RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

8 April 2022

The Cottage, Hilltop Road,
London NW6 2QA

RICS
Regulated by RICS

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1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by John Weidner to undertake a daylight and sunlight assessment of the proposed development at The Cottage, Hilltop Road, London NW6 2QA.

1.1.2 The assessment 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 assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at 1 & 2 Hilltop Road and 8, 10, 12 & 14 Sherriff Road.

1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendix 2 gives the numerical results of the various daylight and sunlight tests.

1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of window 47 at 2 Hilltop Road and the room served by window 9 at 10 Sherriff Road. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

EDI Surveys Ltd

19014/E/01-01	Survey	Rev -
19014/T/01-01	Survey	Rev -

Office Ten Architecture

A120	Existing Site Plan	Rev -
A300	Proposed Front Elevation	Rev -
A131	Existing Rear Elevation	Rev -
A132	Existing North Elevation	Rev -
A133	Existing South Elevation	Rev -

Office Ten Architecture

P200	Proposed Ground Floor Plan	Rev F
P201	Proposed First Floor Plan	Rev E
P202	Proposed Second Floor Plan	Rev E
P210	Proposed Roof Plan	Rev E
P300	Proposed Street Elevation	Rev E
P301	Proposed Rear Elevation	Rev E
P302	Proposed North Elevation	Rev E
P303	Proposed South Elevation	Rev E

HR.01	Ground Floor Plan - Existing	Rev -
HR.02	First Floor Plan - Existing	Rev -
HR.03	Roof Plan - Existing	Rev -
HR.04	Side Elevation - South - Existing	Rev -
HR.05	Front Elevation - East - Existing	Rev -
HR.06	Rear Elevation - West - Existing	Rev -
HR.07	Side Elevation - North - Existing	Rev -
HR.08	Section A-A - Existing	Rev -
HR.09	Section B-B - Existing	Rev -

Promap OS Plan

	Site Plan	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 Hilltop Road:		
HC/1206/2	Floor Plans	Rev -
10 Sherriff Road:		
	Ground Floor Flat 10B	Rev -
	Ground Floor Flat 10D	Rev -
12 Sherriff Road:		
96/02	Proposed Plans	Rev -
14 Sherriff Road:		
107	Proposed Conversion To Improve & Self - Contain Into 34 Flats	Rev A
8 Sherriff Road:		
HC/941/2	Proposed Conversion	Rev -

3 METHODOLOGY OF THE ASSESSMENT

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 2022. 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 assessment.

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. 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 ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring residential properties at 1 & 2 Hilltop Road and 8, 10, 12 & 14 Sherriff 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 assessment. 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 with the exception of window 47 at 2 Hilltop Road. However, window 47 falls only slightly short of the recommended VSC target (before/after ratio of 0.73 – against the BRE target of 0.8). Furthermore, the BRE guide is intended to be used flexibly, particularly in urban locations, and given the isolated and borderline nature of the results we are of the opinion that the development design is acceptable.

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 with the exception of the room served by window 9 at 10 Sherriff Road. As discussed above, due to the isolated nature of the results we are of the opinion that the development design is acceptable.

4.3 Sunlight to Windows

4.3.1 All windows 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

4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight tests in respect of window 47 at 2 Hilltop Road and the room served by window 9 at 10 Sherriff Road. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

5.1.2 The assessment 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 assessment is based on the information listed in section 2 of this report and a site visit undertaken on 19th November 2020. We have not had access to neighbouring properties.

