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)

## Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

8 April 2021

Right of Light Consulting

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

Tel: 0800 197 4836

www.right-of-light.co.uk

## CONTENTS

# 1 EXECUTIVE SUMMARY

## 1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Sempra Homes to undertake a daylight and sunlight study of the proposed development at Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB.

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 19 Hempstalls, 2 Great Knightleys and the BP Garage.

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 The BP garage is a non-domestic building which in our opinion does not have a requirement for daylight or sunlight. Nevertheless, all rooms and windows to this building passes the numerical tests. We have not included these results in the discussion below.

1.1.6 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.

# 2 INFORMATION SOURCES

## 2.1 Drawings

2.1.1 This report is based on the following drawings:

BPTW Architecture

| | | |
|---|---|---|
| CPK-BPTW-08-ZZ-DR-A-2001 | Site Elevation 01 - Existing and Proposed | Rev C01 |
| CPK-BPTW-08-ZZ-DR-A-2002 | Site Elevation 02 - Existing and Proposed | Rev C01 |
| CPK-BPTW-08-ZZ-DR-A-2003 | Site Elevation 03 - Existing and Proposed | Rev C01 |
| CPK-BPTW-08-ZZ-DR-A-2004 | Site Elevation 04 - Existing and Proposed | Rev C01 |
| CPK-BPTW-08-ZZ-DR-A-2005 | Site Elevation 05 & 06 - Existing and Proposed | Rev C01 |
| CPK-BPTW-08-00-DR-A-0102 | Site Ground Floor Plan | Rev C01 |
| CPK-BPTW-08-00-DR-A-0106 | Site Proposed Ground Finished Floor Levels Plan | Rev C01 |
| CPK-BPTW-08-ZZ-DR-A-0103 | Site Typical Floor Plan | Rev C01 |
| CPK-BPTW-08-ZZ-DR-A-0104 | Site Upper Floor Plan | Rev C01 |
| CPK-BPTW-08-ZZ-DR-A-0105 | Site Roof Floor Plan | Rev C01 |
| CPK-BPTW-10-00-DR-A-1000 | Block A – Ground Floor Plan | Rev C01 |
| CPK-BPTW-10-01-DR-A-1001 | Block A - Typical Floor Plan (1st to 4th Floor) | Rev C01 |
| CPK-BPTW-10-01-DR-A-1005 | Block A - Roof Plan | Rev C01 |
| CPK-BPTW-10-ZZ-DR-A-2010 | Block A Elevation - North | Rev C01 |
| CPK-BPTW-10-ZZ-DR-A-2011 | Block A Elevation – East | Rev C01 |
| CPK-BPTW-10-ZZ-DR-A-2012 | Block A Elevation - South | Rev C01 |
| CPK-BPTW-10-ZZ-DR-A-2013 | Block A Elevation – West | Rev C01 |
| CPK-BPTW-11-00-DR-A-1010 | Block B – Ground Floor Plan | Rev C01 |
| CPK-BPTW-11-01-DR-A-1011 | Block B - Typical Floor Plan (1st to 6th Floor) | Rev C01 |
| CPK-BPTW-11-07-DR-A-1017 | Block B - Seventh Floor Plan | Rev C01 |
| CPK-BPTW-11-08-DR-A-1018 | Block B - Roof Plan | Rev C01 |
| CPK-BPTW-11-ZZ-DR-A-2020 | Block B Elevation - North | Rev C01 |
| CPK-BPTW-11-ZZ-DR-A-2021 | Block B Elevation - East | Rev C01 |
| CPK-BPTW-11-ZZ-DR-A-2022 | Block B Elevation - South | Rev C01 |
| CPK-BPTW-11-ZZ-DR-A-2023 | Block B Elevation - West | Rev C01 |
| CPK-BPTW-12-00-DR-A-1020 | Block C - Ground Floor Plan | Rev C01 |
| CPK-BPTW-12-06-DR-A-1026 | Block C - Roof Plan | Rev C01 |
| CPK-BPTW-12-ZZ-DR-A-2030 | Block C Elevation – North | Rev C01 |
| CPK-BPTW-12-ZZ-DR-A-2031 | Block C Elevation - East | Rev C01 |
| CPK-BPTW-12-ZZ-DR-A-2032 | Block C Elevation – South | Rev C01 |
| CPK-BPTW-12-ZZ-DR-A-2033 | Block C Elevation -West | Rev C01 |
| CPK-BPTW-13-00-DR-A-1030 | Block D - Ground Floor Plan | Rev C01 |
| CPK-BPTW-13-ZZ-DR-A-1031 | Block D – Typical Floor Plan (1sth to 6th Floor Plan) | Rev C01 |

| | | |
|---|---|---|
| CPK-BPTW-13-07-DR-A-1037 | Block D - Roof Plan | Rev C01 |
| CPK-BPTW-14-00-DR-A-1040 | Block E – Ground Floor Plan | Rev C01 |
| CPK-BPTW-14-ZZ-DR-A-1041 | Block E – Typical Floor Plan (1st to 6th Floor) | Rev C01 |
| CPK-BPTW-14-ZZ-DR-A-1047 | Block E – Upper Floor Plan (7th – 9th Floor) | Rev C01 |
| CPK-BPTW-14-10-DR-A-1050 | Block E – Roof Plan | Rev C01 |
| CPK-BPTW-15-ZZ-DR-A-1060 | House Terrace 01 – Floor Plans | Rev C01 |
| CPK-BPTW-16-ZZ-DR-A-1070 | House Terrace 02 – Floor Plans | Rev C01 |
| CPK-BPTW-13-ZZ-DR-A-2040 | Block D Elevation - North | Rev C01 |
| CPK-BPTW-13-ZZ-DR-A-2041 | Block D Elevation - East | Rev C01 |
| CPK-BPTW-13-ZZ-DR-A-2042 | Block D Elevation - South | Rev C01 |
| CPK-BPTW-13-ZZ-DR-A-2043 | Block D Elevation - West | Rev C01 |
| CPK-BPTW-14-ZZ-DR-A-2050 | Block E Elevation - East | Rev C01 |
| CPK-BPTW-14-ZZ-DR-A-2051 | Block E Elevation - North East | Rev C01 |
| CPK-BPTW-14-ZZ-DR-A-2052 | Block E Elevation - North West | Rev C01 |
| CPK-BPTW-14-ZZ-DR-A-2053 | Block E Elevation - South | Rev C01 |
| CPK-BPTW-14-ZZ-DR-A-2054 | Block E Elevation - South West | Rev C01 |
| CPK-BPTW-14-ZZ-DR-A-2055 | Block E Elevation – West | Rev C01 |
| CPK-BPTW-15-ZZ-DR-A-2060 | House Terrace 01 – Elevations | Rev C01 |
| CPK-BPTW-16-ZZ-DR-A-2070 | House Terrace 02 - Elevations | Rev C01 |

TEXO DSI Survey and Inspection

| | | |
|---|---|---|
| TX0463/Laindon/T/01/R2 | Topographic Survey | Rev - |
| TX0463/Laindon/T/02/R2 | Topographic Survey | Rev - |
| TX0463/Laindon/T/03/R2 | Topographic Survey | Rev - |
| TX0463/Laindon/T/04/R2 | Topographic Survey | Rev - |
| TX0463/Laindon/T/05/R2 | Topographic Survey | Rev - |
| TX0463/Laindon/T/06/R2 | Topographic Survey | Rev - |
| TX0463/Laindon/T/07/R2 | Topographic Survey | Rev - |
| TX0463/Laindon/T/08/R2 | Topographic Survey | Rev - |
| TX0463/Laindon/T/09/R2 | Topographic Survey | Rev - |
| TX0463-Laindon-EL-01-R1 | Laindon Link Front Facade Elevations | Rev - |

External Measured Survey by Right of Light Consulting

| | | |
|---|---|---|
| | Point Cloud | 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:

www.rightmove.co.uk

13 Hempstalls:

| | | |
|---|---|---|
| | Floor Plans | Rev - |

6 Hempstalls:

Floor Plans Rev -

# 3 METHODOLOGY OF THE STUDY

## 3.1 Local Planning Policy

3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is expected sometime in 2021. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

## 3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

### 3.3 Daylight to Windows

3.3.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."

3.3.5 The BRE guide contains two tests which measure diffuse daylight:

**Test 1 Vertical Sky Component**

3.3.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.3.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has

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

**Test 2 Daylight Distribution**

3.3.8 The distribution of daylight within a room can be calculated by plotting the 'no sky-line'. The no 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 19 Hempstalls, 2 Great Knightleys and the BP Garage.

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.

4.1.3 The BP garage is a non-domestic building which in our opinion does not have a requirement for daylight or sunlight. Nevertheless, all rooms and windows to this building passes the numerical tests. We have not included these results in the discussion below.

## 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 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 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.

# 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 15 February 2021. 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.

