



RIGHT OF LIGHT  
CONSULTING  
Chartered Surveyors

# Daylight and Sunlight Report

(Neighbouring Properties)

**18 August 2021**

65 Holmes Road,  
London NW5 3AU

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# 1 EXECUTIVE SUMMARY

## 1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Designated Contractors Ltd to undertake a daylight and sunlight study of the proposed development at 65 Holmes Road, London NW5 3AU.
- 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, 2<sup>nd</sup> 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 1 to 15 & 16 to 30 Azania Mews and 54 to 74, 55 to 57, 61 to 63, 65 to 67, 74a to 74c, 76, 78 Road & 87 Holmes Road.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 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.

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## 2 INFORMATION SOURCES

### 2.1 Drawings

2.1.1 This report is based on the following drawings:

#### Contemporary Design Solutions

	Site Plan	Rev -
180410 - A(SO)170	Existing Roof Plan	Rev -
200305 - A(SO)P300	Existing Section BB Section AA	Rev -
200305 - A(SO)P400	Existing Holmes Road Elevation	Rev -
200305 - A(SO)P403	Existing Main Courtyard Elevation	Rev -
	Architect 3D Model	Rev -
180410-A(GA)P700	7th Floor Plan	Rev -
200305 - A(GA)P170	Proposed 7th Floor Plan	Rev -
200305 - A(GA)P180	Proposed Roof Plan	Rev -
200305 - A(GA)P300	Proposed Section A-A B-B	Rev -
200305 - A(GA)P303	Proposed C-C Section	Rev -
200305 - A(GA)P305	Proposed Long Section E-E	Rev -
200305 - A(GA)P305	Proposed Detail Section AA	Rev -
200305 - A(GA)P404	Proposed East Elevation and Section	Rev -
200305 - A(GA)P400	Proposed Cathcart Street Elevation	Rev -
	Holmes Road Elevation	
200305 - A(GA)P403	Proposed Courtyard Elevation	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

54 to 74 Holmes Road:

A-PL-103	Proposed Ground Floor Plan	Rev P02
A-PL-104	Proposed First Floor Plan	Rev P02
A-PL-105	Proposed Second Floor Plan	Rev P02

55 to 57 Holmes Road:

	Lower Basement Floor	Rev -
	Upper Basement Floor	Rev -
	Ground Floor	Rev -
	First Floor	Rev -
	Second Floor	Rev -
	Proposed Third Floor	Rev -
	Proposed Fourth Floor	Rev -

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	Proposed Fifth Floor	Rev -
	Proposed Sixth Floor	Rev -
61 to 63 Holmes Road:		
1214-PL-120	Plans: Ground Floor Proposed	Rev -
1214-PL-121	Plans: First & Second Floors Proposed	Rev -
1214-PL-122	Plans: Third Floor Proposed	Rev -
1214-PL-123A	Plans: Fourth Floor Proposed	Rev A
1214-PL-124A	Plans: Fifth Floor Proposed	Rev A
1214-PL-125A	Plans: Roof Proposed	Rev A
65 to 67 Holmes Road:		
140715 (CL) P100	Refuse Servicing Plan Ground Floor	Rev B
1980-M-FF-0204	Mechanical Services Ventilation Services First Floor	Rev C04
1980-M-UB-0202	Mechanical Services Ventilation Services Upper Basement	Rev C03
140715 (CL) P085	Refuse Servicing Plan Mezzanine Basement Bin Store	Rev -
74a to 74c Holmes Road:		
5195/301	Indicative Plan Fourth Floor	Rev P4
P-102	Plans As Existing and As Proposed (Test Applied using Proposed)	Rev -
78 Holmes Road:		
274 009 P11	Mezzanine Floor Plan Proposed	Rev B
274 009 P04	Roof Plan Existing	Rev B
274 009 P01	Ground Plan Existing	Rev C
274 009 P12	First Floor Plan Proposed	Rev B
87 Holmes Road:		
4003	Proposed Ground Floor Layout	Rev -
4004	Proposed First Floor Layout	Rev -
4006	Proposed Second Floor Layout	Rev -
4008	Proposed Roof Plan	Rev -

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### **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, 2<sup>nd</sup> 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)."

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### **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



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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

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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.

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## **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 15 & 16 to 30 Azania Mews and 54 to 74, 55 to 57, 61 to 63, 65 to 67, 74a to 74c, 76, 78 & 87 Holmes Road.

4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. 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. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

### **4.4 Overshadowing to Gardens and Open Spaces**

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

### **4.5 Conclusion**

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.

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## 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. The study has been undertaken without access to the proposed development site or 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 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.

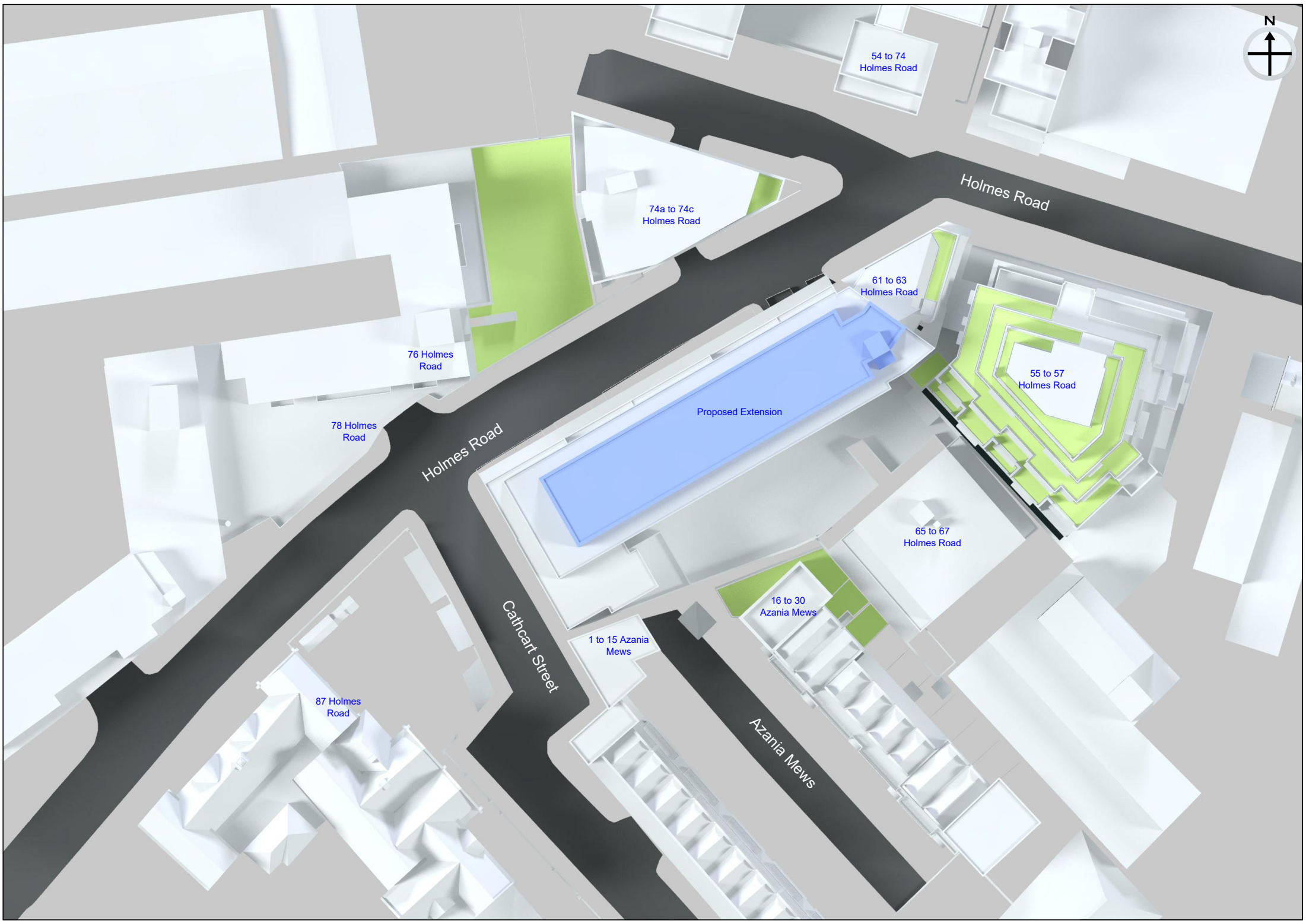
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## APPENDICES

