and 12, 12c, 13, 14 & 15a Lyndhurst Road.

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 pass the daylight distribution test with the exception of the bedroom served by window 61 and the living room served by windows 62 to 64 at 13 Lyndhurst Road. However, there are mitigating factors to mention. Firstly, the results are fairly marginal (before/after ratios of 0.75 and above - against the BRE target of 0.8). Furthermore, the BRE guide states that although bedrooms should be analysed, they are less important. Finally, the BRE guide is intended to be used flexibly, particularly in urban locations, and given the isolated and borderline nature of the results we are of the opinion that the development design is acceptable.

4.3 Sunlight to Windows

4.3.1 All windows which face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test with the exception of windows 62 to 64 at 13 Lyndhurst Road. These windows are well served for sunlight annually but fall short of the BRE recommendations during the winter months. However, in urban locations it is very

often not possible to achieve recommended levels of direct sunlight during the winter months. Furthermore, the BRE guide is intended to be used flexibly, particularly in urban locations, and given the isolated nature of the results we are of the opinion that the development design is acceptable.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 The results of the overshadowing test show that sunlight availability after the development will be no less than 0.8 times the former value with the exception of garden 2 at 13 Lyndhurst Road. This is because the existing sunlight availability is already low (only 12% - 6.55m2 of the garden is well-lit before the proposed development) and therefore even a small reduction in absolute terms results in a lower than normal before/after ratio. Since the level of overshadowing is relatively small in absolute area terms, we are of the opinion that the proposed development will not have a harmful effect.

4.5 Conclusion

4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight and sunlight tests in respect of the rooms served by windows 61 & 62 to 64 and garden 2 at 13 Lyndhurst Road. In our opinion, as the proposed development achieves an overall high level of compliance with the BRE recommendations and due to the mitigating factors listed in section 4, the loss of daylight or sunlight should not warrant refusal of the application.

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 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.

5.1.3 The study has been undertaken following access to the proposed development site. We have not had access to neighbouring properties. The study is based on the information listed in section 2 of this report.

5.1.4 We have undertaken the study 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. For example, 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.

5.1.5 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.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY

Property Key

Key

- Development site
- Neighbouring Properties

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 3 | Rev. –

Rev.	Date	Details of revision

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Window Key

Key

- Development site
- Neighbouring Properties
- Window reference

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 3 | Rev. –

Rev.	Date	Details of revision

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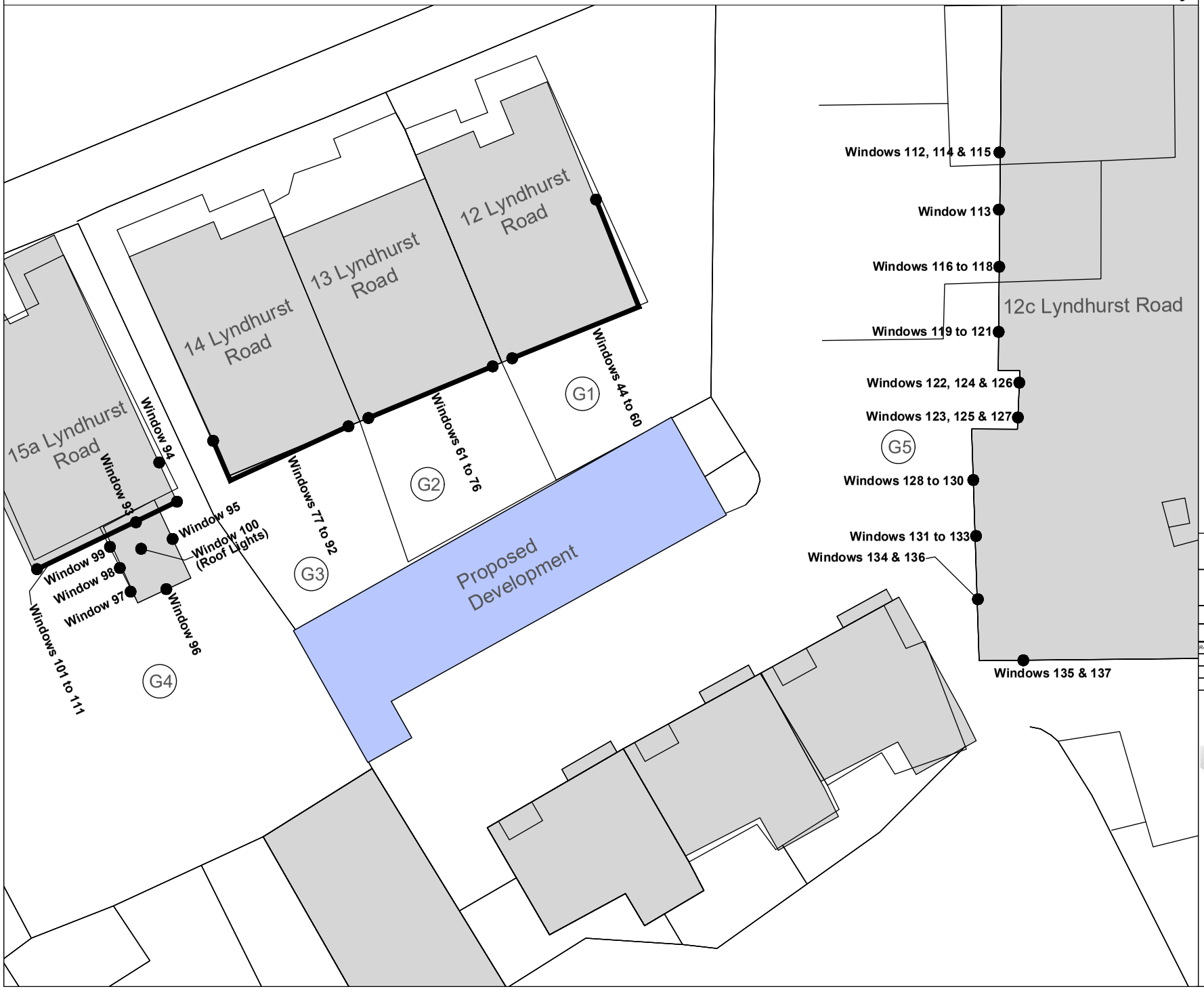
Window & Garden Key