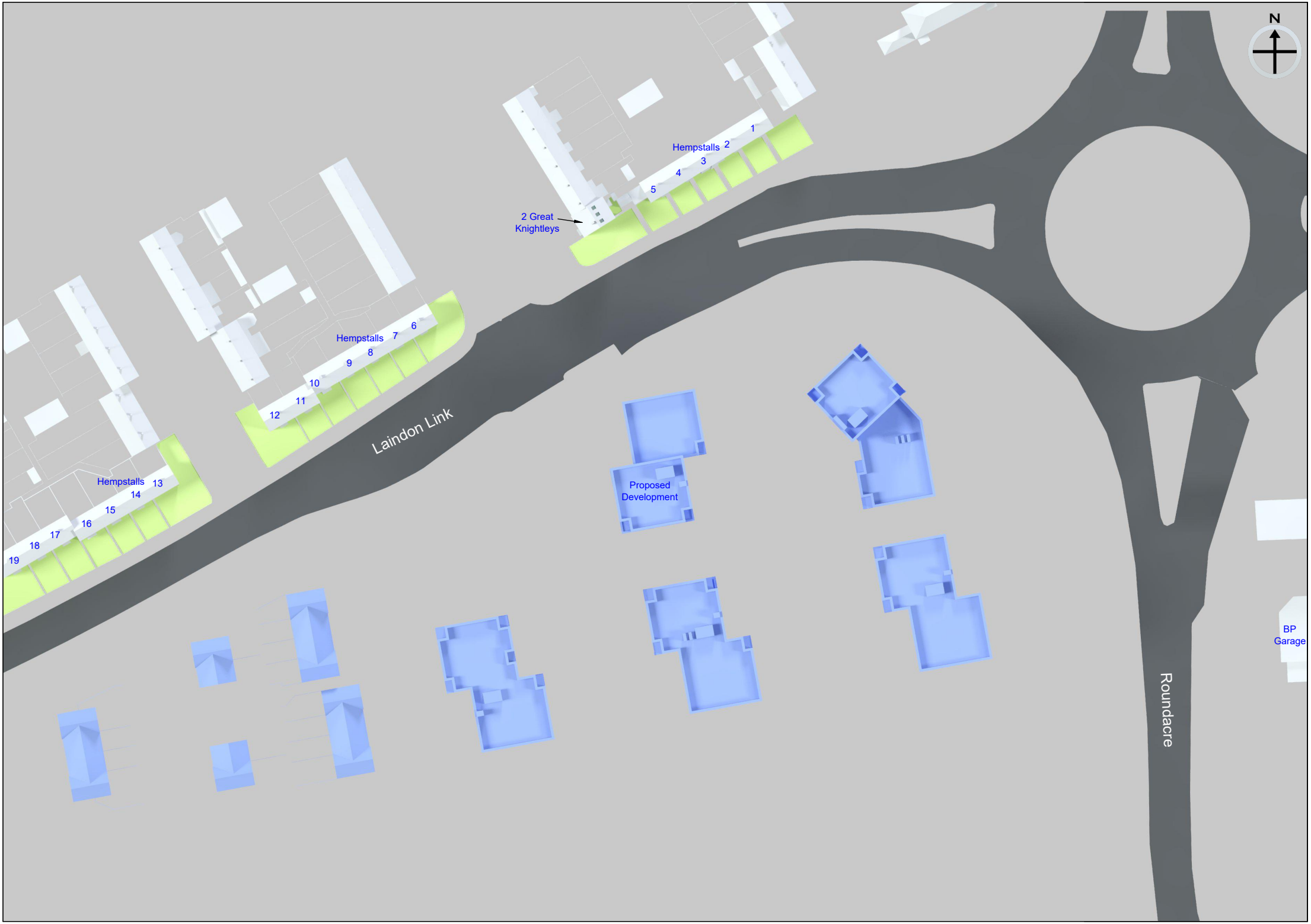
5.1.6 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we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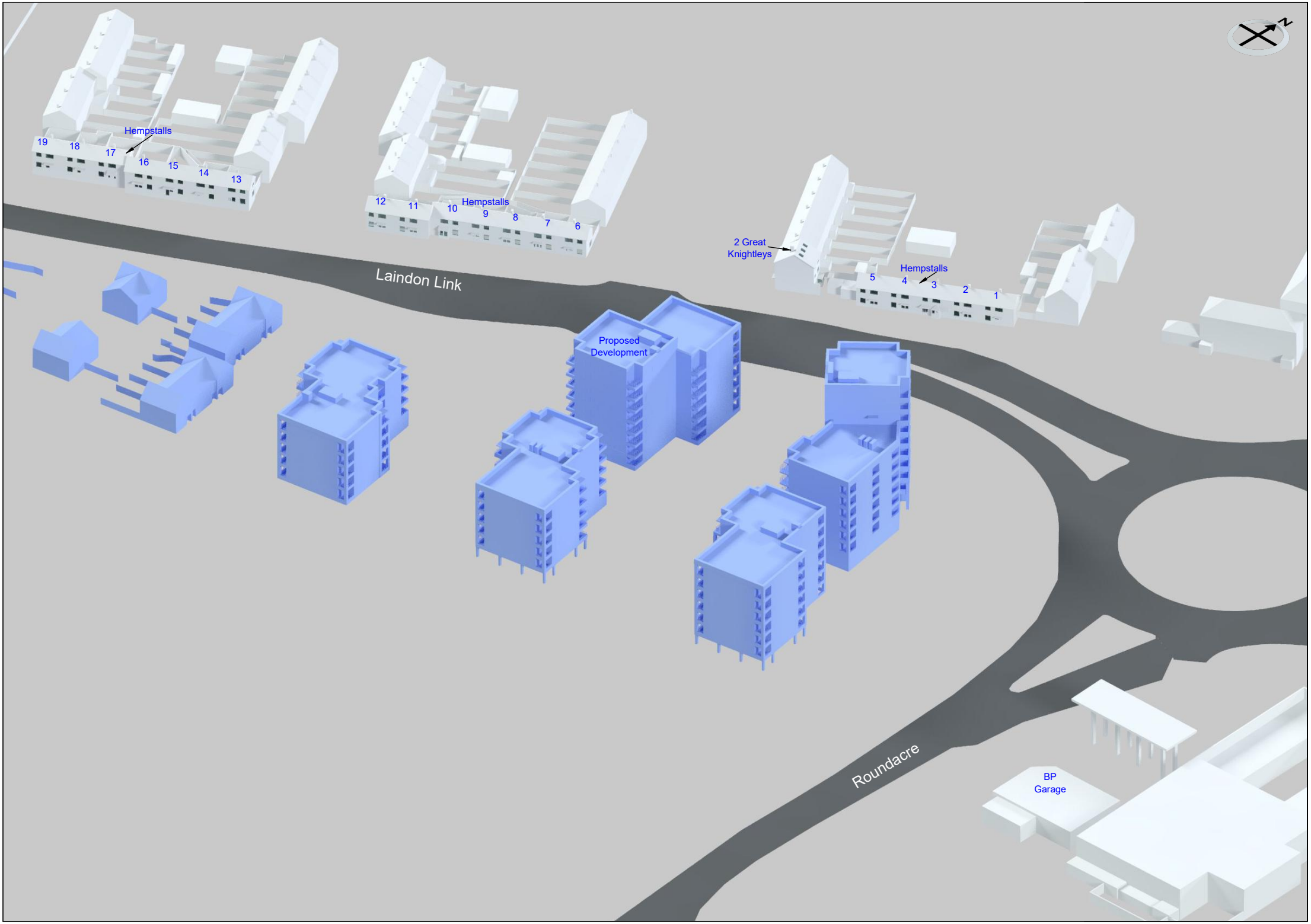
Garage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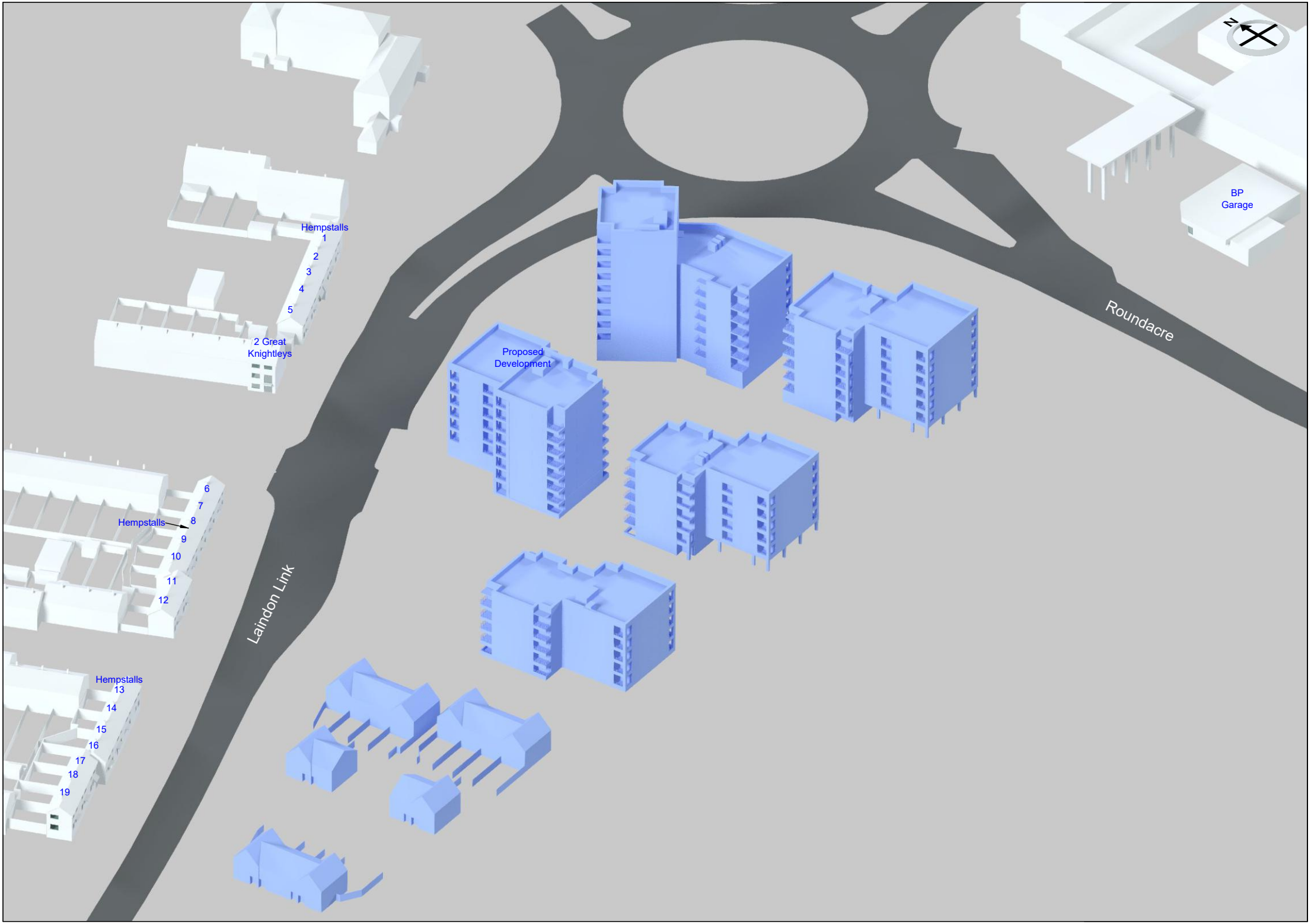
