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**Daylight and Sunlight Report**  
**5 Dagmar Road, London SE25 6HZ**

**23 February 2021**

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# 1 EXECUTIVE SUMMARY

## 1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Inicio Homes Ltd to undertake a daylight and sunlight study of the proposed development at 5 Dagmar Road, London SE25 6HZ.
- 1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2<sup>nd</sup> Edition' by P J Littlefair 2011.
- 1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 16 Billsley Court and 4, 6, 7 & 8 Dagmar Road.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Where room layouts are not known the daylight distribution test has not been undertaken.
- 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 windows 3, 8 & 12 at 1 to 16 Billsley Court. 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.

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## 2 INFORMATION SOURCES

### 2.1 Drawings

2.1.1 This report is based on the following drawings:

Proposed / 8Unit Option B Ground Floor	Rev -
Proposed / 8Unit Option B First Floor	Rev -
Proposed / 8Unit Option B 2nd Floor	Rev -
Proposed / 8Unit Option B 3rd Floor	Rev -
Proposed / 8Unit Option B Roof Plan	Rev -
Proposed / 8Unit Option B Street Elevation / Dagmar Road	Rev -
Architect 3D Model	Rev -
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:

7 Dagmar Road:  
02

Proposed Floor Plans

Rev F

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### **3 METHODOLOGY OF THE STUDY**

#### **3.1 Local Planning Policy**

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

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

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

#### **3.2 National Planning Policy Framework**

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

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

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### 3.3 Daylight to Windows

- 3.3.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:
- 3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."
- 3.3.5 The BRE guide contains two tests which measure diffuse daylight:

#### **Test 1 Vertical Sky Component**

- 3.3.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.
- 3.3.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has

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

### **Test 2 Daylight Distribution**

- 3.3.8 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.
- 3.3.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

## **3.4 Sunlight availability to Windows**

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



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

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

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

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

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

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

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

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## **4 RESULTS OF THE STUDY**

### **4.1 Windows & Amenity Areas Considered**

4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 16 Billsley Court and 4, 6, 7 & 8 Dagmar Road.

4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results.

### **4.2 Daylight to Windows**

#### Vertical Sky Component

4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test with the exception of windows 3, 8 & 12 at 1 to 16 Billsley Court. However, these windows serve kitchens. The London Borough of Croydon consider habitable rooms as all rooms used for living purposes except kitchens with a floor area of less than 13m<sup>2</sup>. From our external observations, these windows appear to serve rooms that are less than 13m<sup>2</sup> and therefore do not have a requirement for daylight.

#### Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

### **4.3 Sunlight to Windows**

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All living room 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.

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## **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 windows 3, 8 & 12 at 1 to 16 Billsley Court. 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.

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## 5 CLARIFICATIONS

### 5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The study is based on the information listed in section 2 of this report. 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.

