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

20 Vicars Road, London NW5 4NL

22 January 2020

Right of Light Consulting

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

Tel: 0800 197 4836

www.right-of-light.co.uk

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1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Peter Morris to undertake a daylight and sunlight study of the proposed development at 20 Vicars Road, London NW5 4NL.

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.

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 St Martins Church, 16, 18, 22, 51 & 53 Vicars Road and Cherry Court A, Cherry Court B, Cherry Court C, Cherry Court D, Cherry Court E & Cherry Court F.

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 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.

1.1.6 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. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Peter Morris Architects

201 002	Existing Ground Floor Plan	Rev –
201 101	Existing Location Plan	Rev –
201 102	Existing Site Plan	Rev –
201 104	Existing South Elevation	Rev –
201 105	Existing East Elevation	Rev –
201 106	Existing West Elevation	Rev –
201 108	Existing North Elevation	Rev –
201 111	Ground Floor Plan	Rev B
201 112	First Floor Plan	Rev C
201 113	Second Floor Plan	Rev C
201 114	Roof Plan	Rev C
201 120	South Elevation	Rev C
201 121	North Elevation	Rev B
201 122	East Elevation	Rev C
201 123	West Elevation	Rev B

2.2 Daylight Distribution Room Layout Information

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

Online Local Authority planning records

30 to 40 Vicars Road:

DHO-L00	Proposed Ground Floor Plan	Rev as Below
DHO-L02	Proposed Second Floor Plan	Rev as Below

51 to 53 Vicars Road:

19000	Proposed Ground Floor Plan	Rev PL3
19001	Proposed Roof Plan	Rev PL3

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. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is not anticipated until sometime in 2020. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.

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 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 St Martins Church, 16, 18, 22, 51 & 53 Vicars Road and Cherry Court A, Cherry Court B, Cherry Court C, Cherry Court D, Cherry Court E & Cherry Court F.

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

22 Vicars Road appears to be a non-domestic property which in our opinion does not have a requirement for daylight. Therefore, even though a number of windows do not pass the Vertical Sky Component test, this does not amount to non-compliance with the BRE requirements. All other properties appear to have a requirement for daylight and all main habitable room windows tested at these properties pass the Vertical Sky Component test.

4.2.2 Daylight Distribution

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 main habitable room 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 results of the overshadowing test show that sunlight availability after the development will be no less than 0.99 times the former value. This is better than the BRE minimum requirement which permits sunlight to be reduced by up to 0.8 times. 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. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

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 is based on the information listed in section 2 of this report and a site visit. We have not had access to neighbouring properties.

5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.

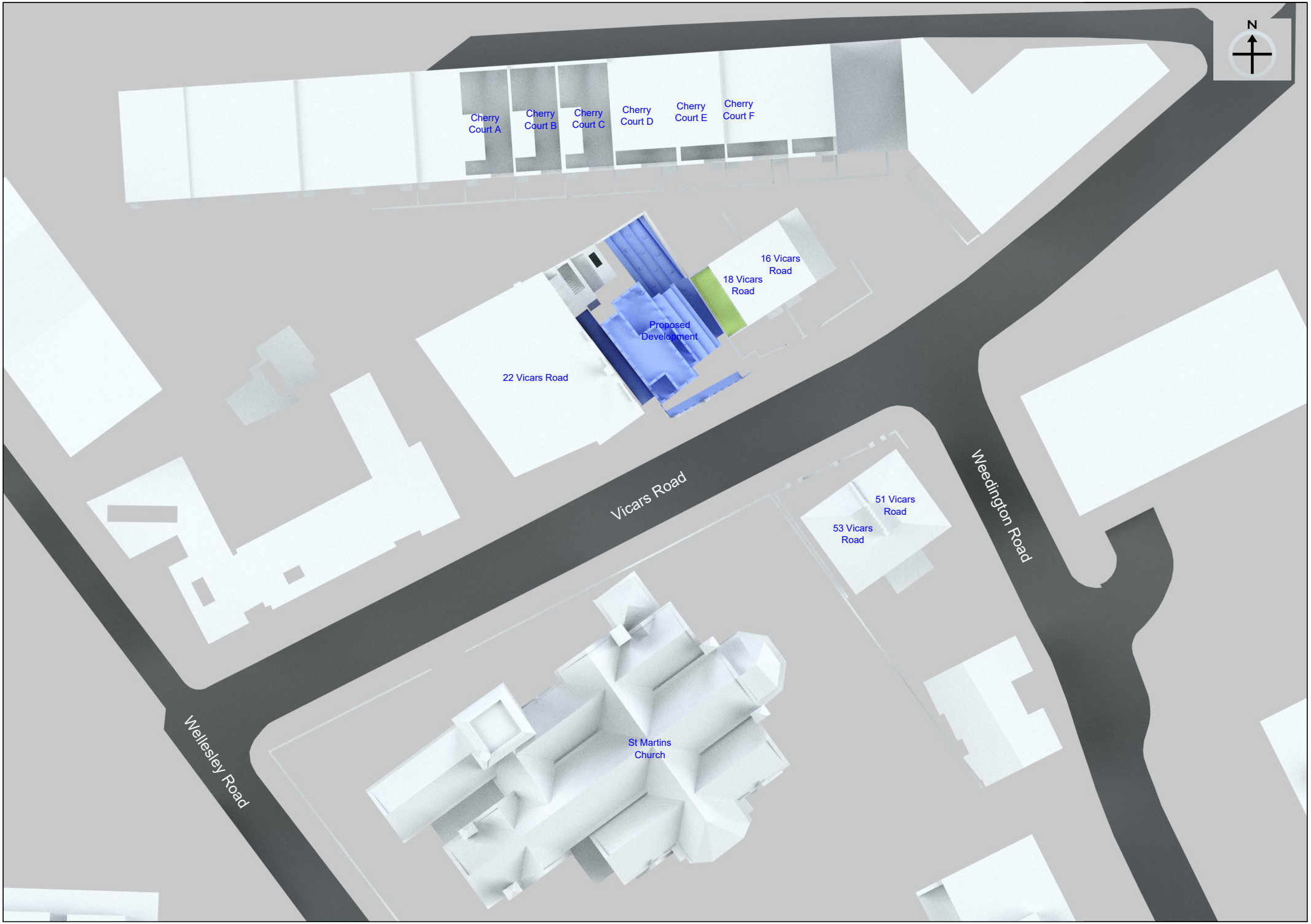
5.1.5 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we 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.

