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Daylight and Sunlight Report (Neighbouring Properties)

Erskine Mews, London NW3 3AP

1 April 2021

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DAYLIGHT AND SUNLIGHT REPORT
Erskine Mews, London NW3 3AP

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by the residents of Erskine Mews to undertake a daylight and sunlight study of the proposed development at Erskine Mews, London NW3 3AP.
- 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 residential properties at 1 to 3 Ainger Mews, 1 to 5 Erskine Mews, 1 to 4 and 89a & 89c Erskine Road, 2 to 9 Ainger Road, 77 Regents Park Road, Erskine Mews and The Gatehouse Mayfair Mews.
- 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 In summary, the numerical results in this study (expanded on in section 4) 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:

21st Architecture Ltd

	Architect 3D Model	Rev -
	308_Site Model	Rev -
	308_Site Model(v 2013)	Rev -
	Site Model	Rev -
308_SU_02	Site Plan Proposed	Rev -
303_GA_02	General Arrangement Plans - Proposed	Rev -
308_GE_01	Proposed General Arrangement Elevations North Elevation South Elevation	Rev -
308_GE_02	Proposed General Arrangement Elevations East Elevation West Elevation	Rev -
308_GE_03	Proposed General Arrangement Elevations	Rev -
308_GE_04	Proposed General Arrangement Elevations Elevations in Context	Rev -
303_GA_RF	- General Arrangement Plans - Proposed	Rev -
308_GS_01	Proposed General Arrangement Sections Section A-A Section B-B	Rev -
308_GS_02	Proposed General Arrangement Sections Section C-C Section D-D	Rev -
308_GS_03	Proposed General Arrangement Sections Section E-E	Rev -
308_GS_04	Proposed General Arrangement Sections Sections in Context	Rev -

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

1 Ainger Mews:		
PL08	Proposed Ground Plan	Rev A
PL09	Proposed First Floor Plan	Rev A
1 Erskine Mews:		
1EM/E/03	Existing Ground Floor Plan	Rev -
1EM/P/04	Proposed First Floor Plan	Rev A
1EM/P/05	Proposed Roof Plan	Rev A
1 Erskine Road:		
1346/4	Proposed Third + Fourth Floor Plans	Rev -
1346/6	Proposed Roof Plan+ Section	Rev -
2 Ainger Mews:		
8717/02	Existing First Floor	Rev -
8717/01	Existing Ground Floor/ Location Plan	Rev -
2 Erskine Road:		
P x 03	Third Floor Plan Existing	Rev -
P x 04	Roof Plan Existing	Rev -
3 Ainger Road:		
0613 /W/ 1B	Proposed Plans Elevations & Section	Rev B
3 Erskine Road:		
ERPH (10) 11	General Arrangement Ground Floor Plan	Rev A
17014-02	Proposed Plans	Rev S4
5 Ainger Road:		
A9826PA/007	Existing Third & Fourth Floor Plan	Rev -
	Planning	
5AR/P101	Proposed Ground Floor Flat	Rev -
5AR/P102	Proposed Ground Floor Roof Plan	Rev -
7 Ainger Road:		
162/5	Existing Second & Third Floor Plans	Rev -
162/4A	Existing Floor Plans Ground & First	Rev -
	Ground Floor Plan	Rev -
77 Regents Park Road:		
0101-P02	Existing Floor Plans	Rev -
8 Ainger Road:		
02-16-832/ES-301	Existing Flat 1 Ground Floor	Rev -
02-16-832/ES-302	Existing Flat 2 First Floor	Rev -
The Gatehouse Mayfair Mews:		
P-01-D-031	Proposed Upper Floor & Roof Plans	Rev -

P-00-D-030

Proposed Ground Floor Plan

Rev -

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 expected sometime in 2021. 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 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:

Test 1 Vertical Sky Component

- 3.3.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. 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 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has

multiple windows, the largest window is usually taken as the main window and the smaller window(s) as secondary. Although we generally follow the practice of testing all windows, including secondary windows, our interpretation of the BRE guide is that the Vertical Sky Component targets do not apply to secondary windows.

Test 2 Daylight Distribution

- 3.3.8 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.
- 3.3.9 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 test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have

tested all windows which face within 90 degrees of due south. 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. The 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 3 Ainger Mews, 1 to 5 Erskine Mews, 1 to 4 and 89a & 89c Erskine Road, 2 to 9 Ainger Road, 77 Regents Park Road, Erskine Mews and The Gatehouse Mayfair Mews.
- 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. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

- 4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with 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 with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test with the exception of window 15 at 8 Ainger Road. However, this window meets the BRE's 25% recommendation over the whole year and only falls 1% during the winter months.

4.4 Overshadowing to Gardens and Open Spaces

- 4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

- 4.5.1 In summary, the numerical results in this study (expanded on above) 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 undertaken in July 2020.
- 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 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.
- 5.1.6 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.
- 5.1.7 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



Ainger Road

Erskine Road

Regent's Park Road

2 Ainger Road

4 Erskine Road

3 Ainger Road

3 Erskine Road

2 Erskine Road

4 Ainger Road

1 Erskine Road

5 Ainger Road

89a Erskine Road

6 Ainger Road

89c Erskine Road

7 Ainger Road

5 Erskine Mews

1 Erskine Mews

8 Ainger Road

4 Erskine Mews

Proposed Extension

2 Erskine Mews

The Gatehouse Mayfair Mews

9 Ainger Road

3 Erskine Mews

1 Ainger Mews

3 Ainger Mews

77 Regent's Park Road

2 Ainger Mews



Erskine Road

3 Ainger Road

2 Ainger Road

4 Ainger Road

5 Ainger Road

6 Ainger Road

7 Ainger Road

8 Ainger Road

9 Ainger Road

4 Erskine Road

3 Erskine Road

2 Erskine Road

1 Erskine Road

89a Erskine Road

89c Erskine Road

1 Erskine Mews

2 Erskine Mews

3 Erskine Mews

The Gatehouse
Mayfair Mews

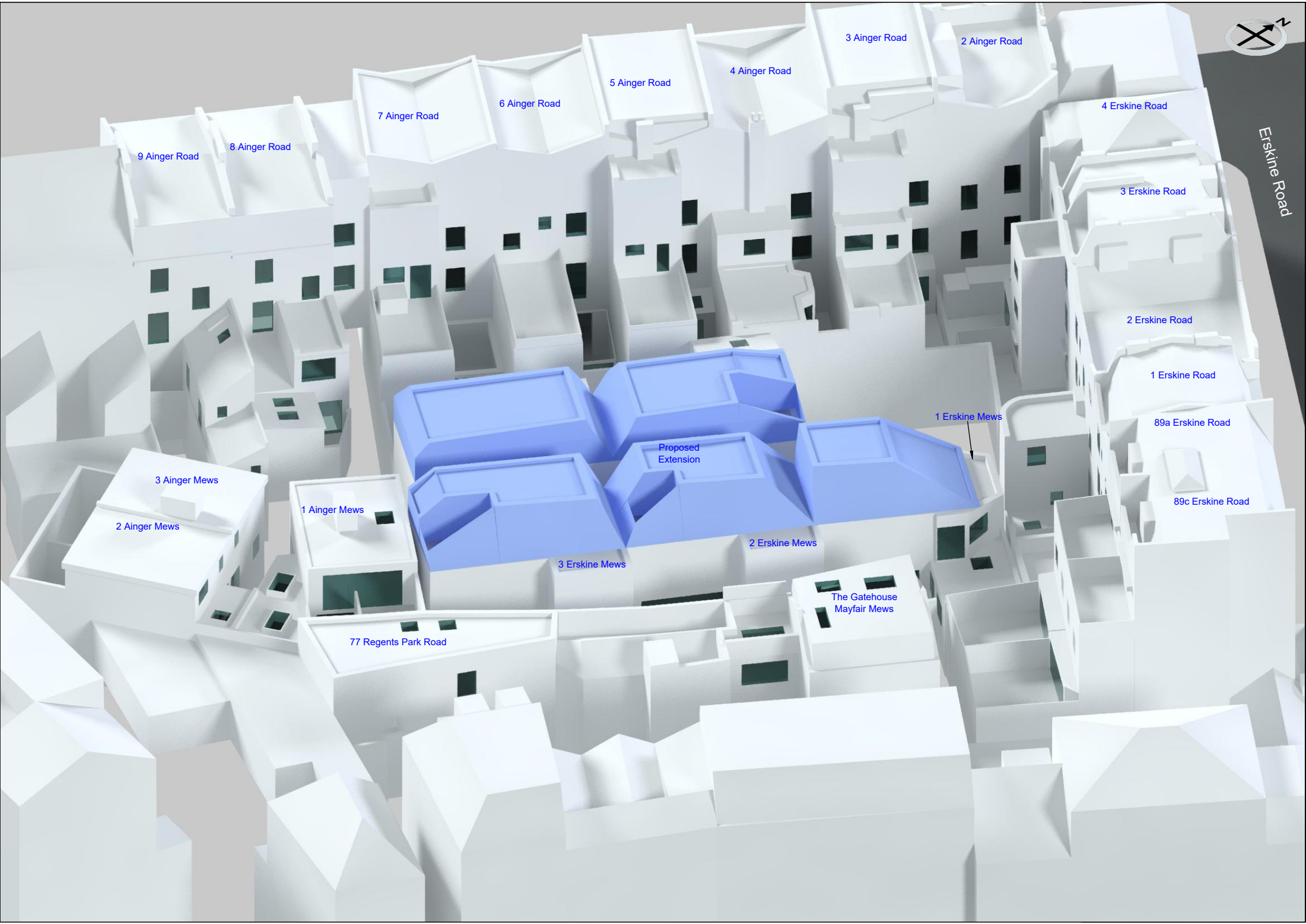
77 Regents Park Road

1 Ainger Mews

2 Ainger Mews

3 Ainger Mews

Proposed
Extension





4 Erskine Road

3 Erskine Road

2 Erskine Road

1 Erskine Road

89a Erskine Road

89c Erskine Road

Erskine Road

2 Ainger Road

3 Ainger Road

4 Ainger Road

5 Ainger Road

6 Ainger Road

7 Ainger Road

8 Ainger Road

9 Ainger Road

Ainger Road

5 Erskine Mews

4 Erskine Mews

Proposed Extension

1 Ainger Mews

2 Erskine Mews

3 Erskine Mews

The Gatehouse
Mayfair Mews

77
Regents Park Road

3 Ainger Mews

2 Ainger Mews



Ainger Road

9 Ainger Road

8 Ainger Road

7 Ainger Road

6 Ainger Road

5 Ainger Road

4 Ainger Road

3 Ainger Road

2 Ainger Road

2 Ainger Mews

3 Ainger Mews

77
Regents
Park
Road

3 Erskine
Mews

Proposed
Extension

4 Erskine
Mews

5 Erskine
Mews

The Gatehouse
Mayfair Mews

2 Erskine
Mews

1 Ainger Mews

3 Erskine Road

4 Erskine Road

89c Erskine Road

89a Erskine Road

1 Erskine Road

2 Erskine Road



89c Erskine Road

89a Erskine Road

1 Erskine Road

The Gatehouse
Mayfair Mews

77 Regents Park Road

1 Ainger Mews

2 Ainger Mews

3 Ainger Mews

2 Erskine Road

Proposed
Extension

3 Erskine Road

1 Erskine Mews

4 Erskine Road

4 Erskine Mews

8 Ainger Road

9 Ainger Road

5 Erskine Mews

5 Ainger Road

6 Ainger Road

7 Ainger Road

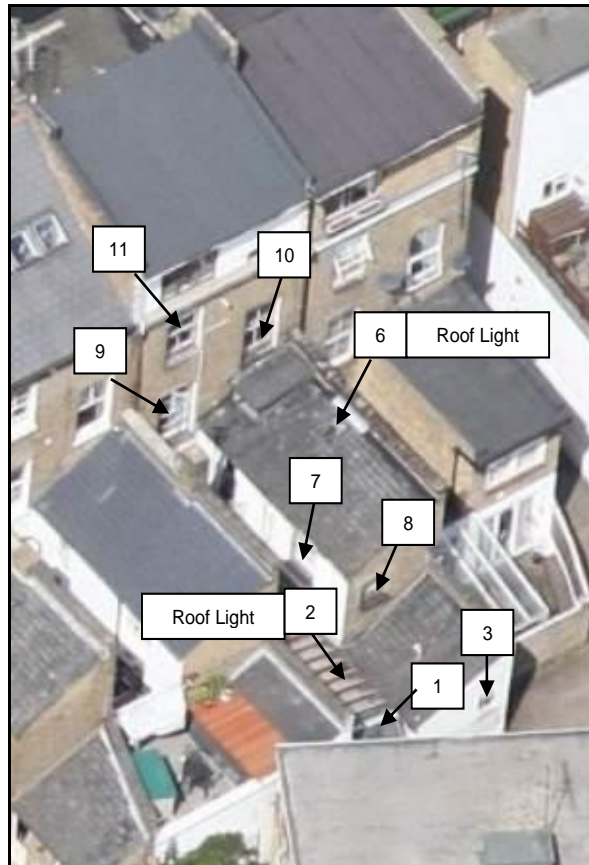
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3 Ainger Road