5.1.4 This assessment 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.

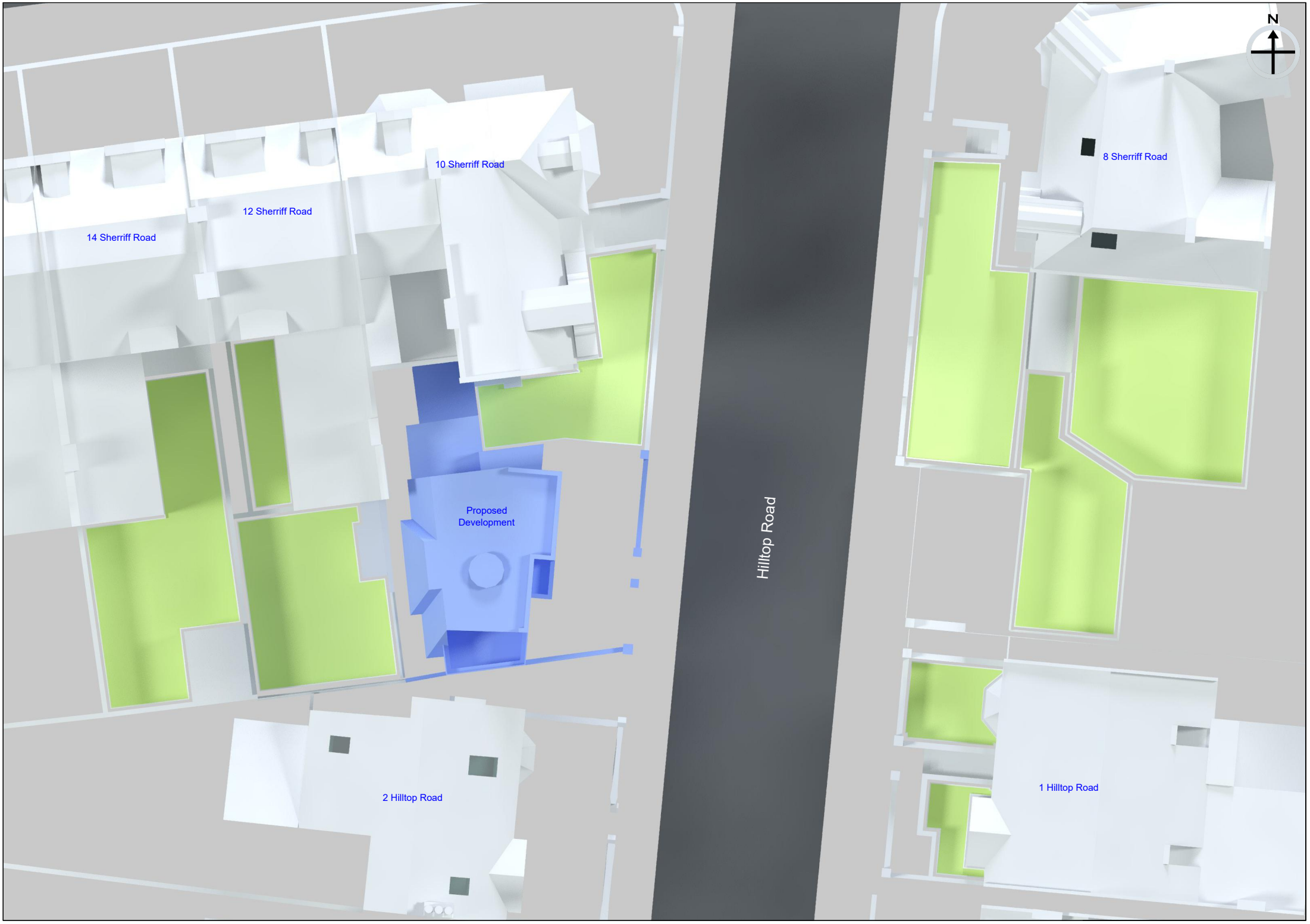
5.1.6 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, 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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10 Sherriff Road
12 Sherriff Road
14 Sherriff Road
Proposed Development
Hilltop Road
8 Sherriff Road
2 Hilltop Road
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14 Sherriff Road
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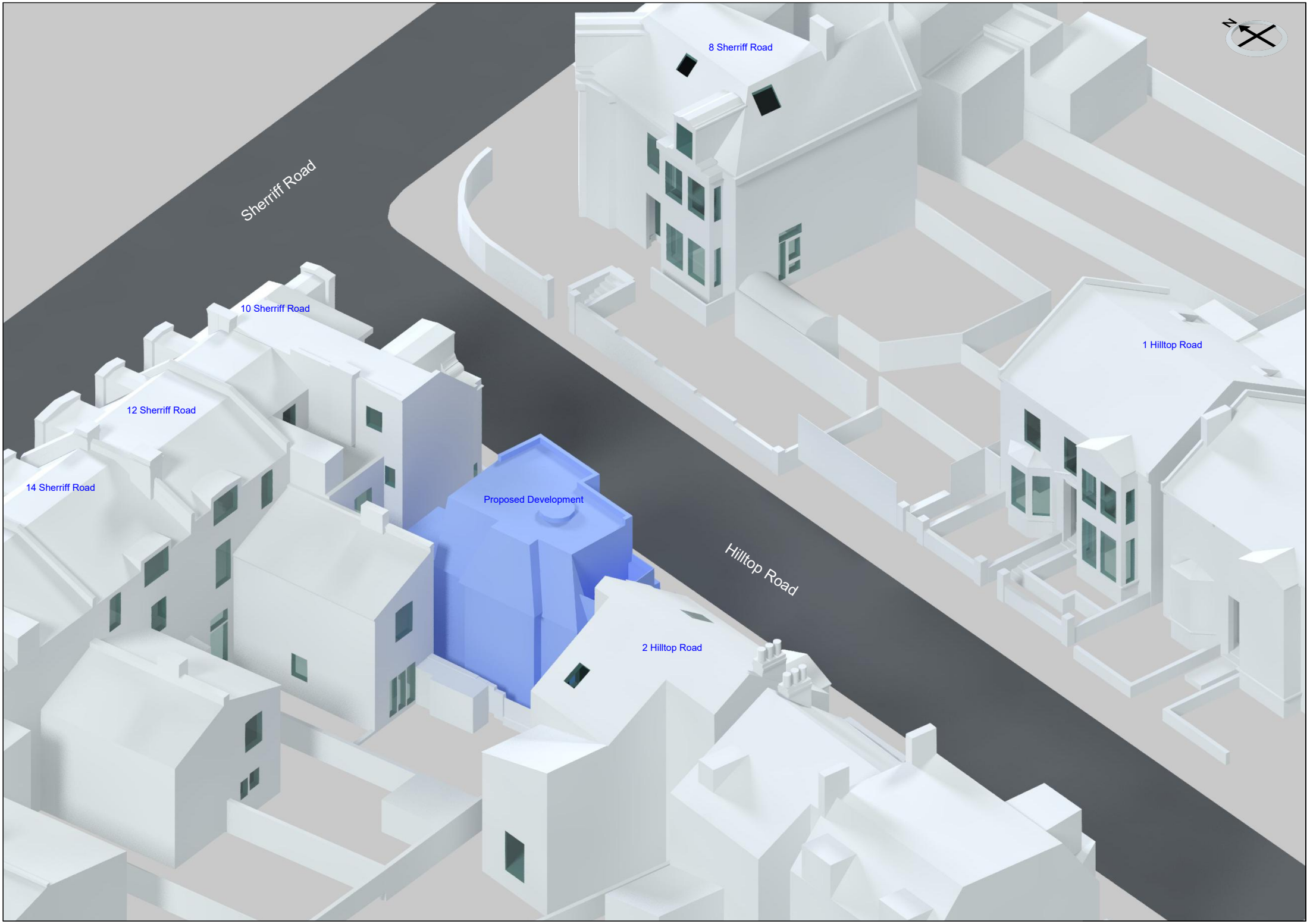
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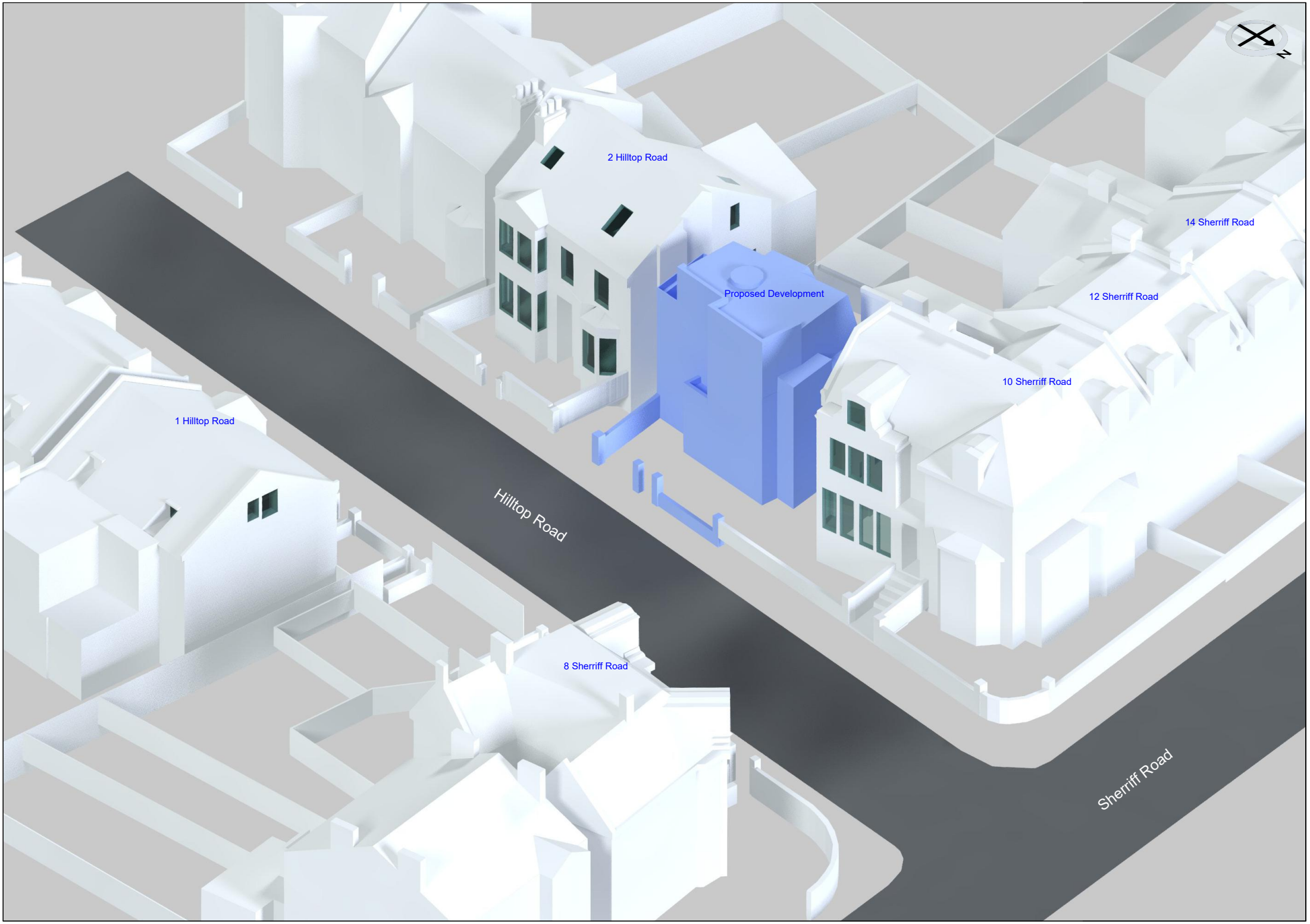
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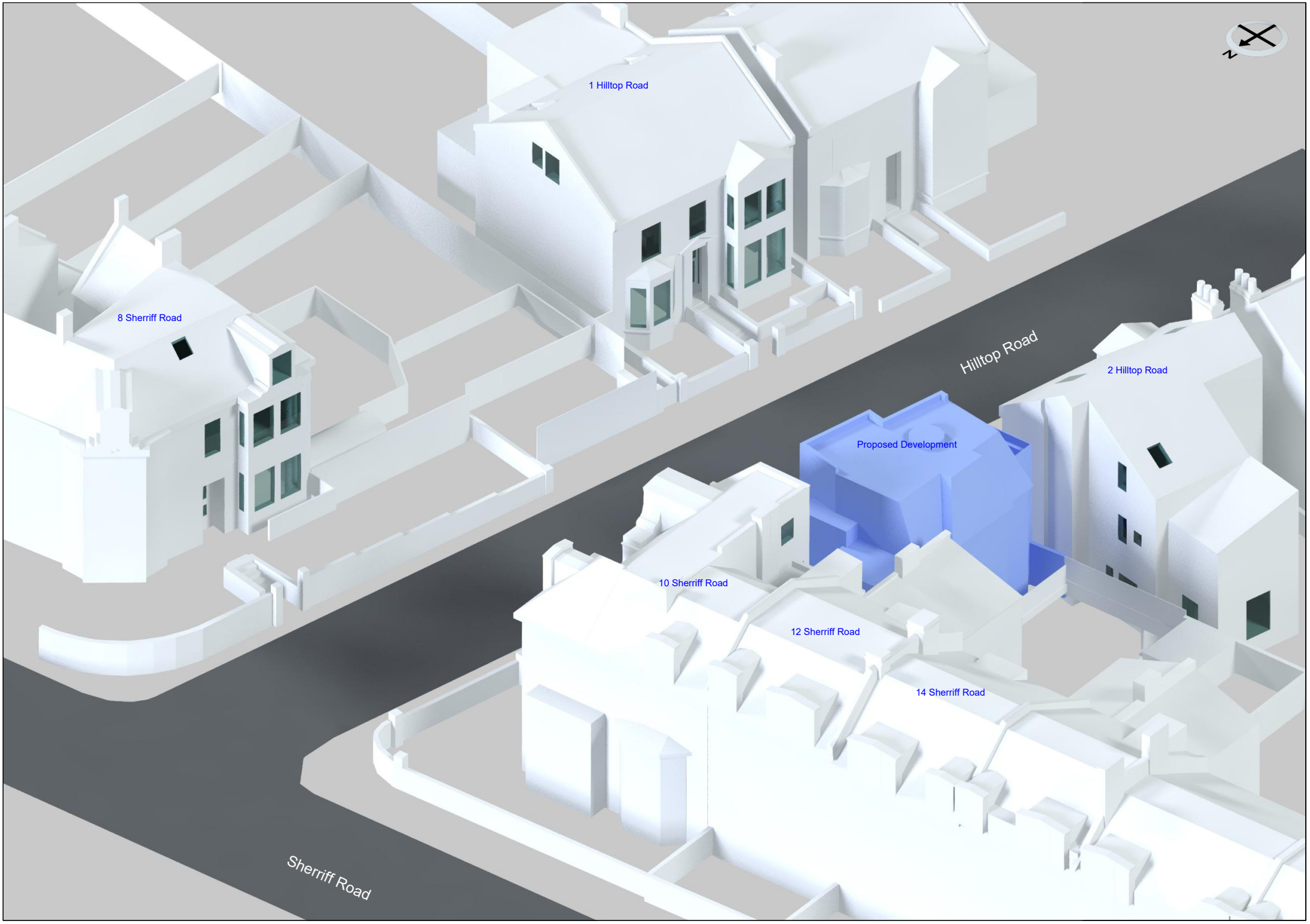
1 Hilltop Road
8 Sherriff Road
Hilltop Road
2 Hilltop Road
Proposed Development
10 Sherriff Road
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14 Sherriff Road
Sherriff Road