5.1.6 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.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY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Cherry Court A
Cherry Court B
Cherry Court C
Cherry Court D
Cherry Court E
Cherry Court F
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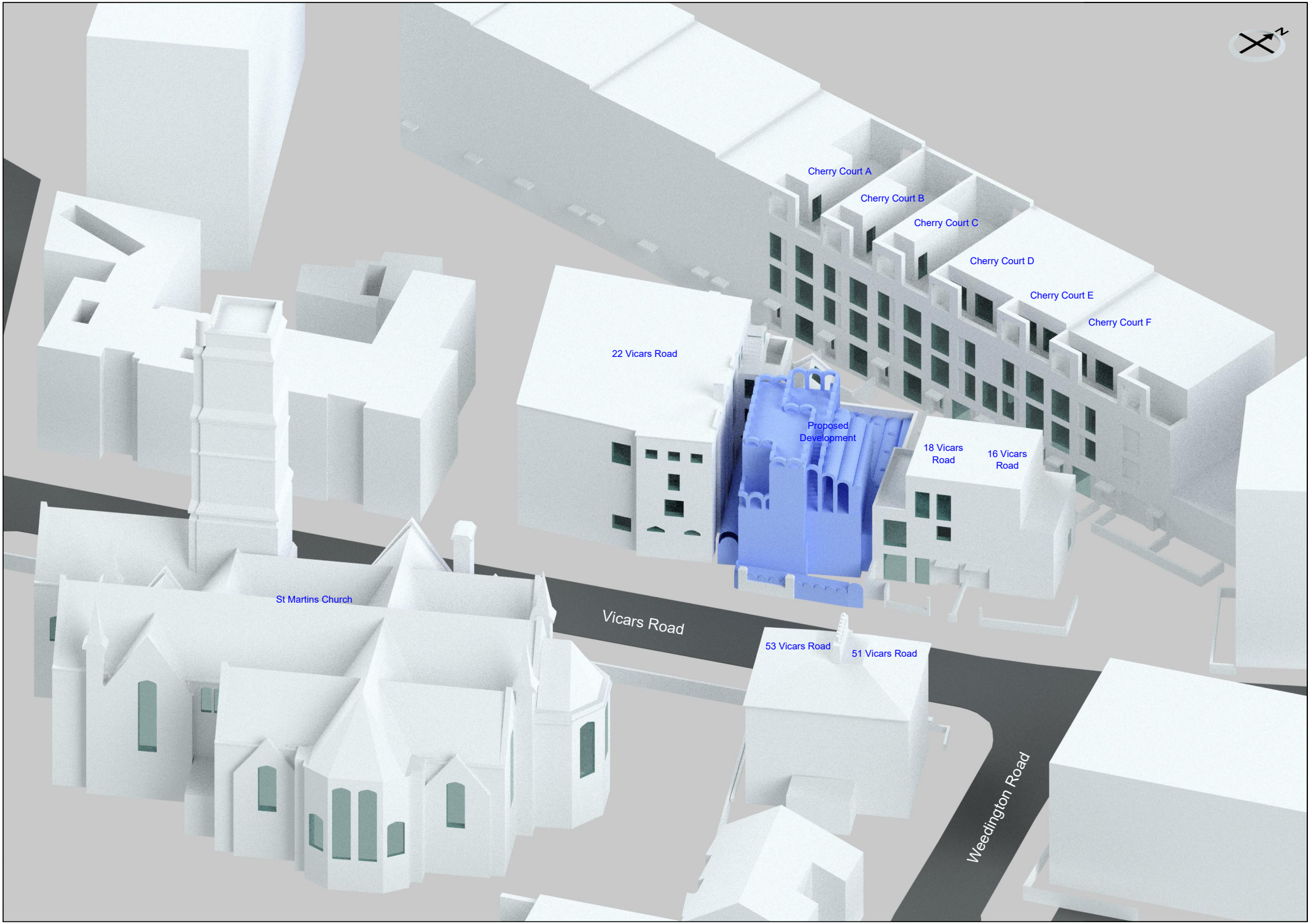
18 Vicars Road
Proposed Development
22 Vicars Road
Vicars Road
Weedington Road
Wellesley Road
51 Vicars Road
53 Vicars Road
St Martins Church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Vicars Road
53 Vicars Road
51 Vicars Road
Weedington Road


Cherry Court F
Cherry Court E
Cherry Court D
Cherry Court C
Cherry Court B
Cherry Court A
16 Vicars Road
18 Vicars Road
Proposed Development
22 Vicars Road
51 Vicars Road
53 Vicars Road
Weedington Road
St Martins Church
Vicars Road


Wellesley Road
Vicars Road
Weedington Road
St Martins Church
53 Vicars Road
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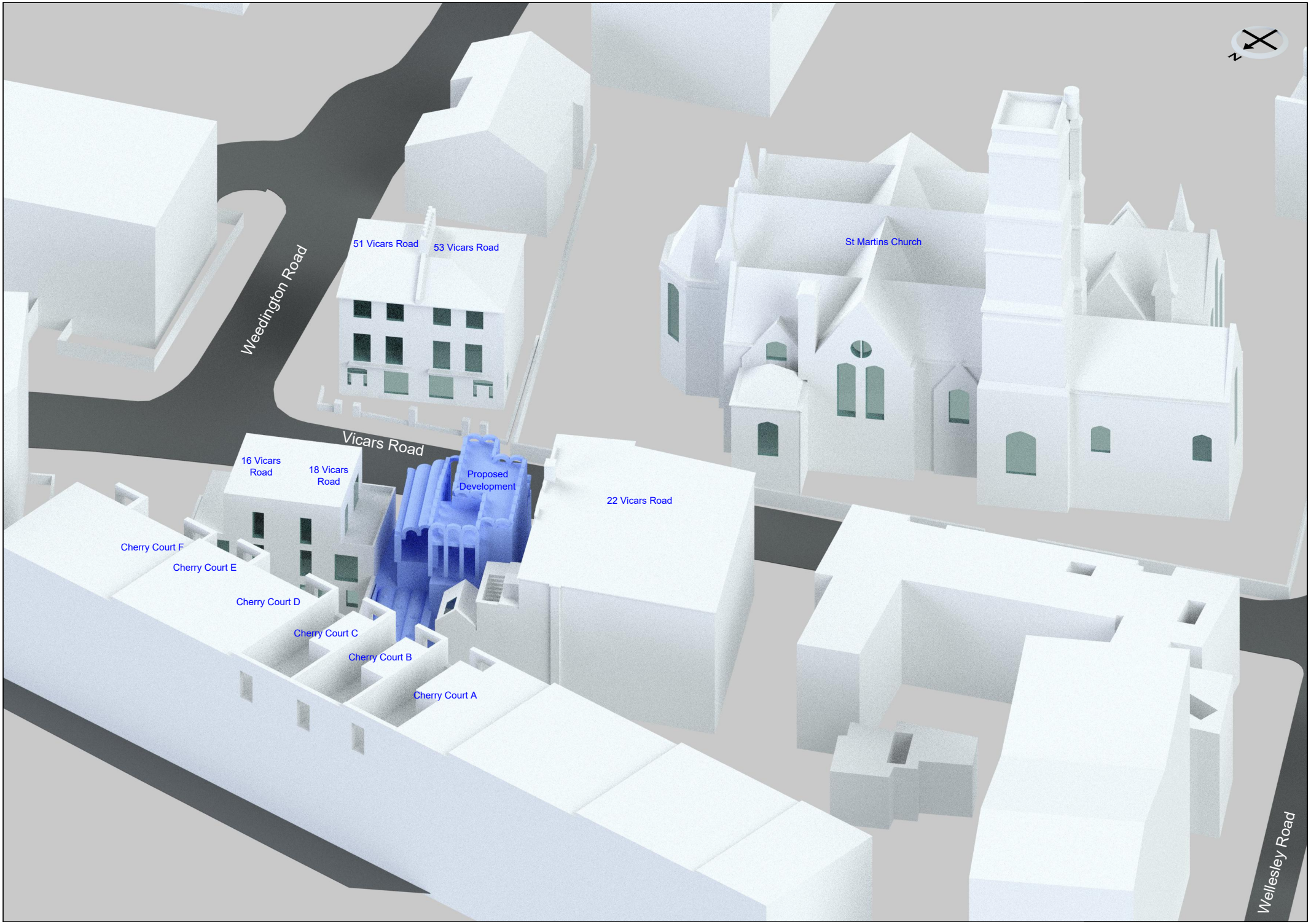
Cherry Court F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St Martins Church
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Cherry Court E
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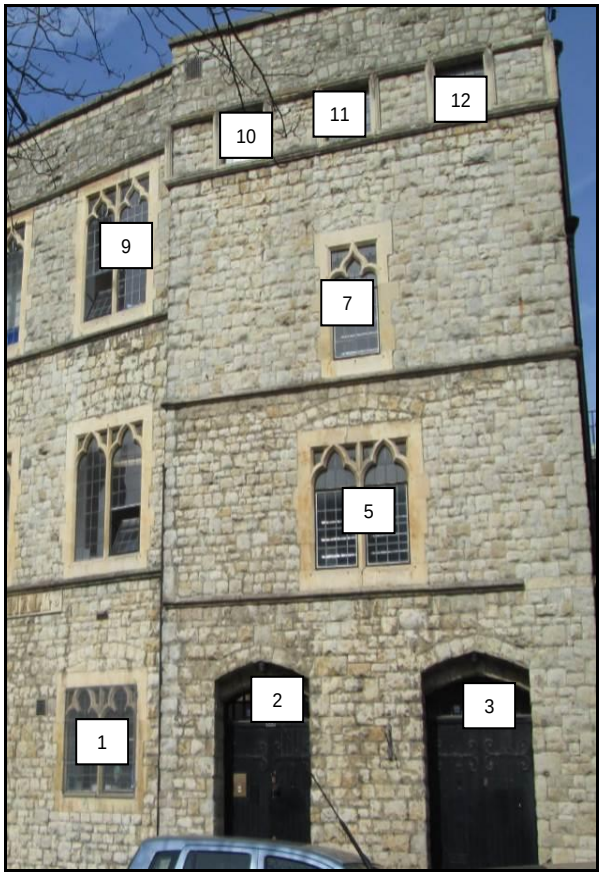
Cherry Court C
Cherry Court B
Cherry Court A