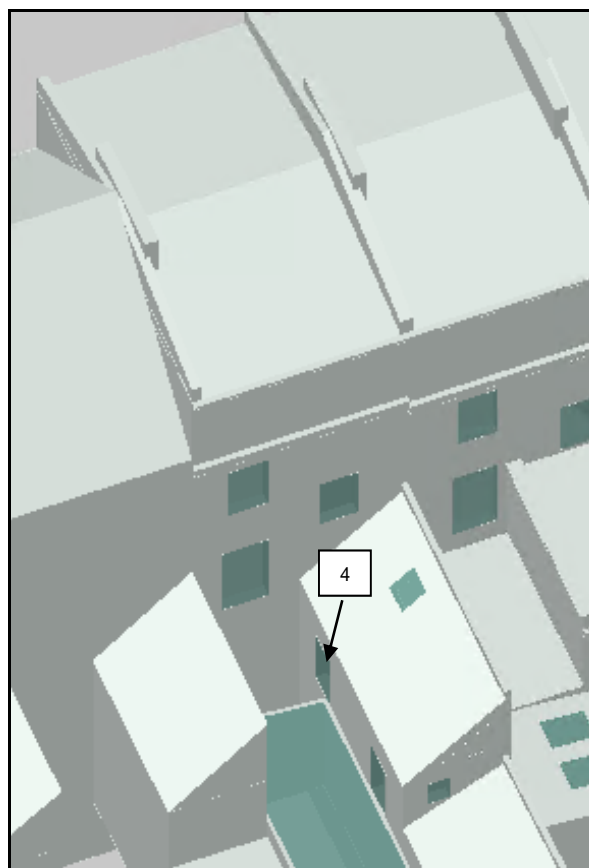
4 Ainger Road

Ainger Road

Neighbouring Windows



9 Ainger Road



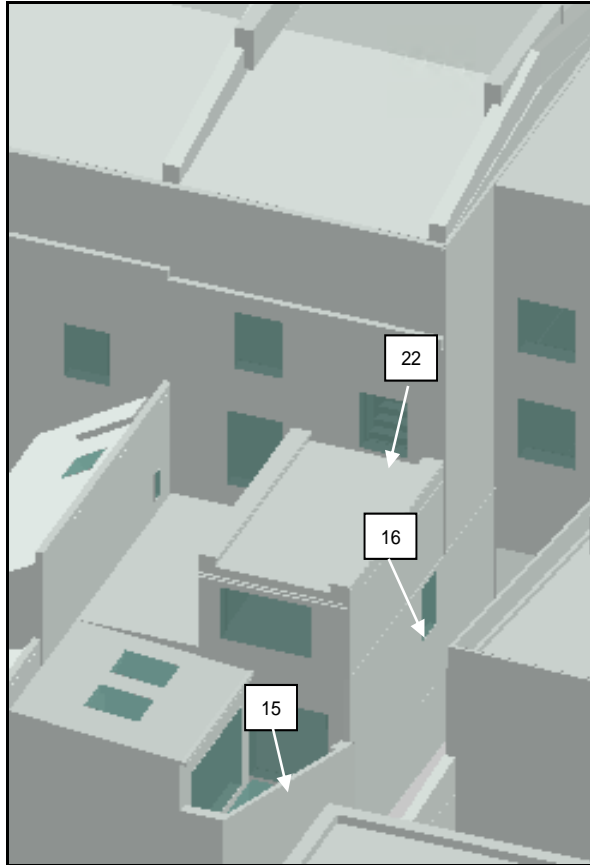
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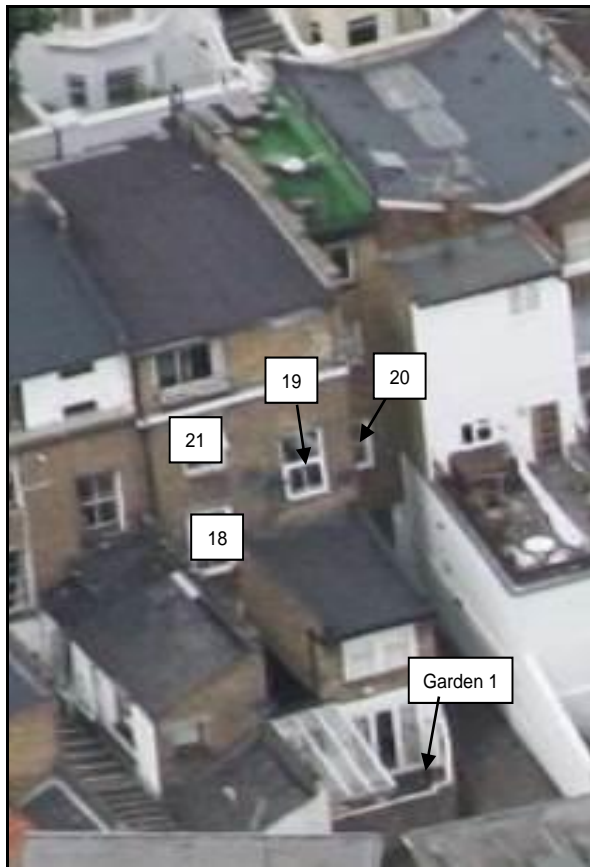
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8 Ainger Road



8 Ainger Road



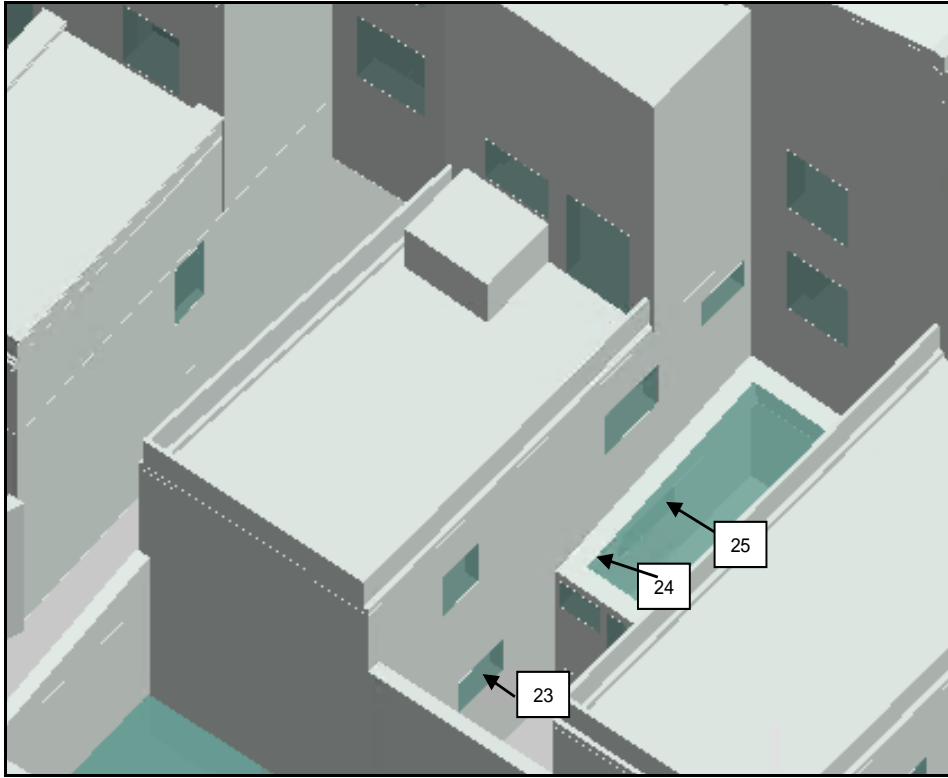
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7 Ainger Road



7 Ainger Road



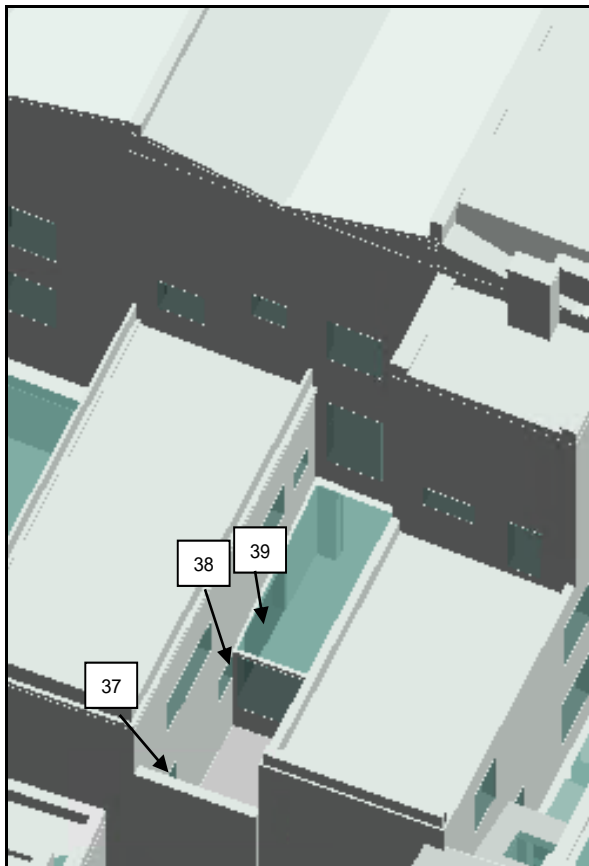
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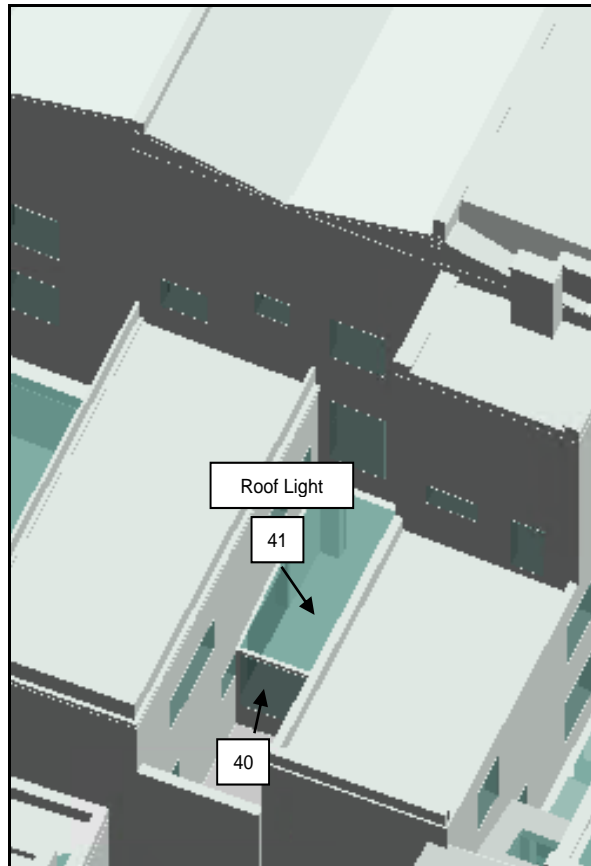
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7 Ainger Road