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## **APPENDIX 1**

### WINDOW & GARDEN KEY



54 to 74  
Holmes Road

74a to 74c  
Holmes Road

76 Holmes  
Road

78 Holmes  
Road

Holmes Road

Proposed Extension

61 to 63  
Holmes Road

55 to 57  
Holmes Road

65 to 67  
Holmes Road

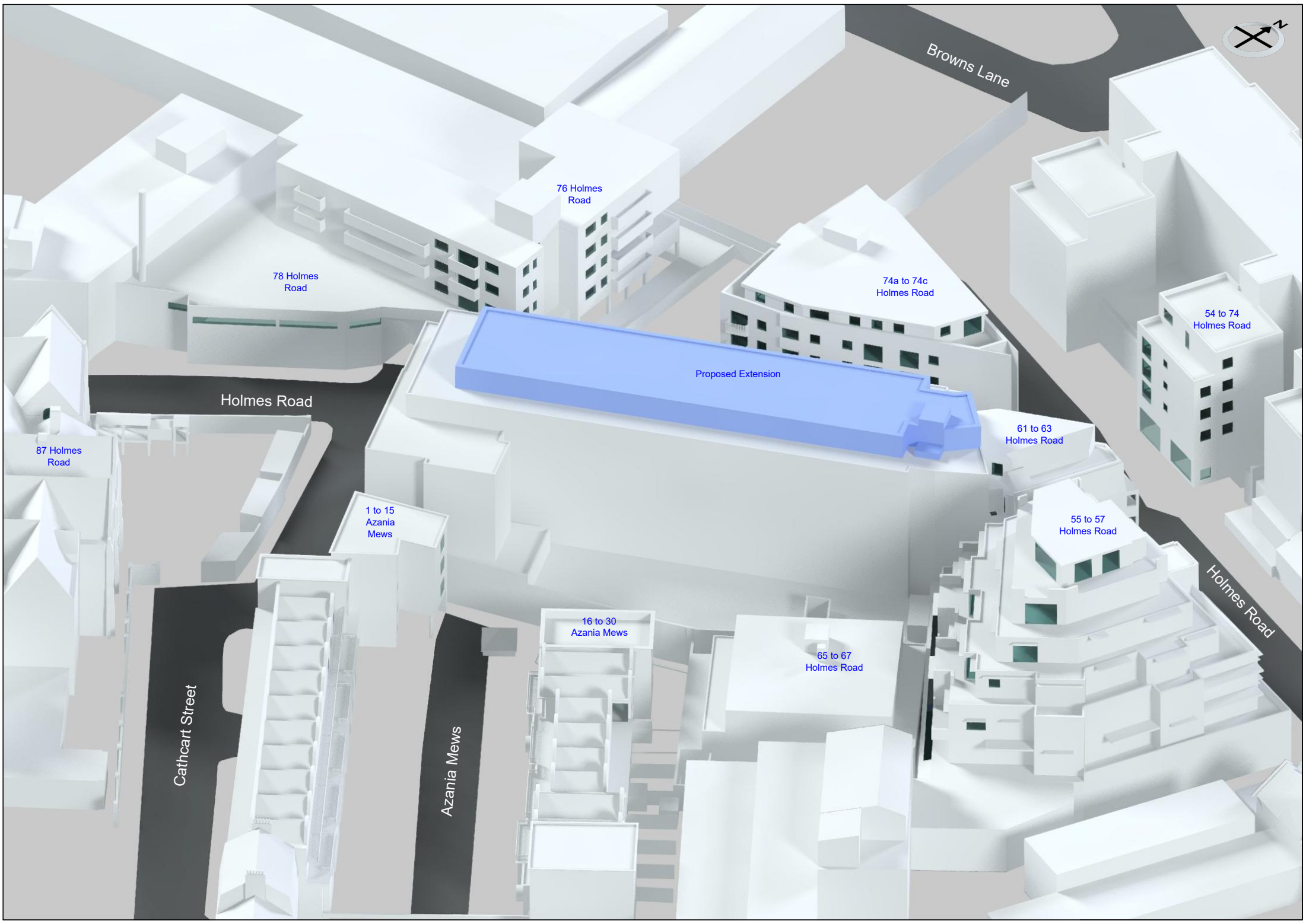
16 to 30  
Azania Mews

1 to 15  
Azania  
Mews

Cathcart Street

87 Holmes  
Road

Azania Mews



Browns Lane

76 Holmes Road

78 Holmes Road

74a to 74c Holmes Road

54 to 74 Holmes Road

Holmes Road

87 Holmes Road

Proposed Extension

61 to 63 Holmes Road

1 to 15 Azania Mews

55 to 57 Holmes Road

Holmes Road

Cathcart Street

16 to 30 Azania Mews

65 to 67 Holmes Road

Azania Mews





54 to 74  
Holmes Road

55 to 57  
Holmes Road

Holmes Road

61 to 63  
Holmes Road

Proposed Extension

74a to 74c  
Holmes Road

65 to 67  
Holmes Road

76 Holmes  
Road

16 to 30 Azania Mews

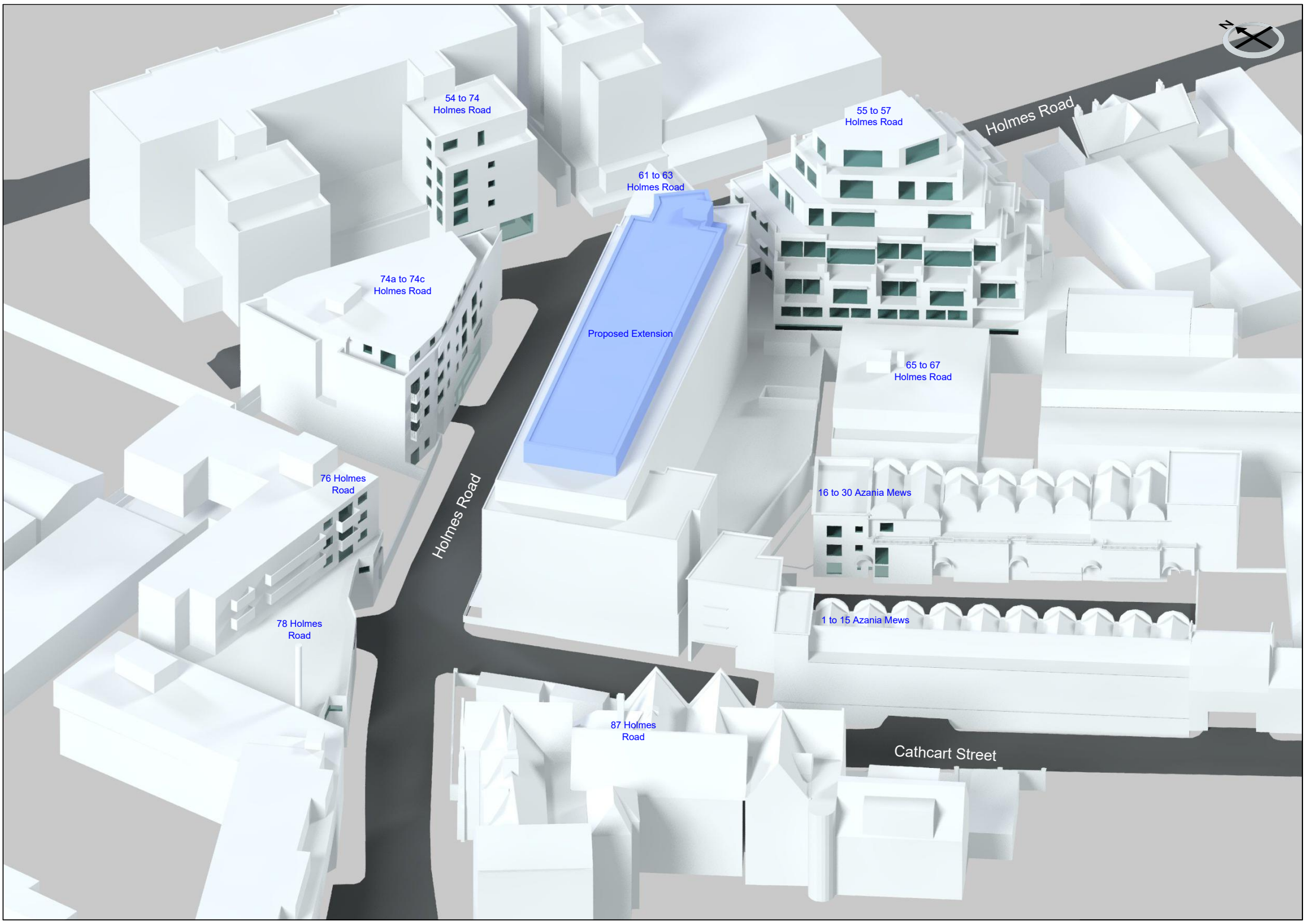
Holmes Road

78 Holmes  
Road

1 to 15 Azania Mews

87 Holmes  
Road

Cathcart Street





87 Holmes Road

1 to 15 Azania Mews

78 Holmes Road

76 Holmes Road

Proposed Extension

Holmes Road

16 to 30 Azania Mews

74a to 74c Holmes Road

65 to 67 Holmes Road

55 to 57 Holmes Road

61 to 63 Holmes Road

54 to 74 Holmes Road





55 to 57  
Holmes Road

65 to 67  
Holmes Road

16 to 30  
Azania  
Mews

1 to 15  
Azania  
Mews

61 to 63  
Holmes Road

Proposed Extension

Azania Mews

Cathcart Street

54 to 74  
Holmes Road

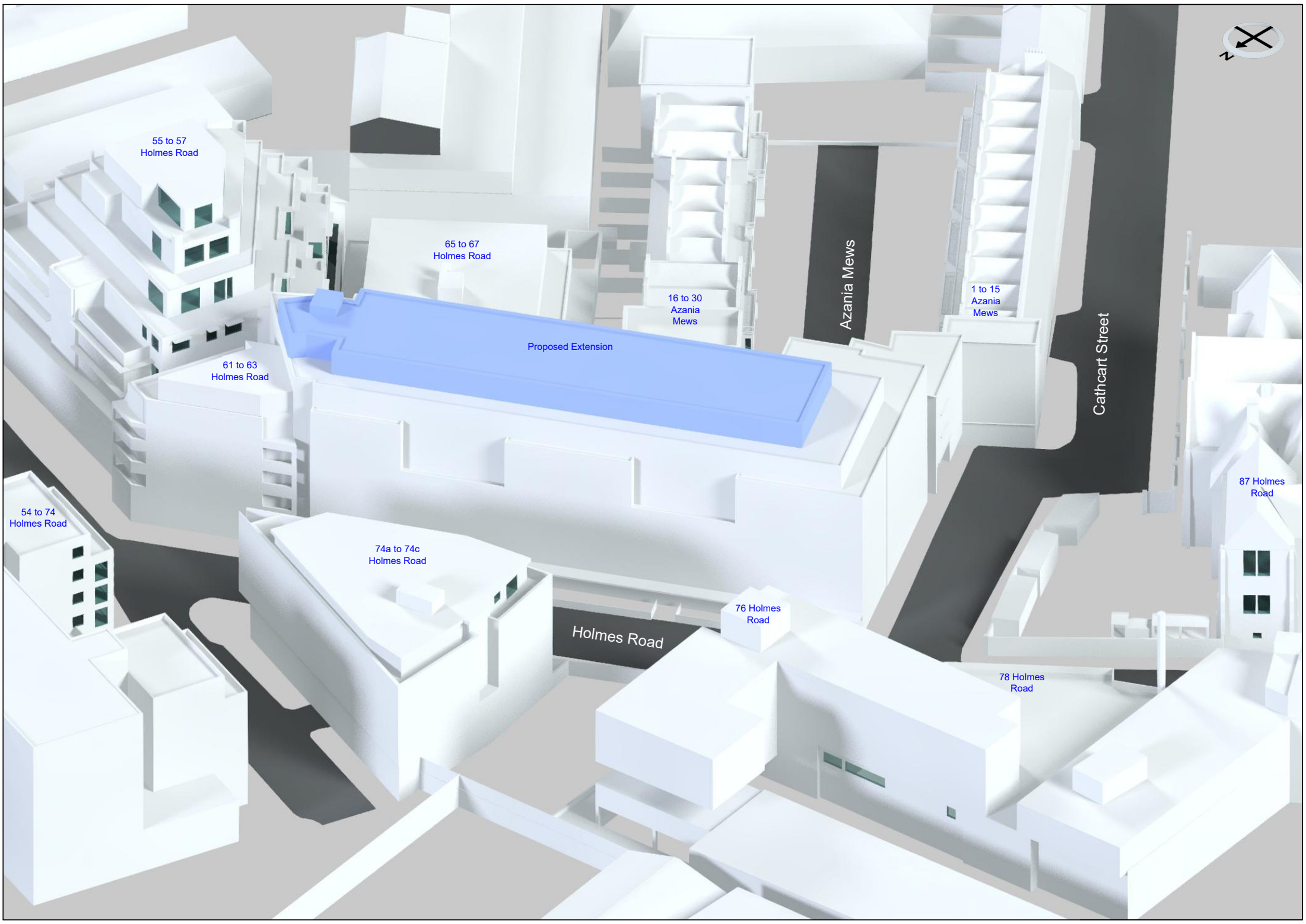
87 Holmes  
Road

74a to 74c  
Holmes Road

76 Holmes  
Road

Holmes Road

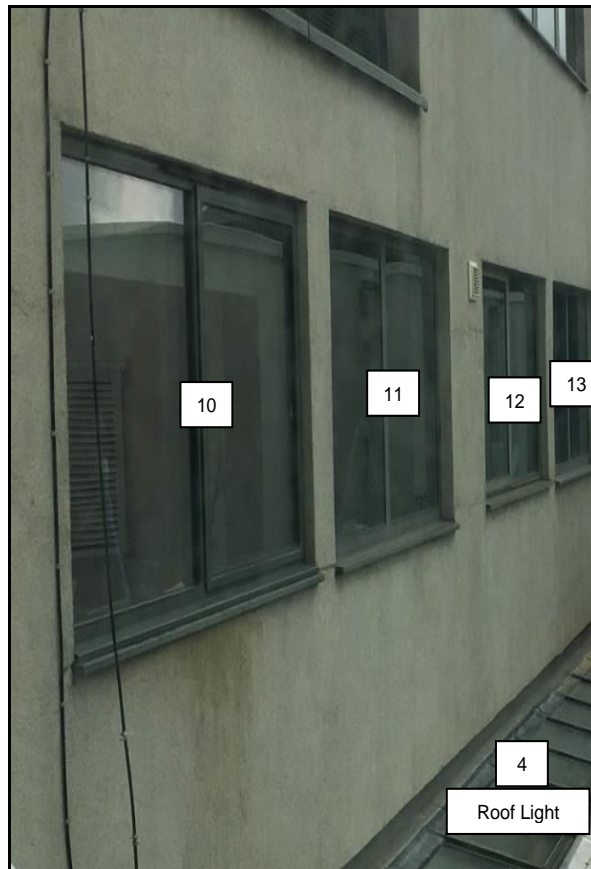
78 Holmes  
Road



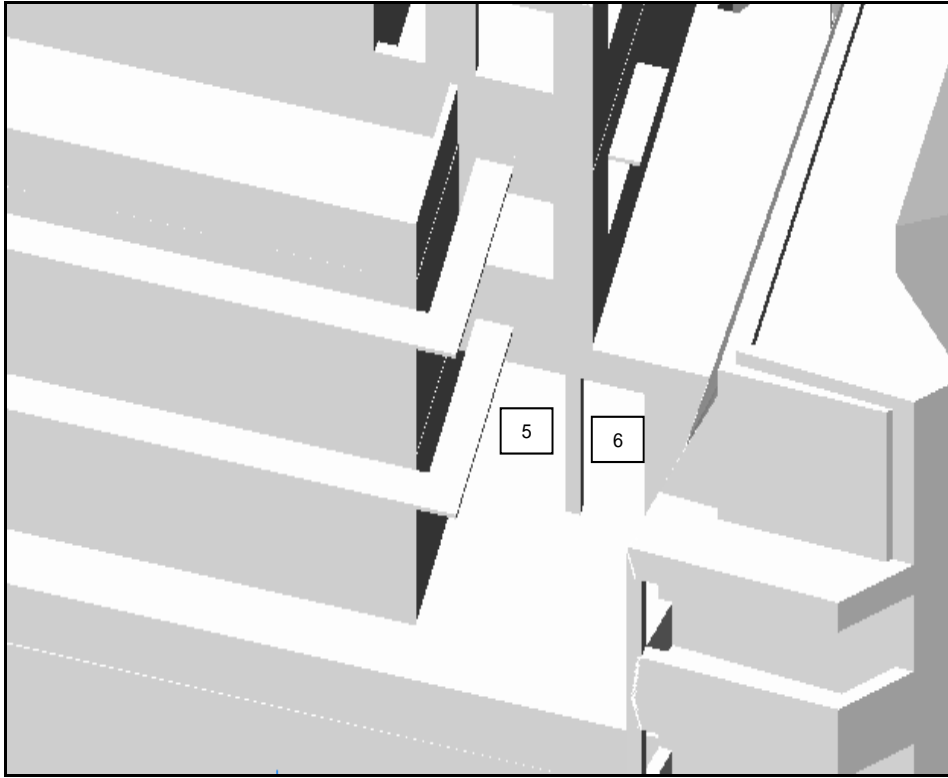
## Neighbouring Windows



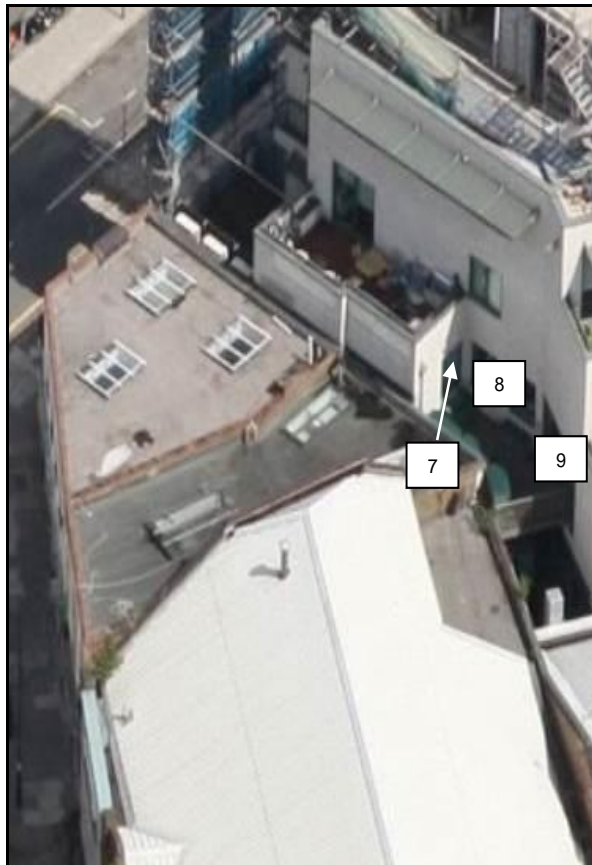
**61 to 63 Holmes Road**



**55 to 57 Holmes Road**



**55 to 57 Holmes Road**



**55 to 57 Holmes Road**





55 to 57 Holmes Road



55 to 57 Holmes Road



**55 to 57 Holmes Road**



**55 to 57 Holmes Road**



**55 to 57 Holmes Road**



**55 to 57 Holmes Road**





**55 to 57 Holmes Road**



**55 to 57 Holmes Road**



55 to 57 Holmes Road



55 to 57 Holmes Road

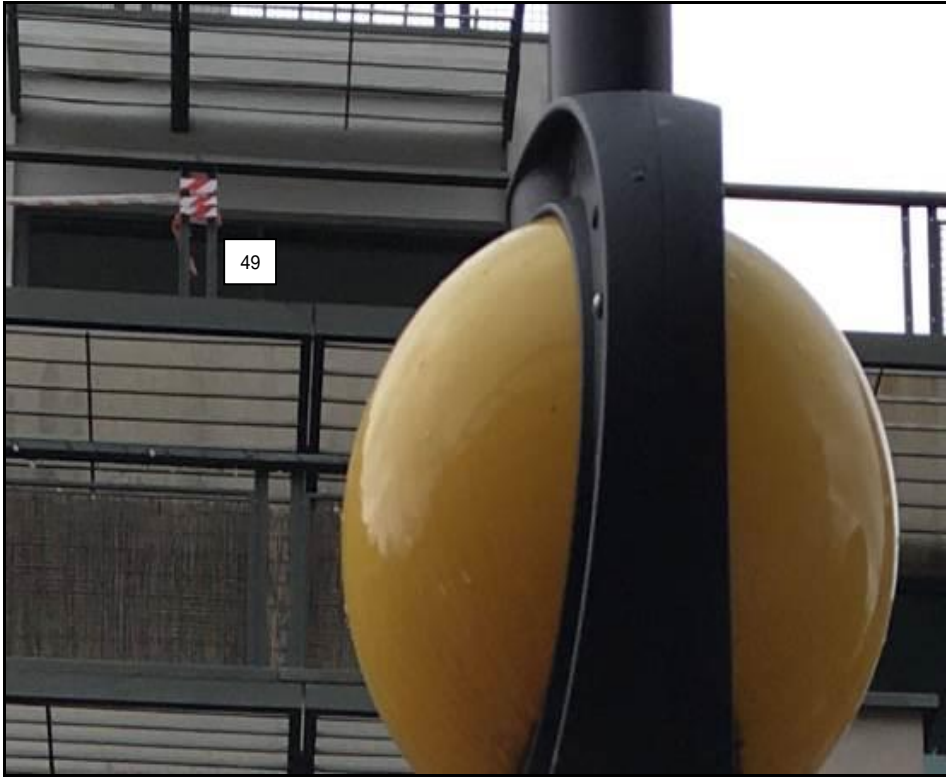




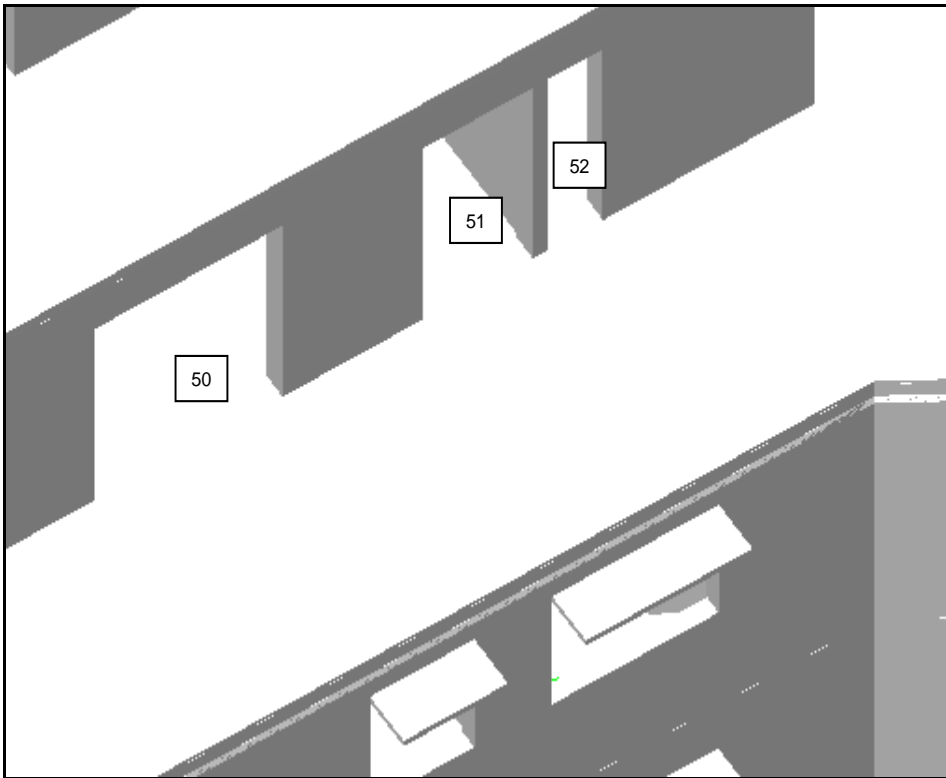
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**55 to 57 Holmes Road**