Neighbouring Windows



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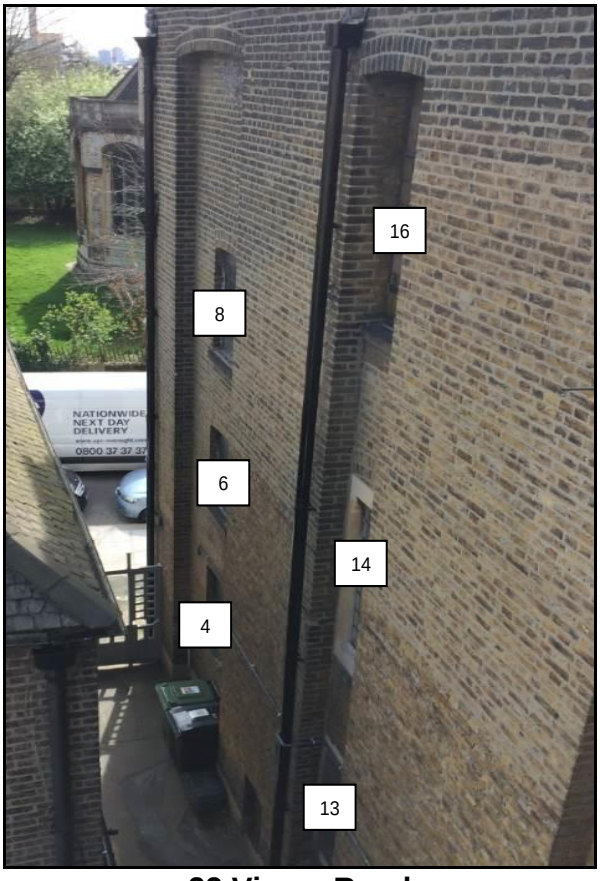

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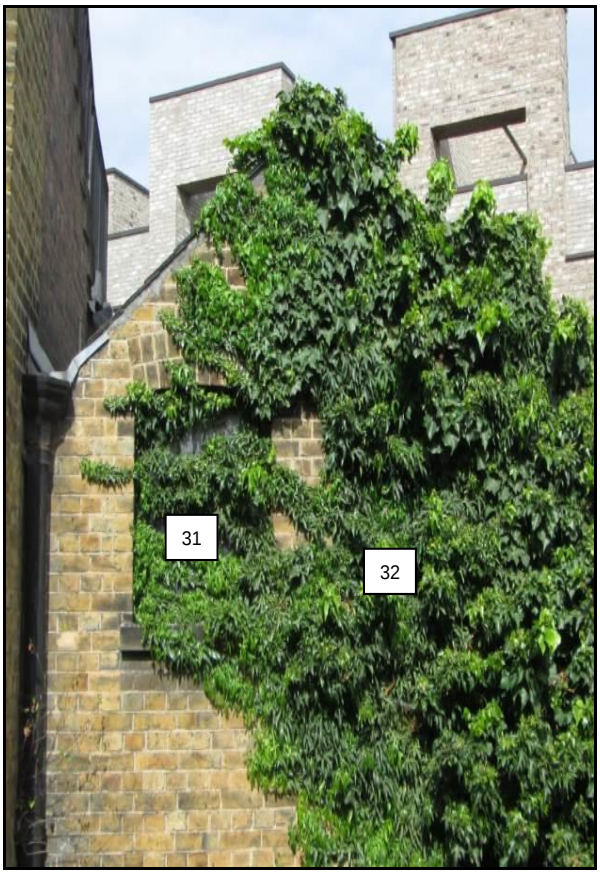

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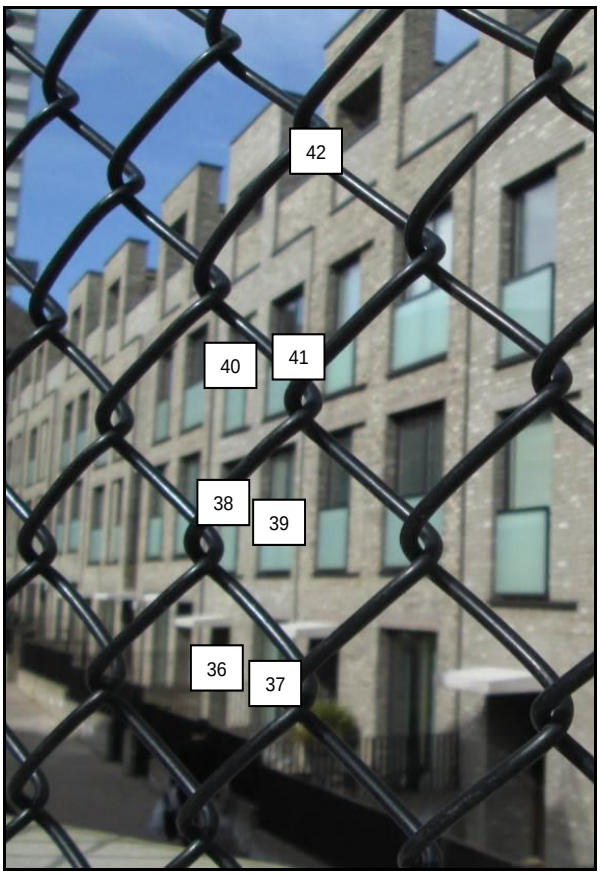

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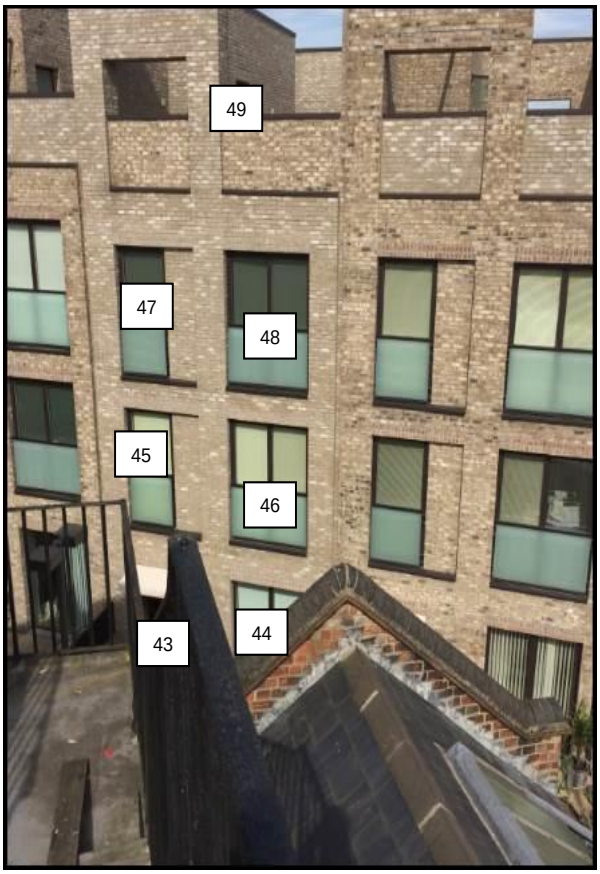