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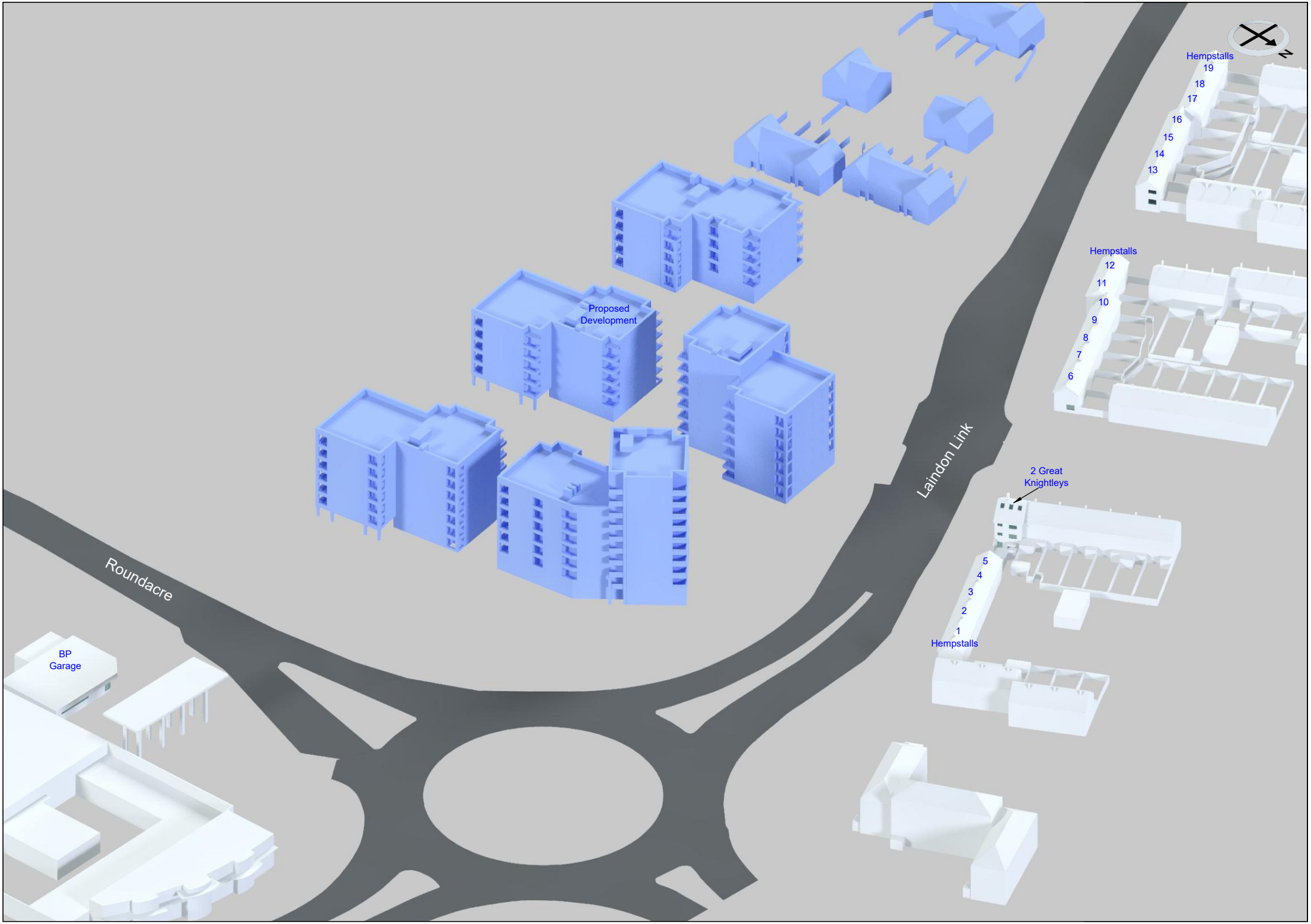
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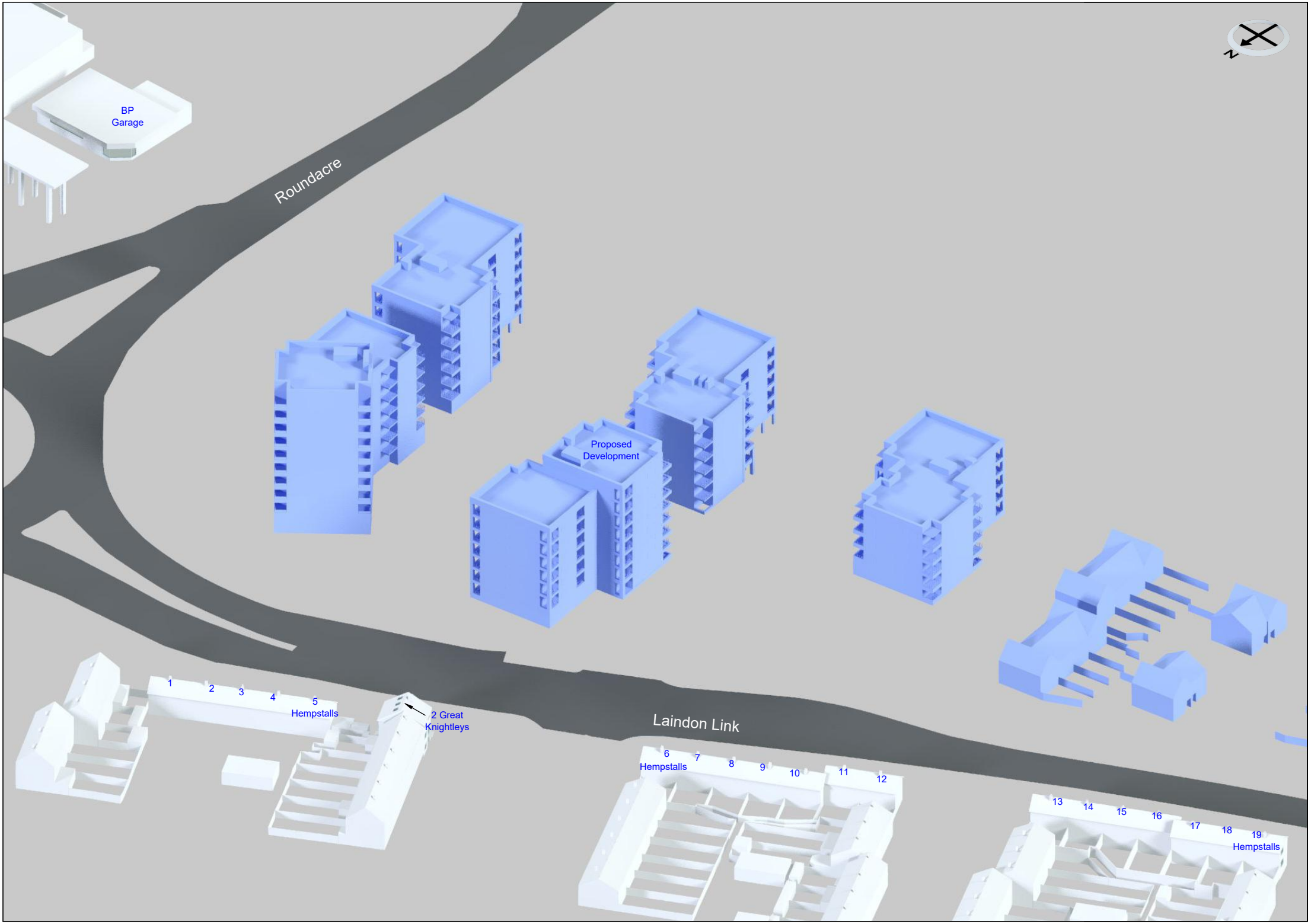
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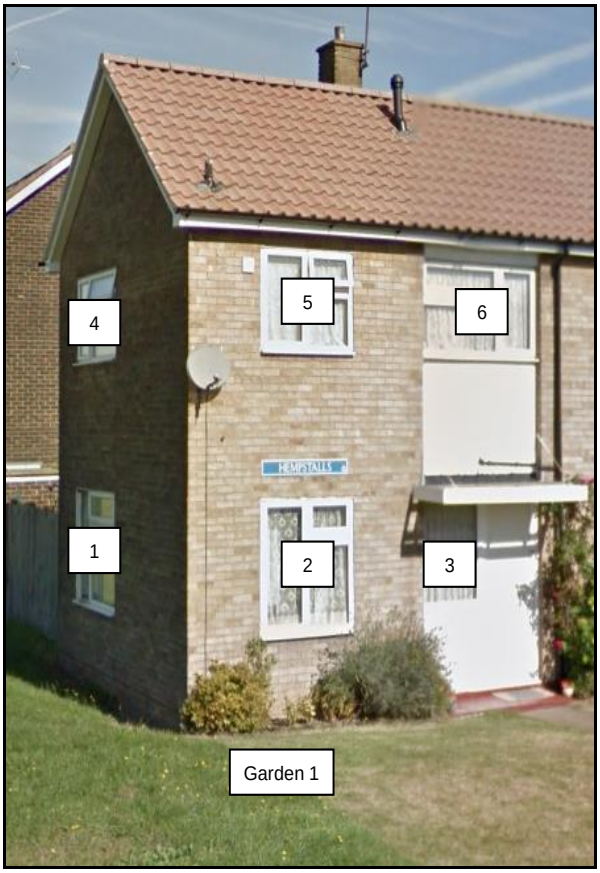
# Neighbouring Windows