55 to 57 Holmes Road



55 to 57 Holmes Road



**55 to 57 Holmes Road**



**55 to 57 Holmes Road**





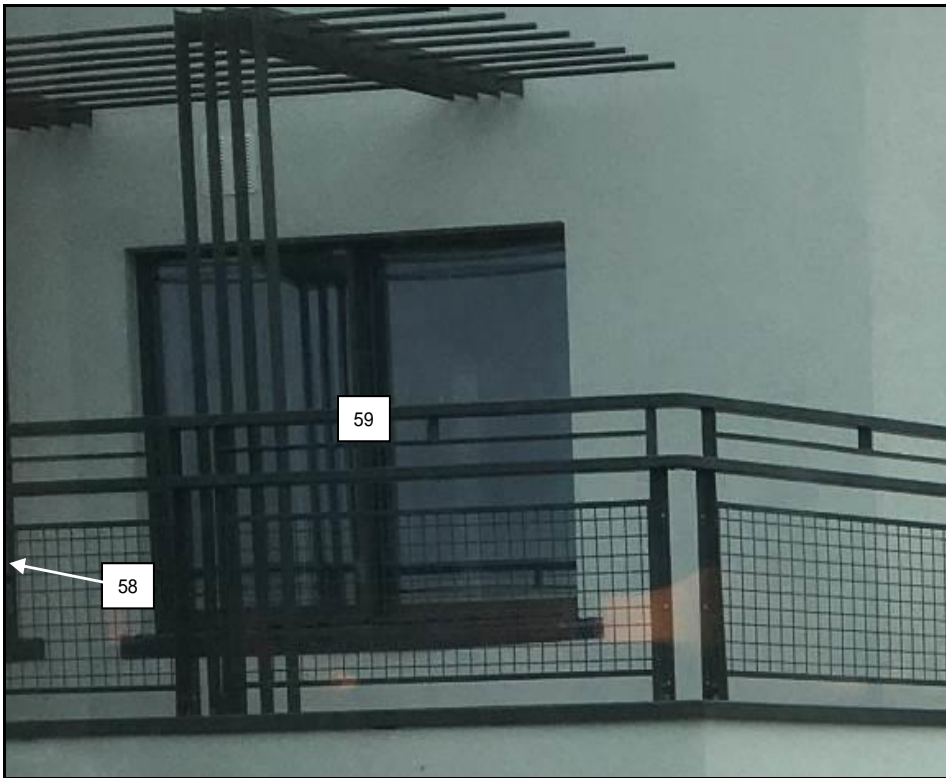
**55 to 57 Holmes Road**



**55 to 57 Holmes Road**



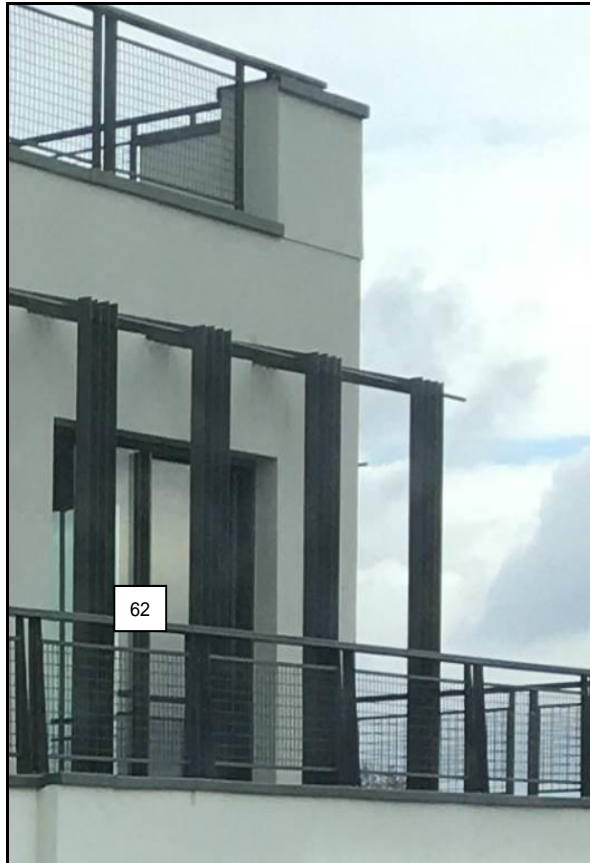
55 to 57 Holmes Road



55 to 57 Holmes Road

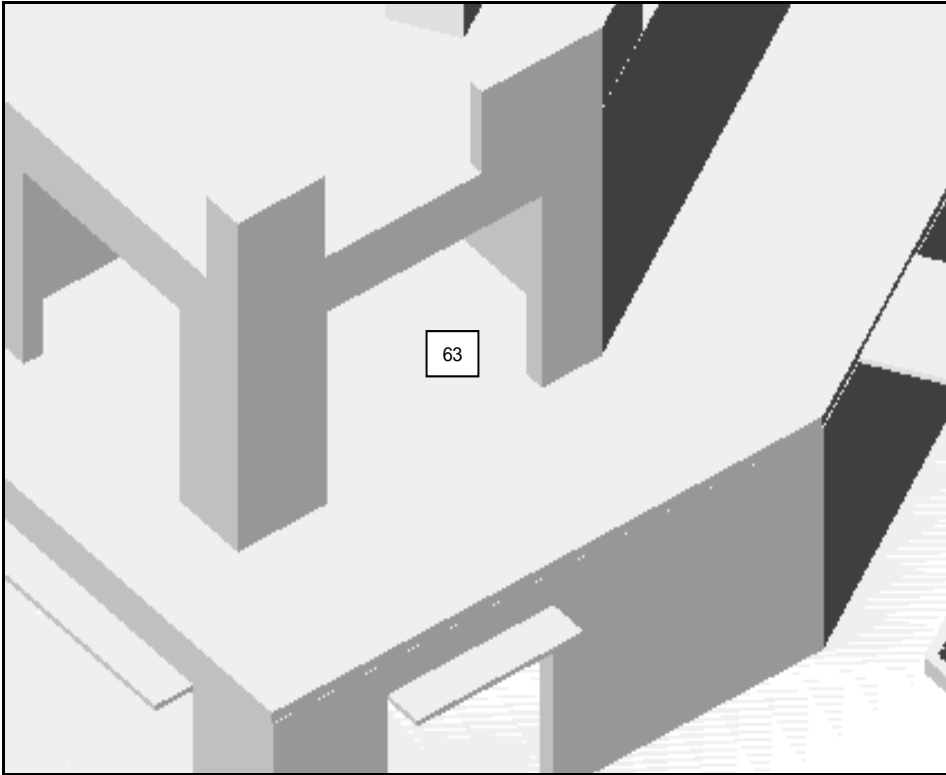


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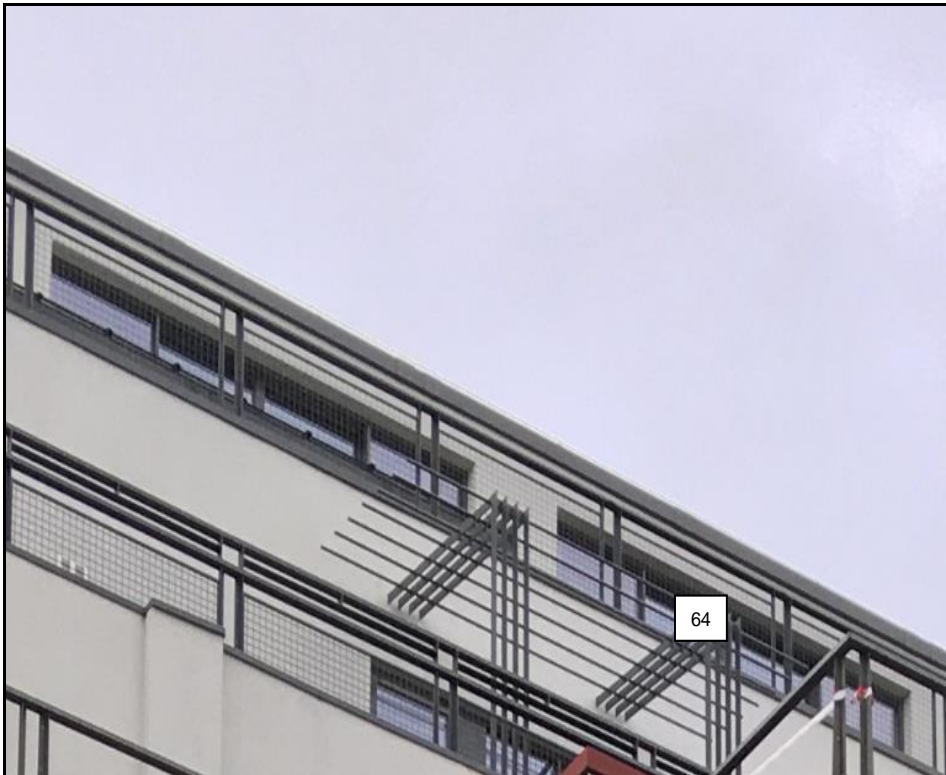


**55 to 57 Holmes Road**





**55 to 57 Holmes Road**



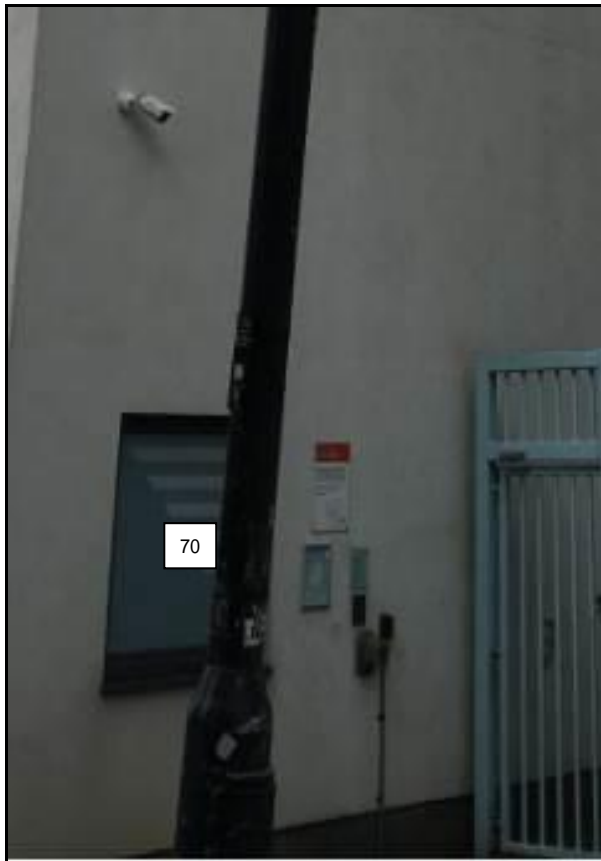
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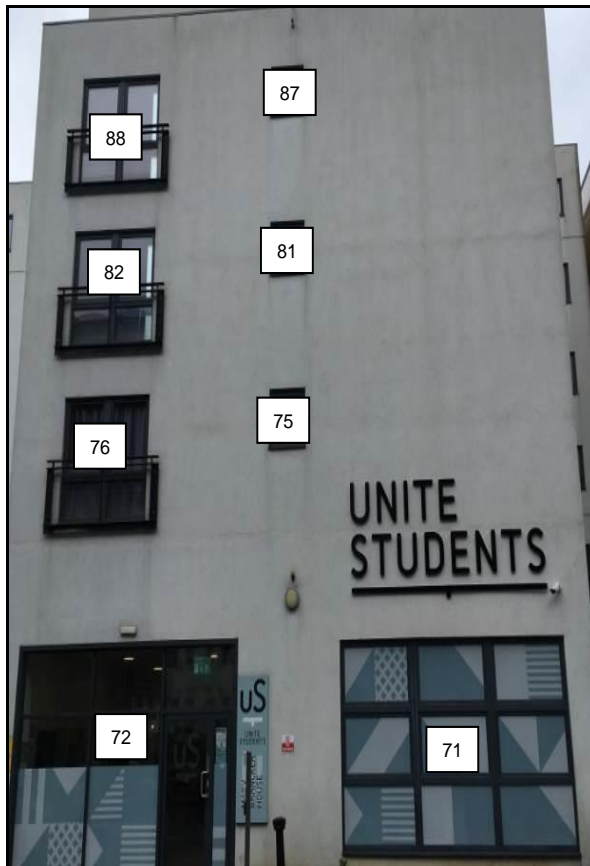
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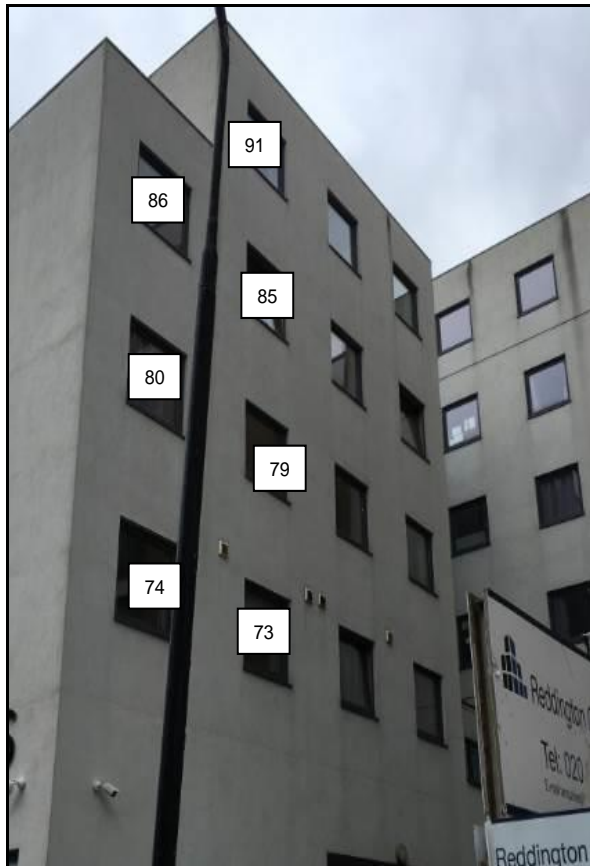
**55 to 57 Holmes Road**



