



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Right of Light Consulting

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

TEL 0800 197 4836

E-MAIL enquiries@right-of-light.co.uk

WEBSITE www.right-of-light.co.uk

Daylight and Sunlight Report (Neighbouring Properties)

1 Rushmead, London E2 6NE

10 November 2020

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Burley House
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Essex SS6 7EW

Tel: 0800 197 4836

www.right-of-light.co.uk

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by the London Borough of Tower Hamlets to undertake a daylight and sunlight study of the proposed development at 1 Rushmead, London E2 6NE.
- 1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011.
- 1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 30 Jeremy Bentham House, 1 to 6 Waring House, 345 & 347, 357 to 363 Bethnal Green Road and 86 Florida Street.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Where room layouts are not known the daylight distribution test has not been undertaken.
- 1.1.5 All neighbouring windows pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.
- 1.1.6 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

L T S Architects

1926	Existing Site	Rev -
1926	Rushmead Existing Context	Rev -
1926LTSAZZM3A	Rushmead Central Daylight Sunlight Model	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

345 Bethnal Green Road:

PA/00/1471	Plan and Elevation Proposed	Rev -
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347 Bethnal Green Road:

PA/00/1456	Proposed Rear Extension	Rev -
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357 Bethnal Green Road:

067.13/01	Existing Ground, First and Second Floor Plan	Rev -
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361 to 363 Bethnal Green Road:

02_2092_02A	Existing Roof Plan	Rev -
P105	Building Plan	Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is not anticipated until sometime in 2020. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 Daylight to Windows

- 3.3.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include 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 skyline'. The no skyline 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 skyline' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.4 Sunlight availability to Windows

- 3.4.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.
- 3.4.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have

tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.5 Overshadowing to Gardens and Open Spaces

3.5.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

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

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this study. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 30 Jeremy Bentham House, 1 to 6 Waring House, 345 & 347, 357 to 363 Bethnal Green Road and 86 Florida Street.
- 4.1.2 Appendix 1 provides plans 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 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 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 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 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 23 October 2020. We have not had access to neighbouring properties.
- 5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.
- 5.1.6 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.7 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