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## APPENDICES

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## **APPENDIX 1**

### **WINDOW & GARDEN KEY**



Homesdale Road

Farmley Road

1 to 16 Billsley Court

Proposed Development

7 Dagmar Road

Dagmar Road

4 Dagmar Road

6 Dagmar Road

8 Dagmar Road

Hurlstone Road





Holmesdale Road

1 to 16 Billsley Court

4 Dagmar Road

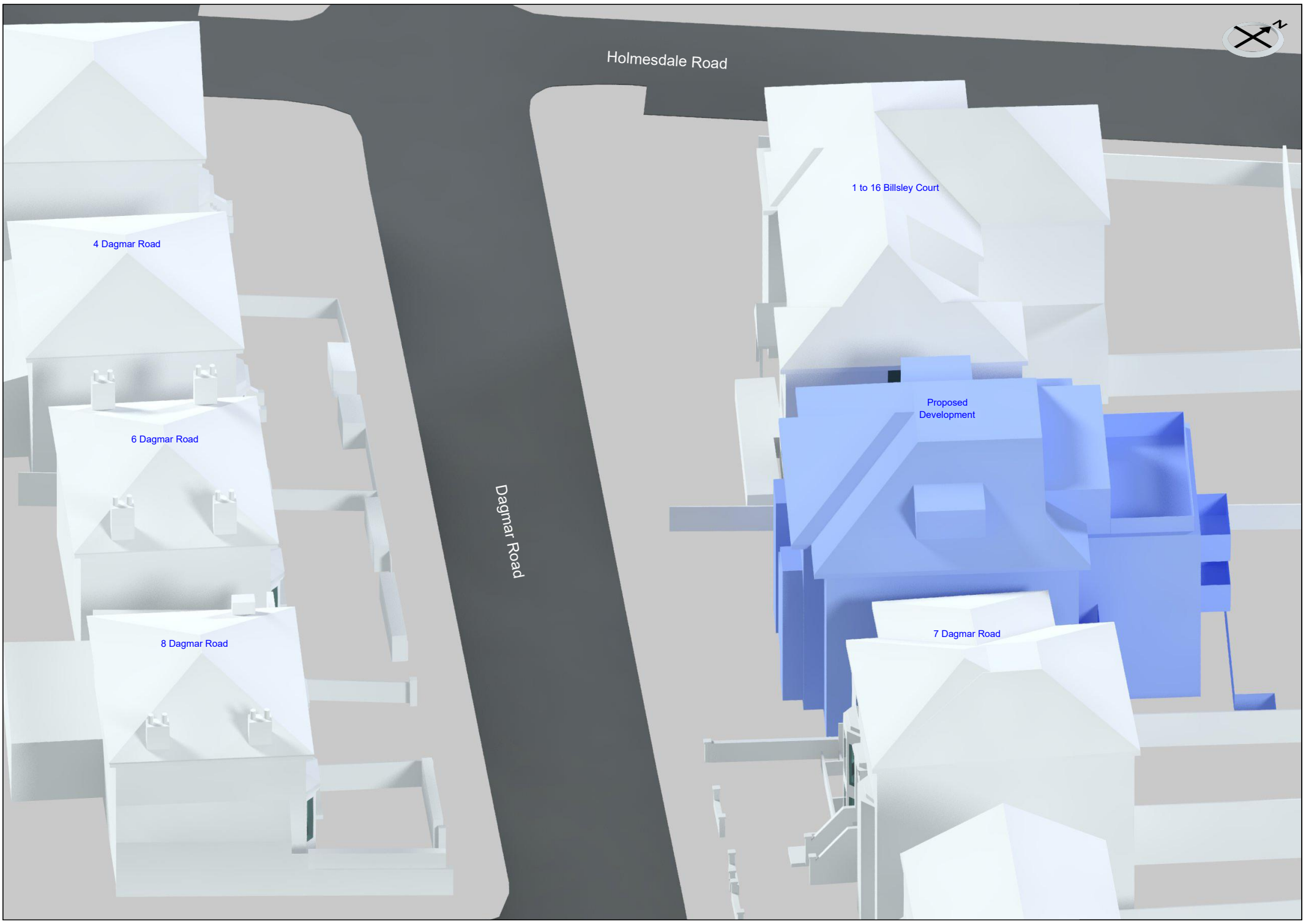
Proposed Development

6 Dagmar Road

Dagmar Road

7 Dagmar Road

8 Dagmar Road







1 to 16 Billsley Court

Proposed Development

7 Dagmar Road

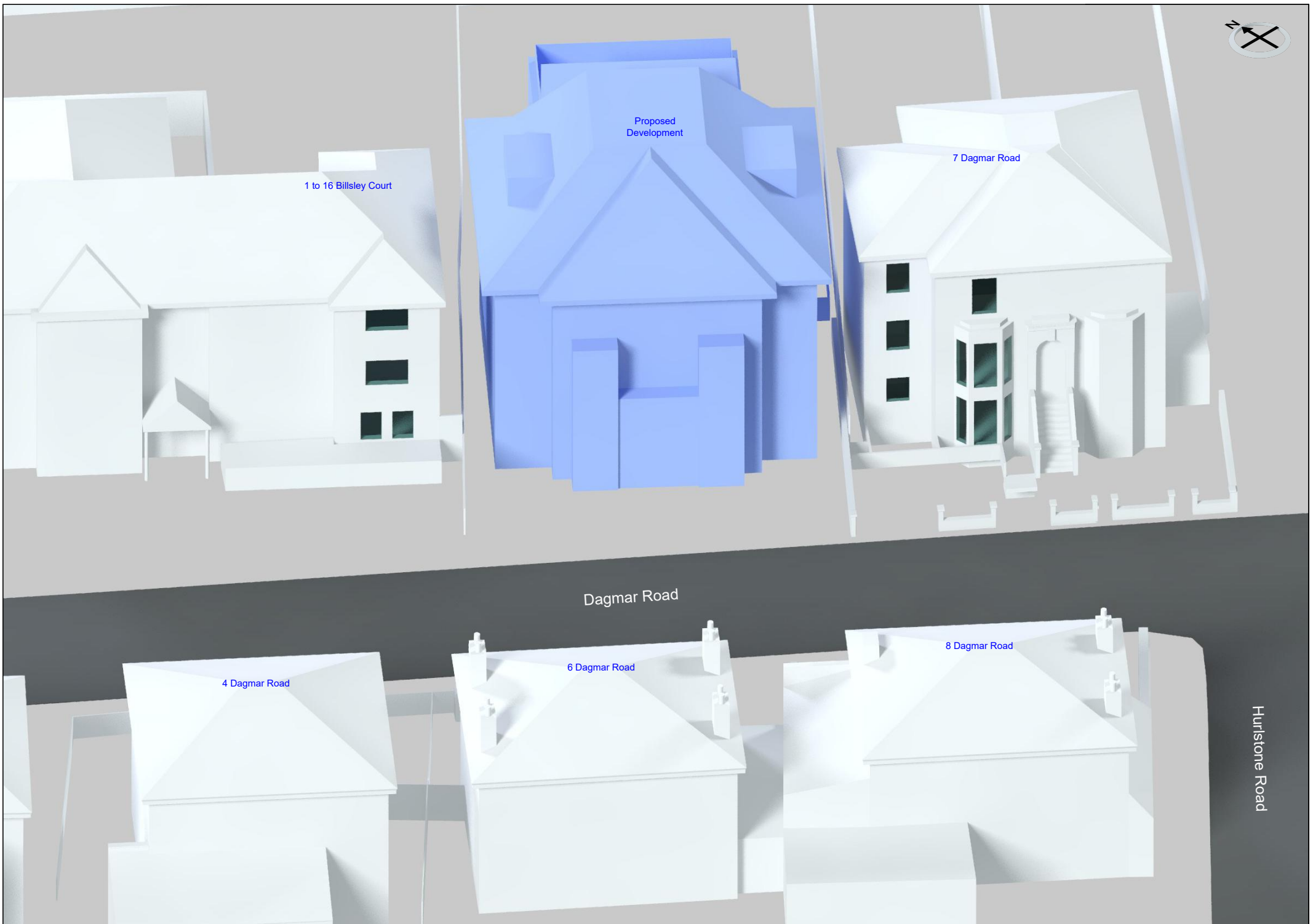
Dagmar Road

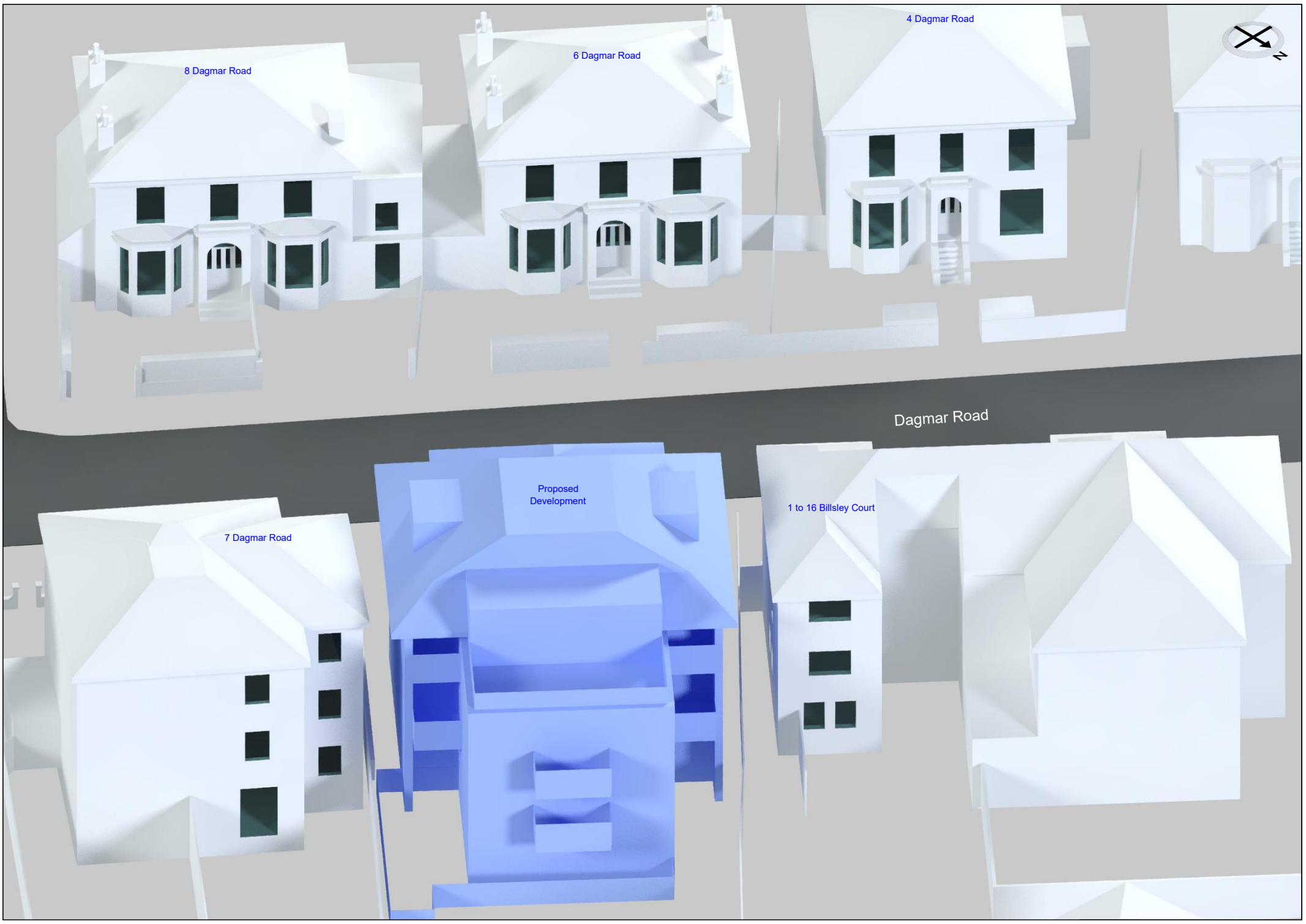
4 Dagmar Road

6 Dagmar Road

8 Dagmar Road

Hurstone Road





8 Dagmar Road

6 Dagmar Road

4 Dagmar Road

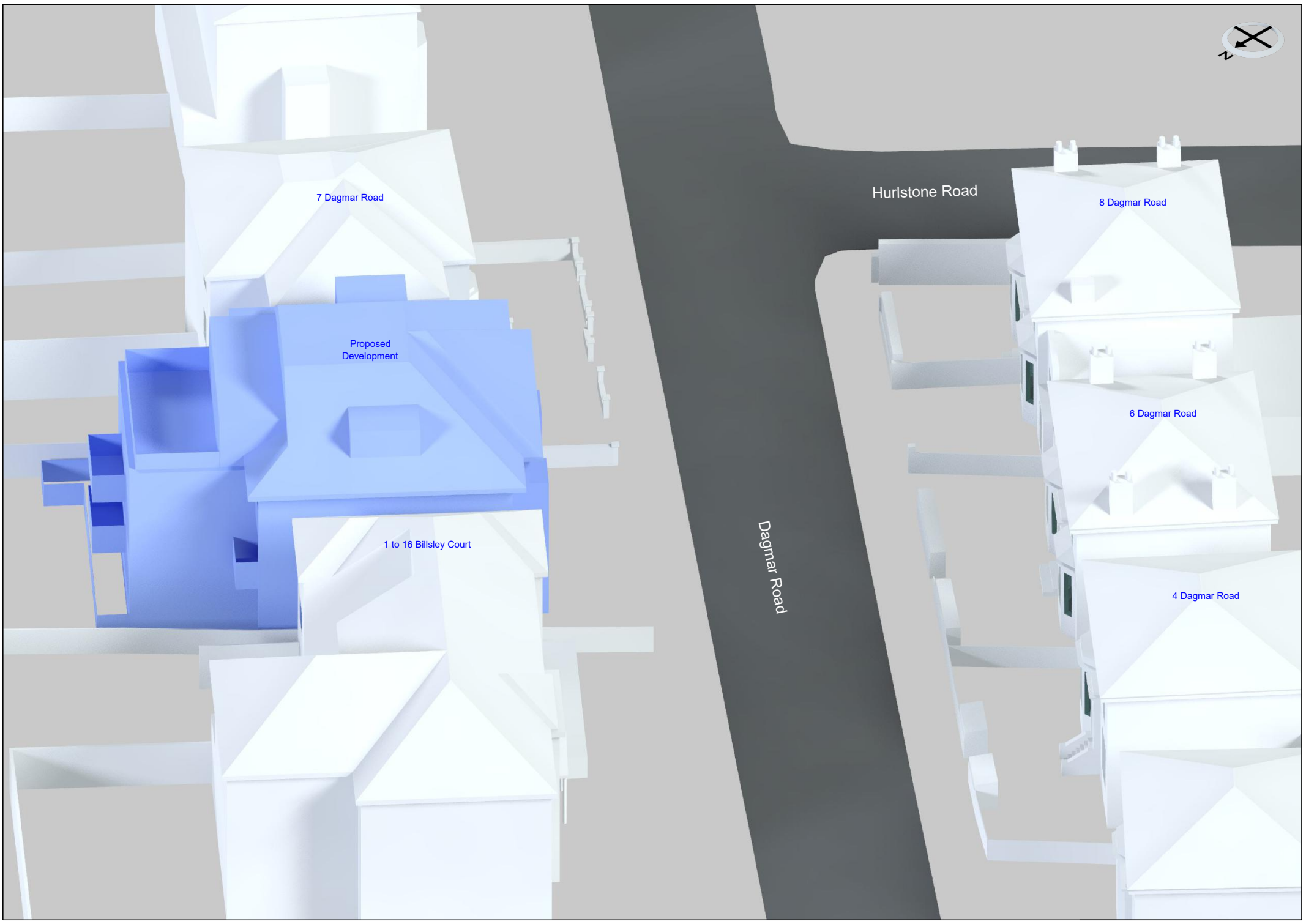


Dagmar Road

7 Dagmar Road

Proposed Development

1 to 16 Billsley Court



7 Dagmar Road

Proposed Development