54 to 74 Holmes Road



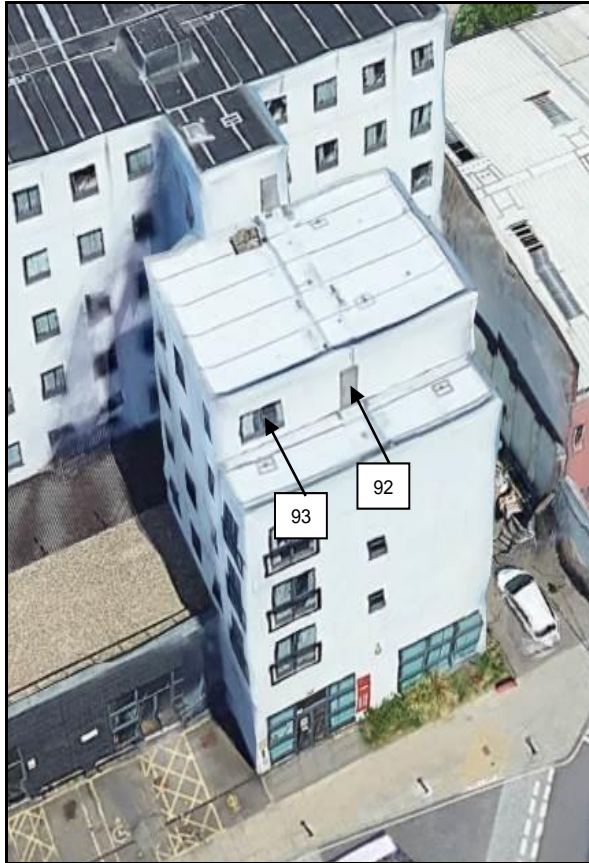
54 to 74 Holmes Road



**54 to 74 Holmes Road**



**54 to 74 Holmes Road**



**54 to 74 Holmes Road**



**74a to 74c Holmes Road**





74a to 74c Holmes Road



74a to 74c Holmes Road



**74a to 74c Holmes Road**



**74a to 74c Holmes Road**



**74a to 74c Holmes Road**



**76 Holmes Road**

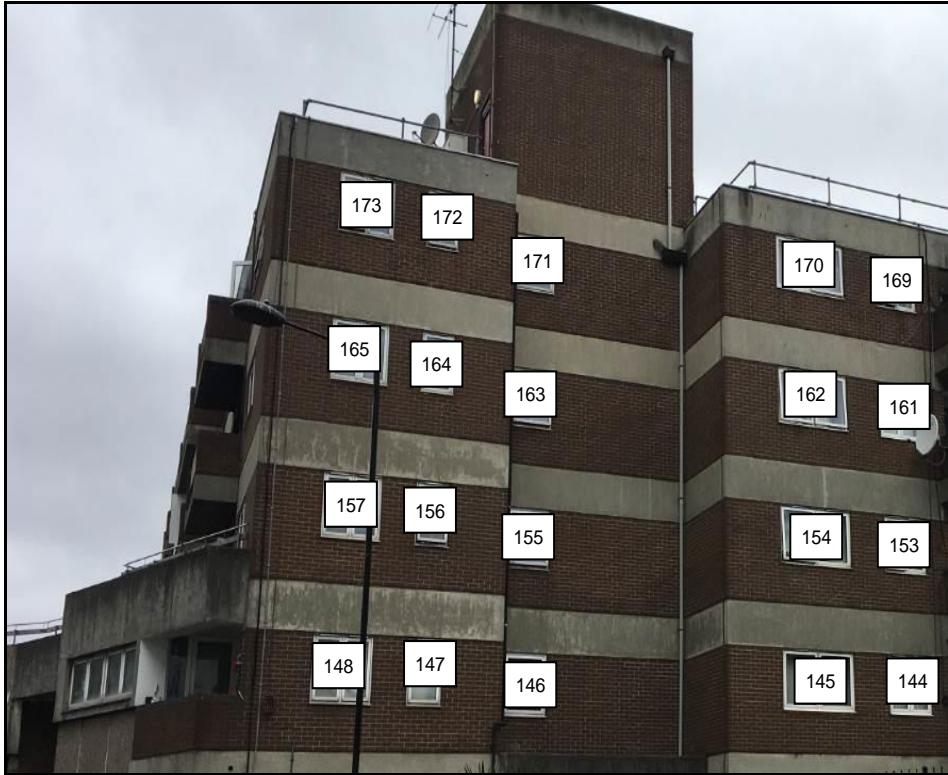




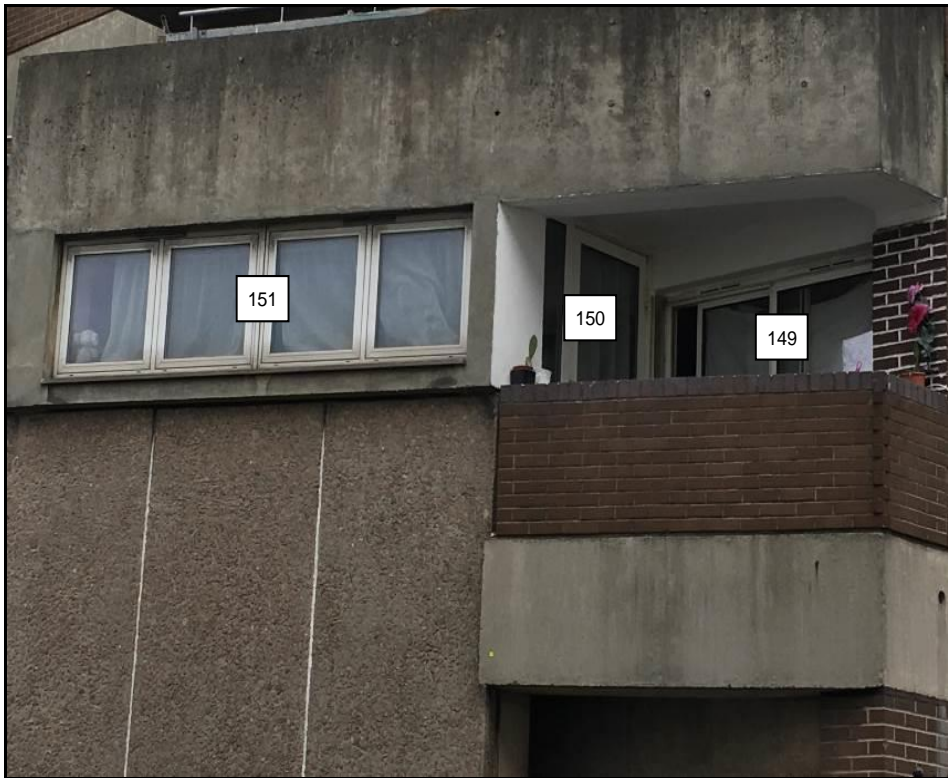
76 Holmes Road



76 Holmes Road



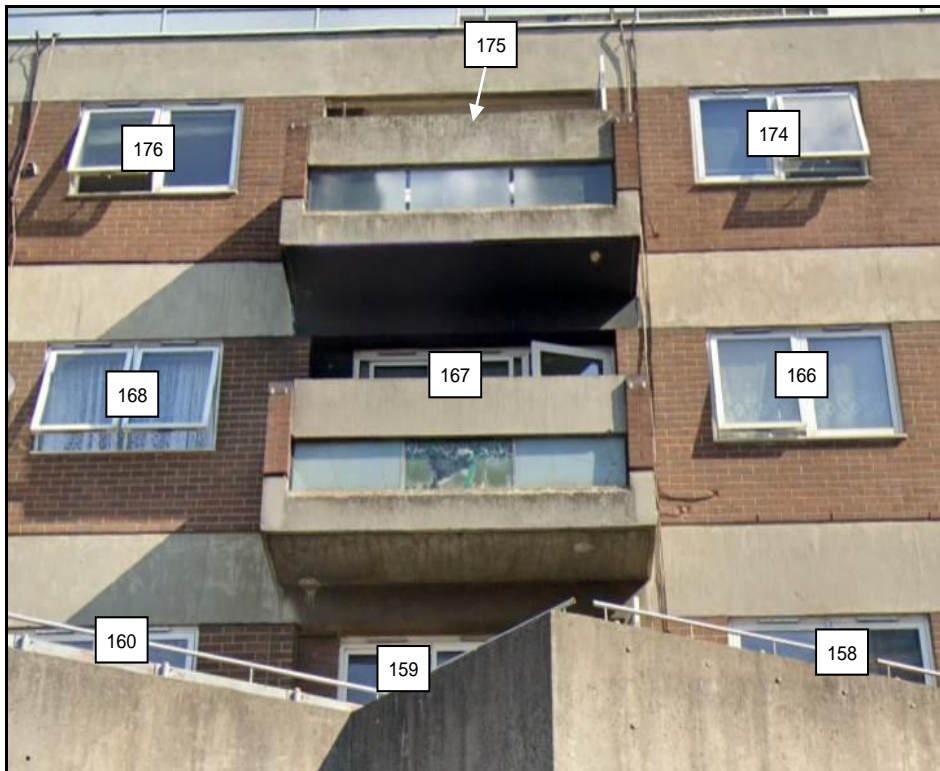
**76 Holmes Road**



**76 Holmes Road**



**76 Holmes Road**



**76 Holmes Road**

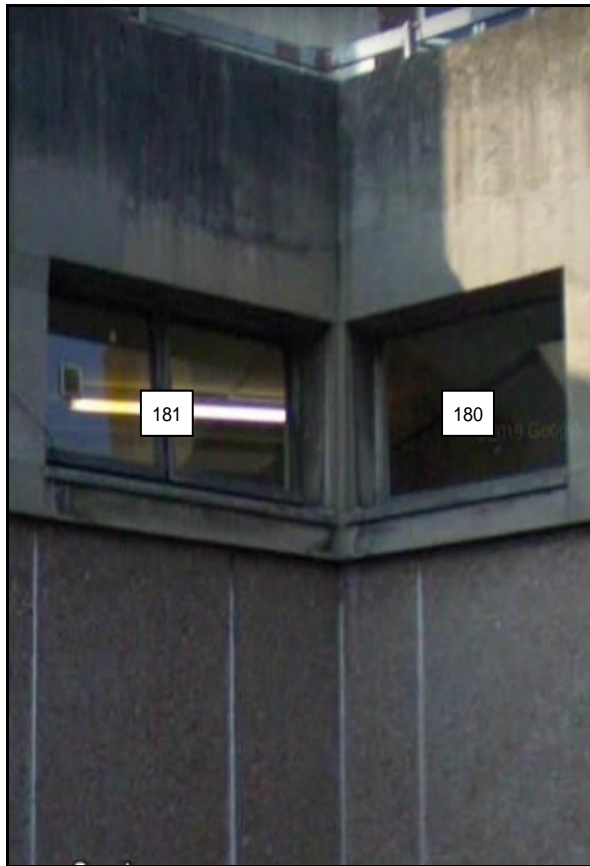




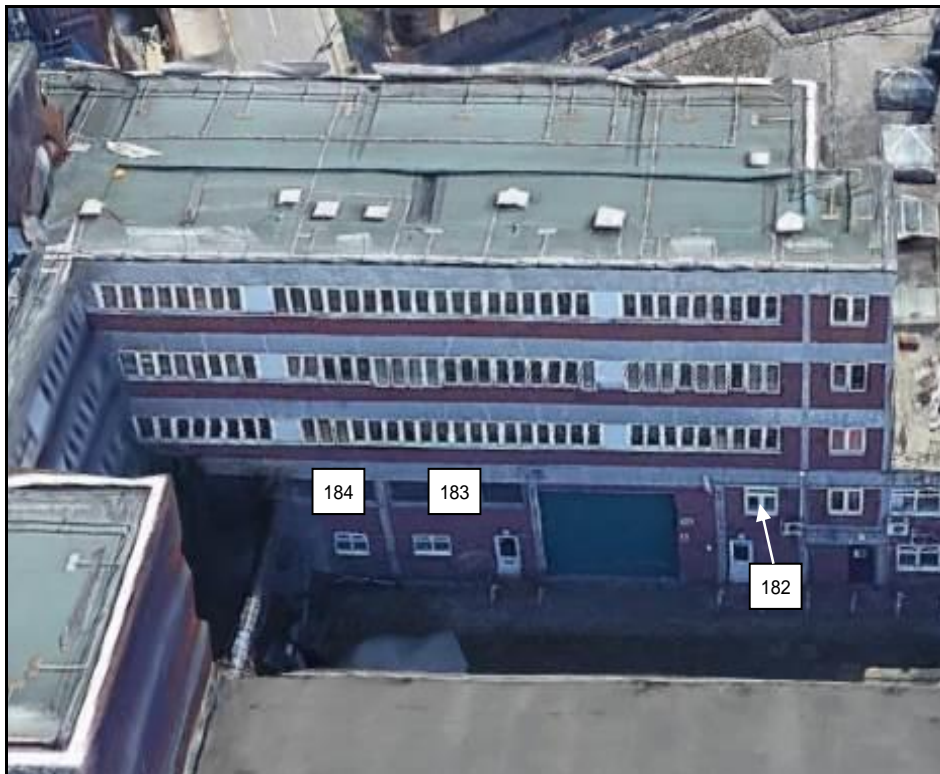
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**78 Holmes Road**