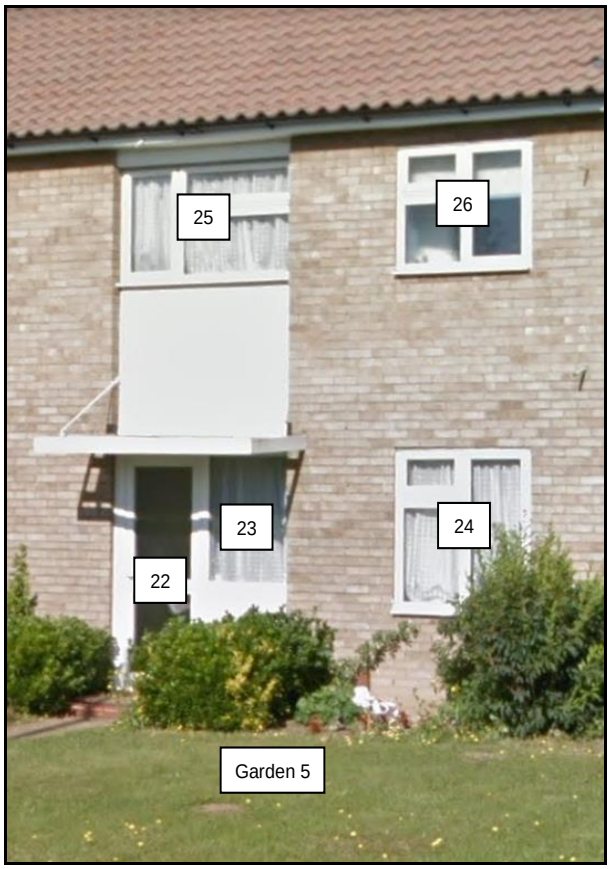



**19 Hempstalls**

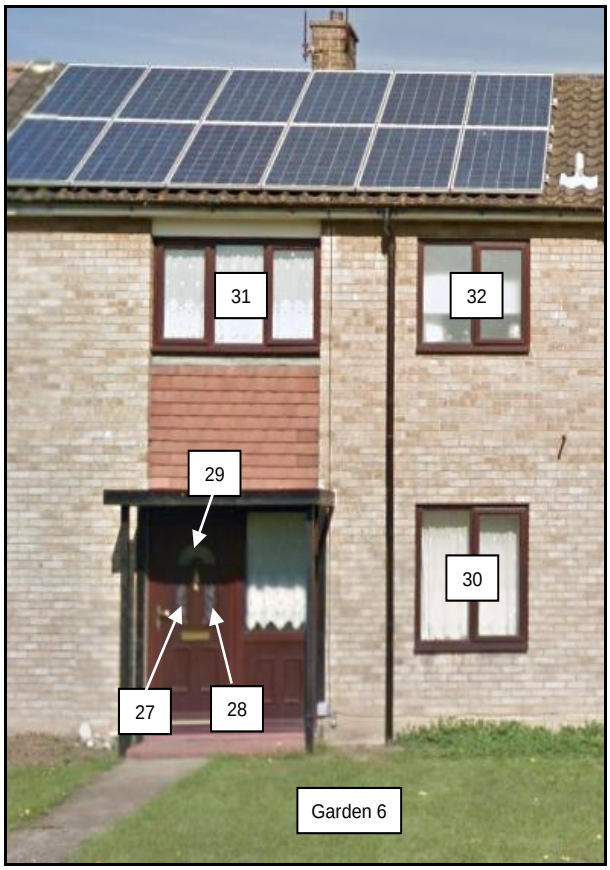

**18 Hempstalls**


**17 Hempstalls**

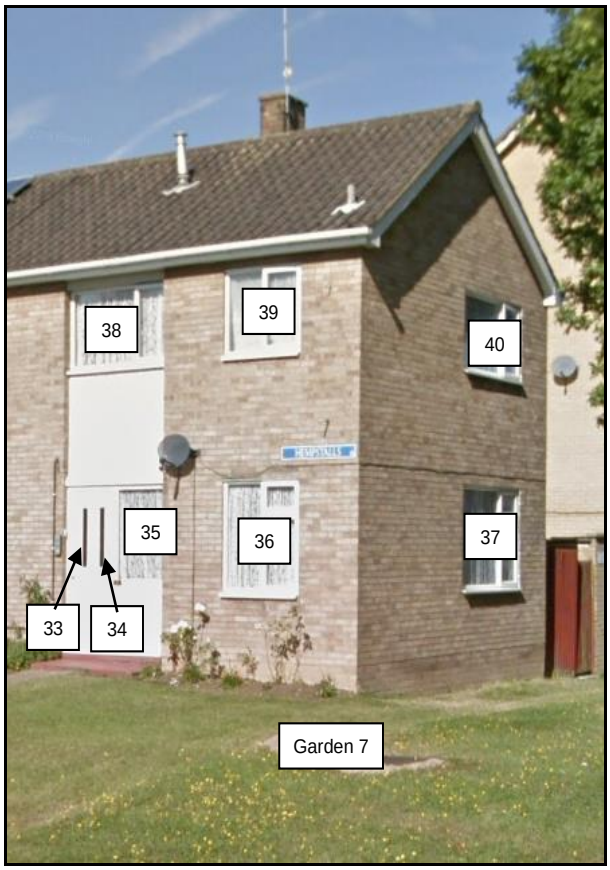

**16 Hempstalls**



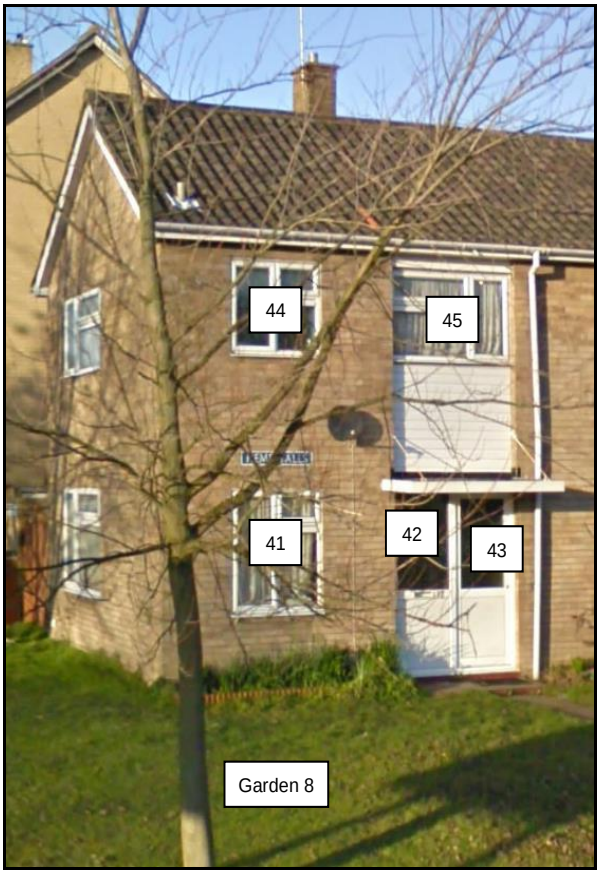

**15 Hempstalls**




**14 Hempstalls**



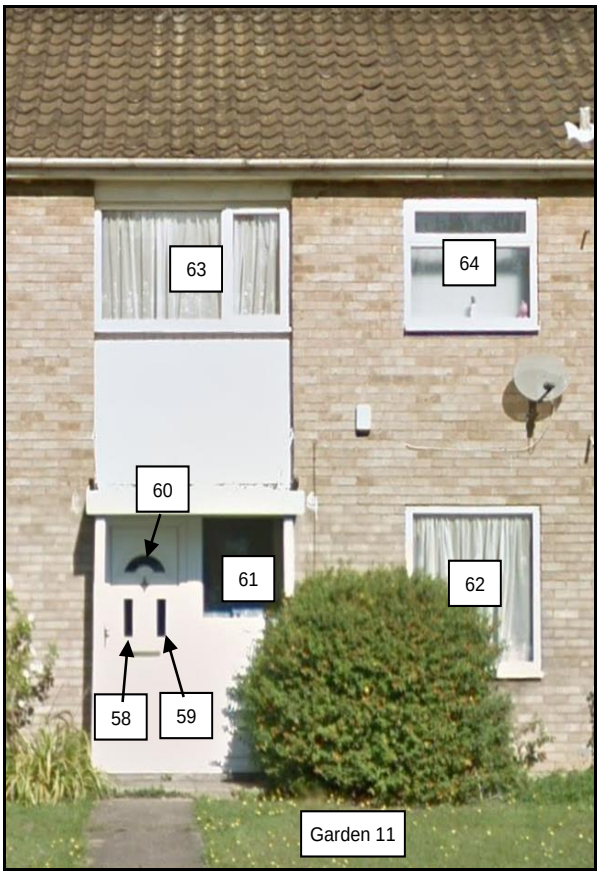

**13 Hempstalls**




**12 Hempstalls**

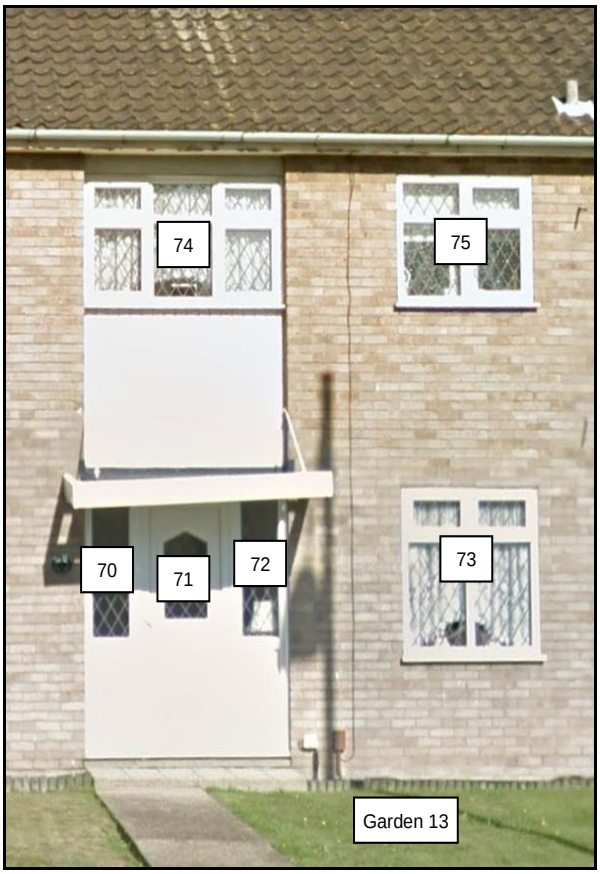

**11 Hempstalls**


**10 Hempstalls**

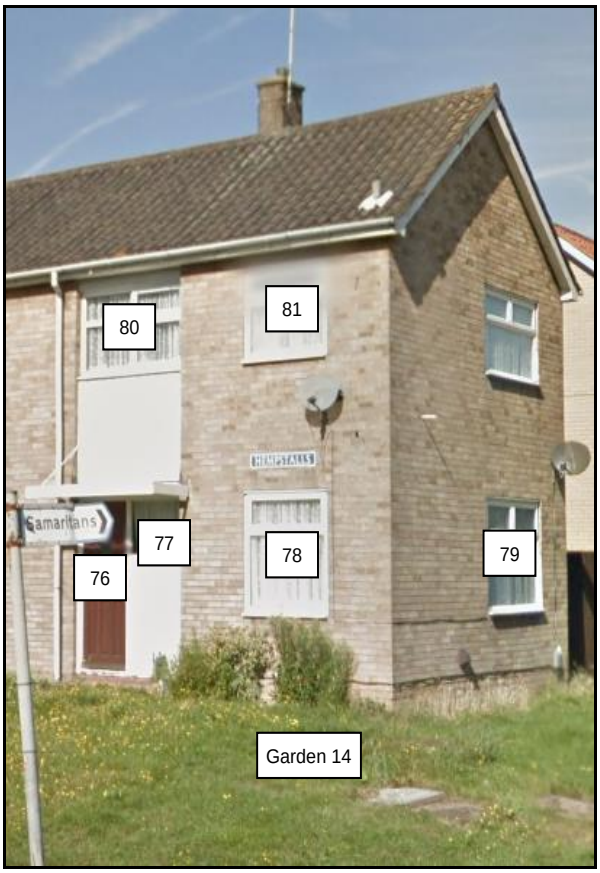



**9 Hempstalls**

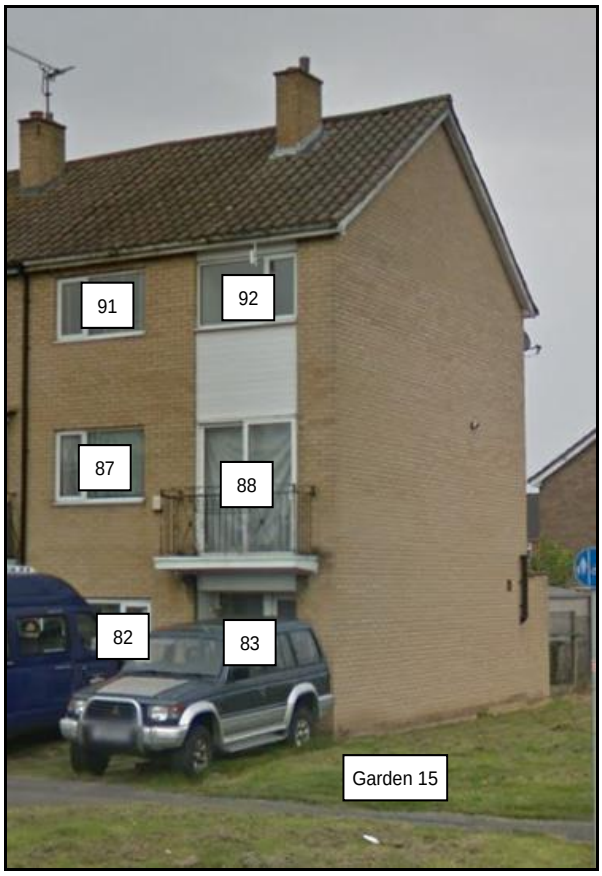

**8 Hempstalls**




**7 Hempstalls**

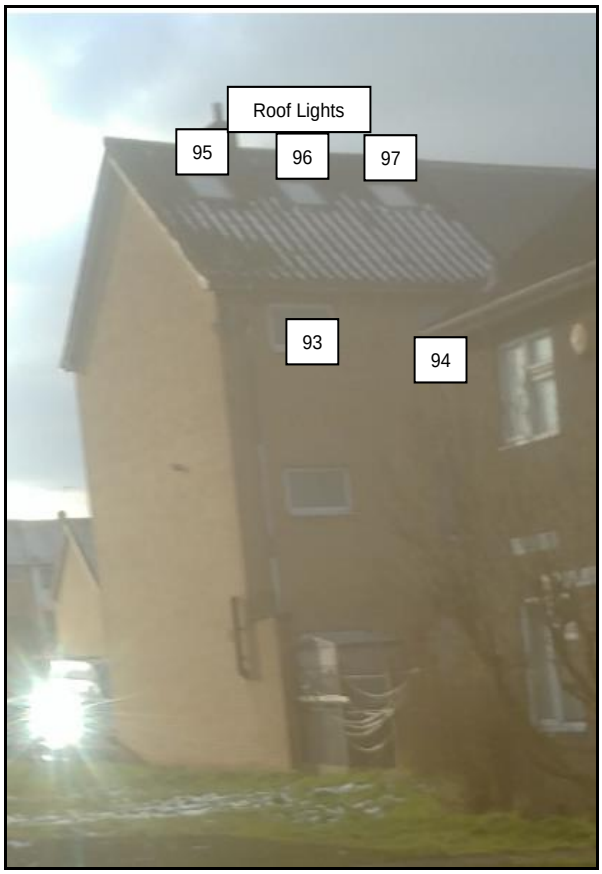



**6 Hempstalls**




**2 Great Knightleys**


**2 Great Knightleys**




**2 Great Knightleys**


**5 Hempstalls**


**4 Hempstalls**


**3 Hempstalls**


**2 Hempstalls**


**1 Hempstalls**


**BP Garage**

# APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

## Appendix 2 - Vertical Sky Component

## Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

| Reference | Room Use | Vertical Sky Component | | | |
|---|---|---|---|---|---|
| | | Before | After | Loss | Ratio |
| 19 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 1 | Domestic | 38.6% | 38.6% | 0.0% | 1.0 |
| Window 2 | Domestic | 38.7% | 36.9% | 1.8% | 0.95 |
| Window 3 | Non Habitable | 21.6% | 19.8% | 1.8% | 0.92 |
| First Floor | | | | | |
| Window 4 | Domestic | 38.9% | 38.9% | 0.0% | 1.0 |
| Window 5 | Domestic | 37.3% | 36.1% | 1.2% | 0.97 |
| Window 6 | Domestic | 37.3% | 36.1% | 1.2% | 0.97 |
| 18 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 7 | Domestic | 38.6% | 36.6% | 2.0% | 0.95 |
| Window 8 | Non Habitable | 21.9% | 19.9% | 2.0% | 0.91 |
| First Floor | | | | | |
| Window 9 | Domestic | 37.2% | 35.9% | 1.3% | 0.97 |
| Window 10 | Domestic | 37.1% | 35.8% | 1.3% | 0.96 |
| 17 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 11 | Domestic | 38.4% | 36.2% | 2.2% | 0.94 |
| Window 12 | Non Habitable | 22.0% | 19.8% | 2.2% | 0.9 |
| Window 13 | Non Habitable | 8.5% | 6.5% | 2.0% | 0.76 |
| Window 14 | Non Habitable | 20.1% | 18.0% | 2.1% | 0.9 |
| First Floor | | | | | |
| Window 15 | Domestic | 37.0% | 35.6% | 1.4% | 0.96 |
| Window 16 | Domestic | 36.6% | 35.2% | 1.4% | 0.96 |
| 16 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 17 | Non Habitable | 21.1% | 18.5% | 2.6% | 0.88 |
| Window 18 | Non Habitable | 21.1% | 18.5% | 2.6% | 0.88 |
| Window 19 | Domestic | 38.2% | 35.5% | 2.7% | 0.93 |

## Appendix 2 - Vertical Sky Component

## Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

| Reference | Room Use | Vertical Sky Component | | | |
|---|---|---|---|---|---|
| | | Before | After | Loss | Ratio |
| First Floor | | | | | |
| Window 20 | Domestic | 36.3% | 34.5% | 1.8% | 0.95 |
| Window 21 | Domestic | 36.3% | 34.4% | 1.9% | 0.95 |
| 15 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 22 | Non Habitable | 21.2% | 18.4% | 2.8% | 0.87 |
| Window 23 | Non Habitable | 18.4% | 15.6% | 2.8% | 0.85 |
| Window 24 | Domestic | 38.2% | 35.3% | 2.9% | 0.92 |
| First Floor | | | | | |
| Window 25 | Domestic | 36.3% | 34.3% | 2.0% | 0.94 |
| Window 26 | Domestic | 36.3% | 34.2% | 2.1% | 0.94 |
| 14 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 27 | Non Habitable | 27.7% | 24.6% | 3.1% | 0.89 |
| Window 28 | Non Habitable | 26.4% | 23.4% | 3.0% | 0.89 |
| Window 29 | Non Habitable | 11.7% | 8.8% | 2.9% | 0.75 |
| Window 30 | Domestic | 38.8% | 35.8% | 3.0% | 0.92 |
| First Floor | | | | | |
| Window 31 | Domestic | 36.3% | 34.2% | 2.1% | 0.94 |
| Window 32 | Domestic | 36.3% | 34.1% | 2.2% | 0.94 |
| 13 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 33 | Non Habitable | 39.4% | 36.4% | 3.0% | 0.92 |
| Window 34 | Non Habitable | 39.4% | 36.4% | 3.0% | 0.92 |
| Window 35 | Non Habitable | 39.4% | 36.4% | 3.0% | 0.92 |
| Window 36 | Domestic | 39.5% | 36.3% | 3.2% | 0.92 |
| Window 37 | Domestic | 37.3% | 35.6% | 1.7% | 0.95 |
| First Floor | | | | | |
| Window 38 | Domestic | 36.3% | 34.1% | 2.2% | 0.94 |

## Appendix 2 - Vertical Sky Component

## Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

| Reference | Room Use | Vertical Sky Component | | | |
|---|---|---|---|---|---|
| | | Before | After | Loss | Ratio |
| Window 39 | Domestic | 36.3% | 34.0% | 2.3% | 0.94 |
| Window 40 | Domestic | 35.4% | 34.0% | 1.4% | 0.96 |
| 12 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 41 | Domestic | 38.8% | 34.9% | 3.9% | 0.9 |
| Window 42 | Domestic & Staircase | 21.1% | 17.2% | 3.9% | 0.82 |
| Window 43 | Domestic & Staircase | 21.1% | 17.2% | 3.9% | 0.82 |
| Window 45 | Staircase & Domestic | 36.4% | 33.3% | 3.1% | 0.91 |
| First Floor | | | | | |
| Window 44 | Domestic | 36.4% | 33.4% | 3.0% | 0.92 |
| 11 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 46 | Domestic | 38.7% | 34.7% | 4.0% | 0.9 |
| Window 47 | Domestic & Staircase | 21.1% | 17.1% | 4.0% | 0.81 |
| Window 48 | Domestic & Staircase | 21.1% | 17.0% | 4.1% | 0.81 |
| Window 50 | Staircase & Domestic | 36.4% | 33.1% | 3.3% | 0.91 |