6 Ainger Road



6 Ainger Road



6 Ainger Road



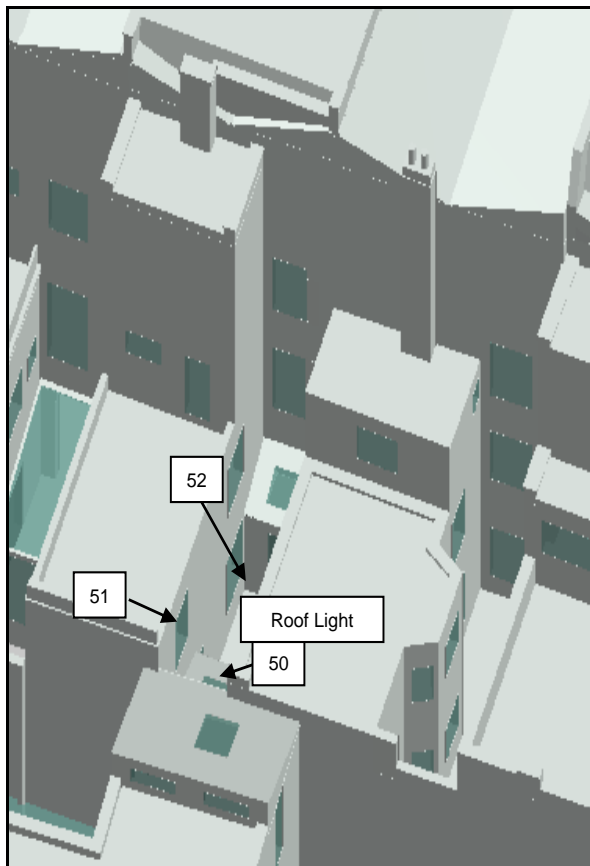
6 Ainger Road



6 Ainger Road



5 Ainger Road



5 Ainger Road



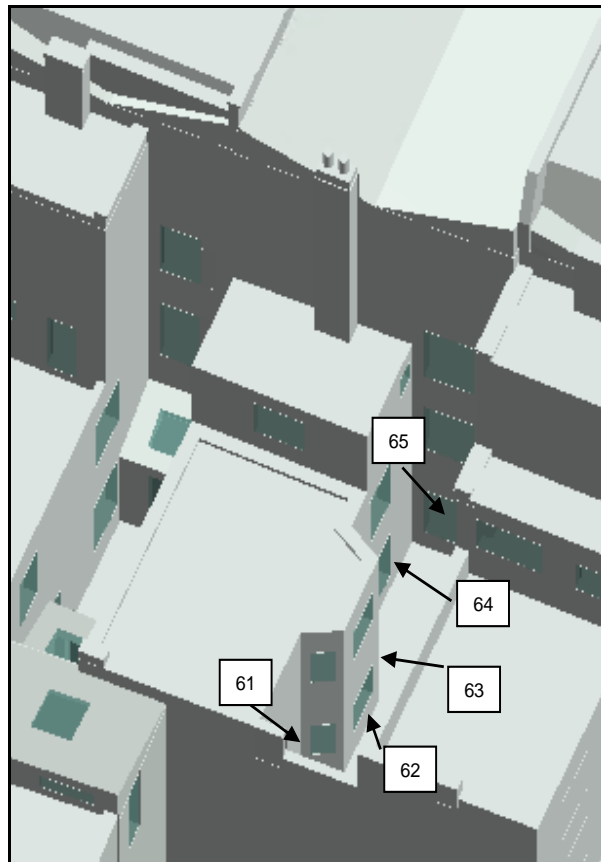
5 Ainger Road



5 Ainger Road



5 Ainger Road



4 Ainger Road



4 Ainger Road



4 Ainger Road



3 Ainger Road



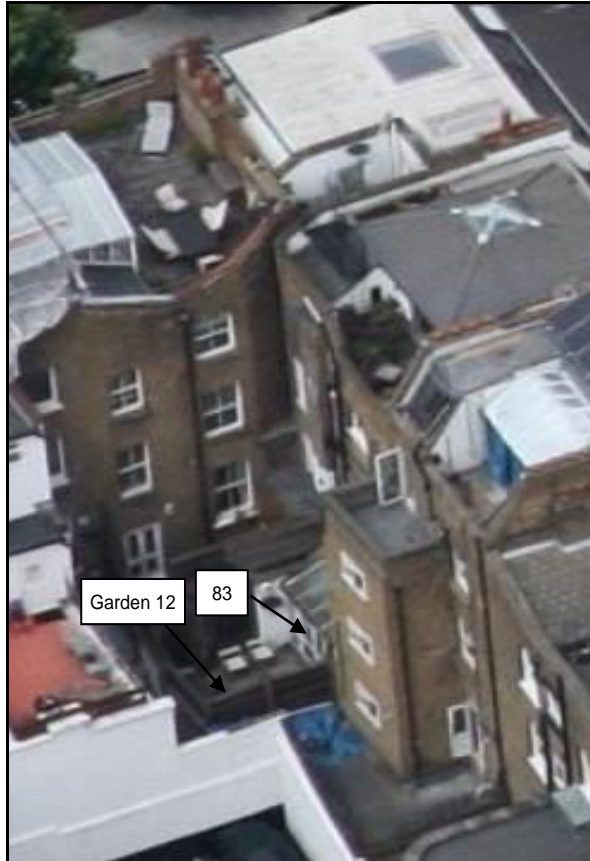
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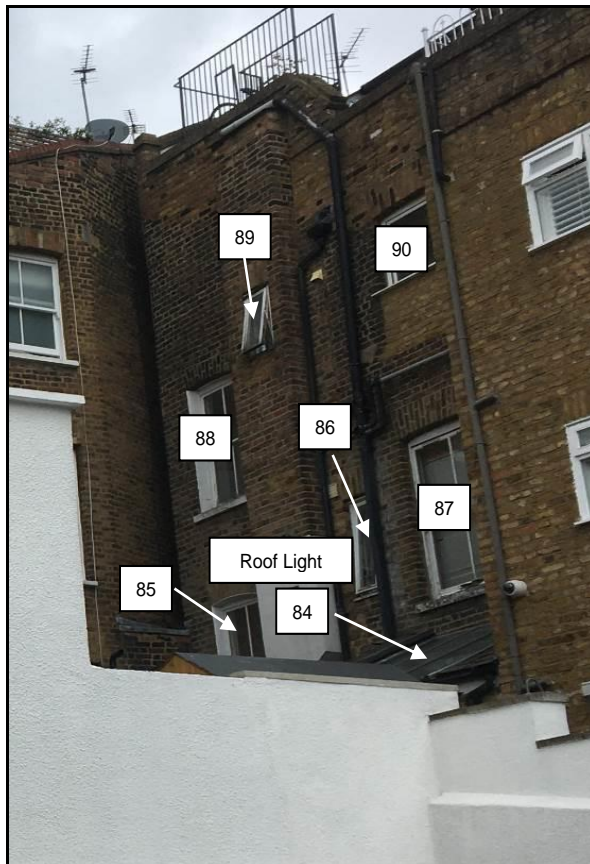
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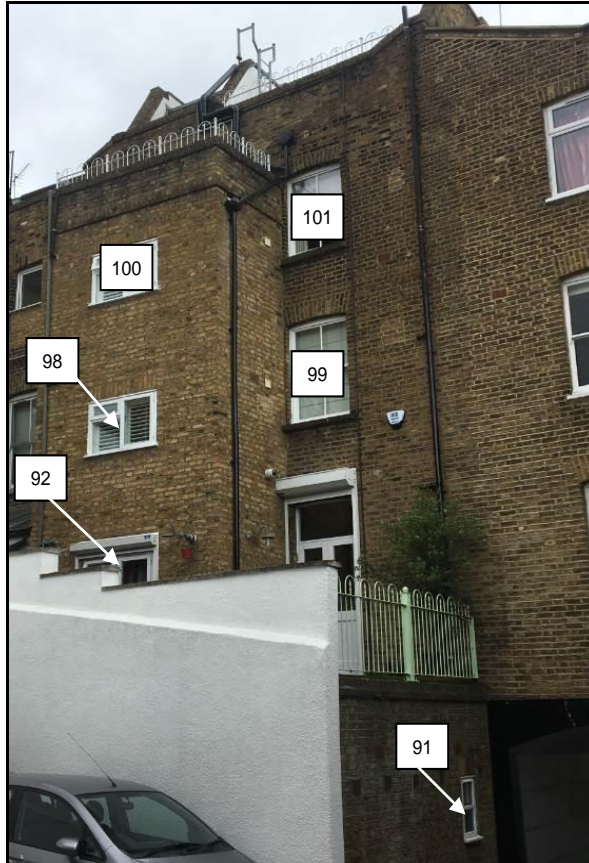
2 Ainger Road



4 Erskine Road



4 Erskine Road



3 Erskine Road



3 Erskine Road



3 Erskine Road



2 Erskine Road



2 Erskine Road



2 Erskine Road



2 Erskine Road



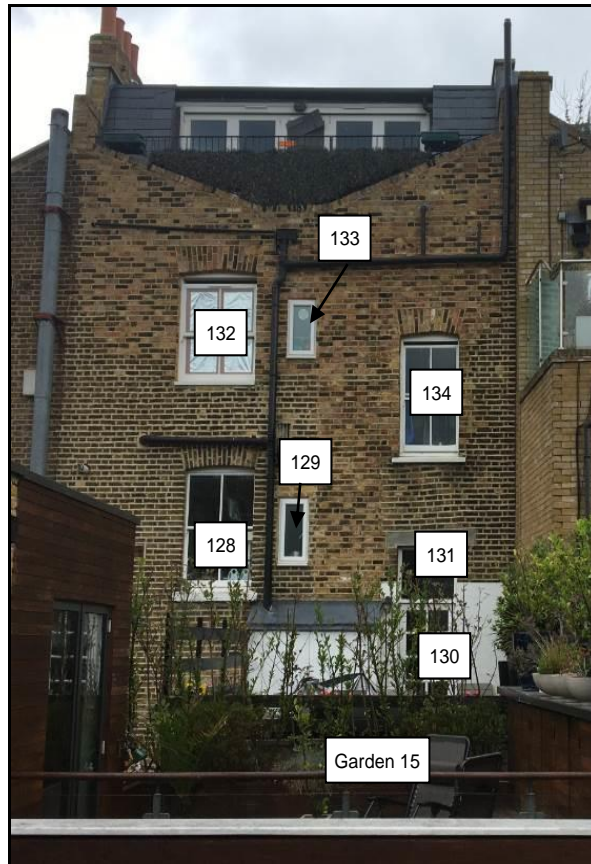
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1 Erskine Road



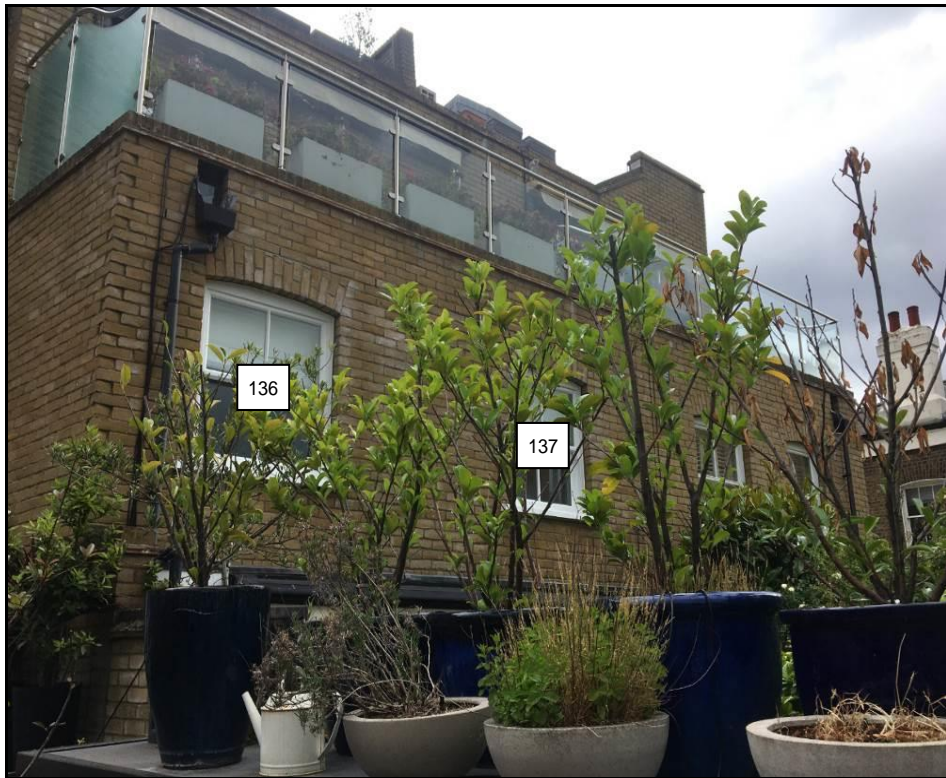
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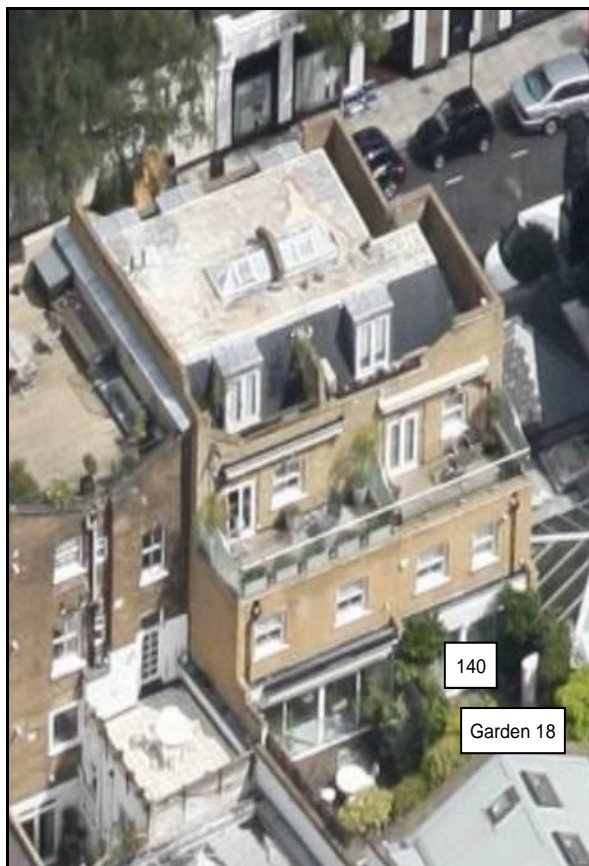
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89a Erskine Road



89a Erskine Road



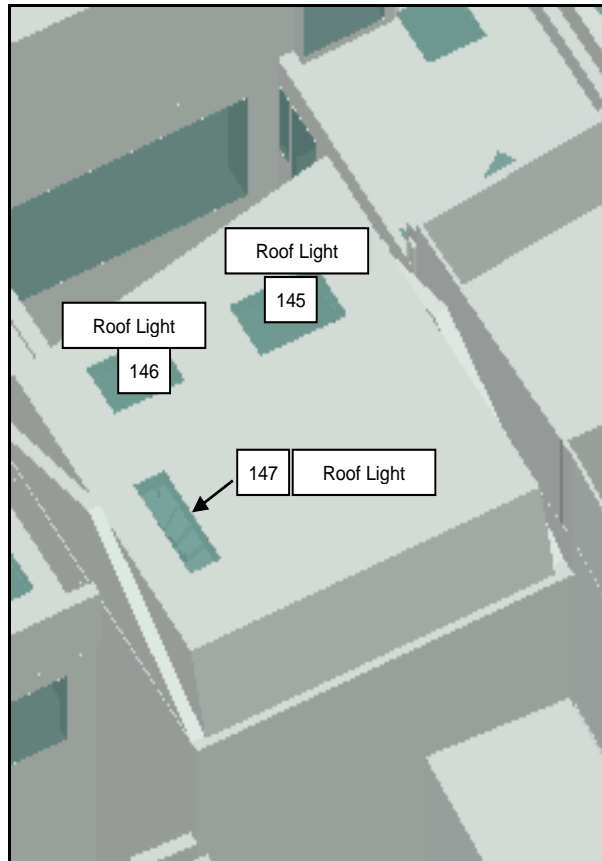
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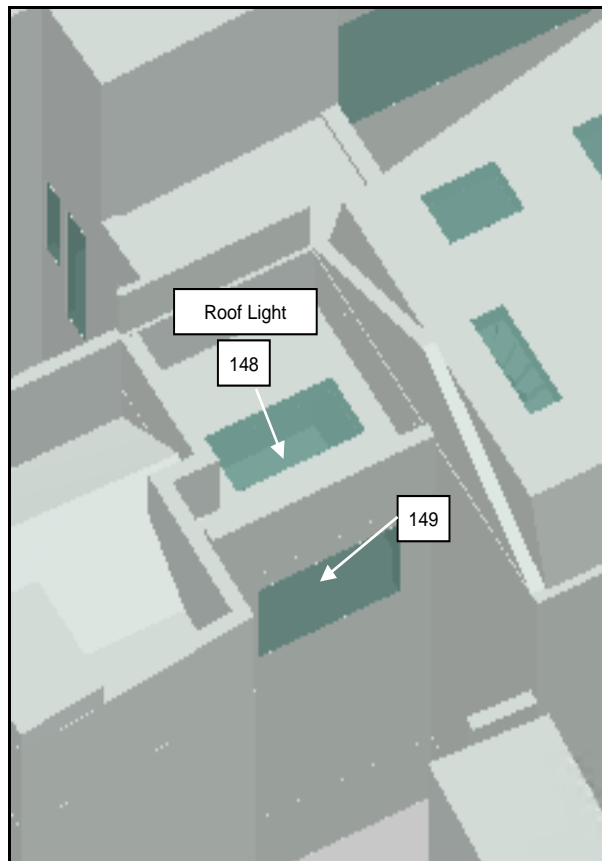
89c Erskine Road