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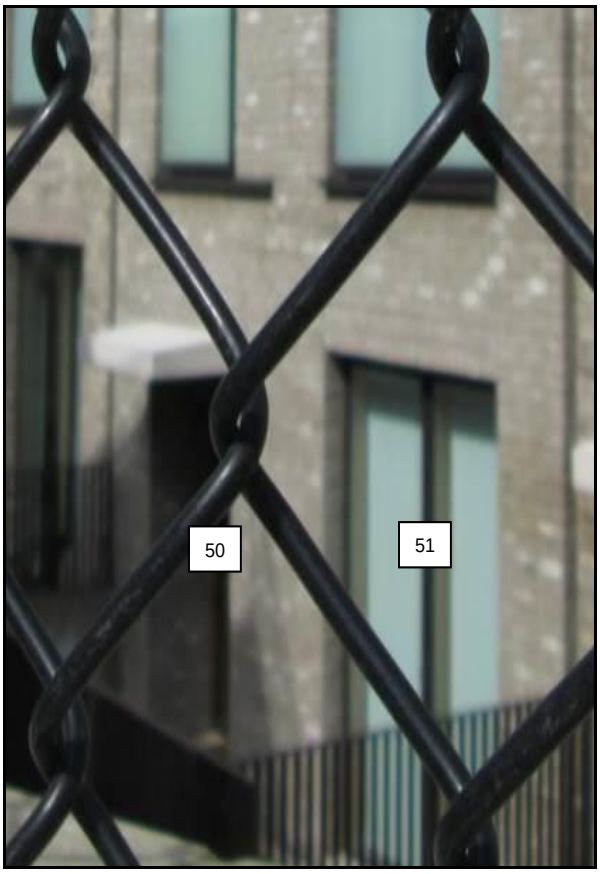

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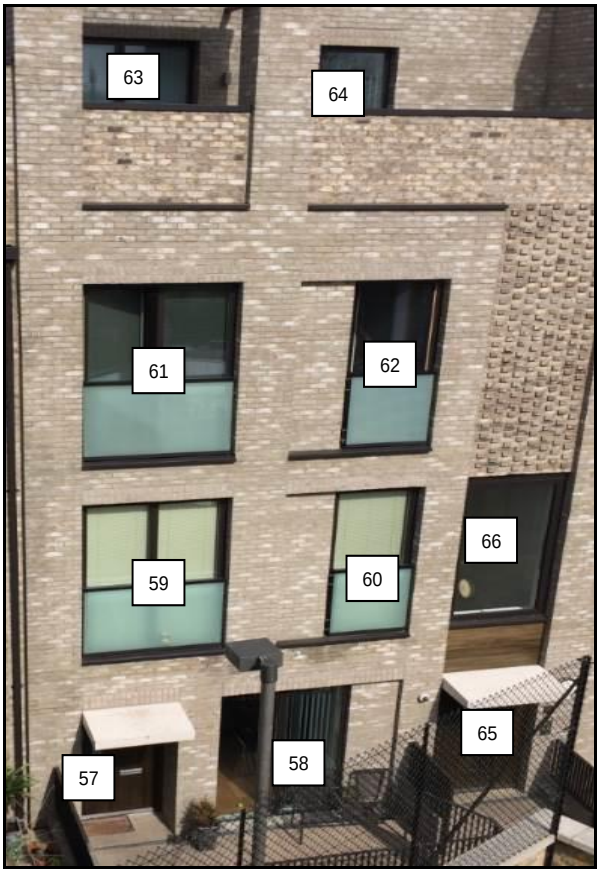
Cherry Court C



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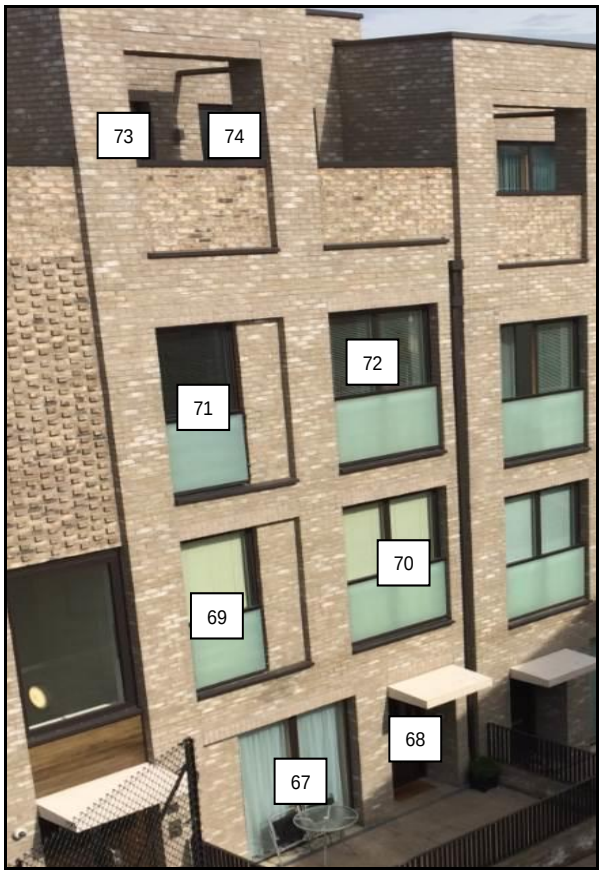
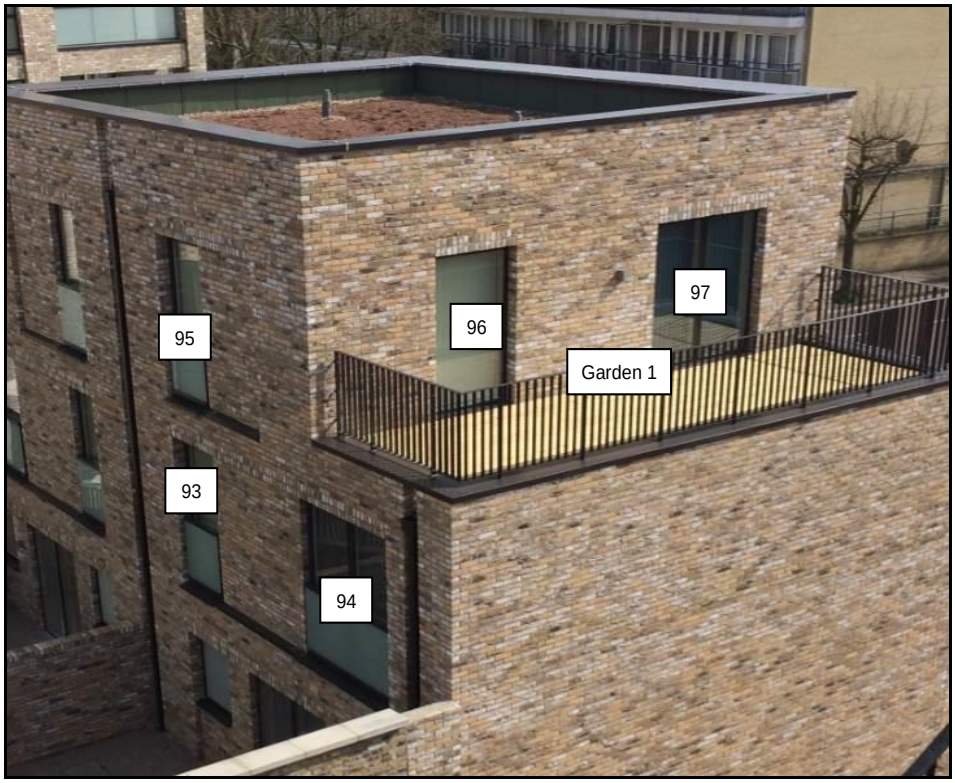