78 Holmes Road



78 Holmes Road





**87 Holmes Road**



**87 Holmes Road**





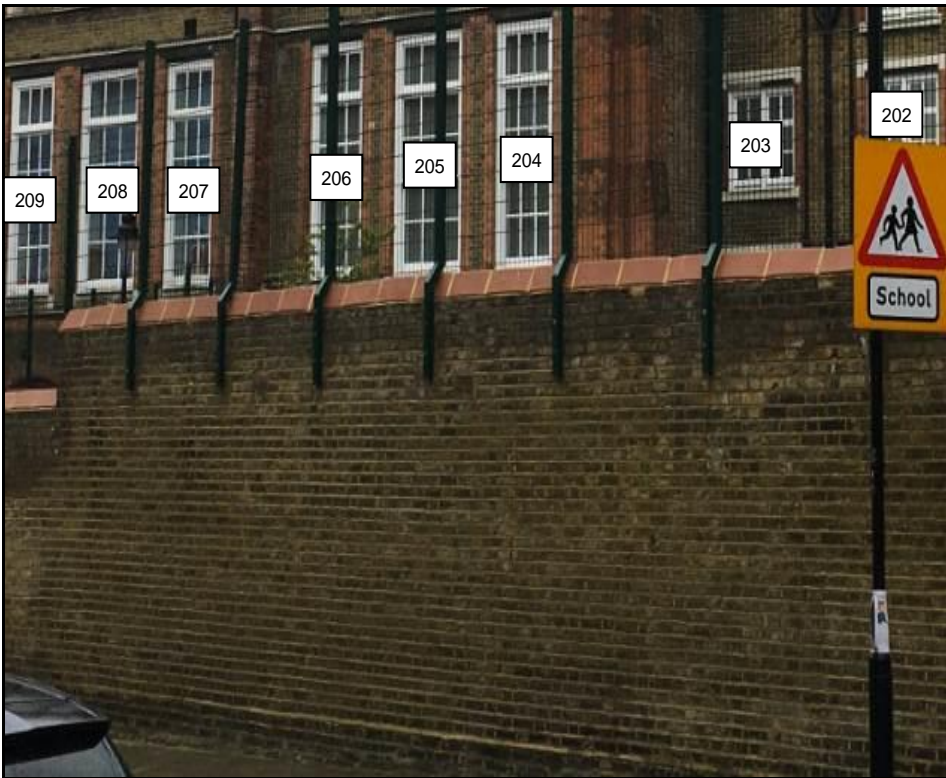
87 Holmes Road



87 Holmes Road



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**87 Holmes Road**



**87 Holmes Road**



**87 Holmes Road**



**1 to 15 Azania Mews**





1 to 15 Azania Mews



1 to 15 Azania Mews



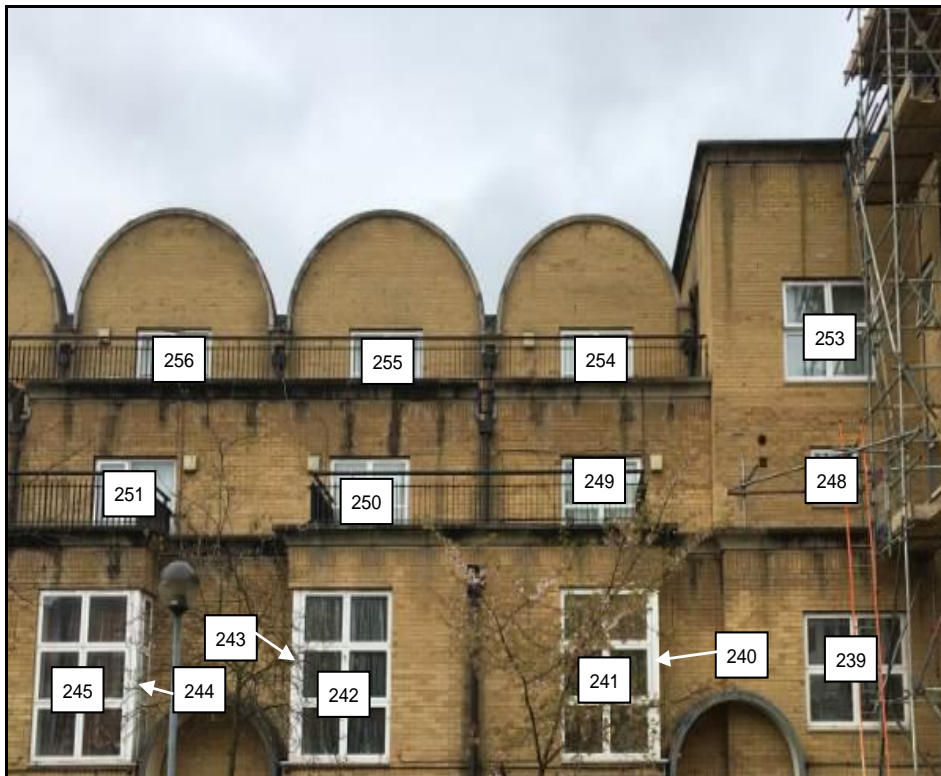
1 to 15 Azania Mews



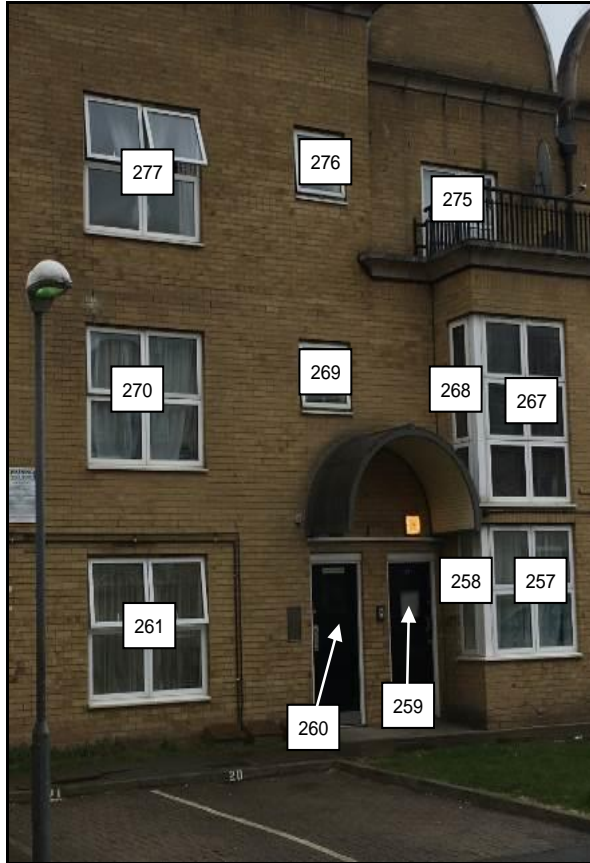
1 to 15 Azania Mews



1 to 15 Azania Mews



1 to 15 Azania Mews

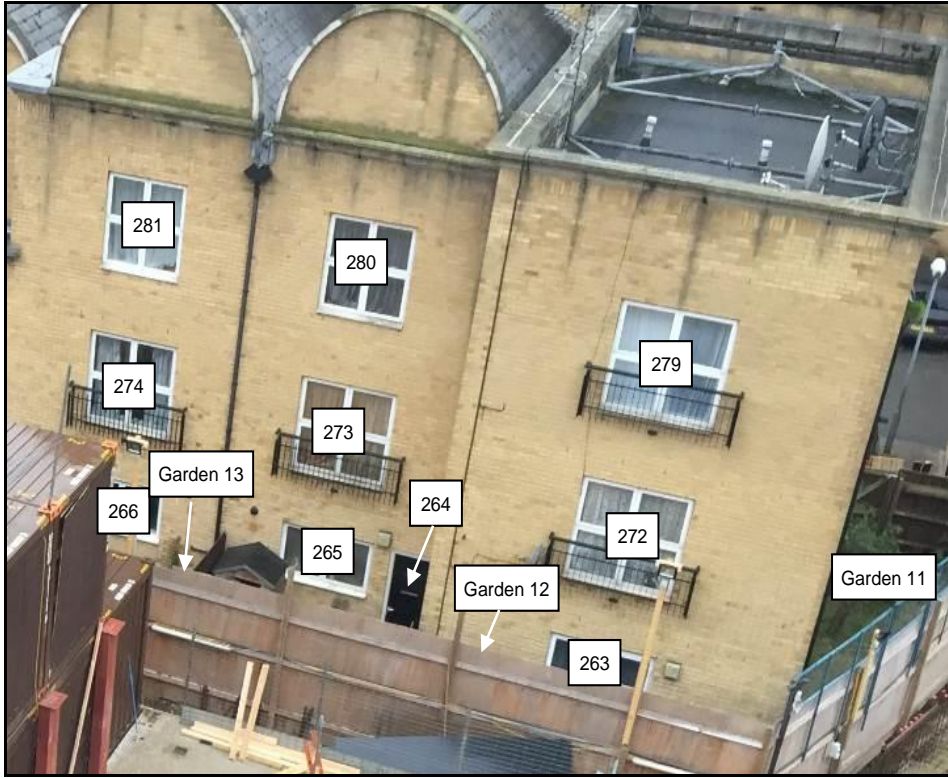


**16 to 30 Azania Mews**



**16 to 30 Azania Mews**

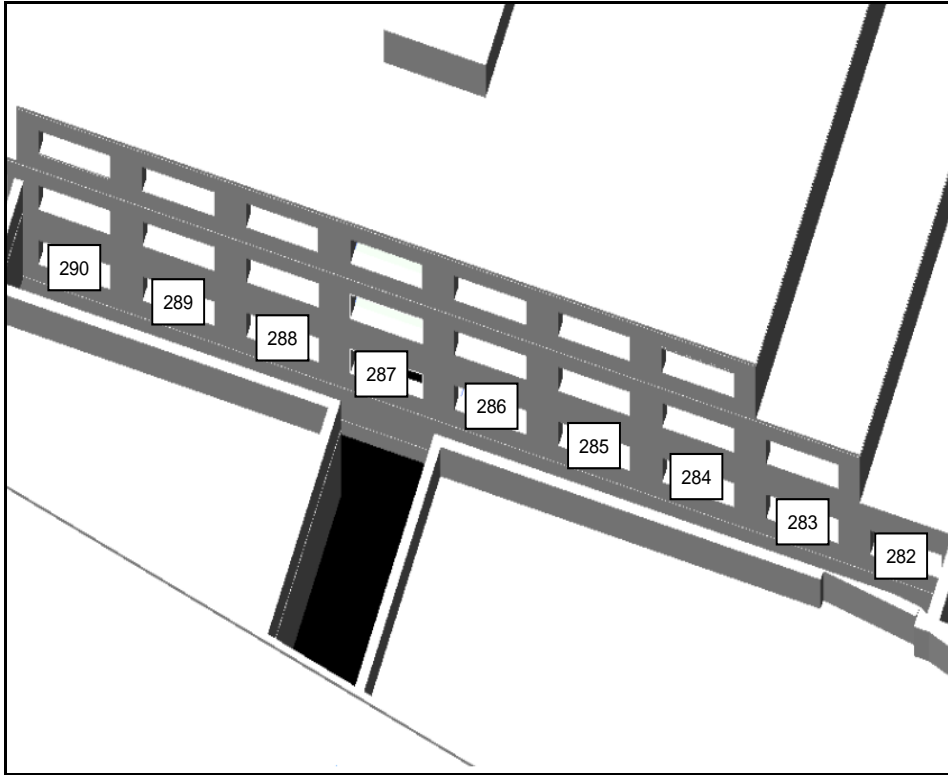




**16 to 30 Azania Mews**



**16 to 30 Azania Mews**



**65 to 67 Holmes Road**



**65 to 67 Holmes Road**



**65 to 67 Holmes Road**

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## **APPENDIX 2**

### **DAYLIGHT AND SUNLIGHT RESULTS**



## Appendix 2 - Vertical Sky Component

65 Holmes Road, London NW5 3AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>61 to 63 Holmes Road</u>					
<u>Third Floor</u>					
Window 1	Staircase	22.1%	22.1%	0.0%	1.0
<u>Fourth Floor</u>					
Window 2	Staircase	8.3%	8.2%	0.1%	0.99
<u>Fifth Floor</u>					
Window 3	Bedroom	16.5%	16.2%	0.3%	0.98
<u>55 to 57 Holmes Road</u>					
<u>Ground Floor</u>					
Window 4	Office	39.8%	39.7%	0.1%	1.0
<u>First Floor</u>					
Window 5	Office	10.9%	10.9%	0.0%	1.0
Window 6	Office	17.7%	17.7%	0.0%	1.0
Window 7	Office	7.9%	7.9%	0.0%	1.0
Window 8	Office	7.4%	7.3%	0.1%	0.99
Window 9	Office	6.7%	6.7%	0.0%	1.0
Window 10	Office	26.6%	26.6%	0.0%	1.0
Window 11	Office	28.2%	28.2%	0.0%	1.0
Window 12	Office	28.4%	28.4%	0.0%	1.0
Window 13	Office	27.9%	27.9%	0.0%	1.0
Window 14	Office	28.7%	28.6%	0.1%	1.0
Window 15	Office	29.2%	29.1%	0.1%	1.0
Window 16	Office	29.7%	29.5%	0.2%	0.99
Window 17	Office	29.7%	29.5%	0.2%	0.99
<u>Second Floor</u>					
Window 18	Bedroom	14.7%	14.7%	0.0%	1.0
Window 19	Bedroom	3.5%	3.3%	0.2%	0.94
Window 20	Bedroom	4.2%	3.9%	0.3%	0.93
Window 21	Bedroom	21.9%	21.9%	0.0%	1.0
Window 22	Bedroom	20.1%	20.1%	0.0%	1.0
Window 23	Living/Dining/Kitchen	10.6%	10.5%	0.1%	0.99
Window 24	Living/Dining/Kitchen	26.5%	26.3%	0.2%	0.99
Window 25	Bedroom	24.9%	24.8%	0.1%	1.0
Window 26	Bedroom	23.7%	23.5%	0.2%	0.99
Window 27	Living/Dining/Kitchen	17.1%	16.7%	0.4%	0.98
Window 28	Living/Dining/Kitchen	28.3%	28.0%	0.3%	0.99
Window 29	Bedroom	25.4%	25.4%	0.0%	1.0

## Appendix 2 - Vertical Sky Component

65 Holmes Road, London NW5 3AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 30	Bedroom	27.3%	27.2%	0.1%	1.0
Window 31	Bedroom	25.7%	25.7%	0.0%	1.0
<u>Third Floor</u>					
Window 32	Bedroom	36.9%	36.9%	0.0%	1.0
Window 33	Bedroom	36.5%	36.5%	0.0%	1.0
Window 34	Bedroom	16.2%	14.9%	1.3%	0.92
Window 35	Study	15.8%	14.5%	1.3%	0.92
Window 36	Bedroom	12.5%	11.6%	0.9%	0.93
Window 37	Bedroom	26.4%	26.4%	0.0%	1.0
Window 38	Bedroom	25.8%	25.7%	0.1%	1.0
Window 39	Living/Dining/Kitchen	10.8%	10.5%	0.3%	0.97
Window 40	Living/Dining/Kitchen	30.9%	30.5%	0.4%	0.99
Window 41	Living/Dining/Kitchen	18.7%	18.7%	0.0%	1.0
Window 42	Living/Dining/Kitchen	28.9%	28.7%	0.2%	0.99
Window 43	Living/Dining/Kitchen	28.8%	28.4%	0.4%	0.99
Window 44	Living/Dining/Kitchen	15.3%	14.5%	0.8%	0.95
Window 45	Living/Dining/Kitchen	32.7%	32.3%	0.4%	0.99
Window 46	Living/Dining/Kitchen	20.9%	20.9%	0.0%	1.0
Window 47	Bedroom	30.2%	30.0%	0.2%	0.99
Window 48	Bedroom	28.0%	28.0%	0.0%	1.0
<u>Fourth Floor</u>					
Window 49	Bedroom	38.7%	38.7%	0.0%	1.0
Window 50	Bedroom	35.9%	34.5%	1.4%	0.96
Window 51	Bedroom	35.1%	33.8%	1.3%	0.96
Window 52	Bedroom	34.8%	33.5%	1.3%	0.96
Window 53	Bedroom	37.1%	36.3%	0.8%	0.98
Window 54	Living/Dining/Kitchen	29.2%	28.4%	0.8%	0.97
Window 55	Living/Dining/Kitchen	30.0%	29.5%	0.5%	0.98
Window 56	Living/Dining/Kitchen	31.1%	31.1%	0.0%	1.0
<u>Fifth Floor</u>					
Window 57	Bedroom	39.5%	39.5%	0.0%	1.0
Window 58	Bedroom	39.6%	38.0%	1.6%	0.96
Window 59	Bathroom/WC	39.6%	37.8%	1.8%	0.95
Window 60	Bedroom	39.6%	38.8%	0.8%	0.98
Window 61	Bedroom	39.6%	39.0%	0.6%	0.98
Window 62	Bedroom	39.6%	39.2%	0.4%	0.99
Window 63	Bedroom	39.6%	39.6%	0.0%	1.0