The Gatehouse Mayfair Mews



The Gatehouse Mayfair Mews



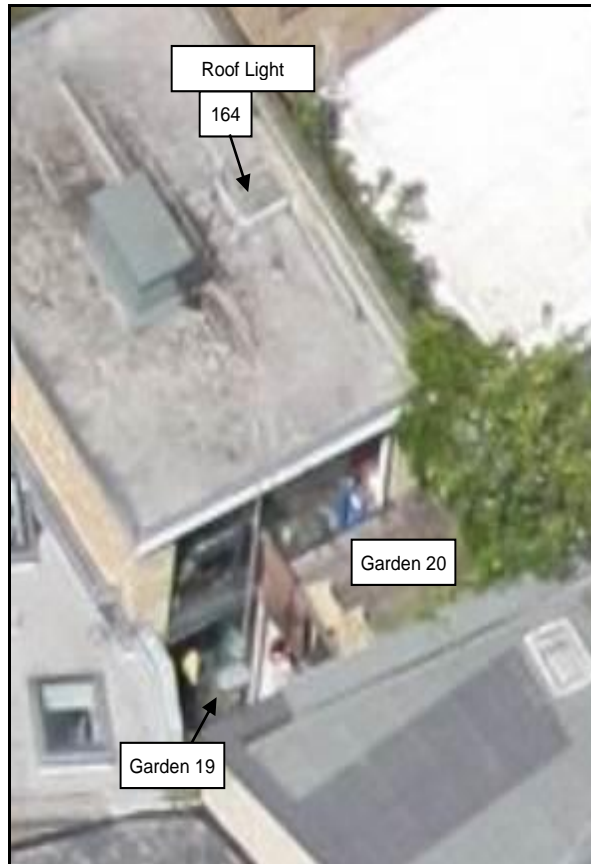
The Gatehouse Mayfair Mews



77 Regents Park Road



77 Regents Park Road



1 Ainger Mews



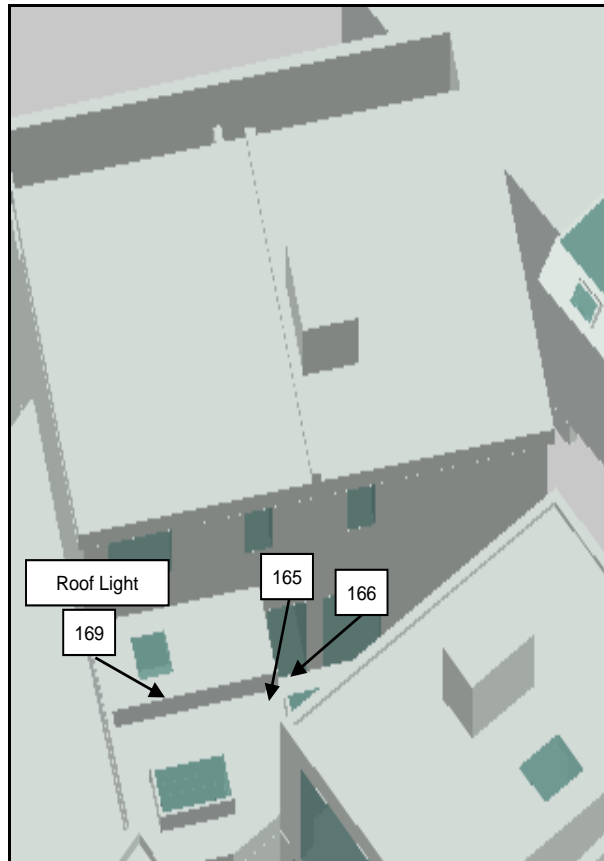
1 Ainger Mews



1 Ainger Mews



1 Ainger Mews



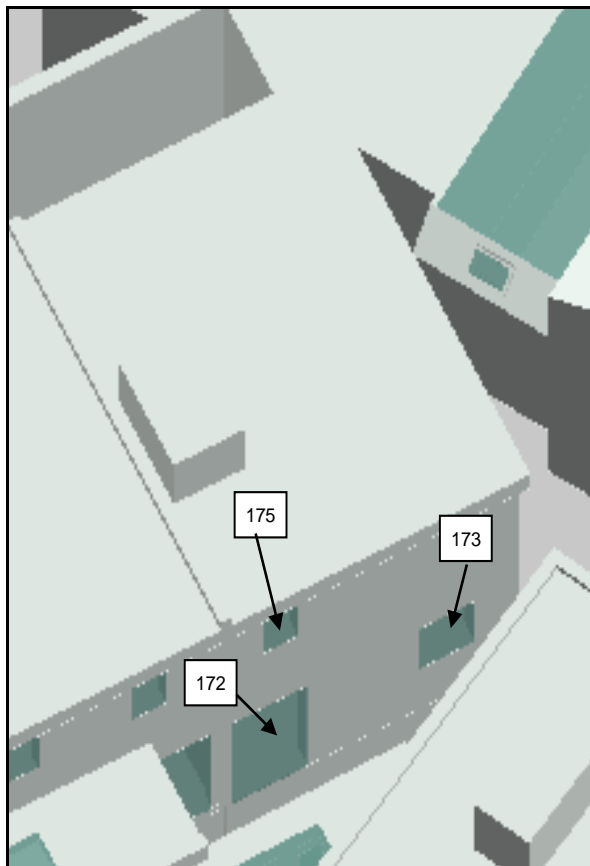
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2 Ainger Mews



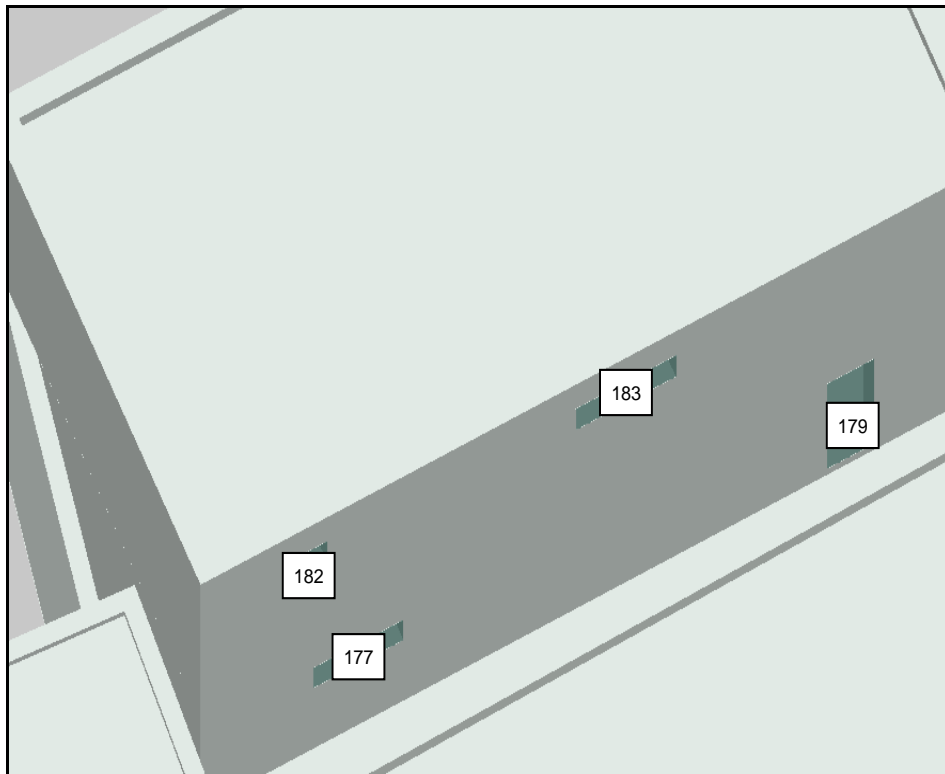
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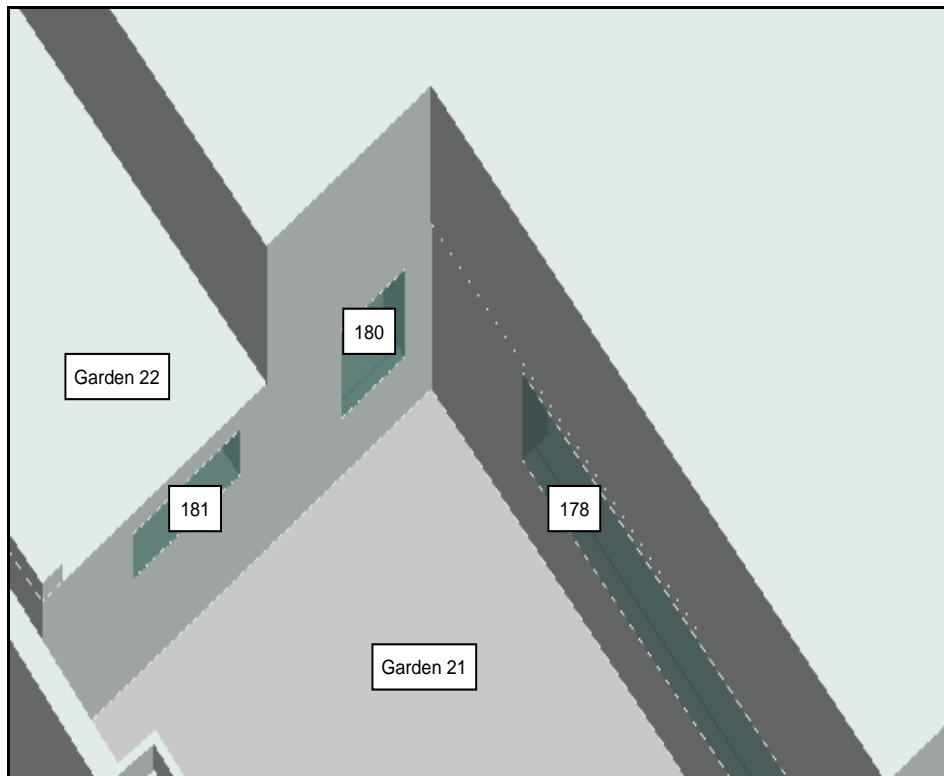
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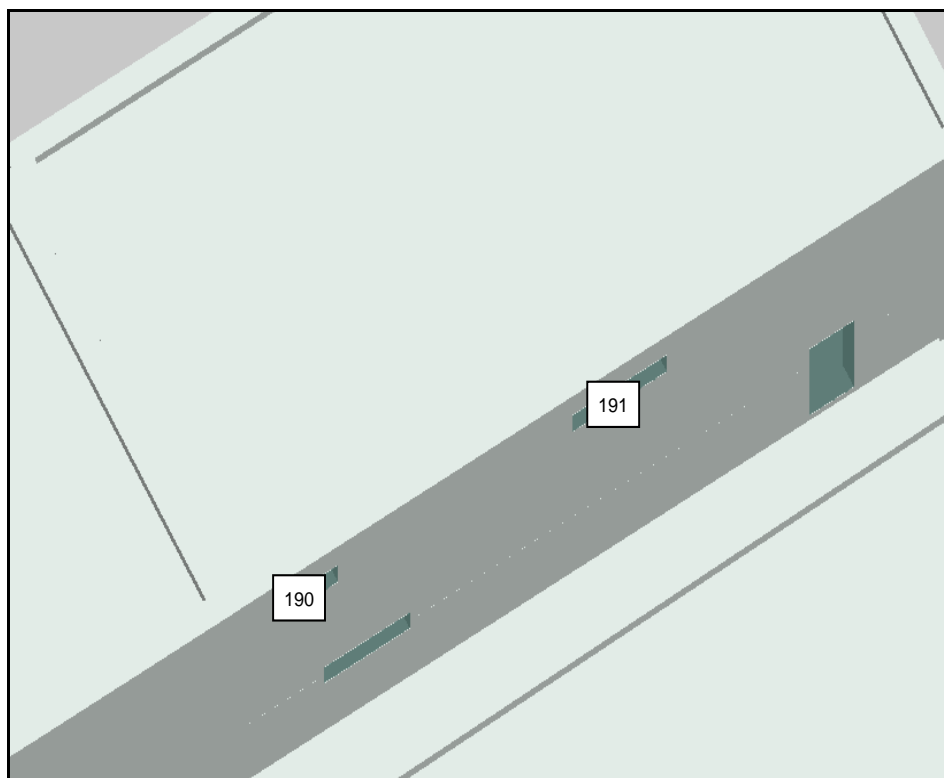
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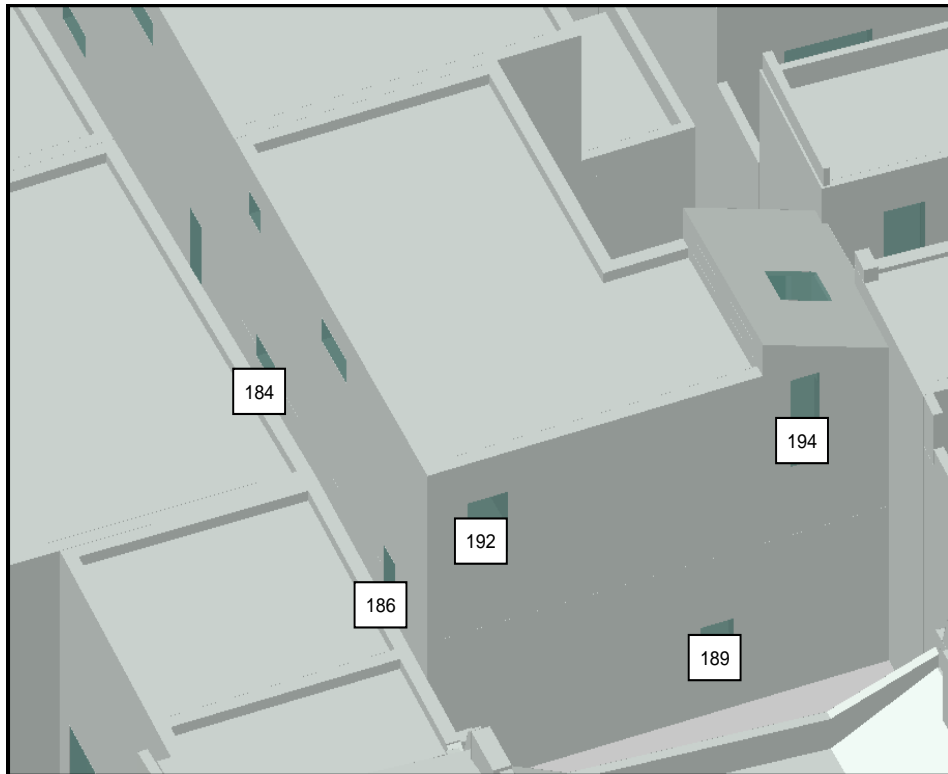
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4 Erskine Mews



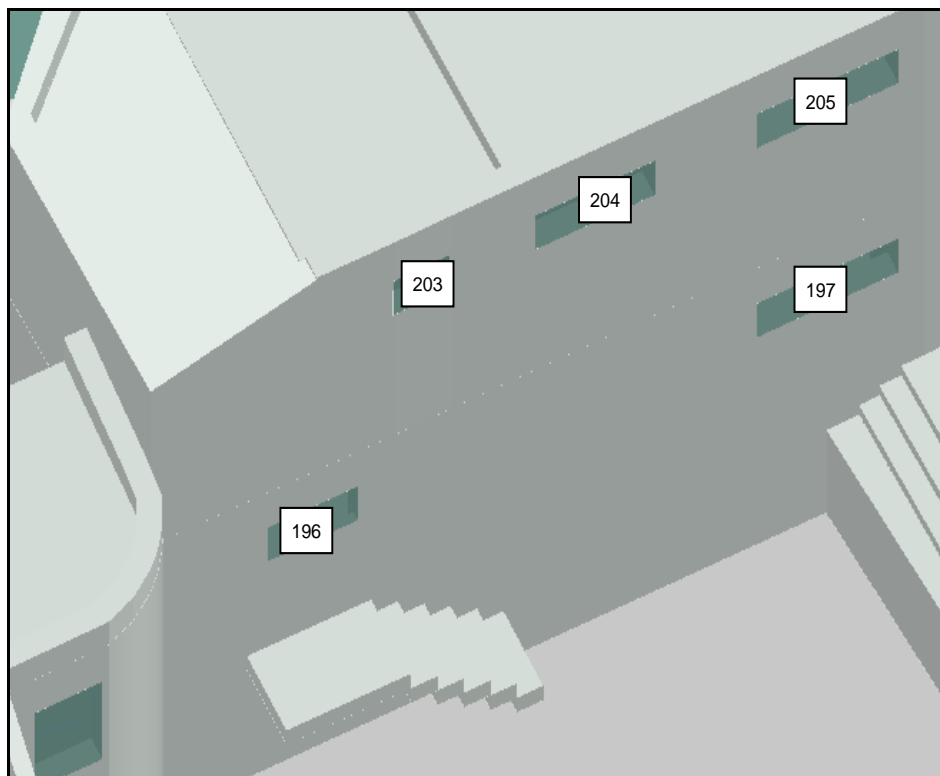
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5 Erskine Mews