Cherry Court E

Cherry Court F

16 Vicars Road

18 Vicars Road



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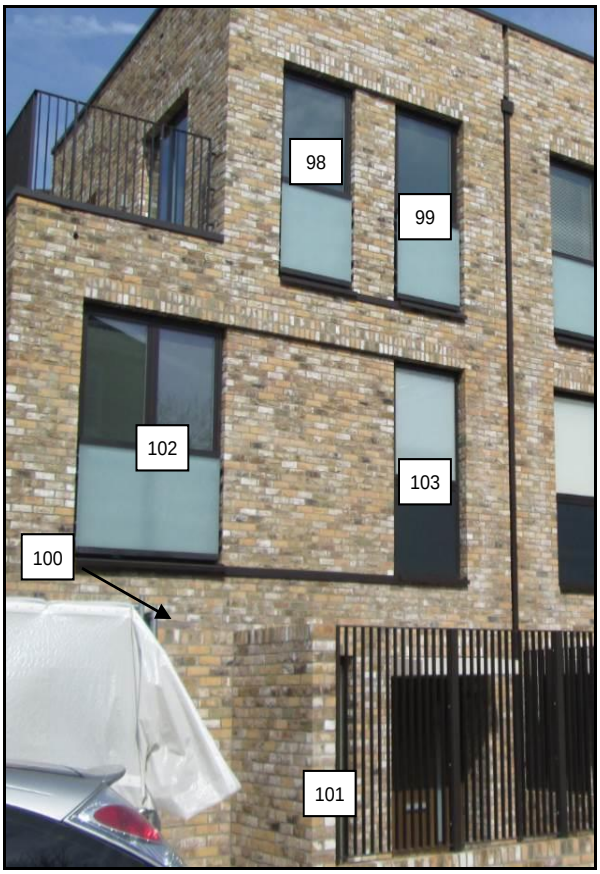

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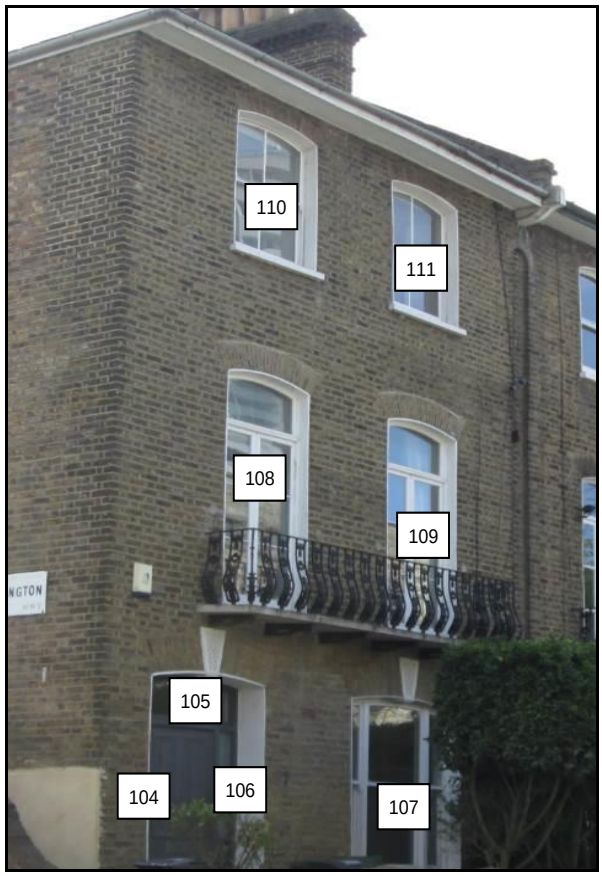


51 Vicars Road

53 Vicars Road

53 Vicars Road

St Martins Church

St Martins Church

St Martins Church

St Martins Church

St Martins Church

St Martins Church

St Martins Church

St Martins Church

St Martins Church

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
20 Vicars Road, London NW5 4NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
22 Vicars Road					
Window 1	Non Domestic	26.8%	26.8%	0.0%	1.0
Window 2	Non Domestic	29.3%	29.4%	-0.1%	1.0
Window 3	Non Domestic	29.4%	29.8%	-0.4%	1.01
Window 4	Non Domestic	8.1%	4.8%	3.3%	0.59
Window 5	Non Domestic	31.6%	31.7%	-0.1%	1.0
Window 6	Non Domestic	19.5%	7.8%	11.7%	0.4
Window 7	Non Domestic	34.0%	34.0%	0.0%	1.0
Window 8	Non Domestic	32.7%	15.3%	17.4%	0.47
Window 9	Non Domestic	32.9%	32.9%	0.0%	1.0
Window 10	Non Domestic	35.7%	35.7%	0.0%	1.0
Window 11	Non Domestic	36.0%	36.0%	0.0%	1.0
Window 12	Non Domestic	36.2%	36.2%	0.0%	1.0
Window 13	Non Domestic	11.0%	0.8%	10.2%	0.07
Window 14	Non Domestic	23.9%	2.8%	21.1%	0.12
Window 15	Non Domestic	25.6%	10.9%	14.7%	0.43
Window 16	Non Domestic	31.9%	20.4%	11.5%	0.64
Window 17	Non Domestic	17.6%	5.9%	11.7%	0.34
Window 18	Non Domestic	33.7%	27.6%	6.1%	0.82
Window 19	Non Domestic	34.4%	30.4%	4.0%	0.88
Window 20	Non Domestic	36.2%	34.6%	1.6%	0.96
Window 21	Non Domestic	13.2%	4.9%	8.3%	0.37
Window 22	Non Domestic	16.6%	6.2%	10.4%	0.37
Window 23	Non Domestic	18.4%	5.1%	13.3%	0.28
Window 24	Non Domestic	20.8%	10.8%	10.0%	0.52
Window 25	Non Domestic	24.5%	10.5%	14.0%	0.43
Window 26	Non Domestic	10.5%	6.9%	3.6%	0.66
Window 27	Non Domestic	12.3%	2.6%	9.7%	0.21
Window 28	Non Domestic	10.6%	3.3%	7.3%	0.31
Window 29	Non Domestic	21.1%	19.3%	1.8%	0.91
Window 30	Non Domestic	20.8%	19.3%	1.5%	0.93
Window 31	Non Domestic	23.9%	5.8%	18.1%	0.24
Window 32	Non Domestic	25.9%	6.8%	19.1%	0.26
Window 33	Non Domestic	76.1%	73.0%	3.1%	0.96
Window 34	Non Domestic	36.0%	34.8%	1.2%	0.97
Window 35	Non Domestic	35.0%	34.1%	0.9%	0.97
Cherry Court A					
Window 36	Entrance Hall	4.8%	4.8%	0.0%	1.0
Window 37	Dining Room	22.3%	22.1%	0.2%	0.99
Window 38	Bedroom	27.7%	27.5%	0.2%	0.99
Window 39	Bedroom	28.3%	27.9%	0.4%	0.99
Window 40	Bedroom	32.7%	32.5%	0.2%	0.99