## Appendix 2 - Vertical Sky Component

65 Holmes Road, London NW5 3AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Sixth Floor</u>					
Window 64	Living/Dining/Kitchen	37.5%	37.5%	0.0%	1.0
Window 65	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 66	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 67	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 68	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
Window 69	Living/Dining/Kitchen	39.6%	39.6%	0.0%	1.0
<u>54 to 74 Holmes Road</u>					
<u>Ground Floor</u>					
Window 70	Office	17.4%	17.4%	0.0%	1.0
Window 71	Office	21.2%	21.1%	0.1%	1.0
Window 72	Common Area	19.6%	19.4%	0.2%	0.99
<u>First Floor</u>					
Window 73	Unknown	18.7%	18.7%	0.0%	1.0
Window 74	Studio	21.8%	21.8%	0.0%	1.0
Window 75	Unknown	26.1%	25.7%	0.4%	0.98
Window 76	Studio	25.4%	24.9%	0.5%	0.98
Window 77	Studio	23.7%	23.7%	0.0%	1.0
Window 78	Unknown	21.8%	21.8%	0.0%	1.0
<u>Second Floor</u>					
Window 79	Bedroom	21.9%	21.9%	0.0%	1.0
Window 80	Bedroom	25.0%	25.0%	0.0%	1.0
Window 81	Unknown	29.7%	29.0%	0.7%	0.98
Window 82	Unknown	29.3%	28.7%	0.6%	0.98
Window 83	Unknown	27.8%	27.8%	0.0%	1.0
Window 84	Kitchen	26.0%	26.0%	0.0%	1.0
<u>Third Floor</u>					
Window 85	Domestic	26.1%	26.1%	0.0%	1.0
Window 86	Domestic	28.8%	28.8%	0.0%	1.0
Window 87	Domestic	33.2%	32.4%	0.8%	0.98
Window 88	Domestic	33.2%	32.4%	0.8%	0.98
Window 89	Domestic	32.2%	32.1%	0.1%	1.0
Window 90	Domestic	30.7%	30.6%	0.1%	1.0
<u>Fourth Floor</u>					
Window 91	Domestic	31.3%	31.3%	0.0%	1.0
Window 92	Domestic	36.4%	35.6%	0.8%	0.98
Window 93	Domestic	36.5%	35.7%	0.8%	0.98
Window 94	Domestic	35.1%	35.1%	0.0%	1.0

## Appendix 2 - Vertical Sky Component

65 Holmes Road, London NW5 3AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>74a to 74c Holmes Road</u>					
<u>Ground Floor</u>					
Window 95	Domestic	13.6%	13.6%	0.0%	1.0
Window 96	Domestic	13.5%	13.5%	0.0%	1.0
Window 97	Domestic	15.0%	14.8%	0.2%	0.99
Window 98	Domestic	13.5%	13.5%	0.0%	1.0
Window 99	Domestic	6.0%	5.9%	0.1%	0.98
Window 100	Domestic	14.7%	14.6%	0.1%	0.99
Window 101	Domestic	14.8%	14.7%	0.1%	0.99
<u>First Floor</u>					
Window 102	Domestic	17.9%	17.5%	0.4%	0.98
Window 103	Domestic	17.7%	17.1%	0.6%	0.97
Window 104	Domestic	17.4%	16.8%	0.6%	0.97
Window 105	Domestic	17.4%	16.8%	0.6%	0.97
Window 106	Domestic	17.7%	17.0%	0.7%	0.96
Window 107	Domestic	19.4%	18.7%	0.7%	0.96
Window 108	Domestic	9.0%	8.2%	0.8%	0.91
<u>Second Floor</u>					
Window 109	Domestic	21.5%	20.6%	0.9%	0.96
Window 110	Domestic	21.4%	20.4%	1.0%	0.95
Window 111	Domestic	21.2%	20.1%	1.1%	0.95
Window 112	Domestic	21.1%	19.9%	1.2%	0.94
Window 113	Domestic	21.1%	19.9%	1.2%	0.94
Window 114	Domestic	21.4%	20.1%	1.3%	0.94
Window 115	Domestic	23.1%	21.8%	1.3%	0.94
Window 116	Domestic	18.8%	17.6%	1.2%	0.94
<u>Third Floor</u>					
Window 117	Domestic	25.8%	24.4%	1.4%	0.95
Window 118	Domestic	25.8%	24.1%	1.7%	0.93
Window 119	Domestic	25.6%	23.8%	1.8%	0.93
Window 120	Domestic	25.4%	23.5%	1.9%	0.93
Window 121	Domestic	25.4%	23.5%	1.9%	0.93
Window 122	Domestic	25.6%	23.7%	1.9%	0.93
Window 123	Domestic	27.5%	25.6%	1.9%	0.93
Window 124	Domestic	27.4%	25.7%	1.7%	0.94
<u>Fourth Floor</u>					
Window 125	Domestic	31.0%	30.1%	0.9%	0.97
Window 126	Domestic	30.6%	29.5%	1.1%	0.96



## Appendix 2 - Vertical Sky Component

65 Holmes Road, London NW5 3AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 127	Domestic	28.2%	25.8%	2.4%	0.91
Window 128	Domestic	28.1%	25.7%	2.4%	0.91
Window 129	Domestic	28.0%	25.5%	2.5%	0.91
Window 130	Domestic	28.0%	25.4%	2.6%	0.91
Window 131	Domestic	28.5%	26.0%	2.5%	0.91
Window 132	Domestic	29.0%	26.6%	2.4%	0.92
Window 133	Domestic	35.5%	35.4%	0.1%	1.0
Window 134	Domestic	34.0%	33.9%	0.1%	1.0

### 76 Holmes Road

#### Ground Floor

Window 135	Domestic	21.4%	21.0%	0.4%	0.98
Window 136	Domestic	22.4%	22.1%	0.3%	0.99
Window 137	Domestic	23.2%	22.8%	0.4%	0.98
Window 138	Domestic	22.3%	22.2%	0.1%	1.0
Window 139	Domestic	9.2%	9.2%	0.0%	1.0
Window 140	Domestic	8.2%	8.2%	0.0%	1.0
Window 141	Domestic	6.1%	6.1%	0.0%	1.0
Window 142	Domestic	4.9%	4.9%	0.0%	1.0
Window 143	Domestic	0.7%	0.7%	0.0%	1.0

#### First Floor

Window 144	Domestic	23.6%	23.1%	0.5%	0.98
Window 145	Domestic	25.6%	25.0%	0.6%	0.98
Window 146	Domestic	18.9%	18.7%	0.2%	0.99
Window 147	Domestic	25.6%	25.1%	0.5%	0.98
Window 148	Domestic	25.1%	24.8%	0.3%	0.99
Window 149	Domestic	2.1%	2.1%	0.0%	1.0
Window 150	Domestic	0.5%	0.5%	0.0%	1.0
Window 151	Domestic	24.0%	23.9%	0.1%	1.0
Window 152	Domestic	28.3%	28.3%	0.0%	1.0

#### Second Floor

Window 153	Domestic	27.0%	26.3%	0.7%	0.97
Window 154	Domestic	28.9%	28.2%	0.7%	0.98
Window 155	Domestic	21.0%	20.7%	0.3%	0.99
Window 156	Domestic	28.5%	27.9%	0.6%	0.98
Window 157	Domestic	28.1%	27.5%	0.6%	0.98
Window 158	Domestic	28.0%	27.7%	0.3%	0.99
Window 159	Domestic	13.1%	13.0%	0.1%	0.99
Window 160	Domestic	29.7%	29.6%	0.1%	1.0

## Appendix 2 - Vertical Sky Component

65 Holmes Road, London NW5 3AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Third Floor</u>					
Window 161	Domestic	30.5%	29.8%	0.7%	0.98
Window 162	Domestic	32.3%	31.5%	0.8%	0.98
Window 163	Domestic	23.5%	23.1%	0.4%	0.98
Window 164	Domestic	31.6%	30.7%	0.9%	0.97
Window 165	Domestic	31.1%	30.3%	0.8%	0.97
Window 166	Domestic	30.8%	30.4%	0.4%	0.99
Window 167	Domestic	15.0%	14.6%	0.4%	0.97
Window 168	Domestic	32.1%	31.8%	0.3%	0.99
<u>Fourth Floor</u>					
Window 169	Domestic	35.7%	35.0%	0.7%	0.98
Window 170	Domestic	35.6%	34.7%	0.9%	0.97
Window 171	Domestic	28.2%	27.9%	0.3%	0.99
Window 172	Domestic	34.6%	33.5%	1.1%	0.97
Window 173	Domestic	34.3%	33.1%	1.2%	0.97
Window 174	Domestic	35.0%	34.4%	0.6%	0.98
Window 175	Domestic	35.5%	35.0%	0.5%	0.99
Window 176	Domestic	36.9%	36.5%	0.4%	0.99
<u>78 Holmes Road</u>					
<u>First Floor Mezzanine</u>					
Window 177	Unknown	28.1%	28.0%	0.1%	1.0
Window 178	Unknown	30.7%	30.7%	0.0%	1.0
Window 179	Unknown	31.3%	31.3%	0.0%	1.0
Window 180	Unknown	21.7%	21.7%	0.0%	1.0
Window 181	Unknown	26.8%	26.8%	0.0%	1.0
Window 182	Unknown	33.0%	33.0%	0.0%	1.0
Window 183	Unknown	27.0%	27.0%	0.0%	1.0
Window 184	Unknown	22.7%	22.7%	0.0%	1.0
<u>87 Holmes Road</u>					
<u>Ground Floor</u>					
Window 185(BW)	Classroom	23.7%	23.7%	0.0%	1.0
Window 186	Classroom	19.8%	19.7%	0.1%	0.99
Window 187	Classroom	27.4%	27.4%	0.0%	1.0
Window 188	Classroom	27.3%	27.3%	0.0%	1.0
Window 189	Classroom	25.6%	25.6%	0.0%	1.0
Window 190	Bathroom/WC	16.6%	16.6%	0.0%	1.0
Window 191	Classroom	25.7%	25.7%	0.0%	1.0

## Appendix 2 - Vertical Sky Component

65 Holmes Road, London NW5 3AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 192	Classroom	25.2%	25.2%	0.0%	1.0
Window 193	Classroom	25.2%	25.2%	0.0%	1.0
Window 194	Classroom	25.0%	25.0%	0.0%	1.0
<u>Ground Floor Mezzanine</u>					
Window 195	Bathroom/WC	25.9%	25.9%	0.0%	1.0
Window 196	Bathroom/WC	18.4%	18.4%	0.0%	1.0
<u>First Floor</u>					
Window 197	Classroom	29.6%	29.6%	0.0%	1.0
Window 198	Classroom	29.8%	29.8%	0.0%	1.0
Window 199	Classroom	31.6%	31.5%	0.1%	1.0
Window 200	Classroom	31.2%	31.1%	0.1%	1.0
Window 201	Classroom	29.0%	28.9%	0.1%	1.0
Window 202	Bathroom/WC	28.4%	28.3%	0.1%	1.0
Window 203	Bathroom/WC	20.4%	20.3%	0.1%	1.0
Window 204	Classroom	30.3%	30.3%	0.0%	1.0
Window 205	Classroom	30.5%	30.5%	0.0%	1.0
Window 206	Classroom	30.4%	30.3%	0.1%	1.0
Window 207	Classroom	30.4%	30.3%	0.1%	1.0
Window 208	Classroom	30.5%	30.5%	0.0%	1.0
Window 209	Classroom	30.4%	30.4%	0.0%	1.0
<u>Second Floor</u>					
Window 210	Classroom	36.9%	36.9%	0.0%	1.0
Window 211	Classroom	36.9%	36.9%	0.0%	1.0
Window 212(BW)	Classroom	35.1%	34.9%	0.2%	0.99
Window 213	Classroom	35.1%	35.0%	0.1%	1.0
Window 214	Classroom	34.9%	34.8%	0.1%	1.0
Window 215	Classroom	33.8%	33.6%	0.2%	0.99
Window 216	Classroom	23.4%	23.4%	0.0%	1.0
Window 217	Bathroom/WC	31.1%	31.0%	0.1%	1.0
Window 218	Bathroom/WC	24.2%	24.0%	0.2%	0.99
Window 219	Classroom	35.1%	34.9%	0.2%	0.99
Window 220	Classroom	35.7%	35.5%	0.2%	0.99
Window 221	Classroom	35.3%	35.1%	0.2%	0.99
Window 222	Classroom	35.6%	35.4%	0.2%	0.99
Window 223	Classroom	36.2%	36.1%	0.1%	1.0
Window 224	Classroom	35.9%	35.7%	0.2%	0.99

### 1 to 15 Azania Mews

#### Ground Floor

Window 225	Domestic	16.0%	16.0%	0.0%	1.0
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## Appendix 2 - Vertical Sky Component

65 Holmes Road, London NW5 3AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 226	Domestic	20.3%	20.3%	0.0%	1.0
Window 227	Domestic	8.3%	8.3%	0.0%	1.0
Window 228	Domestic	7.6%	7.6%	0.0%	1.0
Window 229	Domestic	3.1%	3.1%	0.0%	1.0
Window 230	Domestic	23.8%	23.7%	0.1%	1.0
Window 231	Domestic	25.5%	25.3%	0.2%	0.99
Window 232	Domestic	12.8%	12.8%	0.0%	1.0
Window 233	Domestic	10.5%	10.4%	0.1%	0.99
Window 234	Domestic	9.9%	9.7%	0.2%	0.98
Window 235	Domestic	7.9%	7.7%	0.2%	0.97
Window 236	Domestic	26.4%	26.2%	0.2%	0.99
<u>First Floor</u>					
Window 237	Domestic	24.5%	24.5%	0.0%	1.0
Window 238	Domestic	17.8%	17.8%	0.0%	1.0
Window 239	Domestic	21.7%	21.7%	0.0%	1.0
Window 240	Domestic	4.8%	4.7%	0.1%	0.98
Window 241	Domestic	26.0%	25.9%	0.1%	1.0
Window 242	Domestic	28.0%	27.8%	0.2%	0.99
Window 243	Domestic	11.9%	11.9%	0.0%	1.0
Window 244	Domestic	7.4%	7.2%	0.2%	0.97
Window 245	Domestic	28.9%	28.6%	0.3%	0.99
<u>Second Floor</u>					
Window 246	Domestic	27.1%	27.1%	0.0%	1.0
Window 247	Domestic	19.4%	19.4%	0.0%	1.0
Window 248	Domestic	24.3%	24.2%	0.1%	1.0
Window 249	Domestic	23.1%	22.9%	0.2%	0.99
Window 250	Domestic	24.6%	24.3%	0.3%	0.99
Window 251	Domestic	25.1%	24.8%	0.3%	0.99
<u>Third Floor</u>					
Window 252	Domestic	29.0%	28.9%	0.1%	1.0
Window 253	Domestic	26.1%	26.0%	0.1%	1.0
Window 254	Domestic	31.9%	31.6%	0.3%	0.99
Window 255	Domestic	34.1%	33.7%	0.4%	0.99
Window 256	Domestic	34.8%	34.4%	0.4%	0.99
<u>16 to 30 Azania Mews</u>					
<u>Ground Floor</u>					
Window 257	Domestic	23.5%	23.5%	0.0%	1.0
Window 258	Domestic	6.3%	6.3%	0.0%	1.0
Window 259	Domestic	10.6%	10.6%	0.0%	1.0