Pollard Street

1 to 30 Jeremy
Bentham House

Florida Street

86 Florida Street

Proposed
Development

Rushmead

361 to 363 Bethnal
Green Road

Waring House

345 Bethnal
Green Road

347 Bethnal
Green Road

359 Bethnal
Green Road

357 Bethnal
Green Road

1 Waring
House

2 Waring
House

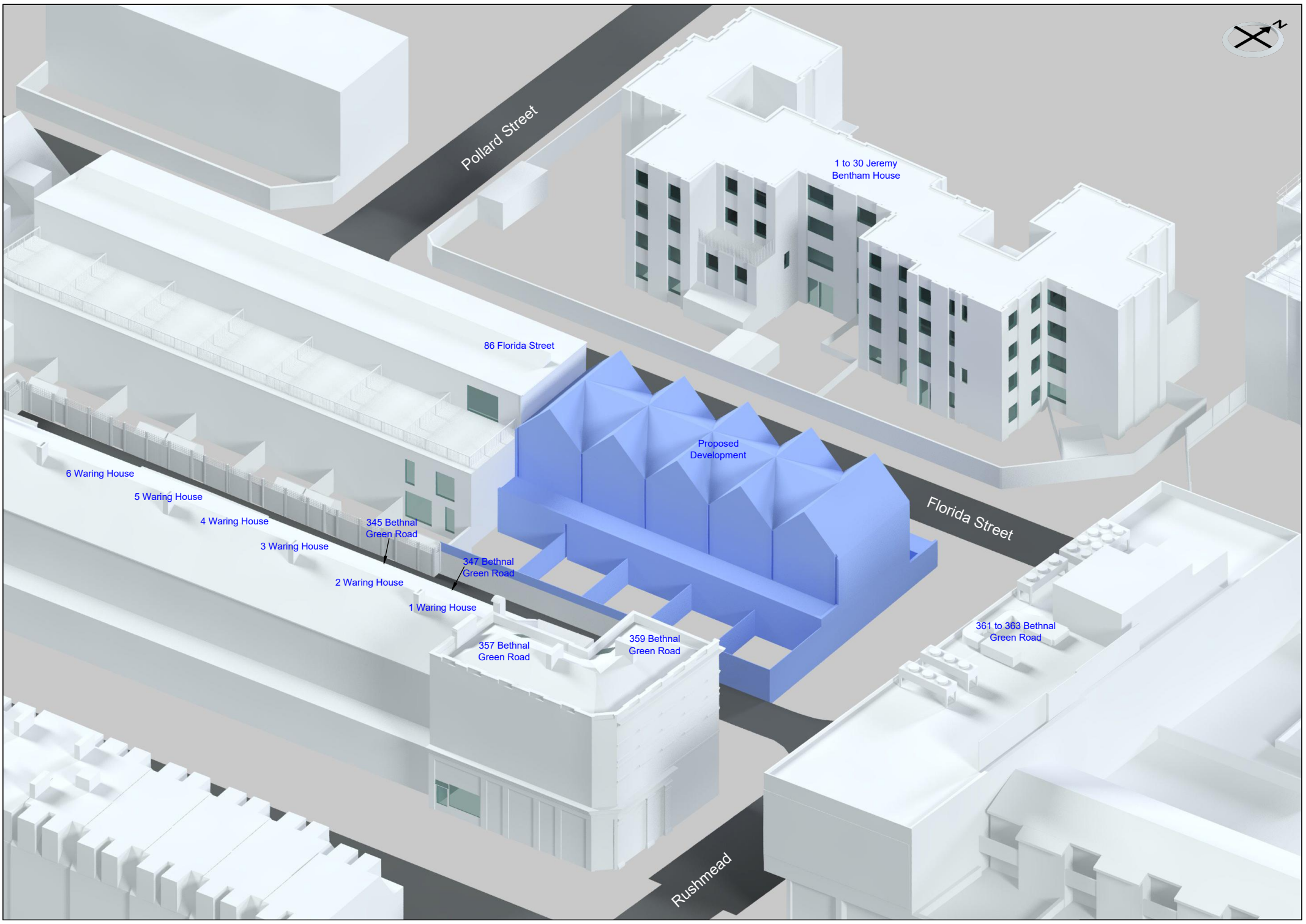
3 Waring
House

4 Waring
House

5 Waring
House

6 Waring
House

Bethnal Green Road



Pollard Street

1 to 30 Jeremy Bentham House

86 Florida Street

Proposed Development

Florida Street

6 Waring House

5 Waring House

4 Waring House

3 Waring House

345 Bethnal Green Road

2 Waring House

1 Waring House

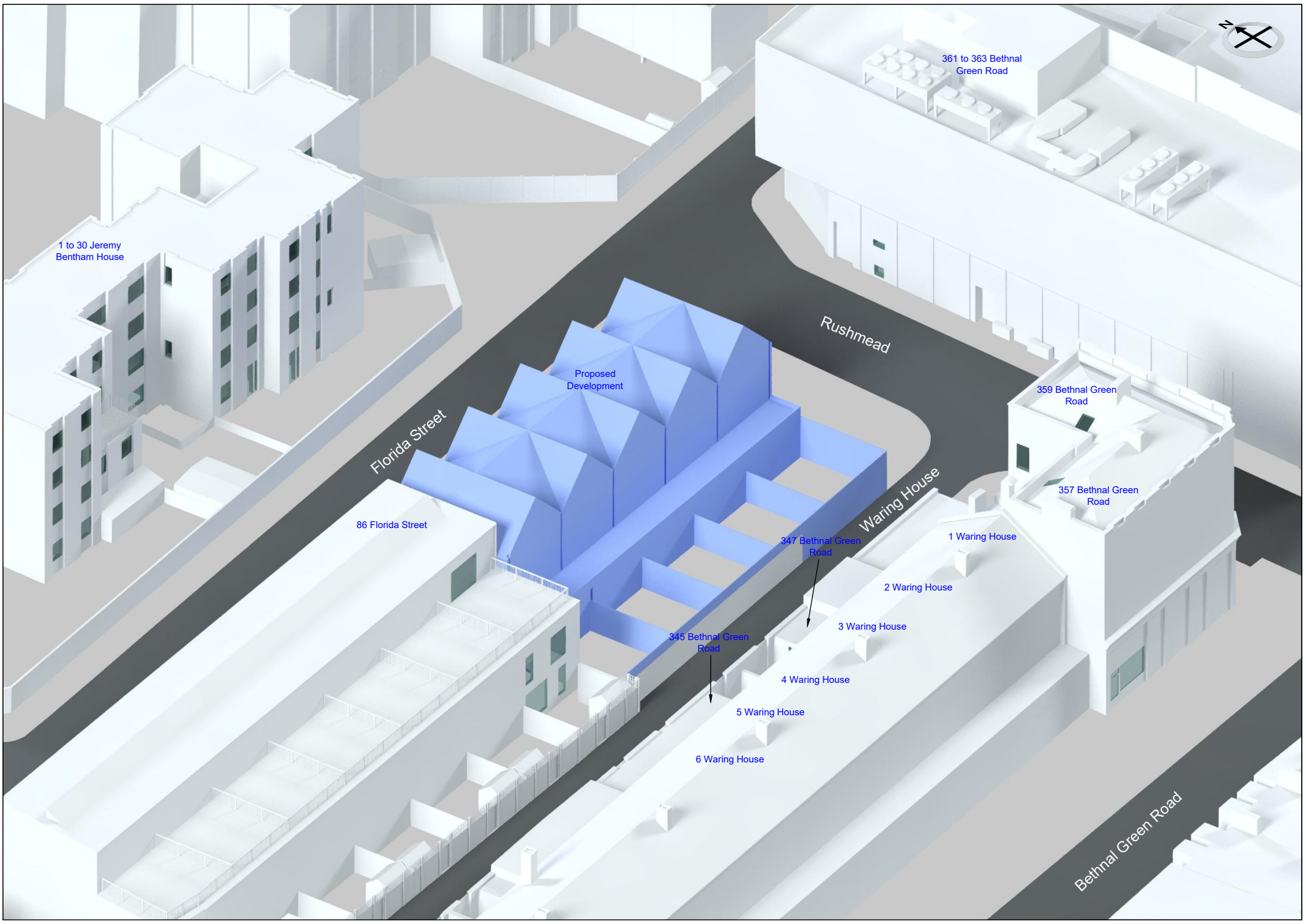
347 Bethnal Green Road

357 Bethnal Green Road

359 Bethnal Green Road

361 to 363 Bethnal Green Road

Rushmead



1 to 30 Jeremy
Bentham House

361 to 363 Bethnal
Green Road

Florida Street

Proposed
Development

Rushmead

359 Bethnal Green
Road

357 Bethnal Green
Road

86 Florida Street

Waring House

1 Waring House

2 Waring House