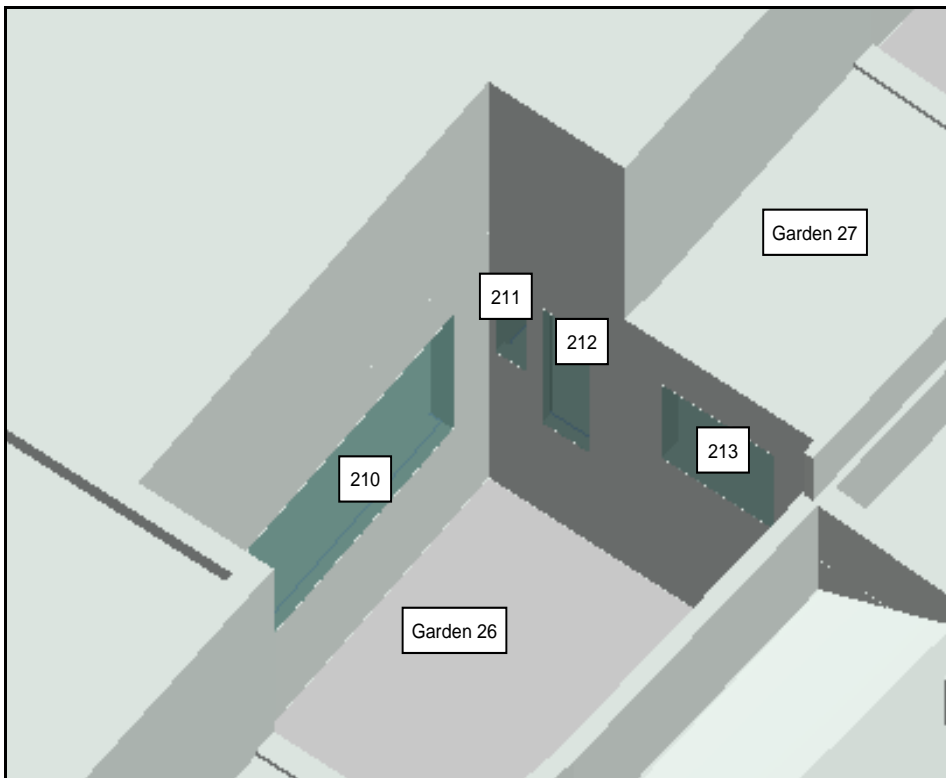


5 Erskine Mews

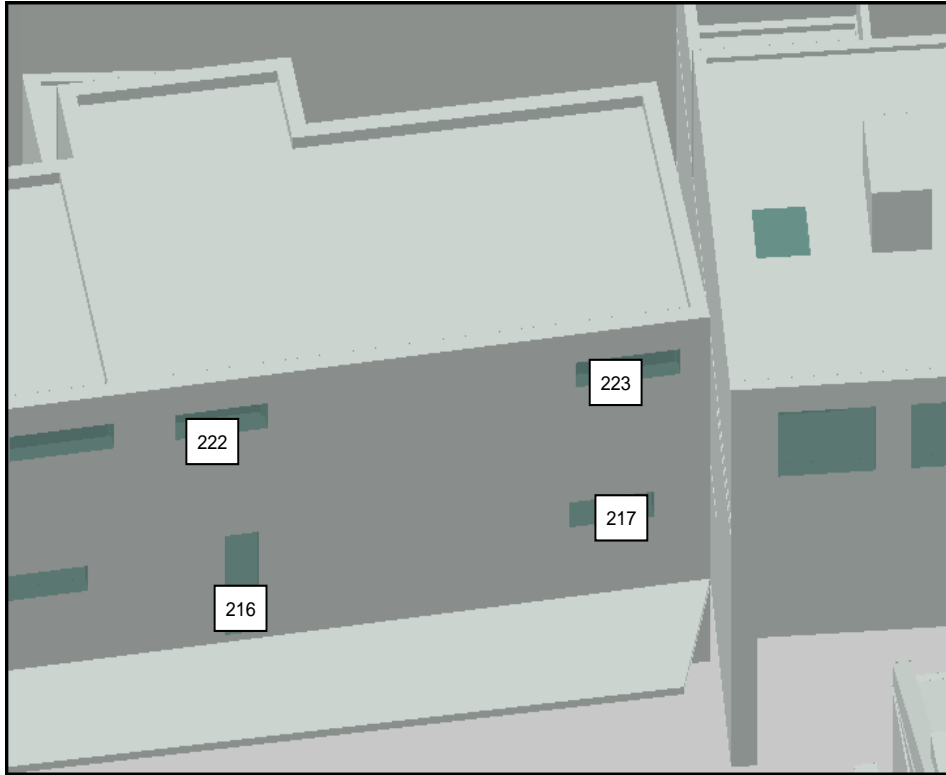




2 Erskine Mews



2 Erskine Mews



3 Erskine Mews



3 Erskine Mews

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
9 Ainger Road					
Ground Floor					
Window 1	Domestic	54.3%	54.0%	0.3%	0.99
Window 2	Domestic	61.9%	61.9%	0.0%	1.0
Window 3	Domestic	23.0%	22.2%	0.8%	0.97
First Floor					
Window 4	Domestic	8.8%	8.8%	0.0%	1.0
Window 5	Domestic	11.6%	11.5%	0.1%	0.99
Window 6	Domestic	53.7%	53.7%	0.0%	1.0
Window 7	Domestic	20.5%	20.5%	0.0%	1.0
Window 8	Domestic	32.7%	32.6%	0.1%	1.0
Window 9	Domestic	32.0%	32.0%	0.0%	1.0
Second Floor					
Window 10	Domestic	37.3%	37.3%	0.0%	1.0
Third Floor					
Window 11	Domestic	37.8%	37.8%	0.0%	1.0
8 Ainger Road					
Ground Floor					
Window 12	Dining	22.9%	19.6%	3.3%	0.86
Window 13	Dining	76.6%	75.6%	1.0%	0.99
Window 14	Dining	63.5%	62.7%	0.8%	0.99
Window 15	Lounge	22.7%	19.4%	3.3%	0.85
Window 16	Lounge	11.2%	10.8%	0.4%	0.96
First Floor					
Window 17	Bedroom	34.8%	33.2%	1.6%	0.95
Window 18	Bedroom	23.3%	23.3%	0.0%	1.0
Window 19	Staircase	37.4%	37.4%	0.0%	1.0
Window 20	Bedroom	24.1%	23.7%	0.4%	0.98
Second Floor					
Window 21	Domestic	37.8%	37.8%	0.0%	1.0
Window 22	Domestic	26.1%	26.1%	0.0%	1.0
7 Ainger Road					
Ground Floor					
Window 23	Bedroom	3.3%	3.3%	0.0%	1.0
Window 24	Bedroom	5.0%	5.0%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 25	Bedroom	2.9%	2.7%	0.2%	0.93
Window 26	Conservatory	7.0%	6.9%	0.1%	0.99
Window 27	Conservatory	6.8%	6.8%	0.0%	1.0
Window 28	Conservatory	7.0%	7.0%	0.0%	1.0
Window 29	Conservatory	23.8%	23.0%	0.8%	0.97
<u>First Floor</u>					
Window 30	Unknown	17.8%	16.2%	1.6%	0.91
Window 31	Unknown	12.8%	12.4%	0.4%	0.97
Window 32	Unknown	12.5%	12.3%	0.2%	0.98
Window 33	Unknown	21.4%	20.4%	1.0%	0.95
<u>Second Floor</u>					
Window 34	Bathroom/WC	34.6%	34.2%	0.4%	0.99
Window 35	Bathroom/WC	35.6%	35.2%	0.4%	0.99
Window 36	Kitchen	28.2%	28.2%	0.0%	1.0
<u>6 Ainger Road</u>					
<u>Ground Floor</u>					
Window 37	Bedroom/Bathroom/WC	2.1%	2.1%	0.0%	1.0
Window 38	Bedroom/Bathroom/WC	2.8%	2.8%	0.0%	1.0
Window 39	Bedroom	2.4%	2.3%	0.1%	0.96
Window 40	Unknown	5.5%	5.5%	0.0%	1.0
Window 41	Unknown	16.9%	16.5%	0.4%	0.98
<u>First Floor</u>					
Window 42	Living Room	10.8%	9.4%	1.4%	0.87
Window 43	Living Room	6.4%	6.1%	0.3%	0.95
Window 44	Unknown	4.3%	4.1%	0.2%	0.95
Window 45	Kitchen	13.5%	12.8%	0.7%	0.95
<u>Second Floor</u>					
Window 46	Staircase	34.6%	34.2%	0.4%	0.99
Window 47	Bedroom	34.9%	34.9%	0.0%	1.0
Window 48	Bedroom	30.8%	30.8%	0.0%	1.0
<u>5 Ainger Road</u>					
<u>Ground Floor</u>					
Window 49	Wardrobe	1.0%	1.0%	0.0%	1.0
Window 50	Wardrobe	19.3%	19.3%	0.0%	1.0
Window 51	Bedroom	1.6%	1.6%	0.0%	1.0
Window 52	Bedroom	2.5%	2.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 53	Boiler	5.3%	5.3%	0.0%	1.0
Window 54	Boiler	12.9%	12.8%	0.1%	0.99
<u>First Floor</u>					
Window 55	Domestic	16.5%	16.4%	0.1%	0.99
Window 56	Domestic	11.4%	11.3%	0.1%	0.99
Window 57	Domestic	13.1%	12.6%	0.5%	0.96
<u>Second Floor</u>					
Window 58	Domestic	36.7%	36.3%	0.4%	0.99
Window 59	Domestic	36.6%	36.4%	0.2%	0.99
Window 60	Domestic	24.0%	24.0%	0.0%	1.0
<u>4 Ainger Road</u>					
<u>Ground Floor</u>					
Window 61	Domestic	3.4%	3.4%	0.0%	1.0
Window 62	Domestic	1.7%	1.7%	0.0%	1.0
Window 63	Domestic	0.6%	0.6%	0.0%	1.0
Window 64	Domestic	1.8%	1.8%	0.0%	1.0
Window 65	Domestic	5.4%	5.4%	0.0%	1.0
<u>First Floor</u>					
Window 66	Domestic	18.4%	18.3%	0.1%	0.99
Window 67	Domestic	8.9%	8.9%	0.0%	1.0
Window 68	Domestic	2.5%	2.5%	0.0%	1.0
Window 69	Domestic	6.3%	6.3%	0.0%	1.0
Window 70	Domestic	13.9%	13.7%	0.2%	0.99
<u>Second Floor</u>					
Window 71	Domestic	35.5%	35.0%	0.5%	0.99
Window 72	Domestic	7.5%	7.5%	0.0%	1.0
Window 73	Domestic	28.2%	28.2%	0.0%	1.0
<u>3 Ainger Road</u>					
<u>Ground Floor</u>					
Window 74	Domestic	11.1%	11.1%	0.0%	1.0
<u>First Floor</u>					
Window 75	Domestic	14.7%	14.7%	0.0%	1.0
<u>Second Floor</u>					
Window 76	Domestic	34.2%	34.1%	0.1%	1.0

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 77	Domestic	33.2%	33.1%	0.1%	1.0
Window 78	Domestic	20.2%	20.2%	0.0%	1.0
<u>2 Ainger Road</u>					
<u>First Floor</u>					
Window 79	Domestic	19.4%	19.3%	0.1%	0.99
Window 80	Domestic	15.9%	15.8%	0.1%	0.99
<u>Second Floor</u>					
Window 81	Domestic	25.2%	25.1%	0.1%	1.0
Window 82	Domestic	22.2%	22.2%	0.0%	1.0
<u>4 Erskine Road</u>					
<u>Ground Floor</u>					
Window 83	Domestic	16.5%	16.0%	0.5%	0.97
Window 84	Domestic	31.0%	30.9%	0.1%	1.0
<u>First Floor</u>					
Window 85	Domestic	13.9%	13.7%	0.2%	0.99
Window 86	Domestic	20.3%	20.2%	0.1%	1.0
Window 87	Domestic	20.4%	20.3%	0.1%	1.0
<u>Second Floor</u>					
Window 88	Domestic	17.8%	17.8%	0.0%	1.0
Window 89	Domestic	25.7%	25.7%	0.0%	1.0
Window 90	Domestic	29.7%	29.7%	0.0%	1.0
<u>3 Erskine Road</u>					
<u>Ground Floor</u>					
Window 91	Unknown	6.3%	5.7%	0.6%	0.9
<u>First Floor</u>					
Window 92	Unknown	21.7%	20.3%	1.4%	0.94
Window 93	Unknown	17.9%	16.5%	1.4%	0.92
Window 94	Unknown	21.3%	19.9%	1.4%	0.93
Window 95	Unknown	17.0%	15.7%	1.3%	0.92
Window 96	Unknown	29.0%	29.0%	0.0%	1.0
Window 97	Unknown	30.0%	30.0%	0.0%	1.0
<u>Second Floor</u>					
Window 98	Unknown	29.4%	28.7%	0.7%	0.98
Window 99	Unknown	23.0%	22.7%	0.3%	0.99