| First Floor | | | | | |
| Window 49 | Domestic | 36.4% | 33.2% | 3.2% | 0.91 |
| 10 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 51 | Non Habitable | 36.6% | 32.4% | 4.2% | 0.89 |
| Window 52 | Non Habitable | 37.5% | 33.2% | 4.3% | 0.89 |
| Window 53 | Domestic & Staircase | 2.9% | 1.2% | 1.7% | 0.41 |
| Window 54 | Domestic & Staircase | 9.4% | 7.9% | 1.5% | 0.84 |
| Window 55 | Domestic | 37.4% | 33.2% | 4.2% | 0.89 |
| Window 56 | Staircase & Domestic | 34.4% | 31.0% | 3.4% | 0.9 |
| First Floor | | | | | |
| Window 57 | Domestic | 35.8% | 32.2% | 3.6% | 0.9 |

## Appendix 2 - Vertical Sky Component

## Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

| Reference | Room Use | Vertical Sky Component | | | |
|---|---|---|---|---|---|
| | | Before | After | Loss | Ratio |
| 9 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 58 | Domestic & Staircase | 29.9% | 25.4% | 4.5% | 0.85 |
| Window 59 | Domestic & Staircase | 28.7% | 24.3% | 4.4% | 0.85 |
| Window 60 | Domestic & Staircase | 14.9% | 10.6% | 4.3% | 0.71 |
| Window 61 | Domestic & Staircase | 17.2% | 12.8% | 4.4% | 0.74 |
| Window 62 | Domestic | 38.9% | 34.4% | 4.5% | 0.88 |
| Window 63 | Staircase & Domestic | 36.0% | 32.3% | 3.7% | 0.9 |
| First Floor | | | | | |
| Window 64 | Domestic | 36.1% | 32.4% | 3.7% | 0.9 |
| 8 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 65 | Domestic & Staircase | 23.8% | 19.1% | 4.7% | 0.8 |
| Window 66 | Domestic & Staircase | 23.8% | 19.0% | 4.8% | 0.8 |
| Window 67 | Domestic | 38.9% | 34.1% | 4.8% | 0.88 |
| Window 68 | Staircase & Domestic | 36.0% | 32.1% | 3.9% | 0.89 |
| First Floor | | | | | |
| Window 69 | Domestic | 36.0% | 32.0% | 4.0% | 0.89 |
| 7 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 70 | Domestic & Staircase | 28.6% | 23.6% | 5.0% | 0.83 |
| Window 71 | Domestic & Staircase | 26.9% | 21.8% | 5.1% | 0.81 |
| Window 72 | Domestic & Staircase | 27.6% | 22.5% | 5.1% | 0.82 |
| Window 73 | Domestic | 38.9% | 33.6% | 5.3% | 0.86 |
| Window 74 | Staircase & Domestic | 36.6% | 32.3% | 4.3% | 0.88 |
| First Floor | | | | | |
| Window 75 | Domestic | 36.0% | 31.6% | 4.4% | 0.88 |

## Appendix 2 - Vertical Sky Component

## Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

| Reference | Room Use | Vertical Sky Component | | | |
|---|---|---|---|---|---|
| | | Before | After | Loss | Ratio |
| 6 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 76 | Landing & Staircase | 22.0% | 16.5% | 5.5% | 0.75 |
| Window 77 | Landing & Staircase | 14.2% | 8.7% | 5.5% | 0.61 |
| Window 78 | Living/Dining | 38.9% | 33.2% | 5.7% | 0.85 |
| Window 79 | Living/Dining | 37.5% | 35.2% | 2.3% | 0.94 |
| Window 80 | Staircase & Landing | 35.8% | 31.1% | 4.7% | 0.87 |
| First Floor | | | | | |
| Window 81 | Bathroom/WC | 36.3% | 31.5% | 4.8% | 0.87 |
| 2 Great Knightleys | | | | | |
| Ground Floor | | | | | |
| Window 82 | Domestic | 37.7% | 36.3% | 1.4% | 0.96 |
| Window 83 | Domestic | 18.5% | 17.3% | 1.2% | 0.94 |
| Window 84 | Domestic | 24.8% | 24.8% | 0.0% | 1.0 |
| Window 85 | Domestic | 18.1% | 16.4% | 1.7% | 0.91 |
| Window 86 | Domestic | 16.0% | 15.2% | 0.8% | 0.95 |
| First Floor | | | | | |
| Window 87 | Domestic | 38.6% | 37.4% | 1.2% | 0.97 |
| Window 88 | Domestic | 38.7% | 37.3% | 1.4% | 0.96 |
| Window 89 | Domestic | 37.6% | 36.8% | 0.8% | 0.98 |
| Window 90 | Domestic | 37.2% | 36.5% | 0.7% | 0.98 |
| Second Floor | | | | | |
| Window 91 | Domestic | 35.8% | 34.8% | 1.0% | 0.97 |
| Window 92 | Domestic | 35.8% | 34.7% | 1.1% | 0.97 |
| Window 93 | Domestic | 33.6% | 32.8% | 0.8% | 0.98 |
| Window 94 | Domestic | 35.4% | 34.7% | 0.7% | 0.98 |

## Appendix 2 - Vertical Sky Component

## Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

| Reference | Room Use | Vertical Sky Component | | | |
|---|---|---|---|---|---|
| | | Before | After | Loss | Ratio |
| Third Floor | | | | | |
| Window 95 | Domestic | 88.1% | 87.3% | 0.8% | 0.99 |
| Window 96 | Domestic | 88.2% | 87.4% | 0.8% | 0.99 |
| Window 97 | Domestic | 88.7% | 88.0% | 0.7% | 0.99 |
| 5 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 98 | Domestic | 38.9% | 32.9% | 6.0% | 0.85 |
| Window 99 | Non Habitable | 24.8% | 18.9% | 5.9% | 0.76 |
| Window 100 | Non Habitable | 24.8% | 19.0% | 5.8% | 0.77 |
| First Floor | | | | | |
| Window 101 | Domestic | 36.3% | 30.9% | 5.4% | 0.85 |
| Window 102 | Domestic | 36.4% | 31.2% | 5.2% | 0.86 |
| 4 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 103 | Domestic | 39.0% | 33.4% | 5.6% | 0.86 |
| Window 104 | Non Habitable | 25.8% | 20.4% | 5.4% | 0.79 |
| Window 105 | Non Habitable | 26.8% | 21.5% | 5.3% | 0.8 |
| First Floor | | | | | |
| Window 106 | Domestic | 36.2% | 31.2% | 5.0% | 0.86 |
| Window 107 | Domestic | 36.5% | 31.6% | 4.9% | 0.87 |
| 3 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 108 (Secondary) | Domestic | 26.0% | 20.5% | 5.5% | 0.79 |
| Window 109 | Domestic | 29.9% | 24.8% | 5.1% | 0.83 |
| Window 110 (Secondary) | Domestic | 21.2% | 17.7% | 3.5% | 0.83 |