Key

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

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

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 3 of 3 Rev. –

Rev.	Date	Details of revision

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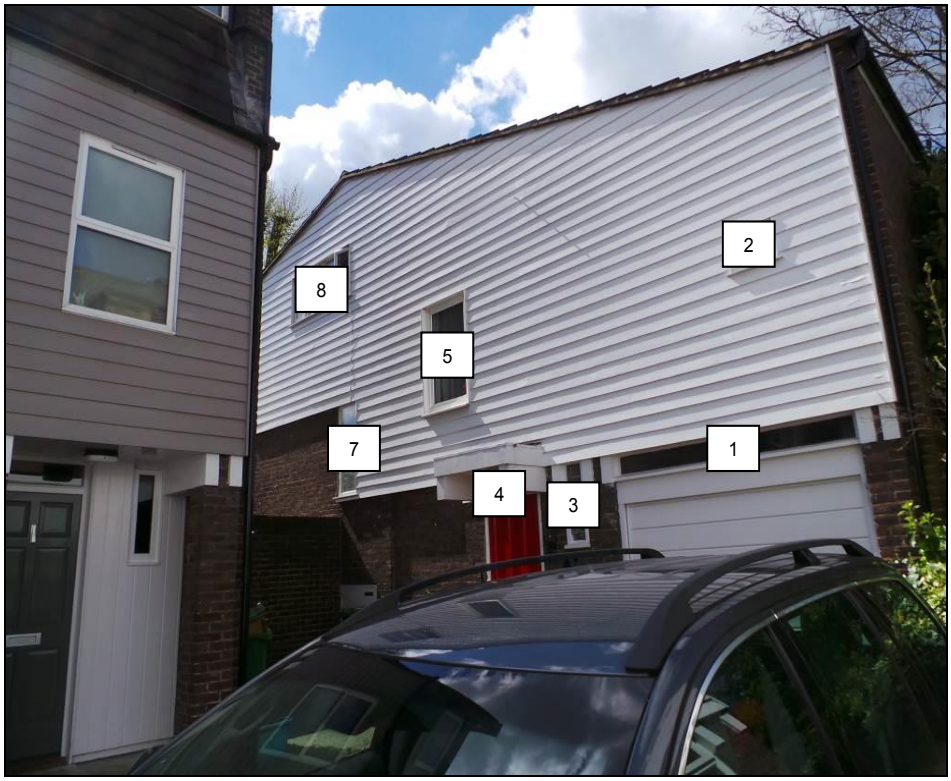
Neighbouring Windows