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Third Floor</u>					
Window 100	Unknown	32.6%	32.6%	0.0%	1.0
Window 101	Unknown	30.0%	30.0%	0.0%	1.0
Window 102	Unknown	37.4%	37.4%	0.0%	1.0
Window 103	Unknown	37.7%	37.7%	0.0%	1.0
<u>2 Erskine Road</u>					
<u>Ground Floor</u>					
Window 104	Domestic	28.6%	28.6%	0.0%	1.0
<u>First Floor</u>					
Window 105	Domestic	23.2%	21.7%	1.5%	0.94
Window 106	Domestic	17.9%	17.1%	0.8%	0.96
Window 107	Domestic	11.0%	10.9%	0.1%	0.99
Window 108	Domestic	13.5%	13.3%	0.2%	0.99
Window 109	Domestic	13.0%	13.0%	0.0%	1.0
Window 110	Domestic	15.3%	14.9%	0.4%	0.97
<u>Second Floor</u>					
Window 111	Domestic	33.1%	32.3%	0.8%	0.98
Window 112	Domestic	33.4%	32.6%	0.8%	0.98
Window 113	Domestic	14.2%	14.2%	0.0%	1.0
Window 114	Domestic	18.2%	18.1%	0.1%	0.99
Window 115	Domestic	21.9%	20.9%	1.0%	0.95
Window 116	Domestic	34.5%	33.5%	1.0%	0.97
<u>Third Floor</u>					
Window 117	Bedroom	36.0%	36.0%	0.0%	1.0
Window 118	Bathroom/WC	36.3%	36.3%	0.0%	1.0
Window 119	Staircase	35.7%	35.6%	0.1%	1.0
Window 120	Dining/Kitchen	36.8%	36.8%	0.0%	1.0
<u>1 Erskine Road</u>					
<u>Ground Floor</u>					
Window 121	Domestic	8.2%	8.2%	0.0%	1.0
Window 122	Domestic	11.9%	11.8%	0.1%	0.99
Window 123	Domestic	5.9%	5.9%	0.0%	1.0
Window 124	Domestic	5.1%	5.1%	0.0%	1.0
<u>First Floor</u>					
Window 125	Domestic	26.4%	25.5%	0.9%	0.97
Window 126	Domestic	10.6%	10.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 127	Domestic	10.8%	10.8%	0.0%	1.0
<u>Second Floor</u>					
Window 128	Domestic	34.1%	33.3%	0.8%	0.98
Window 129	Domestic	33.2%	32.5%	0.7%	0.98
Window 130	Staircase	22.8%	21.7%	1.1%	0.95
Window 131	Staircase	26.8%	26.0%	0.8%	0.97
<u>Third Floor</u>					
Window 132	Bedroom	37.1%	37.1%	0.0%	1.0
Window 133	Bathroom/WC	37.0%	37.0%	0.0%	1.0
Window 134	Staircase	33.0%	32.9%	0.1%	1.0
<u>89a Erskine Road</u>					
<u>Ground Floor</u>					
Window 135	Domestic	27.0%	25.7%	1.3%	0.95
<u>First Floor</u>					
Window 136	Domestic	34.6%	34.2%	0.4%	0.99
Window 137	Domestic	34.2%	34.1%	0.1%	1.0
<u>Second Floor</u>					
Window 138	Domestic	34.5%	34.5%	0.0%	1.0
Window 139	Domestic	34.2%	34.2%	0.0%	1.0
<u>89c Erskine Road</u>					
<u>Ground Floor</u>					
Window 140	Domestic	25.9%	25.7%	0.2%	0.99
<u>First Floor</u>					
Window 141	Domestic	33.8%	33.8%	0.0%	1.0
Window 142	Domestic	33.4%	33.4%	0.0%	1.0
<u>The Gatehouse Mayfair Mews</u>					
<u>Second Floor</u>					
Window 143	Studio/Study	48.1%	47.3%	0.8%	0.98
Window 144	Studio/Study	48.3%	47.6%	0.7%	0.99
Window 145	Studio/Study	94.5%	94.0%	0.5%	0.99
Window 146	Studio/Study	95.0%	94.4%	0.6%	0.99
Window 147	Studio/Study	95.1%	94.7%	0.4%	1.0
<u>First Floor</u>					
Window 148	Bedroom	17.6%	17.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 149	Bedroom	69.3%	69.3%	0.0%	1.0
<u>77 Regents Park Road</u>					
<u>First Floor</u>					
Window 150	Unknown	27.0%	27.0%	0.0%	1.0
Window 151	Unknown	0.1%	0.1%	0.0%	1.0
Window 152	Unknown	0.1%	0.1%	0.0%	1.0
<u>1 Ainger Mews</u>					
<u>Ground Floor</u>					
Window 153	Living/Dining	13.0%	13.0%	0.0%	1.0
Window 154	Living/Dining	10.8%	10.8%	0.0%	1.0
Window 155	Living/Dining	0.1%	0.1%	0.0%	1.0
Window 156	Living/Dining	3.7%	3.7%	0.0%	1.0
Window 157	Living/Dining	3.5%	3.5%	0.0%	1.0
Window 158	Living/Dining	66.6%	66.6%	0.0%	1.0
Window 159	Kitchen	7.7%	7.7%	0.0%	1.0
Window 160	Kitchen	85.9%	85.9%	0.0%	1.0
<u>First Floor</u>					
Window 161	Bedroom	32.6%	32.6%	0.0%	1.0
Window 162	Bedroom	26.0%	22.6%	3.4%	0.87
Window 163	Bedroom	25.5%	24.3%	1.2%	0.95
Window 164	Bathroom/WC	90.0%	83.9%	6.1%	0.93
<u>2 Ainger Mews</u>					
<u>Ground Floor</u>					
Window 165	Living/Dining/Kitchen	9.9%	9.9%	0.0%	1.0
Window 166	Living/Dining/Kitchen	9.0%	9.0%	0.0%	1.0
Window 167	Living/Dining/Kitchen	16.5%	16.5%	0.0%	1.0
Window 168	Living/Dining/Kitchen	16.1%	16.1%	0.0%	1.0
Window 169	Living/Dining/Kitchen	64.6%	64.6%	0.0%	1.0
<u>First Floor</u>					
Window 170	Bedroom	32.4%	32.3%	0.1%	1.0
Window 171	Bathroom/WC	31.0%	31.0%	0.0%	1.0
<u>3 Ainger Mews</u>					
<u>Ground Floor</u>					
Window 172	Domestic	13.6%	13.6%	0.0%	1.0
Window 173	Domestic	12.3%	11.4%	0.9%	0.93
Window 174	Domestic	20.3%	19.4%	0.9%	0.96

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 175	Domestic	28.8%	28.8%	0.0%	1.0
Window 176	Domestic	24.0%	23.2%	0.8%	0.97
<u>4 Erskine Mews</u>					
<u>Ground Floor</u>					
Window 177 (Secondary)	Non Habitable	7.0%	3.3%	3.7%	0.47
Window 178	Non Habitable	12.9%	12.9%	0.0%	1.0
Window 179 (Secondary)	Non Habitable	6.9%	3.6%	3.3%	0.52
Window 180	Kitchen	11.0%	10.6%	0.4%	0.96
Window 181	Kitchen	14.4%	13.1%	1.3%	0.91
Window 183	Staircase	29.2%	10.2%	19.0%	0.35
<u>First Floor</u>					
Window 182	Non Habitable	27.5%	10.9%	16.6%	0.4
<u>5 Erskine Mews</u>					
<u>Ground Floor</u>					
Window 184 (Secondary)	Non Habitable	7.4%	3.6%	3.8%	0.49
Window 185	Non Habitable	11.0%	11.0%	0.0%	1.0
Window 186 (Secondary)	Non Habitable	6.2%	3.3%	2.9%	0.53
Window 187	Kitchen	10.0%	9.6%	0.4%	0.96
Window 188	Kitchen	11.6%	10.3%	1.3%	0.89
Window 189	Unknown	14.9%	14.4%	0.5%	0.97
Window 191	Staircase	28.2%	9.4%	18.8%	0.33
<u>First Floor</u>					
Window 190	Non Habitable	28.7%	10.7%	18.0%	0.37
Window 192	Unknown	24.0%	21.4%	2.6%	0.89
Window 193	Unknown	25.7%	21.0%	4.7%	0.82
Window 194	Unknown	23.4%	23.1%	0.3%	0.99
Window 195	Unknown	84.2%	81.0%	3.2%	0.96
<u>1 Erskine Mews</u>					
<u>Ground Floor</u>					
Window 196	Unknown	19.3%	18.4%	0.9%	0.95
Window 197	Unknown	15.2%	13.6%	1.6%	0.89
Window 198	Unknown	16.1%	16.1%	0.0%	1.0
Window 199	Unknown	10.5%	10.5%	0.0%	1.0
Window 200	Unknown	12.8%	12.8%	0.0%	1.0
Window 201	Unknown	15.2%	15.0%	0.2%	0.99
Window 202	Bathroom/WC	53.6%	53.4%	0.2%	1.0
Window 204	Staircase, Unknown & Landings	26.5%	25.2%	1.3%	0.95

Appendix 2 - Vertical Sky Component

Erskine Mews, London NW3 3AP

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 203	Unknown	25.9%	25.3%	0.6%	0.98
Window 205	Bathroom/WC	27.0%	20.9%	6.1%	0.77
Window 206	Bedroom	26.4%	26.4%	0.0%	1.0
Window 207	Bedroom	17.1%	17.1%	0.0%	1.0
<u>2 Erskine Mews</u>					
<u>Ground Floor</u>					
Window 208 (Secondary)	Non Habitable	6.8%	4.2%	2.6%	0.62
Window 209 (Secondary)	Non Habitable	7.4%	4.0%	3.4%	0.54
Window 210	Non Habitable	15.8%	15.8%	0.0%	1.0
Window 211	Kitchen	11.0%	11.0%	0.0%	1.0
Window 212	Kitchen	13.4%	13.3%	0.1%	0.99
Window 213	Kitchen	15.2%	14.9%	0.3%	0.98
<u>First Floor</u>					
Window 214	Bathroom/WC	27.3%	11.3%	16.0%	0.41
Window 215	Non Habitable	27.7%	13.5%	14.2%	0.49
<u>3 Erskine Mews</u>					
<u>Ground Floor</u>					
Window 216 (Secondary)	Non Habitable	7.0%	3.7%	3.3%	0.53
Window 217 (Secondary)	Non Habitable	7.7%	5.1%	2.6%	0.66
Window 218	Non Habitable	13.2%	13.2%	0.0%	1.0
Window 219	Kitchen	9.3%	9.3%	0.0%	1.0
Window 220	Kitchen	10.8%	10.8%	0.0%	1.0
Window 221	Kitchen	10.7%	10.5%	0.2%	0.98
<u>First Floor</u>					
Window 222	Non Habitable	27.7%	11.0%	16.7%	0.4
Window 223	Bathroom/WC	24.0%	13.5%	10.5%	0.56

Appendix 2 - Daylight Distribution
Erskine Mews, London NW3 3AP

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>8 Ainger Road</u>					
<u>Ground Floor</u>					
Windows 12 to 14	Dining	100%	100%	0.0%	1.0
Windows 15 & 16	Lounge	88%	71%	17.0%	0.81
<u>First Floor</u>					
Window 17	Bedroom	100%	100%	0.0%	1.0
Window 18	Bedroom	98%	98%	0.0%	1.0
Window 19	Staircase	86%	86%	0.0%	1.0
Window 20	Bedroom	97%	97%	0.0%	1.0
<u>7 Ainger Road</u>					
<u>Ground Floor</u>					
Windows 23 & 24	Bedroom	14%	14%	0.0%	1.0
Window 25	Bedroom	10%	8%	2.0%	0.8
Windows 26 to 29	Conservatory	100%	100%	0.0%	1.0
<u>First Floor</u>					
Window 30	Unknown	46%	46%	0.0%	1.0
Windows 31 & 32	Unknown	41%	41%	0.0%	1.0
Window 33	Unknown	89%	89%	0.0%	1.0
<u>Second Floor</u>					
Windows 34 & 35	Bathroom/WC	98%	98%	0.0%	1.0
Window 36	Kitchen	90%	90%	0.0%	1.0
<u>5 Ainger Road</u>					
<u>Ground Floor</u>					
Windows 49 & 50	Wardrobe	99%	99%	0.0%	1.0
Window 51	Bedroom	2%	2%	0.0%	1.0
Window 52	Bedroom	11%	11%	0.0%	1.0
Windows 53 & 54	Boiler	90%	90%	0.0%	1.0
<u>3 Erskine Road</u>					
<u>Ground Floor</u>					
Window 91	Unknown	1%	1%	0.0%	1.0
<u>First Floor</u>					
Window 92	Unknown	84%	84%	0.0%	1.0
Windows 93 to 97	Unknown	99%	98%	1.0%	0.99

Appendix 2 - Daylight Distribution

Erskine Mews, London NW3 3AP

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 98	Unknown	92%	92%	0.0%	1.0
Window 99	Unknown	87%	87%	0.0%	1.0
<u>Third Floor</u>					
Window 100	Unknown	95%	95%	0.0%	1.0
Windows 101 to 103	Unknown	100%	100%	0.0%	1.0
<u>2 Erskine Road</u>					
<u>Third Floor</u>					
Window 117	Bedroom	92%	92%	0.0%	1.0
Window 118	Bathroom/WC	95%	95%	0.0%	1.0
Window 120	Dining/Kitchen	95%	95%	0.0%	1.0
<u>1 Erskine Road</u>					
<u>Third Floor</u>					
Window 132	Bedroom	98%	98%	0.0%	1.0
Window 133	Bathroom/WC	95%	95%	0.0%	1.0
Window 134	Staircase	82%	82%	0.0%	1.0
<u>The Gatehouse Mayfair Mews</u>					
<u>Second Floor</u>					
Windows 143 to 147	Studio/Study	100%	100%	0.0%	1.0
<u>First Floor</u>					
Windows 148 & 149	Bedroom	100%	100%	0.0%	1.0
<u>77 Regents Park Road</u>					
<u>First Floor</u>					
Windows 150 to 152	Unknown	100%	100%	0.0%	1.0
<u>1 Ainger Mews</u>					
<u>Ground Floor</u>					
Windows 153 to 158	Living/Dining	86%	86%	0.0%	1.0
Windows 159 & 160	Kitchen	100%	100%	0.0%	1.0
<u>First Floor</u>					
Window 161	Bedroom	100%	100%	0.0%	1.0
Windows 162 & 163	Bedroom	99%	99%	0.0%	1.0
Window 164	Bathroom/WC	100%	100%	0.0%	1.0
<u>2 Ainger Mews</u>					
<u>Ground Floor</u>					
Windows 165 to 169	Living/Dining/Kitchen	61%	61%	0.0%	1.0

