



RIGHT OF LIGHT  
CONSULTING  
Chartered Surveyors

# Daylight and Sunlight Report

(Neighbouring Properties)

**20 March 2024**

56A Church Hill  
London  
N21 1JA

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# 1 EXECUTIVE SUMMARY

## 1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Gradica Building Contractor Ltd to undertake a daylight and sunlight assessment of the proposed development at 56A Church Hill, London N21 1JA.
- 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, 3<sup>rd</sup> 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 22 & 24 Branscombe Gardens, 56 & 58 Church Hill and St Pauls Church.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.5 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.
- 1.1.6 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.

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## 2 INFORMATION SOURCES

### 2.1 Drawings

2.1.1 This report is based on the following drawings:

Atelier Ochre

22002-100	Proposed Plan	Rev P1
22002-101	Proposed Roof Plan	Rev P1
22002-200	Proposed Sections	Rev P1
22002-201	Proposed Sections	Rev P1
22002-300	Proposed Elevations	Rev P1
22002-301	Proposed Elevations	Rev P1
22002-302	Proposed Elevations	Rev P1
22002-303	Proposed Elevations	Rev P1

### 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

56 Church Hill: EN/759	Planning Application Drawing	Rev -
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### **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 3<sup>rd</sup> 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

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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:

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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.



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### **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.

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- 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.

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## **4 RESULTS OF THE ASSESSMENT**

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

- 4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at 22 & 24 Branscombe Gardens, 56 & 58 Church Hill and St Pauls Church.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this assessment. Appendix 2 lists the detailed numerical daylight and sunlight test results.

### **4.2 Daylight to Windows**

#### Vertical Sky Component

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

#### 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 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.

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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 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 15 June 2022. 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.