3 Waring House

347 Bethnal Green
Road

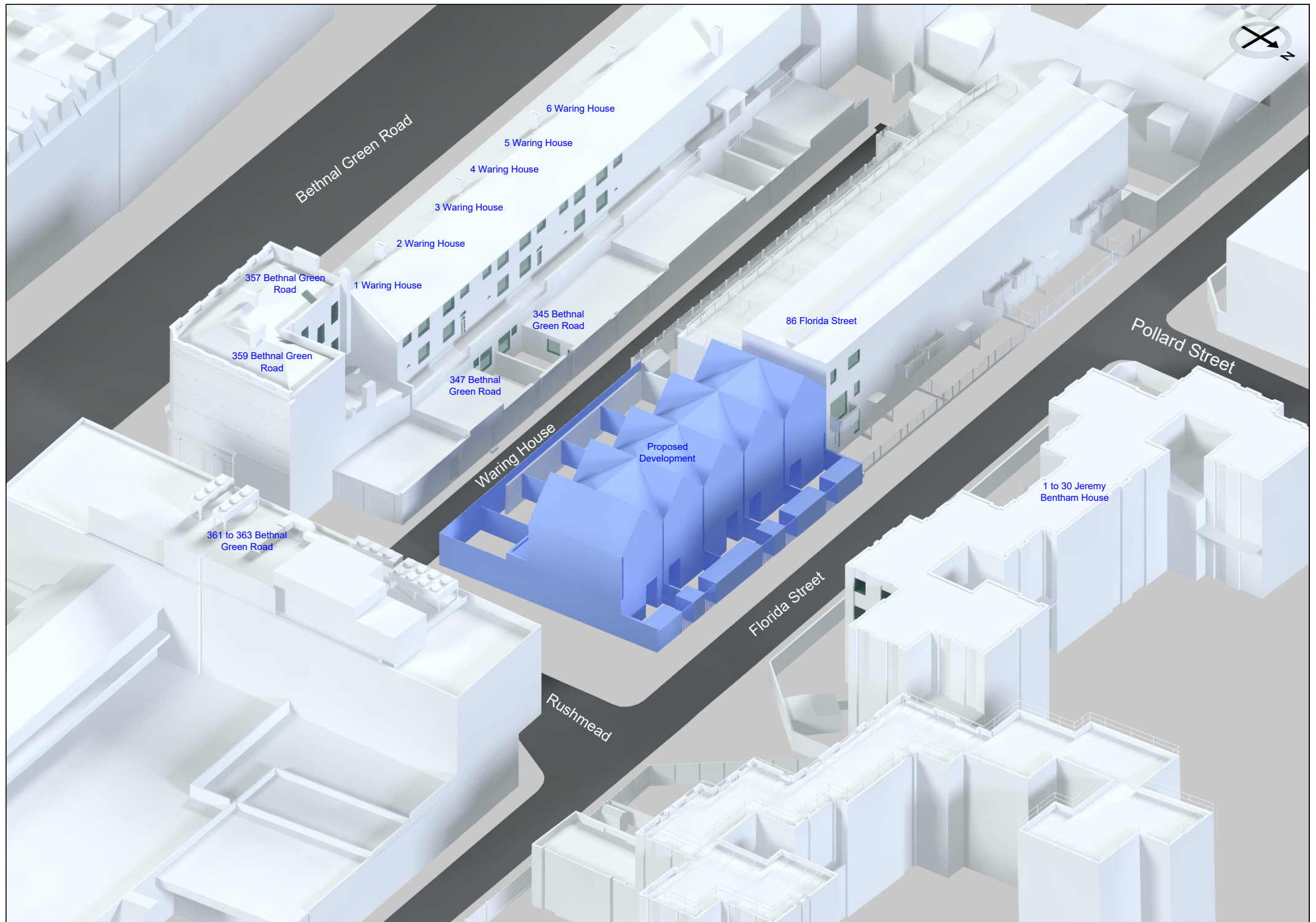
4 Waring House

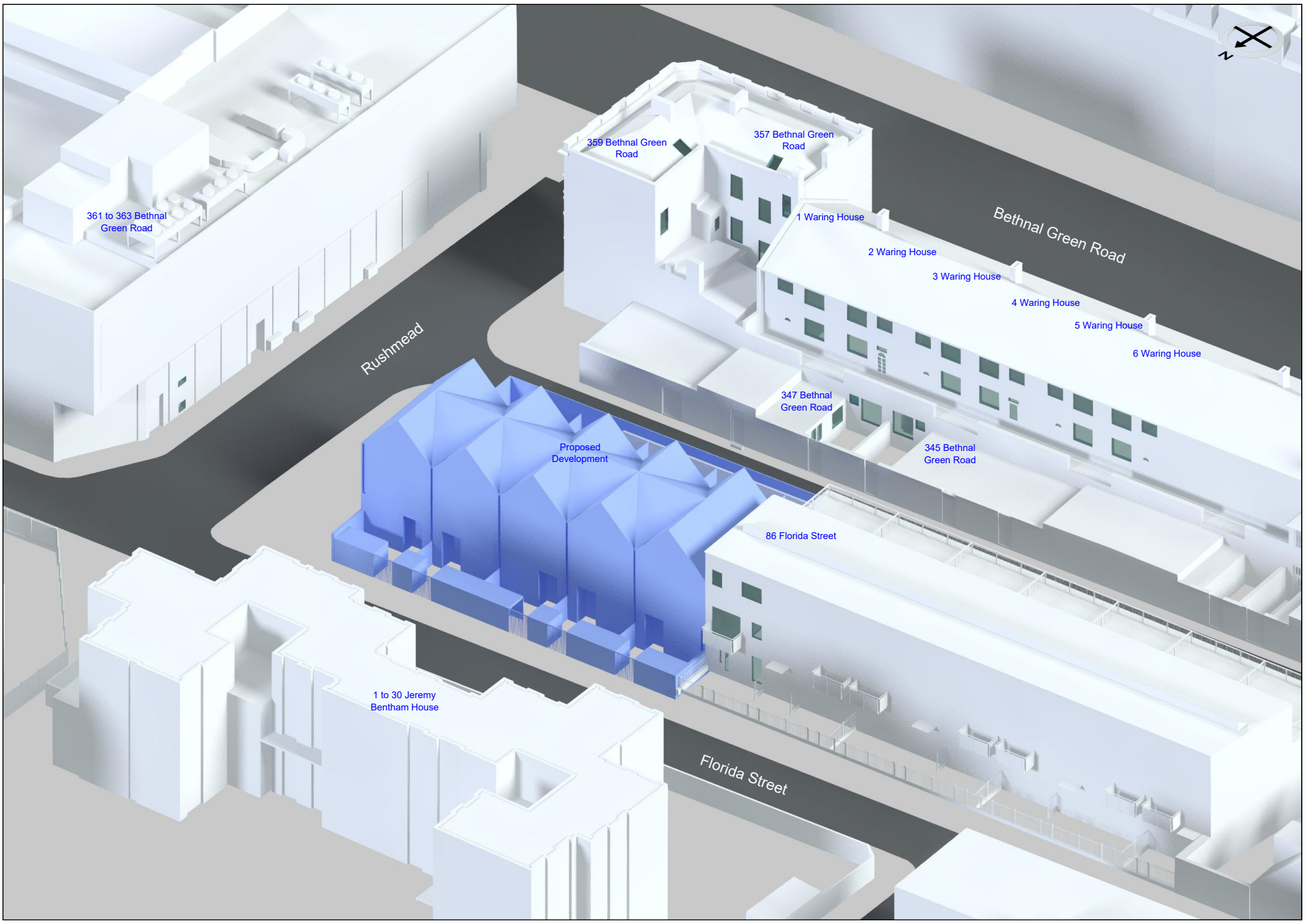
345 Bethnal Green
Road

5 Waring House

6 Waring House

Bethnal Green Road





361 to 363 Bethnal Green Road

359 Bethnal Green Road

357 Bethnal Green Road

1 Waring House

2 Waring House

3 Waring House

Bethnal Green Road

4 Waring House

5 Waring House

6 Waring House

347 Bethnal Green Road

345 Bethnal Green Road

Proposed Development

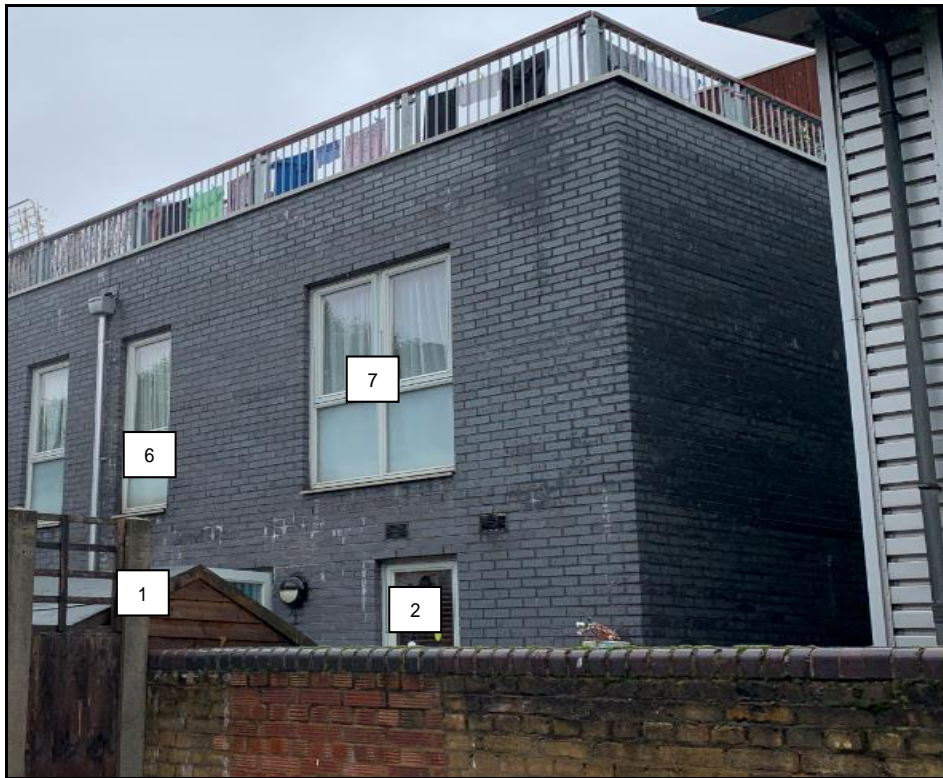
86 Florida Street

1 to 30 Jeremy Bentham House

Rushmead

Florida Street

Neighbouring Windows



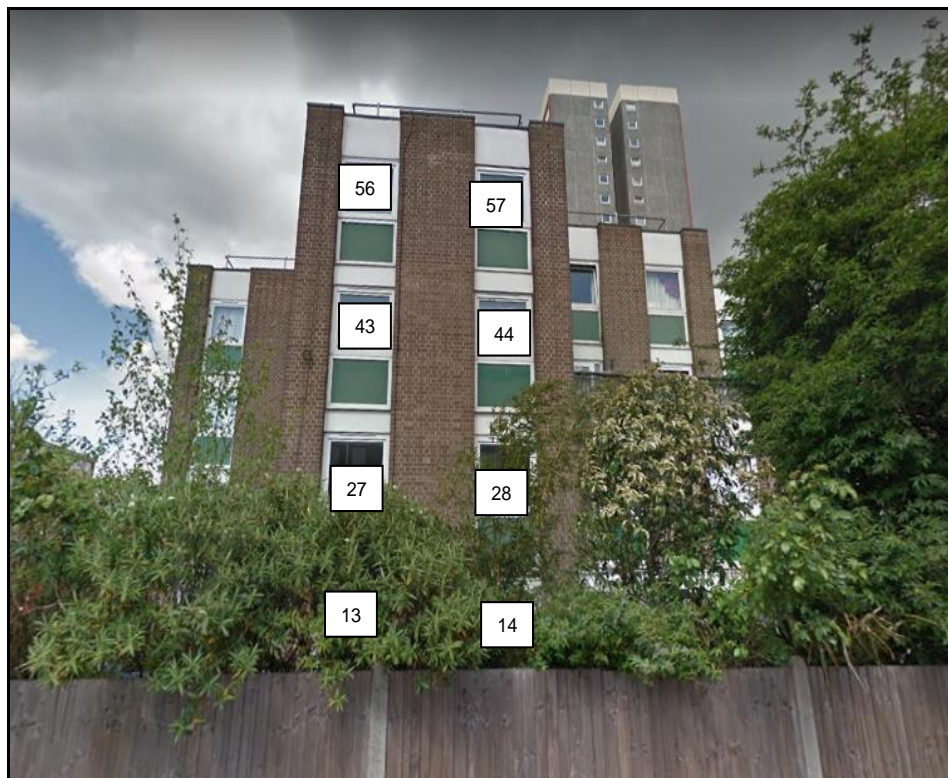
86 Florida Street



86 Florida Street



86 Florida Street



1 to 30 Jeremy Bentham House



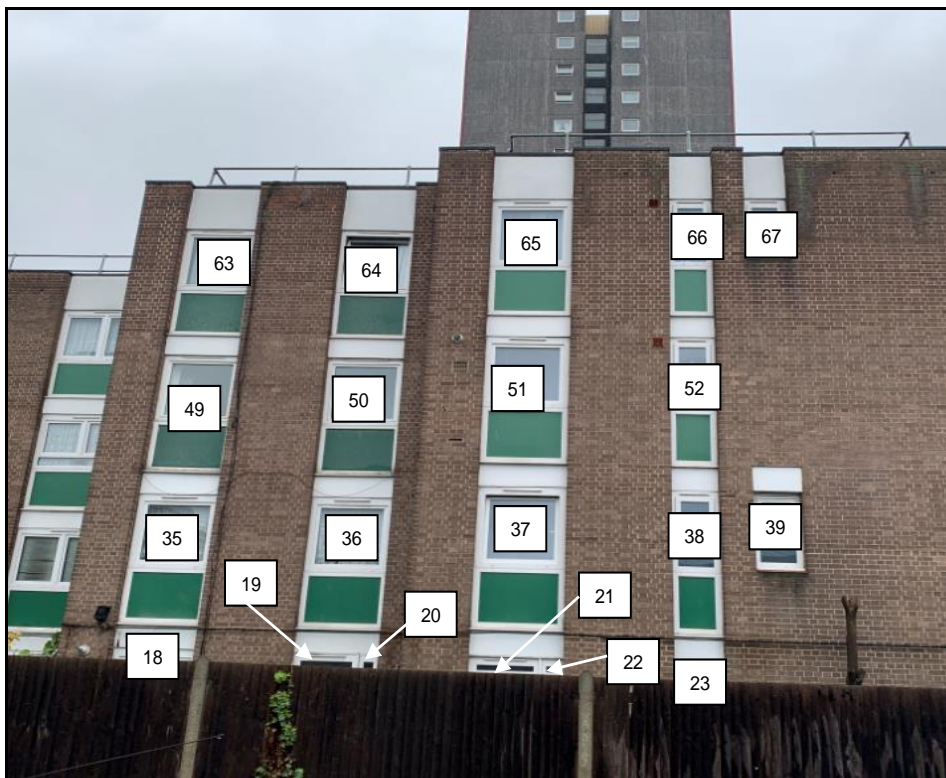
1 to 30 Jeremy Bentham House



1 to 30 Jeremy Bentham House



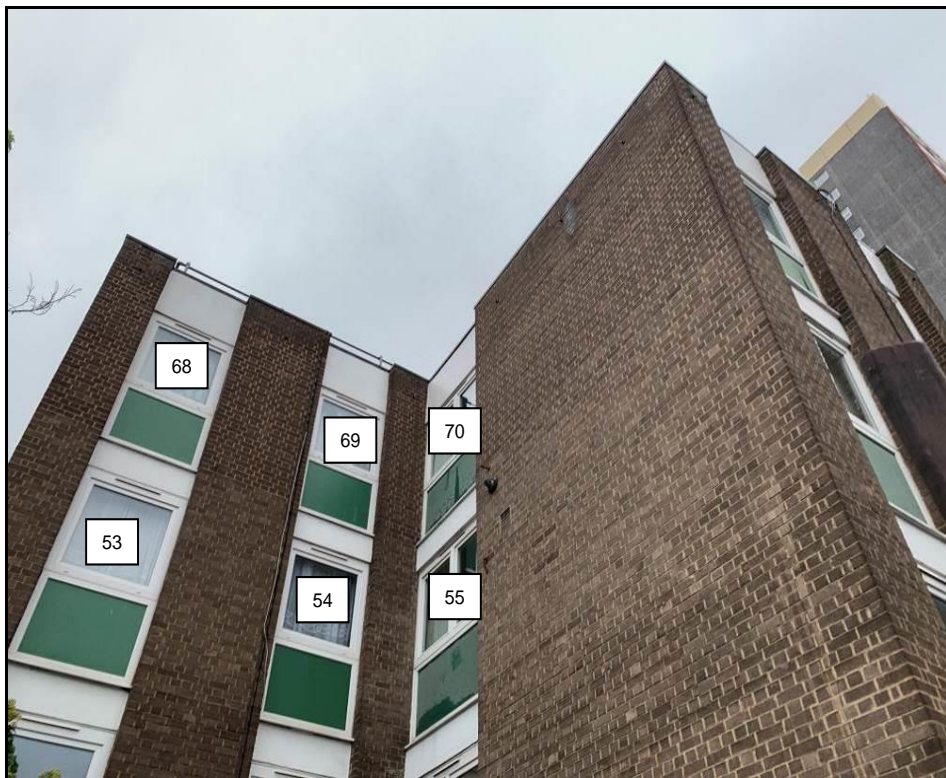
1 to 30 Jeremy Bentham House



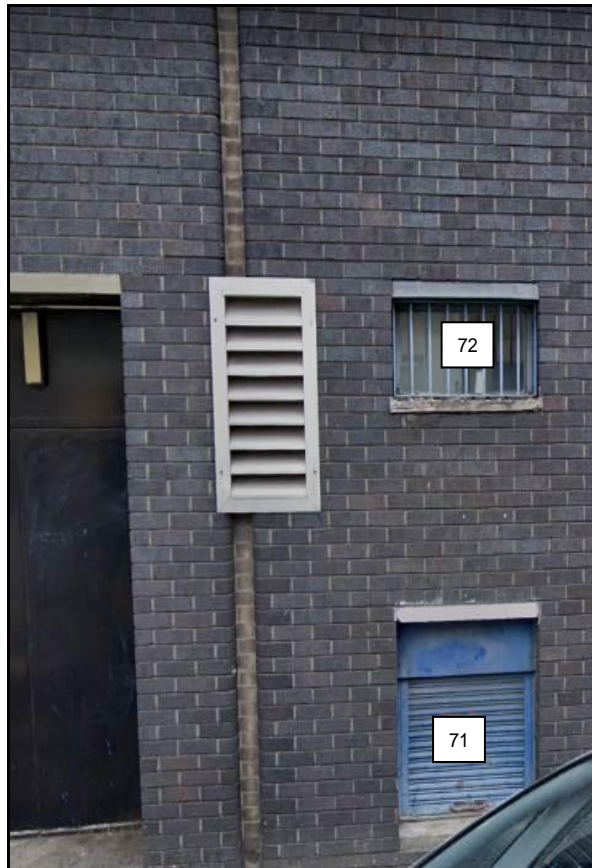
1 to 30 Jeremy Bentham House