Appendix 2 - Daylight Distribution

Erskine Mews, London NW3 3AP

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 170	Bedroom	98%	98%	0.0%	1.0
Window 171	Bathroom/WC	95%	95%	0.0%	1.0
<u>4 Erskine Mews</u>					
<u>Ground Floor</u>					
Windows 177 to 179	Non Habitable	19%	17%	2.0%	0.89
Windows 180 & 181	Kitchen	86%	84%	2.0%	0.98
Window 183	Staircase	1%	1%	0.0%	1.0
<u>First Floor</u>					
Window 182	Non Habitable	69%	22%	47.0%	0.32
Window 183	Domestic	1%	1%	0.0%	1.0
<u>5 Erskine Mews</u>					
<u>Ground Floor</u>					
Windows 184 to 186	Non Habitable	17%	15%	2.0%	0.88
Windows 187 & 188	Kitchen	90%	86%	4.0%	0.96
Window 189	Unknown	1%	1%	0.0%	1.0
<u>First Floor</u>					
Window 190	Non Habitable	69%	28%	41.0%	0.41
Window 191	Domestic	1%	1%	0.0%	1.0
Window 192	Unknown	85%	84%	1.0%	0.99
Windows 193 to 195	Unknown	56%	56%	0.0%	1.0
<u>1 Erskine Mews</u>					
<u>Ground Floor</u>					
Window 196	Unknown	72%	72%	0.0%	1.0
Windows 197 & 198	Unknown	83%	83%	0.0%	1.0
Windows 199 & 200	Unknown	99%	99%	0.0%	1.0
Window 201	Unknown	98%	98%	0.0%	1.0
Window 202	Bathroom/WC	100%	100%	0.0%	1.0
<u>First Floor</u>					
Window 203	Unknown	49%	49%	0.0%	1.0
Window 204	Landing	1%	1%	0.0%	1.0
Window 205	Bathroom/WC	61%	61%	0.0%	1.0
Windows 206 & 207	Bedroom	100%	100%	0.0%	1.0

Appendix 2 - Daylight Distribution
Erskine Mews, London NW3 3AP

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>2 Erskine Mews</u>					
<u>Ground Floor</u>					
Windows 208 to 210	Non Habitable	32%	30%	2.0%	0.94
Windows 211 to 213	Kitchen	80%	79%	1.0%	0.99
<u>First Floor</u>					
Window 214	Bathroom/WC	75%	32%	43.0%	0.43
Window 215	Non Habitable	71%	71%	0.0%	1.0
<u>3 Erskine Mews</u>					
<u>Ground Floor</u>					
Windows 216 (Secondary) to 218	Non Habitable	30%	28%	2.0%	0.93
Windows 219 to 221	Kitchen	57%	56%	1.0%	0.98
<u>First Floor</u>					
Window 222	Non Habitable	75%	36%	39.0%	0.48
Window 223	Bathroom/WC	71%	70%	1.0%	0.99

Appendix 2 - Sunlight to Windows

Erskine Mews, London NW3 3AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>9 Ainger Road</u>									
<u>Ground Floor</u>									
Window 1	Domestic	25%	25%	0%	1.0	3%	3%	0%	1.0
Window 3	Domestic	41%	40%	1%	0.98	3%	3%	0%	1.0
<u>First Floor</u>									
Window 4	Domestic	28%	28%	0%	1.0	6%	6%	0%	1.0
Window 6	Domestic	66%	66%	0%	1.0	23%	23%	0%	1.0
Window 7	Domestic	44%	44%	0%	1.0	16%	16%	0%	1.0
Window 8	Domestic	62%	62%	0%	1.0	18%	18%	0%	1.0
Window 9	Domestic	58%	58%	0%	1.0	15%	15%	0%	1.0
<u>Second Floor</u>									
Window 10	Domestic	68%	68%	0%	1.0	23%	23%	0%	1.0
<u>Third Floor</u>									
Window 11	Domestic	66%	66%	0%	1.0	23%	23%	0%	1.0
<u>8 Ainger Road</u>									
<u>Ground Floor</u>									
Window 15	Lounge	33%	25%	8%	0.76	2%	1%	1%	0.5
<u>First Floor</u>									
Window 17	Bedroom	60%	59%	1%	0.98	19%	19%	0%	1.0
Window 18	Bedroom	42%	42%	0%	1.0	8%	8%	0%	1.0
Window 19	Staircase	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 20	Bedroom	33%	33%	0%	1.0	6%	6%	0%	1.0
<u>Second Floor</u>									
Window 21	Domestic	65%	65%	0%	1.0	23%	23%	0%	1.0
Window 22	Domestic	34%	34%	0%	1.0	6%	6%	0%	1.0
<u>7 Ainger Road</u>									
<u>Ground Floor</u>									
Window 26	Conservatory	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 27	Conservatory	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 28	Conservatory	15%	15%	0%	1.0	0%	0%	0%	1.0
Window 29	Conservatory	17%	14%	3%	0.82	2%	0%	2%	0.01
<u>First Floor</u>									
Window 33	Unknown	32%	30%	2%	0.94	8%	6%	2%	0.75

Appendix 2 - Sunlight to Windows

Erskine Mews, London NW3 3AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Second Floor</u>									
Window 34	Bathroom/WC	53%	53%	0%	1.0	16%	16%	0%	1.0
Window 35	Bathroom/WC	61%	61%	0%	1.0	19%	19%	0%	1.0
Window 36	Kitchen	37%	37%	0%	1.0	9%	9%	0%	1.0
6 Ainger Road									
<u>Ground Floor</u>									
Window 40	Unknown	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 41	Unknown	12%	11%	1%	0.92	1%	1%	0%	1.0
<u>First Floor</u>									
Window 45	Kitchen	20%	20%	0%	1.0	1%	1%	0%	1.0
<u>Second Floor</u>									
Window 46	Staircase	60%	60%	0%	1.0	18%	18%	0%	1.0
Window 47	Bedroom	65%	65%	0%	1.0	21%	21%	0%	1.0
Window 48	Bedroom	62%	62%	0%	1.0	22%	22%	0%	1.0
5 Ainger Road									
<u>Ground Floor</u>									
Window 53	Boiler	6%	6%	0%	1.0	0%	0%	0%	1.0
Window 54	Boiler	12%	12%	0%	1.0	1%	1%	0%	1.0
<u>First Floor</u>									
Window 57	Domestic	21%	21%	0%	1.0	2%	2%	0%	1.0
<u>Second Floor</u>									
Window 58	Domestic	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 59	Domestic	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 60	Domestic	32%	32%	0%	1.0	6%	6%	0%	1.0
4 Ainger Road									
<u>Ground Floor</u>									
Window 61	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 65	Domestic	8%	8%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 66	Domestic	24%	24%	0%	1.0	1%	1%	0%	1.0
Window 70	Domestic	21%	20%	1%	0.95	5%	4%	1%	0.8
<u>Second Floor</u>									
Window 71	Domestic	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 73	Domestic	55%	55%	0%	1.0	20%	20%	0%	1.0
3 Ainger Road									

Appendix 2 - Sunlight to Windows
Erskine Mews, London NW3 3AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Ground Floor</u>									
Window 74	Domestic	13%	13%	0%	1.0	1%	1%	0%	1.0
<u>First Floor</u>									
Window 75	Domestic	17%	17%	0%	1.0	2%	2%	0%	1.0
<u>Second Floor</u>									
Window 76	Domestic	64%	64%	0%	1.0	23%	23%	0%	1.0
Window 77	Domestic	62%	62%	0%	1.0	22%	22%	0%	1.0
Window 78	Domestic	28%	28%	0%	1.0	5%	5%	0%	1.0
<u>2 Ainger Road</u>									
<u>First Floor</u>									
Window 79	Domestic	28%	28%	0%	1.0	8%	8%	0%	1.0
Window 80	Domestic	36%	36%	0%	1.0	12%	12%	0%	1.0
<u>Second Floor</u>									
Window 81	Domestic	41%	41%	0%	1.0	13%	13%	0%	1.0
Window 82	Domestic	47%	47%	0%	1.0	15%	15%	0%	1.0
<u>4 Erskine Road</u>									
<u>Ground Floor</u>									
Window 83	Domestic	42%	42%	0%	1.0	15%	15%	0%	1.0
Window 84	Domestic	30%	30%	0%	1.0	12%	12%	0%	1.0
<u>First Floor</u>									
Window 85	Domestic	29%	29%	0%	1.0	13%	13%	0%	1.0
Window 86	Domestic	39%	39%	0%	1.0	13%	13%	0%	1.0
Window 87	Domestic	29%	29%	0%	1.0	9%	9%	0%	1.0
<u>Second Floor</u>									
Window 88	Domestic	36%	36%	0%	1.0	16%	16%	0%	1.0
Window 89	Domestic	53%	53%	0%	1.0	21%	21%	0%	1.0
Window 90	Domestic	61%	61%	0%	1.0	24%	24%	0%	1.0
<u>3 Erskine Road</u>									
<u>Ground Floor</u>									
Window 91	Unknown	23%	22%	1%	0.96	7%	6%	1%	0.86
<u>First Floor</u>									
Window 92	Unknown	52%	49%	3%	0.94	20%	17%	3%	0.85
Window 93	Unknown	43%	41%	2%	0.95	17%	15%	2%	0.88
Window 94	Unknown	52%	50%	2%	0.96	19%	17%	2%	0.89
Window 95	Unknown	38%	38%	0%	1.0	23%	23%	0%	1.0

Appendix 2 - Sunlight to Windows
Erskine Mews, London NW3 3AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Second Floor</u>									
Window 98	Unknown	61%	61%	0%	1.0	23%	23%	0%	1.0
Window 99	Unknown	54%	54%	0%	1.0	24%	24%	0%	1.0
<u>Third Floor</u>									
Window 100	Unknown	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 101	Unknown	61%	61%	0%	1.0	24%	24%	0%	1.0
<u>2 Erskine Road</u>									
<u>Ground Floor</u>									
Window 104	Domestic	20%	20%	0%	1.0	2%	2%	0%	1.0
<u>First Floor</u>									
Window 105	Domestic	40%	37%	3%	0.93	11%	8%	3%	0.73
Window 106	Domestic	28%	27%	1%	0.96	6%	5%	1%	0.83
Window 109	Domestic	33%	33%	0%	1.0	7%	7%	0%	1.0
Window 110	Domestic	41%	40%	1%	0.98	14%	13%	1%	0.93
<u>Second Floor</u>									
Window 111	Domestic	67%	67%	0%	1.0	24%	24%	0%	1.0
Window 112	Domestic	64%	64%	0%	1.0	21%	21%	0%	1.0
Window 115	Domestic	48%	45%	3%	0.94	20%	17%	3%	0.85
Window 116	Domestic	70%	69%	1%	0.99	25%	24%	1%	0.96
<u>Third Floor</u>									
Window 117	Bedroom	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 118	Bathroom/WC	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 119	Staircase	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 120	Dining/Kitchen	73%	73%	0%	1.0	26%	26%	0%	1.0
<u>1 Erskine Road</u>									
<u>Ground Floor</u>									
Window 121	Domestic	12%	12%	0%	1.0	0%	0%	0%	1.0
Window 122	Domestic	20%	20%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 125	Domestic	47%	46%	1%	0.98	14%	13%	1%	0.93

Appendix 2 - Sunlight to Windows

Erskine Mews, London NW3 3AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Second Floor</u>									
Window 128	Domestic	67%	66%	1%	0.99	22%	21%	1%	0.95
Window 129	Domestic	64%	63%	1%	0.98	19%	18%	1%	0.95
Window 130	Staircase	36%	35%	1%	0.97	9%	8%	1%	0.89
Window 131	Staircase	42%	41%	1%	0.98	11%	10%	1%	0.91
<u>Third Floor</u>									
Window 132	Bedroom	73%	73%	0%	1.0	26%	26%	0%	1.0
Window 133	Bathroom/WC	73%	73%	0%	1.0	26%	26%	0%	1.0
Window 134	Staircase	61%	61%	0%	1.0	16%	16%	0%	1.0
<u>89a Erskine Road</u>									
<u>Ground Floor</u>									
Window 135	Domestic	59%	57%	2%	0.97	14%	13%	1%	0.93
<u>First Floor</u>									
Window 136	Domestic	73%	73%	0%	1.0	26%	26%	0%	1.0
Window 137	Domestic	72%	72%	0%	1.0	25%	25%	0%	1.0
<u>Second Floor</u>									
Window 138	Domestic	65%	65%	0%	1.0	25%	25%	0%	1.0
Window 139	Domestic	65%	65%	0%	1.0	25%	25%	0%	1.0
<u>89c Erskine Road</u>									
<u>Ground Floor</u>									
Window 140	Domestic	60%	59%	1%	0.98	14%	14%	0%	1.0
<u>First Floor</u>									
Window 141	Domestic	70%	70%	0%	1.0	23%	23%	0%	1.0
Window 142	Domestic	70%	70%	0%	1.0	23%	23%	0%	1.0
<u>The Gatehouse Mayfair Mews</u>									
<u>Second Floor</u>									
Window 145	Studio/Study	95%	95%	0%	1.0	28%	28%	0%	1.0
Window 146	Studio/Study	93%	93%	0%	1.0	26%	26%	0%	1.0
Window 147	Studio/Study	92%	92%	0%	1.0	25%	25%	0%	1.0
<u>First Floor</u>									
Window 148	Bedroom	36%	36%	0%	1.0	5%	5%	0%	1.0
Window 149	Bedroom	52%	52%	0%	1.0	6%	6%	0%	1.0
<u>77 Regents Park Road</u>									
<u>First Floor</u>									
Window 150	Unknown	48%	48%	0%	1.0	12%	12%	0%	1.0

Appendix 2 - Sunlight to Windows

Erskine Mews, London NW3 3AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 151	Unknown	89%	89%	0%	1.0	23%	23%	0%	1.0
Window 152	Unknown	87%	87%	0%	1.0	21%	21%	0%	1.0
<u>1 Ainger Mews</u>									
<u>Ground Floor</u>									
Window 153	Living/Dining	24%	24%	0%	1.0	1%	1%	0%	1.0
Window 154	Living/Dining	21%	21%	0%	1.0	1%	1%	0%	1.0
Window 156	Living/Dining	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 157	Living/Dining	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 158	Living/Dining	52%	52%	0%	1.0	11%	11%	0%	1.0
Window 160	Kitchen	61%	61%	0%	1.0	13%	13%	0%	1.0
<u>First Floor</u>									
Window 161	Bedroom	61%	61%	0%	1.0	17%	17%	0%	1.0
Window 164	Bathroom/WC	73%	69%	4%	0.95	14%	14%	0%	1.0
<u>2 Ainger Mews</u>									
<u>Ground Floor</u>									
Window 167	Living/Dining/Kitchen	26%	26%	0%	1.0	0%	0%	0%	1.0
Window 168	Living/Dining/Kitchen	22%	22%	0%	1.0	0%	0%	0%	1.0
Window 169	Living/Dining/Kitchen	40%	40%	0%	1.0	9%	9%	0%	1.0
<u>4 Erskine Mews</u>									
<u>Ground Floor</u>									
Window 177	Non Habitable	8%	4%	4%	0.5	0%	0%	0%	1.0
Window 179	Non Habitable	14%	11%	3%	0.79	2%	2%	0%	1.0
Window 180	Kitchen	15%	13%	2%	0.87	0%	0%	0%	1.0
Window 181	Kitchen	25%	19%	6%	0.76	4%	3%	1%	0.75
Window 183	Staircase	59%	21%	38%	0.36	17%	6%	11%	0.35
<u>First Floor</u>									
Window 182	Non Habitable	51%	20%	31%	0.39	9%	4%	5%	0.44
<u>5 Erskine Mews</u>									
<u>Ground Floor</u>									
Window 184	Non Habitable	15%	11%	4%	0.73	2%	2%	0%	1.0
Window 186	Non Habitable	14%	8%	6%	0.57	2%	2%	0%	1.0
Window 187	Kitchen	18%	17%	1%	0.94	2%	2%	0%	1.0
Window 188	Kitchen	23%	18%	5%	0.78	2%	1%	1%	0.5
Window 191	Staircase	56%	21%	35%	0.38	16%	6%	10%	0.38
<u>First Floor</u>									
Window 190	Non Habitable	57%	21%	36%	0.37	16%	4%	12%	0.25
Window 193	Unknown	58%	42%	16%	0.72	22%	11%	11%	0.5