Neighbouring Windows

10 Sherriff Road

10 Sherriff Road

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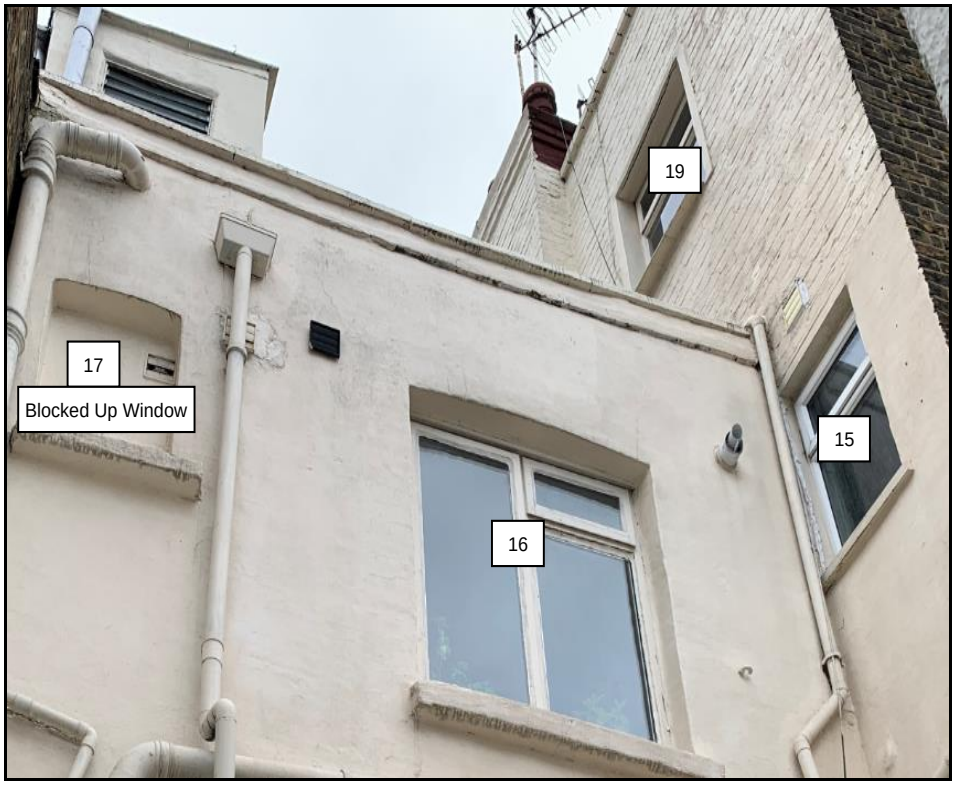
10 Sherriff Road



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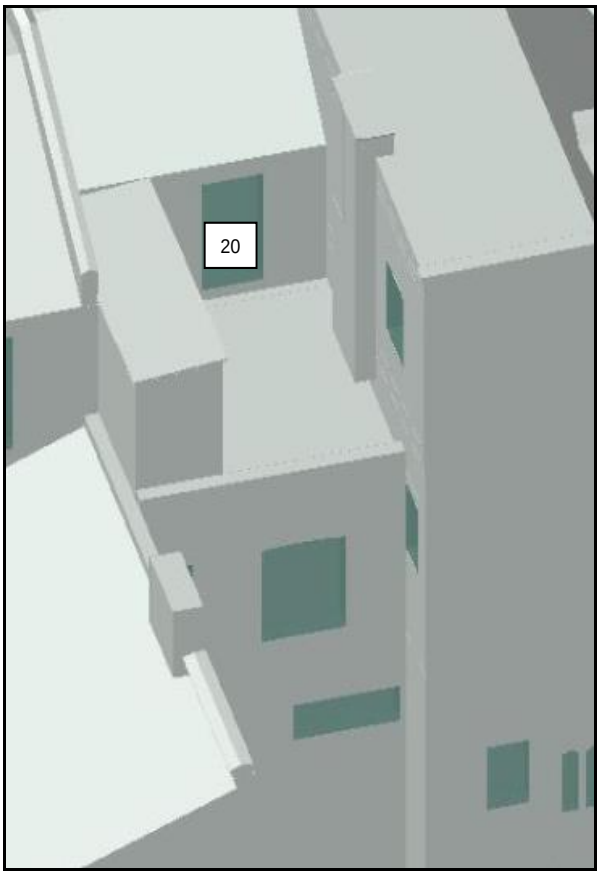

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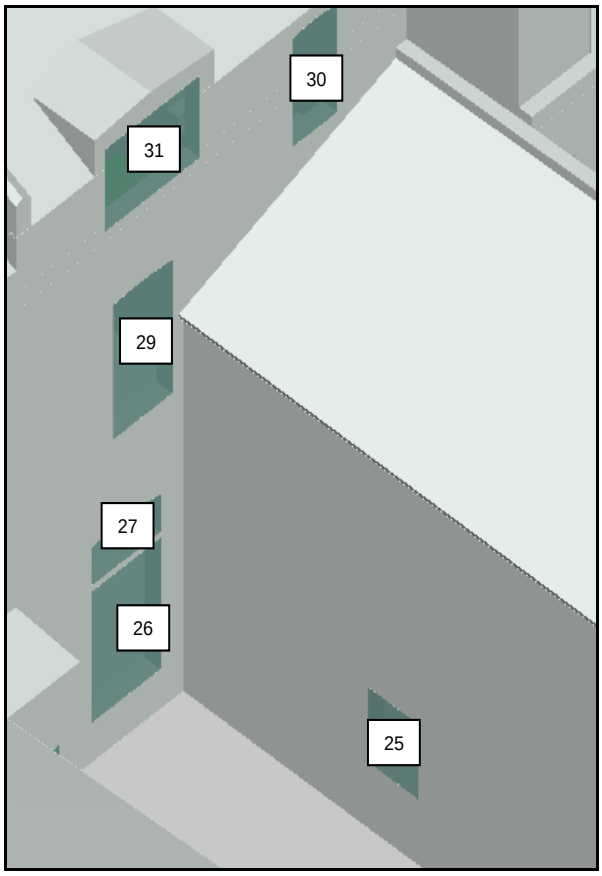

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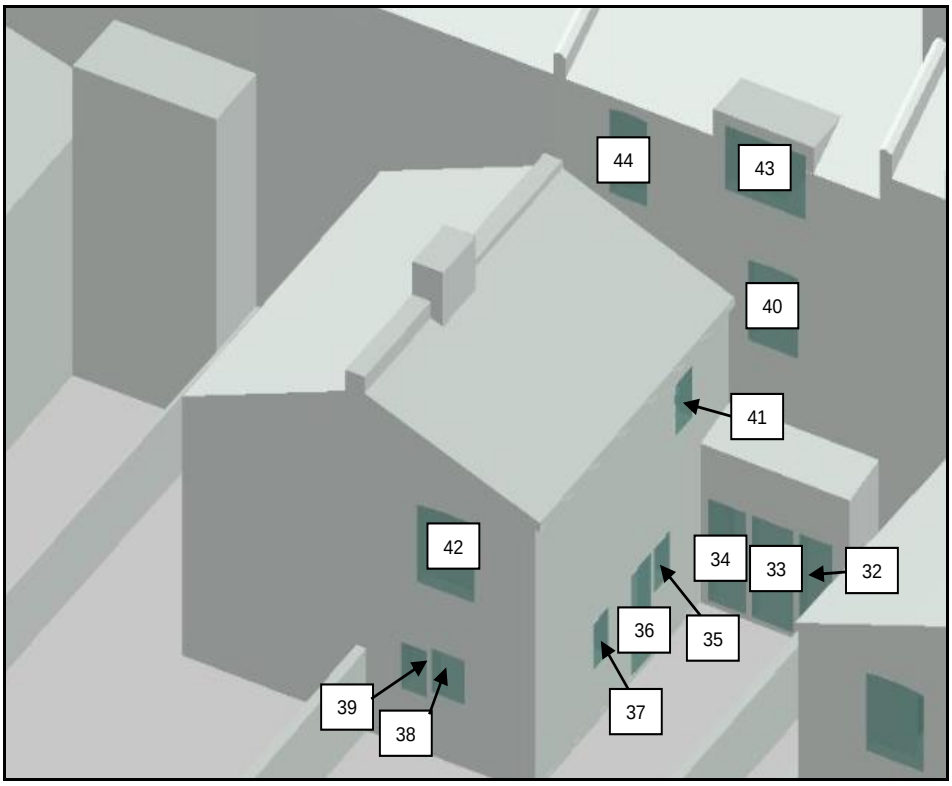