Appendix 2 - Vertical Sky Component
20 Vicars Road, London NW5 4NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 41	Bedroom	33.6%	33.3%	0.3%	0.99
Window 42	Domestic	24.6%	24.6%	0.0%	1.0
Cherry Court B					
Window 43	Entrance Hall	3.9%	3.6%	0.3%	0.92
Window 44	Dining Room	21.9%	21.0%	0.9%	0.96
Window 45	Bedroom	26.8%	26.3%	0.5%	0.98
Window 46	Bedroom	28.3%	27.4%	0.9%	0.97
Window 47	Bedroom	32.2%	31.7%	0.5%	0.98
Window 48	Bedroom	33.5%	32.9%	0.6%	0.98
Window 49	Domestic	20.3%	20.3%	0.0%	1.0
Cherry Court C					
Window 50	Entrance Hall	4.9%	3.6%	1.3%	0.73
Window 51	Dining Room	23.9%	22.0%	1.9%	0.92
Window 52	Bedroom	28.0%	26.5%	1.5%	0.95
Window 53	Bedroom	29.2%	27.4%	1.8%	0.94
Window 54	Bedroom	32.5%	31.8%	0.7%	0.98
Window 55	Bedroom	33.5%	32.6%	0.9%	0.97
Window 56	Domestic	22.4%	22.4%	0.0%	1.0
Cherry Court D					
Window 57	Stairs	4.2%	3.1%	1.1%	0.74
Window 58	Dining Room	21.7%	20.1%	1.6%	0.93
Window 59	Dining Room	29.5%	27.5%	2.0%	0.93
Window 60	Stairs	28.1%	26.4%	1.7%	0.94
Window 61	Domestic	33.7%	32.9%	0.8%	0.98
Window 62	Domestic	33.0%	32.3%	0.7%	0.98
Window 63	Domestic	18.5%	18.5%	0.0%	1.0
Window 64	Domestic	29.1%	29.1%	0.0%	1.0
Window 65	Stairs	13.0%	11.0%	2.0%	0.85
Window 66	Stairs	27.8%	26.5%	1.3%	0.95
Cherry Court E					
Window 67	Dining Room	19.9%	18.8%	1.1%	0.94
Window 68	Stairs	2.7%	2.0%	0.7%	0.74
Window 69	Stairs	26.6%	25.5%	1.1%	0.96
Window 70	Dining Room	26.7%	26.0%	0.7%	0.97
Window 71	Domestic	32.5%	32.1%	0.4%	0.99
Window 72	Domestic	32.9%	32.7%	0.2%	0.99
Window 73	Domestic	18.4%	18.4%	0.0%	1.0
Window 74	Domestic	25.9%	25.9%	0.0%	1.0
Cherry Court F					
Window 75	Stairs	2.8%	2.4%	0.4%	0.86

Appendix 2 - Vertical Sky Component
20 Vicars Road, London NW5 4NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 76	Dining Room	17.3%	16.9%	0.4%	0.98
Window 77	Dining Room	24.9%	24.5%	0.4%	0.98
Window 78	Stairs	24.1%	23.8%	0.3%	0.99
Window 79	Domestic	31.7%	31.6%	0.1%	1.0
Window 80	Domestic	31.3%	31.2%	0.1%	1.0
Window 81	Domestic	18.8%	18.8%	0.0%	1.0
Window 82	Domestic	29.6%	29.6%	0.0%	1.0
16 Vicars Road					
Window 83	Dining / Kitchen	15.2%	15.2%	0.0%	1.0
Window 84	Dining / Kitchen	11.5%	11.5%	0.0%	1.0
Window 85	Dining / Kitchen	12.7%	12.7%	0.0%	1.0
Window 86	WC	13.8%	13.8%	0.0%	1.0
Window 87	Domestic	15.7%	15.6%	0.1%	0.99
Window 88	Domestic	17.9%	17.9%	0.0%	1.0
Window 89	Stairs	25.0%	24.9%	0.1%	1.0
18 Vicars Road					
Window 90	WC	15.6%	15.5%	0.1%	0.99
Window 91	Dining / Kitchen	15.6%	15.4%	0.2%	0.99
Window 92	Dining / Kitchen	13.2%	13.2%	0.0%	1.0
Window 93	Domestic	20.1%	20.0%	0.1%	1.0
Window 94	Domestic	21.4%	21.0%	0.4%	0.98
Window 95	Stairs	26.8%	26.7%	0.1%	1.0
Window 96	Domestic	31.5%	28.5%	3.0%	0.9
Window 97	Bedroom	31.9%	28.7%	3.2%	0.9
Window 98	Bedroom	35.6%	35.6%	0.0%	1.0
Window 99	Bedroom	35.6%	35.6%	0.0%	1.0
Window 100	Living Room	29.2%	29.2%	0.0%	1.0
Window 101	Living Room	28.8%	28.9%	-0.1%	1.0
Window 102	Domestic	32.2%	32.2%	0.0%	1.0
Window 103	Domestic	33.0%	33.0%	0.0%	1.0
51 Vicars Road					
Window 104	Entrance hall	27.4%	26.8%	0.6%	0.98
Window 105	Entrance hall	19.5%	19.0%	0.5%	0.97
Window 106	Entrance hall	26.5%	25.9%	0.6%	0.98
Window 107	Bedroom	26.7%	25.9%	0.8%	0.97
Window 108	Domestic	31.9%	31.6%	0.3%	0.99
Window 109	Domestic	32.0%	31.6%	0.4%	0.99
Window 110	Domestic	30.2%	30.1%	0.1%	1.0
Window 111	Domestic	30.1%	30.0%	0.1%	1.0

Appendix 2 - Vertical Sky Component
20 Vicars Road, London NW5 4NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
53 Vicars Road					
Window 112	Domestic	26.6%	25.7%	0.9%	0.97
Window 113	Domestic	26.6%	25.7%	0.9%	0.97
Window 114	Domestic	21.5%	20.7%	0.8%	0.96
Window 115	Domestic	27.5%	26.6%	0.9%	0.97
Window 116	Domestic	24.5%	24.5%	0.0%	1.0
Window 117	Domestic	32.0%	31.5%	0.5%	0.98
Window 118	Domestic	31.7%	31.1%	0.6%	0.98
Window 119	Domestic	30.2%	30.0%	0.2%	0.99
Window 120	Domestic	30.3%	30.1%	0.2%	0.99
St Martins Church					
Window 121	Domestic	33.9%	33.9%	0.0%	1.0
Window 122	Domestic	33.2%	33.2%	0.0%	1.0
Window 123	Domestic	34.7%	34.7%	0.0%	1.0
Window 124	Domestic	34.7%	34.7%	0.0%	1.0
Window 125	Domestic	36.9%	36.9%	0.0%	1.0
Window 126	Domestic	36.9%	36.9%	0.0%	1.0
Window 127	Domestic	24.7%	24.7%	0.0%	1.0
Window 128	Domestic	20.0%	19.9%	0.1%	1.0
Window 129	Domestic	32.2%	32.1%	0.1%	1.0
Window 130	Domestic	33.0%	33.0%	0.0%	1.0
Window 131	Domestic	34.4%	34.4%	0.0%	1.0
Window 132	Domestic	38.3%	38.3%	0.0%	1.0
Window 133	Domestic	23.8%	23.8%	0.0%	1.0
Window 134	Domestic	36.9%	36.9%	0.0%	1.0
Window 135	Domestic	39.0%	39.0%	0.0%	1.0
Window 136	Domestic	37.6%	37.6%	0.0%	1.0
Window 137	Domestic	35.9%	35.9%	0.0%	1.0
Window 138	Domestic	24.8%	24.8%	0.0%	1.0
Window 139	Domestic	22.4%	22.4%	0.0%	1.0
Window 140	Domestic	29.5%	29.5%	0.0%	1.0
Window 141	Domestic	34.2%	34.2%	0.0%	1.0
Window 142	Domestic	34.8%	34.8%	0.0%	1.0
Window 143	Domestic	36.3%	36.3%	0.0%	1.0
Window 144	Domestic	36.3%	36.3%	0.0%	1.0
Window 145	Domestic	34.1%	34.1%	0.0%	1.0
Window 146	Domestic	33.8%	33.8%	0.0%	1.0
Window 147	Domestic	34.5%	34.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component
20 Vicars Road, London NW5 4NL

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 148	Domestic	35.8%	35.8%	0.0%	1.0
Window 149	Domestic	34.6%	34.6%	0.0%	1.0
Window 150	Domestic	33.8%	33.6%	0.2%	0.99
Window 151	Domestic	31.4%	31.1%	0.3%	0.99
Window 152	Domestic	29.4%	29.2%	0.2%	0.99