## Appendix 2 - Vertical Sky Component

65 Holmes Road, London NW5 3AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 260	Domestic	15.2%	15.2%	0.0%	1.0
Window 261	Domestic	20.6%	20.6%	0.0%	1.0
Window 262	Domestic	10.7%	10.7%	0.0%	1.0
Window 263	Domestic	13.0%	13.0%	0.0%	1.0
Window 264	Domestic	11.0%	11.0%	0.0%	1.0
Window 265	Domestic	14.6%	14.6%	0.0%	1.0
Window 266	Domestic	17.0%	16.9%	0.1%	0.99
<u>First Floor</u>					
Window 267	Domestic	26.8%	26.8%	0.0%	1.0
Window 268	Domestic	11.1%	11.0%	0.1%	0.99
Window 269	Domestic	24.6%	24.6%	0.0%	1.0
Window 270	Domestic	24.5%	24.5%	0.0%	1.0
Window 271	Domestic	13.4%	13.4%	0.0%	1.0
Window 272	Domestic	18.9%	18.9%	0.0%	1.0
Window 273	Domestic	20.1%	20.1%	0.0%	1.0
Window 274	Domestic	22.3%	22.2%	0.1%	1.0
<u>Second Floor</u>					
Window 275	Domestic	25.7%	25.7%	0.0%	1.0
Window 276	Domestic	30.2%	30.2%	0.0%	1.0
Window 277	Domestic	28.5%	28.5%	0.0%	1.0
Window 278	Domestic	16.5%	16.2%	0.3%	0.98
Window 279	Domestic	24.6%	24.4%	0.2%	0.99
Window 280	Domestic	25.5%	25.4%	0.1%	1.0
Window 281	Domestic	27.4%	27.2%	0.2%	0.99
<u>65 to 67 Holmes Road</u>					
<u>Ground Floor</u>					
Window 282	Private Study Rooms	7.4%	7.4%	0.0%	1.0
Window 283	Private Study Rooms	8.8%	8.8%	0.0%	1.0
Window 284	Private Study Rooms	8.8%	8.8%	0.0%	1.0
Window 285	Private Study Rooms	8.7%	8.7%	0.0%	1.0
Window 286	Private Study Rooms	8.6%	8.6%	0.0%	1.0
Window 287	Staircase	9.1%	9.1%	0.0%	1.0
Window 288	Private Study Rooms	8.7%	8.7%	0.0%	1.0
Window 289	Private Study Rooms	8.0%	8.0%	0.0%	1.0
Window 290	Private Study Rooms	6.4%	6.4%	0.0%	1.0

## Appendix 2 - Vertical Sky Component

65 Holmes Road, London NW5 3AU

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 291	Accommodation Rooms	14.8%	14.8%	0.0%	1.0
Window 292	Accommodation Rooms	14.4%	14.4%	0.0%	1.0
Window 293	Accommodation Rooms	14.0%	14.0%	0.0%	1.0
Window 294	Accommodation Rooms	13.5%	13.5%	0.0%	1.0
Window 295	Staircase	13.0%	13.0%	0.0%	1.0
Window 296	Accommodation Rooms	12.5%	12.5%	0.0%	1.0
Window 297	Accommodation Rooms	11.8%	11.8%	0.0%	1.0
Window 298	Accommodation Rooms	10.9%	10.9%	0.0%	1.0
Window 299	Accommodation Rooms	8.6%	8.6%	0.0%	1.0
<u>Second Floor</u>					
Window 300	Accommodation Rooms	17.8%	17.5%	0.3%	0.98
Window 301	Accommodation Rooms	17.4%	17.1%	0.3%	0.98
Window 302	Accommodation Rooms	16.9%	16.7%	0.2%	0.99
Window 303	Landing	16.4%	16.3%	0.1%	0.99
Window 304	Accommodation Rooms	15.9%	15.8%	0.1%	0.99
Window 305	Accommodation Rooms	15.2%	15.2%	0.0%	1.0
Window 306	Accommodation Rooms	14.4%	14.4%	0.0%	1.0

**Appendix 2 - Daylight Distribution**  
**65 Holmes Road, London NW5 3AU**

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>61 to 63 Holmes Road</u>					
<u>Third Floor</u>					
Window 1	Staircase	47%	47%	0.0%	1.0
<u>Fourth Floor</u>					
Window 2	Staircase	22%	22%	0.0%	1.0
<u>Fifth Floor</u>					
Window 3	Bedroom	37%	37%	0.0%	1.0
<u>55 to 57 Holmes Road</u>					
<u>Ground Floor</u>					
Window 4	Office	92%	92%	0.0%	1.0
<u>First Floor</u>					
Windows 5 to 17	Office	99%	99%	0.0%	1.0
<u>Second Floor</u>					
Windows 18 & 19	Bedroom	89%	89%	0.0%	1.0
Window 20	Bedroom	33%	33%	0.0%	1.0
Window 21	Bedroom	95%	95%	0.0%	1.0
Window 22	Bedroom	93%	93%	0.0%	1.0
Windows 23 & 24	Living/Dining/Kitchen	100%	100%	0.0%	1.0
Window 25	Bedroom	99%	99%	0.0%	1.0
Window 26	Bedroom	99%	99%	0.0%	1.0
Windows 27 & 28	Living/Dining/Kitchen	98%	98%	0.0%	1.0
Window 29	Bedroom	100%	100%	0.0%	1.0
Windows 30 & 31	Bedroom	99%	99%	0.0%	1.0
<u>Third Floor</u>					
Windows 32 to 34	Bedroom	94%	94%	0.0%	1.0
Window 35	Study	90%	87%	3.0%	0.97
Window 36	Bedroom	96%	93%	3.0%	0.97
Window 37	Bedroom	100%	100%	0.0%	1.0

**Appendix 2 - Daylight Distribution**  
**65 Holmes Road, London NW5 3AU**

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 38	Bedroom	98%	98%	0.0%	1.0
Windows 39 to 42	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Windows 43 to 46	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Windows 47 & 48	Bedroom	100%	100%	0.0%	1.0
<u>Fourth Floor</u>					
Windows 49 to 51	Bedroom	100%	100%	0.0%	1.0
Windows 52 & 53	Bedroom	100%	100%	0.0%	1.0
Window 54	Living/Dining/Kitchen	98%	97%	1.0%	0.99
Windows 55 & 56	Living/Dining/Kitchen	100%	100%	0.0%	1.0
<u>Fifth Floor</u>					
Windows 57 & 58	Bedroom	100%	100%	0.0%	1.0
Window 59	Bathroom/WC	99%	99%	0.0%	1.0
Window 60	Bedroom	99%	99%	0.0%	1.0
Window 61	Bedroom	100%	100%	0.0%	1.0
Windows 62 & 63	Bedroom	100%	100%	0.0%	1.0
<u>Sixth Floor</u>					
Windows 64 to 69	Living/Dining/Kitchen	100%	100%	0.0%	1.0
<u>54 to 74 Holmes Road</u>					
<u>Ground Floor</u>					
Windows 70 & 71	Office	99%	99%	0.0%	1.0
Window 72	Common Area	39%	37%	2.0%	0.95
<u>First Floor</u>					
Window 73	Unknown	79%	79%	0.0%	1.0
Window 74	Studio	91%	91%	0.0%	1.0
Window 75	Unknown	31%	29%	2.0%	0.94
Windows 76 & 77	Studio	97%	97%	0.0%	1.0
Window 78	Unknown	63%	63%	0.0%	1.0
<u>Second Floor</u>					



**Appendix 2 - Daylight Distribution**  
**65 Holmes Road, London NW5 3AU**

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 79	Bedroom	72%	72%	0.0%	1.0
Window 80	Bedroom	95%	95%	0.0%	1.0
Window 81	Unknown	39%	35%	4.0%	0.9
Windows 82 & 83	Unknown	99%	99%	0.0%	1.0
Window 84	Kitchen	79%	79%	0.0%	1.0
<b>78 Holmes Road</b>					
<u>First Floor Mezzanine</u>					
Windows 177 to 1to 184	Unknown	100%	100%	0.0%	1.0
<b>87 Holmes Road</b>					
<u>Ground Floor</u>					
Windows 185(BW) to 189	Classroom	95%	95%	0.0%	1.0
Window 190	Bathroom/WC	73%	73%	0.0%	1.0
Windows 191 & 192	Classroom	71%	71%	0.0%	1.0
Windows 193 & 194	Classroom	62%	62%	0.0%	1.0
<u>Ground Floor Mezzanine</u>					
Window 195	Bathroom/WC	95%	95%	0.0%	1.0
Window 196	Bathroom/WC	91%	91%	0.0%	1.0
<u>First Floor</u>					
Windows 197 to 201	Classroom	98%	98%	0.0%	1.0
Window 202	Bathroom/WC	95%	95%	0.0%	1.0
Window 203	Bathroom/WC	91%	91%	0.0%	1.0
Windows 204 to 206	Classroom	96%	96%	0.0%	1.0
Windows 207 to 209	Classroom	98%	98%	0.0%	1.0
<u>Second Floor</u>					
Windows 210 to 216	Classroom	100%	100%	0.0%	1.0
Window 217	Bathroom/WC	97%	97%	0.0%	1.0
Window 218	Bathroom/WC	89%	89%	0.0%	1.0
Windows 219 to 221	Classroom	96%	96%	0.0%	1.0
Windows 222 to 224	Classroom	98%	98%	0.0%	1.0

**Appendix 2 - Daylight Distribution**  
**65 Holmes Road, London NW5 3AU**

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>65 to 67 Holmes Road</u>					
<u>Ground Floor</u>					
Windows 282 to 284	Private Study Rooms	11%	11%	0.0%	1.0
Windows 285 & 286	Private Study Rooms	9%	9%	0.0%	1.0
Window 288	Private Study Rooms	11%	11%	0.0%	1.0
Window 289	Private Study Rooms	7%	7%	0.0%	1.0
Window 290	Private Study Rooms	11%	11%	0.0%	1.0
<u>First Floor</u>					
Window 291	Accommodation Rooms	15%	15%	0.0%	1.0
Window 292	Accommodation Rooms	15%	15%	0.0%	1.0
Window 293	Accommodation Rooms	14%	14%	0.0%	1.0
Window 294	Accommodation Rooms	14%	14%	0.0%	1.0
Window 296	Accommodation Rooms	14%	14%	0.0%	1.0
Window 297	Accommodation Rooms	13%	13%	0.0%	1.0
Window 298	Accommodation Rooms	12%	12%	0.0%	1.0
Window 299	Accommodation Rooms	11%	11%	0.0%	1.0
<u>Second Floor</u>					
Window 300	Accommodation Rooms	19%	19%	0.0%	1.0
Window 301	Accommodation Rooms	19%	18%	1.0%	0.95
Window 302	Accommodation Rooms	18%	17%	1.0%	0.94
Window 303	Landing	0.0%	0.0%	0.0%	1.0
Window 304	Accommodation Rooms	17%	17%	0.0%	1.0
Window 305	Accommodation Rooms	18%	18%	0.0%	1.0
Window 306	Accommodation Rooms	18%	18%	0.0%	1.0

**Appendix 2 - Sunlight to Windows**  
**65 Holmes Road, London NW5 3AU**

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>61 to 63 Holmes Road</u>										
<u>Third Floor</u>										
Window 1	Staircase	8%	8%	0%	1.0	0%	0%	0%	1.0	
<u>Fourth Floor</u>										
Window 2	Staircase	18%	18%	0%	1.0	4%	4%	0%	1.0	
<u>Fifth Floor</u>										
Window 3	Bedroom	30%	30%	0%	1.0	3%	3%	0%	1.0	
<u>55 to 57 Holmes Road</u>										
<u>Ground Floor</u>										
Window 4	Office	32%	32%	0%	1.0	6%	6%	0%	1.0	
<u>First Floor</u>										
Window 7	Office	13%	13%	0%	1.0	3%	3%	0%	1.0	
Window 10	Office	57%	57%	0%	1.0	23%	23%	0%	1.0	
Window 11	Office	55%	55%	0%	1.0	23%	23%	0%	1.0	
Window 12	Office	59%	59%	0%	1.0	23%	23%	0%	1.0	
Window 13	Office	58%	58%	0%	1.0	20%	20%	0%	1.0	
Window 14	Office	59%	59%	0%	1.0	20%	20%	0%	1.0	
Window 15	Office	54%	54%	0%	1.0	18%	18%	0%	1.0	
Window 16	Office	56%	56%	0%	1.0	18%	18%	0%	1.0	
Window 17	Office	59%	58%	1%	0.98	18%	18%	0%	1.0	
<u>Second Floor</u>										
Window 21	Bedroom	39%	39%	0%	1.0	18%	18%	0%	1.0	
Window 22	Bedroom	35%	35%	0%	1.0	13%	13%	0%	1.0	
Window 24	Living/Dining/Kitchen	48%	48%	0%	1.0	22%	22%	0%	1.0	
Window 25	Bedroom	43%	43%	0%	1.0	19%	19%	0%	1.0	
Window 26	Bedroom	40%	39%	1%	0.98	14%	14%	0%	1.0	
Window 28	Living/Dining/Kitchen	51%	50%	1%	0.98	22%	22%	0%	1.0	
Window 29	Bedroom	46%	46%	0%	1.0	20%	20%	0%	1.0	
Window 30	Bedroom	53%	52%	1%	0.98	22%	22%	0%	1.0	
Window 31	Bedroom	54%	54%	0%	1.0	25%	25%	0%	1.0	
<u>Third Floor</u>										
Window 37	Bedroom	43%	43%	0%	1.0	19%	19%	0%	1.0	
Window 38	Bedroom	41%	41%	0%	1.0	14%	14%	0%	1.0	
Window 40	Living/Dining/Kitchen	52%	52%	0%	1.0	23%	23%	0%	1.0	
Window 41	Living/Dining/Kitchen	43%	43%	0%	1.0	20%	20%	0%	1.0	

**Appendix 2 - Sunlight to Windows**  
**65 Holmes Road, London NW5 3AU**

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 42	Living/Dining/Kitchen	50%	50%	0%	1.0	22%	22%	0%	1.0
Window 43	Living/Dining/Kitchen	47%	46%	1%	0.98	16%	16%	0%	1.0
Window 45	Living/Dining/Kitchen	58%	56%	2%	0.97	24%	24%	0%	1.0
Window 46	Living/Dining/Kitchen	46%	46%	0%	1.0	23%	23%	0%	1.0
Window 47	Bedroom	55%	55%	0%	1.0	25%	25%	0%	1.0
Window 48	Bedroom	53%	53%	0%	1.0	25%	25%	0%	1.0
<u>Fourth Floor</u>									
Window 53	Bedroom	65%	62%	3%	0.95	24%	23%	1%	0.96
Window 54	Living/Dining/Kitchen	53%	50%	3%	0.94	23%	23%	0%	1.0
Window 55	Living/Dining/Kitchen	54%	53%	1%	0.98	23%	23%	0%	1.0
Window 56	Living/Dining/Kitchen	61%	61%	0%	1.0	26%	26%	0%	1.0
<u>Fifth Floor</u>									
Window 60	Bedroom	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 61	Bedroom	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 62	Bedroom	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 63	Bedroom	75%	75%	0%	1.0	26%	26%	0%	1.0
<u>Sixth Floor</u>									
Window 66	Living/Dining/Kitchen	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 67	Living/Dining/Kitchen	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 68	Living/Dining/Kitchen	60%	60%	0%	1.0	20%	20%	0%	1.0
Window 69	Living/Dining/Kitchen	60%	60%	0%	1.0	20%	20%	0%	1.0
<u>54 to 74 Holmes Road</u>									
<u>Ground Floor</u>									
Window 70	Office	33%	33%	0%	1.0	4%	4%	0%	1.0
Window 71	Office	60%	60%	0%	1.0	8%	8%	0%	1.0
Window 72	Common Area	56%	56%	0%	1.0	7%	7%	0%	1.0
<u>First Floor</u>									
Window 73	Unknown	38%	37%	1%	0.97	14%	13%	1%	0.93
Window 74	Studio	40%	40%	0%	1.0	11%	11%	0%	1.0
Window 75	Unknown	67%	67%	0%	1.0	13%	13%	0%	1.0
Window 76	Studio	67%	66%	1%	0.99	13%	12%	1%	0.92
<u>Second Floor</u>									
Window 79	Bedroom	40%	40%	0%	1.0	14%	14%	0%	1.0
Window 80	Bedroom	44%	43%	1%	0.98	14%	13%	1%	0.93
Window 81	Unknown	76%	74%	2%	0.97	21%	19%	2%	0.9
Window 82	Unknown	74%	73%	1%	0.99	19%	18%	1%	0.95