1 to 16 Billsley Court

Hurlstone Road

8 Dagmar Road

6 Dagmar Road

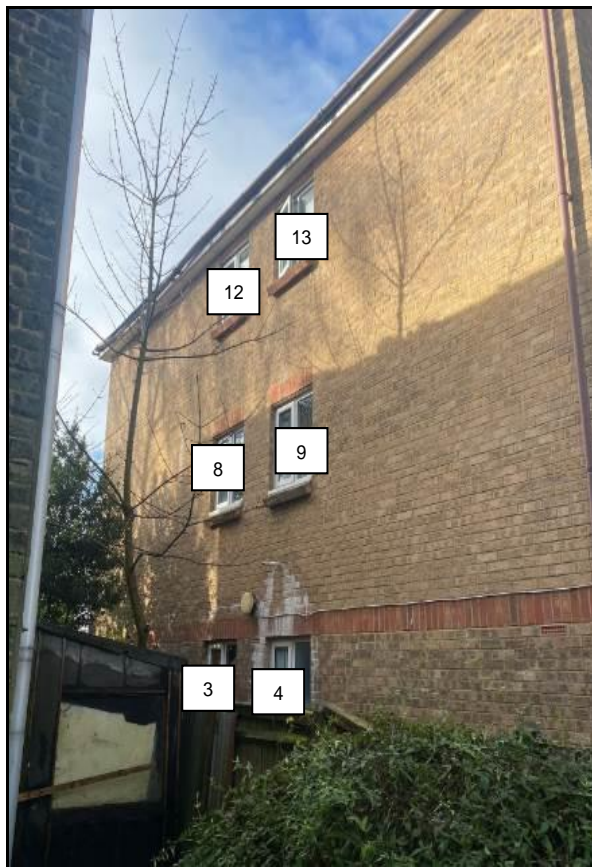
4 Dagmar Road

Dagmar Road

# Neighbouring Windows



1 to 16 Billsley Court



1 to 16 Billsley Court



**1 to 16 Billsley Court**



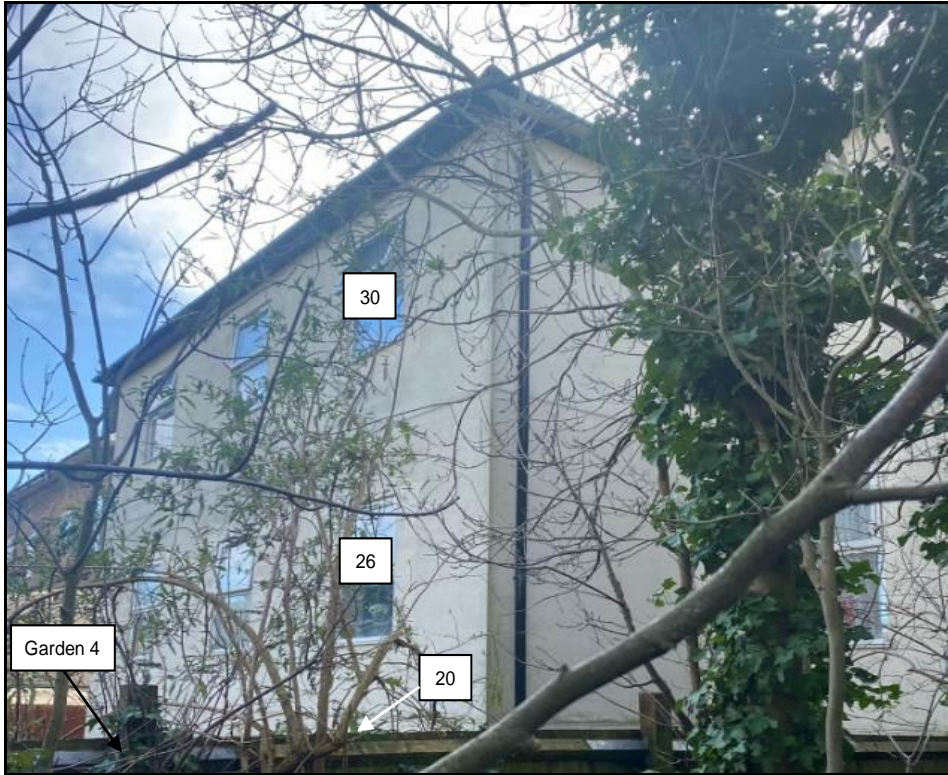
**1 to 16 Billsley Court**



**7 Dagmar Road**



**7 Dagmar Road**



**7 Dagmar Road**



**8 Dagmar Road**



6 Dagmar Road



4 Dagmar Road



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## **APPENDIX 2**

### **DAYLIGHT AND SUNLIGHT RESULTS**

**Appendix 2 - Vertical Sky Component**  
**5 Dagmar Road, London SE25 6HZ5**

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 to 16 Billsley Court</u>					
<u>Ground Floor</u>					
Window 1	Domestic	34.7%	34.6%	0.1%	1.0
Window 2	Domestic	34.7%	34.6%	0.1%	1.0
Window 3	Kitchen	12.7%	4.2%	8.5%	0.33
Window 4	Bathroom	12.7%	3.9%	8.8%	0.31
Window 5	Domestic	31.5%	29.5%	2.0%	0.94
Window 6	Domestic	34.1%	31.6%	2.5%	0.93