Appendix 2 - Daylight Distribution
20 Vicars Road, London NW5 4NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
22 Vicars Road					
Windows 3 & 4	Non Domestic	99%	99%	0.0%	1.0
Windows 5 & 6	Non Domestic	97%	97%	0.0%	1.0
Windows 7 & 8	Non Domestic	97%	97%	0.0%	1.0
Window 13	Non Domestic	8%	1%	7.0%	0.13
Windows 14 & 15	Non Domestic	97%	80%	17.0%	0.82
Window 17	Non Domestic	21%	15%	6.0%	0.71
Windows 18 to 20	Non Domestic	98%	98%	0.0%	1.0
Window 21	Non Domestic	100%	100%	0.0%	1.0
Windows 22 & 23	Non Domestic	1%	1%	0.0%	1.0
Windows 24 & 25	Non Domestic	99%	99%	0.0%	1.0
Windows 27 to 30	Non Domestic	93%	91%	2.0%	0.98
Cherry Court A					
Window 36	Entrance Hall	15%	15%	0.0%	1.0
Window 37	Dining Room	68%	65%	3.0%	0.96
Windows 38 & 39	Bedroom	98%	98%	0.0%	1.0
Windows 40 & 41	Bedroom	98%	98%	0.0%	1.0
Cherry Court B					
Window 43	Entrance Hall	8%	8%	0.0%	1.0
Window 44	Dining Room	75%	69%	6.0%	0.92
Windows 45 & 46	Bedroom	98%	98%	0.0%	1.0
Windows 47 & 48	Bedroom	98%	98%	0.0%	1.0
Cherry Court C					
Window 50	Entrance Hall	10%	7%	3.0%	0.7
Window 51	Dining Room	94%	85%	9.0%	0.9
Windows 52 & 53	Bedroom	98%	98%	0.0%	1.0
Windows 54 & 55	Bedroom	98%	98%	0.0%	1.0
Cherry Court D					
Window 57	Stairs	1%	1%	0.0%	1.0
Window 58	Dining Room	77%	62%	15.0%	0.81
Window 59	Dining Room	99%	99%	0.0%	1.0
Window 60	Stairs	92%	92%	0.0%	1.0
Windows 65 & 66	Stairs	26%	22%	4.0%	0.85
Cherry Court E					
Window 67	Dining Room	62%	50%	12.0%	0.81
Window 68	Stairs	1%	1%	0.0%	1.0
Window 69	Stairs	1%	1%	0.0%	1.0
Window 70	Dining Room	95%	95%	0.0%	1.0

Appendix 2 - Daylight Distribution
20 Vicars Road, London NW5 4NL

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Cherry Court F					
Window 75	Stairs	1%	1%	0.0%	1.0
Window 78	Stairs	1%	1%	0.0%	1.0
16 Vicars Road					
Windows 83 to 85	Dining / Kitchen	68%	68%	0.0%	1.0
Window 86	WC	35%	35%	0.0%	1.0
Window 89	Stairs	100%	100%	0.0%	1.0
18 Vicars Road					
Window 90	WC	69%	69%	0.0%	1.0
Windows 91 & 92	Dining / Kitchen	57%	57%	0.0%	1.0
Window 95	Stairs	100%	100%	0.0%	1.0
Window 96	Domestic	94%	94%	0.0%	1.0
Windows 97 to 99	Bedroom	100%	100%	0.0%	1.0
Windows 100 & 101	Living Room	99%	99%	0.0%	1.0
51 Vicars Road					
Windows 104 to 106	Entrance hall	93%	93%	0.0%	1.0
Window 107	Bedroom	99%	99%	0.0%	1.0

Appendix 2 - Sunlight to Windows
20 Vicars Road, London NW5 4NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
22 Vicars Road									
Window 1	Non Domestic	65%	65%	0%	1.0	16%	16%	0%	1.0
Window 2	Non Domestic	66%	66%	0%	1.0	17%	17%	0%	1.0
Window 3	Non Domestic	66%	66%	0%	1.0	16%	16%	0%	1.0
Window 5	Non Domestic	70%	70%	0%	1.0	20%	20%	0%	1.0
Window 7	Non Domestic	74%	74%	0%	1.0	24%	24%	0%	1.0
Window 9	Non Domestic	75%	75%	0%	1.0	25%	25%	0%	1.0
Window 10	Non Domestic	75%	75%	0%	1.0	25%	25%	0%	1.0
Window 11	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 12	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 21	Non Domestic	20%	4%	16%	0.2	1%	1%	0%	1.0
Window 22	Non Domestic	28%	7%	21%	0.25	3%	1%	2%	0.33
Window 23	Non Domestic	33%	5%	28%	0.15	4%	1%	3%	0.25
Window 24	Non Domestic	33%	12%	21%	0.36	5%	2%	3%	0.4
Window 25	Non Domestic	41%	15%	26%	0.37	7%	2%	5%	0.29
Window 27	Non Domestic	19%	1%	18%	0.05	0%	0%	0%	1.0
Window 28	Non Domestic	17%	2%	15%	0.12	0%	0%	0%	1.0
Window 31	Non Domestic	43%	8%	35%	0.19	7%	0%	7%	0.0
Window 32	Non Domestic	51%	10%	41%	0.2	11%	0%	11%	0.0
Cherry Court A									
Window 36	Entrance Hall	11%	11%	0%	1.0	5%	5%	0%	1.0
Window 37	Dining Room	61%	61%	0%	1.0	5%	5%	0%	1.0
Window 38	Bedroom	71%	71%	0%	1.0	19%	19%	0%	1.0
Window 39	Bedroom	74%	74%	0%	1.0	17%	17%	0%	1.0
Window 40	Bedroom	77%	76%	1%	0.99	25%	24%	1%	0.96
Window 41	Bedroom	83%	83%	0%	1.0	26%	26%	0%	1.0
Cherry Court B									
Window 43	Entrance Hall	8%	8%	0%	1.0	2%	2%	0%	1.0
Window 44	Dining Room	61%	59%	2%	0.97	8%	6%	2%	0.75
Window 45	Bedroom	68%	68%	0%	1.0	16%	16%	0%	1.0
Window 46	Bedroom	74%	72%	2%	0.97	17%	15%	2%	0.88
Window 47	Bedroom	77%	77%	0%	1.0	25%	25%	0%	1.0
Window 48	Bedroom	82%	82%	0%	1.0	25%	25%	0%	1.0
Cherry Court C									
Window 50	Entrance Hall	11%	10%	1%	0.91	5%	4%	1%	0.8
Window 51	Dining Room	64%	62%	2%	0.97	8%	6%	2%	0.75
Window 52	Bedroom	69%	67%	2%	0.97	17%	15%	2%	0.88
Window 53	Bedroom	74%	71%	3%	0.96	17%	14%	3%	0.82
Window 54	Bedroom	74%	74%	0%	1.0	22%	22%	0%	1.0
Window 55	Bedroom	81%	81%	0%	1.0	24%	24%	0%	1.0