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## APPENDICES

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## **APPENDIX 1**

### WINDOW & GARDEN KEY



Hill House Close

Church Hill

56 Church Hill

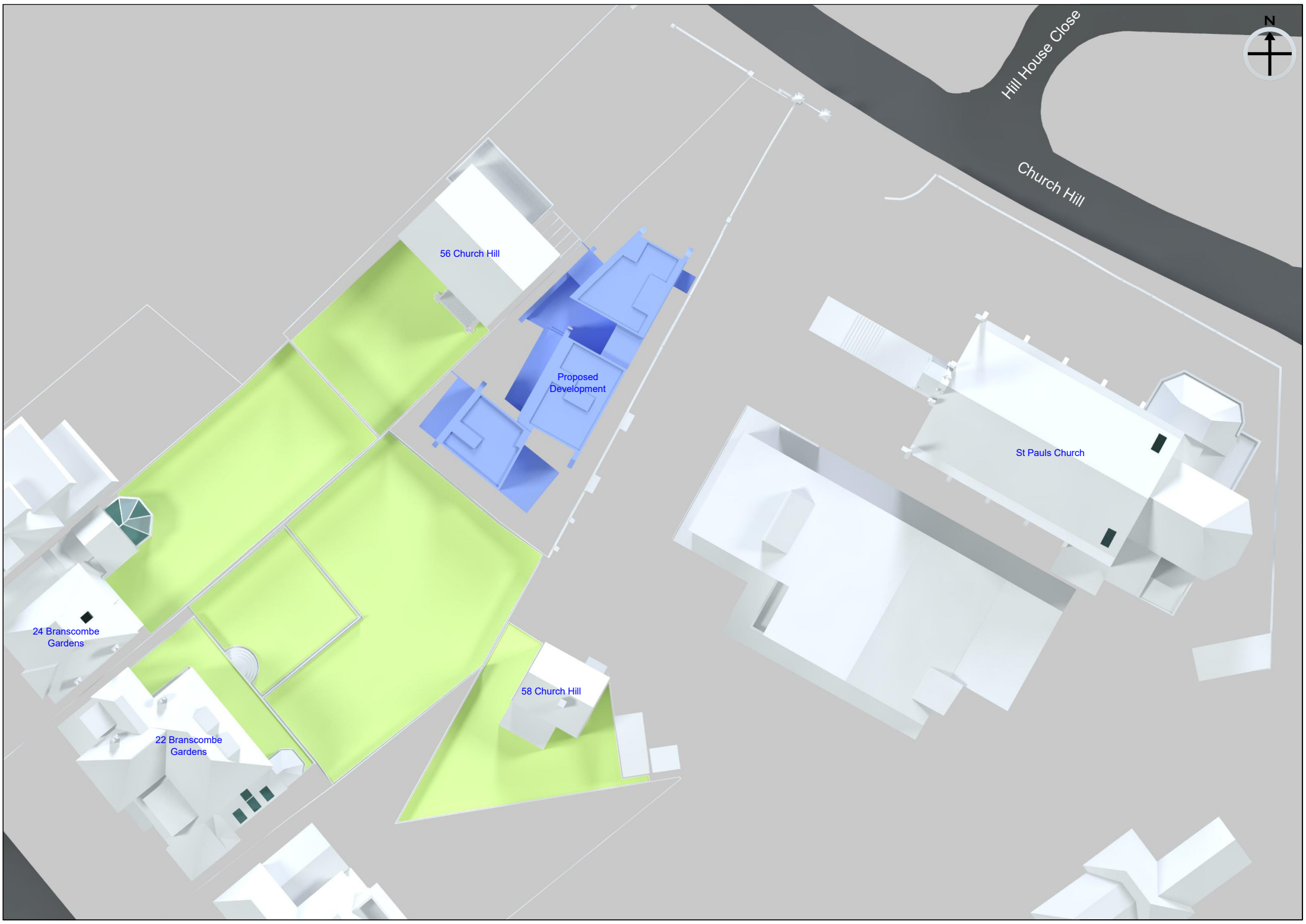
Proposed  
Development

St Pauls Church

24 Branscombe  
Gardens

22 Branscombe  
Gardens

58 Church Hill





Branscombe Gardens

24 Branscombe Gardens

22 Branscombe Gardens

56 Church Hill

Proposed Development

58 Church Hill

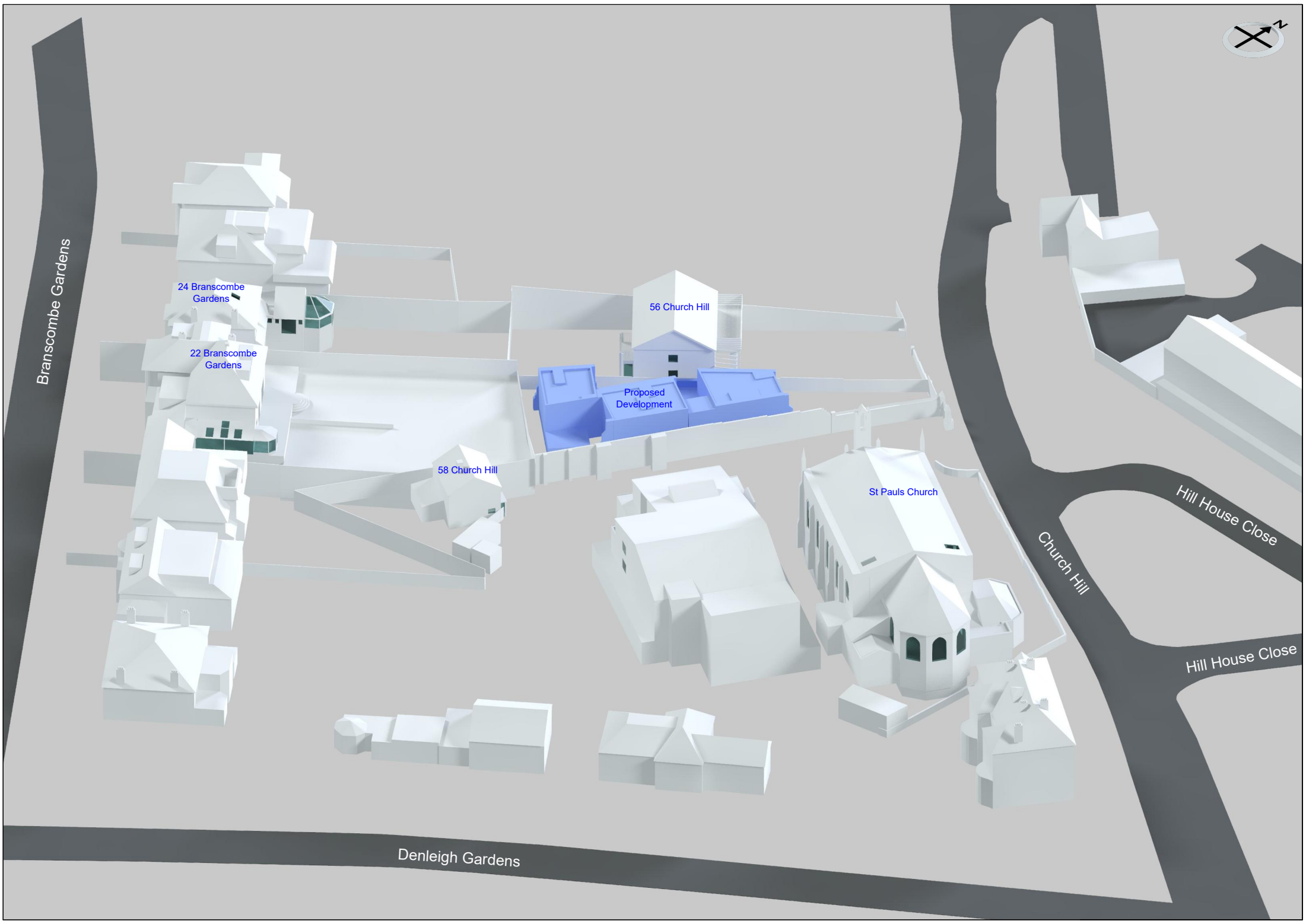
St Pauls Church

Church Hill

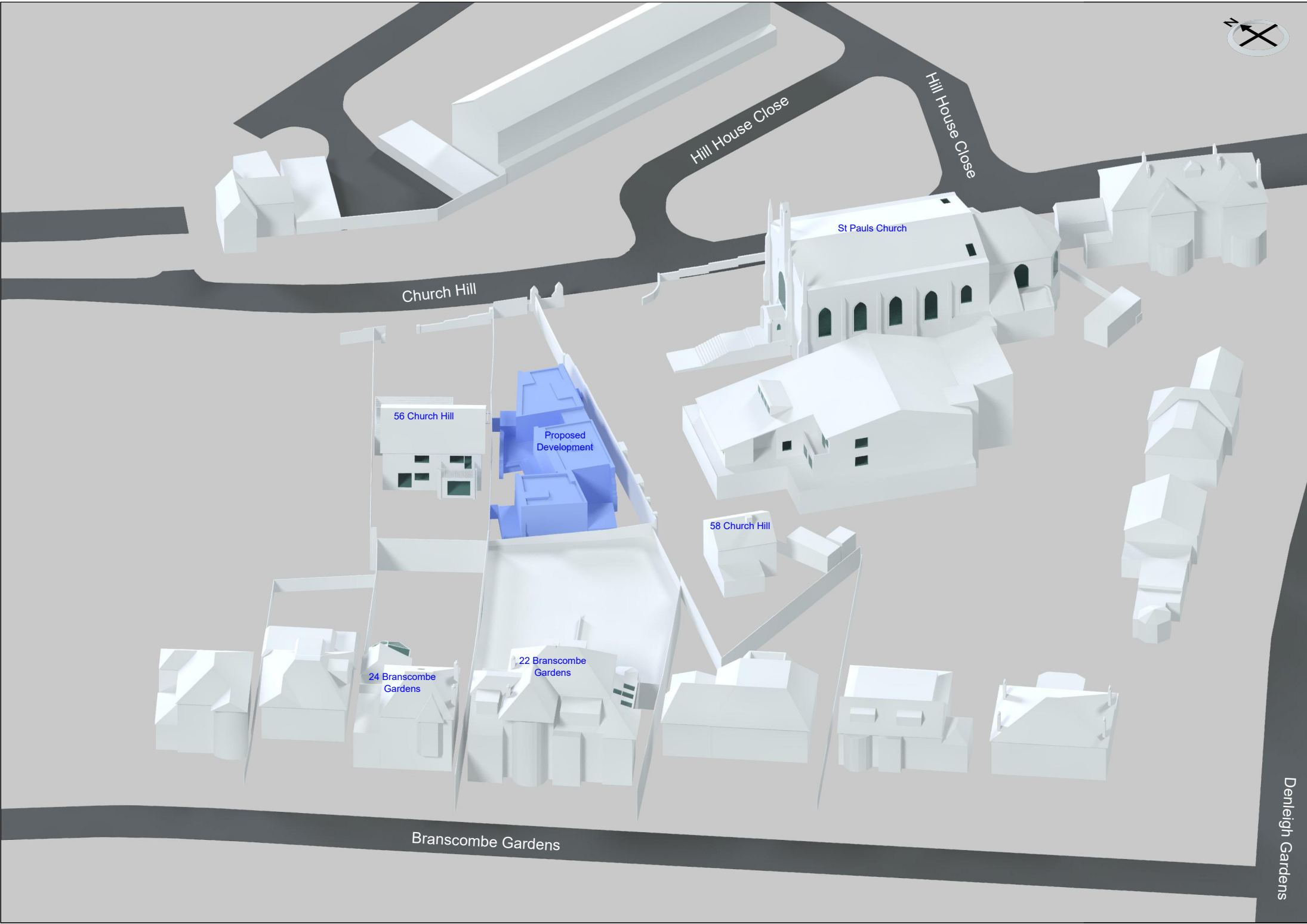
Hill House Close

Hill House Close

Denleigh Gardens







Hill House Close

Hill House Close

Church Hill

St Pauls Church

56 Church Hill

Proposed Development

58 Church Hill

24 Branscombe Gardens

22 Branscombe Gardens

Branscombe Gardens

Denleigh Gardens



Denleigh Gardens

Branscombe Gardens

22 Branscombe Gardens

24 Branscombe Gardens

58 Church Hill

Proposed Development

56 Church Hill

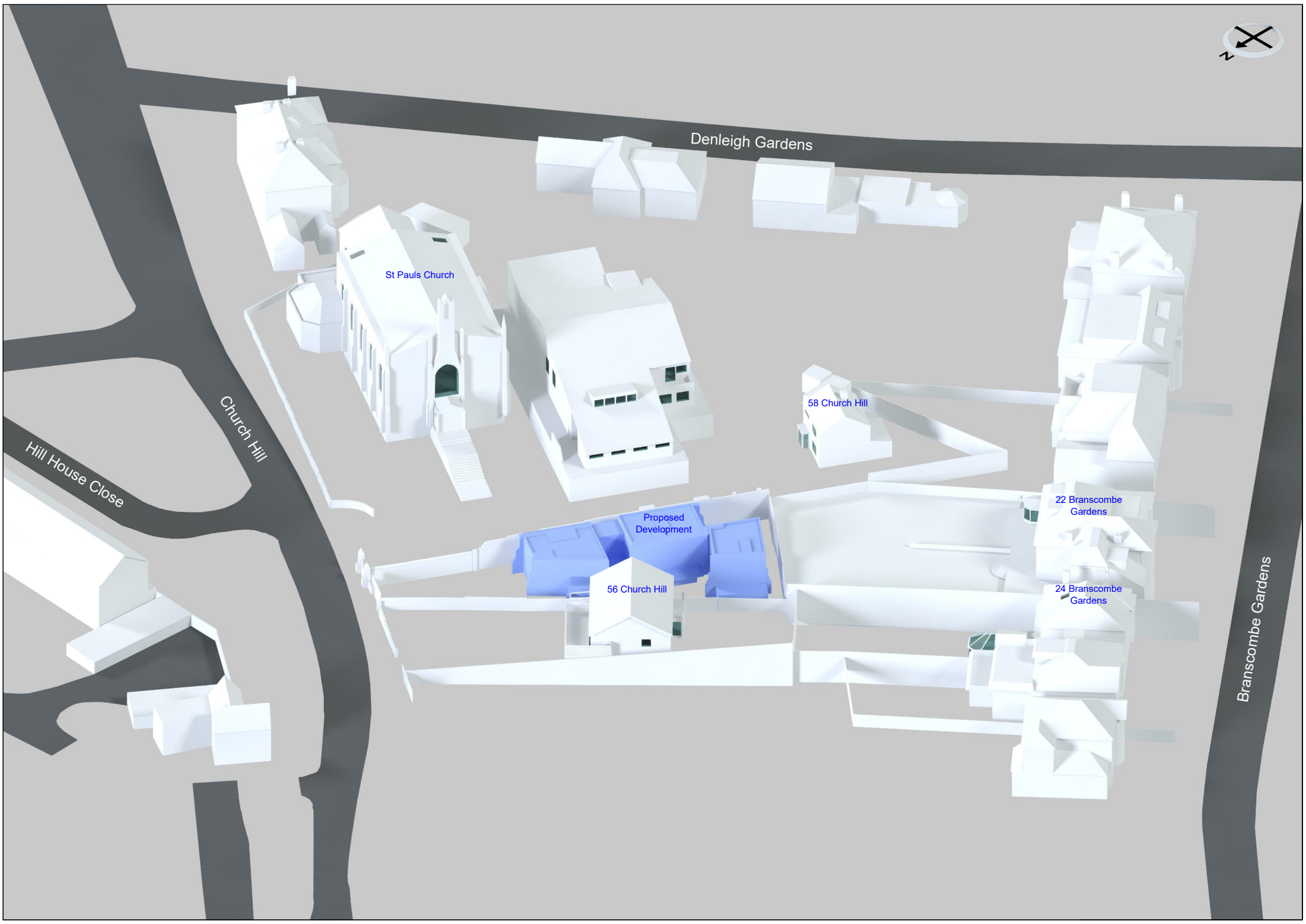
St Pauls Church

Church Hill

Hill House Close

Hill House Close





Denleigh Gardens