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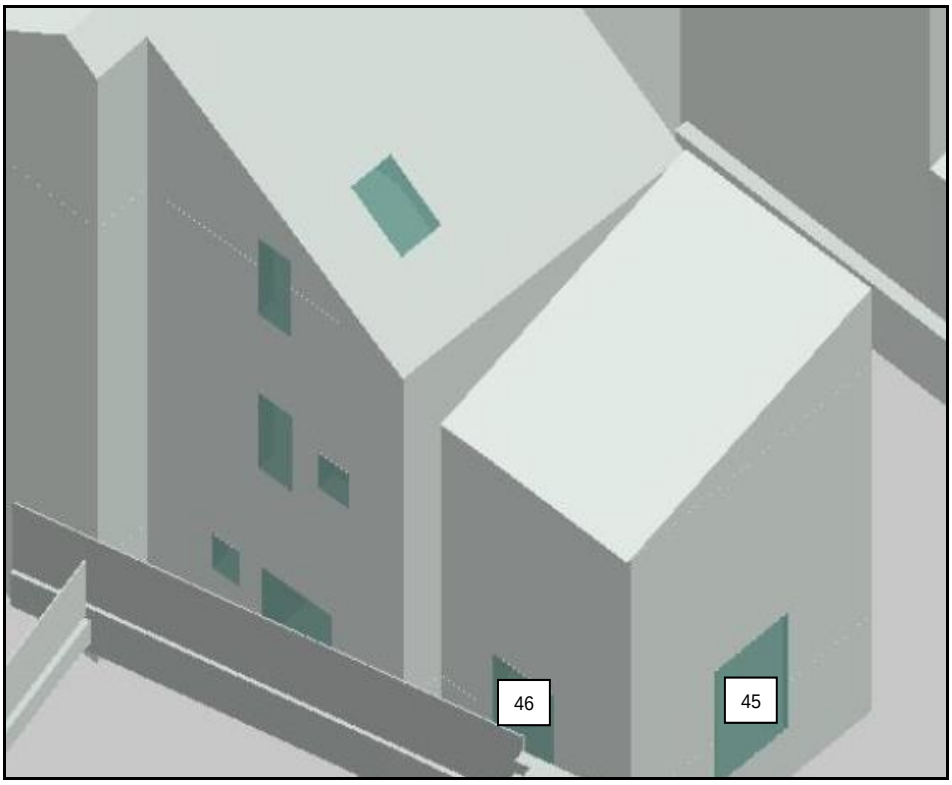

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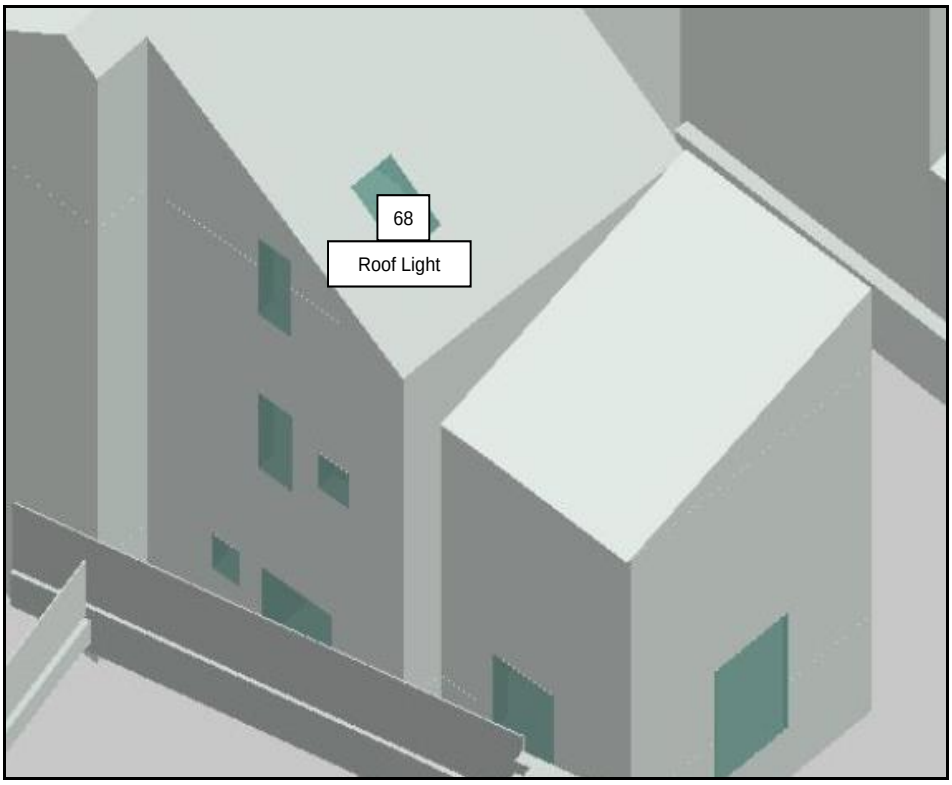

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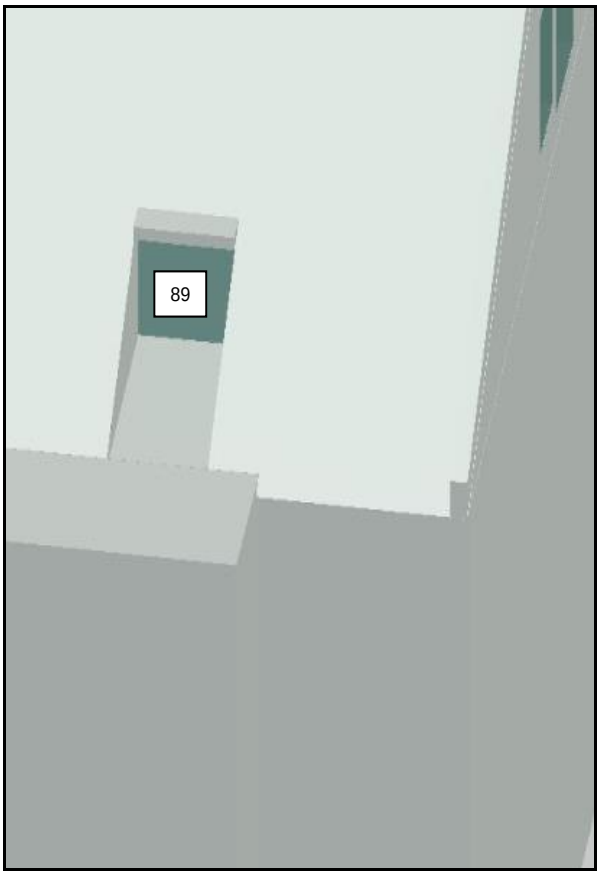

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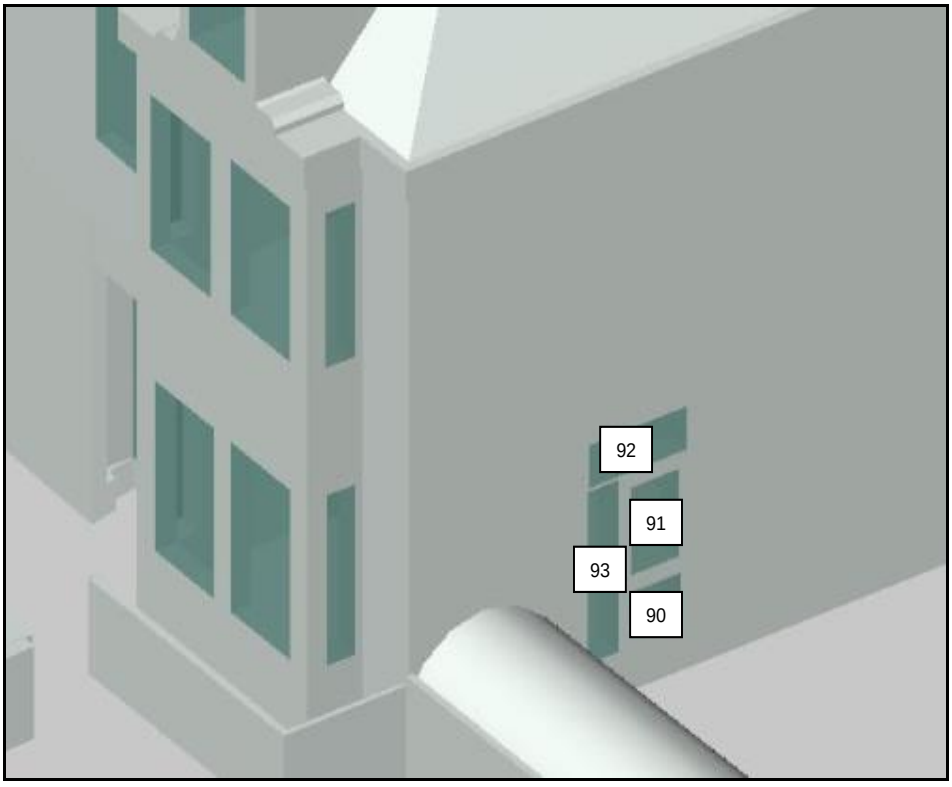