<u>First Floor</u>					
Window 7	Domestic	36.7%	36.7%	0.0%	1.0
Window 8	Kitchen	22.0%	7.0%	15.0%	0.32
Window 9	Bathroom	22.0%	6.7%	15.3%	0.3
Window 10	Domestic	37.4%	34.9%	2.5%	0.93
<u>Second Floor</u>					
Window 11	Domestic	35.4%	35.4%	0.0%	1.0
Window 12	Kitchen	31.0%	16.2%	14.8%	0.52
Window 13	Bathroom	31.0%	15.3%	15.7%	0.49
Window 14	Domestic	35.6%	34.6%	1.0%	0.97
<u>7 Dagmar Road</u>					
<u>Ground Floor</u>					
Window 15	Living/Dining/Kitchen	19.4%	19.4%	0.0%	1.0
Window 16	Living/Dining/Kitchen	33.2%	33.1%	0.1%	1.0
Window 17	Living/Dining/Kitchen	29.7%	26.9%	2.8%	0.91
Window 18	Living/Dining/Kitchen	27.1%	26.4%	0.7%	0.97
Window 19	Bedroom	26.7%	21.3%	5.4%	0.8
Window 20	Bedroom	36.4%	34.7%	1.7%	0.95
<u>First Floor</u>					
Window 21	Living/Dining/Kitchen	30.8%	30.8%	0.0%	1.0
Window 22	Living/Dining/Kitchen	36.8%	36.7%	0.1%	1.0
Window 23	Living/Dining/Kitchen	32.9%	30.3%	2.6%	0.92
Window 24	Living/Dining/Kitchen	30.3%	28.2%	2.1%	0.93