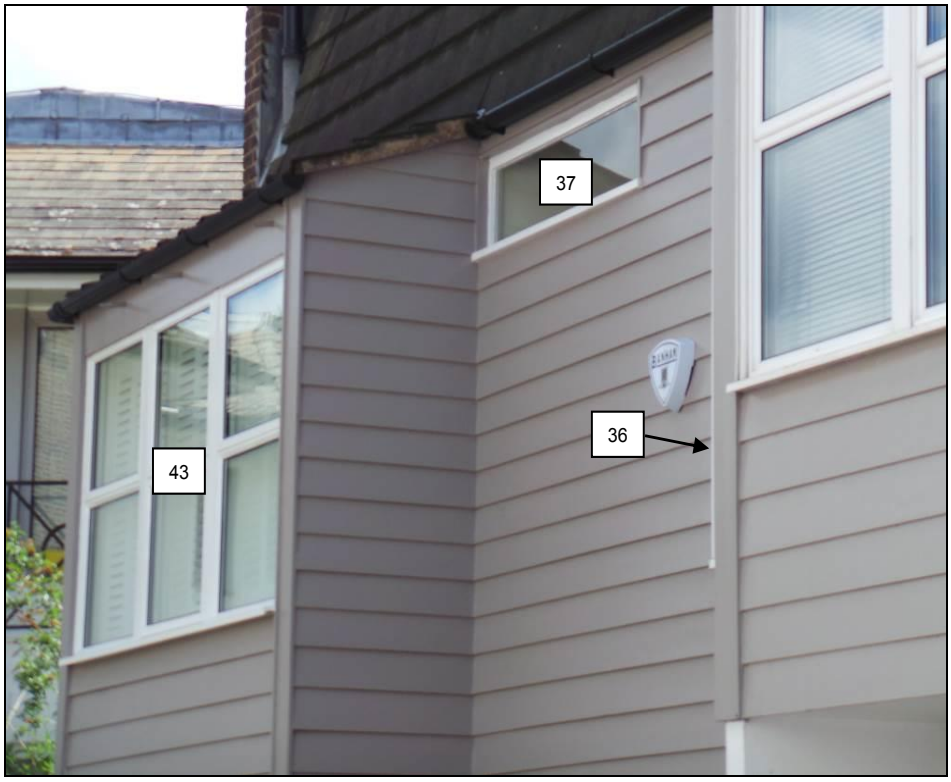
4 Rosslyn Park Mews

4 Rosslyn Park Mews

3 Rosslyn Park Mews

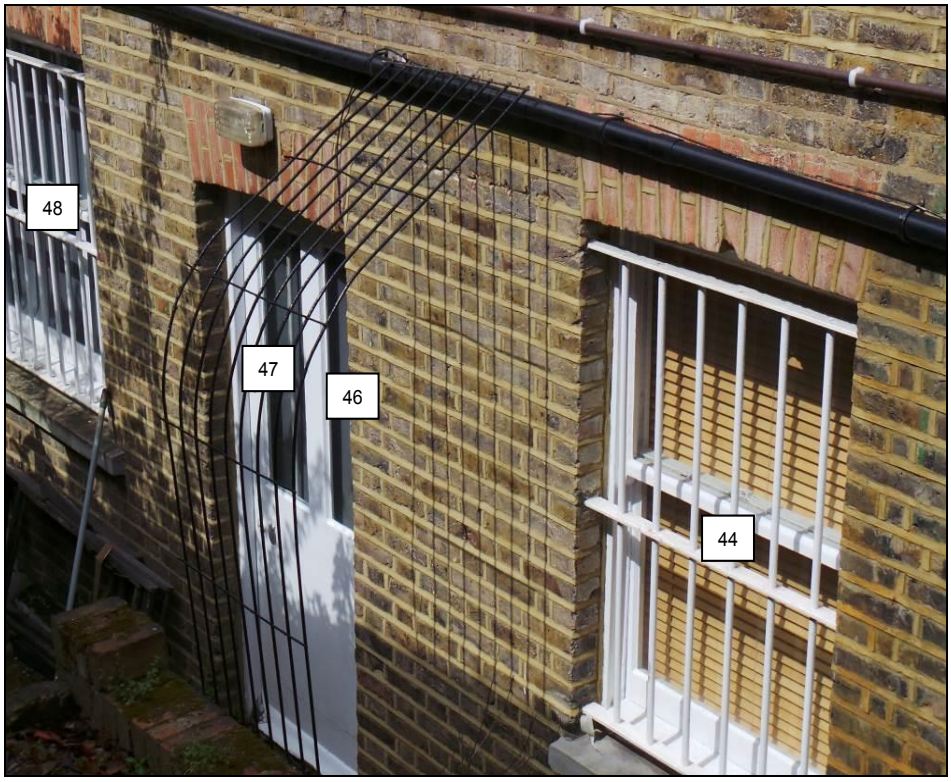
2 Rosslyn Park Mews

1 Rosslyn Park Mews



1 Rosslyn Park Mews

1 Rosslyn Park Mews



12 Lyndhurst Road

12 Lyndhurst Road