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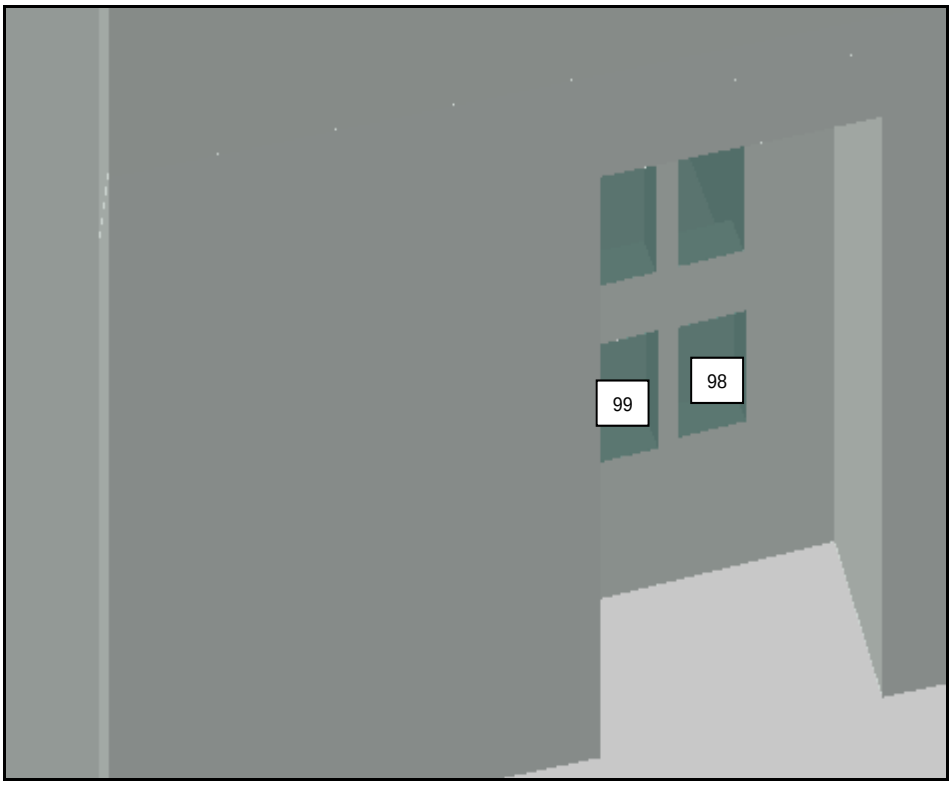

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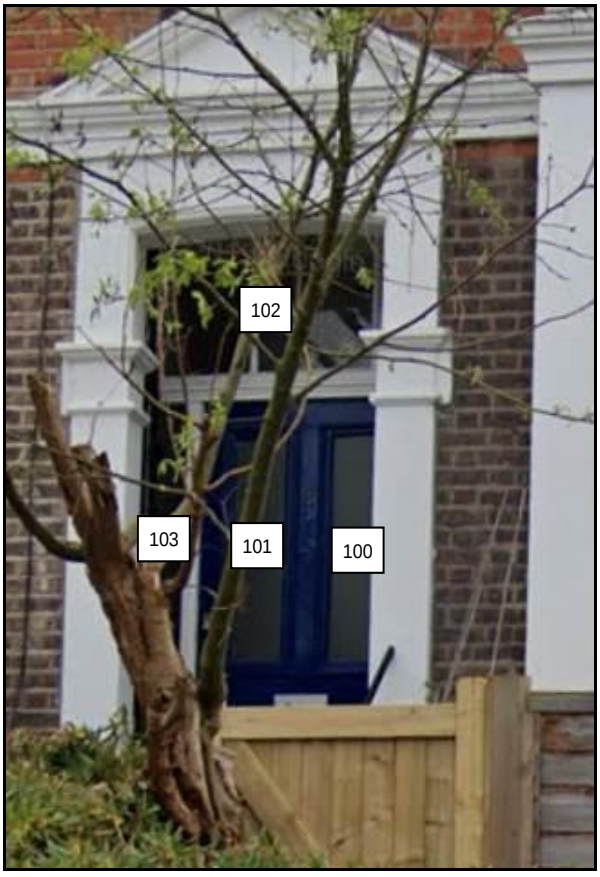

8 Sherriff Road

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APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
The Cottage, Hilltop Road, London NW6 2QA

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
10 Sherriff Road					
Ground Floor					
Window 1	Living Room	36.0%	36.0%	0.0%	1.0
Window 2	Living Room	36.1%	36.1%	0.0%	1.0
Window 3	Kitchen	36.1%	36.1%	0.0%	1.0
Window 4	Kitchen	36.1%	36.1%	0.0%	1.0
Window 5	Kitchen	29.3%	25.7%	3.6%	0.88
Window 6 (Secondary)	Kitchen	25.0%	17.4%	7.6%	0.7
Window 7 (Secondary)	Kitchen	23.3%	16.3%	7.0%	0.7
Window 8	Bathroom/WC	17.9%	13.2%	4.7%	0.74
Window 9	Domestic	11.8%	9.9%	1.9%	0.84
Window 10	Domestic	8.6%	8.0%	0.6%	0.93
First Floor					
Window 11	Domestic	38.0%	38.0%	0.0%	1.0
Window 12	Domestic	38.0%	38.0%	0.0%	1.0
Window 13	Domestic	38.0%	38.0%	0.0%	1.0
Window 14	Domestic	30.0%	27.9%	2.1%	0.93
Window 15	Domestic	21.0%	20.5%	0.5%	0.98
Window 16	Domestic	29.6%	23.7%	5.9%	0.8
Window 17(BW)	Domestic	23.6%	19.6%	4.0%	0.83
Second Floor					
Window 18	Domestic	39.4%	39.4%	0.0%	1.0
Window 19	Domestic	36.0%	36.0%	0.0%	1.0
Window 20	Domestic	20.3%	20.1%	0.2%	0.99
Window 21	Domestic	16.6%	16.4%	0.2%	0.99
12 Sherriff Road					
Ground Floor					
Window 22	Domestic	20.4%	19.6%	0.8%	0.96
Window 23	Domestic	22.1%	21.1%	1.0%	0.95
Window 24	Domestic	23.5%	22.5%	1.0%	0.96
Window 25	Domestic	19.3%	19.3%	0.0%	1.0
Window 26	Living Room	18.8%	18.8%	0.0%	1.0
Window 27	Living Room	21.4%	21.4%	0.0%	1.0
First Floor					
Window 28	Dining/Kitchen	33.4%	29.4%	4.0%	0.88
Window 29	Bedroom	35.9%	35.7%	0.2%	0.99
Second Floor					
Window 30	Staircase	37.0%	36.9%	0.1%	1.0
Window 31	Bedroom	39.0%	38.9%	0.1%	1.0