Appendix 2 - Sunlight to Windows
20 Vicars Road, London NW5 4NL

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Cherry Court D									
Window 57	Stairs	11%	9%	2%	0.82	6%	4%	2%	0.67
Window 58	Dining Room	60%	56%	4%	0.93	10%	6%	4%	0.6
Window 59	Dining Room	75%	72%	3%	0.96	18%	15%	3%	0.83
Window 60	Stairs	67%	65%	2%	0.97	16%	14%	2%	0.88
Window 61	Domestic	83%	83%	0%	1.0	26%	26%	0%	1.0
Window 62	Domestic	76%	76%	0%	1.0	25%	25%	0%	1.0
Window 63	Domestic	38%	38%	0%	1.0	14%	14%	0%	1.0
Window 64	Domestic	57%	57%	0%	1.0	19%	19%	0%	1.0
Window 65	Stairs	39%	36%	3%	0.92	6%	3%	3%	0.5
Window 66	Stairs	72%	71%	1%	0.99	16%	15%	1%	0.94
Cherry Court E									
Window 67	Dining Room	53%	51%	2%	0.96	6%	4%	2%	0.67
Window 68	Stairs	9%	8%	1%	0.89	5%	4%	1%	0.8
Window 69	Stairs	66%	64%	2%	0.97	15%	13%	2%	0.87
Window 70	Dining Room	70%	68%	2%	0.97	15%	13%	2%	0.87
Window 71	Domestic	78%	78%	0%	1.0	26%	26%	0%	1.0
Window 72	Domestic	83%	83%	0%	1.0	26%	26%	0%	1.0
Window 73	Domestic	39%	39%	0%	1.0	15%	15%	0%	1.0
Window 74	Domestic	49%	49%	0%	1.0	18%	18%	0%	1.0
Cherry Court F									
Window 75	Stairs	7%	7%	0%	1.0	2%	2%	0%	1.0
Window 76	Dining Room	48%	48%	0%	1.0	6%	6%	0%	1.0
Window 77	Dining Room	64%	64%	0%	1.0	12%	12%	0%	1.0
Window 78	Stairs	58%	58%	0%	1.0	10%	10%	0%	1.0
Window 79	Domestic	77%	77%	0%	1.0	22%	22%	0%	1.0
Window 80	Domestic	70%	70%	0%	1.0	21%	21%	0%	1.0
Window 81	Domestic	39%	39%	0%	1.0	15%	15%	0%	1.0
Window 82	Domestic	58%	58%	0%	1.0	20%	20%	0%	1.0
18 Vicars Road									
Window 96	Domestic	58%	55%	3%	0.95	18%	15%	3%	0.83
Window 97	Bedroom	60%	55%	5%	0.92	20%	18%	2%	0.9
Window 98	Bedroom	76%	76%	0%	1.0	26%	26%	0%	1.0
Window 99	Bedroom	76%	76%	0%	1.0	26%	26%	0%	1.0
Window 100	Living Room	60%	59%	1%	0.98	13%	14%	-1%	1.08
Window 101	Living Room	60%	60%	0%	1.0	13%	15%	-2%	1.15
Window 102	Domestic	71%	70%	1%	0.99	21%	22%	-1%	1.05
Window 103	Domestic	74%	73%	1%	0.99	24%	23%	1%	0.96
53 Vicars Road									
Window 116	Domestic	46%	46%	0%	1.0	11%	11%	0%	1.0

Appendix 2 - Sunlight to Windows
20 Vicars Road, London NW5 4NL

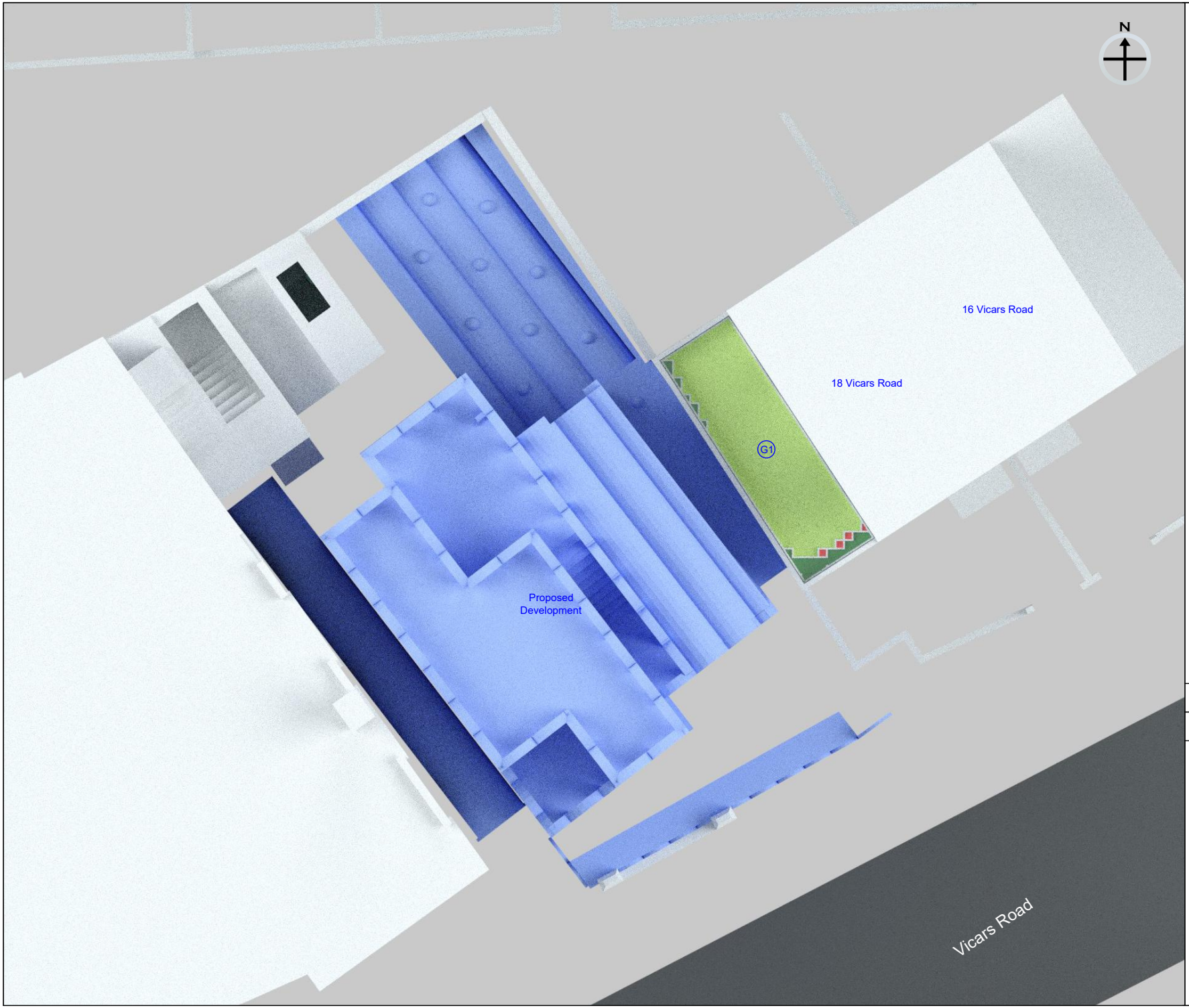
Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
St Martins Church									
Window 132	Domestic	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 133	Domestic	49%	49%	0%	1.0	21%	21%	0%	1.0
Window 134	Domestic	65%	65%	0%	1.0	24%	24%	0%	1.0
Window 135	Domestic	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 136	Domestic	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 137	Domestic	73%	73%	0%	1.0	27%	27%	0%	1.0
Window 138	Domestic	43%	43%	0%	1.0	16%	16%	0%	1.0
Window 139	Domestic	42%	42%	0%	1.0	19%	19%	0%	1.0
Window 140	Domestic	55%	55%	0%	1.0	22%	22%	0%	1.0
Window 141	Domestic	73%	73%	0%	1.0	27%	27%	0%	1.0
Window 142	Domestic	81%	81%	0%	1.0	26%	26%	0%	1.0
Window 143	Domestic	76%	76%	0%	1.0	25%	25%	0%	1.0
Window 144	Domestic	75%	75%	0%	1.0	24%	24%	0%	1.0
Window 145	Domestic	58%	58%	0%	1.0	17%	17%	0%	1.0
Window 146	Domestic	62%	62%	0%	1.0	18%	18%	0%	1.0
Window 148	Domestic	48%	48%	0%	1.0	14%	14%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
20 Vicars Road, London NW5 4NL

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
18 Vicars Road								
Garden 1	18.08 m2	16.77 m2	93%	16.55 m2	92%	0.22 m2	1%	0.99

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Project Name: 20 Vicars Road , London NW5 4NL

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

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