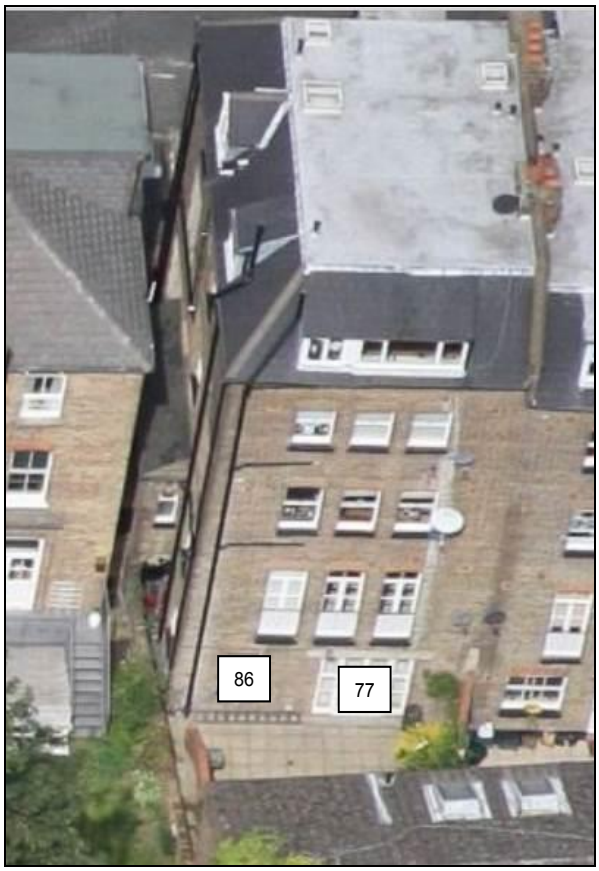
12 Lyndhurst Road

12 Lyndhurst Road

13 Lyndhurst Road

13 Lyndhurst Road

13 Lyndhurst Road



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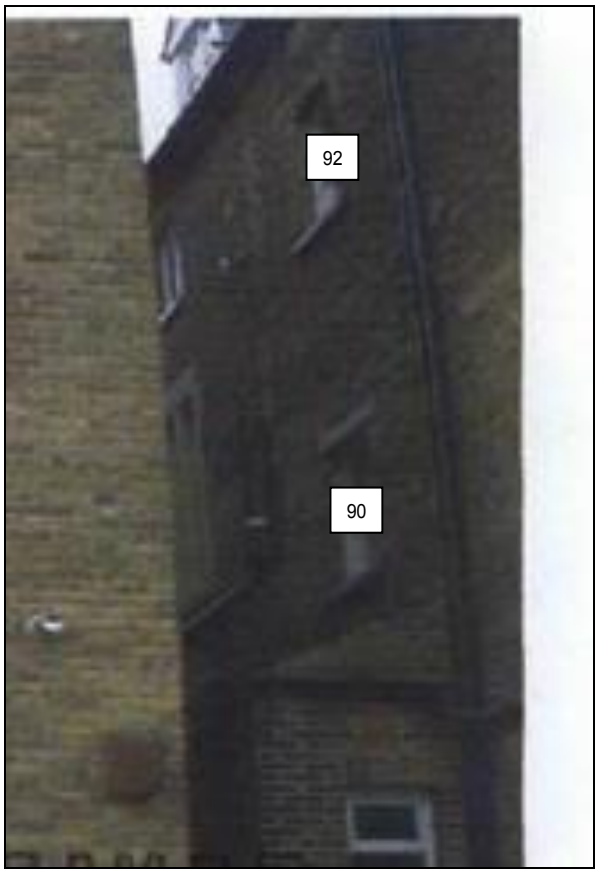
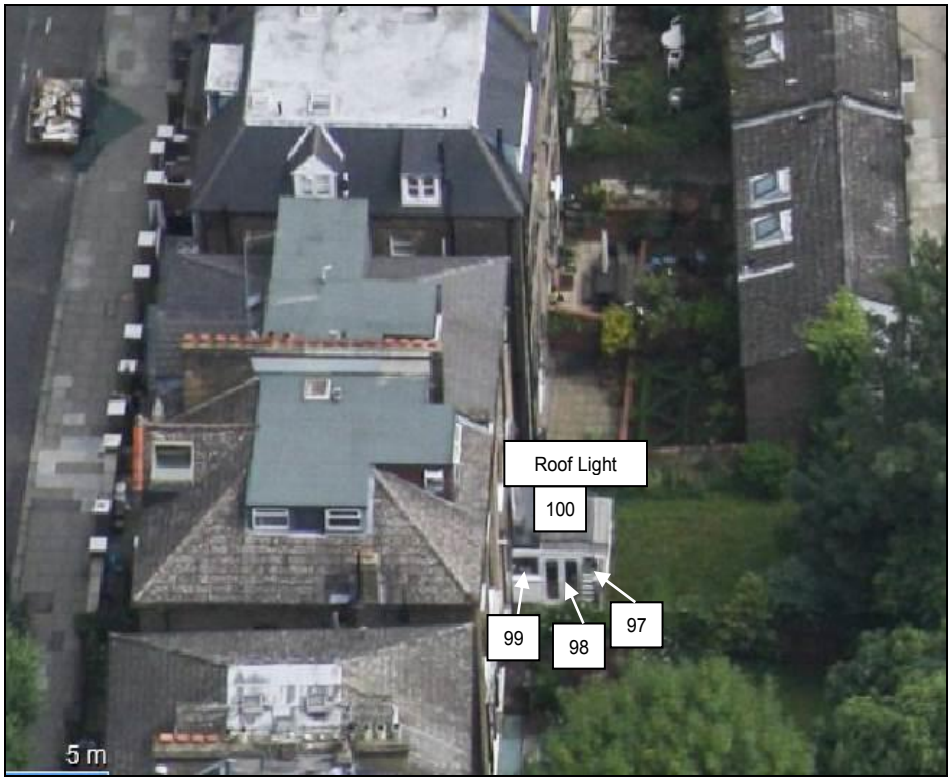
14 Lyndhurst Road