1 to 30 Jeremy Bentham House



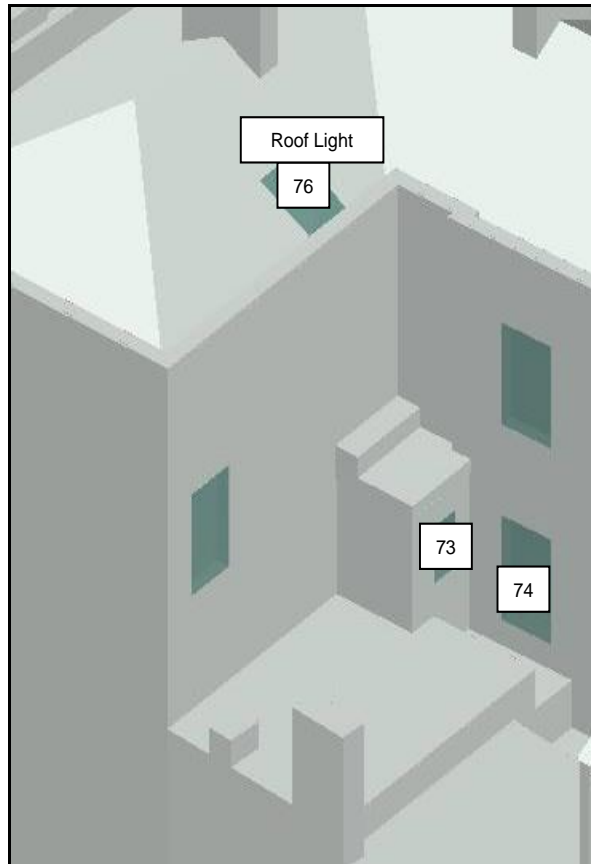
1 to 30 Jeremy Bentham House



361 to 363 Bethnal Green Road



359 Bethnal Green Road



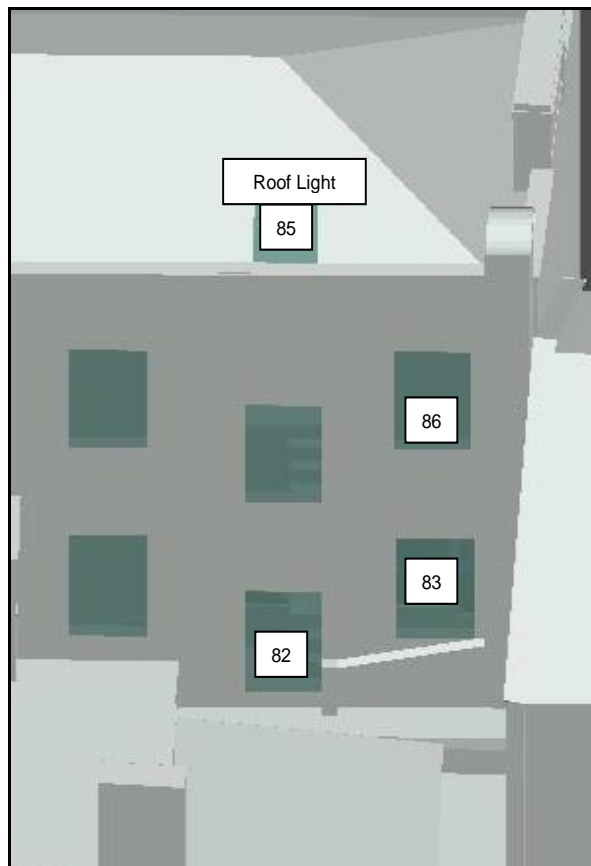
359 Bethnal Green Road



357 Bethnal Green Road



357 Bethnal Green Road



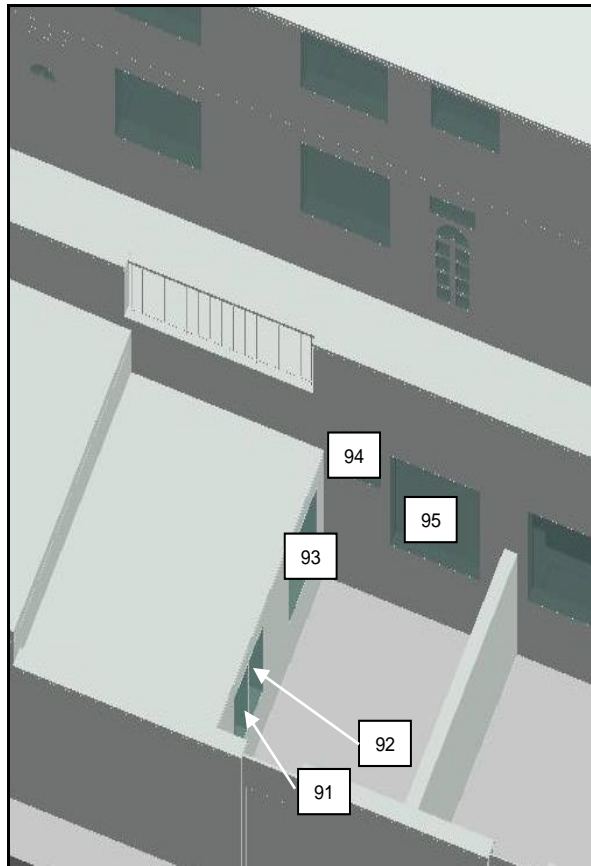
357 Bethnal Green Road



357 Bethnal Green Road



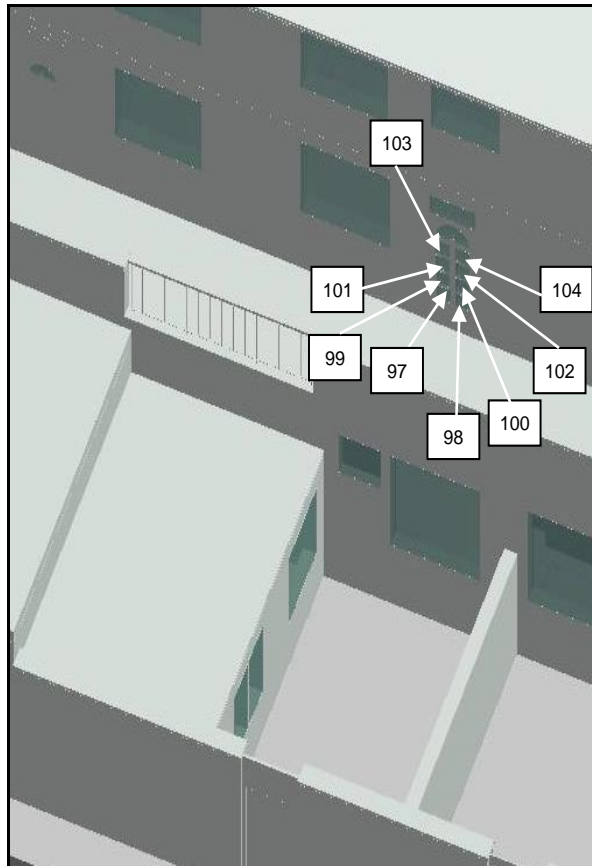
1 Waring House



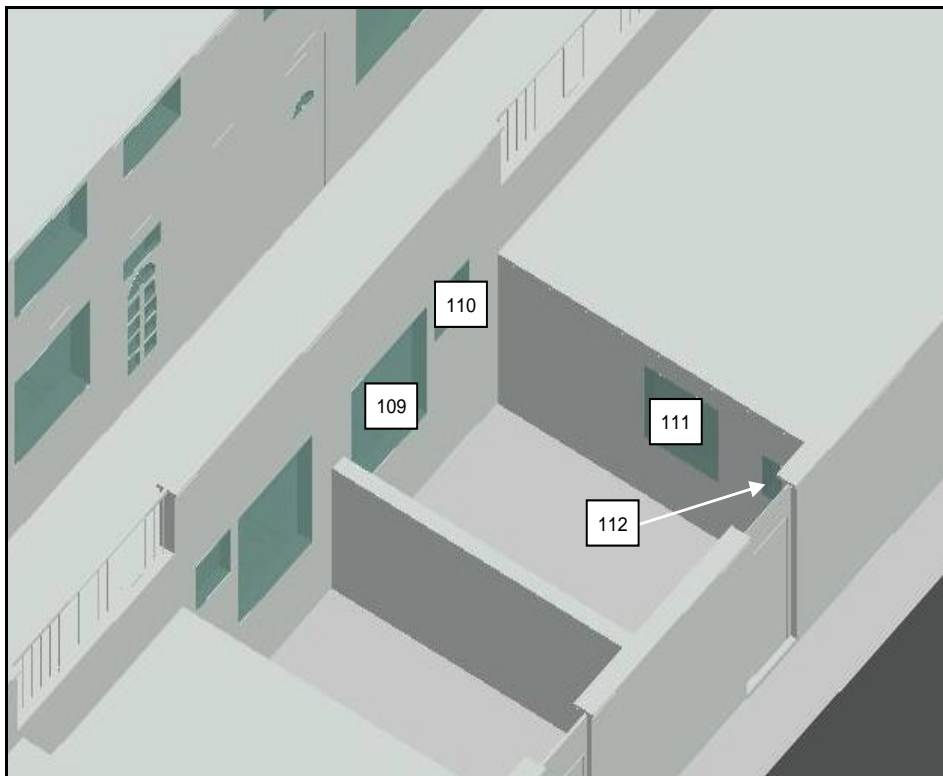
347 Bethnal Green Road



2 Waring House



2 Waring House



345 Bethnal Green Road



3 Waring House



4 Waring House



5 Waring House



6 Waring House

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

1 Rushmead, London E2 6NE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>86 Florida Street</u>					
<u>Ground Floor</u>					
Window 1	Domestic	26.2%	26.3%	-0.1%	1.0
Window 2	Domestic	26.0%	26.2%	-0.2%	1.01
Window 3	Domestic	19.9%	20.1%	-0.2%	1.01
Window 4	Domestic	21.0%	21.2%	-0.2%	1.01
Window 5	Domestic	26.9%	26.9%	0.0%	1.0
<u>First Floor</u>					