St Pauls Church

Church Hill

Hill House Close

58 Church Hill

Proposed Development

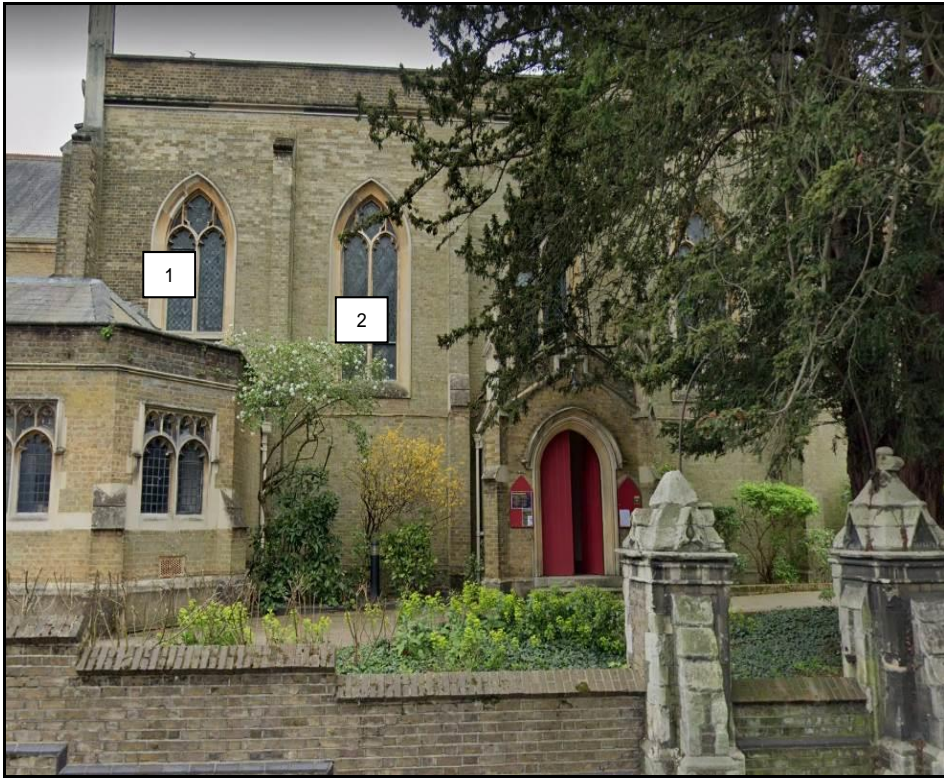
56 Church Hill

22 Branscombe Gardens

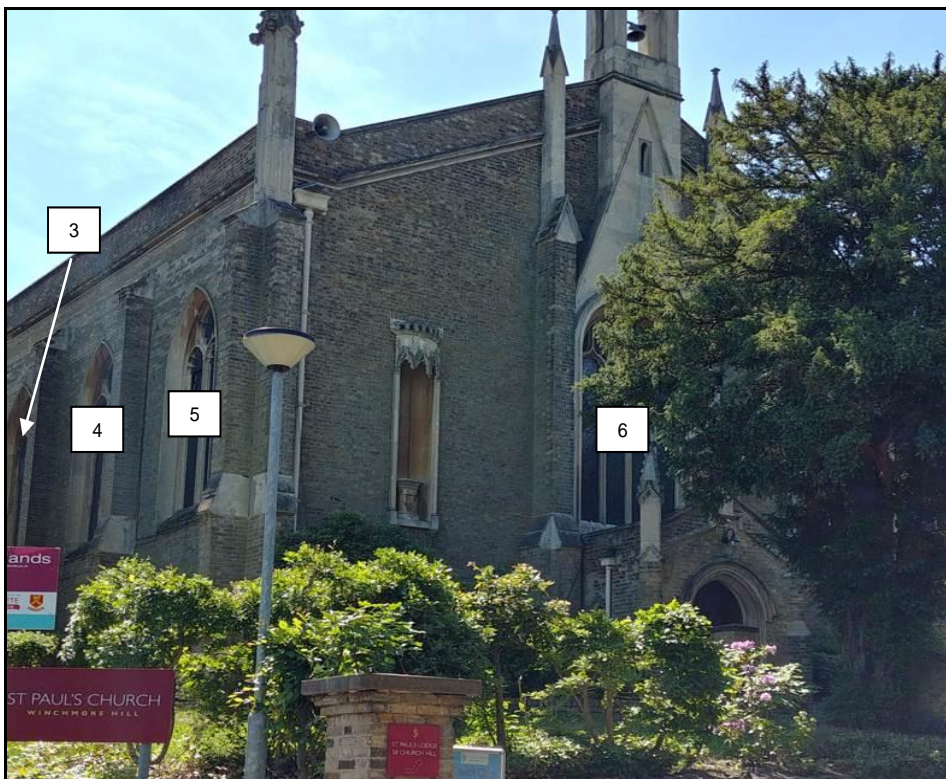
24 Branscombe Gardens

Branscombe Gardens

## Neighbouring Windows



**St Pauls Church**



**St Pauls Church**



**St Pauls Church**



**St Pauls Church**



**St Pauls Church**



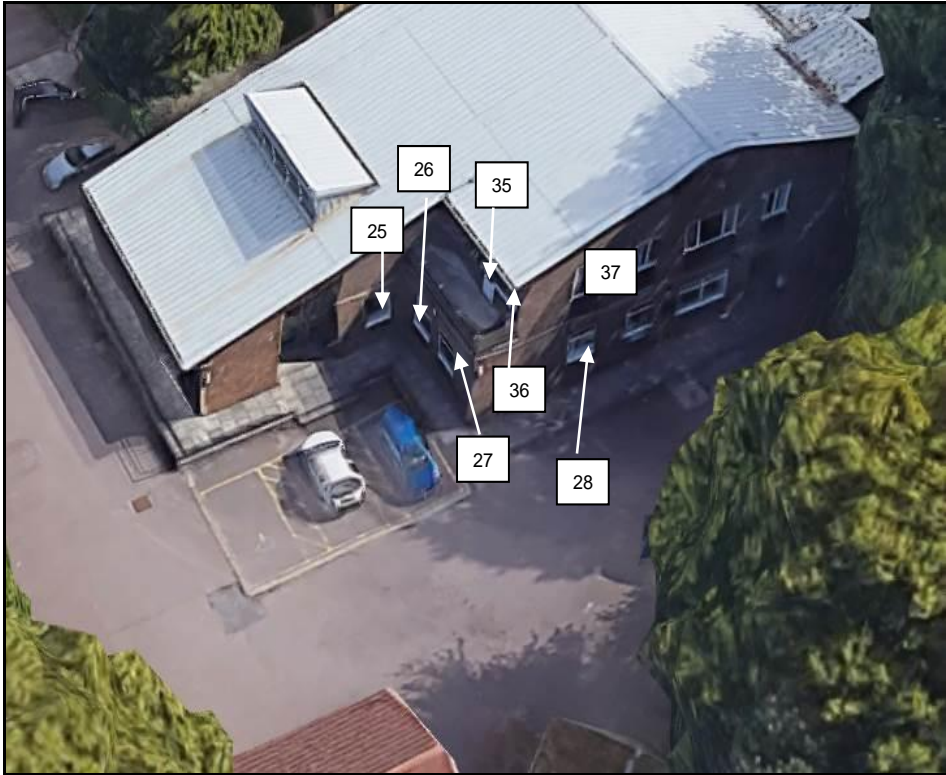
**St Pauls Church**



**St Pauls Church**



**St Pauls Church**



**St Pauls Church**



**58 Church Hill**





**58 Church Hill**



**58 Church Hill**



**22 Branscombe Gardens**



**22 Branscombe Gardens**



**24 Branscombe Gardens**



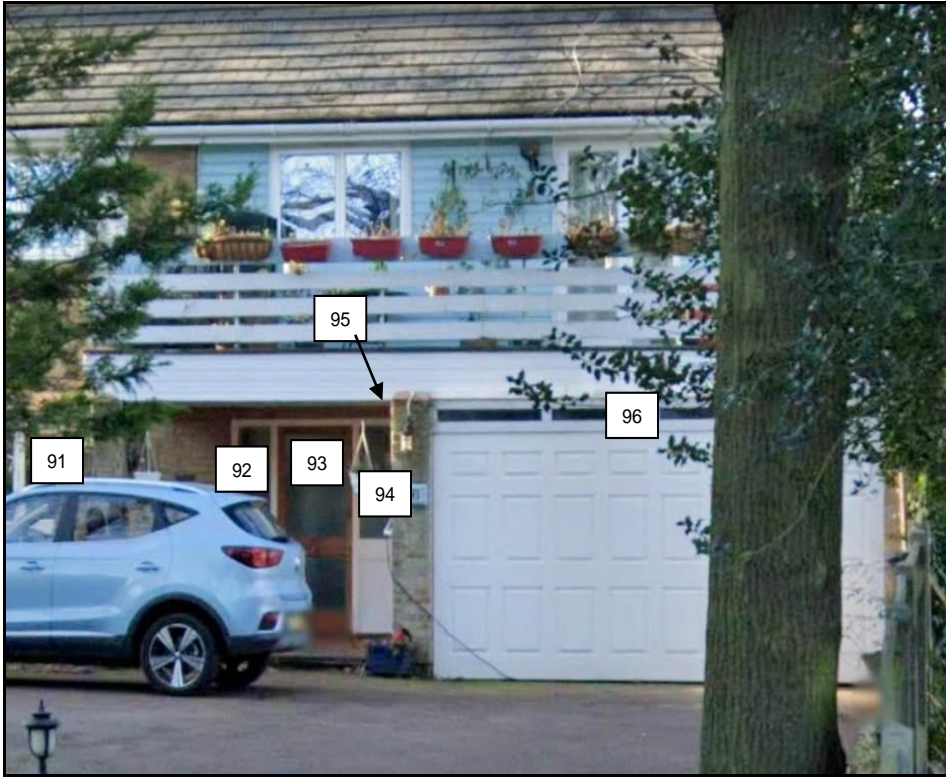
**24 Branscombe Gardens**



**56 Church Hill**



**56 Church Hill**



**56 Church Hill**

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## **APPENDIX 2**

### **DAYLIGHT AND SUNLIGHT RESULTS**

**Appendix 2 - Vertical Sky Component**  
**56A Church Hill, London N21 1JA**

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>St Pauls Church</u>					
<u>Ground Floor</u>					
Window 1	Non Domestic	38.8%	38.8%	0.0%	1.0