14 Lyndhurst Road

14 Lyndhurst Road

15a Lyndhurst Road



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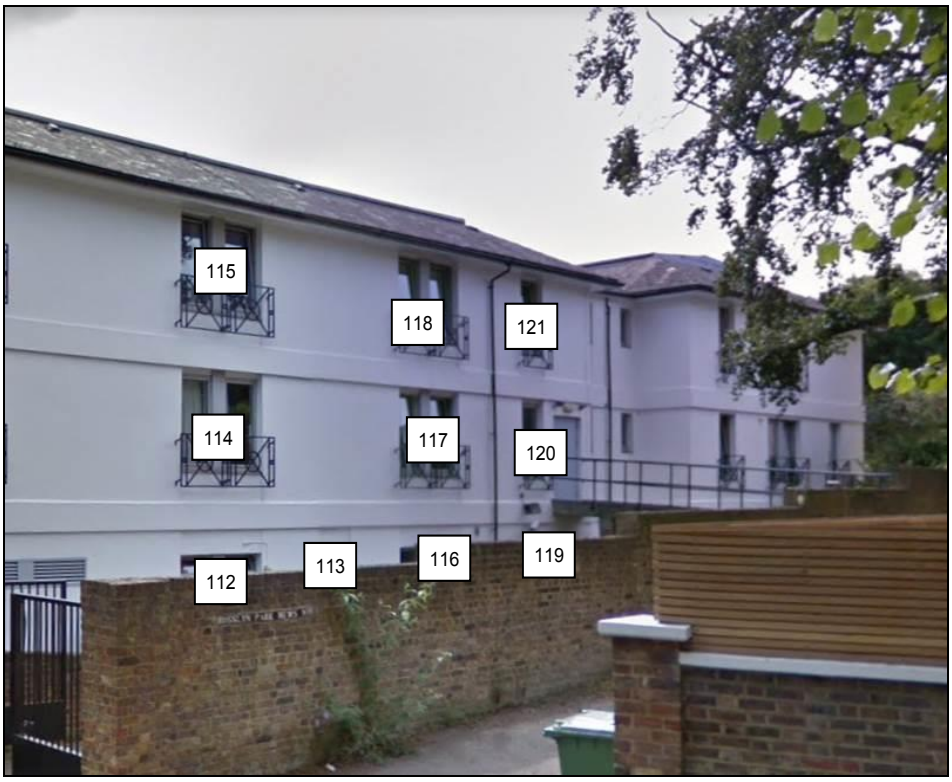
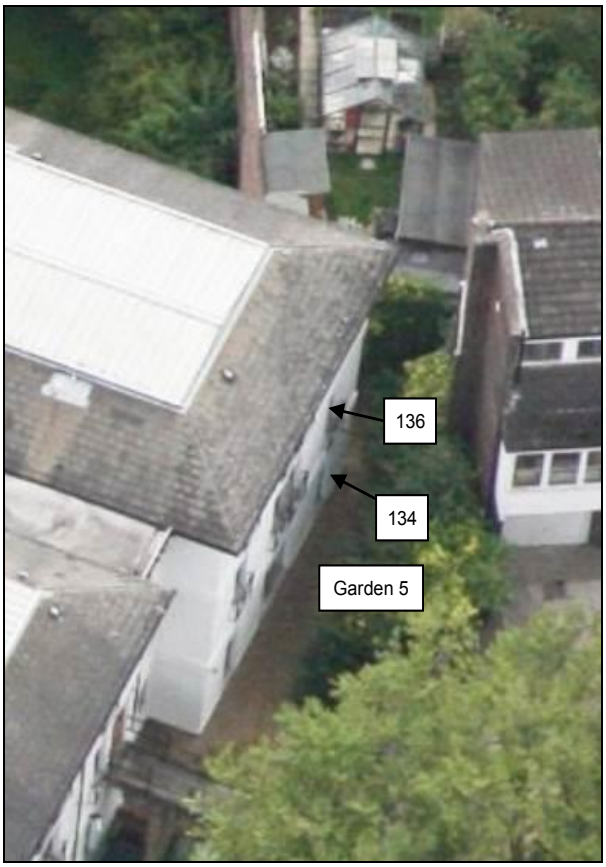
15a Lyndhurst Road