**Appendix 2 - Sunlight to Windows**  
**65 Holmes Road, London NW5 3AU**

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Third Floor</u>									
Window 85	Domestic	51%	49%	2%	0.96	19%	17%	2%	0.89
Window 86	Domestic	51%	50%	1%	0.98	17%	16%	1%	0.94
Window 87	Domestic	82%	80%	2%	0.98	27%	25%	2%	0.93
Window 88	Domestic	83%	80%	3%	0.96	28%	25%	3%	0.89
<u>Fourth Floor</u>									
Window 91	Domestic	55%	55%	0%	1.0	20%	20%	0%	1.0
Window 92	Domestic	85%	85%	0%	1.0	30%	30%	0%	1.0
Window 93	Domestic	85%	85%	0%	1.0	30%	30%	0%	1.0
<u>74a to 74c Holmes Road</u>									
<u>Ground Floor</u>									
Window 95	Domestic	38%	38%	0%	1.0	4%	4%	0%	1.0
Window 96	Domestic	38%	38%	0%	1.0	5%	5%	0%	1.0
Window 97	Domestic	41%	41%	0%	1.0	4%	4%	0%	1.0
Window 98	Domestic	37%	37%	0%	1.0	5%	5%	0%	1.0
Window 99	Domestic	16%	16%	0%	1.0	1%	1%	0%	1.0
Window 100	Domestic	40%	40%	0%	1.0	5%	5%	0%	1.0
Window 101	Domestic	42%	42%	0%	1.0	5%	5%	0%	1.0
<u>First Floor</u>									
Window 102	Domestic	49%	49%	0%	1.0	6%	6%	0%	1.0
Window 103	Domestic	49%	48%	1%	0.98	6%	6%	0%	1.0
Window 104	Domestic	49%	47%	2%	0.96	7%	6%	1%	0.86
Window 105	Domestic	48%	46%	2%	0.96	7%	6%	1%	0.86
Window 106	Domestic	52%	50%	2%	0.96	7%	6%	1%	0.86
Window 107	Domestic	54%	52%	2%	0.96	8%	8%	0%	1.0
Window 108	Domestic	25%	25%	0%	1.0	8%	8%	0%	1.0
<u>Second Floor</u>									
Window 109	Domestic	56%	54%	2%	0.96	9%	7%	2%	0.78
Window 110	Domestic	56%	54%	2%	0.96	9%	7%	2%	0.78
Window 111	Domestic	56%	54%	2%	0.96	9%	7%	2%	0.78
Window 112	Domestic	56%	53%	3%	0.95	9%	7%	2%	0.78
Window 113	Domestic	55%	52%	3%	0.95	9%	7%	2%	0.78
Window 114	Domestic	59%	56%	3%	0.95	9%	7%	2%	0.78
Window 115	Domestic	60%	59%	1%	0.98	10%	10%	0%	1.0
Window 116	Domestic	58%	57%	1%	0.98	10%	10%	0%	1.0
<u>Third Floor</u>									

**Appendix 2 - Sunlight to Windows**  
**65 Holmes Road, London NW5 3AU**

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 117	Domestic	64%	62%	2%	0.97	14%	12%	2%	0.86
Window 118	Domestic	65%	63%	2%	0.97	14%	12%	2%	0.86
Window 119	Domestic	65%	63%	2%	0.97	14%	12%	2%	0.86
Window 120	Domestic	63%	61%	2%	0.97	14%	12%	2%	0.86
Window 121	Domestic	63%	61%	2%	0.97	14%	12%	2%	0.86
Window 122	Domestic	68%	66%	2%	0.97	15%	13%	2%	0.87
Window 123	Domestic	72%	69%	3%	0.96	16%	14%	2%	0.88
Window 124	Domestic	72%	69%	3%	0.96	16%	14%	2%	0.88
<u>Fourth Floor</u>									
Window 125	Domestic	47%	43%	4%	0.91	15%	11%	4%	0.73
Window 126	Domestic	46%	42%	4%	0.91	14%	10%	4%	0.71
Window 127	Domestic	66%	62%	4%	0.94	22%	18%	4%	0.82
Window 128	Domestic	66%	61%	5%	0.92	22%	17%	5%	0.77
Window 129	Domestic	66%	62%	4%	0.94	22%	18%	4%	0.82
Window 130	Domestic	66%	62%	4%	0.94	22%	18%	4%	0.82
Window 131	Domestic	74%	68%	6%	0.92	25%	19%	6%	0.76
Window 132	Domestic	74%	69%	5%	0.93	25%	20%	5%	0.8
Window 133	Domestic	49%	48%	1%	0.98	16%	15%	1%	0.94
Window 134	Domestic	46%	46%	0%	1.0	16%	16%	0%	1.0
<u>76 Holmes Road</u>									
<u>Ground Floor</u>									
Window 139	Domestic	19%	19%	0%	1.0	9%	9%	0%	1.0
Window 140	Domestic	20%	20%	0%	1.0	8%	8%	0%	1.0
Window 141	Domestic	10%	10%	0%	1.0	9%	9%	0%	1.0
Window 142	Domestic	9%	9%	0%	1.0	8%	8%	0%	1.0
Window 143	Domestic	1%	1%	0%	1.0	1%	1%	0%	1.0
<u>First Floor</u>									
Window 149	Domestic	4%	4%	0%	1.0	4%	4%	0%	1.0
Window 151	Domestic	57%	57%	0%	1.0	18%	18%	0%	1.0
Window 152	Domestic	57%	57%	0%	1.0	21%	21%	0%	1.0
<u>Second Floor</u>									
Window 158	Domestic	63%	62%	1%	0.98	21%	21%	0%	1.0
Window 159	Domestic	23%	23%	0%	1.0	22%	22%	0%	1.0
Window 160	Domestic	57%	56%	1%	0.98	22%	22%	0%	1.0
<u>Third Floor</u>									
Window 166	Domestic	68%	67%	1%	0.99	23%	23%	0%	1.0
Window 167	Domestic	25%	23%	2%	0.92	23%	22%	1%	0.96

**Appendix 2 - Sunlight to Windows**  
**65 Holmes Road, London NW5 3AU**

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 168	Domestic	60%	60%	0%	1.0	25%	25%	0%	1.0	
<u>Fourth Floor</u>										
Window 174	Domestic	83%	81%	2%	0.98	26%	25%	1%	0.96	
Window 175	Domestic	81%	79%	2%	0.98	27%	26%	1%	0.96	
Window 176	Domestic	84%	83%	1%	0.99	27%	26%	1%	0.96	
<u>78 Holmes Road</u>										
<u>First Floor Mezzanine</u>										
Window 177	Unknown	53%	53%	0%	1.0	18%	18%	0%	1.0	
Window 178	Unknown	62%	62%	0%	1.0	21%	21%	0%	1.0	
Window 179	Unknown	62%	62%	0%	1.0	19%	19%	0%	1.0	
Window 180	Unknown	46%	46%	0%	1.0	14%	14%	0%	1.0	
Window 181	Unknown	55%	55%	0%	1.0	17%	17%	0%	1.0	
<u>87 Holmes Road</u>										
<u>Second Floor</u>										
Window 216	Classroom	46%	46%	0%	1.0	6%	6%	0%	1.0	
<u>1 to 15 Azania Mews</u>										
<u>Ground Floor</u>										
Window 232	Domestic	20%	20%	0%	1.0	2%	2%	0%	1.0	
<u>First Floor</u>										
Window 243	Domestic	21%	21%	0%	1.0	3%	3%	0%	1.0	
<u>16 to 30 Azania Mews</u>										
<u>Ground Floor</u>										
Window 257	Domestic	49%	49%	0%	1.0	16%	16%	0%	1.0	
Window 259	Domestic	19%	19%	0%	1.0	4%	4%	0%	1.0	
Window 260	Domestic	30%	30%	0%	1.0	9%	9%	0%	1.0	
Window 261	Domestic	43%	43%	0%	1.0	12%	12%	0%	1.0	
<u>First Floor</u>										
Window 267	Domestic	52%	52%	0%	1.0	17%	17%	0%	1.0	
Window 269	Domestic	41%	41%	0%	1.0	11%	11%	0%	1.0	
Window 270	Domestic	48%	48%	0%	1.0	16%	16%	0%	1.0	
<u>Second Floor</u>										
Window 275	Domestic	48%	48%	0%	1.0	19%	19%	0%	1.0	
Window 276	Domestic	57%	57%	0%	1.0	21%	21%	0%	1.0	
Window 277	Domestic	57%	57%	0%	1.0	21%	21%	0%	1.0	

**Appendix 2 - Overshadowing to Gardens and Open Spaces**  
**65 Holmes Road, London NW5 3AU**

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>61 to 63 Holmes Road</u>								
<u>Fifth Floor</u>								
Garden 1	19.43 m2	18.35 m2	94%	18.35 m2	94%	0.0 m2	0%	1.0
<u>55 to 57 Holmes Road</u>								
<u>First Floor</u>								
Garden 2	13.1 m2	9.84 m2	75%	9.84 m2	75%	0.0 m2	0%	1.0
<u>Second Floor</u>								
Garden 3	7.33 m2	5.98 m2	82%	5.98 m2	82%	0.0 m2	0%	1.0
Garden 4	6.43 m2	6.01 m2	94%	6.01 m2	94%	0.0 m2	0%	1.0
<u>Third Floor</u>								
Garden 5	76.92 m2	74.99 m2	97%	74.99 m2	97%	0.0 m2	0%	1.0
<u>Fourth Floor</u>								
Garden 6	122.05 m2	107.53 m2	88%	107.38 m2	88%	0.15 m2	0%	1.0
<u>Fifth Floor</u>								
Garden 7	111.86 m2	93.69 m2	84%	93.52 m2	84%	0.18 m2	0%	1.0
<u>Sixth Floor</u>								
Garden 8	66.74 m2	59.45 m2	89%	59.45 m2	89%	0.0 m2	0%	1.0
<u>74a to 74c Holmes Road</u>								
<u>Fourth Floor</u>								
Garden 9	16.61 m2	10.97 m2	66%	10.97 m2	66%	0.0 m2	0%	1.0
<u>76 Holmes Road</u>								
<u>Ground Floor</u>								
Garden 10	391.93 m2	308.38 m2	79%	296.8 m2	76%	11.59 m2	3%	0.96
<u>16 to 30 Azania Mews</u>								
<u>Ground Floor</u>								
Garden 11	56.43 m2	5.45 m2	10%	5.45 m2	10%	0.0 m2	0%	1.0
Garden 12	18.4 m2	0.42 m2	2%	0.42 m2	2%	0.0 m2	0%	1.0
Garden 13	18.66 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0



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## **APPENDIX 3**

### **OVERSHADOWING TO GARDENS AND OPEN SPACES**

Holmes Road

Holmes Road



61 to 63  
Holmes Road

Proposed Extension

55 to 57  
Holmes Road

G1

G2

G3

G7

G6

G5

G8

G4

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

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

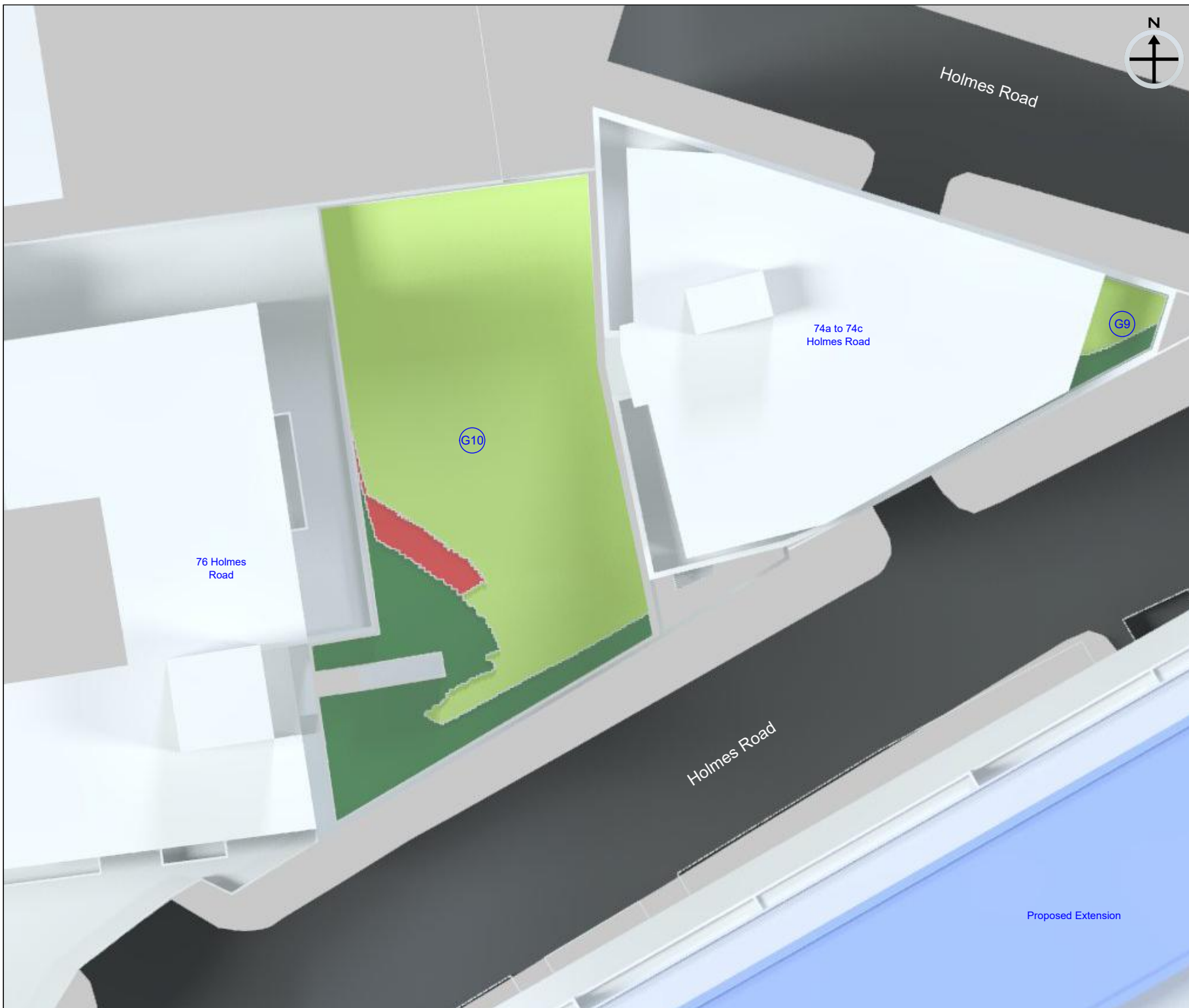


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**Key**

- 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.
- G1 Neighbouring Gardens and Amenity Areas

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



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Proposed Extension



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

G11

G12

G13

16 to 30 Azania Mews

Azania Mews

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



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