Appendix 2 - Sunlight to Windows
Erskine Mews, London NW3 3AP

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>1 Erskine Mews</u>									
<u>Ground Floor</u>									
Window 198	Unknown	26%	26%	0%	1.0	2%	2%	0%	1.0
Window 199	Unknown	29%	29%	0%	1.0	5%	5%	0%	1.0
Window 200	Unknown	33%	33%	0%	1.0	5%	5%	0%	1.0
Window 201	Unknown	32%	32%	0%	1.0	4%	4%	0%	1.0
Window 202	Bathroom/WC	47%	47%	0%	1.0	11%	11%	0%	1.0
<u>First Floor</u>									
Window 206	Bedroom	55%	55%	0%	1.0	18%	18%	0%	1.0
<u>2 Erskine Mews</u>									
<u>Ground Floor</u>									
Window 210	Non Habitable	23%	23%	0%	1.0	2%	2%	0%	1.0
Window 211	Kitchen	27%	27%	0%	1.0	5%	5%	0%	1.0
Window 212	Kitchen	29%	29%	0%	1.0	5%	5%	0%	1.0
Window 213	Kitchen	24%	23%	1%	0.96	2%	2%	0%	1.0
<u>3 Erskine Mews</u>									
<u>Ground Floor</u>									
Window 218	Non Habitable	18%	18%	0%	1.0	0%	0%	0%	1.0
Window 219	Kitchen	24%	24%	0%	1.0	3%	3%	0%	1.0
Window 220	Kitchen	23%	23%	0%	1.0	2%	2%	0%	1.0
Window 221	Kitchen	17%	17%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
Erskine Mews, London NW3 3AP

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						Ratio
		Before		After		Loss		
<u>8 Ainger Road</u>								
<u>Ground Floor</u>								
Garden 1	3.38 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>7 Ainger Road</u>								
<u>Ground Floor</u>								
Garden 2	14.71 m2	13.55 m2	92%	13.51 m2	92%	0.04 m2	0%	1.0
<u>Second Floor</u>								
Garden 3	14.71 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>6 Ainger Road</u>								
<u>Ground Floor</u>								
Garden 4	8.01 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>Second Floor</u>								
Garden 5	21.92 m2	20.66 m2	94%	20.66 m2	94%	0.0 m2	0%	1.0
<u>5 Ainger Road</u>								
<u>Ground Floor</u>								
Garden 6	5.3 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>Second Floor</u>								
Garden 7	15.53 m2	13.31 m2	86%	13.23 m2	85%	0.07 m2	1%	0.99
<u>4 Ainger Road</u>								
<u>Ground Floor</u>								
Garden 8	12.68 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>Second Floor</u>								
Garden 9	16.18 m2	16.16 m2	100%	16.16 m2	100%	0.0 m2	0%	1.0
<u>3 Ainger Road</u>								
<u>Ground Floor</u>								
Garden 10	9.29 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

Erskine Mews, London NW3 3AP

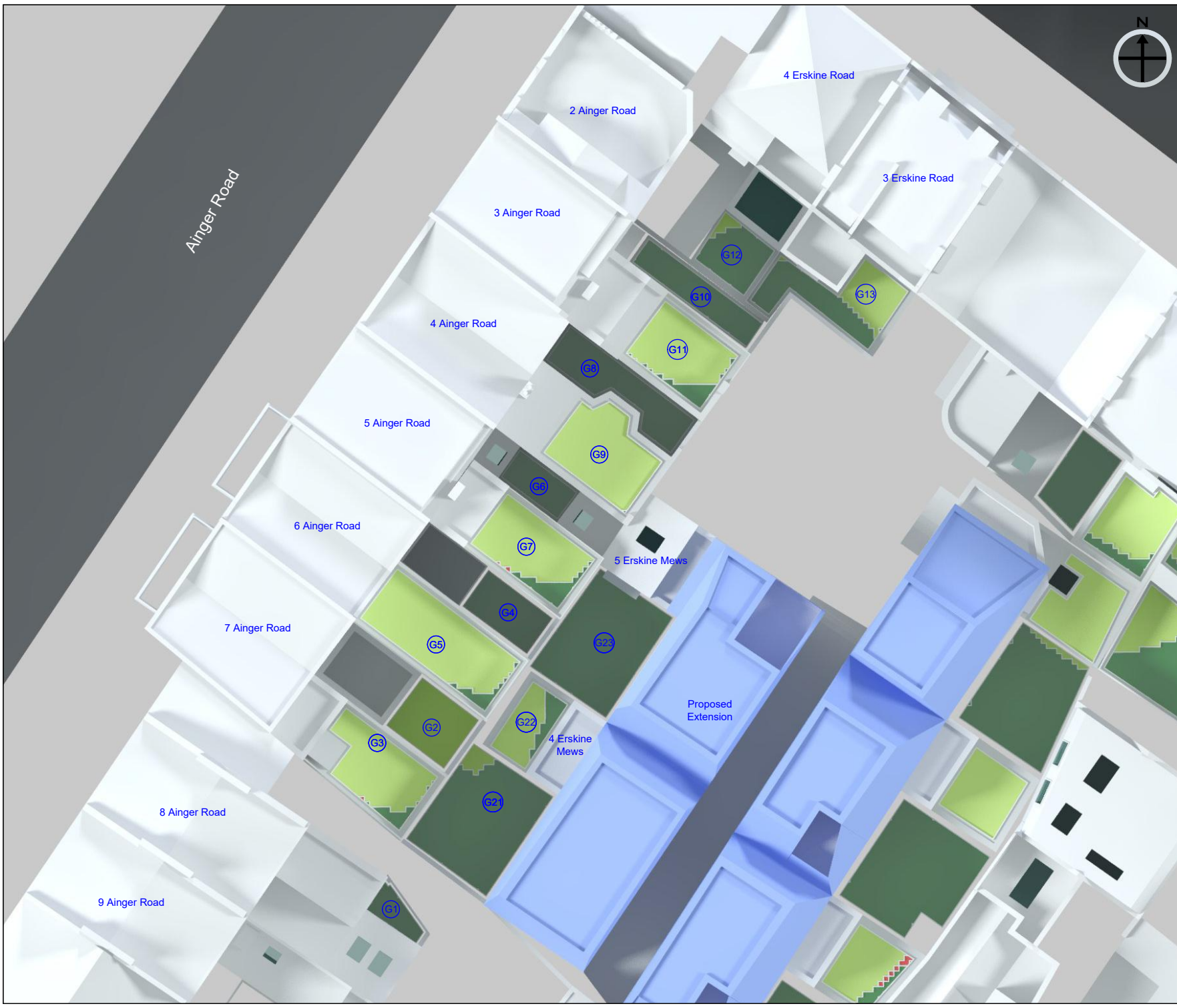
Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
<u>Second Floor</u>								
Garden 11	13.81 m2	11.99 m2	87%	11.99 m2	87%	0.0 m2	0%	1.0
<u>4 Erskine Road</u>								
<u>Ground Floor</u>								
Garden 12	7.88 m2	0.73 m2	9%	0.73 m2	9%	0.0 m2	0%	1.0
<u>3 Erskine Road</u>								
<u>First Floor</u>								
Garden 13	14.33 m2	6.31 m2	44%	6.31 m2	44%	0.0 m2	0%	1.0
<u>1 Erskine Road</u>								
<u>Ground Floor</u>								
Garden 14	9.39 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>Second Floor</u>								
Garden 15	12.35 m2	10.38 m2	84%	10.38 m2	84%	0.0 m2	0%	1.0
<u>89a Erskine Road</u>								
<u>Ground Floor</u>								
Garden 16	20.2 m2	6.78 m2	34%	6.78 m2	34%	0.0 m2	0%	1.0
<u>Second Floor</u>								
Garden 17	13.09 m2	8.66 m2	66%	8.66 m2	66%	0.0 m2	0%	1.0
<u>89c Erskine Road</u>								
<u>Ground Floor</u>								
Garden 18	23.17 m2	11.8 m2	51%	11.8 m2	51%	0.0 m2	0%	1.0
<u>1 Ainger Mews</u>								
<u>Ground Floor</u>								
Garden 19	7.45 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>First Floor</u>								
Garden 20	8.03 m2	3.6 m2	45%	3.6 m2	45%	0.0 m2	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
Erskine Mews, London NW3 3AP

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
<u>4 Erskine Mews</u>								
<u>Ground Floor</u>								
Garden 21	26.45 m2	1.33 m2	5%	1.33 m2	5%	0.0 m2	0%	1.0
<u>First Floor</u>								
Garden 22	7.39 m2	5.57 m2	75%	5.57 m2	75%	0.0 m2	0%	1.0
<u>5 Erskine Mews</u>								
<u>Ground Floor</u>								
Garden 23	24.91 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>1 Erskine Mews</u>								
<u>Ground Floor</u>								
Garden 24	23.78 m2	0.83 m2	3%	0.83 m2	3%	0.0 m2	0%	1.0
<u>First Floor</u>								
Garden 25	11.43 m2	11.42 m2	100%	11.42 m2	100%	0.0 m2	0%	1.0
<u>3 Erskine Mews</u>								
<u>Ground Floor</u>								
Garden 28	20.25 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>First Floor</u>								
Garden 29	9.44 m2	8.22 m2	87%	7.76 m2	82%	0.46 m2	5%	0.94

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.
- Neighbouring Gardens and Amenity Areas

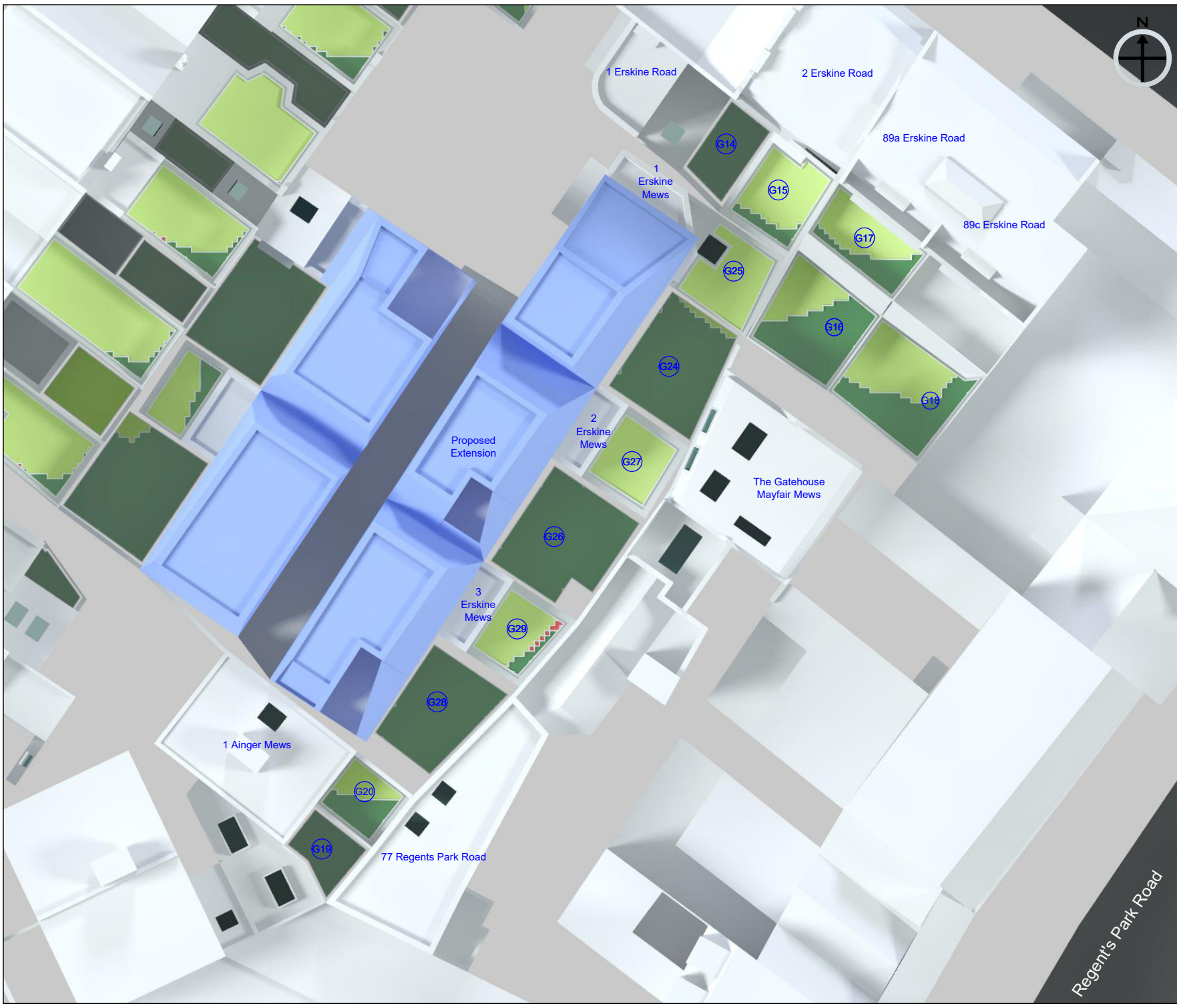
Project Name: Erskine Mews, London NW3 3AP

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








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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.
-  Neighbouring Gardens and Amenity Areas

Project Name: Erskine Mews, London NW3 3AP

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