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	22.1%	19.1%	3.0%	0.86
Window 2	Non Habitable	26.7%	21.8%	4.9%	0.82
Window 3	Non Habitable	21.1%	18.0%	3.1%	0.85
Window 4	Non Habitable	1.5%	1.0%	0.5%	0.67
Window 5	Domestic	25.2%	23.9%	1.3%	0.95
Window 6	Domestic	95.2%	95.2%	0.0%	1.0
Window 7	Domestic	15.3%	14.8%	0.5%	0.97
Window 8	Domestic	23.0%	23.0%	0.0%	1.0
3 Rosslyn Park Mews					
Window 9	Non Habitable	0.1%	0.1%	0.0%	1.0
Window 10	Non Habitable	0.1%	0.1%	0.0%	1.0
Window 11	Non Habitable	21.9%	16.8%	5.1%	0.77
Window 12	Domestic	28.0%	25.5%	2.5%	0.91
Window 13	Domestic	26.5%	25.6%	0.9%	0.97
Window 14	Domestic	31.3%	31.0%	0.3%	0.99
Window 15	Domestic	31.4%	31.0%	0.4%	0.99
Window 16	Domestic	31.5%	31.0%	0.5%	0.98
Window 17	Domestic	31.6%	31.0%	0.6%	0.98
Window 18	Non Habitable	0.1%	0.1%	0.0%	1.0
Window 19	Domestic	28.0%	24.9%	3.1%	0.89
2 Rosslyn Park Mews					
Window 20	Non Habitable	0.7%	0.3%	0.4%	0.43
Window 21	Non Habitable	7.1%	3.9%	3.2%	0.55
Window 22	Non Habitable	0.1%	0.1%	0.0%	1.0
Window 23	Non Habitable	23.7%	18.9%	4.8%	0.8
Window 24	Domestic	28.9%	26.8%	2.1%	0.93
Window 25	Domestic	28.5%	27.3%	1.2%	0.96
Window 26	Domestic	31.9%	31.2%	0.7%	0.98
Window 27	Domestic	32.2%	31.5%	0.7%	0.98
Window 28	Domestic	32.6%	31.9%	0.7%	0.98
Window 29	Domestic	32.9%	32.4%	0.5%	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
Window 30	Domestic	0.7%	0.6%	0.1%	0.86
Window 31	Domestic	29.7%	27.3%	2.4%	0.92
1 Rosslyn Park Mews					
Window 32	Non Habitable	3.7%	3.7%	0.0%	1.0
Window 33	Non Habitable	2.7%	2.4%	0.3%	0.89
Window 34	Non Habitable	0.4%	0.4%	0.0%	1.0
Window 35	Non Habitable	27.6%	25.8%	1.8%	0.93
Window 36	Domestic	31.6%	31.2%	0.4%	0.99
Window 37	Domestic	30.2%	30.1%	0.1%	1.0
Window 38	Domestic	33.5%	33.4%	0.1%	1.0
Window 39	Domestic	33.8%	33.8%	0.0%	1.0
Window 40	Domestic	34.5%	34.5%	0.0%	1.0
Window 41	Domestic	34.5%	34.5%	0.0%	1.0
Window 42	Non Habitable	1.7%	1.7%	0.0%	1.0
Window 43	Domestic	32.1%	31.7%	0.4%	0.99
12 Lyndhurst Road					
Window 44	Bedroom	23.0%	21.4%	1.6%	0.93
Window 45	Bedroom	26.5%	26.5%	0.0%	1.0
Window 46	Bedroom	21.2%	19.3%	1.9%	0.91
Window 47	Bedroom	20.9%	18.9%	2.0%	0.9
Window 48	Bedroom	18.1%	16.2%	1.9%	0.9
Window 49	Living Room	32.9%	28.9%	4.0%	0.88
Window 50	Living Room	32.8%	27.8%	5.0%	0.85
Window 51	Living Room	33.0%	27.3%	5.7%	0.83
Window 52	Living Room	35.3%	35.3%	0.0%	1.0
Window 53	Domestic	37.4%	35.9%	1.5%	0.96
Window 54	Domestic	37.5%	35.6%	1.9%	0.95
Window 55	Domestic	37.5%	35.4%	2.1%	0.94
Window 56	Domestic	37.2%	37.2%	0.0%	1.0
Window 57	Domestic	38.2%	38.2%	0.0%	1.0
Window 58	Domestic	38.6%	38.6%	0.0%	1.0
Window 59	Domestic	38.6%	38.6%	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 60	Domestic	38.2%	38.2%	0.0%	1.0
13 Lyndhurst Road					
Window 61	Bedroom	20.6%	17.7%	2.9%	0.86
Window 62	Living Room	19.6%	17.0%	2.6%	0.87
Window 63	Living Room	19.6%	17.0%	2.6%	0.87
Window 64	Living Room	18.8%	16.3%	2.5%	0.87
Window 65	Domestic	34.1%	28.1%	6.0%	0.82
Window 66	Domestic	36.0%	31.2%	4.8%	0.87
Window 67	Domestic	38.3%	37.2%	1.1%	0.97
Window 68	Domestic	38.4%	38.4%	0.0%	1.0
Window 69	Domestic	34.2%	28.3%	5.9%	0.83
Window 70	Domestic	36.0%	31.3%	4.7%	0.87
Window 71	Domestic	34.3%	28.5%	5.8%	0.83
Window 72	Domestic	36.1%	31.5%	4.6%	0.87
Window 73	Domestic	38.3%	37.3%	1.0%	0.97
Window 74	Domestic	38.4%	37.3%	1.1%	0.97
Window 75	Domestic	38.4%	38.4%	0.0%	1.0
Window 76	Domestic	38.4%	38.4%	0.0%	1.0
14 Lyndhurst Road					
Window 77	Domestic	25.7%	22.8%	2.9%	0.89
Window 78	Domestic	35.4%	30.5%	4.9%	0.86
Window 79	Domestic	36.6%	33.0%	3.6%	0.9
Window 80	Domestic	35.4%	30.9%	4.5%	0.87
Window 81	Domestic	36.7%	33.3%	3.4%	0.91
Window 82	Domestic	38.7%	37.9%	0.8%	0.98
Window 83	Domestic	38.7%	38.0%	0.7%	0.98
Window 84	Domestic	39.2%	39.2%	0.0%	1.0
Window 85	Domestic	39.2%	39.2%	0.0%	1.0
Window 86	Domestic	26.6%	24.0%	2.6%	0.9
Window 87	Domestic	35.5%	31.4%	4.1%	0.88
Window 88	Domestic	36.7%	33.6%	3.1%	0.92
Window 89	Domestic	38.7%	38.0%	0.7%	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
Window 90	Domestic	10.3%	10.3%	0.0%	1.0
Window 91	Domestic	39.3%	39.3%	0.0%	1.0
Window 92	Domestic	21.4%	21.4%	0.0%	1.0
15a Lyndhurst Road					
Window 93	Kitchen	19.0%	18.3%	0.7%	0.96
Window 94	Kitchen	9.2%	8.0%	1.2%	0.87
Window 95	Conservatory	2.8%	2.7%	0.1%	0.96
Window 96	Conservatory	31.8%	30.0%	1.8%	0.94
Window 97	Conservatory	19.9%	19.9%	0.0%	1.0