Appendix 2 - Vertical Sky Component
The Cottage, Hilltop Road, London NW6 2QA

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
14 Sherriff Road					
Ground Floor					
Window 32	Bedroom	19.7%	19.7%	0.0%	1.0
Window 33	Bedroom	17.7%	17.7%	0.0%	1.0
Window 34	Bedroom	14.5%	14.4%	0.1%	0.99
Window 35	Living Room	14.1%	13.9%	0.2%	0.99
Window 36	Living Room	15.1%	14.8%	0.3%	0.98
Window 37	Dining/Kitchen	17.0%	16.3%	0.7%	0.96
Window 38	Dining/Kitchen	33.7%	33.1%	0.6%	0.98
Window 39	Dining/Kitchen	33.3%	32.8%	0.5%	0.98
First Floor					
Window 40	Bedroom	35.5%	35.2%	0.3%	0.99
Window 41	Staircase	19.2%	18.9%	0.3%	0.98
Window 42	Bedroom	36.2%	35.8%	0.4%	0.99
Second Floor					
Window 43	Bedroom	38.9%	38.9%	0.0%	1.0
Window 44	Staircase	38.9%	38.8%	0.1%	1.0
2 Hilltop Road					
Ground Floor					
Window 45	Domestic	34.3%	34.3%	0.0%	1.0
Window 46	Domestic	16.2%	14.6%	1.6%	0.9
Window 47	Domestic	12.0%	8.8%	3.2%	0.73
Window 48	Non-Habitable	15.3%	12.0%	3.3%	0.78
Window 49	Domestic	30.7%	29.2%	1.5%	0.95
Window 50	Domestic	34.1%	34.1%	0.0%	1.0
Window 51	Domestic	28.8%	28.8%	0.0%	1.0
Window 52	Domestic	2.6%	2.6%	0.0%	1.0
Window 53	Domestic	17.3%	17.3%	0.0%	1.0
Window 54	Domestic	34.3%	34.3%	0.0%	1.0
Window 55	Domestic	34.2%	34.3%	-0.1%	1.0
Window 56	Domestic	21.3%	21.3%	0.0%	1.0
First Floor					
Window 57	Domestic	28.3%	24.3%	4.0%	0.86
Window 58	Domestic	27.4%	22.5%	4.9%	0.82
Window 59	Domestic	35.9%	35.9%	0.0%	1.0
Window 60	Domestic	86.9%	86.9%	0.0%	1.0
Window 61	Domestic	34.3%	34.3%	0.0%	1.0
Window 62	Domestic	19.7%	19.6%	0.1%	0.99
Window 63	Domestic	36.7%	36.7%	0.0%	1.0
Window 64	Domestic	36.7%	36.7%	0.0%	1.0
Window 65	Domestic	24.1%	24.1%	0.0%	1.0

Appendix 2 - Vertical Sky Component
The Cottage, Hilltop Road, London NW6 2QA

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 66	Domestic	79.1%	79.1%	0.0%	1.0
Second Floor					
Window 67	Domestic	33.0%	30.2%	2.8%	0.92
Window 68	Domestic	87.5%	87.5%	0.0%	1.0
1 Hilltop Road					
Ground Floor					
Window 69	Living/Dining	18.0%	18.0%	0.0%	1.0
Window 70	Living/Dining	32.4%	31.7%	0.7%	0.98
Window 71	Living/Dining	32.5%	31.6%	0.9%	0.97
Window 72	Living/Dining	18.1%	17.8%	0.3%	0.98
Window 73	Hallway	4.7%	4.5%	0.2%	0.96
Window 74	Hallway	12.1%	11.1%	1.0%	0.92
Window 75	Hallway	12.0%	11.5%	0.5%	0.96
Window 76	Hallway	9.3%	8.5%	0.8%	0.91
Window 77	Hallway	4.9%	4.9%	0.0%	1.0
Window 78	Living/Dining	26.8%	26.2%	0.6%	0.98
Window 79	Living/Dining	32.9%	31.7%	1.2%	0.96
Window 80	Living/Dining	31.2%	30.3%	0.9%	0.97
First Floor					
Window 81	Living/Dining	21.2%	21.2%	0.0%	1.0
Window 82	Living/Dining	35.1%	34.8%	0.3%	0.99
Window 83	Living/Dining	35.1%	34.8%	0.3%	0.99
Window 84	Living/Dining	21.0%	20.9%	0.1%	1.0
Window 85	Bedroom	32.9%	32.5%	0.4%	0.99
Window 86	Bedroom	35.3%	34.6%	0.7%	0.98
Second Floor					
Window 87	Bedroom	37.5%	37.5%	0.0%	1.0
Window 88	Kitchen	37.6%	37.5%	0.1%	1.0
Window 89	Kitchen	22.3%	22.3%	0.0%	1.0
8 Sherriff Road					
Ground Floor					
Window 90	Living Room	32.7%	32.7%	0.0%	1.0
Window 91	Living Room	34.9%	34.6%	0.3%	0.99
Window 92	Living Room	35.7%	35.5%	0.2%	0.99
Window 93	Living Room	34.5%	34.2%	0.3%	0.99
Window 94	Living Room	23.1%	22.7%	0.4%	0.98
Window 95	Living Room	34.6%	34.1%	0.5%	0.99
Window 96	Living Room	34.9%	34.5%	0.4%	0.99
Window 97	Living Room	19.1%	19.1%	0.0%	1.0
Window 98	Hallway	19.0%	19.0%	0.0%	1.0
Window 99	Hallway	17.6%	17.3%	0.3%	0.98

Appendix 2 - Vertical Sky Component
The Cottage, Hilltop Road, London NW6 2QA

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 100	Hallway	14.0%	14.0%	0.0%	1.0
Window 101	Hallway	12.9%	12.6%	0.3%	0.98
Window 102	Hallway	0.0%	0.0%	0.0%	1.0
Window 103	Hallway	8.3%	8.0%	0.3%	0.96
First Floor					
Window 104	Living Room	24.7%	24.5%	0.2%	0.99
Window 105	Living Room	36.8%	36.5%	0.3%	0.99
Window 106	Living Room	37.0%	36.7%	0.3%	0.99
Window 107	Living Room	20.4%	20.4%	0.0%	1.0
Window 108	Bathroom/WC	35.4%	35.2%	0.2%	0.99
Second Floor					
Window 109	Living Room	73.9%	73.9%	0.0%	1.0
Window 110	Living Room	38.7%	38.7%	0.0%	1.0
Window 111	Bathroom/WC	78.9%	78.9%	0.0%	1.0

Appendix 2 - Daylight Distribution
The Cottage, Hilltop Road, London NW6 2QA

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
10 Sherriff Road					
Ground Floor					
Windows 1 & 2	Living Room	100%	100%	0.0%	1.0
Windows 3 to 7	Kitchen	98%	98%	0.0%	1.0
Window 8	Bathroom/WC	83%	50%	33.0%	0.6
Window 9	Domestic	67%	38%	29.0%	0.57
Window 10	Domestic	77%	76%	1.0%	0.99
First Floor					
Windows 11 to 14	Domestic	99%	99%	0.0%	1.0
Window 15	Domestic	83%	83%	0.0%	1.0
Windows 16 & 17(BW)	Domestic	96%	90%	6.0%	0.94
Second Floor					
Window 18	Domestic	96%	96%	0.0%	1.0
Window 19	Domestic	90%	90%	0.0%	1.0
Window 20	Domestic	63%	63%	0.0%	1.0
Window 21	Domestic	83%	83%	0.0%	1.0
12 Sherriff Road					
Ground Floor					
Windows 22 to 25	Domestic	76%	75%	1.0%	0.99
Windows 26 & 27	Living Room	89%	89%	0.0%	1.0
First Floor					
Window 28	Dining/Kitchen	97%	96%	1.0%	0.99
Window 29	Bedroom	98%	98%	0.0%	1.0
Second Floor					
Window 30	Staircase	65%	65%	0.0%	1.0
Window 31	Bedroom	99%	99%	0.0%	1.0
14 Sherriff Road					
Ground Floor					
Windows 32 to 34	Bedroom	98%	98%	0.0%	1.0
Windows 35 & 36	Living Room	58%	47%	11.0%	0.81
Windows 37 to 39	Dining/Kitchen	93%	93%	0.0%	1.0
First Floor					
Window 40	Bedroom	97%	97%	0.0%	1.0
Window 42	Bedroom	98%	98%	0.0%	1.0

Appendix 2 - Daylight Distribution
The Cottage, Hilltop Road, London NW6 2QA

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Second Floor					
Window 43	Bedroom	98%	98%	0.0%	1.0
Window 44	Staircase	59%	59%	0.0%	1.0
1 Hilltop Road					
Ground Floor					
Windows 69 to 72	Living/Dining	99%	99%	0.0%	1.0
Windows 73 to 77	Hallway	97%	97%	0.0%	1.0
Windows 78 to 80	Living/Dining	99%	99%	0.0%	1.0
First Floor					
Windows 81 to 84	Living/Dining	99%	99%	0.0%	1.0
Window 85	Bedroom	99%	99%	0.0%	1.0
Window 86	Bedroom	99%	99%	0.0%	1.0
Second Floor					
Window 87	Bedroom	94%	94%	0.0%	1.0
Windows 88 & 89	Kitchen	95%	95%	0.0%	1.0
8 Sherriff Road					
Ground Floor					
Windows 90 to 97	Living Room	100%	100%	0.0%	1.0
Windows 98 to 103	Hallway	98%	98%	0.0%	1.0
First Floor					
Windows 104 to 107	Living Room	100%	100%	0.0%	1.0
Window 108	Bathroom/WC	97%	97%	0.0%	1.0
Second Floor					
Windows 109 & 110	Living Room	96%	96%	0.0%	1.0
Window 111	Bathroom/WC	100%	100%	0.0%	1.0