Window 6	Domestic	30.1%	30.1%	0.0%	1.0
Window 7	Domestic	29.9%	30.0%	-0.1%	1.0
Window 8	Domestic	32.9%	33.1%	-0.2%	1.01
Window 9	Domestic	33.3%	33.3%	0.0%	1.0
<u>Second Floor</u>					
Window 10	Domestic	35.5%	35.5%	0.0%	1.0
Window 11	Domestic	36.2%	36.2%	0.0%	1.0
Window 12	Domestic	36.4%	36.4%	0.0%	1.0
<u>1 to 30 Jeremy Bentham House</u>					
<u>Ground Floor</u>					
Window 13	Domestic	27.9%	27.1%	0.8%	0.97
Window 14	Domestic	28.1%	27.1%	1.0%	0.96
Window 15	Domestic	18.8%	17.4%	1.4%	0.93
Window 16	Domestic	21.5%	20.1%	1.4%	0.93
Window 17	Domestic	21.6%	20.2%	1.4%	0.94
Window 18	Domestic	29.7%	27.5%	2.2%	0.93
Window 19	Domestic	25.4%	23.1%	2.3%	0.91
Window 20	Domestic	22.1%	20.2%	1.9%	0.91
Window 21	Domestic	29.4%	26.9%	2.5%	0.91
Window 22	Domestic	24.4%	21.9%	2.5%	0.9
Window 23	Domestic	26.3%	23.9%	2.4%	0.91
Window 24	Domestic	23.3%	23.4%	-0.1%	1.0
Window 25	Domestic	18.4%	18.5%	-0.1%	1.01
Window 26	Domestic	18.1%	17.6%	0.5%	0.97
<u>First Floor</u>					
Window 27	Domestic	31.4%	30.9%	0.5%	0.98