Window 98	Conservatory	17.7%	17.7%	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	27.2%	26.5%	0.7%	0.97
Window 102	Bedroom	29.8%	29.3%	0.5%	0.98
Window 103	Bedroom	29.2%	28.6%	0.6%	0.98
Window 104	Domestic	36.8%	35.4%	1.4%	0.96
Window 105	Domestic	36.8%	35.6%	1.2%	0.97
Window 106	Domestic	37.4%	36.4%	1.0%	0.97
Window 107	Domestic	38.8%	38.6%	0.2%	0.99
Window 108	Domestic	39.3%	39.3%	0.0%	1.0
Window 109	Domestic	37.0%	36.2%	0.8%	0.98
Window 110	Domestic	38.8%	38.7%	0.1%	1.0
Window 111	Domestic	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	31.1%	30.7%	0.4%	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	30.0%	29.6%	0.4%	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%	29.0%	0.4%	0.99
Window 122	Domestic	17.5%	16.7%	0.8%	0.95
Window 123	Domestic	16.7%	16.2%	0.5%	0.97
Window 124	Domestic	21.1%	20.4%	0.7%	0.97
Window 125	Domestic	19.4%	19.1%	0.3%	0.98
Window 126	Domestic	17.8%	17.5%	0.3%	0.98
Window 127	Domestic	16.5%	16.5%	0.0%	1.0
Window 128	Domestic	25.7%	24.6%	1.1%	0.96
Window 129	Domestic	30.6%	29.7%	0.9%	0.97
Window 130	Domestic	28.2%	28.0%	0.2%	0.99
Window 131	Domestic	21.0%	20.2%	0.8%	0.96
Window 132	Domestic	27.2%	26.6%	0.6%	0.98
Window 133	Domestic	25.3%	25.1%	0.2%	0.99
Window 134	Domestic	11.7%	11.4%	0.3%	0.97
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	87%	83%	4.0%	0.95
Window 45	Bedroom	87%	83%	4.0%	0.95
Window 46	Bedroom	63%	51%	12.0%	0.81
Window 47	Bedroom	63%	51%	12.0%	0.81
Window 48	Bedroom	63%	51%	12.0%	0.81
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	Domestic	100%	100%	0.0%	1.0
Window 54	Domestic	100%	100%	0.0%	1.0
Window 55	Domestic	100%	100%	0.0%	1.0
Window 56	Domestic	100%	100%	0.0%	1.0
Window 57	Domestic	100%	100%	0.0%	1.0
Window 58	Domestic	100%	100%	0.0%	1.0
Window 59	Domestic	100%	100%	0.0%	1.0
Window 60	Domestic	97%	97%	0.0%	1.0
13 Lyndhurst Road					
Window 61	Bedroom	85%	66%	19.0%	0.78
Window 62	Living Room	32%	24%	8.0%	0.75
Window 63	Living Room	32%	24%	8.0%	0.75
Window 64	Living Room	32%	24%	8.0%	0.75
Window 65	Domestic	94%	94%	0.0%	1.0
Window 66	Domestic	94%	94%	0.0%	1.0
Window 67	Domestic	97%	97%	0.0%	1.0
Window 68	Domestic	97%	97%	0.0%	1.0
Window 69	Domestic	97%	97%	0.0%	1.0
Window 70	Domestic	97%	97%	0.0%	1.0
Window 71	Domestic	97%	97%	0.0%	1.0
Window 72	Domestic	97%	97%	0.0%	1.0
Window 73	Domestic	99%	99%	0.0%	1.0
Window 74	Domestic	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	Domestic	99%	99%	0.0%	1.0
Window 76	Domestic	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	Domestic	94%	94%	0.0%	1.0
Window 105	Domestic	94%	94%	0.0%	1.0
Window 106	Domestic	94%	94%	0.0%	1.0
Window 107	Domestic	97%	97%	0.0%	1.0
Window 108	Domestic	97%	97%	0.0%	1.0
Window 109	Domestic	97%	97%	0.0%	1.0
Window 110	Domestic	97%	97%	0.0%	1.0
Window 111	Domestic	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	55%	53%	2%	0.96	7%	6%	1%	0.86
Window 46	Bedroom	52%	49%	3%	0.94	4%	3%	1%	0.75
Window 47	Bedroom	52%	48%	4%	0.92	4%	2%	2%	0.5
Window 48	Bedroom	39%	36%	3%	0.92	1%	0%	1%	0.01
Window 49	Living Room	79%	70%	9%	0.89	26%	17%	9%	0.65
Window 50	Living Room	79%	68%	11%	0.86	26%	15%	11%	0.58
Window 51	Living Room	80%	69%	11%	0.86	26%	15%	11%	0.58
Window 53	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 54	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 55	Domestic	82%	81%	1%	0.99	28%	27%	1%	0.96
Window 57	Domestic	80%	80%	0%	1.0	28%	28%	0%	1.0
Window 60	Domestic	81%	81%	0%	1.0	28%	28%	0%	1.0
13 Lyndhurst Road									
Window 61	Bedroom	49%	43%	6%	0.88	11%	6%	5%	0.55
Window 62	Living Room	48%	43%	5%	0.9	5%	3%	2%	0.6
Window 63	Living Room	47%	41%	6%	0.87	4%	2%	2%	0.5
Window 64	Living Room	43%	37%	6%	0.86	3%	1%	2%	0.33
Window 65	Domestic	80%	70%	10%	0.88	26%	16%	10%	0.62
Window 66	Domestic	81%	76%	5%	0.94	27%	22%	5%	0.81
Window 67	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 68	Domestic	80%	80%	0%	1.0	28%	28%	0%	1.0
Window 69	Domestic	80%	70%	10%	0.88	26%	17%	9%	0.65
Window 70	Domestic	81%	76%	5%	0.94	27%	22%	5%	0.81
Window 71	Domestic	81%	70%	11%	0.86	27%	17%	10%	0.63
Window 72	Domestic	81%	77%	4%	0.95	27%	23%	4%	0.85
Window 73	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 74	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 75	Domestic	80%	80%	0%	1.0	28%	28%	0%	1.0
Window 76	Domestic	80%	80%	0%	1.0	28%	28%	0%	1.0
14 Lyndhurst Road									
Window 77	Domestic	61%	56%	5%	0.92	15%	11%	4%	0.73