## Appendix 2 - Vertical Sky Component

## Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

| Reference | Room Use | Vertical Sky Component | | | |
|---|---|---|---|---|---|
| | | Before | After | Loss | Ratio |
| Window 111 | Non Habitable | 38.5% | 33.5% | 5.0% | 0.87 |
| Window 112 | Non Habitable | 38.1% | 33.1% | 5.0% | 0.87 |
| | | | | | |
| First Floor | | | | | |
| Window 113 | Domestic | 35.6% | 31.0% | 4.6% | 0.87 |
| Window 114 | Domestic | 35.4% | 30.9% | 4.5% | 0.87 |
| 2 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 115 | Domestic | 38.4% | 33.6% | 4.8% | 0.88 |
| Window 116 | Non Habitable | 25.0% | 20.4% | 4.6% | 0.82 |
| Window 117 | Non Habitable | 26.1% | 21.5% | 4.6% | 0.82 |
| | | | | | |
| First Floor | | | | | |
| Window 118 | Domestic | 35.7% | 31.5% | 4.2% | 0.88 |
| Window 119 | Domestic | 35.7% | 31.6% | 4.1% | 0.89 |
| 1 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Window 120 | Domestic | 38.9% | 34.5% | 4.4% | 0.89 |
| Window 121 | Non Habitable | 15.8% | 11.5% | 4.3% | 0.73 |
| Window 122 | Non Habitable | 19.2% | 14.9% | 4.3% | 0.78 |
| | | | | | |
| First Floor | | | | | |
| Window 123 | Domestic | 36.2% | 32.2% | 4.0% | 0.89 |
| Window 124 | Domestic | 36.2% | 32.2% | 4.0% | 0.89 |
| BP Garage | | | | | |
| Ground Floor | | | | | |
| Window 125 | Non Domestic | 13.4% | 13.0% | 0.4% | 0.97 |
| Window 126 | Non Domestic | 18.1% | 17.5% | 0.6% | 0.97 |
| Window 127 | Non Domestic | 22.7% | 20.4% | 2.3% | 0.9 |
| Window 128 | Non Domestic | 29.3% | 26.5% | 2.8% | 0.9 |

## Appendix 2 - Daylight Distribution

## Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

| Reference | Room Use | Daylight Distribution | | | |
|---|---|---|---|---|---|
| | | Before | After | Loss | Ratio |
| 6 Hempstalls | | | | | |
| Ground Floor | | | | | |
| Windows 76 & 77 | Landing | 69% | 69% | 0.0% | 1.0 |
| Windows 78 & 79 | Living/Dining | 100% | 100% | 0.0% | 1.0 |
| Window 76, 77 & 80 | Staircase | 60% | 60% | 0.0% | 1.0 |
| First Floor | | | | | |
| Window 80 | Landing | 99% | 99% | 0.0% | 1.0 |
| Window 81 | Bathroom/WC | 98% | 98% | 0.0% | 1.0 |

**Appendix 2 - Sunlight to Windows**

**Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB**

| Reference | Room Use | Sunlight to Windows | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | |
| | | Before | After | Loss | Ratio | Before | After | Loss | Ratio |
| 19 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 1 | Domestic | 65% | 65% | 0% | 1.0 | 24% | 24% | 0% | 1.0 |
| Window 2 | Domestic | 78% | 78% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| Window 3 | Non Habitable | 40% | 40% | 0% | 1.0 | 27% | 27% | 0% | 1.0 |
| First Floor | | | | | | | | | |
| Window 4 | Domestic | 64% | 64% | 0% | 1.0 | 23% | 23% | 0% | 1.0 |
| Window 5 | Domestic | 74% | 74% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| Window 6 | Domestic | 74% | 74% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| 18 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 7 | Domestic | 77% | 76% | 1% | 0.99 | 28% | 27% | 1% | 0.96 |
| Window 8 | Non Habitable | 42% | 41% | 1% | 0.98 | 27% | 26% | 1% | 0.96 |
| First Floor | | | | | | | | | |
| Window 9 | Domestic | 74% | 74% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| Window 10 | Domestic | 73% | 73% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| 17 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 11 | Domestic | 77% | 76% | 1% | 0.99 | 28% | 27% | 1% | 0.96 |
| Window 12 | Non Habitable | 44% | 43% | 1% | 0.98 | 27% | 26% | 1% | 0.96 |
| Window 13 | Non Habitable | 7% | 6% | 1% | 0.86 | 7% | 6% | 1% | 0.86 |
| Window 14 | Non Habitable | 35% | 34% | 1% | 0.97 | 21% | 20% | 1% | 0.95 |
| First Floor | | | | | | | | | |
| Window 15 | Domestic | 73% | 73% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| Window 16 | Domestic | 71% | 71% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| 16 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 17 | Non Habitable | 39% | 39% | 0% | 1.0 | 27% | 27% | 0% | 1.0 |
| Window 18 | Non Habitable | 36% | 36% | 0% | 1.0 | 24% | 24% | 0% | 1.0 |
| Window 19 | Domestic | 73% | 72% | 1% | 0.99 | 23% | 22% | 1% | 0.96 |
| First Floor | | | | | | | | | |
| Window 20 | Domestic | 72% | 72% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| Window 21 | Domestic | 72% | 72% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |

**Appendix 2 - Sunlight to Windows**

**Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB**

| Reference | Room Use | Sunlight to Windows | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | |
| | | Before | After | Loss | Ratio | Before | After | Loss | Ratio |
| 15 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 22 | Non Habitable | 40% | 38% | 2% | 0.95 | 27% | 25% | 2% | 0.93 |
| Window 23 | Non Habitable | 29% | 27% | 2% | 0.93 | 21% | 19% | 2% | 0.9 |
| Window 24 | Domestic | 72% | 70% | 2% | 0.97 | 23% | 21% | 2% | 0.91 |
| First Floor | | | | | | | | | |
| Window 25 | Domestic | 72% | 72% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| Window 26 | Domestic | 72% | 72% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| 14 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 27 | Non Habitable | 61% | 59% | 2% | 0.97 | 28% | 26% | 2% | 0.93 |
| Window 28 | Non Habitable | 54% | 52% | 2% | 0.96 | 28% | 26% | 2% | 0.93 |
| Window 29 | Non Habitable | 16% | 14% | 2% | 0.88 | 14% | 12% | 2% | 0.86 |
| Window 30 | Domestic | 78% | 76% | 2% | 0.97 | 25% | 23% | 2% | 0.92 |
| First Floor | | | | | | | | | |
| Window 31 | Domestic | 72% | 72% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| Window 32 | Domestic | 72% | 71% | 1% | 0.99 | 28% | 27% | 1% | 0.96 |
| 13 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 33 | Non Habitable | 80% | 78% | 2% | 0.98 | 27% | 25% | 2% | 0.93 |
| Window 34 | Non Habitable | 81% | 79% | 2% | 0.98 | 28% | 26% | 2% | 0.93 |
| Window 35 | Non Habitable | 81% | 79% | 2% | 0.98 | 28% | 26% | 2% | 0.93 |
| Window 36 | Domestic | 80% | 78% | 2% | 0.98 | 28% | 26% | 2% | 0.93 |
| First Floor | | | | | | | | | |
| Window 38 | Domestic | 73% | 72% | 1% | 0.99 | 28% | 27% | 1% | 0.96 |
| Window 39 | Domestic | 73% | 72% | 1% | 0.99 | 28% | 27% | 1% | 0.96 |
| 12 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 41 | Domestic | 79% | 78% | 1% | 0.99 | 28% | 27% | 1% | 0.96 |
| Window 42 | Domestic & Staircase | 40% | 38% | 2% | 0.95 | 26% | 24% | 2% | 0.92 |
| Window 43 | Domestic & Staircase | 36% | 35% | 1% | 0.97 | 22% | 21% | 1% | 0.95 |
| Window 45 | Staircase & Domestic | 72% | 72% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |
| First Floor | | | | | | | | | |
| Window 44 | Domestic | 72% | 72% | 0% | 1.0 | 28% | 28% | 0% | 1.0 |

**Appendix 2 - Sunlight to Windows**

**Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB**

| Reference | Room Use | Sunlight to Windows | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | |
| | | Before | After | Loss | Ratio | Before | After | Loss | Ratio |
| 11 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 46 | Domestic | 77% | 75% | 2% | 0.97 | 28% | 26% | 2% | 0.93 |
| Window 47 | Domestic & Staircase | 40% | 37% | 3% | 0.93 | 26% | 24% | 2% | 0.92 |
| Window 48 | Domestic & Staircase | 37% | 34% | 3% | 0.92 | 22% | 20% | 2% | 0.91 |
| Window 50 | Staircase & Domestic | 73% | 72% | 1% | 0.99 | 28% | 27% | 1% | 0.96 |
| First Floor | | | | | | | | | |
| Window 49 | Domestic | 73% | 72% | 1% | 0.99 | 28% | 27% | 1% | 0.96 |
| 10 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 51 | Non Habitable | 68% | 64% | 4% | 0.94 | 23% | 20% | 3% | 0.87 |
| Window 52 | Non Habitable | 70% | 66% | 4% | 0.94 | 24% | 21% | 3% | 0.88 |
| Window 53 | Domestic & Staircase | 0% | 0% | 0% | 1.0 | 0% | 0% | 0% | 1.0 |
| Window 54 | Domestic & Staircase | 13% | 13% | 0% | 1.0 | 13% | 13% | 0% | 1.0 |
| Window 55 | Domestic | 70% | 66% | 4% | 0.94 | 22% | 19% | 3% | 0.86 |
| Window 56 | Staircase & Domestic | 65% | 62% | 3% | 0.95 | 22% | 19% | 3% | 0.86 |
| First Floor | | | | | | | | | |
| Window 57 | Domestic | 69% | 66% | 3% | 0.96 | 25% | 22% | 3% | 0.88 |
| 9 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 58 | Domestic & Staircase | 66% | 62% | 4% | 0.94 | 26% | 23% | 3% | 0.88 |
| Window 59 | Domestic & Staircase | 60% | 56% | 4% | 0.93 | 26% | 23% | 3% | 0.88 |
| Window 60 | Domestic & Staircase | 23% | 20% | 3% | 0.87 | 19% | 16% | 3% | 0.84 |
| Window 61 | Domestic & Staircase | 26% | 23% | 3% | 0.88 | 16% | 13% | 3% | 0.81 |
| Window 62 | Domestic | 76% | 72% | 4% | 0.95 | 24% | 21% | 3% | 0.88 |
| Window 63 | Staircase & Domestic | 70% | 67% | 3% | 0.96 | 26% | 23% | 3% | 0.88 |
| First Floor | | | | | | | | | |
| Window 64 | Domestic | 71% | 68% | 3% | 0.96 | 27% | 24% | 3% | 0.89 |
| 8 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 65 | Domestic & Staircase | 45% | 41% | 4% | 0.91 | 27% | 24% | 3% | 0.89 |
| Window 66 | Domestic & Staircase | 41% | 37% | 4% | 0.9 | 24% | 21% | 3% | 0.88 |
| Window 67 | Domestic | 77% | 73% | 4% | 0.95 | 25% | 22% | 3% | 0.88 |
| Window 68 | Staircase & Domestic | 71% | 68% | 3% | 0.96 | 27% | 24% | 3% | 0.89 |