Window 25	Bedroom	28.3%	22.9%	5.4%	0.81
Window 26	Bedroom	39.0%	37.8%	1.2%	0.97
<u>Second Floor</u>					
Window 27	Living/Dining/Kitchen	37.4%	37.3%	0.1%	1.0
Window 28	Living/Dining/Kitchen	32.2%	30.6%	1.6%	0.95
Window 29	Bedroom	30.8%	27.4%	3.4%	0.89
Window 30	Bedroom	38.0%	37.5%	0.5%	0.99

**Appendix 2 - Vertical Sky Component**  
**5 Dagmar Road, London SE25 6HZ5**

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<b>8 Dagmar Road</b>					
<u>Ground Floor</u>					
Window 31	Domestic	32.9%	32.7%	0.2%	0.99
Window 32	Domestic	34.3%	33.6%	0.7%	0.98
Window 33	Domestic	28.6%	27.8%	0.8%	0.97
Window 34	Domestic	10.9%	10.1%	0.8%	0.93
Window 35	Domestic	19.0%	18.2%	0.8%	0.96
Window 36	Domestic	19.1%	18.3%	0.8%	0.96
Window 37	Domestic	11.1%	11.1%	0.0%	1.0
Window 38	Domestic	6.3%	5.5%	0.8%	0.87
Window 39	Domestic	29.2%	28.7%	0.5%	0.98
Window 40	Domestic	34.1%	33.2%	0.9%	0.97
Window 41	Domestic	31.1%	30.3%	0.8%	0.97