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
Window 78	Domestic	81%	75%	6%	0.93	27%	21%	6%	0.78
Window 79	Domestic	81%	78%	3%	0.96	27%	24%	3%	0.89
Window 80	Domestic	81%	75%	6%	0.93	27%	21%	6%	0.78
Window 81	Domestic	81%	78%	3%	0.96	27%	24%	3%	0.89
Window 82	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 83	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 84	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 85	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 86	Domestic	65%	60%	5%	0.92	13%	10%	3%	0.77
Window 87	Domestic	81%	75%	6%	0.93	27%	21%	6%	0.78
Window 88	Domestic	81%	79%	2%	0.98	27%	25%	2%	0.93
Window 89	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 90	Domestic	22%	22%	0%	1.0	11%	11%	0%	1.0
Window 91	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 92	Domestic	39%	39%	0%	1.0	13%	13%	0%	1.0
15a Lyndhurst Road									
Window 93	Kitchen	47%	47%	0%	1.0	19%	19%	0%	1.0
Window 96	Conservatory	76%	71%	5%	0.93	23%	23%	0%	1.0
Window 97	Conservatory	45%	45%	0%	1.0	17%	17%	0%	1.0
Window 98	Conservatory	43%	43%	0%	1.0	17%	17%	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%	67%	2%	0.97	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	Domestic	80%	79%	1%	0.99	27%	26%	1%	0.96
Window 105	Domestic	80%	79%	1%	0.99	27%	26%	1%	0.96
Window 106	Domestic	81%	79%	2%	0.98	28%	26%	2%	0.93
Window 107	Domestic	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 108	Domestic	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 109	Domestic	80%	79%	1%	0.99	27%	26%	1%	0.96
Window 110	Domestic	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 111	Domestic	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%	14%	1%	0.93	0%	0%	0%	1.0
Window 132	Domestic	26%	24%	2%	0.92	3%	2%	1%	0.67
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	4.25 m2	10%	3.26 m2	8%	0.98 m2	2%	0.8
13 Lyndhurst Road								
Garden 2	54.27 m2	6.55 m2	12%	3.66 m2	7%	2.89 m2	5%	0.58
14 Lyndhurst Road								
Garden 3	60.65 m2	13.7 m2	23%	11.81 m2	19%	1.88 m2	4%	0.83
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	14.25 m2	21%	13.68 m2	20%	0.58 m2	1%	0.95

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

Rev.	Date	Details of revision

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