Appendix 2 - Sunlight to Windows
The Cottage, Hilltop Road, London NW6 2QA

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
10 Sherriff Road									
Ground Floor									
Window 5	Kitchen	61%	53%	8%	0.87	20%	15%	5%	0.75
Window 6	Kitchen	59%	45%	14%	0.76	13%	6%	7%	0.46
Window 7	Kitchen	55%	44%	11%	0.8	11%	5%	6%	0.45
Window 8	Bathroom/WC	43%	36%	7%	0.84	6%	3%	3%	0.5
Window 9	Domestic	22%	22%	0%	1.0	0%	0%	0%	1.0
Window 10	Domestic	14%	13%	1%	0.93	1%	0%	1%	0.0
First Floor									
Window 14	Domestic	61%	57%	4%	0.93	23%	19%	4%	0.83
Window 15	Domestic	43%	40%	3%	0.93	14%	11%	3%	0.79
Window 16	Domestic	61%	54%	7%	0.89	20%	13%	7%	0.65
Window 17(BW)	Domestic	46%	42%	4%	0.91	15%	11%	4%	0.73
Second Floor									
Window 19	Domestic	51%	51%	0%	1.0	16%	16%	0%	1.0
Window 20	Domestic	38%	38%	0%	1.0	12%	12%	0%	1.0
12 Sherriff Road									
Ground Floor									
Window 22	Domestic	51%	47%	4%	0.92	13%	13%	0%	1.0
Window 23	Domestic	53%	52%	1%	0.98	14%	14%	0%	1.0
Window 24	Domestic	54%	51%	3%	0.94	14%	14%	0%	1.0
Window 25	Domestic	36%	36%	0%	1.0	14%	14%	0%	1.0
Window 26	Living Room	39%	39%	0%	1.0	12%	12%	0%	1.0
Window 27	Living Room	47%	47%	0%	1.0	14%	14%	0%	1.0
First Floor									
Window 28	Dining/Kitchen	80%	66%	14%	0.83	24%	21%	3%	0.88
Window 29	Bedroom	81%	81%	0%	1.0	28%	28%	0%	1.0
Second Floor									
Window 30	Staircase	82%	82%	0%	1.0	27%	27%	0%	1.0
Window 31	Bedroom	87%	87%	0%	1.0	30%	30%	0%	1.0
14 Sherriff Road									
Ground Floor									
Window 32	Bedroom	33%	33%	0%	1.0	10%	10%	0%	1.0
Window 33	Bedroom	33%	33%	0%	1.0	8%	8%	0%	1.0
Window 34	Bedroom	28%	28%	0%	1.0	9%	9%	0%	1.0
Window 38	Dining/Kitchen	79%	76%	3%	0.96	23%	22%	1%	0.96

Appendix 2 - Sunlight to Windows
The Cottage, Hilltop Road, London NW6 2QA

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 39	Dining/Kitchen	81%	77%	4%	0.95	24%	23%	1%	0.96
First Floor									
Window 40	Bedroom	82%	81%	1%	0.99	25%	24%	1%	0.96
Window 42	Bedroom	86%	86%	0%	1.0	29%	29%	0%	1.0
Second Floor									
Window 43	Bedroom	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 44	Staircase	87%	87%	0%	1.0	30%	30%	0%	1.0
2 Hilltop Road									
Ground Floor									
Window 50	Domestic	46%	46%	0%	1.0	12%	12%	0%	1.0
Window 51	Domestic	44%	44%	0%	1.0	12%	12%	0%	1.0
Window 52	Domestic	5%	5%	0%	1.0	2%	2%	0%	1.0
Window 54	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 55	Domestic	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 56	Domestic	48%	48%	0%	1.0	14%	14%	0%	1.0
First Floor									
Window 59	Domestic	46%	46%	0%	1.0	12%	12%	0%	1.0
Window 60	Domestic	80%	80%	0%	1.0	22%	22%	0%	1.0
Window 61	Domestic	38%	38%	0%	1.0	8%	8%	0%	1.0
Window 63	Domestic	50%	50%	0%	1.0	14%	14%	0%	1.0
Window 64	Domestic	50%	50%	0%	1.0	14%	14%	0%	1.0
Window 65	Domestic	55%	55%	0%	1.0	18%	18%	0%	1.0
Window 66	Domestic	60%	60%	0%	1.0	18%	18%	0%	1.0
1 Hilltop Road									
Ground Floor									
Window 69	Living/Dining	39%	39%	0%	1.0	10%	10%	0%	1.0
Window 78	Living/Dining	36%	35%	1%	0.97	7%	7%	0%	1.0
First Floor									
Window 81	Living/Dining	43%	43%	0%	1.0	13%	13%	0%	1.0
Second Floor									
Window 89	Kitchen	28%	28%	0%	1.0	3%	3%	0%	1.0
8 Sherriff Road									
Ground Floor									
Window 90	Living Room	80%	80%	0%	1.0	22%	22%	0%	1.0
Window 91	Living Room	83%	82%	1%	0.99	25%	24%	1%	0.96

Appendix 2 - Sunlight to Windows

The Cottage, Hilltop Road, London NW6 2QA

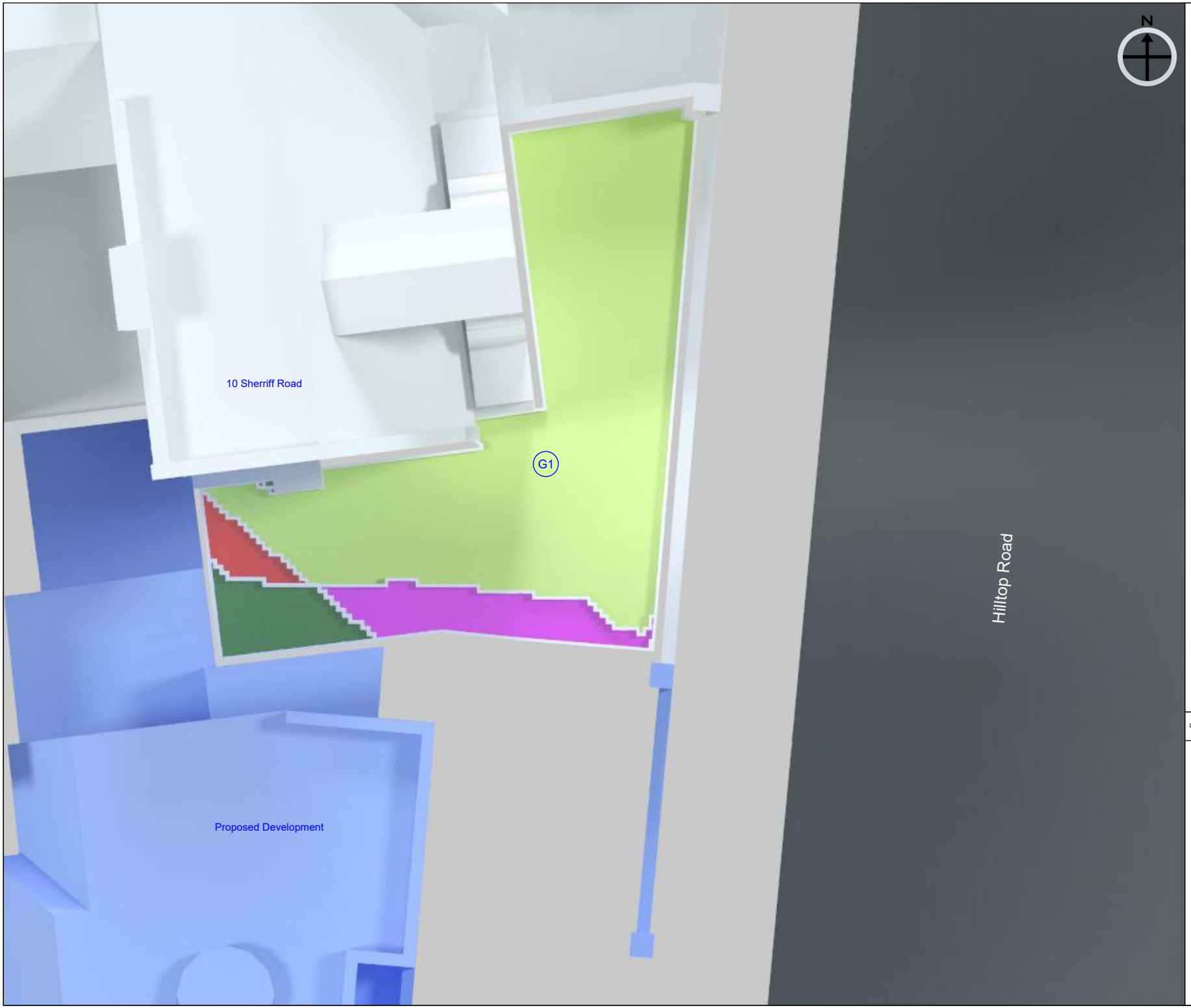
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 92	Living Room	84%	84%	0%	1.0	28%	28%	0%	1.0
Window 93	Living Room	83%	82%	1%	0.99	25%	24%	1%	0.96
Window 94	Living Room	48%	48%	0%	1.0	17%	17%	0%	1.0
First Floor									
Window 104	Living Room	49%	49%	0%	1.0	19%	19%	0%	1.0
Second Floor									
Window 109	Living Room	93%	93%	0%	1.0	30%	30%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
The Cottage, Hilltop Road, London NW6 2QA