Window 42	Domestic	33.9%	32.9%	1.0%	0.97
<u>First Floor</u>					
Window 43	Domestic	35.4%	34.9%	0.5%	0.99
Window 44	Domestic	35.4%	34.7%	0.7%	0.98
Window 45	Domestic	35.3%	34.6%	0.7%	0.98
Window 46	Domestic	34.8%	33.9%	0.9%	0.97
<b>6 Dagmar Road</b>					
<u>Ground Floor</u>					
Window 47	Domestic	30.6%	29.8%	0.8%	0.97
Window 48	Domestic	33.8%	32.7%	1.1%	0.97
Window 49	Domestic	28.7%	28.0%	0.7%	0.98
Window 50	Domestic	10.8%	10.4%	0.4%	0.96
Window 51	Domestic	0.0%	0.0%	0.0%	1.0
Window 52	Domestic	11.0%	10.1%	0.9%	0.92
Window 53	Domestic	5.7%	4.8%	0.9%	0.84
Window 54	Domestic	28.4%	27.6%	0.8%	0.97
Window 55	Domestic	33.8%	32.9%	0.9%	0.97
Window 56	Domestic	31.0%	30.6%	0.4%	0.99
<u>First Floor</u>					
Window 57	Domestic	35.1%	34.3%	0.8%	0.98
Window 58	Domestic	35.1%	34.3%	0.8%	0.98
Window 59	Domestic	35.1%	34.4%	0.7%	0.98
<b>4 Dagmar Road</b>					
<u>Ground Floor</u>					
Window 60	Domestic	29.0%	28.4%	0.6%	0.98
Window 61	Domestic	34.0%	33.5%	0.5%	0.99

**Appendix 2 - Vertical Sky Component**  
**5 Dagmar Road, London SE25 6HZ5**

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 62	Domestic	28.8%	28.6%	0.2%	0.99
Window 63	Domestic	5.7%	5.7%	0.0%	1.0
Window 64	Domestic	11.6%	11.6%	0.0%	1.0
Window 65	Domestic	11.2%	10.9%	0.3%	0.97
Window 66	Domestic	5.7%	5.3%	0.4%	0.93
Window 67	Domestic	0.0%	0.0%	0.0%	1.0
Window 68	Domestic	34.8%	34.5%	0.3%	0.99
<u>First Floor</u>					
Window 69	Domestic	34.1%	33.6%	0.5%	0.99
Window 70	Domestic	34.1%	33.7%	0.4%	0.99
Window 71	Domestic	34.2%	33.9%	0.3%	0.99

**Appendix 2 - Daylight Distribution**  
**5 Dagmar Road, London SE25 6HZ5**

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>7 Dagmar Road</u>					
<u>Ground Floor</u>					
Windows 15 to 18	Living/Dining/Kitchen	98%	98%	0.0%	1.0
Window 19	Bedroom	93%	91%	2.0%	0.98
Window 20	Bedroom	99%	99%	0.0%	1.0
<u>First Floor</u>					
Windows 21 to 24	Living/Dining/Kitchen	98%	98%	0.0%	1.0
Window 25	Bedroom	94%	93%	1.0%	0.99
Window 26	Bedroom	98%	98%	0.0%	1.0
<u>Second Floor</u>					
Windows 27 & 28	Living/Dining/Kitchen	98%	98%	0.0%	1.0
Window 29	Bedroom	96%	96%	0.0%	1.0
Window 30	Bedroom	98%	98%	0.0%	1.0

**Appendix 2 - Sunlight to Windows**  
**5 Dagmar Road, London SE25 6HZ5**

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>1 to 16 Billsley Court</u>									
<u>Ground Floor</u>									
Window 1	Domestic	70%	69%	1%	0.99	23%	22%	1%	0.96
Window 2	Domestic	70%	69%	1%	0.99	23%	22%	1%	0.96
Window 3	Kitchen	23%	12%	11%	0.52	8%	5%	3%	0.63
Window 4	Bathroom	24%	10%	14%	0.42	7%	3%	4%	0.43
<u>First Floor</u>									
Window 7	Domestic	72%	72%	0%	1.0	25%	25%	0%	1.0
Window 8	Kitchen	44%	16%	28%	0.36	11%	6%	5%	0.55
Window 9	Bathroom	47%	14%	33%	0.3	10%	4%	6%	0.4
<u>Second Floor</u>									
Window 11	Domestic	65%	65%	0%	1.0	25%	25%	0%	1.0
Window 12	Kitchen	60%	25%	35%	0.42	21%	9%	12%	0.43
Window 13	Bathroom	60%	26%	34%	0.43	21%	9%	12%	0.43
<u>7 Dagmar Road</u>									
<u>Ground Floor</u>									
Window 15	Living/Dining/Kitchen	43%	43%	0%	1.0	10%	10%	0%	1.0
Window 16	Living/Dining/Kitchen	65%	65%	0%	1.0	18%	18%	0%	1.0
Window 17	Living/Dining/Kitchen	46%	46%	0%	1.0	11%	11%	0%	1.0
Window 18	Living/Dining/Kitchen	43%	43%	0%	1.0	12%	12%	0%	1.0
<u>First Floor</u>									
Window 21	Living/Dining/Kitchen	62%	62%	0%	1.0	23%	23%	0%	1.0
Window 22	Living/Dining/Kitchen	74%	74%	0%	1.0	25%	25%	0%	1.0
Window 23	Living/Dining/Kitchen	49%	49%	0%	1.0	13%	13%	0%	1.0
Window 24	Living/Dining/Kitchen	48%	46%	2%	0.96	14%	14%	0%	1.0
<u>Second Floor</u>									
Window 27	Living/Dining/Kitchen	70%	70%	0%	1.0	26%	26%	0%	1.0
Window 28	Living/Dining/Kitchen	54%	50%	4%	0.93	16%	16%	0%	1.0

**Appendix 2 - Overshadowing to Gardens and Open Spaces**  
**5 Dagmar Road, London SE25 6HZ5**

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>1 to 16 Billsley Court</u>								
<u>Ground Floor</u>								
Garden 1 to 3	299.37 m2	234.43 m2	78%	210.81 m2	70%	23.62 m2	8%	0.9
<u>7 Dagmar Road</u>								
<u>Ground Floor</u>								
Garden 4	137.9 m2	76.45 m2	55%	73.53 m2	53%	2.92 m2	2%	0.96
<u>8 Dagmar Road</u>								
<u>Ground Floor</u>								
Garden 5	38.0 m2	19.91 m2	52%	19.91 m2	52%	0.0 m2	0%	1.0
<u>6 Dagmar Road</u>								
<u>Ground Floor</u>								
Garden 6	37.49 m2	20.02 m2	53%	20.02 m2	53%	0.0 m2	0%	1.0
Garden 7	24.38 m2	22.01 m2	90%	22.01 m2	90%	0.0 m2	0%	1.0
<u>4 Dagmar Road</u>								
<u>Ground Floor</u>								
Garden 8	34.71 m2	19.74 m2	57%	19.74 m2	57%	0.0 m2	0%	1.0
Garden 9	31.29 m2	27.12 m2	87%	27.12 m2	87%	0.0 m2	0%	1.0

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## **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

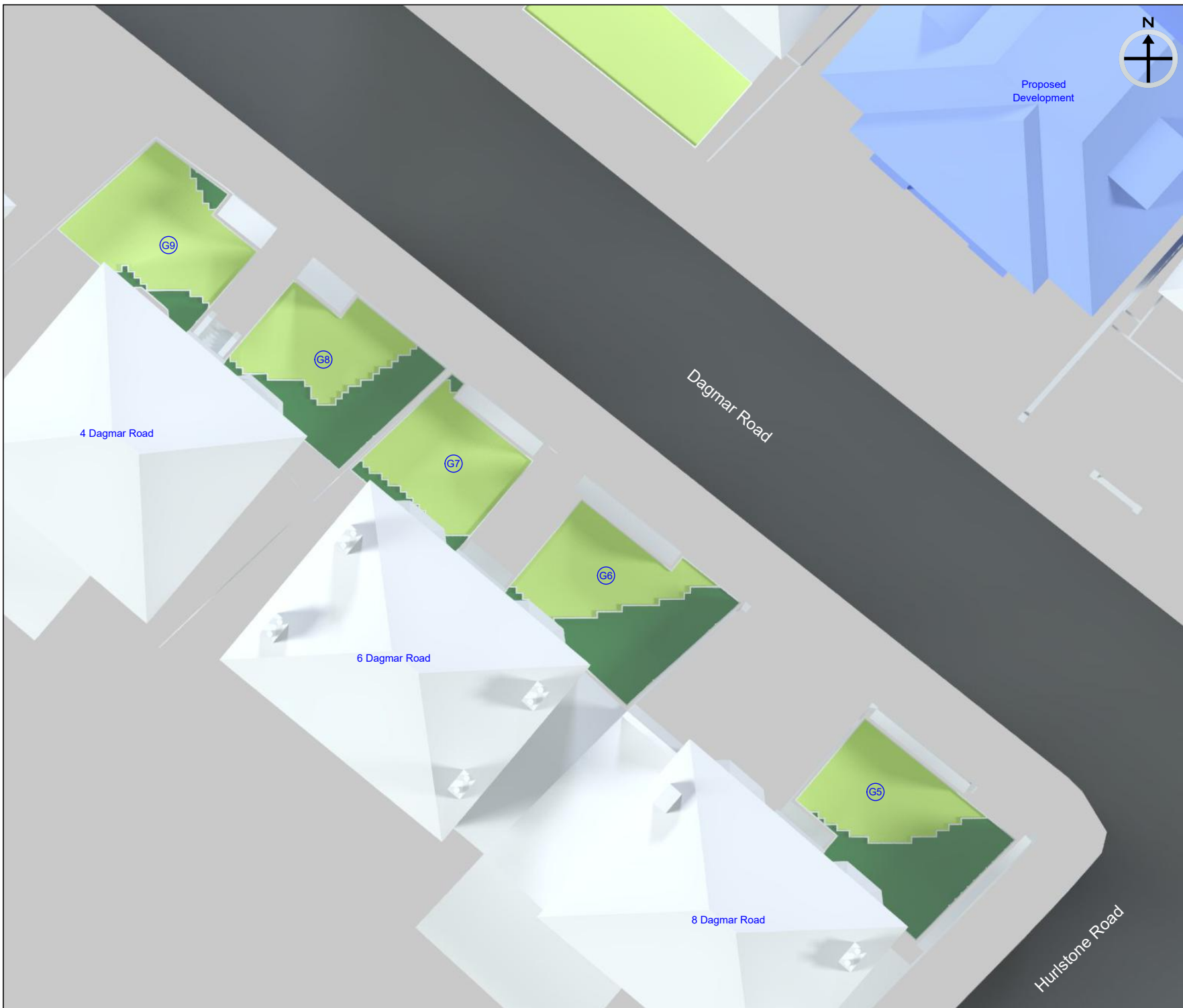
Project Name: 5 Dagmar Road, London SE25 6HZ

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



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

Project Name: 5 Dagmar Road, London SE25 6HZ

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