Appendix 2 - Vertical Sky Component

1 Rushmead, London E2 6NE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 28	Domestic	31.6%	30.9%	0.7%	0.98
Window 29	Domestic	28.6%	27.8%	0.8%	0.97
Window 30	Domestic	32.4%	31.3%	1.1%	0.97
Window 31	Domestic	16.0%	15.7%	0.3%	0.98
Window 32	Domestic	24.0%	23.1%	0.9%	0.96
Window 33	Domestic	24.7%	23.9%	0.8%	0.97
Window 34	Domestic	12.6%	12.6%	0.0%	1.0
Window 35	Domestic	32.5%	30.9%	1.6%	0.95
Window 36	Domestic	27.6%	25.9%	1.7%	0.94
Window 37	Domestic	32.7%	30.7%	2.0%	0.94
Window 38	Domestic	29.2%	27.1%	2.1%	0.93
Window 39	Domestic	28.0%	26.1%	1.9%	0.93
Window 40	Domestic	26.1%	26.1%	0.0%	1.0
Window 41	Domestic	20.1%	20.1%	0.0%	1.0
Window 42	Domestic	19.7%	19.3%	0.4%	0.98
<u>Second Floor</u>					
Window 43	Domestic	34.6%	34.4%	0.2%	0.99
Window 44	Domestic	34.6%	34.4%	0.2%	0.99
Window 45	Domestic	24.4%	24.3%	0.1%	1.0
Window 46	Domestic	32.0%	31.8%	0.2%	0.99
Window 47	Domestic	27.5%	27.3%	0.2%	0.99
Window 48	Domestic	27.6%	27.4%	0.2%	0.99
Window 49	Domestic	34.5%	34.0%	0.5%	0.99
Window 50	Domestic	29.3%	28.7%	0.6%	0.98
Window 51	Domestic	34.7%	34.0%	0.7%	0.98
Window 52	Domestic	30.9%	30.1%	0.8%	0.97
Window 53	Domestic	29.4%	29.4%	0.0%	1.0
Window 54	Domestic	22.2%	22.2%	0.0%	1.0
Window 55	Domestic	21.5%	21.5%	0.0%	1.0
<u>Third Floor</u>					
Window 56	Domestic	36.8%	36.8%	0.0%	1.0
Window 57	Domestic	36.7%	36.7%	0.0%	1.0
Window 58	Domestic	29.0%	29.0%	0.0%	1.0
Window 59	Domestic	35.2%	35.2%	0.0%	1.0
Window 60	Domestic	32.6%	32.6%	0.0%	1.0
Window 61	Domestic	33.2%	33.2%	0.0%	1.0

Appendix 2 - Vertical Sky Component

1 Rushmead, London E2 6NE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 62	Domestic	21.8%	21.8%	0.0%	1.0
Window 63	Domestic	36.2%	36.2%	0.0%	1.0
Window 64	Domestic	31.7%	31.7%	0.0%	1.0
Window 65	Domestic	36.2%	36.2%	0.0%	1.0
Window 66	Domestic	32.2%	32.2%	0.0%	1.0
Window 67	Domestic	31.9%	31.9%	0.0%	1.0
Window 68	Domestic	34.1%	34.1%	0.0%	1.0
Window 69	Domestic	27.8%	27.8%	0.0%	1.0
Window 70	Domestic	26.6%	26.6%	0.0%	1.0
<u>361 to 363 Bethnal Green Road</u>					
<u>Ground Floor</u>					
Window 71	CCTV Room	28.0%	29.7%	-1.7%	1.06
Window 72	CCTV Room	31.3%	31.7%	-0.4%	1.01
<u>359 Bethnal Green Road</u>					
<u>First Floor</u>					
Window 73	Non Domestic	15.7%	15.6%	0.1%	0.99
Window 74	Non Domestic	25.3%	25.1%	0.2%	0.99
<u>Second Floor</u>					
Window 75	Non Domestic	32.5%	32.5%	0.0%	1.0
Window 76	Non Domestic	82.4%	82.4%	0.0%	1.0
Window 77	Non Domestic	33.0%	33.0%	0.0%	1.0
<u>357 Bethnal Green Road</u>					
<u>Ground Floor</u>					
Window 78	Shop/Kitchen	25.5%	25.5%	0.0%	1.0
Window 79	Shop/Kitchen	26.2%	26.2%	0.0%	1.0
Window 80	Shop/Kitchen	26.2%	26.2%	0.0%	1.0
Window 81	Shop/Kitchen	22.0%	22.0%	0.0%	1.0
Window 82	Staircase	23.7%	23.2%	0.5%	0.98
<u>First Floor</u>					
Window 84	Staircase & Landing	32.8%	32.8%	0.0%	1.0
Window 83	Kitchen	20.9%	20.6%	0.3%	0.99
<u>Second Floor</u>					
Window 85	Landing	85.7%	85.7%	0.0%	1.0
Window 86	Bathroom/WC	30.5%	30.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component

1 Rushmead, London E2 6NE

Downloaded from London 22 ONE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
1 Waring House					
First Floor					
Window 87	Domestic	34.9%	33.6%	1.3%	0.96
Window 88	Domestic	35.2%	34.0%	1.2%	0.97
Second Floor					
Window 89	Domestic	32.8%	32.5%	0.3%	0.99
Window 90	Domestic	34.0%	33.7%	0.3%	0.99
347 Bethnal Green Road					
Ground Floor					
Window 91	Bathroom/WC	21.6%	21.6%	0.0%	1.0
Window 92	Bathroom/WC	22.8%	22.8%	0.0%	1.0
Window 93	Staff Room	20.3%	20.3%	0.0%	1.0
Window 94	Unknown	30.7%	29.6%	1.1%	0.96
Window 95	Consolation Room	30.2%	29.4%	0.8%	0.97
2 Waring House					
First Floor					
Window 96	Domestic	35.3%	34.2%	1.1%	0.97
Window 97	Domestic	32.5%	32.5%	0.0%	1.0
Window 98	Domestic	32.4%	32.4%	0.0%	1.0
Window 99	Domestic	34.4%	33.2%	1.2%	0.97
Window 100	Domestic	34.4%	33.2%	1.2%	0.97
Window 101	Domestic	34.8%	33.6%	1.2%	0.97
Window 102	Domestic	34.8%	33.6%	1.2%	0.97
Window 103	Domestic	35.1%	33.9%	1.2%	0.97
Window 104	Domestic	35.1%	33.9%	1.2%	0.97
Window 105	Domestic	35.4%	34.3%	1.1%	0.97
Window 106	Domestic	35.6%	34.7%	0.9%	0.97
Second Floor					
Window 107	Domestic	34.0%	33.7%	0.3%	0.99
Window 108	Domestic	33.0%	32.7%	0.3%	0.99
345 Bethnal Green Road					
Ground Floor					
Window 109	Treatment Room	30.1%	29.4%	0.7%	0.98
Window 110	Unknown	30.8%	29.9%	0.9%	0.97

Appendix 2 - Vertical Sky Component

1 Rushmead, London E2 6NE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 111	Bathroom/WC	21.9%	21.9%	0.0%	1.0
Window 112	Bathroom/WC	17.0%	17.0%	0.0%	1.0
<u>3 Waring House</u>					
<u>First Floor</u>					
Window 113	Domestic	35.3%	34.3%	1.0%	0.97
Window 114	Domestic	35.2%	34.3%	0.9%	0.97
<u>Second Floor</u>					
Window 115	Domestic	33.2%	33.0%	0.2%	0.99
Window 116	Domestic	34.2%	34.0%	0.2%	0.99
<u>4 Waring House</u>					
<u>First Floor</u>					
Window 117	Domestic	35.1%	34.4%	0.7%	0.98
Window 118	Domestic	34.7%	34.0%	0.7%	0.98
Window 119	Domestic	35.5%	34.9%	0.6%	0.98
<u>Second Floor</u>					
Window 120	Domestic	34.1%	33.9%	0.2%	0.99
Window 121	Domestic	33.1%	32.9%	0.2%	0.99
<u>5 Waring House</u>					
<u>First Floor</u>					
Window 122	Domestic	34.9%	34.4%	0.5%	0.99
Window 123	Domestic	34.9%	34.4%	0.5%	0.99
<u>Second Floor</u>					
Window 124	Domestic	33.1%	33.0%	0.1%	1.0
Window 125	Domestic	34.2%	34.0%	0.2%	0.99
<u>6 Waring House</u>					
<u>First Floor</u>					
Window 126	Domestic	34.8%	34.5%	0.3%	0.99
Window 127	Domestic	34.8%	34.5%	0.3%	0.99
<u>Second Floor</u>					
Window 128	Domestic	34.2%	34.0%	0.2%	0.99
Window 129	Domestic	33.1%	33.0%	0.1%	1.0