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
10 Sherriff Road												
Ground Floor												
Garden 1	35.84	m2	29.85	m2	83%	32.28	m2	90%	-2.44	m2	-7%	1.08
12 Sherriff Road												
Ground Floor												
Garden 2	44.05	m2	15.6	m2	35%	13.83	m2	31%	1.77	m2	4%	0.89
Garden 3	12.51	m2	12.45	m2	100%	12.45	m2	100%	0.0	m2	0%	1.0
14 Sherriff Road												
Ground Floor												
Garden 4	59.49	m2	50.08	m2	84%	50.08	m2	84%	0.0	m2	0%	1.0
1 Hilltop Road												
Ground Floor												
Garden 5	6.74	m2	3.54	m2	53%	3.54	m2	53%	0.0	m2	0%	1.0
Garden 6	12.25	m2	8.12	m2	66%	8.12	m2	66%	0.0	m2	0%	1.0
8 Sherriff Road												
Ground Floor												
Garden 7	55.13	m2	55.13	m2	100%	55.13	m2	100%	0.0	m2	0%	1.0
Garden 8	40.26	m2	22.56	m2	56%	22.56	m2	56%	0.0	m2	0%	1.0
Garden 9	65.14	m2	54.6	m2	84%	54.6	m2	84%	0.0	m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

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

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

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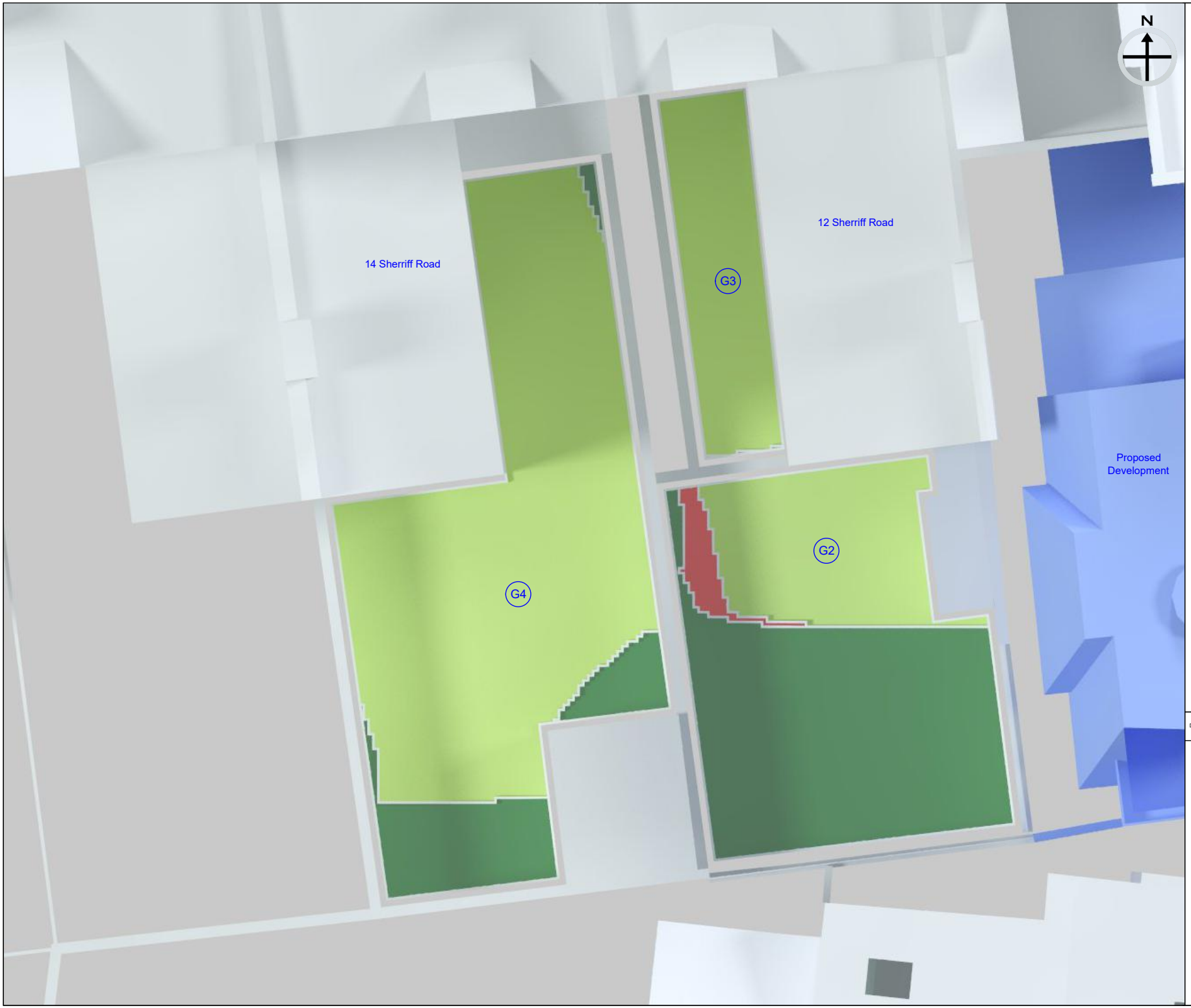

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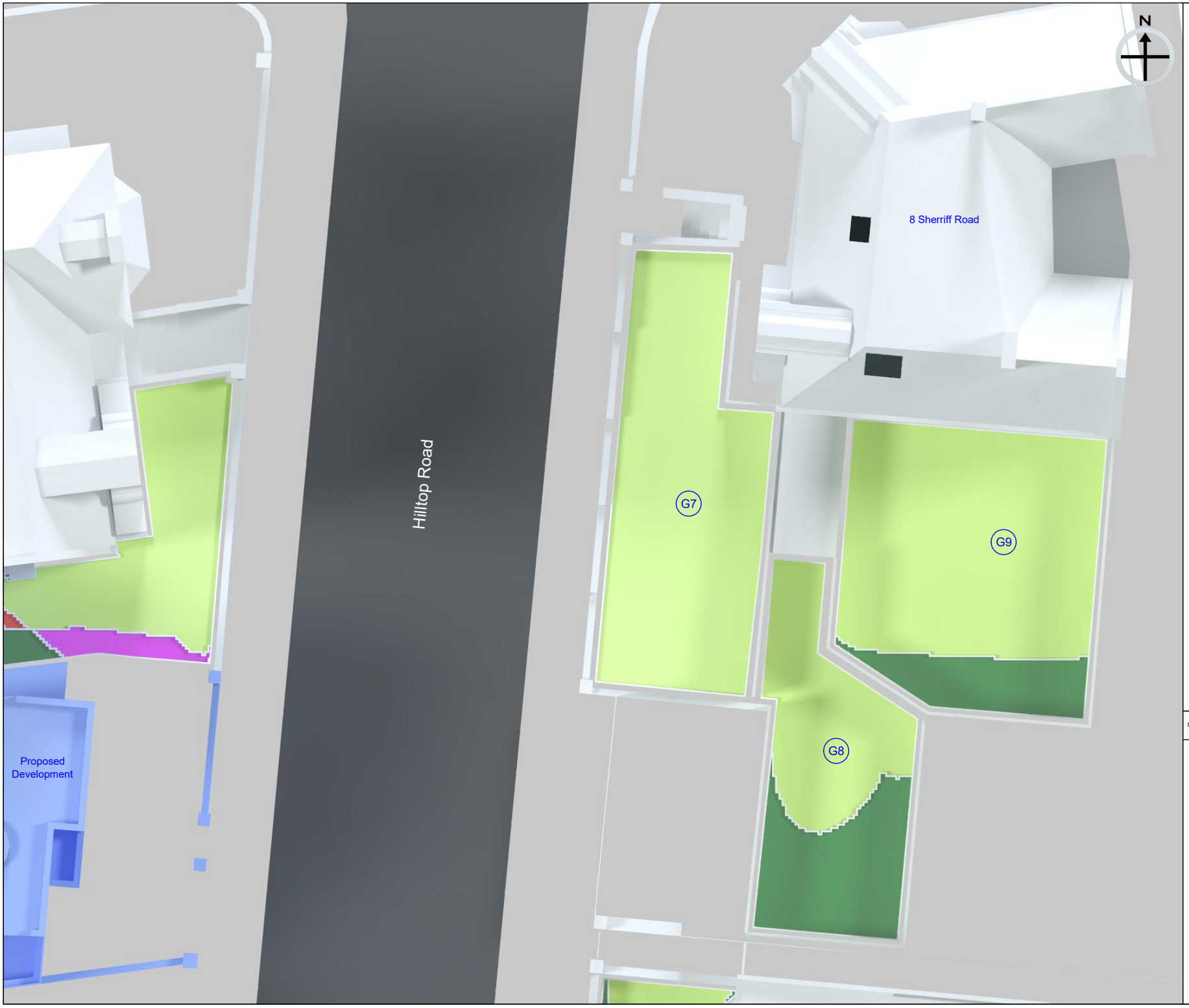

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- Receives at least two hours sunlight on 21st March before and after the development.
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