**Appendix 2 - Sunlight to Windows**

**Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB**

| Reference | Room Use | Sunlight to Windows | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | |
| | | Before | After | Loss | Ratio | Before | After | Loss | Ratio |
| First Floor | | | | | | | | | |
| Window 69 | Domestic | 71% | 67% | 4% | 0.94 | 27% | 24% | 3% | 0.89 |
| 7 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 70 | Domestic & Staircase | 61% | 57% | 4% | 0.93 | 28% | 25% | 3% | 0.89 |
| Window 71 | Domestic & Staircase | 53% | 49% | 4% | 0.92 | 28% | 25% | 3% | 0.89 |
| Window 72 | Domestic & Staircase | 49% | 45% | 4% | 0.92 | 26% | 23% | 3% | 0.88 |
| Window 73 | Domestic | 77% | 73% | 4% | 0.95 | 26% | 23% | 3% | 0.88 |
| Window 74 | Staircase & Domestic | 73% | 69% | 4% | 0.95 | 28% | 25% | 3% | 0.89 |
| First Floor | | | | | | | | | |
| Window 75 | Domestic | 71% | 67% | 4% | 0.94 | 27% | 24% | 3% | 0.89 |
| 6 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 76 | Landing & Staircase | 41% | 37% | 4% | 0.9 | 27% | 24% | 3% | 0.89 |
| Window 77 | Landing & Staircase | 21% | 17% | 4% | 0.81 | 14% | 11% | 3% | 0.79 |
| Window 78 | Living/Dining | 77% | 73% | 4% | 0.95 | 26% | 23% | 3% | 0.88 |
| Window 80 | Staircase & Landing | 72% | 68% | 4% | 0.94 | 27% | 24% | 3% | 0.89 |
| First Floor | | | | | | | | | |
| Window 81 | Bathroom/WC | 73% | 70% | 3% | 0.96 | 28% | 25% | 3% | 0.89 |
| 2 Great Knightleys | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 82 | Domestic | 60% | 58% | 2% | 0.97 | 18% | 16% | 2% | 0.89 |
| Window 83 | Domestic | 29% | 27% | 2% | 0.93 | 17% | 15% | 2% | 0.88 |
| Window 85 | Domestic | 32% | 31% | 1% | 0.97 | 6% | 5% | 1% | 0.83 |
| First Floor | | | | | | | | | |
| Window 87 | Domestic | 65% | 62% | 3% | 0.95 | 24% | 21% | 3% | 0.88 |
| Window 88 | Domestic | 66% | 63% | 3% | 0.95 | 24% | 21% | 3% | 0.88 |
| Second Floor | | | | | | | | | |
| Window 91 | Domestic | 57% | 55% | 2% | 0.96 | 21% | 19% | 2% | 0.9 |
| Window 92 | Domestic | 58% | 55% | 3% | 0.95 | 22% | 19% | 3% | 0.86 |
| 5 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 98 | Domestic | 80% | 74% | 6% | 0.93 | 28% | 22% | 6% | 0.79 |
| Window 99 | Non Habitable | 47% | 42% | 5% | 0.89 | 28% | 23% | 5% | 0.82 |

**Appendix 2 - Sunlight to Windows**

**Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB**

| Reference | Room Use | Sunlight to Windows | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | |
| | | Before | After | Loss | Ratio | Before | After | Loss | Ratio |
| Window 100 | Non Habitable | 43% | 38% | 5% | 0.88 | 24% | 19% | 5% | 0.79 |
| First Floor | | | | | | | | | |
| Window 101 | Domestic | 71% | 65% | 6% | 0.92 | 27% | 21% | 6% | 0.78 |
| Window 102 | Domestic | 71% | 66% | 5% | 0.93 | 27% | 22% | 5% | 0.81 |
| 4 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 103 | Domestic | 78% | 73% | 5% | 0.94 | 28% | 23% | 5% | 0.82 |
| Window 104 | Non Habitable | 52% | 47% | 5% | 0.9 | 28% | 23% | 5% | 0.82 |
| Window 105 | Non Habitable | 50% | 46% | 4% | 0.92 | 26% | 22% | 4% | 0.85 |
| First Floor | | | | | | | | | |
| Window 106 | Domestic | 71% | 67% | 4% | 0.94 | 27% | 23% | 4% | 0.85 |
| Window 107 | Domestic | 71% | 67% | 4% | 0.94 | 27% | 23% | 4% | 0.85 |
| 3 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 108 | Domestic | 54% | 50% | 4% | 0.93 | 28% | 24% | 4% | 0.86 |
| Window 109 | Domestic | 59% | 55% | 4% | 0.93 | 28% | 24% | 4% | 0.86 |
| Window 110 | Domestic | 44% | 40% | 4% | 0.91 | 22% | 18% | 4% | 0.82 |
| Window 111 | Non Habitable | 79% | 75% | 4% | 0.95 | 28% | 24% | 4% | 0.86 |
| Window 112 | Non Habitable | 76% | 72% | 4% | 0.95 | 28% | 24% | 4% | 0.86 |
| First Floor | | | | | | | | | |
| Window 113 | Domestic | 71% | 67% | 4% | 0.94 | 27% | 23% | 4% | 0.85 |
| Window 114 | Domestic | 71% | 67% | 4% | 0.94 | 27% | 23% | 4% | 0.85 |
| 2 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 115 | Domestic | 74% | 70% | 4% | 0.95 | 24% | 20% | 4% | 0.83 |
| Window 116 | Domestic | 47% | 42% | 5% | 0.89 | 25% | 20% | 5% | 0.8 |
| Window 117 | Domestic | 44% | 39% | 5% | 0.89 | 25% | 20% | 5% | 0.8 |
| First Floor | | | | | | | | | |
| Window 118 | Domestic | 71% | 67% | 4% | 0.94 | 27% | 23% | 4% | 0.85 |
| Window 119 | Domestic | 71% | 68% | 3% | 0.96 | 27% | 24% | 3% | 0.89 |
| 1 Hempstalls | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 120 | Domestic | 79% | 75% | 4% | 0.95 | 28% | 24% | 4% | 0.86 |
| Window 121 | Domestic | 25% | 21% | 4% | 0.84 | 21% | 17% | 4% | 0.81 |

**Appendix 2 - Sunlight to Windows**

**Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB**

| Reference | Room Use | Sunlight to Windows | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Sunlight Hours | | | | Winter Sunlight Hours | | | |
| | | Before | After | Loss | Ratio | Before | After | Loss | Ratio |
| Window 122 | Domestic | 32% | 27% | 5% | 0.84 | 20% | 15% | 5% | 0.75 |
| First Floor | | | | | | | | | |
| Window 123 | Domestic | 71% | 68% | 3% | 0.96 | 27% | 24% | 3% | 0.89 |
| Window 124 | Domestic | 72% | 67% | 5% | 0.93 | 27% | 22% | 5% | 0.81 |
| BP Garage | | | | | | | | | |
| Ground Floor | | | | | | | | | |
| Window 128 | Non Domestic | 33% | 30% | 3% | 0.91 | 11% | 11% | 0% | 1.0 |

**Appendix 2 - Overshadowing to Gardens and Open Spaces**

**Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB**

| Reference | Total Area | Area receiving at least two hours of sunlight on 21st March | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Before | | After | | Loss | | Ratio |
| 19 Hempstalls | | | | | | | | |
| Ground Floor<br>Garden 1 | 174.53 m2 | 174.51 m2 | 100% | 174.51 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 18 Hempstalls | | | | | | | | |
| Ground Floor<br>Garden 2 | 60.45 m2 | 60.44 m2 | 100% | 60.44 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 17 Hempstalls | | | | | | | | |
| Ground Floor<br>Garden 3 | 65.56 m2 | 65.55 m2 | 100% | 65.55 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 16 Hempstalls | | | | | | | | |
| Ground Floor<br>Garden 4 | 57.47 m2 | 57.46 m2 | 100% | 57.46 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 15 Hempstalls | | | | | | | | |
| Ground Floor<br>Garden 5 | 54.88 m2 | 54.87 m2 | 100% | 54.87 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 14 Hempstalls | | | | | | | | |
| Ground Floor<br>Garden 6 | 54.6 m2 | 54.59 m2 | 100% | 54.59 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 13 Hempstalls | | | | | | | | |
| Ground Floor<br>Garden 7 | 173.29 m2 | 173.27 m2 | 100% | 173.27 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 12 Hempstalls | | | | | | | | |
| Ground Floor<br>Garden 8 | 143.37 m2 | 143.35 m2 | 100% | 143.35 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 11 Hempstalls | | | | | | | | |
| Ground Floor<br>Garden 9 | 49.1 m2 | 49.1 m2 | 100% | 49.1 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 10 Hempstalls | | | | | | | | |
| Ground Floor<br>Garden 10 | 59.8 m2 | 59.8 m2 | 100% | 59.8 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 9 Hempstalls | | | | | | | | |
| Ground Floor<br>Garden 11 | 60.1 m2 | 60.09 m2 | 100% | 60.09 m2 | 100% | 0.0 m2 | 0% | 1.0 |

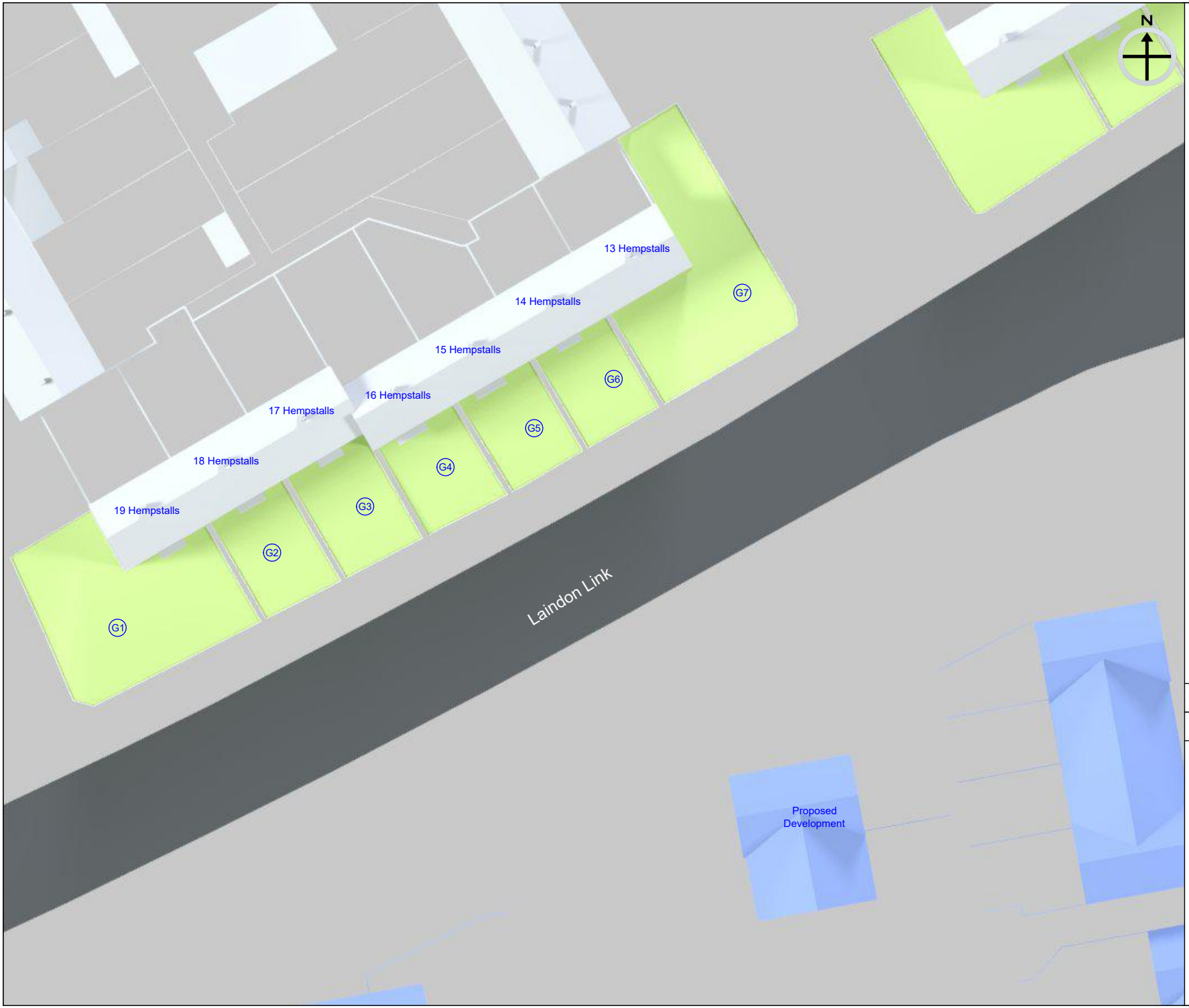
**Appendix 2 - Overshadowing to Gardens and Open Spaces**

**Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB**

| Reference | Total Area | Area receiving at least two hours of sunlight on 21st March | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 8 Hempstalls | | | | | | | | |
| Ground Floor | | | | | | | | |
| Garden 12 | 56.7 m2 | 56.7 m2 | 100% | 56.7 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 7 Hempstalls | | | | | | | | |
| Ground Floor | | | | | | | | |
| Garden 13 | 52.27 m2 | 52.27 m2 | 100% | 52.27 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 6 Hempstalls | | | | | | | | |
| Ground Floor | | | | | | | | |
| Garden 14 | 129.23 m2 | 129.21 m2 | 100% | 129.21 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 2 Great Knightleys | | | | | | | | |
| Ground Floor | | | | | | | | |
| Garden 15 | 140.96 m2 | 140.95 m2 | 100% | 140.95 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| Garden 16 | 8.5 m2 | 5.99 m2 | 70% | 4.65 m2 | 55% | 1.34 m2 | 15% | 0.78 |
| 5 Hempstalls | | | | | | | | |
| Ground Floor | | | | | | | | |
| Garden 17 | 57.85 m2 | 57.85 m2 | 100% | 57.85 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 4 Hempstalls | | | | | | | | |
| Ground Floor | | | | | | | | |
| Garden 18 | 43.14 m2 | 43.13 m2 | 100% | 43.13 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 3 Hempstalls | | | | | | | | |
| Ground Floor | | | | | | | | |
| Garden 19 | 43.18 m2 | 43.17 m2 | 100% | 43.17 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 2 Hempstalls | | | | | | | | |
| Ground Floor | | | | | | | | |
| Garden 20 | 48.68 m2 | 48.67 m2 | 100% | 48.67 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| 1 Hempstalls | | | | | | | | |
| Ground Floor | | | | | | | | |
| Garden 21 | 48.76 m2 | 48.75 m2 | 100% | 48.75 m2 | 100% | 0.0 m2 | 0% | 1.0 |
| Garden 22 | 78.52 m2 | 78.51 m2 | 100% | 78.51 m2 | 100% | 0.0 m2 | 0% | 1.0 |

# APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES




Key

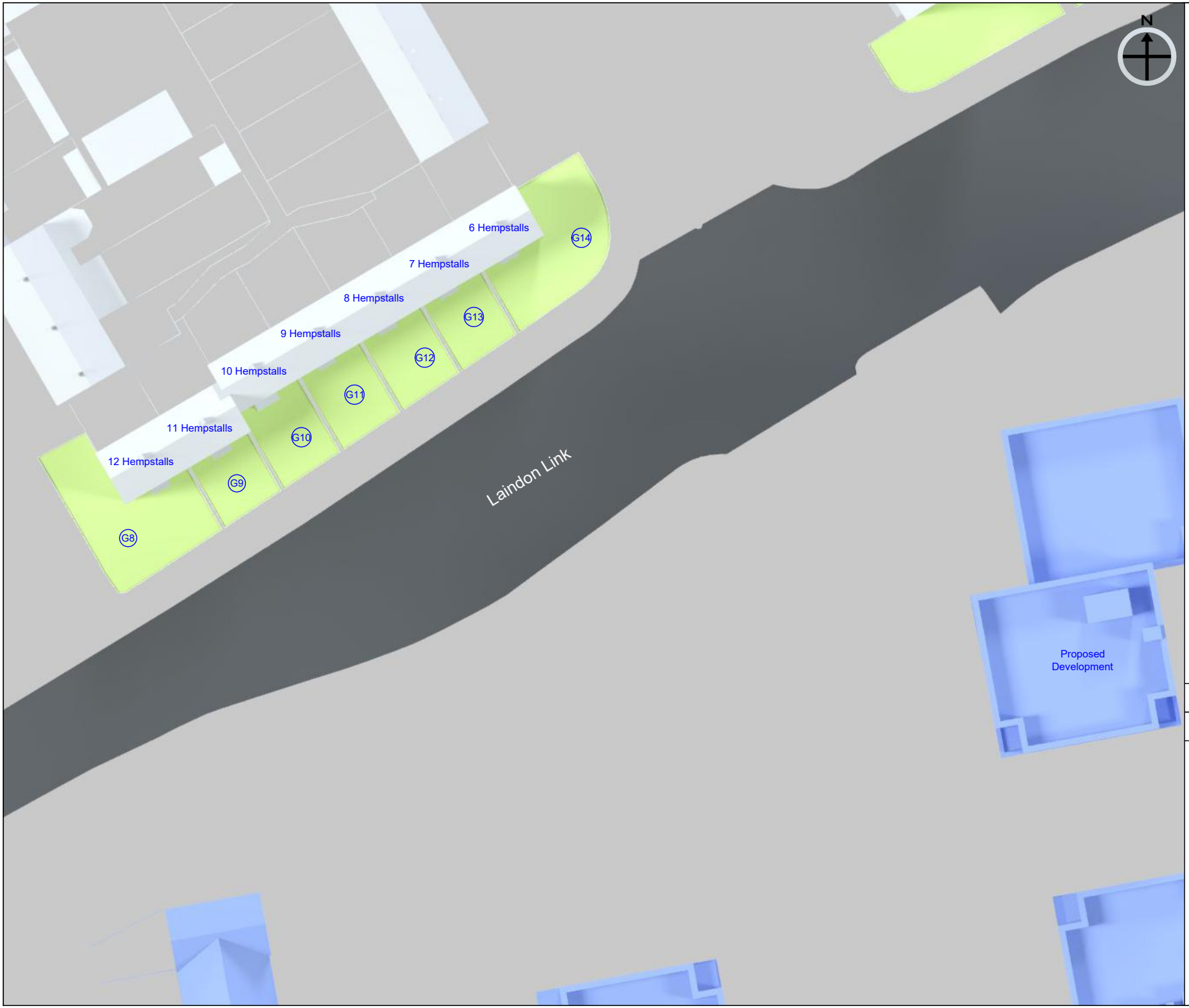
- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st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

Project Name: Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

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

Project Name: Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

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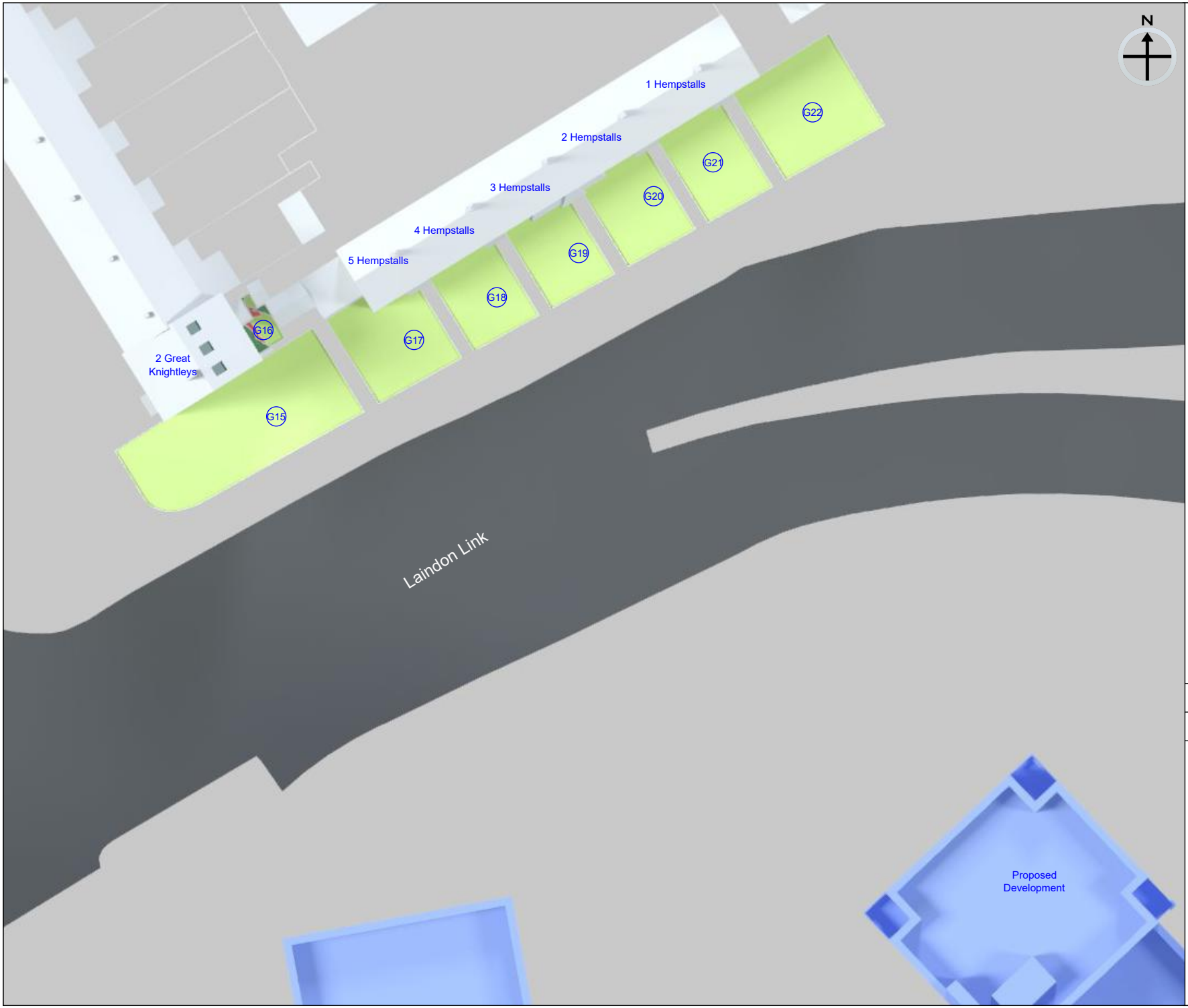
RIGHT OF LIGHT CONSULTING
Chartered Surveyors

**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




Key

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

Project Name: Chapel Gate (Car Park 14), Basildon, Essex SS15 5AB

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