Appendix 2 - Daylight Distribution

1 Rushmead, London E2 6NE

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>361 to 363 Bethnal Green Road</u>					
<u>Ground Floor</u>					
Windows 71 & 72	CCTV Room	45%	47%	-2.0%	1.04
<u>357 Bethnal Green Road</u>					
<u>Ground Floor</u>					
Windows 78 to 81	Shop/Kitchen	79%	79%	0.0%	1.0
Window 82	Staircase	78%	78%	0.0%	1.0
<u>First Floor</u>					
Window 83	Kitchen	98%	98%	0.0%	1.0
<u>Second Floor</u>					
Windows 84 & 85	Landing	100%	100%	0.0%	1.0
Window 86	Bathroom/WC	98%	98%	0.0%	1.0
<u>347 Bethnal Green Road</u>					
<u>Ground Floor</u>					
Window 91	Bathroom/WC	100%	100%	0.0%	1.0
Window 92	Bathroom/WC	100%	100%	0.0%	1.0
Window 93	Staff Room	99%	99%	0.0%	1.0
Window 94	Unknown	1%	1%	0.0%	1.0
Window 95	Consolation Room	99%	99%	0.0%	1.0
<u>345 Bethnal Green Road</u>					
<u>Ground Floor</u>					
Window 109	Treatment Room	99%	99%	0.0%	1.0
Window 110	Unknown	65%	65%	0.0%	1.0
Windows 111 & 112	Bathroom/WC	92%	92%	0.0%	1.0

Appendix 2 - Sunlight to Windows

1 Rushmead, London E2 6NE

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>86 Florida Street</u>									
<u>Ground Floor</u>									
Window 1	Domestic	70%	71%	-1%	1.01	15%	15%	0%	1.0
Window 2	Domestic	69%	70%	-1%	1.01	14%	14%	0%	1.0
<u>First Floor</u>									
Window 6	Domestic	78%	79%	-1%	1.01	21%	21%	0%	1.0
Window 7	Domestic	77%	79%	-2%	1.03	21%	21%	0%	1.0
<u>Second Floor</u>									
Window 10	Domestic	84%	83%	1%	0.99	28%	28%	0%	1.0
<u>1 to 30 Jeremy Bentham House</u>									
<u>Ground Floor</u>									
Window 13	Domestic	65%	64%	1%	0.98	17%	16%	1%	0.94
Window 14	Domestic	65%	64%	1%	0.98	17%	16%	1%	0.94
Window 15	Domestic	36%	34%	2%	0.94	13%	11%	2%	0.85
Window 16	Domestic	41%	39%	2%	0.95	15%	13%	2%	0.87
Window 17	Domestic	41%	38%	3%	0.93	15%	12%	3%	0.8
Window 18	Domestic	65%	60%	5%	0.92	21%	16%	5%	0.76
Window 19	Domestic	56%	50%	6%	0.89	22%	16%	6%	0.73
Window 20	Domestic	52%	47%	5%	0.9	22%	17%	5%	0.77
Window 21	Domestic	70%	63%	7%	0.9	22%	15%	7%	0.68
Window 22	Domestic	58%	51%	7%	0.88	23%	16%	7%	0.7
Window 23	Domestic	57%	52%	5%	0.91	22%	17%	5%	0.77
Window 26	Domestic	41%	40%	1%	0.98	12%	11%	1%	0.92
<u>First Floor</u>									
Window 27	Domestic	71%	70%	1%	0.99	23%	22%	1%	0.96
Window 28	Domestic	70%	69%	1%	0.99	22%	21%	1%	0.95
Window 29	Domestic	60%	60%	0%	1.0	21%	21%	0%	1.0
Window 30	Domestic	72%	71%	1%	0.99	24%	23%	1%	0.96
Window 32	Domestic	44%	44%	0%	1.0	17%	17%	0%	1.0
Window 33	Domestic	49%	49%	0%	1.0	21%	21%	0%	1.0
Window 34	Domestic	24%	24%	0%	1.0	7%	7%	0%	1.0
Window 35	Domestic	69%	68%	1%	0.99	24%	23%	1%	0.96
Window 36	Domestic	55%	54%	1%	0.98	22%	21%	1%	0.95
Window 37	Domestic	71%	69%	2%	0.97	23%	21%	2%	0.91
Window 38	Domestic	58%	57%	1%	0.98	23%	22%	1%	0.96
Window 39	Domestic	57%	56%	1%	0.98	23%	22%	1%	0.96
Window 42	Domestic	41%	41%	0%	1.0	12%	12%	0%	1.0
<u>Second Floor</u>									
Window 43	Domestic	76%	75%	1%	0.99	28%	27%	1%	0.96
Window 44	Domestic	76%	75%	1%	0.99	28%	27%	1%	0.96
Window 45	Domestic	48%	47%	1%	0.98	18%	17%	1%	0.94

Appendix 2 - Sunlight to Windows

1 Rushmead, London E2 6NE

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 46	Domestic	62%	62%	0%	1.0	22%	22%	0%	1.0
Window 47	Domestic	50%	50%	0%	1.0	18%	18%	0%	1.0
Window 48	Domestic	54%	54%	0%	1.0	22%	22%	0%	1.0
Window 49	Domestic	71%	71%	0%	1.0	26%	26%	0%	1.0
Window 50	Domestic	57%	57%	0%	1.0	24%	24%	0%	1.0
Window 51	Domestic	74%	74%	0%	1.0	26%	26%	0%	1.0
Window 52	Domestic	60%	60%	0%	1.0	25%	25%	0%	1.0
Window 55	Domestic	45%	45%	0%	1.0	13%	13%	0%	1.0
<u>Third Floor</u>									
Window 56	Domestic	76%	76%	0%	1.0	28%	28%	0%	1.0
Window 57	Domestic	76%	76%	0%	1.0	28%	28%	0%	1.0
Window 58	Domestic	55%	55%	0%	1.0	18%	18%	0%	1.0
Window 59	Domestic	71%	71%	0%	1.0	26%	26%	0%	1.0
Window 60	Domestic	70%	70%	0%	1.0	22%	22%	0%	1.0
Window 61	Domestic	70%	70%	0%	1.0	23%	23%	0%	1.0
Window 62	Domestic	33%	33%	0%	1.0	9%	9%	0%	1.0
Window 63	Domestic	75%	75%	0%	1.0	28%	28%	0%	1.0
Window 64	Domestic	59%	59%	0%	1.0	24%	24%	0%	1.0
Window 65	Domestic	74%	74%	0%	1.0	26%	26%	0%	1.0
Window 66	Domestic	60%	60%	0%	1.0	25%	25%	0%	1.0
Window 67	Domestic	58%	58%	0%	1.0	24%	24%	0%	1.0
Window 70	Domestic	55%	55%	0%	1.0	16%	16%	0%	1.0
<u>361 to 363 Bethnal Green Road</u>									
<u>Ground Floor</u>									
Window 71	CCTV Room	42%	43%	-1%	1.02	10%	10%	0%	1.0
Window 72	CCTV Room	43%	42%	1%	0.98	10%	10%	0%	1.0
<u>359 Bethnal Green Road</u>									
<u>First Floor</u>									
Window 73	Non Domestic	2%	2%	0%	1.0	0%	0%	0%	1.0
<u>Second Floor</u>									
Window 75	Non Domestic	38%	38%	0%	1.0	2%	2%	0%	1.0
Window 76	Non Domestic	64%	64%	0%	1.0	16%	16%	0%	1.0
<u>357 Bethnal Green Road</u>									
<u>Ground Floor</u>									
Window 78	Shop/Kitchen	66%	66%	0%	1.0	14%	14%	0%	1.0
Window 79	Shop/Kitchen	65%	65%	0%	1.0	14%	14%	0%	1.0
Window 80	Shop/Kitchen	72%	72%	0%	1.0	17%	17%	0%	1.0
Window 81	Shop/Kitchen	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>347 Bethnal Green Road</u>									
<u>Ground Floor</u>									
Window 91	Bathroom/WC	25%	25%	0%	1.0	0%	0%	0%	1.0
Window 92	Bathroom/WC	24%	24%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows

1 Rushmead, London E2 6NE

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 93	Staff Room	12%	12%	0%	1.0	0%	0%	0%	1.0