Window 2	Non Domestic	38.5%	38.5%	0.0%	1.0
Window 3	Non Domestic	38.5%	38.5%	0.0%	1.0
Window 4	Non Domestic	38.5%	38.5%	0.0%	1.0
Window 5	Non Domestic	38.6%	38.6%	0.0%	1.0
Window 6	Non Domestic	39.6%	39.6%	0.0%	1.0
Window 7	Non Domestic	37.2%	37.2%	0.0%	1.0
Window 8	Non Domestic	36.8%	36.8%	0.0%	1.0
Window 9	Non Domestic	37.6%	37.6%	0.0%	1.0
Window 10	Non Domestic	37.9%	37.9%	0.0%	1.0
Window 11	Non Domestic	38.7%	38.7%	0.0%	1.0
Window 12	Non Domestic	36.6%	36.6%	0.0%	1.0
Window 13	Non Domestic	38.1%	38.1%	0.0%	1.0
Window 14	Non Domestic	36.1%	36.1%	0.0%	1.0
Window 15	Non Domestic	36.0%	36.0%	0.0%	1.0
Window 16	Non Domestic	37.6%	37.6%	0.0%	1.0
Window 17	Non Domestic	96.5%	96.5%	0.0%	1.0
Window 18	Non Domestic	96.5%	96.5%	0.0%	1.0
Window 19	Non Domestic	22.2%	22.2%	0.0%	1.0
Window 20	Non Domestic	20.0%	20.0%	0.0%	1.0
Window 21	Non Domestic	26.0%	25.8%	0.2%	0.99
Window 22	Non Domestic	26.0%	25.8%	0.2%	0.99
Window 23	Non Domestic	26.0%	25.8%	0.2%	0.99
Window 24	Non Domestic	26.1%	25.8%	0.3%	0.99
Window 25	Non Domestic	29.2%	29.2%	0.0%	1.0
Window 26	Non Domestic	27.4%	27.3%	0.1%	1.0
Window 27	Non Domestic	33.3%	33.1%	0.2%	0.99
Window 28	Non Domestic	37.1%	37.1%	0.0%	1.0
<u>First Floor</u>					
Window 29	Non Domestic	20.2%	20.2%	0.0%	1.0
Window 30	Non Domestic	26.3%	26.3%	0.0%	1.0
Window 31	Non Domestic	39.2%	39.2%	0.0%	1.0
Window 32	Non Domestic	39.2%	39.2%	0.0%	1.0
Window 33	Non Domestic	39.2%	39.2%	0.0%	1.0
Window 34	Non Domestic	39.2%	39.2%	0.0%	1.0
Window 35	Non Domestic	33.7%	33.7%	0.0%	1.0
Window 36	Non Domestic	34.9%	34.9%	0.0%	1.0
Window 37	Non Domestic	38.5%	38.5%	0.0%	1.0
<u>58 Church Hill</u>					
<u>Ground Floor</u>					
Window 38	Domestic	32.8%	32.8%	0.0%	1.0

**Appendix 2 - Vertical Sky Component**  
**56A Church Hill, London N21 1JA**

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 39	Domestic	23.1%	23.1%	0.0%	1.0
Window 40	Domestic	35.7%	35.6%	0.1%	1.0
Window 41	Domestic	21.5%	21.4%	0.1%	1.0
Window 42	Domestic	36.2%	36.0%	0.2%	0.99
<u>First Floor</u>					
Window 43	Domestic	35.5%	35.5%	0.0%	1.0
Window 44	Domestic	37.0%	37.0%	0.0%	1.0
<u>22 Branscombe Gardens</u>					
<u>Ground Floor</u>					
Window 45	Domestic	21.0%	21.0%	0.0%	1.0
Window 46	Domestic	25.7%	25.7%	0.0%	1.0
Window 47	Domestic	67.0%	67.0%	0.0%	1.0
Window 48	Domestic	69.5%	69.5%	0.0%	1.0
Window 49	Domestic	53.6%	53.6%	0.0%	1.0
Window 50	Domestic	72.3%	72.3%	0.0%	1.0
Window 51	Domestic	30.5%	30.5%	0.0%	1.0
Window 52	Domestic	35.0%	34.9%	0.1%	1.0
Window 53	Domestic	37.0%	36.9%	0.1%	1.0
Window 54	Domestic	35.1%	35.0%	0.1%	1.0
Window 55	Domestic	21.8%	21.8%	0.0%	1.0
Window 56	Domestic	35.7%	35.6%	0.1%	1.0
Window 57	Domestic	37.3%	37.2%	0.1%	1.0
Window 58	Domestic	37.5%	37.5%	0.0%	1.0
<u>First Floor</u>					
Window 59	Domestic	32.7%	32.7%	0.0%	1.0
Window 60	Domestic	35.0%	35.0%	0.0%	1.0
Window 61	Domestic	35.0%	35.0%	0.0%	1.0
Window 62	Domestic	31.5%	31.5%	0.0%	1.0
<u>Second Floor</u>					
Window 63	Domestic	39.2%	39.2%	0.0%	1.0
Window 64	Domestic	39.2%	39.2%	0.0%	1.0
<u>24 Branscombe Gardens</u>					
<u>Ground Floor</u>					
Window 65	Domestic	28.2%	28.2%	0.0%	1.0
Window 66	Domestic	21.9%	21.9%	0.0%	1.0
Window 67	Domestic	21.8%	21.8%	0.0%	1.0
Window 68	Domestic	26.3%	26.3%	0.0%	1.0
Window 69	Domestic	27.8%	27.8%	0.0%	1.0
Window 70	Domestic	29.8%	29.7%	0.1%	1.0
Window 71	Domestic	34.7%	34.6%	0.1%	1.0
Window 72	Domestic	35.7%	35.6%	0.1%	1.0



**Appendix 2 - Vertical Sky Component**  
**56A Church Hill, London N21 1JA**

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 73	Domestic	26.6%	26.5%	0.1%	1.0
Window 74	Domestic	7.5%	7.5%	0.0%	1.0
Window 75	Domestic	84.7%	84.7%	0.0%	1.0
Window 76	Domestic	86.6%	86.6%	0.0%	1.0
Window 77	Domestic	85.0%	85.0%	0.0%	1.0
Window 78	Domestic	81.6%	81.6%	0.0%	1.0
Window 79	Domestic	70.7%	70.7%	0.0%	1.0
<u>First Floor</u>					
Window 80	Domestic	34.9%	34.9%	0.0%	1.0
Window 81	Domestic	34.9%	34.9%	0.0%	1.0
<u>Second Floor</u>					
Window 82	Domestic	90.0%	90.0%	0.0%	1.0
<b>56 Church Hill</b>					
<u>Ground Floor</u>					
Window 83	Dining/Kitchen	8.8%	8.8%	0.0%	1.0
Window 84	Dining/Kitchen	8.3%	8.3%	0.0%	1.0
Window 85	Dining/Kitchen	31.7%	31.5%	0.2%	0.99
Window 86	Dining/Kitchen	31.2%	31.1%	0.1%	1.0
Window 87	Lounge	15.2%	15.2%	0.0%	1.0
Window 88	Lounge	34.4%	32.6%	1.8%	0.95
Window 89 (Secondary)	Lounge	25.9%	18.8%	7.1%	0.73
Window 90	Bathroom/WC	31.2%	23.3%	7.9%	0.75
Window 91	Study	24.0%	22.7%	1.3%	0.95
Window 92	Lobby	7.7%	7.4%	0.3%	0.96
Window 93	Lobby	3.7%	3.5%	0.2%	0.95
Window 94	Lobby	3.9%	3.7%	0.2%	0.95
Window 95	Garage	0.6%	0.6%	0.0%	1.0
Window 96	Garage	30.3%	30.3%	0.0%	1.0
<u>First Floor</u>					
Window 97	Domestic	39.0%	39.0%	0.0%	1.0
Window 98	Domestic	35.9%	35.8%	0.1%	1.0
Window 99	Domestic	35.7%	35.5%	0.2%	0.99
Window 100	Domestic	35.1%	34.8%	0.3%	0.99
Window 101	Domestic	35.1%	32.0%	3.1%	0.91
Window 102	Domestic	33.5%	33.3%	0.2%	0.99
Window 103	Domestic	33.7%	33.7%	0.0%	1.0
Window 104	Domestic	34.0%	34.0%	0.0%	1.0

**Appendix 2 - Daylight Distribution**  
**56A Church Hill, London N21 1JA**

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>56 Church Hill</u>					
<u>Ground Floor</u>					
Windows 83 to 86	Dining/Kitchen	99%	99%	0.0%	1.0
Windows 87 to 89	Lounge	99%	98%	1.0%	0.99
Window 90	Bathroom/WC	96%	96%	0.0%	1.0
Window 91	Study	98%	98%	0.0%	1.0
Windows 92 to 94	Lobby	99%	99%	0.0%	1.0
Windows 95 & 96	Garage	80%	80%	0.0%	1.0

**Appendix 2 - Sunlight to Windows**  
**56A Church Hill, London N21 1JA**

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>St Pauls Church</u>										
<u>Ground Floor</u>										
Window 7	Non Domestic	72%	72%	0%	1.0	26%	26%	0%	1.0	
Window 8	Non Domestic	71%	71%	0%	1.0	25%	25%	0%	1.0	
Window 9	Non Domestic	71%	71%	0%	1.0	25%	25%	0%	1.0	
Window 10	Non Domestic	72%	72%	0%	1.0	26%	26%	0%	1.0	
Window 11	Non Domestic	76%	76%	0%	1.0	28%	28%	0%	1.0	
Window 12	Non Domestic	70%	70%	0%	1.0	28%	28%	0%	1.0	
Window 13	Non Domestic	80%	80%	0%	1.0	28%	28%	0%	1.0	
Window 14	Non Domestic	61%	61%	0%	1.0	22%	22%	0%	1.0	
Window 18	Non Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0	
Window 20	Non Domestic	35%	35%	0%	1.0	7%	7%	0%	1.0	
Window 25	Non Domestic	55%	55%	0%	1.0	12%	12%	0%	1.0	
Window 28	Non Domestic	79%	79%	0%	1.0	26%	26%	0%	1.0	
<u>First Floor</u>										
Window 37	Non Domestic	81%	81%	0%	1.0	28%	28%	0%	1.0	
<u>58 Church Hill</u>										
<u>Ground Floor</u>										
Window 38	Domestic	61%	61%	0%	1.0	19%	19%	0%	1.0	
Window 39	Domestic	31%	31%	0%	1.0	5%	5%	0%	1.0	
<u>22 Branscombe Gardens</u>										
<u>Ground Floor</u>										
Window 45	Domestic	44%	44%	0%	1.0	2%	2%	0%	1.0	
Window 46	Domestic	54%	54%	0%	1.0	11%	11%	0%	1.0	
Window 47	Domestic	64%	64%	0%	1.0	9%	9%	0%	1.0	
Window 48	Domestic	69%	69%	0%	1.0	12%	12%	0%	1.0	
Window 49	Domestic	67%	67%	0%	1.0	15%	15%	0%	1.0	
Window 50	Domestic	74%	74%	0%	1.0	17%	17%	0%	1.0	
Window 51	Domestic	65%	65%	0%	1.0	17%	17%	0%	1.0	
Window 52	Domestic	51%	51%	0%	1.0	12%	12%	0%	1.0	
<u>24 Branscombe Gardens</u>										
<u>Ground Floor</u>										
Window 66	Domestic	37%	37%	0%	1.0	4%	4%	0%	1.0	
Window 67	Domestic	42%	42%	0%	1.0	6%	6%	0%	1.0	
Window 68	Domestic	53%	53%	0%	1.0	10%	10%	0%	1.0	
Window 69	Domestic	54%	54%	0%	1.0	12%	12%	0%	1.0	
Window 70	Domestic	60%	60%	0%	1.0	14%	14%	0%	1.0	
Window 71	Domestic	44%	44%	0%	1.0	10%	10%	0%	1.0	
Window 75	Domestic	80%	80%	0%	1.0	19%	19%	0%	1.0	
Window 76	Domestic	80%	80%	0%	1.0	20%	20%	0%	1.0	

**Appendix 2 - Sunlight to Windows**  
**56A Church Hill, London N21 1JA**

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>56 Church Hill</u>									
<u>Ground Floor</u>									
Window 85	Dining/Kitchen	59%	59%	0%	1.0	21%	21%	0%	1.0
Window 86	Dining/Kitchen	53%	53%	0%	1.0	15%	15%	0%	1.0
Window 88	Lounge	64%	58%	6%	0.91	22%	16%	6%	0.73
Window 89	Lounge	52%	39%	13%	0.75	19%	8%	11%	0.42
Window 90	Bathroom/WC	65%	45%	20%	0.69	21%	11%	10%	0.52
Window 95	Garage	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>First Floor</u>									
Window 98	Domestic	67%	67%	0%	1.0	25%	25%	0%	1.0
Window 99	Domestic	67%	67%	0%	1.0	25%	25%	0%	1.0
Window 100	Domestic	65%	65%	0%	1.0	25%	25%	0%	1.0
Window 101	Domestic	67%	67%	0%	1.0	23%	23%	0%	1.0

## Appendix 2 - Overshadowing to Gardens and Open Spaces

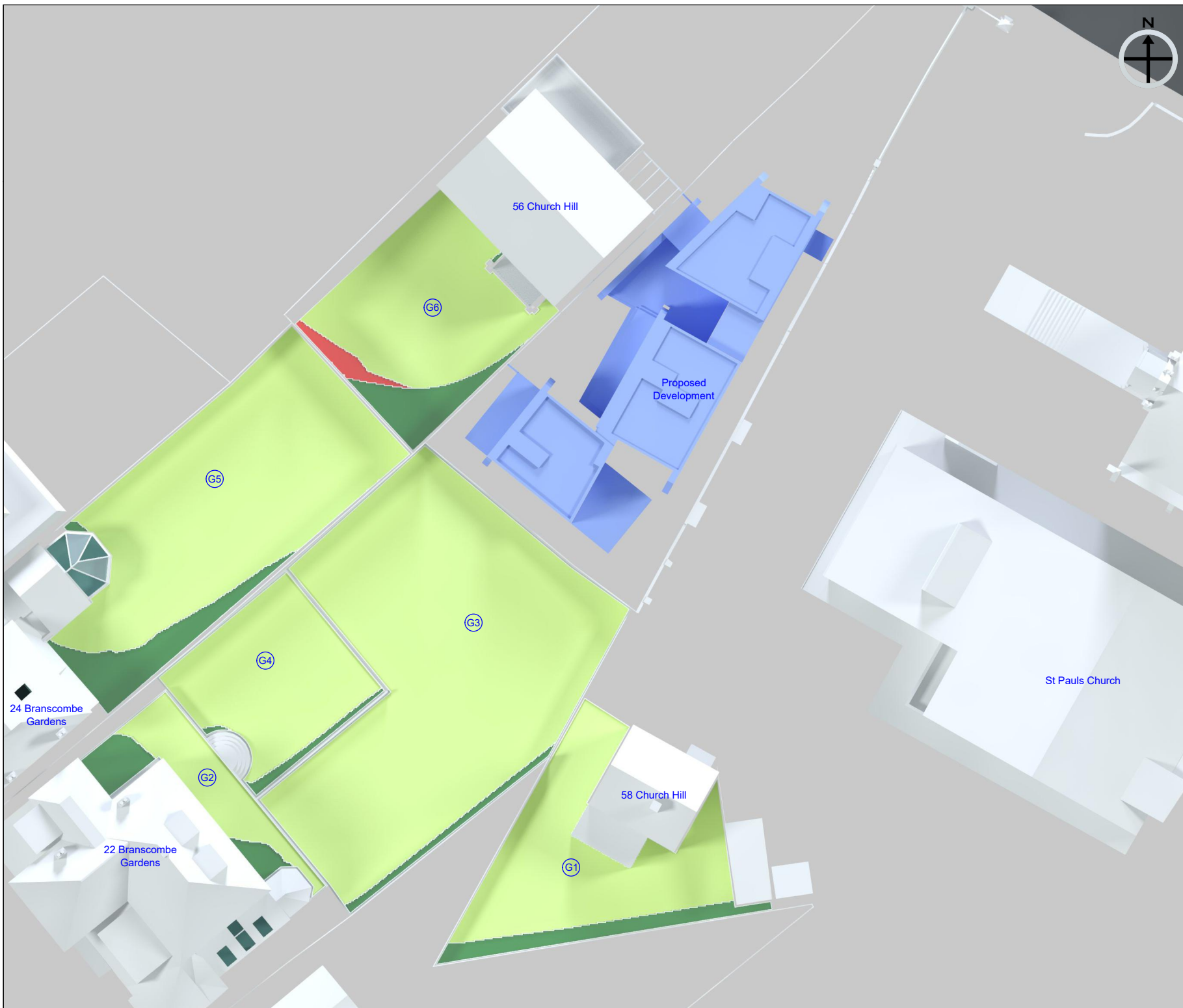
### 56A Church Hill, London N21 1JA

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						Ratio				
		Before		After		Loss						
<u>58 Church Hill</u>												
<u>Ground Floor</u>												
Garden 1	191.78 m2	152.98 m2	80%	152.98 m2	80%	0.0 m2	0%	1.0				
<u>22 Branscombe Gardens</u>												
<u>Ground Floor</u>												
Garden 2	69.85 m2	49.77 m2	71%	49.77 m2	71%	0.0 m2	0%	1.0				
Garden 3	466.09 m2	456.86 m2	98%	456.86 m2	98%	0.0 m2	0%	1.0				
Garden 4	129.04 m2	122.3 m2	95%	122.3 m2	95%	0.0 m2	0%	1.0				
<u>24 Branscombe Gardens</u>												
<u>Ground Floor</u>												
Garden 5	320.22 m2	282.61 m2	88%	282.61 m2	88%	0.0 m2	0%	1.0				
<u>56 Church Hill</u>												
<u>Ground Floor</u>												
Garden 6	176.67 m2	150.74 m2	85%	142.17 m2	80%	8.57 m2	5%	0.94				

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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

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



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