RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

11 March 2024

Friars Garth
The Parade
Epsom
Surrey
KT18 5DH

Regulated by RICS

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CONTENTS

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Weldin Builders Ltd to undertake a daylight and sunlight assessment of the proposed development at Friars Garth, The Parade, Epsom, Surrey KT18 5DH. For the purpose of this assessment, we are comparing the extant three-storey permission which is already under construction, with an extension of one additional storey.

1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.

1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at:

- 1, 2, 3, 4, 7, 8 & 10 The Cressinghams
- The Old Pines
- Town Hall

1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.

1.1.5 The Old Pines appears to be a non-domestic building, which in our opinion does not have a requirement for daylight or sunlight. Even though a couple of the windows marginally fall short of the numerical tests, this does not amount to non-compliance with the BRE requirements.

1.1.6 All other neighbouring windows and rooms with a requirement for daylight pass the relevant BRE diffuse daylight and direct sunlight tests. All neighbouring amenity areas also pass the BRE overshadowing to gardens and open spaces test.

1.1.7 In summary, the numerical results in this assessment 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:

Philip Roy Architecture

0157-P-003	Existing Planning approved Plans	Rev B
0157-P-004	Existing Planning approved Elevations	Rev B
0157-P-008	Comparison front and street scene Elevations	Rev B
10-00	Site Setting Out Plan	Rev P4
11-00	Ground Floor Plan	Rev 4
11-01	First Floor Plan	Rev 5
11-02	Second Floor Plan	Rev 6
11-03	Roof Plan	Rev 2
12-01	Section AA	Rev 2
12-02	Sections BB & CC	Rev 2
12-03	Section DD, EE & FF	Rev 1
13-01	North & East Elevation	Rev 3
13-02	South & West Elevation	Rev 3
0157-P-002	Proposed Location Plans	Rev B
0157-P-005	Proposed Plans	Rev B
0157-P-006	Proposed Plans	Rev B
0157-P-007	Proposed Elevations	Rev B

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

10 The Cressinghams:

120-06	Proposed Floor Plans - 1	Rev -
120-07	Proposed Floor Plans - 2	Rev -

www.rightmove.co.uk

2 The Cressinghams:		
	Floor Plans	Rev -
3 The Cressinghams:		
	Floor Plans	Rev -
4 The Cressinghams:		
	Floor Plans	Rev -
7 The Cressinghams:		
	Floor Plans	Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority takes 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, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.

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."

3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:

3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

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 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

3.4.1 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.

3.4.2 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.

3.4.3 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:

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

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

Test 1 Vertical Sky Component

3.4.6 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.

3.4.7 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. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 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.

3.4.9 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 the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 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 BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 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.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 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.

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

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

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at:

- 1, 2, 3, 4, 7, 8 & 10 The Cressinghams
- The Old Pines
- Town Hall

4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendix 2 lists the detailed numerical daylight and sunlight test results. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.

4.1.3 The Old Pines appears to be a non-domestic building, which in our opinion do not have a requirement for daylight or sunlight. Even though a couple of the windows marginally fall short of the numerical tests, this does not amount to non-compliance with the BRE requirements.

4.2 Daylight to Windows

Vertical Sky Component

All windows with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

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

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

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

4.5 Conclusion

4.5.1 In summary, the numerical results in this assessment 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 assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.

5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 23 February 2024. We have not had access to neighbouring properties.

5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.

5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.

5.1.6 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


N
Town Hall
The Parade
The Old Pines
Proposed Extension
1 The Cressinghams
2 The Cressinghams
3 The Cressinghams
4 The Cressinghams
The Cressinghams
7 The Cressinghams
8 The Cressinghams
10 The Cressinghams


The Old Pines
Town Hall
7 The Cressinghams
8 The Cressinghams
Proposed Extension
The Parade
Friars Garth
10 The Cressinghams
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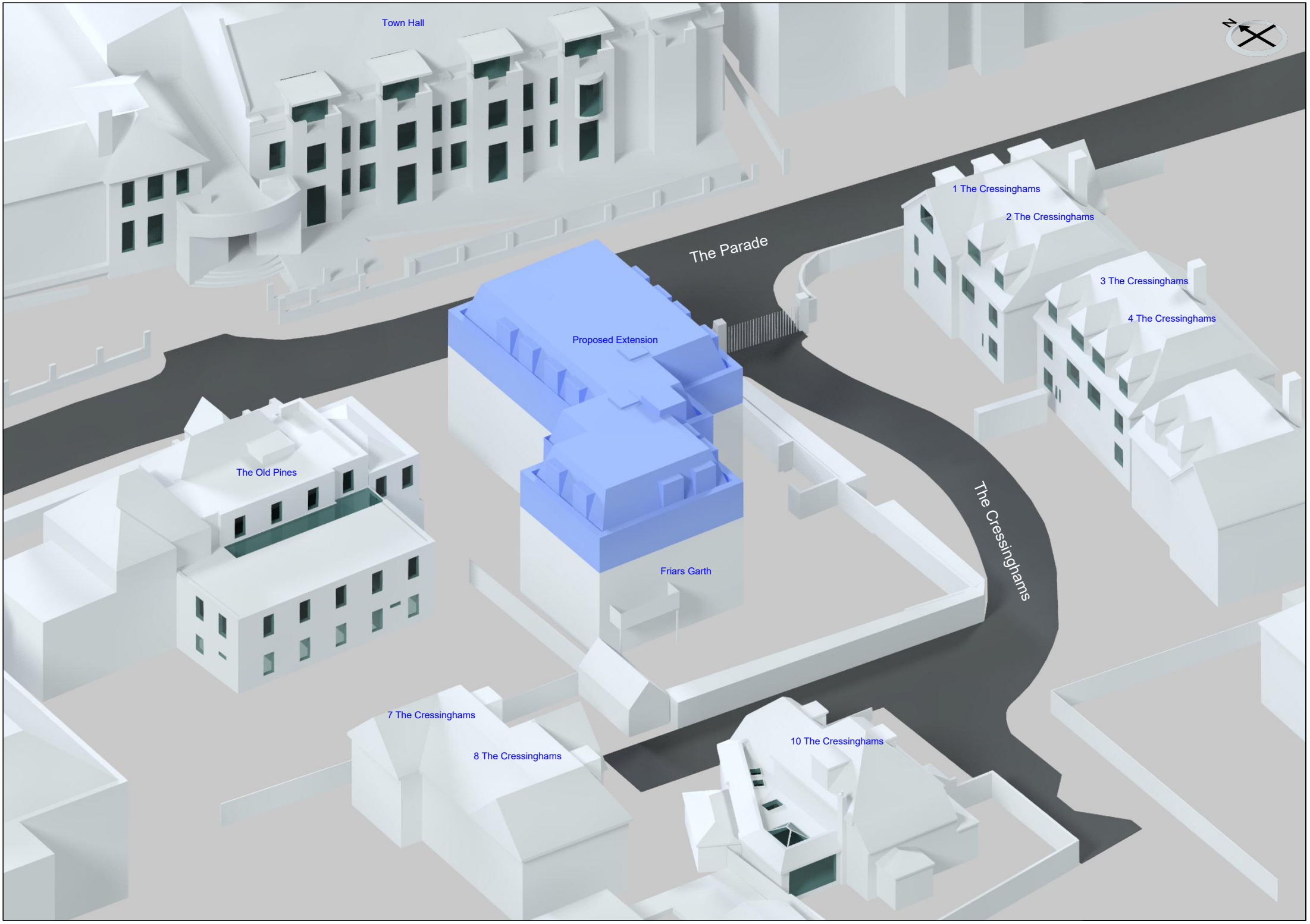
3 The Cressinghams
4 The Cressinghams
The Cressinghams


Town Hall
The Parade
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7 The Cressinghams
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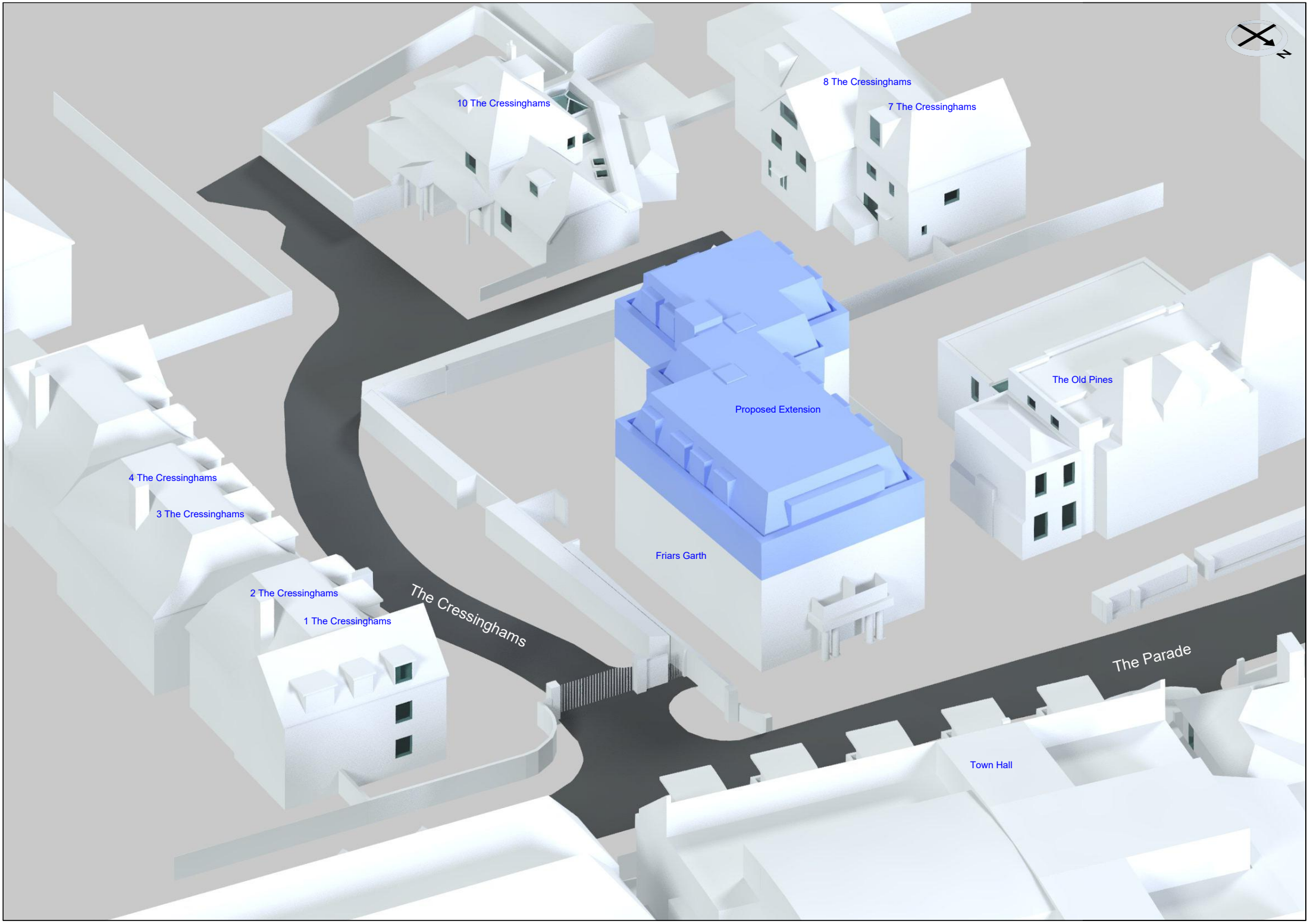
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Proposed Extension
The Old Pines
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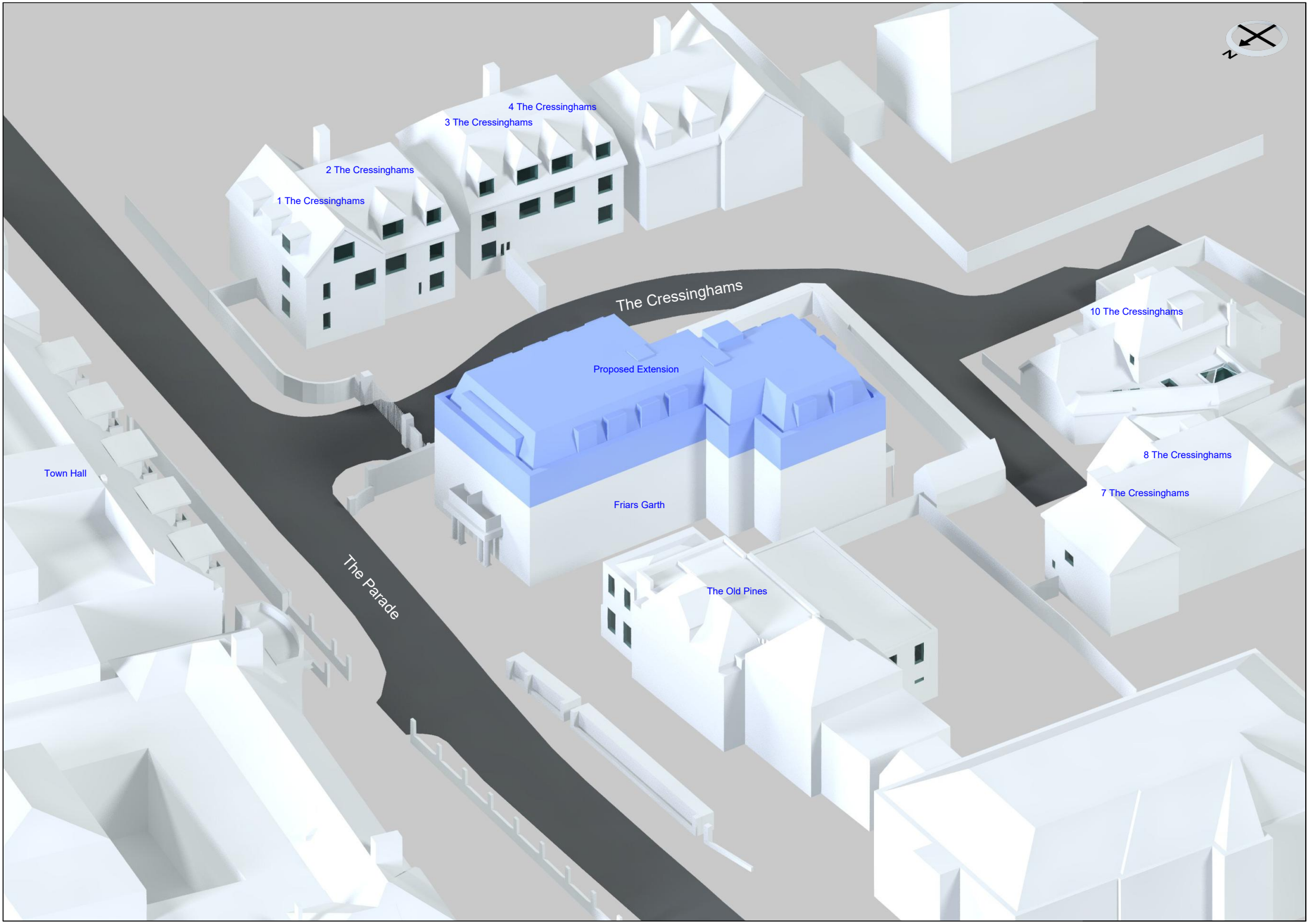
The Parade
Town Hall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Proposed Extension
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Friars Garth
Town Hall
The Parade
The Old Pines


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Proposed
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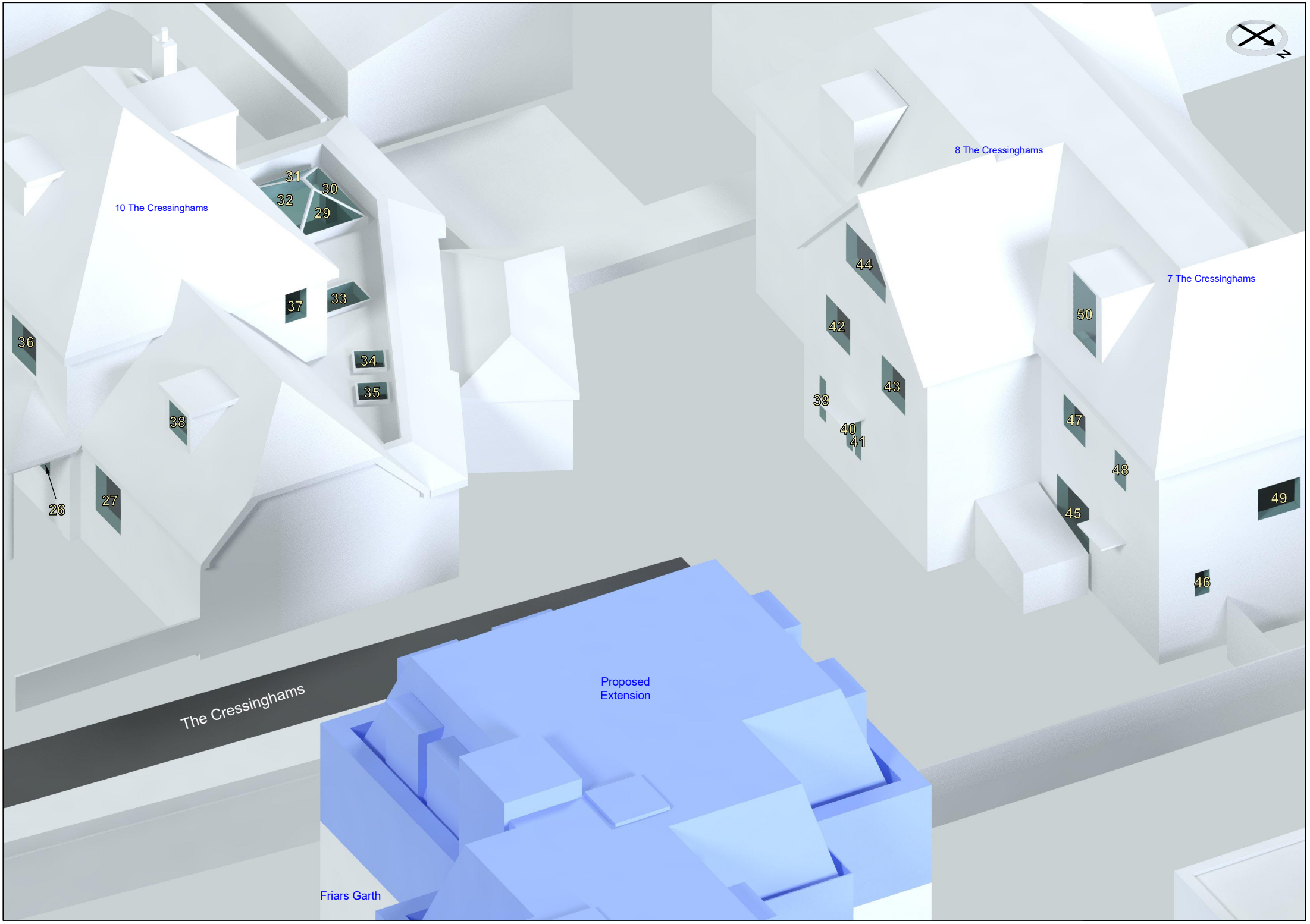
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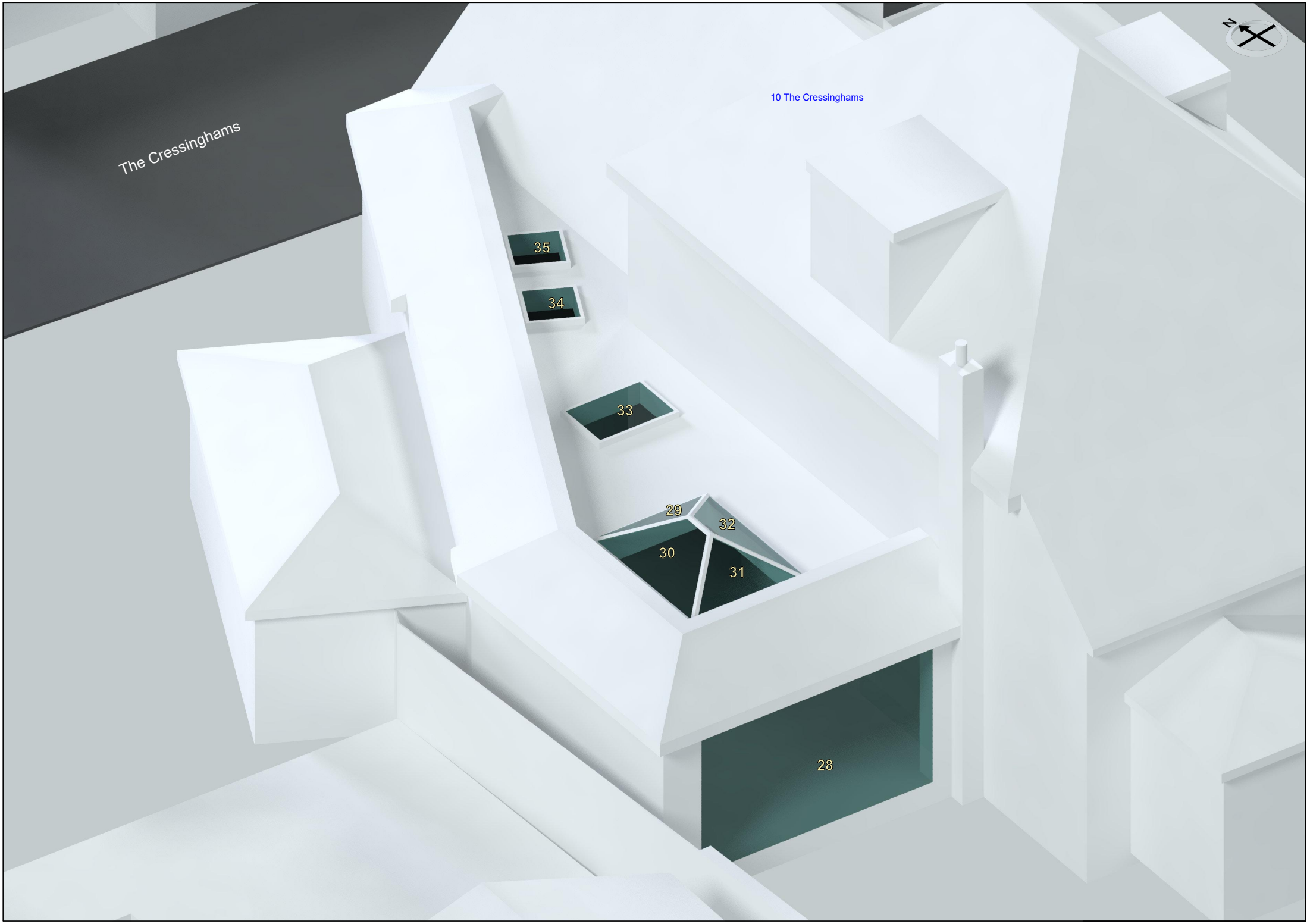
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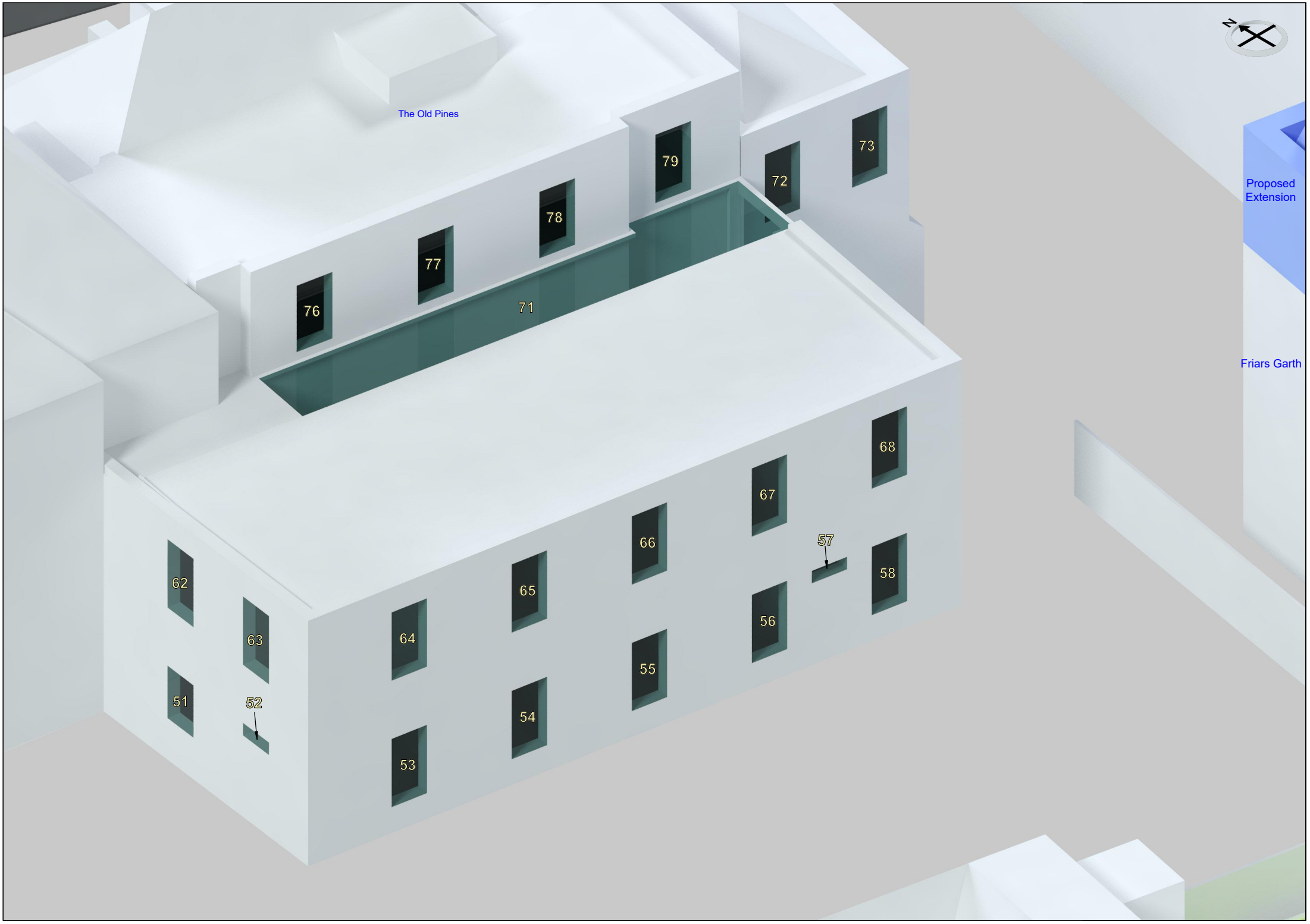
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Proposed
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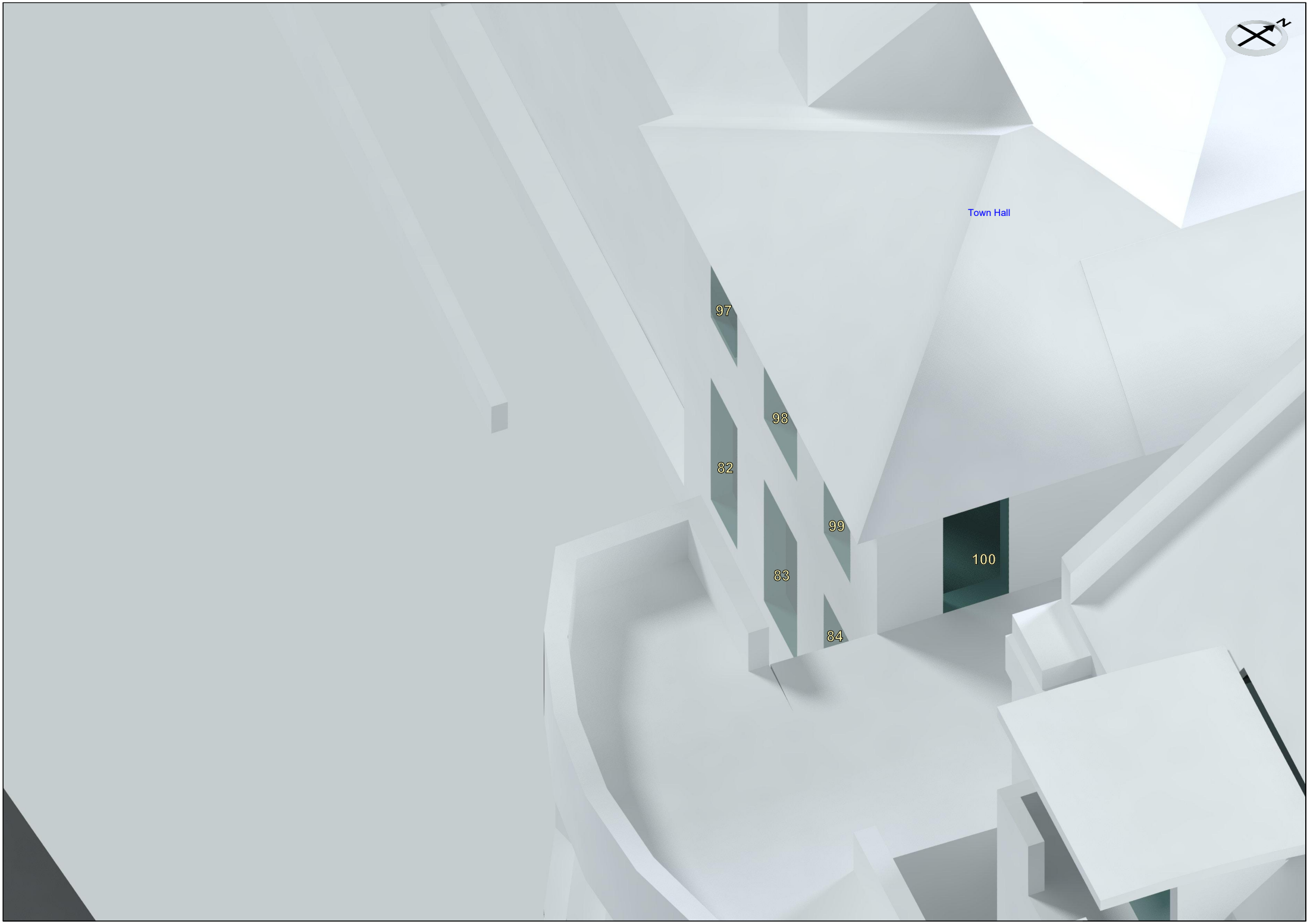
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Proposed
Extension

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
Friars Garth, The Parade, Epsom, Surrey KT18 5DH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
1 The Cressinghams					
Ground Floor					
Window 1	Domestic	28.4%	28.4%	0.0%	1.0
Window 2	Domestic	33.2%	31.5%	1.7%	0.95
First Floor					
Window 3	Domestic	30.8%	30.8%	0.0%	1.0
Window 4	Domestic	35.5%	33.9%	1.6%	0.95
Window 5	Domestic	35.4%	33.6%	1.8%	0.95
Second Floor					
Window 6	Domestic	33.3%	33.3%	0.0%	1.0
Window 7	Domestic	37.8%	36.2%	1.6%	0.96
2 The Cressinghams					
Ground Floor					
Window 8	Hallway	32.5%	30.6%	1.9%	0.94
Window 9	Study	32.8%	30.9%	1.9%	0.94
First Floor					
Window 10	Bedroom	33.5%	31.6%	1.9%	0.94
Window 11	Bedroom	34.7%	32.8%	1.9%	0.95
Second Floor					
Window 12	Bedroom	36.4%	34.8%	1.6%	0.96
Window 13	Bedroom	36.8%	35.2%	1.6%	0.96
3 The Cressinghams					
Ground Floor					
Window 14	Study	32.4%	30.7%	1.7%	0.95
Window 15	Hallway	29.3%	28.5%	0.8%	0.97
Window 16	Hallway	30.6%	30.0%	0.6%	0.98
First Floor					
Window 17	Bedroom	34.8%	33.1%	1.7%	0.95
Window 18	Bedroom	35.4%	33.9%	1.5%	0.96
Second Floor					
Window 19	Bedroom	37.0%	35.5%	1.5%	0.96
Window 20	Bedroom	37.1%	35.8%	1.3%	0.96

Appendix 2 - Vertical Sky Component
Friars Garth, The Parade, Epsom, Surrey KT18 5DH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
4 The Cressinghams					
Ground Floor					
Window 21	Study	34.2%	32.9%	1.3%	0.96
First Floor					
Window 22	Bedroom	35.6%	34.2%	1.4%	0.96
Window 23	Bedroom	35.6%	34.3%	1.3%	0.96
Second Floor					
Window 24	Bedroom	37.2%	35.9%	1.3%	0.97
Window 25	Bedroom	37.3%	36.2%	1.1%	0.97
10 The Cressinghams					
Ground Floor					
Window 26	Kitchen/Dining/Garden Room	4.9%	4.8%	0.1%	0.98
Window 27	Kitchen/Dining/Garden Room	31.0%	30.9%	0.1%	1.0
Window 28	Kitchen/Dining/Garden Room	31.4%	31.4%	0.0%	1.0
Window 29	Kitchen/Dining/Garden Room	1.7%	1.7%	0.0%	1.0
Window 30	Kitchen/Dining/Garden Room	80.7%	80.6%	0.1%	1.0
Window 31	Kitchen/Dining/Garden Room	75.5%	75.5%	0.0%	1.0
Window 32	Kitchen/Dining/Garden Room	69.0%	68.9%	0.1%	1.0
Window 33	Kitchen/Dining/Garden Room	71.9%	71.7%	0.2%	1.0
Window 34	Utility Room	71.0%	70.7%	0.3%	1.0
Window 35	Utility Room	74.3%	74.0%	0.3%	1.0
First Floor					
Window 36	Bedroom	35.4%	35.3%	0.1%	1.0
Window 37	Bedroom	29.4%	28.5%	0.9%	0.97
Window 38	En Suite	35.1%	35.0%	0.1%	1.0
8 The Cressinghams					
Ground Floor					
Window 39	Domestic	30.7%	30.0%	0.7%	0.98
Window 40	Hallway	22.4%	21.7%	0.7%	0.97
Window 41	Hallway	22.5%	21.7%	0.8%	0.96
First Floor					
Window 42	Domestic	35.3%	34.6%	0.7%	0.98
Window 43	Domestic	35.5%	34.5%	1.0%	0.97
Second Floor					
Window 44	Bedroom	36.8%	36.2%	0.6%	0.98

Appendix 2 - Vertical Sky Component
Friars Garth, The Parade, Epsom, Surrey KT18 5DH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
7 The Cressinghams					
Ground Floor					
Window 45	Kitchen	24.4%	23.3%	1.1%	0.95
Window 46	Bathroom/WC	30.6%	29.7%	0.9%	0.97
First Floor					
Window 47	Bedroom	29.9%	28.8%	1.1%	0.96
Window 48	Bathroom/WC	33.1%	31.7%	1.4%	0.96
Window 49	Landing	32.6%	31.9%	0.7%	0.98
Second Floor					
Window 50	Bedroom	37.0%	36.1%	0.9%	0.98
The Old Pines					
Ground Floor					
Window 51	Non Domestic	21.3%	21.3%	0.0%	1.0
Window 52	Non Domestic	26.0%	26.0%	0.0%	1.0
Window 53	Non Domestic	32.9%	32.6%	0.3%	0.99
Window 54	Non Domestic	32.5%	32.1%	0.4%	0.99
Window 55	Non Domestic	32.2%	31.6%	0.6%	0.98
Window 56	Non Domestic	31.7%	30.8%	0.9%	0.97
Window 57	Non Domestic	32.2%	31.1%	1.1%	0.97
Window 58	Non Domestic	30.5%	29.3%	1.2%	0.96
Window 59	Non Domestic	18.8%	14.3%	4.5%	0.76
Window 60	Non Domestic	32.7%	32.7%	0.0%	1.0
Window 61	Non Domestic	31.6%	31.6%	0.0%	1.0
First Floor					
Window 62	Non Domestic	26.3%	26.3%	0.0%	1.0
Window 63	Non Domestic	30.0%	30.0%	0.0%	1.0
Window 64	Non Domestic	36.0%	35.7%	0.3%	0.99
Window 65	Non Domestic	35.8%	35.4%	0.4%	0.99
Window 66	Non Domestic	35.7%	35.1%	0.6%	0.98
Window 67	Non Domestic	35.5%	34.5%	1.0%	0.97
Window 68	Non Domestic	34.7%	33.1%	1.6%	0.95
Window 69	Non Domestic	27.4%	21.7%	5.7%	0.79
Window 70	Non Domestic	20.2%	16.1%	4.1%	0.8
Window 71	Non Domestic	61.0%	60.1%	0.9%	0.99
Window 72	Non Domestic	31.4%	28.7%	2.7%	0.91
Window 73	Non Domestic	33.1%	29.8%	3.3%	0.9
Window 74	Non Domestic	35.4%	35.4%	0.0%	1.0
Window 75	Non Domestic	34.7%	34.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Friars Garth, The Parade, Epsom, Surrey KT18 5DH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Second Floor					
Window 76	Non Domestic	37.8%	37.2%	0.6%	0.98
Window 77	Non Domestic	37.8%	36.9%	0.9%	0.98
Window 78	Non Domestic	37.7%	36.4%	1.3%	0.97
Window 79	Non Domestic	36.8%	34.9%	1.9%	0.95
Window 80	Non Domestic	35.3%	30.9%	4.4%	0.88
Window 81	Non Domestic	35.6%	31.8%	3.8%	0.89
Town Hall					
Ground Floor					
Window 82	Non Domestic	30.7%	30.2%	0.5%	0.98
Window 83	Non Domestic	24.6%	24.5%	0.1%	1.0
Window 84	Non Domestic	9.9%	9.9%	0.0%	1.0
Window 85	Non Domestic	1.6%	1.3%	0.3%	0.81
Window 86	Non Domestic	8.8%	8.2%	0.6%	0.93
Window 87	Non Domestic	29.2%	28.2%	1.0%	0.97
Window 88	Non Domestic	23.0%	22.1%	0.9%	0.96
Window 89	Non Domestic	23.2%	22.2%	1.0%	0.96
Window 90	Non Domestic	34.4%	33.4%	1.0%	0.97
Window 91	Non Domestic	23.8%	22.9%	0.9%	0.96
Window 92	Non Domestic	24.0%	23.0%	1.0%	0.96
Window 93	Non Domestic	34.9%	33.9%	1.0%	0.97
Window 94	Non Domestic	24.4%	23.6%	0.8%	0.97
Window 95	Non Domestic	21.1%	20.2%	0.9%	0.96
Window 96	Non Domestic	34.2%	33.4%	0.8%	0.98
First Floor					
Window 97	Non Domestic	34.9%	34.3%	0.6%	0.98
Window 98	Non Domestic	34.8%	34.1%	0.7%	0.98
Window 99	Non Domestic	34.9%	34.2%	0.7%	0.98
Window 100	Non Domestic	16.6%	16.3%	0.3%	0.98
Window 101	Non Domestic	26.6%	25.9%	0.7%	0.97
Window 102	Non Domestic	37.4%	36.4%	1.0%	0.97
Window 103	Non Domestic	25.2%	24.3%	0.9%	0.96
Window 104	Non Domestic	25.7%	24.8%	0.9%	0.96
Window 105	Non Domestic	37.5%	36.5%	1.0%	0.97
Window 106	Non Domestic	25.9%	25.0%	0.9%	0.97
Window 107	Non Domestic	26.0%	25.1%	0.9%	0.97
Window 108	Non Domestic	37.6%	36.7%	0.9%	0.98
Window 109	Non Domestic	26.3%	25.5%	0.8%	0.97
Window 110	Non Domestic	22.6%	21.8%	0.8%	0.96
Window 111	Non Domestic	35.5%	34.6%	0.9%	0.97
Window 112	Non Domestic	37.5%	36.6%	0.9%	0.98
Window 113	Non Domestic	37.6%	36.8%	0.8%	0.98

Appendix 2 - Vertical Sky Component
Friars Garth, The Parade, Epsom, Surrey KT18 5DH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 114	Non Domestic	35.6%	35.2%	0.4%	0.99
Second Floor					
Window 115	Non Domestic	18.9%	18.3%	0.6%	0.97
Window 116	Non Domestic	18.9%	18.3%	0.6%	0.97
Window 117	Non Domestic	18.9%	18.3%	0.6%	0.97
Window 118	Non Domestic	18.9%	18.4%	0.5%	0.97

Appendix 2 - Daylight Distribution
Friars Garth, The Parade, Epsom, Surrey KT18 5DH

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
2 The Cressinghams					
Ground Floor					
Window 8	Hallway	52%	36%	16%	0.69
Window 9	Study	98%	98%	0%	1.0
First Floor					
Window 10	Bedroom	97%	97%	0%	1.0
Window 11	Bedroom	98%	98%	0%	1.0
Second Floor					
Window 12	Bedroom	97%	97%	0%	1.0
Window 13	Bedroom	94%	94%	0%	1.0
3 The Cressinghams					
Ground Floor					
Window 14	Study	99%	99%	0%	1.0
Windows 15 & 16	Hallway	60%	43%	17%	0.72
First Floor					
Window 17	Bedroom	98%	98%	0%	1.0
Window 18	Bedroom	99%	99%	0%	1.0
Second Floor					
Window 19	Bedroom	95%	95%	0%	1.0
Window 20	Bedroom	97%	97%	0%	1.0
4 The Cressinghams					
Ground Floor					
Window 21	Study	98%	98%	0%	1.0
First Floor					
Window 22	Bedroom	99%	99%	0%	1.0
Window 23	Bedroom	98%	98%	0%	1.0
Second Floor					
Window 24	Bedroom	97%	97%	0%	1.0
Window 25	Bedroom	95%	95%	0%	1.0
10 The Cressinghams					
Ground Floor					
Windows 26 to 33	Kitchen/Dining/Garden Room	99%	99%	0%	1.0
Windows 34 & 35	Utility Room	100%	100%	0%	1.0

Appendix 2 - Daylight Distribution
Friars Garth, The Parade, Epsom, Surrey KT18 5DH

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
First Floor					
Windows 36 & 37	Bedroom	98%	98%	0%	1.0
Window 38	En Suite	82%	82%	0%	1.0
7 The Cressinghams					
Ground Floor					
Window 45	Kitchen	98%	98%	0%	1.0
Window 46	Bathroom/WC	75%	75%	0%	1.0
Window 49	Staircase	44%	44%	0%	1.0
First Floor					
Window 47	Bedroom	95%	95%	0%	1.0
Window 48	Bathroom/WC	84%	84%	0%	1.0
Window 49	Landing	98%	98%	0%	1.0
Second Floor					
Window 50	Bedroom	74%	74%	0%	1.0

Appendix 2 - Sunlight to Windows

Friars Garth, The Parade, Epsom, Surrey KT18 5DH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
10 The Cressinghams									
Ground Floor									
Window 26	Kitchen/Dining/Garden Room	6%	6%	0%	1.0	1%	1%	0%	1.0
Window 27	Kitchen/Dining/Garden Room	36%	36%	0%	1.0	3%	3%	0%	1.0
Window 28	Kitchen/Dining/Garden Room	63%	63%	0%	1.0	22%	22%	0%	1.0
Window 29	Kitchen/Dining/Garden Room	9%	9%	0%	1.0	9%	9%	0%	1.0
Window 31	Kitchen/Dining/Garden Room	65%	65%	0%	1.0	18%	18%	0%	1.0
Window 32	Kitchen/Dining/Garden Room	50%	50%	0%	1.0	15%	15%	0%	1.0
Window 33	Kitchen/Dining/Garden Room	44%	44%	0%	1.0	12%	12%	0%	1.0
Window 34	Utility Room	39%	39%	0%	1.0	11%	11%	0%	1.0
Window 35	Utility Room	41%	41%	0%	1.0	9%	9%	0%	1.0
First Floor									
Window 36	Bedroom	47%	47%	0%	1.0	14%	14%	0%	1.0
Window 38	En Suite	47%	47%	0%	1.0	13%	13%	0%	1.0
8 The Cressinghams									
Ground Floor									
Window 39	Domestic	52%	52%	0%	1.0	13%	13%	0%	1.0
Window 40	Hallway	46%	46%	0%	1.0	13%	13%	0%	1.0
Window 41	Hallway	37%	37%	0%	1.0	14%	14%	0%	1.0
First Floor									
Window 42	Domestic	50%	50%	0%	1.0	16%	16%	0%	1.0
Window 43	Domestic	51%	51%	0%	1.0	15%	15%	0%	1.0
Second Floor									
Window 44	Bedroom	49%	48%	1%	0.98	15%	15%	0%	1.0
7 The Cressinghams									
Ground Floor									
Window 45	Kitchen	21%	19%	2%	0.9	2%	2%	0%	1.0
First Floor									
Window 47	Bedroom	36%	35%	1%	0.97	4%	4%	0%	1.0
Window 48	Bathroom/WC	43%	39%	4%	0.91	10%	10%	0%	1.0
Second Floor									
Window 50	Bedroom	55%	54%	1%	0.98	15%	15%	0%	1.0
The Old Pines									
Ground Floor									
Window 53	Non Domestic	74%	74%	0%	1.0	22%	22%	0%	1.0
Window 54	Non Domestic	74%	73%	1%	0.99	22%	22%	0%	1.0

Appendix 2 - Sunlight to Windows

Friars Garth, The Parade, Epsom, Surrey KT18 5DH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 55	Non Domestic	74%	69%	5%	0.93	22%	20%	2%	0.91
Window 56	Non Domestic	71%	68%	3%	0.96	20%	20%	0%	1.0
Window 57	Non Domestic	72%	67%	5%	0.93	21%	21%	0%	1.0
Window 58	Non Domestic	69%	61%	8%	0.88	21%	20%	1%	0.95
Window 59	Non Domestic	37%	25%	12%	0.68	8%	7%	1%	0.88
First Floor									
Window 64	Non Domestic	81%	79%	2%	0.98	27%	26%	1%	0.96
Window 65	Non Domestic	81%	79%	2%	0.98	27%	26%	1%	0.96
Window 66	Non Domestic	81%	80%	1%	0.99	26%	26%	0%	1.0
Window 67	Non Domestic	80%	75%	5%	0.94	26%	23%	3%	0.88
Window 68	Non Domestic	77%	72%	5%	0.94	23%	22%	1%	0.96
Window 69	Non Domestic	45%	37%	8%	0.82	11%	8%	3%	0.73
Window 70	Non Domestic	46%	39%	7%	0.85	12%	8%	4%	0.67
Window 71	Non Domestic	89%	85%	4%	0.96	27%	24%	3%	0.89
Window 72	Non Domestic	69%	66%	3%	0.96	19%	16%	3%	0.84
Window 73	Non Domestic	75%	68%	7%	0.91	21%	16%	5%	0.76
Second Floor									
Window 76	Non Domestic	81%	80%	1%	0.99	28%	27%	1%	0.96
Window 77	Non Domestic	84%	83%	1%	0.99	28%	27%	1%	0.96
Window 78	Non Domestic	84%	81%	3%	0.96	28%	25%	3%	0.89
Window 79	Non Domestic	79%	74%	5%	0.94	28%	24%	4%	0.86
Window 80	Non Domestic	53%	45%	8%	0.85	17%	13%	4%	0.76
Window 81	Non Domestic	56%	51%	5%	0.91	17%	14%	3%	0.82
Town Hall									
Ground Floor									
Window 82	Non Domestic	66%	65%	1%	0.98	17%	16%	1%	0.94
Window 83	Non Domestic	54%	54%	0%	1.0	11%	11%	0%	1.0
Window 84	Non Domestic	19%	19%	0%	1.0	1%	1%	0%	1.0
Window 85	Non Domestic	3%	2%	1%	0.67	3%	2%	1%	0.67
Window 86	Non Domestic	11%	9%	2%	0.82	5%	3%	2%	0.6
Window 87	Non Domestic	64%	63%	1%	0.98	25%	24%	1%	0.96
Window 88	Non Domestic	44%	42%	2%	0.95	20%	18%	2%	0.9
Window 89	Non Domestic	40%	38%	2%	0.95	13%	11%	2%	0.85
Window 90	Non Domestic	73%	72%	1%	0.99	24%	23%	1%	0.96
Window 91	Non Domestic	46%	45%	1%	0.98	21%	20%	1%	0.95
Window 92	Non Domestic	40%	38%	2%	0.95	13%	11%	2%	0.85
Window 93	Non Domestic	78%	77%	1%	0.99	25%	24%	1%	0.96
Window 94	Non Domestic	49%	48%	1%	0.98	22%	21%	1%	0.95
Window 95	Non Domestic	36%	35%	1%	0.97	11%	10%	1%	0.91
Window 96	Non Domestic	77%	75%	2%	0.97	24%	22%	2%	0.92

Appendix 2 - Sunlight to Windows

Friars Garth, The Parade, Epsom, Surrey KT18 5DH

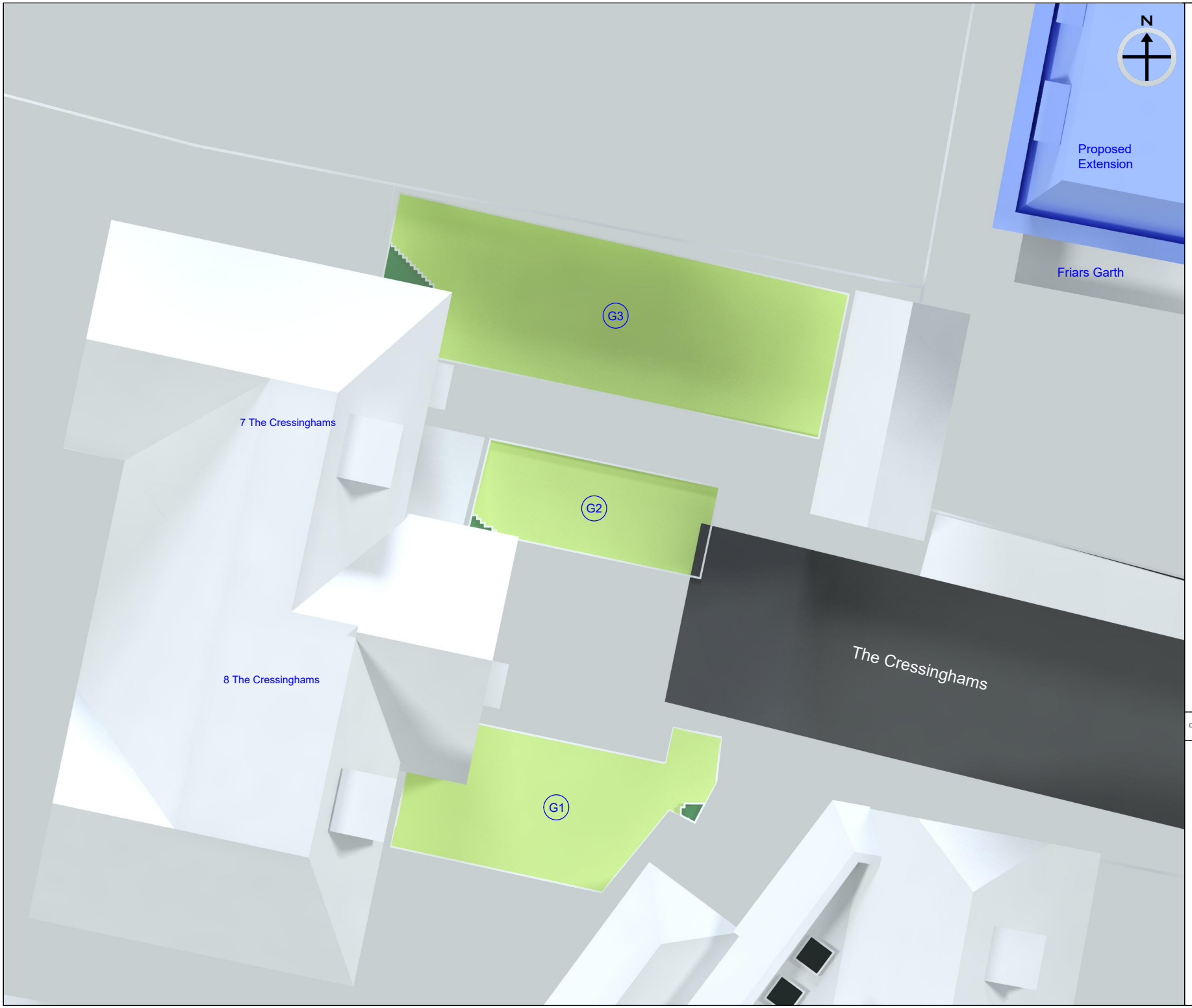
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
First Floor									
Window 97	Non Domestic	75%	75%	0%	1.0	27%	27%	0%	1.0
Window 98	Non Domestic	74%	74%	0%	1.0	26%	26%	0%	1.0
Window 99	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 100	Non Domestic	33%	33%	0%	1.0	17%	17%	0%	1.0
Window 101	Non Domestic	46%	46%	0%	1.0	13%	13%	0%	1.0
Window 102	Non Domestic	82%	82%	0%	1.0	29%	29%	0%	1.0
Window 103	Non Domestic	45%	45%	0%	1.0	21%	21%	0%	1.0
Window 104	Non Domestic	43%	43%	0%	1.0	16%	16%	0%	1.0
Window 105	Non Domestic	82%	82%	0%	1.0	29%	29%	0%	1.0
Window 106	Non Domestic	47%	46%	1%	0.98	22%	21%	1%	0.95
Window 107	Non Domestic	43%	42%	1%	0.98	16%	15%	1%	0.94
Window 108	Non Domestic	81%	79%	2%	0.98	28%	26%	2%	0.93
Window 109	Non Domestic	51%	49%	2%	0.96	24%	22%	2%	0.92
Window 110	Non Domestic	38%	37%	1%	0.97	13%	12%	1%	0.92
Window 111	Non Domestic	64%	63%	1%	0.98	23%	22%	1%	0.96
Window 112	Non Domestic	76%	75%	1%	0.99	27%	26%	1%	0.96
Window 113	Non Domestic	84%	83%	1%	0.99	29%	28%	1%	0.97
Window 114	Non Domestic	75%	74%	1%	0.99	29%	28%	1%	0.97
Second Floor									
Window 115	Non Domestic	33%	33%	0%	1.0	25%	25%	0%	1.0
Window 116	Non Domestic	33%	33%	0%	1.0	25%	25%	0%	1.0
Window 117	Non Domestic	33%	33%	0%	1.0	25%	25%	0%	1.0
Window 118	Non Domestic	33%	33%	0%	1.0	25%	25%	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 - Overshadowing to Gardens and Open Spaces
Friars Garth, The Parade, Epsom, Surrey KT18 5DH

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March									
		Before			After			Loss			Ratio
8 The Cressinghams											
Ground Floor											
Garden 1	23.72 m2	23.51	m2	99%	23.51	m2	99%	0.0	m2	0%	1.0
7 The Cressinghams											
Ground Floor											
Garden 2	15.05 m2	14.87	m2	99%	14.87	m2	99%	0.0	m2	0%	1.0
Garden 3	44.53 m2	43.76	m2	98%	43.76	m2	98%	0.0	m2	0%	1.0
Town Hall											
Ground Floor											
Garden 4	57.33 m2	35.81	m2	62%	35.81	m2	62%	0.0	m2	0%	1.0



Key

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

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

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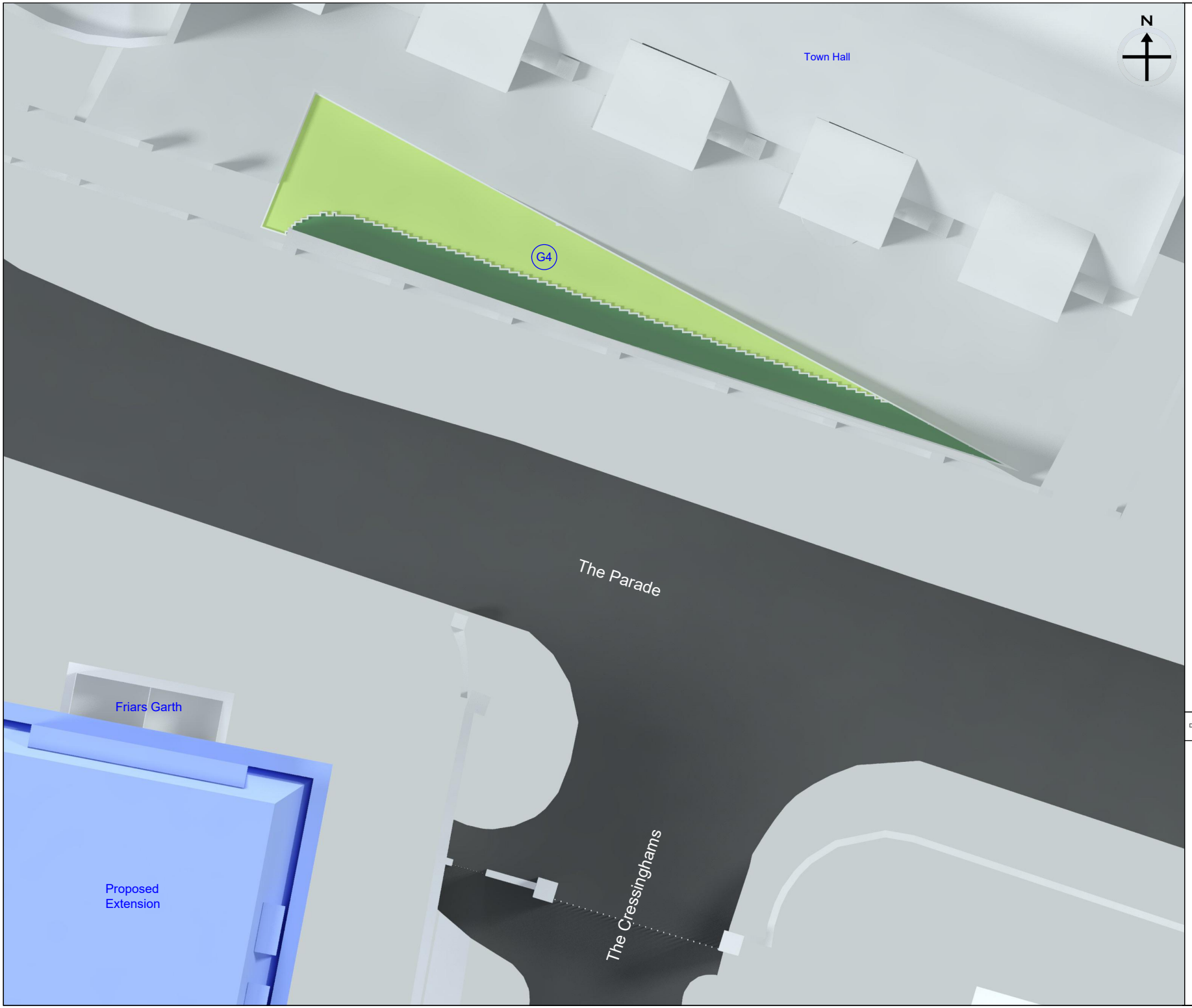

Key

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

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

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