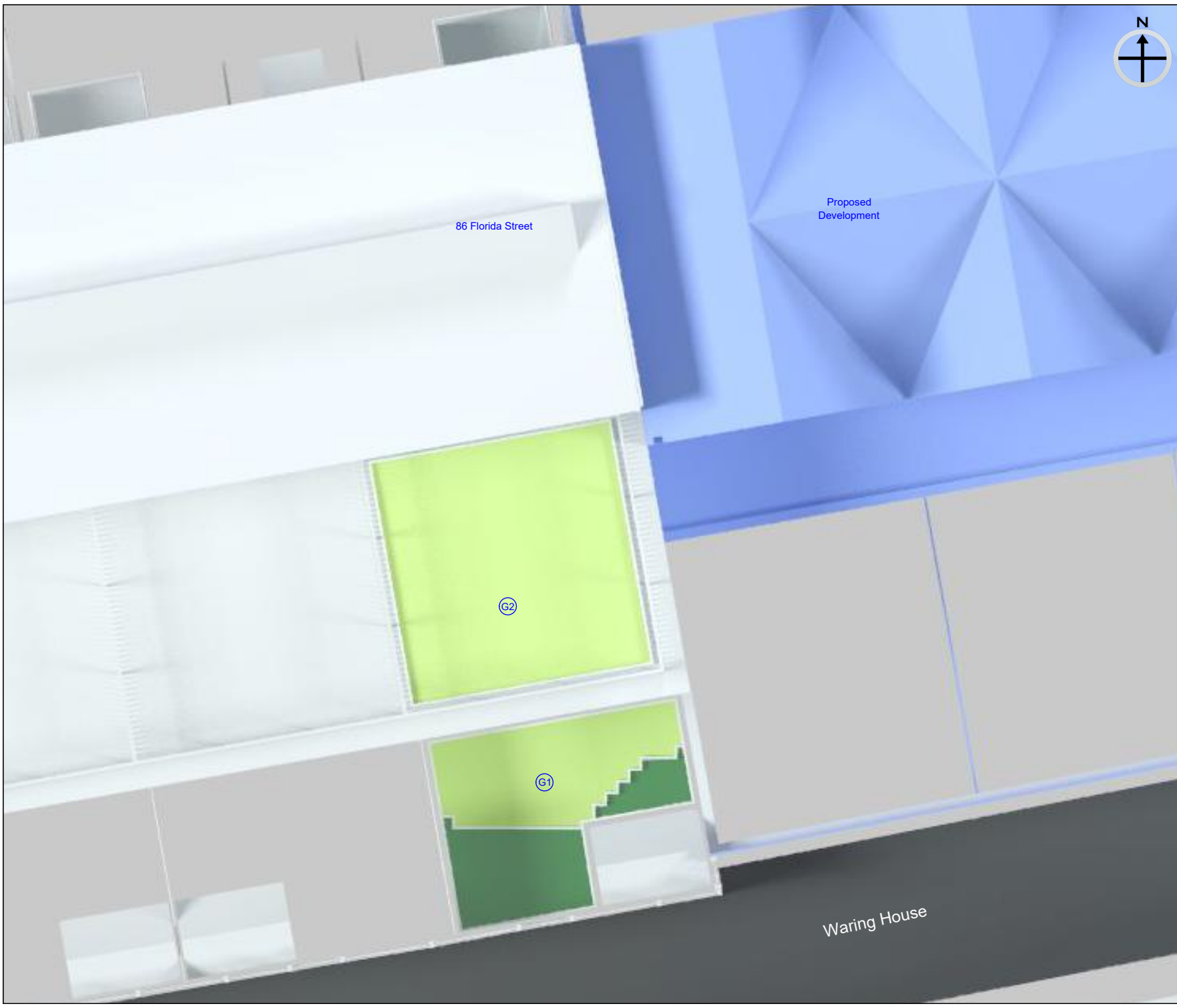
Appendix 2 - Overshadowing to Gardens and Open Spaces

1 Rushmead, London E2 6NE






Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						Ratio
		Before		After		Loss		
<u>86 Florida Street</u>								
<u>Ground Floor</u>								
Garden 1	17.26 m2	9.75 m2	56%	9.75 m2	56%	0.0 m2	0%	1.0
<u>Second Floor</u>								
Garden 2	27.42 m2	27.42 m2	100%	27.42 m2	100%	0.0 m2	0%	1.0
<u>1 to 30 Jeremy Bentham House</u>								
<u>Ground Floor</u>								
Garden 3	192.61 m2	148.01 m2	77%	148.01 m2	77%	0.0 m2	0%	1.0
Garden 4	55.37 m2	40.79 m2	74%	40.79 m2	74%	0.0 m2	0%	1.0
Garden 5	9.73 m2	8.5 m2	87%	8.5 m2	87%	0.0 m2	0%	1.0
Garden 6	102.15 m2	72.69 m2	71%	72.69 m2	71%	0.0 m2	0%	1.0
<u>Second Floor</u>								
Garden 7	8.07 m2	8.07 m2	100%	8.07 m2	100%	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.
-  Neighbouring Gardens and Amenity Areas

361 to 363 Bethnal Green Road

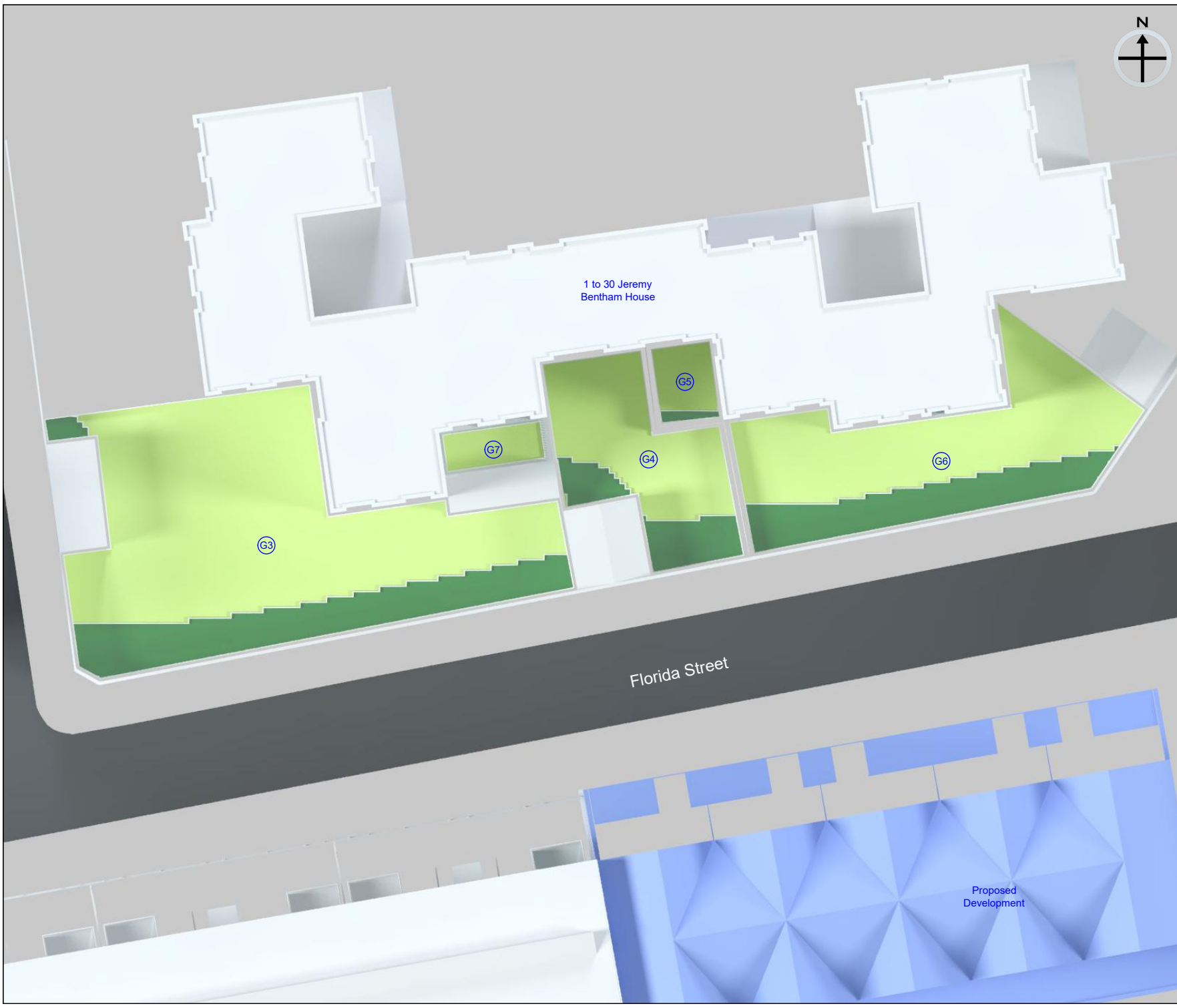
Project Name: 1 Rushmead, London E2 6NE






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



RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Right of Light Consulting
Burley House
15 - 17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk



- 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).
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 -  Receives at least two hours sunlight on 21st March before and after the development.
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Project Name: 1 Rushmead, London E2 6NE

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RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Right of Light Consulting
Burley House
15 - 17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk