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## Daylight and Sunlight Report (Neighbouring Properties)

Elleray Hall and East Car Park  
London TW11 0HN

10 March 2021

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# 1 EXECUTIVE SUMMARY

## 1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Richmond and Wandsworth Council to undertake a daylight and sunlight study of the proposed development at Elleray Hall and East Car Park, London TW11 0HN.
- 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 residential properties at 19, 21, 49, 49A & 51 to 57 North Lane, 19, 20 & 22 to 26 Elleray Road, 13, 15 & 21 to 27 Middle Lane and 20 to 28 Park Lane.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendices 2 and 3 give 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 or sunlight tests in respect of windows 8 & 10 at 21 North Lane and window 81 at 26 Elleray Road. 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:

Richmond and Wandsworth SSA Design Service

|                      |                    |       |
|----------------------|--------------------|-------|
| 0519-1901-PM-DWG-001 | Site Location Plan | Rev - |
|----------------------|--------------------|-------|

On Centre Surveys Ltd

|          |                           |       |
|----------|---------------------------|-------|
| 26364A/1 | Land Survey               | Rev - |
| 26364A/2 | Outline Street Elevations | Rev - |
| 26364A/3 | Outline Street Elevations | Rev - |
| 26364A/4 | Outline Street Elevations | Rev - |

Clive Chapman Architects

|          |   |       |
|----------|---|-------|
| EHT-SK19 | Proposed Site Layout, Roof Plan & Floor Plans | Rev - |
| EHT-SK20 | Proposed Sections and Elevations              | Rev - |

TBD

|     |                    |       |
|-----|--------------------|-------|
| EHT | Floor Plan         | Rev - |
|     | Architect 3D Model | Rev - |
|     | Site Location 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

15 Middle Lane:

|       |                |       |
|-------|----------------|-------|
| PL101 | Existing Plans | Rev - |
|-------|----------------|-------|

23 Middle Lane:

|        |   |       |
|--------|---|-------|
| 10:002 | Proposed Floor Plans Elevations and Roof Plan | Rev - |
|--------|---|-------|

20 Park Lane:

|            |                             |       |
|------------|-----------------------------|-------|
| 1140/A/003 | Proposed Plans & Elevations | Rev - |
|------------|-----------------------------|-------|

24 Elleray Road:

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

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26 Elleray Road:

ERT\_02

ERT\_03

Existing Plans Ground & First

Existing Plans Loft & Roof

Rev -

Rev -

[www.rightmove.co.uk](http://www.rightmove.co.uk)

22 Elleray Road:

Floor Plans

Rev -

49 North Lane:

Floor Plans

Rev -

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

## **3.4 Sunlight availability to Windows**

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

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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 residential property/properties at 19, 21, 49, 49A & 51 to 57 North Lane, 19, 20 & 22 to 26 Elleray Road, 13, 15 & 21 to 27 Middle Lane and 20 to 28 Park Lane.
- 4.1.2 Appendix 1 provides plans and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendices 2 and 3 list 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 (VSC) test, with the exception of windows 8 & 10 at 21 North Lane. However, there are mitigating factors to consider:
- 4.2.2 Firstly, window 8 is obstructed by an existing wing. The BRE guide explains that one way to demonstrate that the wings are the main factor in loss of light is to carry out an additional calculation without these existing obstructions in place. In this instance, window 8 passes the test using the additional calculation with the existing obstruction removed (See appendix 3). This demonstrates that the development is a modest obstruction, and it is the presence of the wing, rather than the size of the new obstruction, which causes an unavoidable reduction in daylight.
- 4.2.3 Secondly, window 10 falls only marginally short of the VSC test, achieving a before/after ratio of 0.77 (against the BRE recommendation of 0.8). Where windows do not meet the BRE 0.8 recommendation (i.e. a higher percentage reduction occurs), it is also important to look at the retained levels of daylight. Recent representation hearing reports have focused heavily on this criteria. For example, with the recent GLA decision of Holy Trinity School (London Borough of Hackney), the representation hearing report acknowledged that:

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*The 27% VSC target value is derived from a low-density suburban housing model. The independent daylight and sunlight review states that in an inner-city urban environment, VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable.*

The appeal decisions of Whitechapel Estate (ref: APP/E5900/W/17/3171437) and 22-23 Tileyard Road and 196-228 York Way in Islington (ref: APP/V5570/W/19/3224373) equally back this up, setting out respectively that:

*The figures show that a proportion of residual Vertical Sky Component ('VSC') values in the mid-teens have been found acceptable in major developments across London. This echoes the Mayor's endorsement in the pre-SPG decision at Monmouth House, Islington that VSC values in the mid-teens are acceptable in an inner urban environment.*

*There appears to be a growing recognition in heavily built up areas of London that a VSC of 20% is now regarded as reasonably good, with a VSC of 15% being considered acceptable in most instances"*

In the case of window 10 it will still retain a VSC score of 25.7% following the development, which is an extremely good level of daylight for an urban location.

#### Daylight Distribution

- 4.2.4 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, with the exception of window 81 at 26 Ellera Road. However, window 81 is a side window on a set of bay windows and only just faces within 90 degrees of due south. The other windows into the room, do not face within 90 degrees of due south, and have therefore not been tested. However, they will still provide some sunlight to the room. In addition, the window achieves adequate sunlight over the whole year and only falls short during the winter months.

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#### **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 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 or sunlight tests in respect of windows 8 & 10 at 21 North Lane and window 81 at 26 Elleray Road. 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 and a site visit undertaken on 23 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.

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## APPENDICES

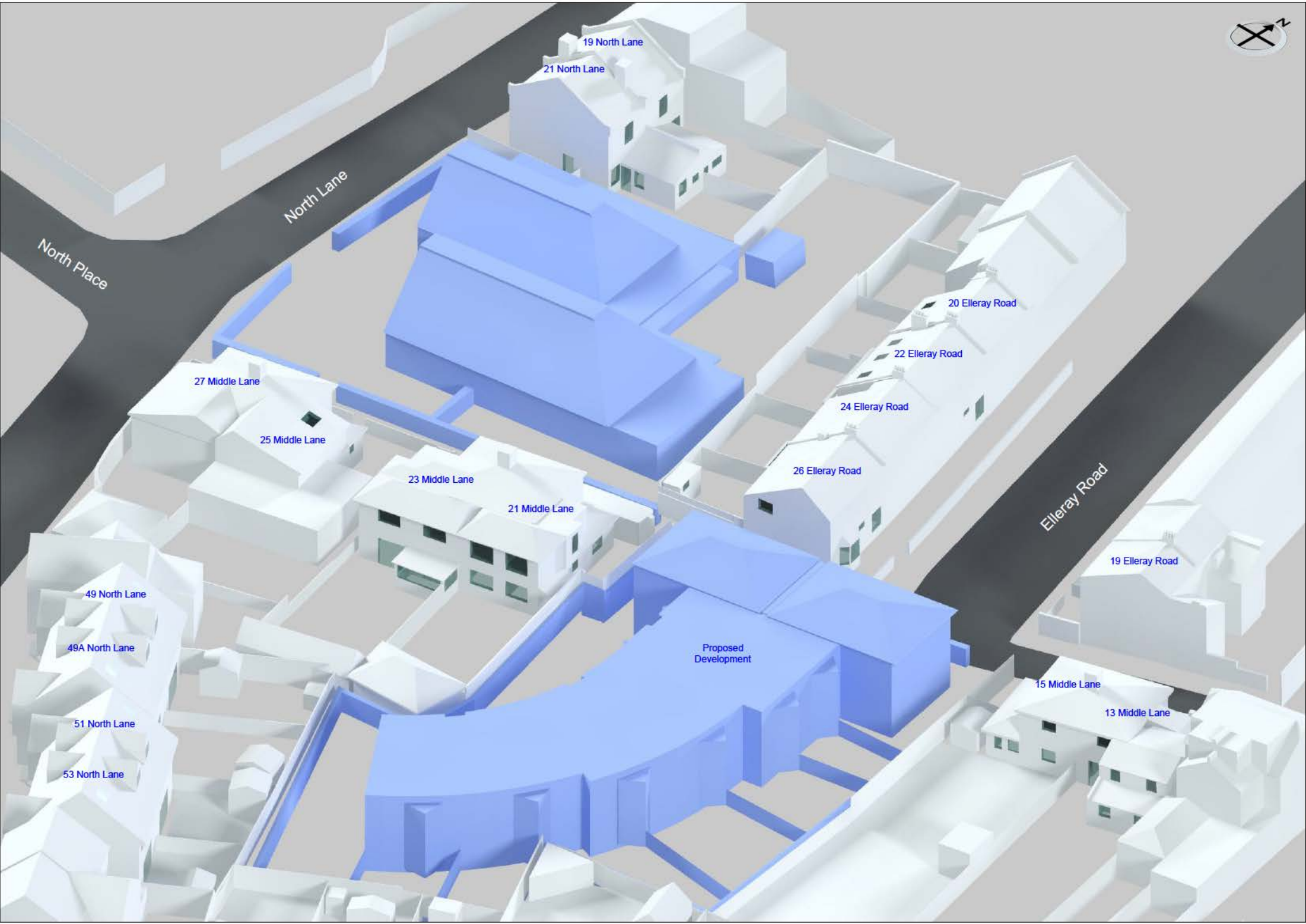
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## **APPENDIX 1**

### WINDOW & GARDEN KEY







19 North Lane

21 North Lane

North Lane

North Place

20 Elleray Road

22 Elleray Road

27 Middle Lane

24 Elleray Road

25 Middle Lane

23 Middle Lane

26 Elleray Road

21 Middle Lane

Elleray Road

19 Elleray Road

49 North Lane

Proposed Development

49A North Lane

15 Middle Lane

51 North Lane

13 Middle Lane

53 North Lane



Ellery Road

Middle Lane

Proposed Development

19 Ellery Road

13 Middle Lane

15 Middle Lane

20 Ellery Road

22 Ellery Road

24 Ellery Road

26 Ellery Road

19 North Lane

21 North Lane

21 Middle Lane

23 Middle Lane

25 Middle Lane

27 Middle Lane

49 North Lane

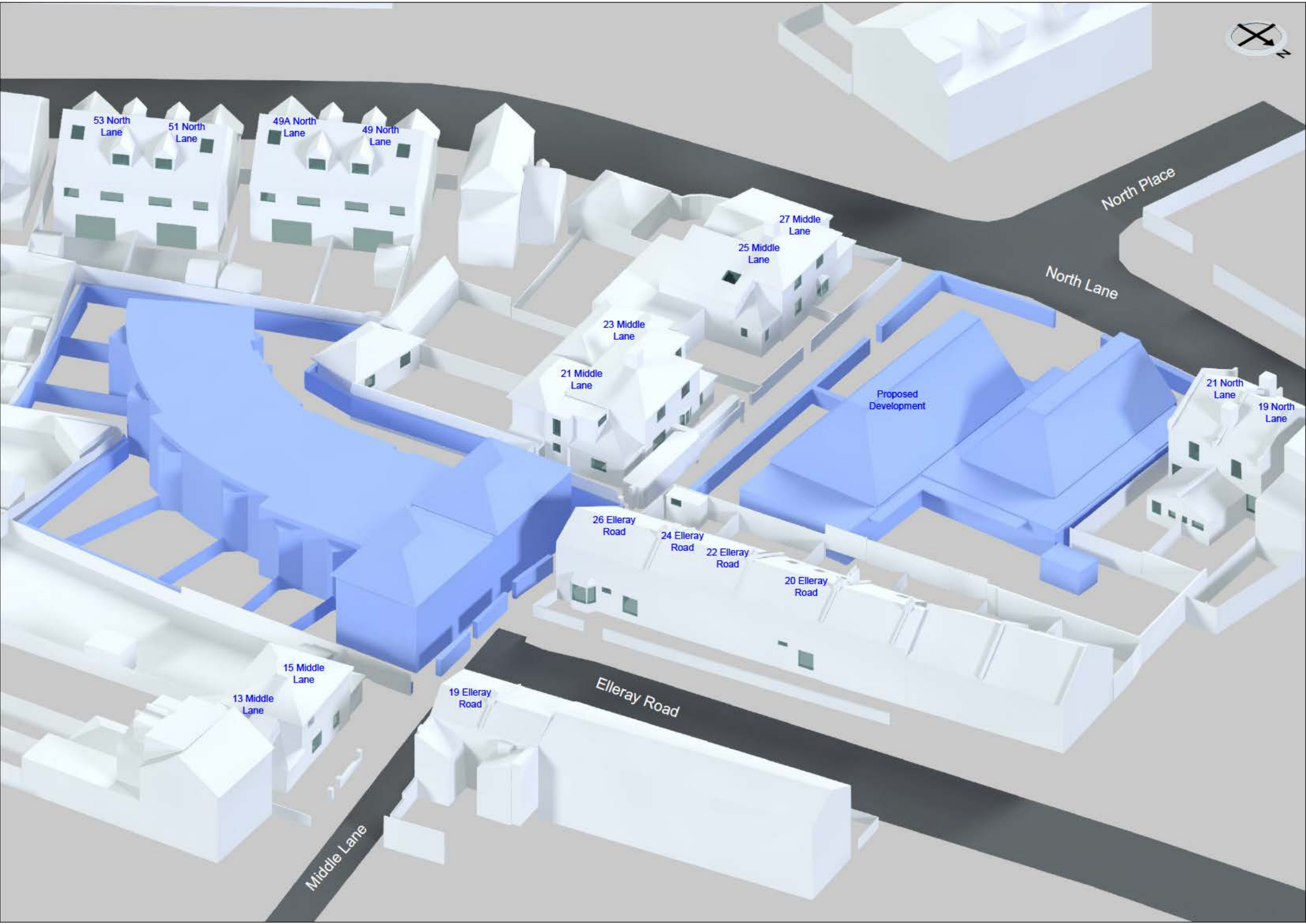
49A North Lane

51 North Lane

53 North Lane

North Place

North Lane



53 North Lane

51 North Lane

49A North Lane

49 North Lane

27 Middle Lane

25 Middle Lane

23 Middle Lane

21 Middle Lane

Proposed Development

21 North Lane

19 North Lane

26 Elleray Road

24 Elleray Road

22 Elleray Road

20 Elleray Road

15 Middle Lane

13 Middle Lane

19 Elleray Road

Elleray Road

Middle Lane

North Place

North Lane



13 Middle Lane

15 Middle Lane

19 Elleray Road

26 Elleray Road

24 Elleray Road

22 Elleray Road

20 Elleray Road

21 Middle Lane

23 Middle Lane

25 Middle Lane

27 Middle Lane

21 North Lane  
19 North Lane

53 North Lane

51 North Lane

49A North Lane

49 North Lane

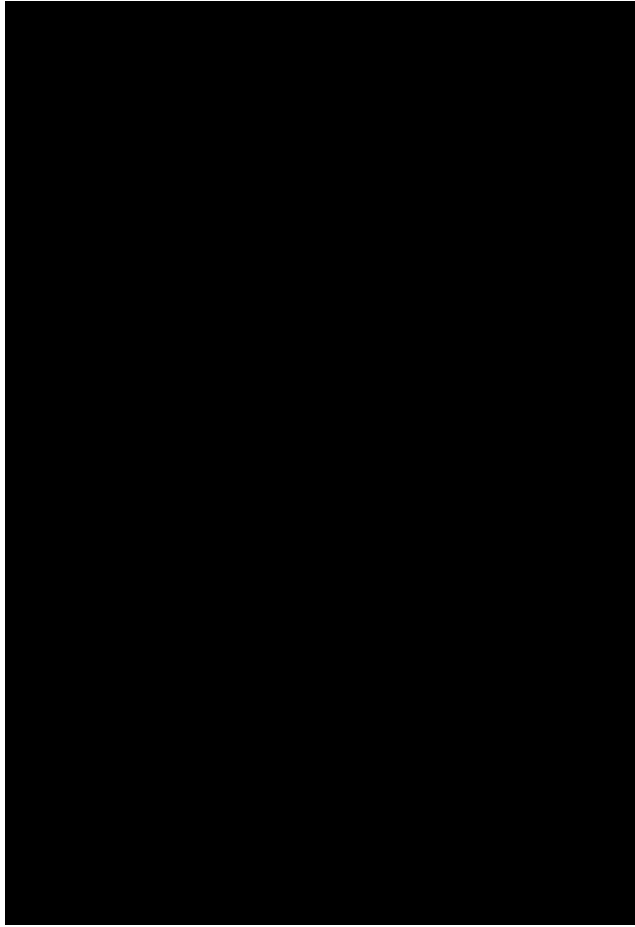
Elleray Road

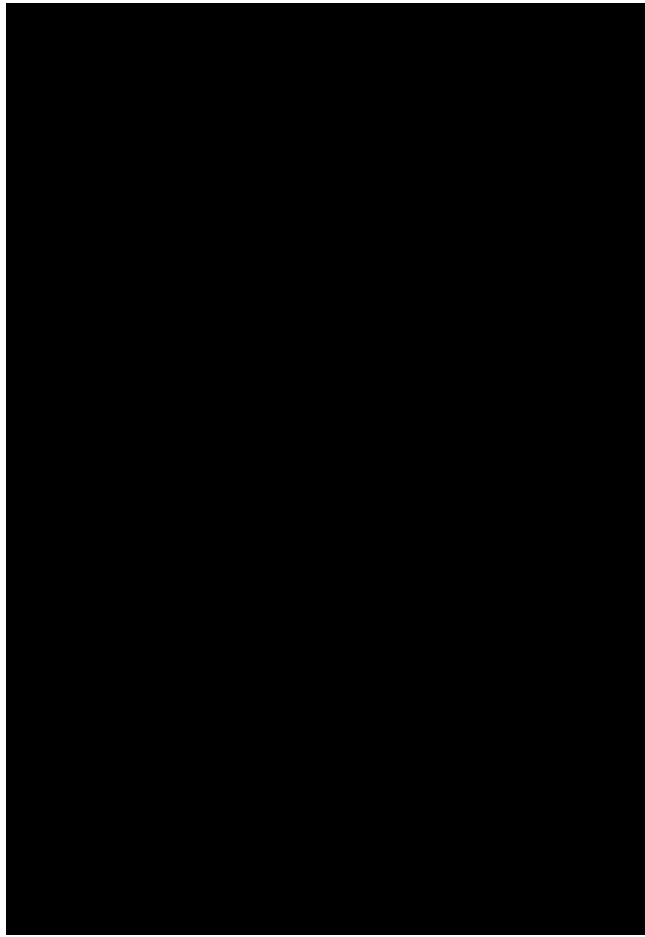
North Lane

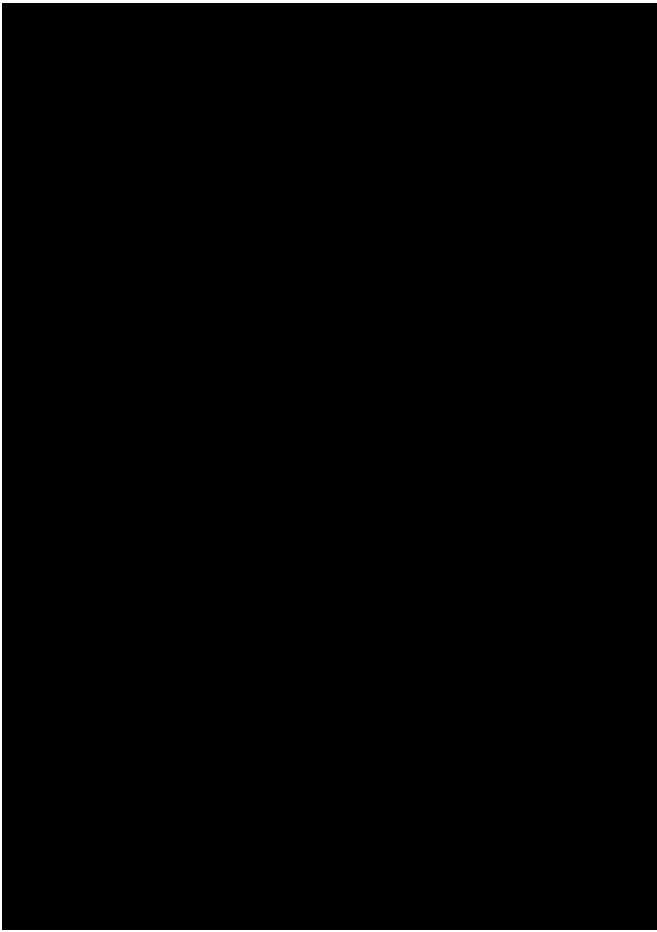
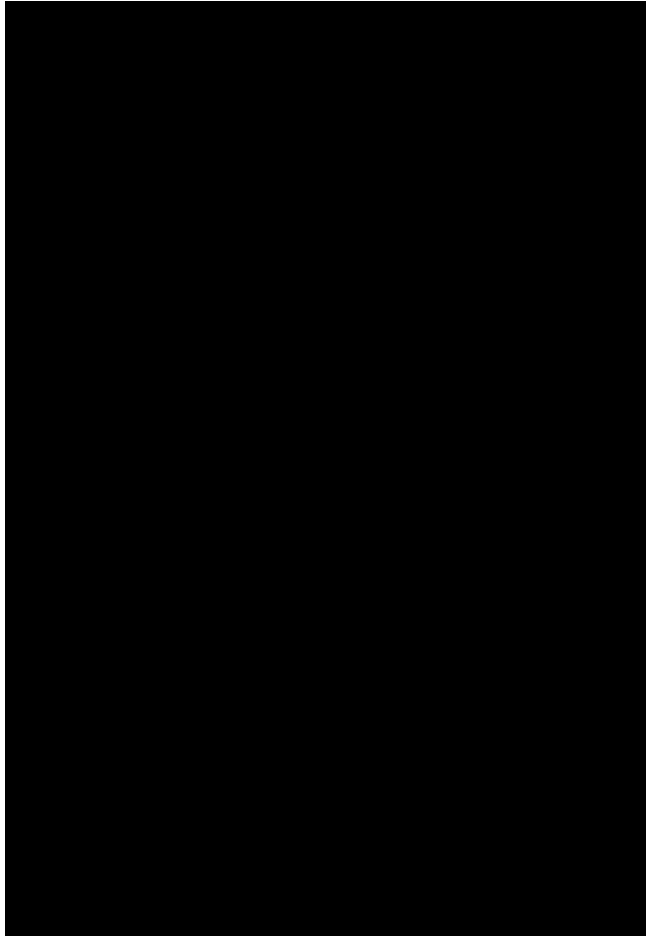
North Place

Proposed Development

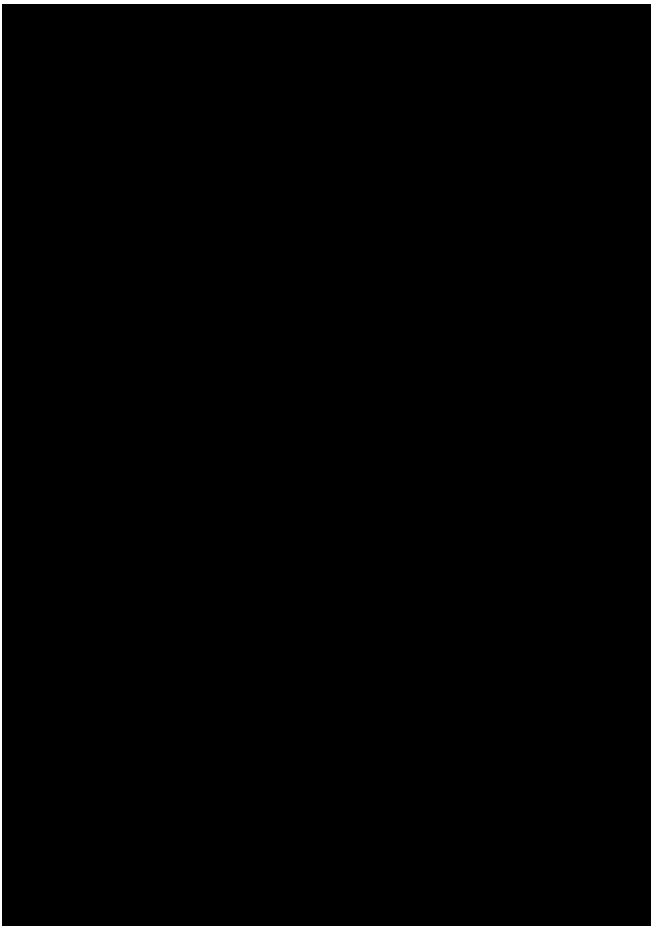
## Neighbouring Windows

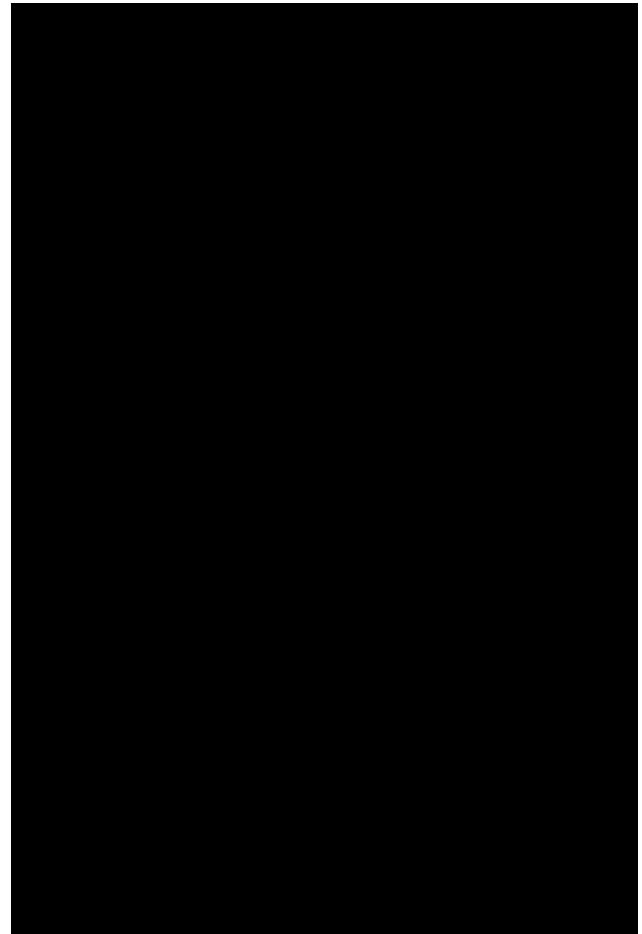
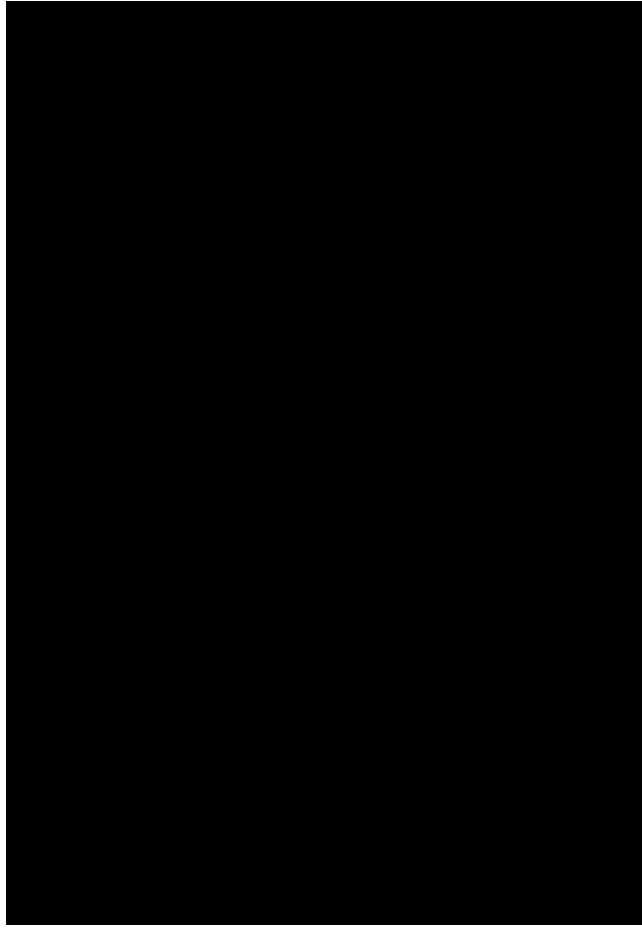


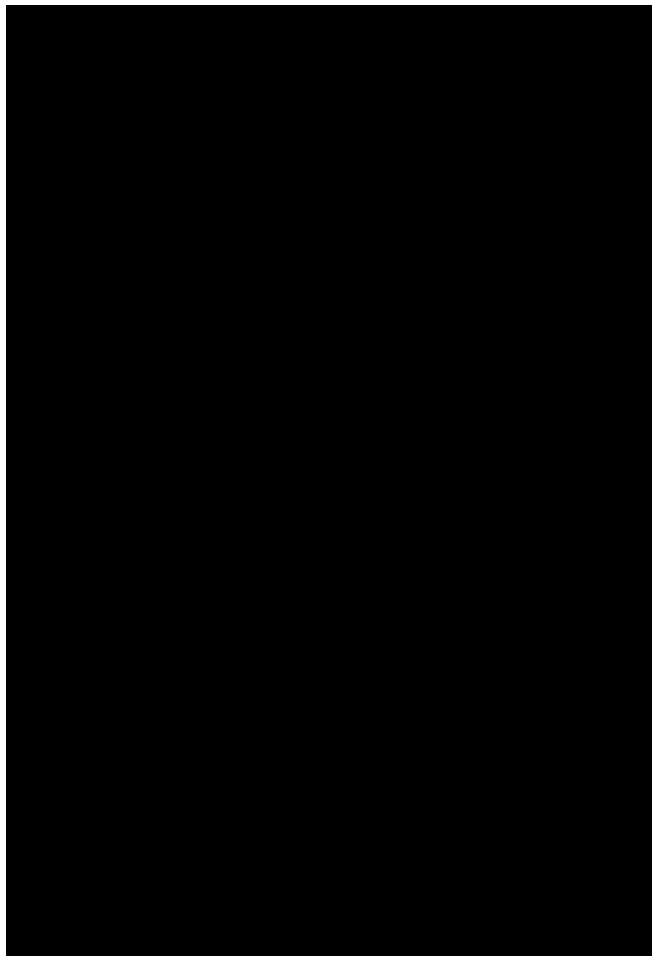
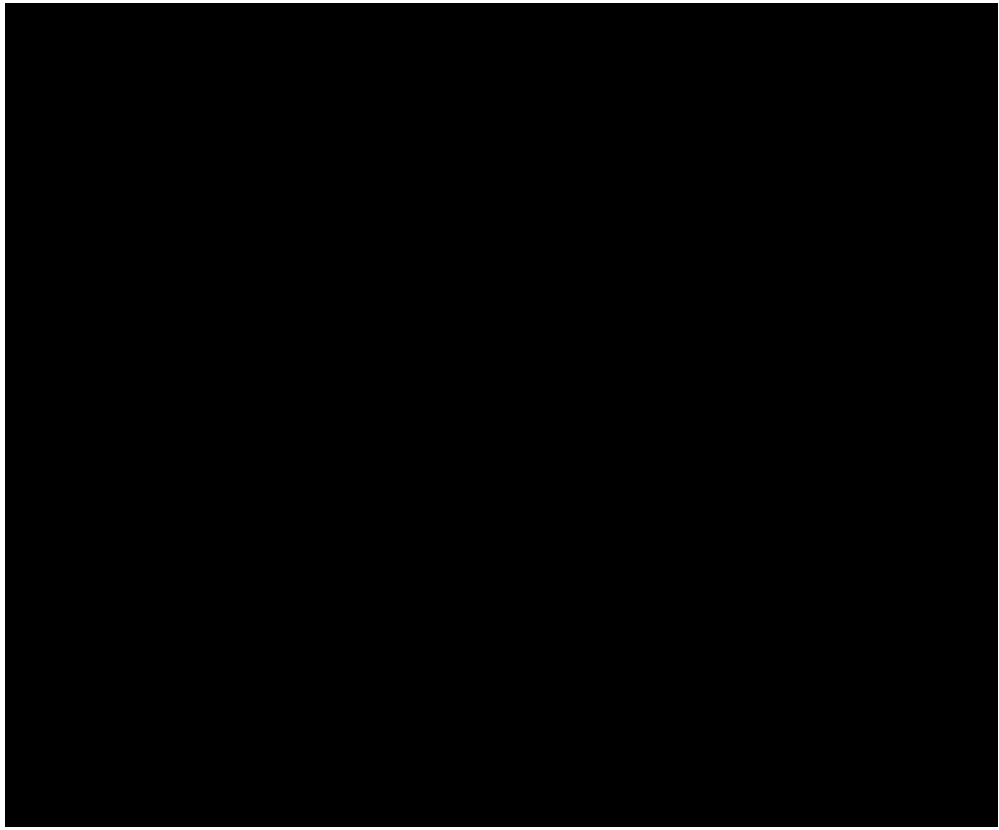


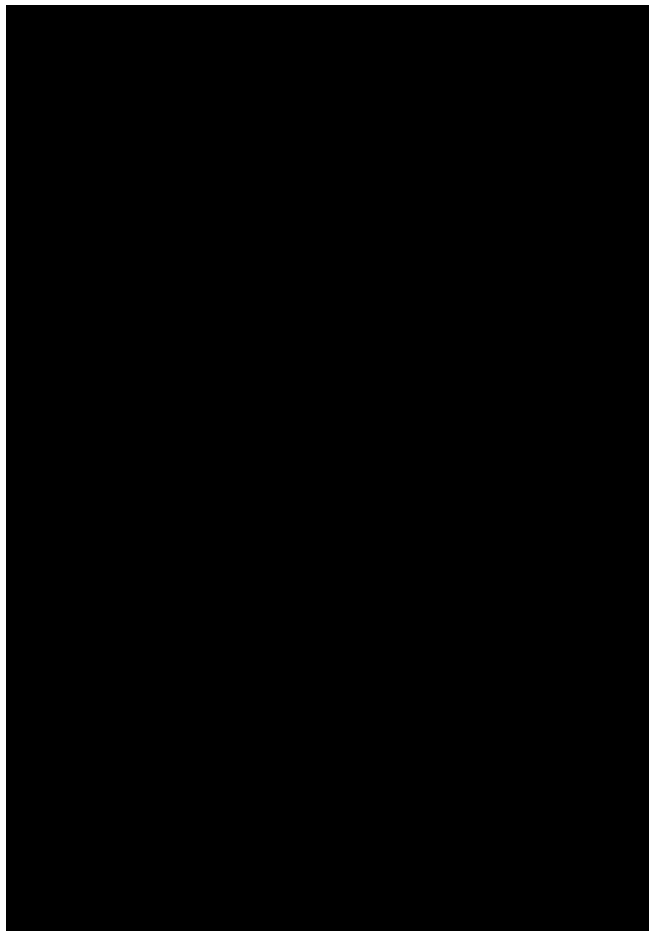


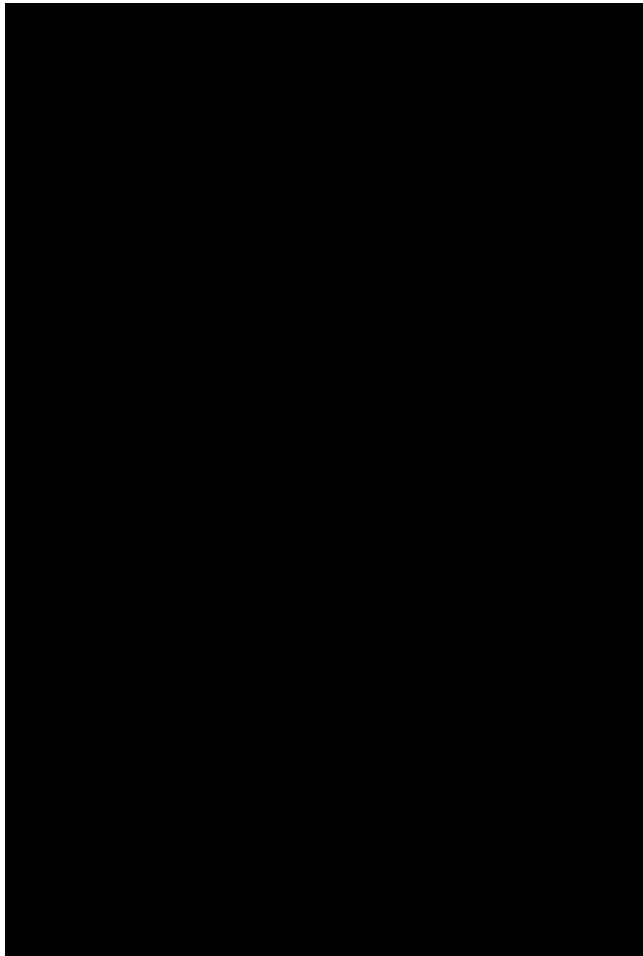


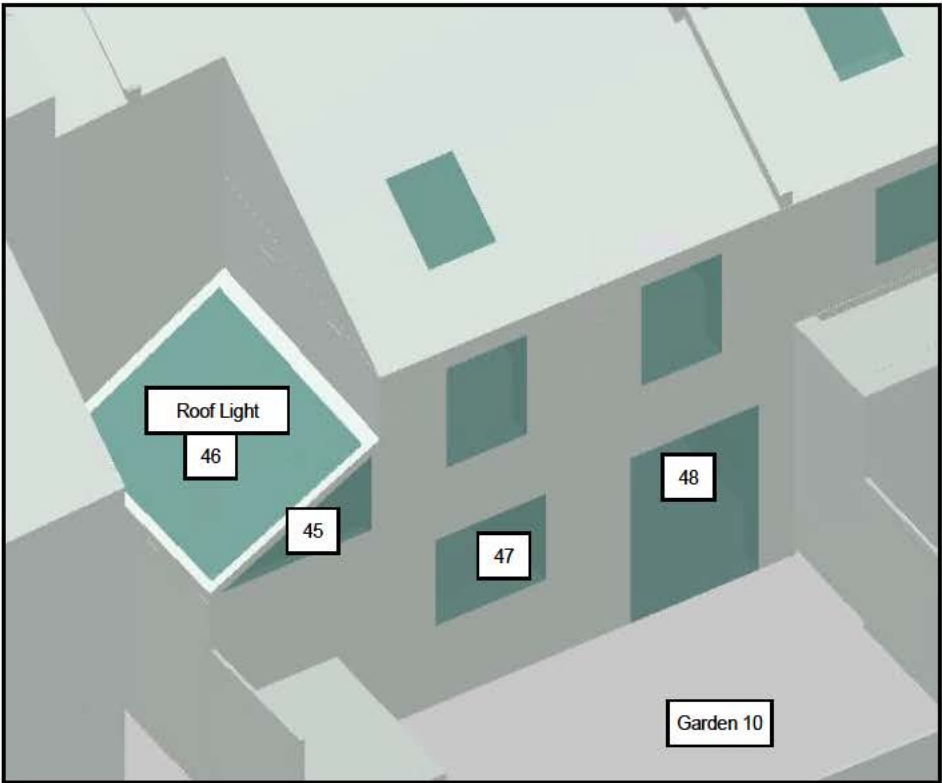




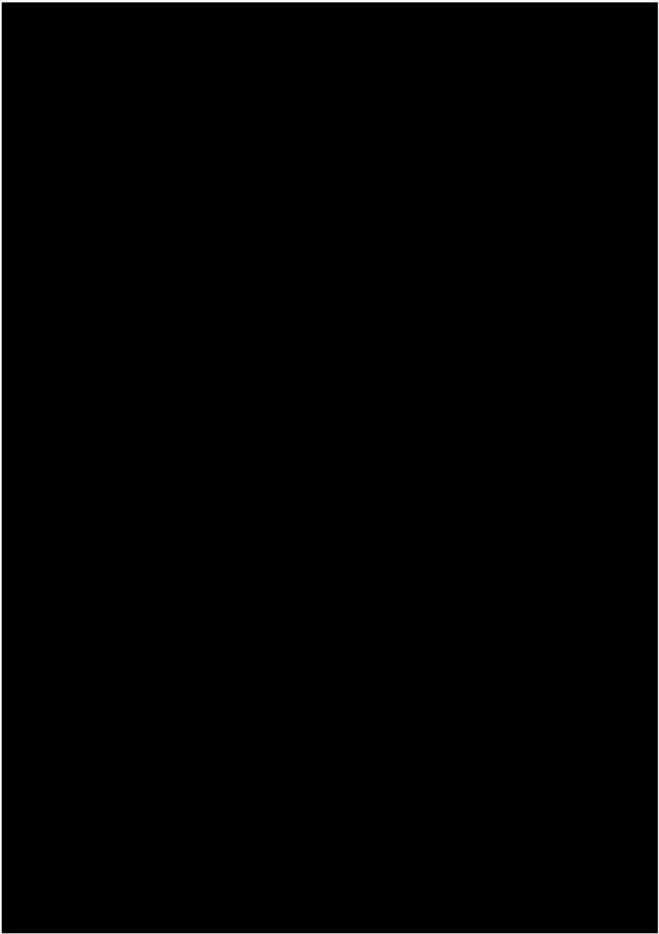


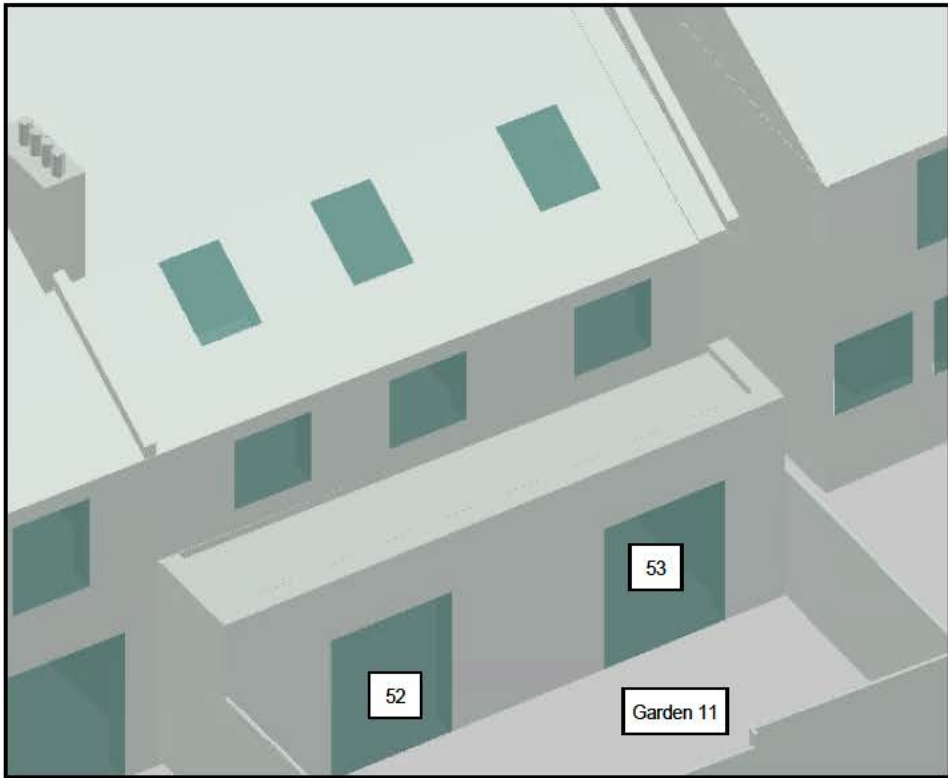




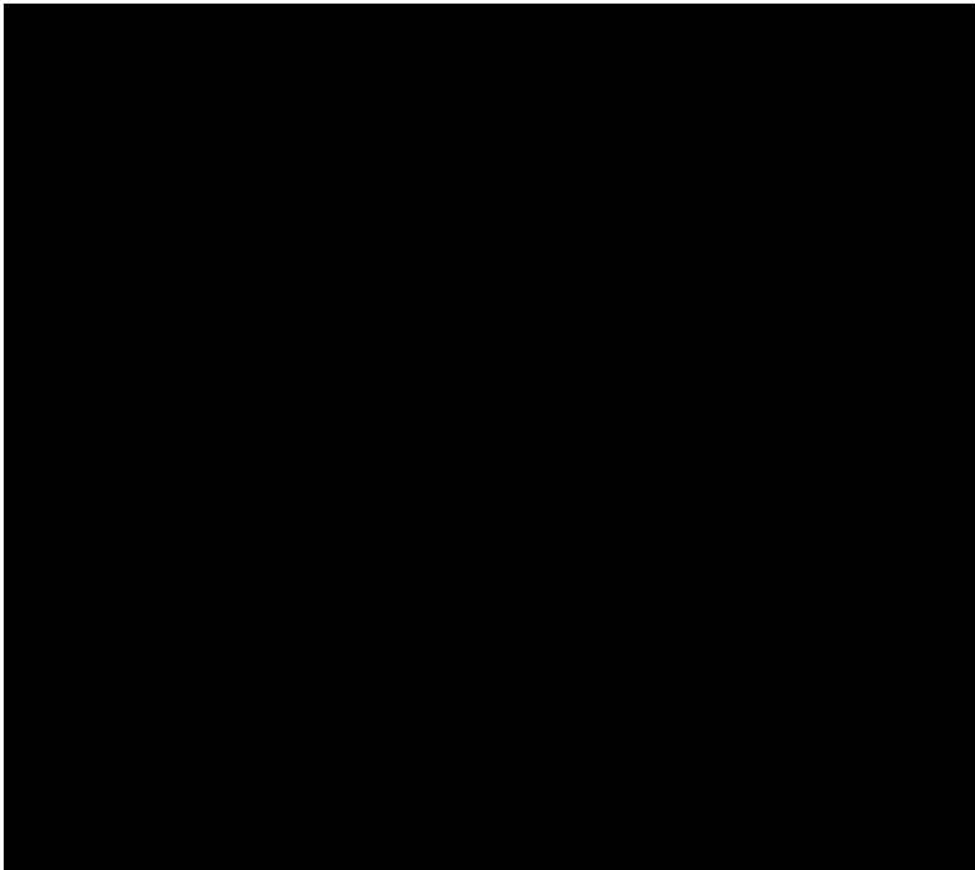


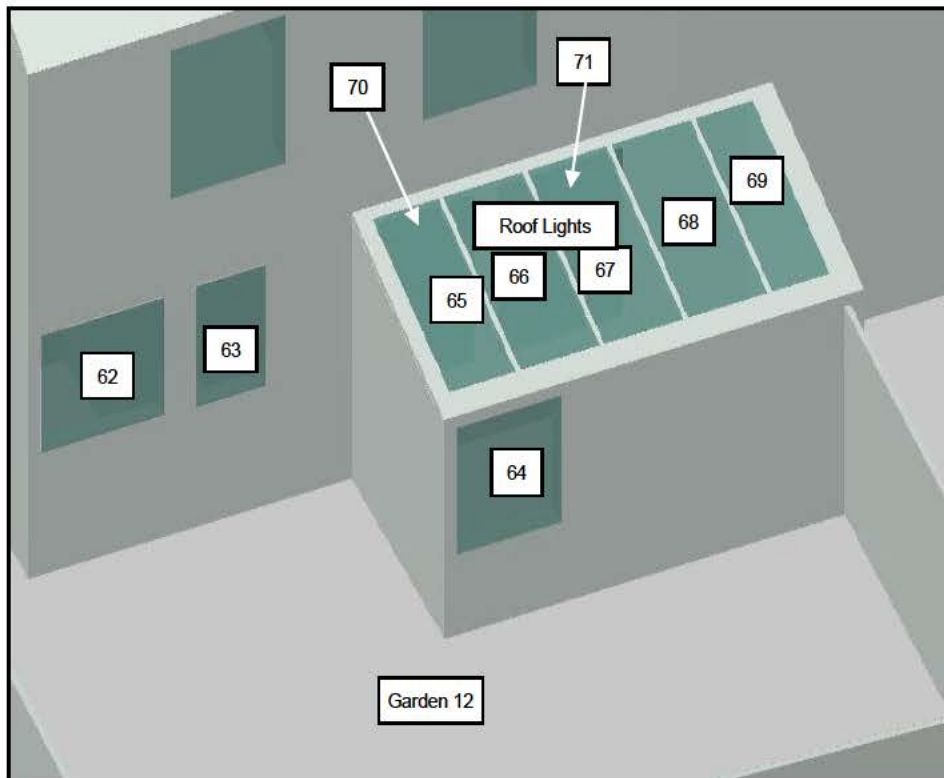
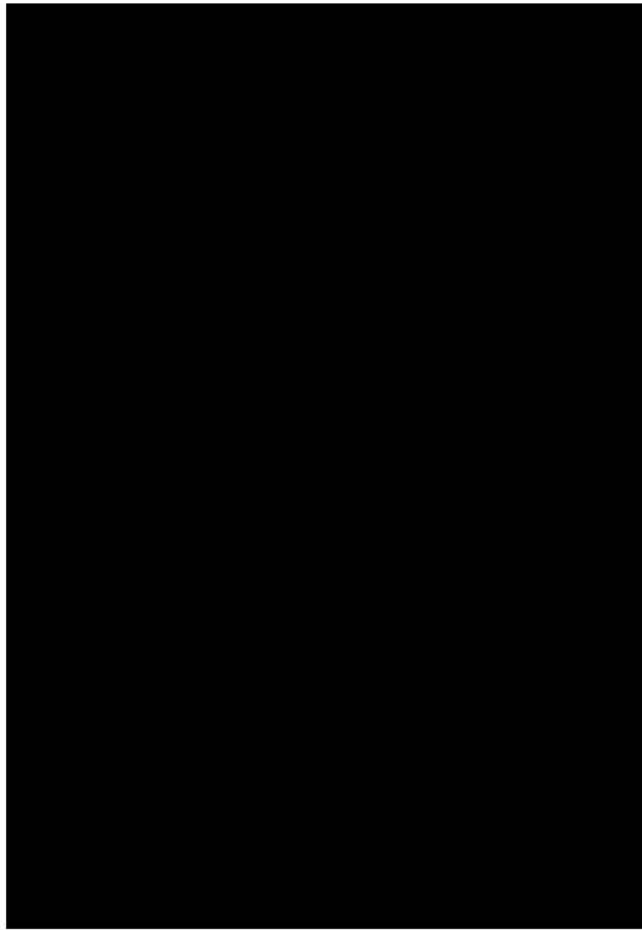
20 Elleray Road





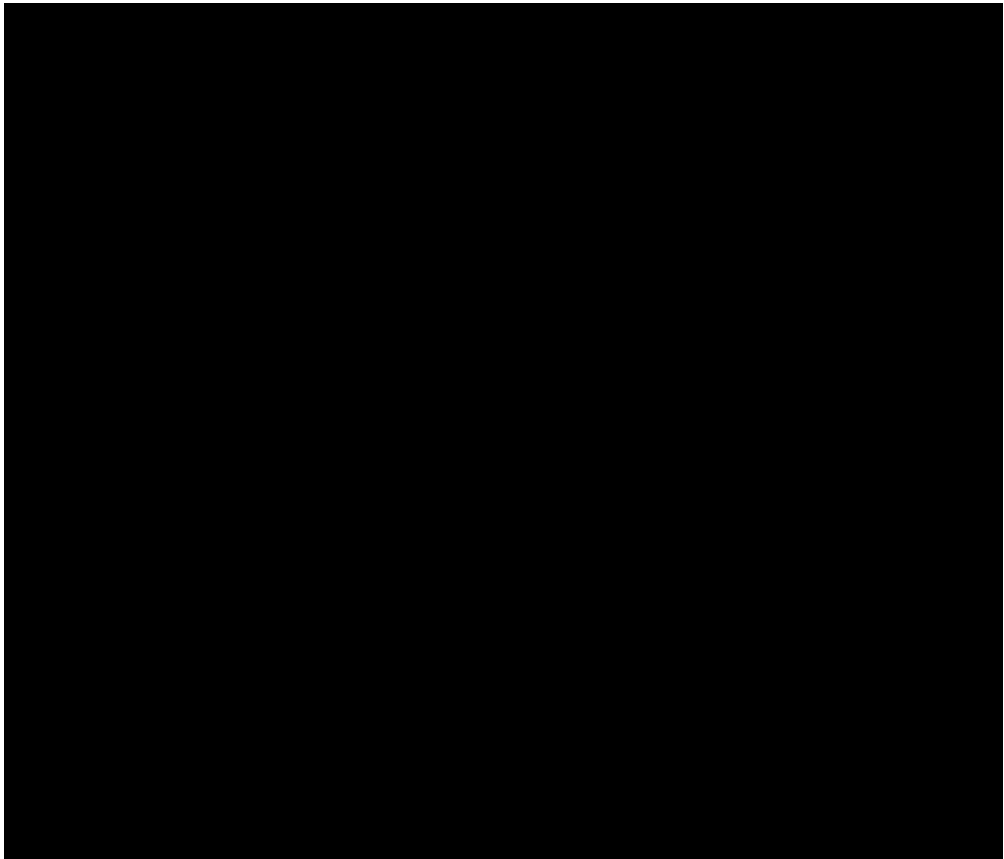
**22 Elleray Road**

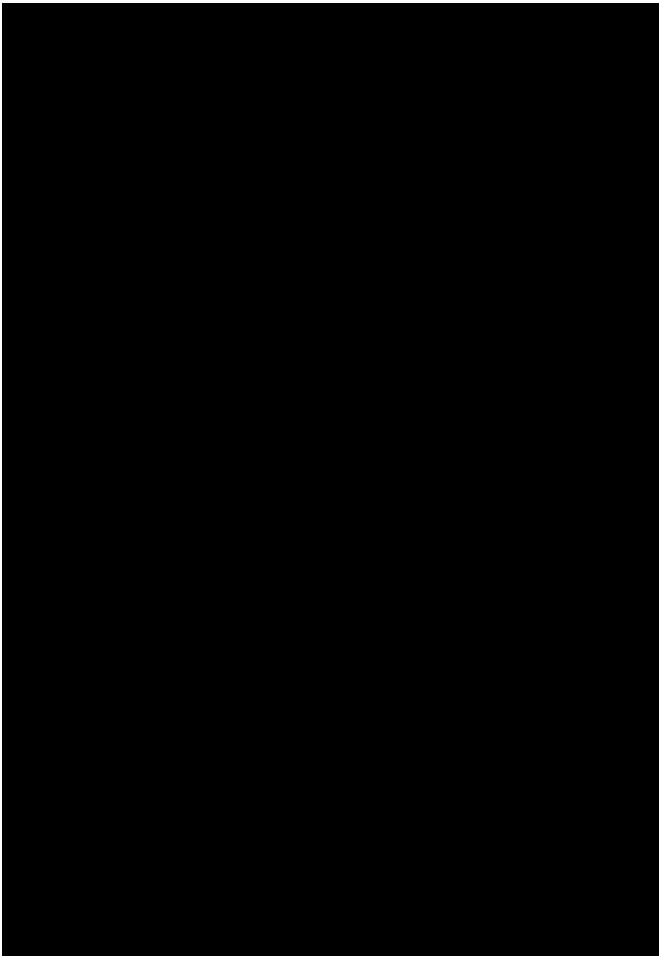
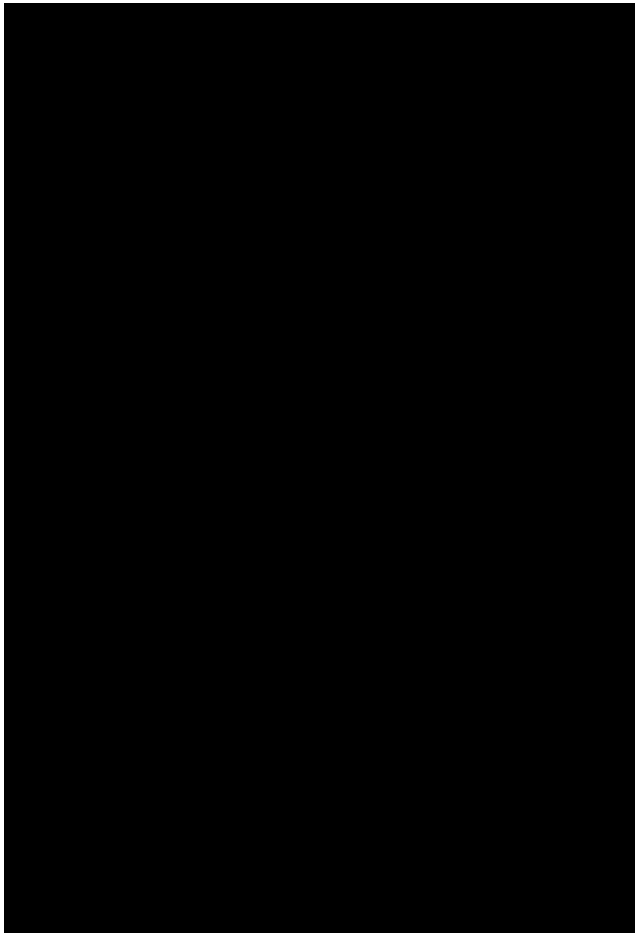


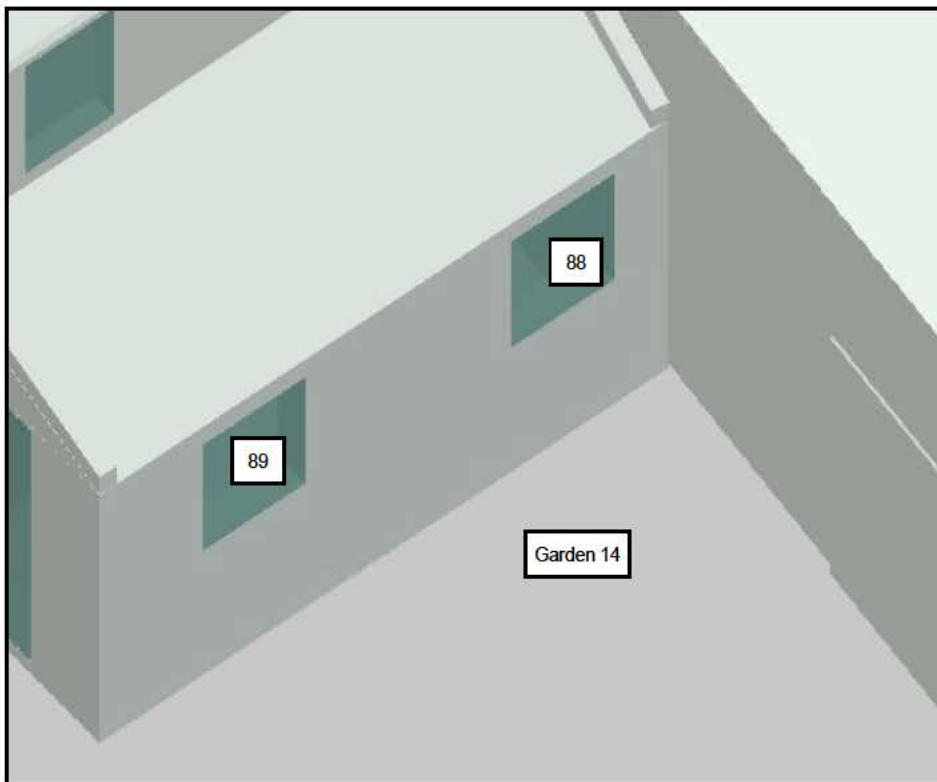
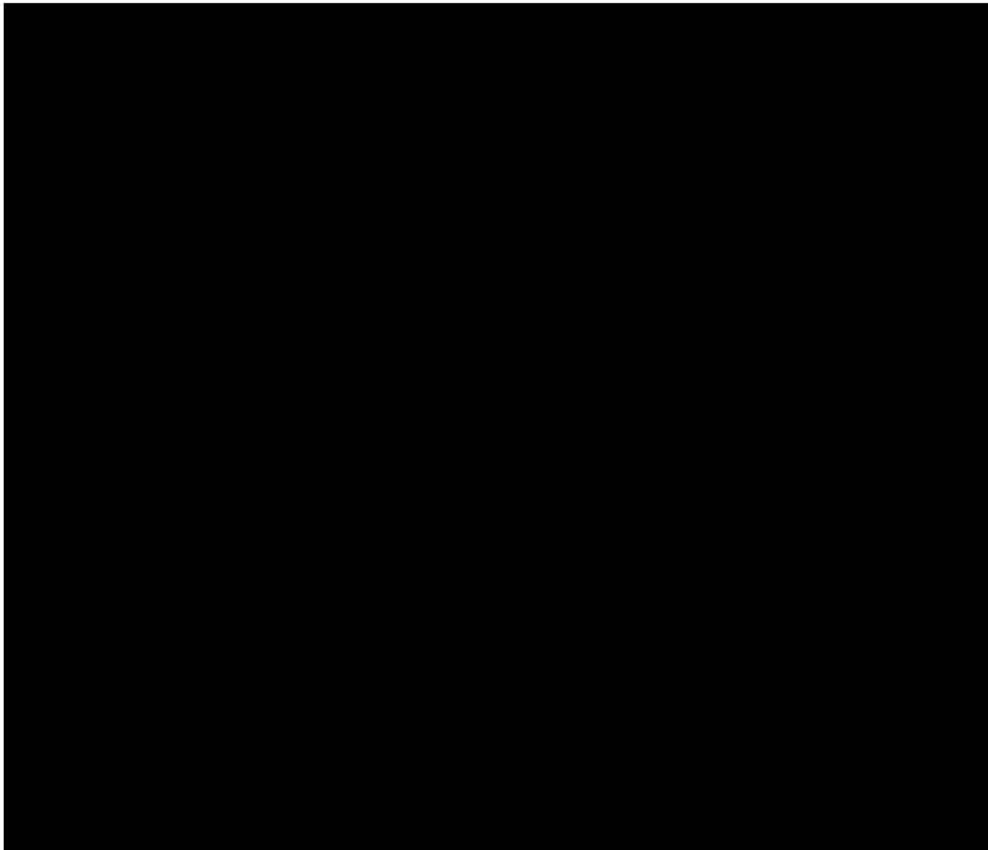


20 Elleray Road

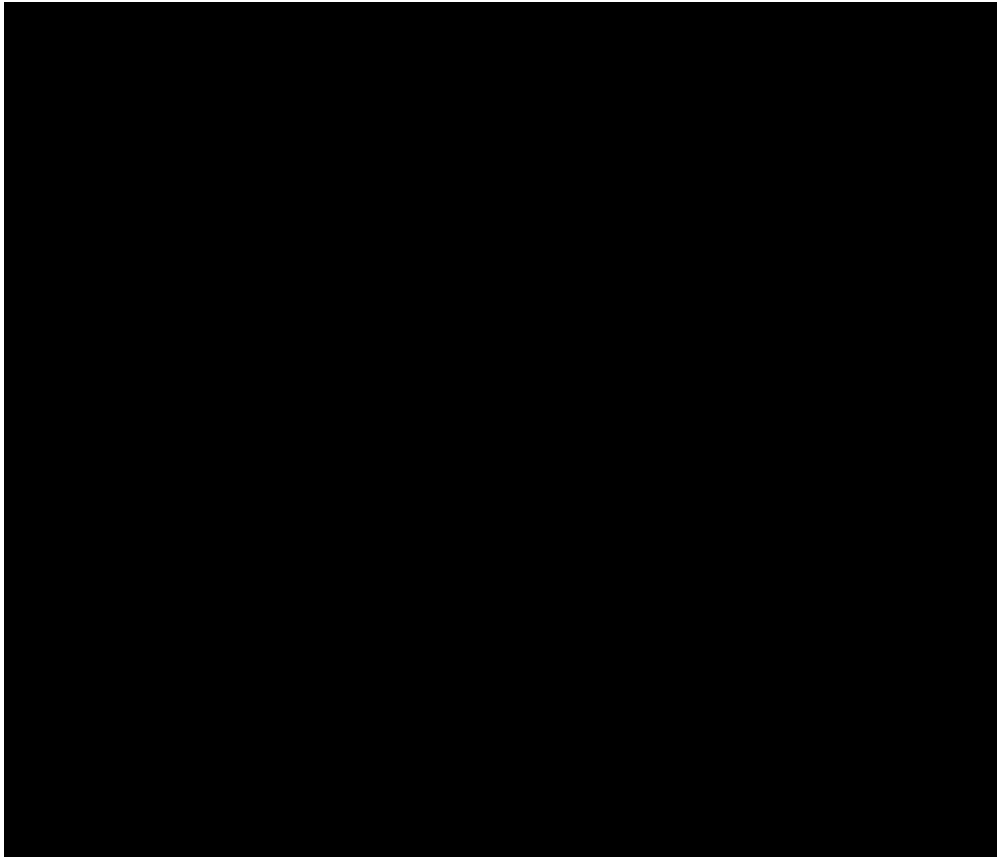
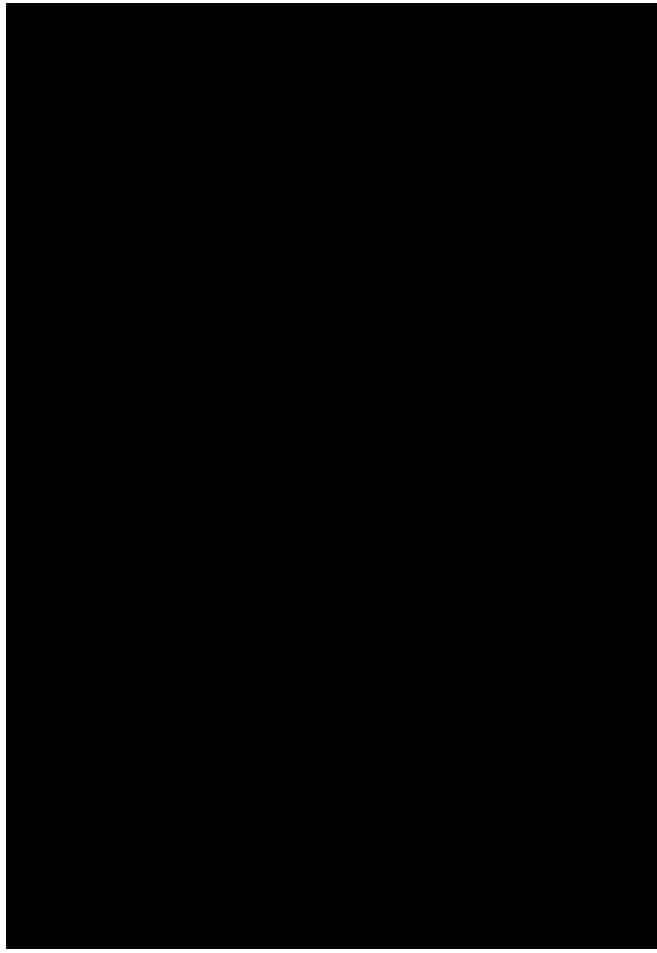


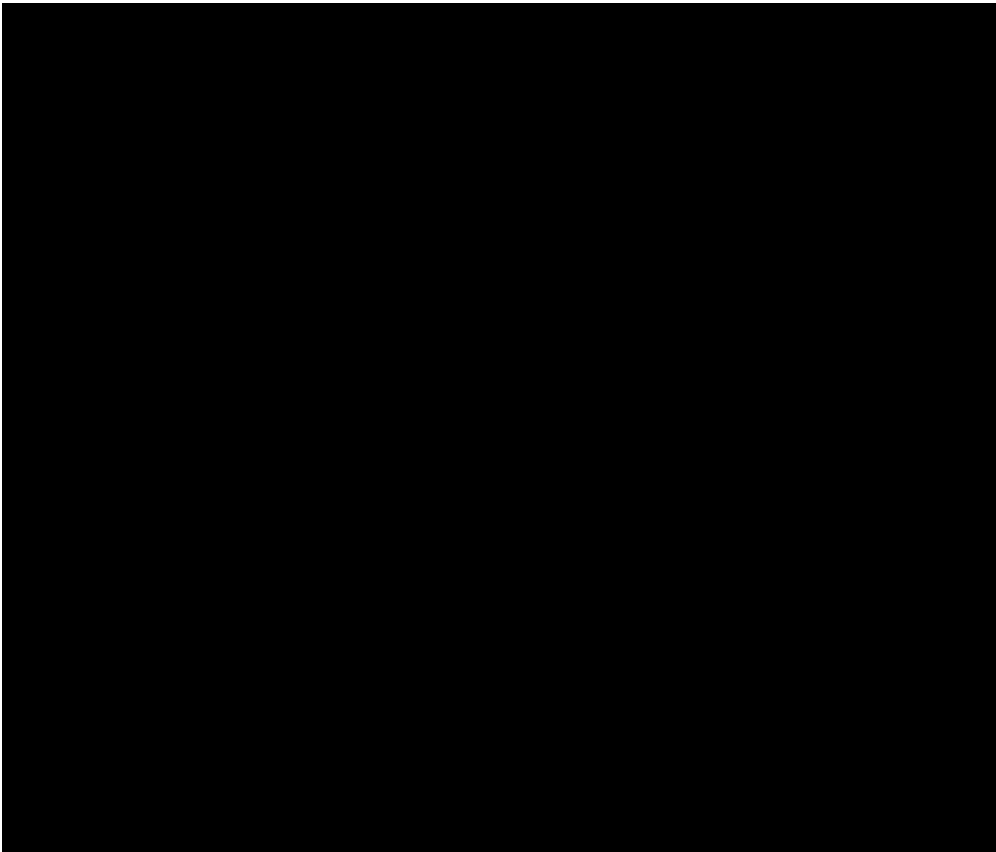
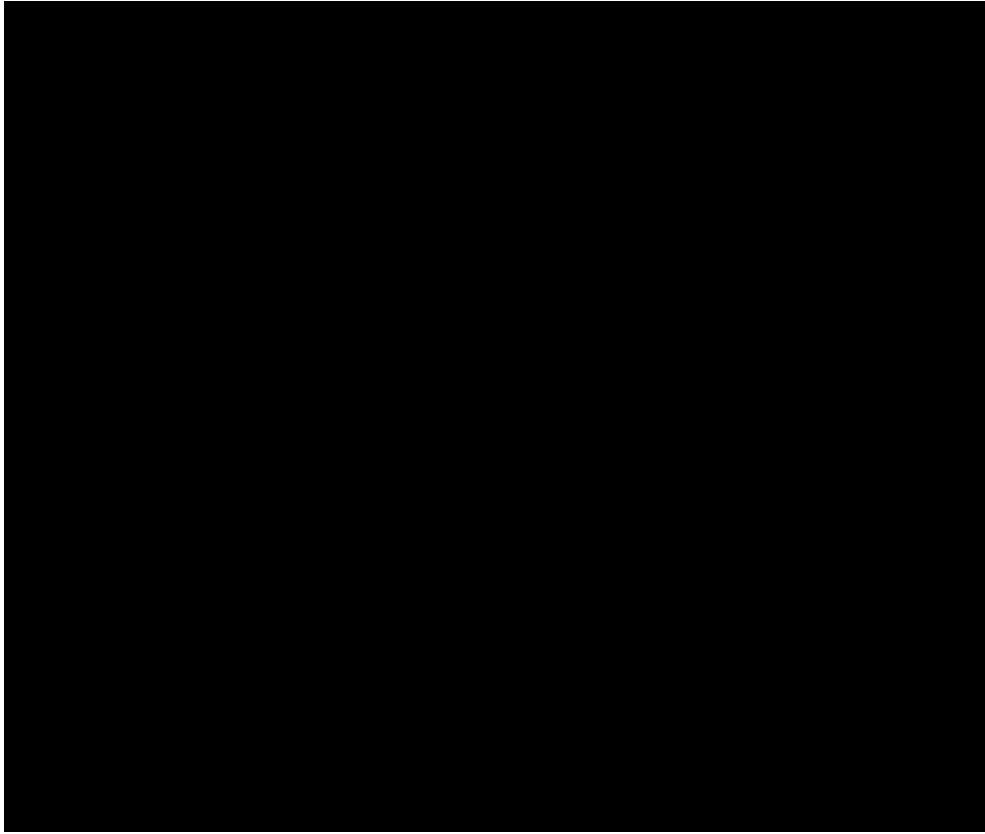


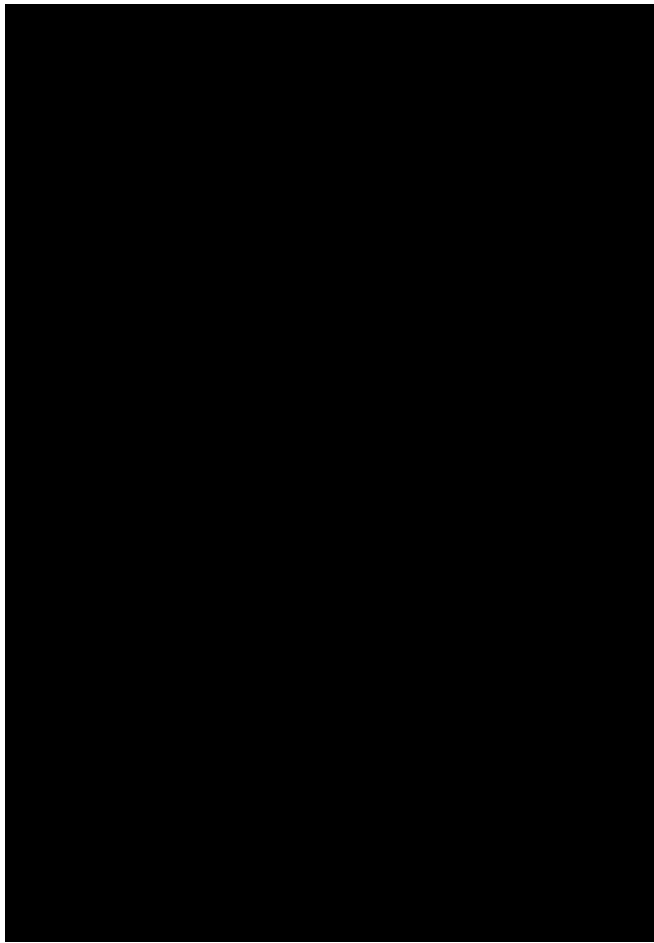


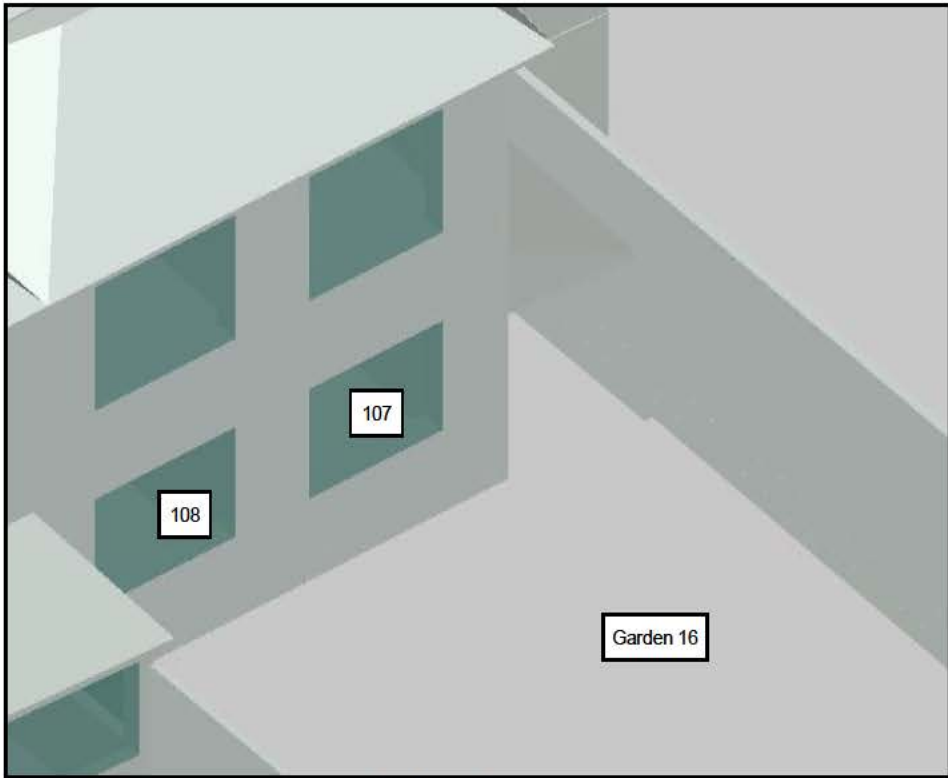


13 Middle Lane

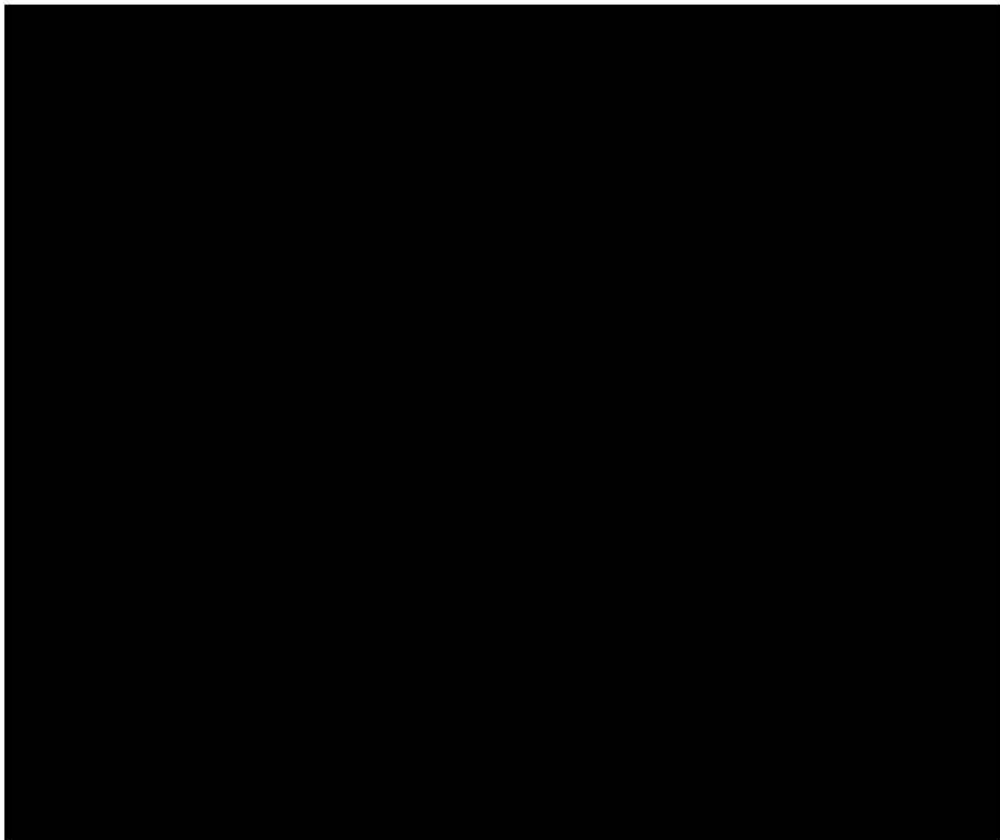


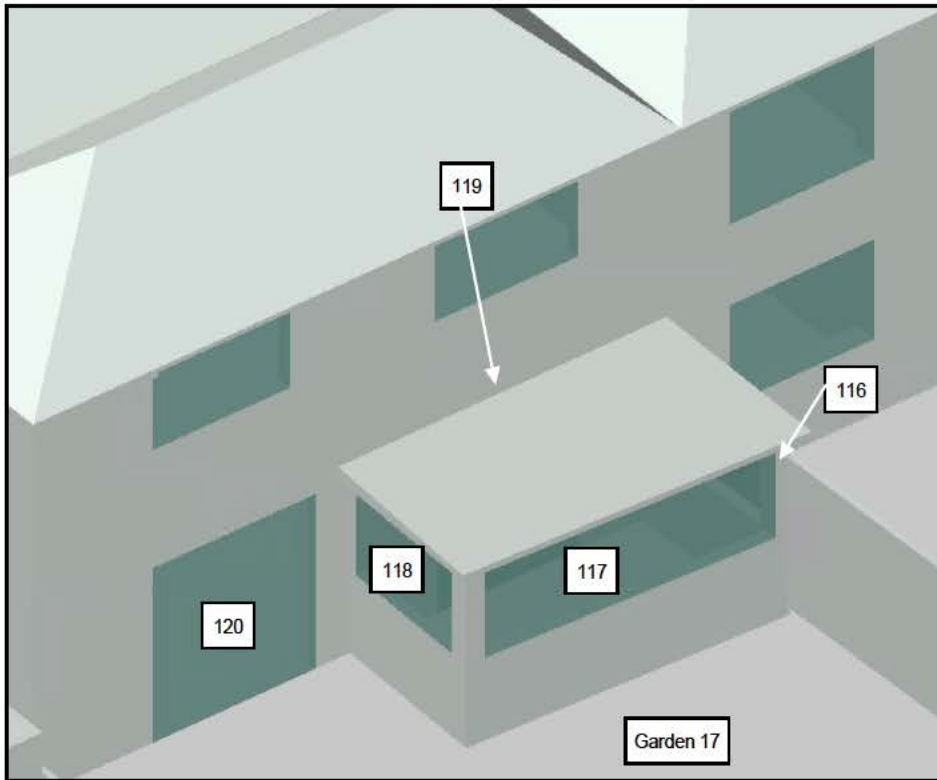






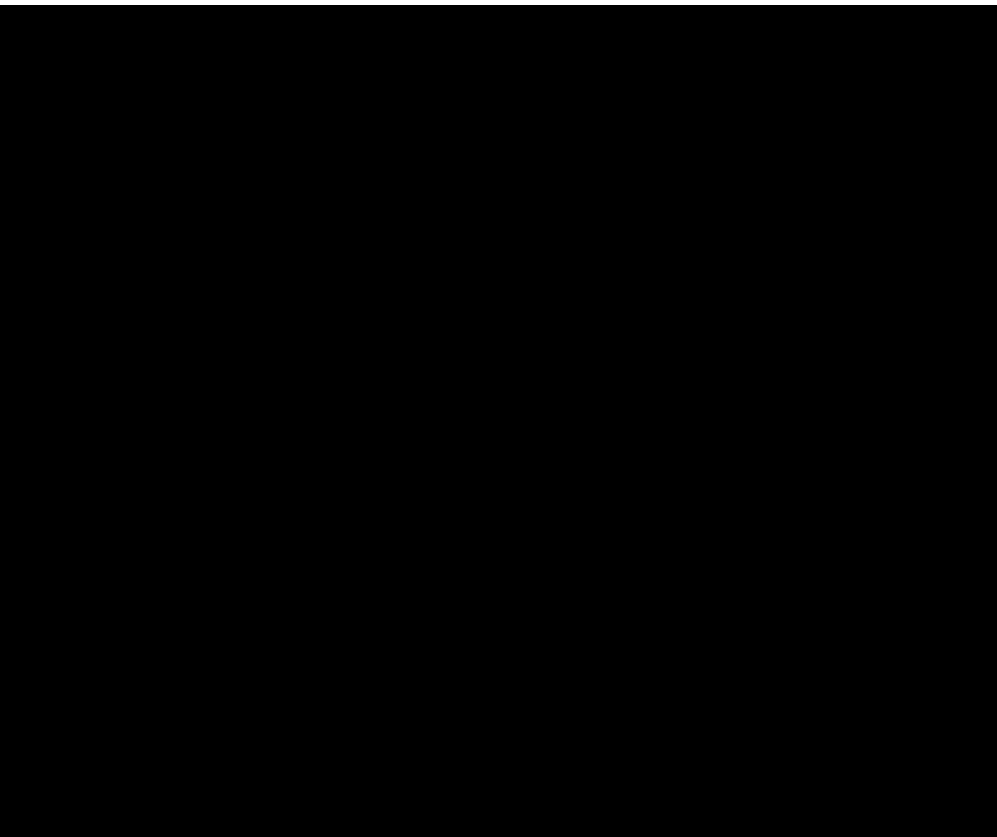
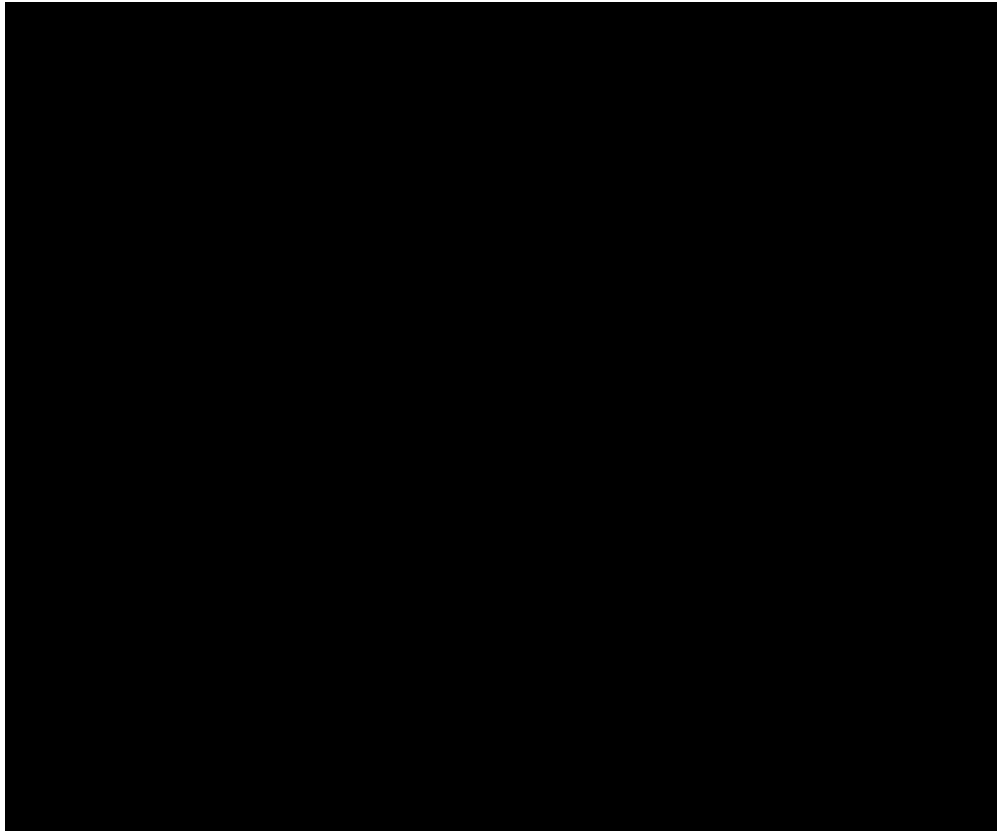
**21 Middle Lane**

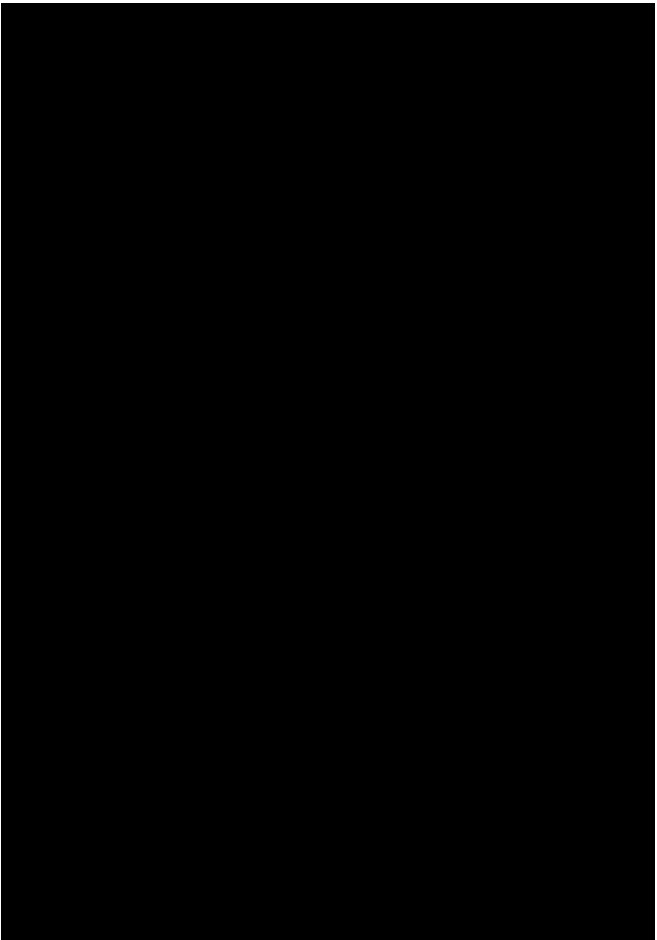
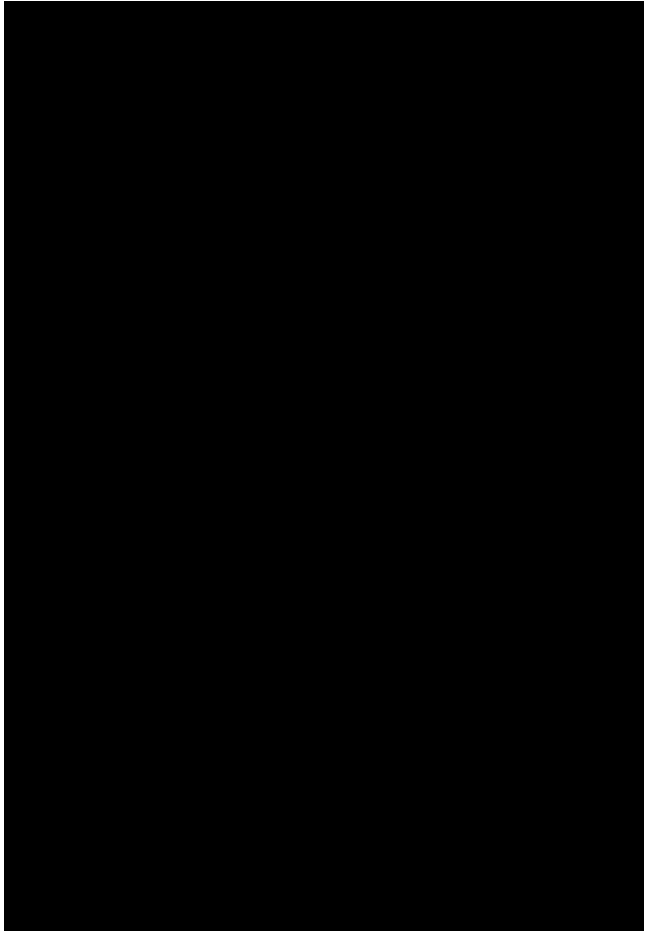


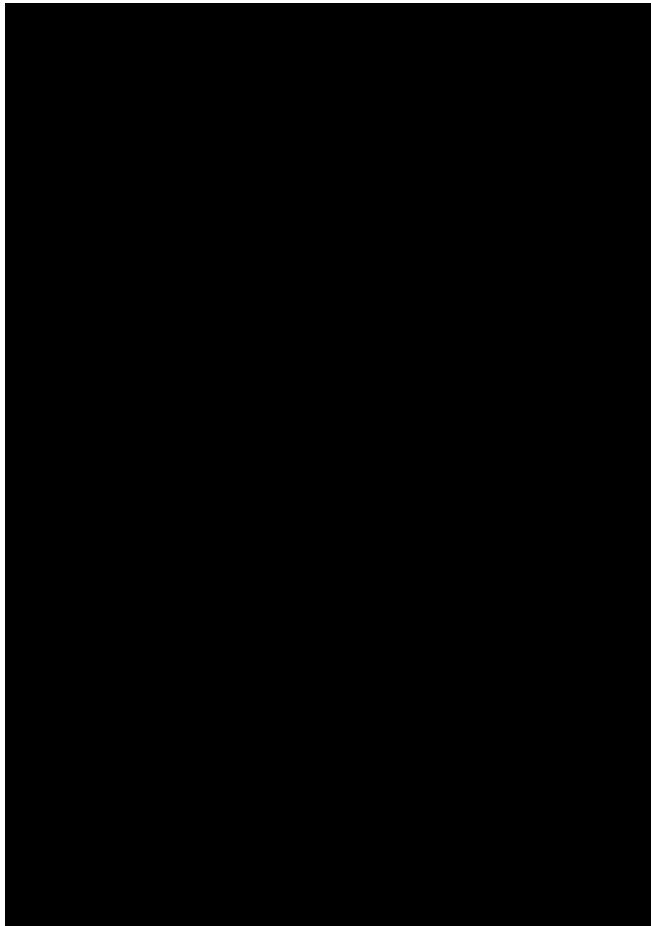
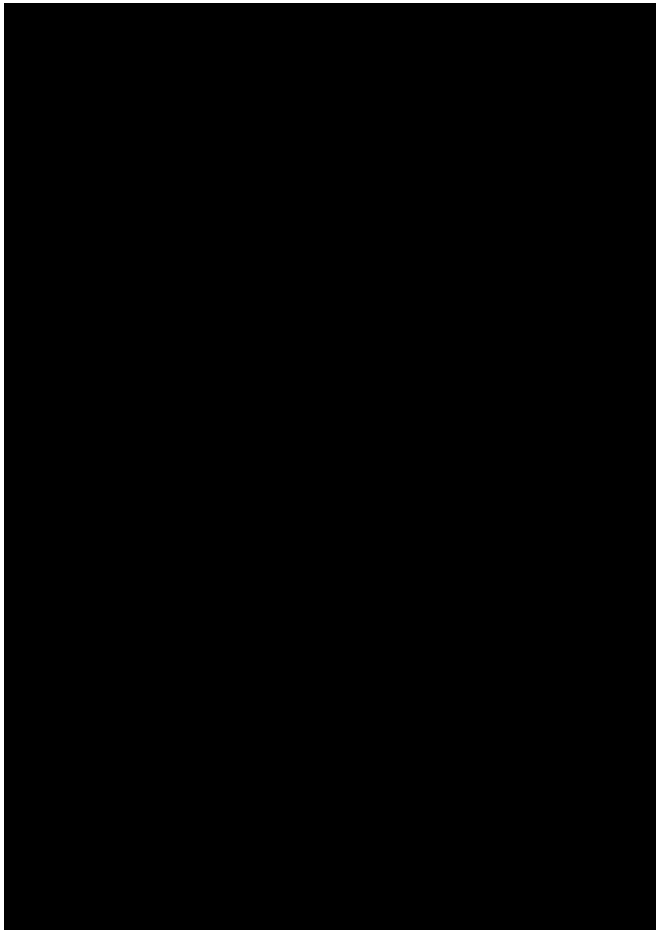


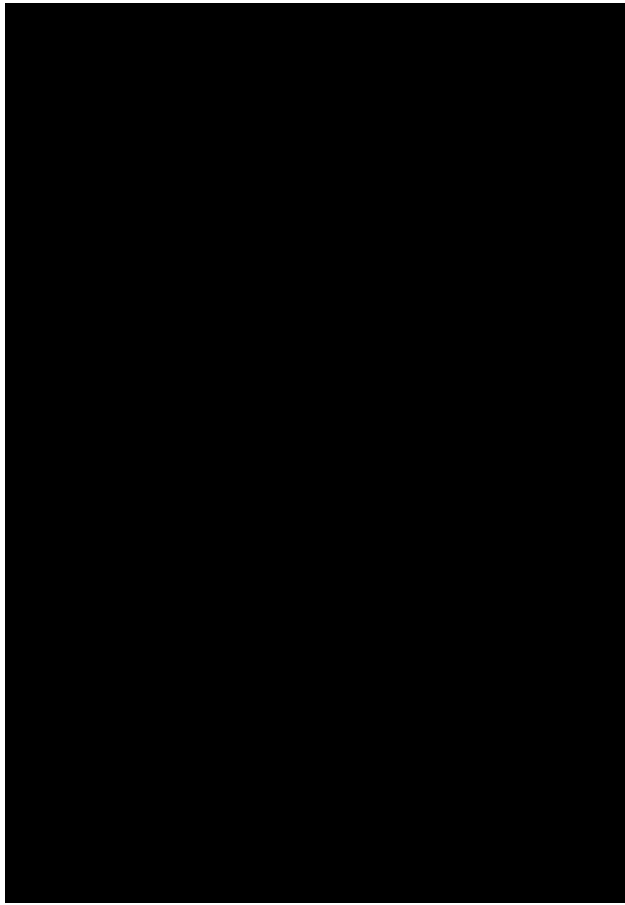
**23 Middle Lane**

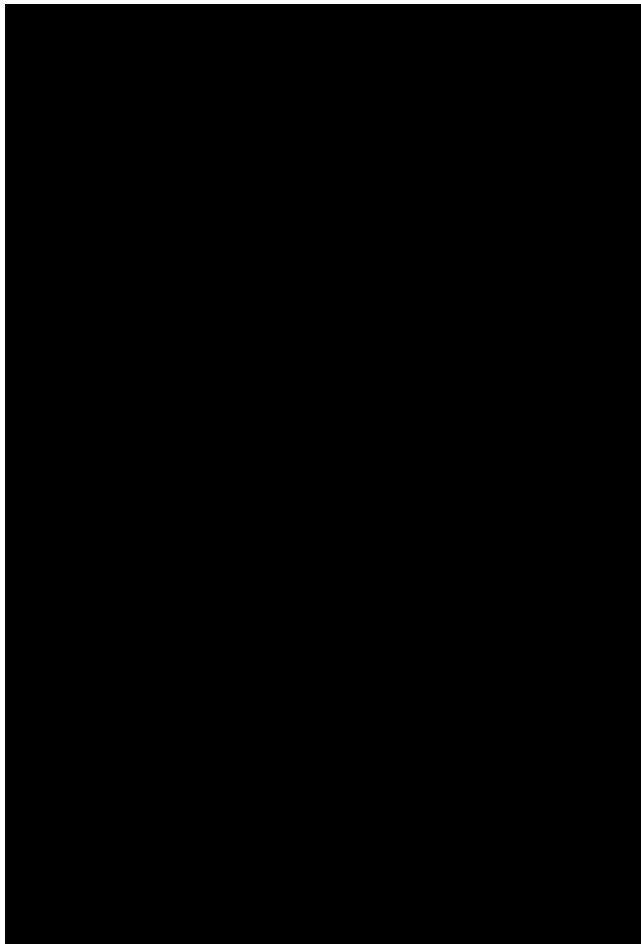












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## **APPENDIX 2**

### **DAYLIGHT AND SUNLIGHT RESULTS**

## Appendix 2 - Vertical Sky Component

### Elleray Hall and East Car Park, London TW11 0HN

| Reference             | Room Use          | Vertical Sky Component |       |       |       |
|-----------------------|-------------------|------------------------|-------|-------|-------|
|                       |                   | Before                 | After | Loss  | Ratio |
| <u>19 North Lane</u>  |                   |                        |       |       |       |
| <u>Ground Floor</u>   |                   |                        |       |       |       |
| Window 1              | Domestic          | 24.0%                  | 24.0% | 0.0%  | 1.0   |
| Window 2              | Domestic          | 34.6%                  | 34.4% | 0.2%  | 0.99  |
| Window 3              | Domestic          | 34.7%                  | 34.4% | 0.3%  | 0.99  |
| <u>First Floor</u>    |                   |                        |       |       |       |
| Window 4              | Domestic          | 37.5%                  | 37.3% | 0.2%  | 0.99  |
| <u>21 North Lane</u>  |                   |                        |       |       |       |
| <u>Ground Floor</u>   |                   |                        |       |       |       |
| Window 5              | Domestic          | 34.6%                  | 34.3% | 0.3%  | 0.99  |
| Window 6              | Domestic          | 34.6%                  | 34.2% | 0.4%  | 0.99  |
| Window 7 (Secondary)  | Domestic          | 31.3%                  | 22.6% | 8.7%  | 0.72  |
| Window 8              | Domestic          | 24.1%                  | 17.4% | 6.7%  | 0.72  |
| Window 9              | Domestic          | 26.7%                  | 24.6% | 2.1%  | 0.92  |
| Window 10             | Domestic          | 33.3%                  | 25.7% | 7.6%  | 0.77  |
| <u>First Floor</u>    |                   |                        |       |       |       |
| Window 11             | Domestic          | 37.8%                  | 37.4% | 0.4%  | 0.99  |
| <u>49 North Lane</u>  |                   |                        |       |       |       |
| <u>Ground Floor</u>   |                   |                        |       |       |       |
| Window 12             | Reception/Kitchen | 33.8%                  | 33.2% | 0.6%  | 0.98  |
| Window 13             | Reception/Kitchen | 31.0%                  | 31.0% | 0.0%  | 1.0   |
| <u>First Floor</u>    |                   |                        |       |       |       |
| Window 14             | Bedroom           | 27.0%                  | 27.1% | -0.1% | 1.0   |
| Window 15             | Bedroom           | 26.9%                  | 26.9% | 0.0%  | 1.0   |
| <u>Second Floor</u>   |                   |                        |       |       |       |
| Window 16             | Bathroom/WC       | 83.0%                  | 83.0% | 0.0%  | 1.0   |
| Window 17             | Bedroom           | 39.4%                  | 39.4% | 0.0%  | 1.0   |
| Window 18             | Bedroom           | 39.0%                  | 39.0% | 0.0%  | 1.0   |
| <u>49A North Lane</u> |                   |                        |       |       |       |
| <u>Ground Floor</u>   |                   |                        |       |       |       |
| Window 19             | Domestic          | 34.8%                  | 33.9% | 0.9%  | 0.97  |

## Appendix 2 - Vertical Sky Component

### Elleray Hall and East Car Park, London TW11 0HN

| Reference            | Room Use | Vertical Sky Component |       |       |       |
|----------------------|----------|------------------------|-------|-------|-------|
|                      |          | Before                 | After | Loss  | Ratio |
| Window 20            | Domestic | 31.8%                  | 31.8% | 0.0%  | 1.0   |
| <u>First Floor</u>   |          |                        |       |       |       |
| Window 21            | Domestic | 26.8%                  | 26.9% | -0.1% | 1.0   |
| Window 22            | Domestic | 26.2%                  | 26.2% | 0.0%  | 1.0   |
| <u>Second Floor</u>  |          |                        |       |       |       |
| Window 23            | Domestic | 39.4%                  | 39.4% | 0.0%  | 1.0   |
| Window 24            | Domestic | 38.9%                  | 38.9% | 0.0%  | 1.0   |
| Window 25            | Domestic | 82.7%                  | 82.7% | 0.0%  | 1.0   |
| <u>51 North Lane</u> |          |                        |       |       |       |
| <u>Ground Floor</u>  |          |                        |       |       |       |
| Window 26            | Domestic | 35.3%                  | 34.3% | 1.0%  | 0.97  |
| Window 27            | Domestic | 29.5%                  | 29.5% | 0.0%  | 1.0   |
| <u>First Floor</u>   |          |                        |       |       |       |
| Window 28            | Domestic | 27.0%                  | 26.9% | 0.1%  | 1.0   |
| Window 29            | Domestic | 26.9%                  | 26.9% | 0.0%  | 1.0   |
| <u>Second Floor</u>  |          |                        |       |       |       |
| Window 30            | Domestic | 83.1%                  | 83.1% | 0.0%  | 1.0   |
| Window 31            | Domestic | 39.4%                  | 39.4% | 0.0%  | 1.0   |
| Window 32            | Domestic | 38.8%                  | 38.8% | 0.0%  | 1.0   |
| <u>53 North Lane</u> |          |                        |       |       |       |
| <u>Ground Floor</u>  |          |                        |       |       |       |
| Window 33            | Domestic | 34.9%                  | 34.4% | 0.5%  | 0.99  |
| Window 34            | Domestic | 30.8%                  | 30.8% | 0.0%  | 1.0   |
| <u>First Floor</u>   |          |                        |       |       |       |
| Window 35            | Domestic | 26.9%                  | 27.0% | -0.1% | 1.0   |
| Window 36            | Domestic | 26.9%                  | 27.0% | -0.1% | 1.0   |
| <u>Second Floor</u>  |          |                        |       |       |       |
| Window 37            | Domestic | 39.4%                  | 39.4% | 0.0%  | 1.0   |
| Window 38            | Domestic | 38.8%                  | 38.8% | 0.0%  | 1.0   |



## Appendix 2 - Vertical Sky Component

### Elleray Hall and East Car Park, London TW11 0HN

| Reference              | Room Use               | Vertical Sky Component |       |      |       |
|------------------------|------------------------|------------------------|-------|------|-------|
|                        |                        | Before                 | After | Loss | Ratio |
| Window 39              | Domestic               | 83.2%                  | 83.2% | 0.0% | 1.0   |
| <u>19 Elleray Road</u> |                        |                        |       |      |       |
| <u>Ground Floor</u>    |                        |                        |       |      |       |
| Window 40              | Domestic               | 27.9%                  | 27.8% | 0.1% | 1.0   |
| Window 41              | Domestic               | 33.9%                  | 33.0% | 0.9% | 0.97  |
| Window 42              | Domestic               | 29.7%                  | 28.7% | 1.0% | 0.97  |
| Window 43              | Domestic               | 34.4%                  | 33.7% | 0.7% | 0.98  |
| <u>First Floor</u>     |                        |                        |       |      |       |
| Window 44              | Domestic               | 37.1%                  | 36.8% | 0.3% | 0.99  |
| <u>20 Elleray Road</u> |                        |                        |       |      |       |
| <u>Ground Floor</u>    |                        |                        |       |      |       |
| Window 45              | Domestic               | 37.4%                  | 36.6% | 0.8% | 0.98  |
| Window 46              | Domestic               | 46.3%                  | 46.3% | 0.0% | 1.0   |
| Window 47              | Domestic               | 33.0%                  | 32.9% | 0.1% | 1.0   |
| Window 48              | Domestic               | 30.2%                  | 30.0% | 0.2% | 0.99  |
| <u>First Floor</u>     |                        |                        |       |      |       |
| Window 49              | Domestic               | 38.0%                  | 37.3% | 0.7% | 0.98  |
| Window 50              | Domestic               | 87.7%                  | 87.6% | 0.1% | 1.0   |
| Window 51              | Domestic               | 38.0%                  | 37.3% | 0.7% | 0.98  |
| <u>22 Elleray Road</u> |                        |                        |       |      |       |
| <u>Ground Floor</u>    |                        |                        |       |      |       |
| Window 52              | Reception/Kitchen/Hall | 32.4%                  | 32.4% | 0.0% | 1.0   |
| Window 53              | Reception/Kitchen/Hall | 33.2%                  | 32.6% | 0.6% | 0.98  |
| Window 54              | Reception/Kitchen/Hall | 34.0%                  | 34.0% | 0.0% | 1.0   |
| Window 55              | Reception/Kitchen/Hall | 34.9%                  | 34.8% | 0.1% | 1.0   |
| <u>First Floor</u>     |                        |                        |       |      |       |
| Window 56              | Bedroom                | 38.1%                  | 37.4% | 0.7% | 0.98  |
| Window 57              | Bedroom                | 38.1%                  | 37.4% | 0.7% | 0.98  |
| Window 58              | Bedroom                | 85.3%                  | 85.2% | 0.1% | 1.0   |
| Window 59              | Bedroom                | 88.7%                  | 88.7% | 0.0% | 1.0   |
| Window 60              | Bathroom/WC            | 38.1%                  | 37.3% | 0.8% | 0.98  |
| Window 61              | Bathroom/WC            | 88.7%                  | 88.6% | 0.1% | 1.0   |

## Appendix 2 - Vertical Sky Component

### Elleray Hall and East Car Park, London TW11 0HN

| Reference              | Room Use      | Vertical Sky Component |       |      |       |
|------------------------|---------------|------------------------|-------|------|-------|
|                        |               | Before                 | After | Loss | Ratio |
| <u>24 Elleray Road</u> |               |                        |       |      |       |
| <u>Ground Floor</u>    |               |                        |       |      |       |
| Window 62              | Domestic      | 33.7%                  | 32.6% | 1.1% | 0.97  |
| Window 63              | Bathroom/WC   | 32.9%                  | 31.7% | 1.2% | 0.96  |
| Window 64              | Conservatory  | 33.1%                  | 32.3% | 0.8% | 0.98  |
| Window 65              | Conservatory  | 68.4%                  | 68.0% | 0.4% | 0.99  |
| Window 66              | Conservatory  | 68.4%                  | 68.0% | 0.4% | 0.99  |
| Window 67              | Conservatory  | 68.4%                  | 67.9% | 0.5% | 0.99  |
| Window 68              | Conservatory  | 68.3%                  | 67.8% | 0.5% | 0.99  |
| Window 69              | Conservatory  | 68.2%                  | 67.8% | 0.4% | 0.99  |
| Window 70              | Dining        | 21.9%                  | 21.5% | 0.4% | 0.98  |
| Window 71              | Dining        | 26.1%                  | 26.0% | 0.1% | 1.0   |
| <u>First Floor</u>     |               |                        |       |      |       |
| Window 72              | Domestic      | 37.9%                  | 37.1% | 0.8% | 0.98  |
| Window 73              | Domestic      | 37.9%                  | 37.0% | 0.9% | 0.98  |
| <u>26 Elleray Road</u> |               |                        |       |      |       |
| <u>Ground Floor</u>    |               |                        |       |      |       |
| Window 74              | Living/Dining | 34.1%                  | 33.1% | 1.0% | 0.97  |
| Window 75              | Living/Dining | 34.4%                  | 33.5% | 0.9% | 0.97  |
| Window 76              | Living/Dining | 33.6%                  | 33.1% | 0.5% | 0.99  |
| Window 77              | Living/Dining | 34.2%                  | 33.8% | 0.4% | 0.99  |
| Window 78              | Kitchen       | 35.2%                  | 34.2% | 1.0% | 0.97  |
| Window 79              | Kitchen       | 34.0%                  | 33.1% | 0.9% | 0.97  |
| Window 80              | Kitchen       | 33.8%                  | 32.9% | 0.9% | 0.97  |
| Window 81 (Secondary)  | Lounge        | 28.6%                  | 22.5% | 6.1% | 0.79  |
| Window 82              | Lounge        | 33.5%                  | 32.1% | 1.4% | 0.96  |
| Window 83 (Secondary)  | Lounge        | 29.3%                  | 29.3% | 0.0% | 1.0   |
| Window 84              | Domestic      | 27.7%                  | 26.0% | 1.7% | 0.94  |
| <u>First Floor</u>     |               |                        |       |      |       |
| Window 85              | Bedroom       | 37.7%                  | 37.0% | 0.7% | 0.98  |
| Window 86              | Bedroom       | 37.6%                  | 36.8% | 0.8% | 0.98  |
| Window 87              | Bathroom/WC   | 37.0%                  | 32.3% | 4.7% | 0.87  |

## Appendix 2 - Vertical Sky Component

### Elleray Hall and East Car Park, London TW11 0HN

| Reference              | Room Use                | Vertical Sky Component |       |       |       |
|------------------------|-------------------------|------------------------|-------|-------|-------|
|                        |                         | Before                 | After | Loss  | Ratio |
| <u>13 Middle Lane</u>  |                         |                        |       |       |       |
| <u>Ground Floor</u>    |                         |                        |       |       |       |
| Window 88              | Domestic                | 25.3%                  | 25.6% | -0.3% | 1.01  |
| Window 89              | Domestic                | 33.4%                  | 33.8% | -0.4% | 1.01  |
| Window 90              | Domestic                | 27.2%                  | 28.9% | -1.7% | 1.06  |
| Window 91              | Domestic                | 21.2%                  | 22.9% | -1.7% | 1.08  |
| Window 92              | Domestic & Staircase    | 24.8%                  | 24.8% | 0.0%  | 1.0   |
| Window 93              | Domestic                | 31.6%                  | 31.6% | 0.0%  | 1.0   |
| <u>First Floor</u>     |                         |                        |       |       |       |
| Window 94              | Domestic                | 35.1%                  | 35.3% | -0.2% | 1.01  |
| Window 95              | Domestic                | 36.2%                  | 36.5% | -0.3% | 1.01  |
| Window 96              | Domestic                | 27.3%                  | 27.6% | -0.3% | 1.01  |
| <u>15 Middle Lane</u>  |                         |                        |       |       |       |
| <u>Ground Floor</u>    |                         |                        |       |       |       |
| Window 97              | Living Room & Staircase | 33.7%                  | 34.7% | -1.0% | 1.03  |
| Window 98              | Living Room             | 29.6%                  | 29.5% | 0.1%  | 1.0   |
| Window 99              | Kitchen                 | 29.6%                  | 31.0% | -1.4% | 1.05  |
| Window 100             | Kitchen                 | 29.8%                  | 31.5% | -1.7% | 1.06  |
| Window 101             | Bathroom/WC             | 23.0%                  | 21.0% | 2.0%  | 0.91  |
| <u>First Floor</u>     |                         |                        |       |       |       |
| Window 102             | Bedroom                 | 30.0%                  | 30.6% | -0.6% | 1.02  |
| <u>21 Middle Lane</u>  |                         |                        |       |       |       |
| <u>Ground Floor</u>    |                         |                        |       |       |       |
| Window 103             | Domestic                | 23.7%                  | 23.7% | 0.0%  | 1.0   |
| Window 104 (Secondary) | Domestic                | 6.1%                   | 4.5%  | 1.6%  | 0.74  |
| Window 105             | Domestic                | 26.6%                  | 22.2% | 4.4%  | 0.83  |
| Window 106             | Domestic                | 30.4%                  | 24.3% | 6.1%  | 0.8   |
| Window 107             | Domestic                | 32.6%                  | 32.1% | 0.5%  | 0.98  |
| Window 108             | Domestic                | 32.0%                  | 31.4% | 0.6%  | 0.98  |
| Window 109             | Domestic                | 26.3%                  | 26.2% | 0.1%  | 1.0   |
| Window 110             | Domestic                | 28.1%                  | 27.2% | 0.9%  | 0.97  |

## Appendix 2 - Vertical Sky Component

### Elleray Hall and East Car Park, London TW11 0HN

| Reference             | Room Use              | Vertical Sky Component |       |      |       |
|-----------------------|-----------------------|------------------------|-------|------|-------|
|                       |                       | Before                 | After | Loss | Ratio |
| <u>First Floor</u>    |                       |                        |       |      |       |
| Window 111            | Domestic              | 36.2%                  | 34.8% | 1.4% | 0.96  |
| Window 112            | Domestic              | 29.8%                  | 29.7% | 0.1% | 1.0   |
| Window 113            | Domestic              | 35.8%                  | 32.3% | 3.5% | 0.9   |
| Window 114            | Domestic              | 32.5%                  | 32.3% | 0.2% | 0.99  |
| Window 115            | Domestic              | 32.4%                  | 32.3% | 0.1% | 1.0   |
| <u>23 Middle Lane</u> |                       |                        |       |      |       |
| <u>Ground Floor</u>   |                       |                        |       |      |       |
| Window 116            | Unknown               | 18.6%                  | 18.0% | 0.6% | 0.97  |
| Window 117            | Unknown               | 31.3%                  | 31.1% | 0.2% | 0.99  |
| Window 118            | Unknown               | 18.4%                  | 18.4% | 0.0% | 1.0   |
| Window 119            | Living/Dining/Kitchen | 1.8%                   | 1.6%  | 0.2% | 0.89  |
| Window 120            | Living/Dining/Kitchen | 30.7%                  | 30.6% | 0.1% | 1.0   |
| Window 121            | Living/Dining/Kitchen | 32.8%                  | 29.4% | 3.4% | 0.9   |
| Window 122            | Living/Dining/Kitchen | 35.9%                  | 31.7% | 4.2% | 0.88  |
| Window 123            | Living/Dining/Kitchen | 35.9%                  | 31.4% | 4.5% | 0.87  |
| Window 124            | Hallway & Staircase   | 33.0%                  | 28.4% | 4.6% | 0.86  |
| Window 125            | Hallway & Staircase   | 27.4%                  | 27.1% | 0.3% | 0.99  |
| <u>First Floor</u>    |                       |                        |       |      |       |
| Window 126            | Bedroom               | 30.4%                  | 30.4% | 0.0% | 1.0   |
| Window 127            | Bedroom               | 30.3%                  | 30.3% | 0.0% | 1.0   |
| Window 128            | Staircase             | 31.6%                  | 29.7% | 1.9% | 0.94  |
| Window 129            | Bedroom               | 36.5%                  | 34.4% | 2.1% | 0.94  |
| <u>25 Middle Lane</u> |                       |                        |       |      |       |
| <u>Ground Floor</u>   |                       |                        |       |      |       |
| Window 130            | Domestic              | 25.9%                  | 24.9% | 1.0% | 0.96  |
| Window 131            | Domestic              | 33.7%                  | 30.2% | 3.5% | 0.9   |
| Window 132            | Domestic              | 36.0%                  | 33.9% | 2.1% | 0.94  |
| <u>First Floor</u>    |                       |                        |       |      |       |
| Window 133            | Domestic              | 95.4%                  | 95.3% | 0.1% | 1.0   |
| Window 134            | Domestic              | 34.9%                  | 33.1% | 1.8% | 0.95  |

## Appendix 2 - Vertical Sky Component

### Elleray Hall and East Car Park, London TW11 0HN

| Reference             | Room Use | Vertical Sky Component |       |       |       |
|-----------------------|----------|------------------------|-------|-------|-------|
|                       |          | Before                 | After | Loss  | Ratio |
| <u>27 Middle Lane</u> |          |                        |       |       |       |
| <u>Ground Floor</u>   |          |                        |       |       |       |
| Window 135            | Domestic | 17.8%                  | 16.2% | 1.6%  | 0.91  |
| Window 136            | Domestic | 36.4%                  | 35.2% | 1.2%  | 0.97  |
| Window 137            | Domestic | 20.0%                  | 20.4% | -0.4% | 1.02  |
| Window 138            | Domestic | 14.3%                  | 13.3% | 1.0%  | 0.93  |
| Window 139            | Domestic | 32.3%                  | 32.3% | 0.0%  | 1.0   |
| <u>First Floor</u>    |          |                        |       |       |       |
| Window 140            | Domestic | 35.0%                  | 33.7% | 1.3%  | 0.96  |

## Appendix 2 - Daylight Distribution

### Elleray Hall and East Car Park, London TW11 0HN

| Reference              | Room Use               | Daylight Distribution |       |      |       |
|------------------------|------------------------|-----------------------|-------|------|-------|
|                        |                        | Before                | After | Loss | Ratio |
| <u>49 North Lane</u>   |                        |                       |       |      |       |
| <u>Ground Floor</u>    |                        |                       |       |      |       |
| Windows 12 & 13        | Reception/Kitchen      | 96%                   | 96%   | 0.0% | 1.0   |
| <u>First Floor</u>     |                        |                       |       |      |       |
| Window 14              | Bedroom                | 99%                   | 99%   | 0.0% | 1.0   |
| Window 15              | Bedroom                | 99%                   | 99%   | 0.0% | 1.0   |
| <u>Second Floor</u>    |                        |                       |       |      |       |
| Window 16              | Bathroom/WC            | 98%                   | 98%   | 0.0% | 1.0   |
| Windows 17 & 18        | Bedroom                | 93%                   | 93%   | 0.0% | 1.0   |
| <u>22 Elleray Road</u> |                        |                       |       |      |       |
| <u>Ground Floor</u>    |                        |                       |       |      |       |
| Windows 52 to 55       | Reception/Kitchen/Hall | 98%                   | 98%   | 0.0% | 1.0   |
| <u>First Floor</u>     |                        |                       |       |      |       |
| Windows 56 to 59       | Bedroom                | 100%                  | 100%  | 0.0% | 1.0   |
| Windows 60 & 61        | Bathroom/WC            | 100%                  | 100%  | 0.0% | 1.0   |
| <u>24 Elleray Road</u> |                        |                       |       |      |       |
| <u>Ground Floor</u>    |                        |                       |       |      |       |
| Window 62              | Domestic               | 98%                   | 98%   | 0.0% | 1.0   |
| Window 63              | Bathroom/WC            | 98%                   | 98%   | 0.0% | 1.0   |
| Windows 64 to 69       | Conservatory           | 100%                  | 100%  | 0.0% | 1.0   |
| Windows 70 & 71        | Dining                 | 99%                   | 99%   | 0.0% | 1.0   |
| <u>26 Elleray Road</u> |                        |                       |       |      |       |
| <u>Ground Floor</u>    |                        |                       |       |      |       |
| Windows 74 to 77       | Living/Dining          | 99%                   | 99%   | 0.0% | 1.0   |
| Windows 78 to 80       | Kitchen                | 98%                   | 98%   | 0.0% | 1.0   |
| Windows 81 to 83       | Lounge                 | 99%                   | 99%   | 0.0% | 1.0   |
| Window 84              | Domestic               | 78%                   | 78%   | 0.0% | 1.0   |
| <u>First Floor</u>     |                        |                       |       |      |       |
| Windows 85 & 86        | Bedroom                | 96%                   | 96%   | 0.0% | 1.0   |

## Appendix 2 - Daylight Distribution

### Elleray Hall and East Car Park, London TW11 0HN

| Reference             | Room Use              | Daylight Distribution |       |       |       |
|-----------------------|-----------------------|-----------------------|-------|-------|-------|
|                       |                       | Before                | After | Loss  | Ratio |
| Window 87             | Bathroom/WC           | 94%                   | 94%   | 0.0%  | 1.0   |
| <u>15 Middle Lane</u> |                       |                       |       |       |       |
| <u>Ground Floor</u>   |                       |                       |       |       |       |
| Windows 97 & 98       | Living Room           | 92%                   | 92%   | 0.0%  | 1.0   |
| Windows 99 & 100      | Kitchen               | 99%                   | 99%   | 0.0%  | 1.0   |
| Window 101            | Bathroom/WC           | 94%                   | 94%   | 0.0%  | 1.0   |
| Window 97             | Staircase             | 58%                   | 58%   | 0.0%  | 1.0   |
| <u>First Floor</u>    |                       |                       |       |       |       |
| Window 102            | Bedroom               | 92%                   | 92%   | 0.0%  | 1.0   |
| <u>23 Middle Lane</u> |                       |                       |       |       |       |
| <u>Ground Floor</u>   |                       |                       |       |       |       |
| Windows 116 to 118    | Unknown               | 99%                   | 99%   | 0.0%  | 1.0   |
| Windows 119 to 123    | Living/Dining/Kitchen | 99%                   | 97%   | 2.0%  | 0.98  |
| Windows 124 & 125     | Hallway               | 98%                   | 76%   | 22.0% | 0.78  |
| <u>First Floor</u>    |                       |                       |       |       |       |
| Window 126            | Bedroom               | 99%                   | 99%   | 0.0%  | 1.0   |
| Window 127            | Bedroom               | 98%                   | 98%   | 0.0%  | 1.0   |
| Window 128            | Staircase             | 53%                   | 53%   | 0.0%  | 1.0   |
| Window 129            | Bedroom               | 97%                   | 97%   | 0.0%  | 1.0   |

## Appendix 2 - Sunlight to Windows

### Elleray Hall and East Car Park, London TW11 0HN

| Reference              | Room Use          | Sunlight to Windows  |       |      |       |                       |       |      |       |
|------------------------|-------------------|----------------------|-------|------|-------|-----------------------|-------|------|-------|
|                        |                   | Total Sunlight Hours |       |      |       | Winter Sunlight Hours |       |      |       |
|                        |                   | Before               | After | Loss | Ratio | Before                | After | Loss | Ratio |
| <u>21 North Lane</u>   |                   |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                   |                      |       |      |       |                       |       |      |       |
| Window 7               | Domestic          | 64%                  | 54%   | 10%  | 0.84  | 21%                   | 11%   | 10%  | 0.52  |
| Window 8               | Domestic          | 54%                  | 46%   | 8%   | 0.85  | 18%                   | 10%   | 8%   | 0.56  |
| Window 10              | Domestic          | 79%                  | 70%   | 9%   | 0.89  | 23%                   | 12%   | 11%  | 0.52  |
| <u>49 North Lane</u>   |                   |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                   |                      |       |      |       |                       |       |      |       |
| Window 13              | Reception/Kitchen | 58%                  | 58%   | 0%   | 1.0   | 20%                   | 20%   | 0%   | 1.0   |
| <u>Second Floor</u>    |                   |                      |       |      |       |                       |       |      |       |
| Window 18              | Bedroom           | 67%                  | 67%   | 0%   | 1.0   | 24%                   | 24%   | 0%   | 1.0   |
| <u>49A North Lane</u>  |                   |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                   |                      |       |      |       |                       |       |      |       |
| Window 20              | Domestic          | 47%                  | 47%   | 0%   | 1.0   | 12%                   | 12%   | 0%   | 1.0   |
| <u>Second Floor</u>    |                   |                      |       |      |       |                       |       |      |       |
| Window 24              | Domestic          | 67%                  | 67%   | 0%   | 1.0   | 24%                   | 24%   | 0%   | 1.0   |
| <u>51 North Lane</u>   |                   |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                   |                      |       |      |       |                       |       |      |       |
| Window 27              | Domestic          | 55%                  | 55%   | 0%   | 1.0   | 17%                   | 17%   | 0%   | 1.0   |
| <u>Second Floor</u>    |                   |                      |       |      |       |                       |       |      |       |
| Window 32              | Domestic          | 67%                  | 67%   | 0%   | 1.0   | 24%                   | 24%   | 0%   | 1.0   |
| <u>53 North Lane</u>   |                   |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                   |                      |       |      |       |                       |       |      |       |
| Window 34              | Domestic          | 45%                  | 45%   | 0%   | 1.0   | 10%                   | 10%   | 0%   | 1.0   |
| <u>Second Floor</u>    |                   |                      |       |      |       |                       |       |      |       |
| Window 38              | Domestic          | 67%                  | 67%   | 0%   | 1.0   | 24%                   | 24%   | 0%   | 1.0   |
| <u>19 Elleray Road</u> |                   |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                   |                      |       |      |       |                       |       |      |       |
| Window 41              | Domestic          | 53%                  | 51%   | 2%   | 0.96  | 17%                   | 15%   | 2%   | 0.88  |
| Window 42              | Domestic          | 58%                  | 56%   | 2%   | 0.97  | 19%                   | 17%   | 2%   | 0.89  |
| Window 43              | Domestic          | 55%                  | 53%   | 2%   | 0.96  | 19%                   | 17%   | 2%   | 0.89  |
| <u>First Floor</u>     |                   |                      |       |      |       |                       |       |      |       |
| Window 44              | Domestic          | 57%                  | 57%   | 0%   | 1.0   | 19%                   | 19%   | 0%   | 1.0   |



## Appendix 2 - Sunlight to Windows

### Elleray Hall and East Car Park, London TW11 0HN

| Reference              | Room Use               | Sunlight to Windows  |       |      |       |                       |       |      |       |
|------------------------|------------------------|----------------------|-------|------|-------|-----------------------|-------|------|-------|
|                        |                        | Total Sunlight Hours |       |      |       | Winter Sunlight Hours |       |      |       |
|                        |                        | Before               | After | Loss | Ratio | Before                | After | Loss | Ratio |
| <u>20 Elleray Road</u> |                        |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                        |                      |       |      |       |                       |       |      |       |
| Window 45              | Domestic               | 58%                  | 57%   | 1%   | 0.98  | 20%                   | 19%   | 1%   | 0.95  |
| Window 47              | Domestic               | 52%                  | 52%   | 0%   | 1.0   | 15%                   | 15%   | 0%   | 1.0   |
| Window 48              | Domestic               | 37%                  | 37%   | 0%   | 1.0   | 3%                    | 3%    | 0%   | 1.0   |
| <u>First Floor</u>     |                        |                      |       |      |       |                       |       |      |       |
| Window 49              | Domestic               | 58%                  | 56%   | 2%   | 0.97  | 20%                   | 18%   | 2%   | 0.9   |
| Window 50              | Domestic               | 86%                  | 86%   | 0%   | 1.0   | 25%                   | 25%   | 0%   | 1.0   |
| Window 51              | Domestic               | 58%                  | 57%   | 1%   | 0.98  | 20%                   | 19%   | 1%   | 0.95  |
| <u>22 Elleray Road</u> |                        |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                        |                      |       |      |       |                       |       |      |       |
| Window 52              | Reception/Kitchen/Hall | 51%                  | 51%   | 0%   | 1.0   | 16%                   | 16%   | 0%   | 1.0   |
| Window 53              | Reception/Kitchen/Hall | 52%                  | 52%   | 0%   | 1.0   | 17%                   | 17%   | 0%   | 1.0   |
| <u>First Floor</u>     |                        |                      |       |      |       |                       |       |      |       |
| Window 56              | Bedroom                | 58%                  | 57%   | 1%   | 0.98  | 20%                   | 19%   | 1%   | 0.95  |
| Window 57              | Bedroom                | 58%                  | 57%   | 1%   | 0.98  | 20%                   | 19%   | 1%   | 0.95  |
| Window 58              | Bedroom                | 89%                  | 89%   | 0%   | 1.0   | 27%                   | 27%   | 0%   | 1.0   |
| Window 59              | Bedroom                | 88%                  | 88%   | 0%   | 1.0   | 27%                   | 27%   | 0%   | 1.0   |
| Window 60              | Bathroom/WC            | 58%                  | 57%   | 1%   | 0.98  | 20%                   | 19%   | 1%   | 0.95  |
| Window 61              | Bathroom/WC            | 83%                  | 83%   | 0%   | 1.0   | 24%                   | 24%   | 0%   | 1.0   |
| <u>24 Elleray Road</u> |                        |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                        |                      |       |      |       |                       |       |      |       |
| Window 62              | Domestic               | 53%                  | 52%   | 1%   | 0.98  | 17%                   | 16%   | 1%   | 0.94  |
| Window 63              | Bathroom/WC            | 46%                  | 45%   | 1%   | 0.98  | 9%                    | 8%    | 1%   | 0.89  |
| Window 64              | Conservatory           | 54%                  | 53%   | 1%   | 0.98  | 18%                   | 17%   | 1%   | 0.94  |
| Window 65              | Conservatory           | 69%                  | 68%   | 1%   | 0.99  | 23%                   | 22%   | 1%   | 0.96  |
| Window 66              | Conservatory           | 68%                  | 67%   | 1%   | 0.99  | 22%                   | 21%   | 1%   | 0.95  |
| Window 67              | Conservatory           | 68%                  | 66%   | 2%   | 0.97  | 22%                   | 21%   | 1%   | 0.95  |
| Window 68              | Conservatory           | 68%                  | 66%   | 2%   | 0.97  | 22%                   | 21%   | 1%   | 0.95  |
| Window 69              | Conservatory           | 67%                  | 65%   | 2%   | 0.97  | 21%                   | 20%   | 1%   | 0.95  |
| Window 70              | Dining                 | 44%                  | 44%   | 0%   | 1.0   | 15%                   | 15%   | 0%   | 1.0   |
| Window 71              | Dining                 | 39%                  | 39%   | 0%   | 1.0   | 11%                   | 11%   | 0%   | 1.0   |
| <u>First Floor</u>     |                        |                      |       |      |       |                       |       |      |       |
| Window 72              | Domestic               | 58%                  | 57%   | 1%   | 0.98  | 20%                   | 19%   | 1%   | 0.95  |
| Window 73              | Domestic               | 57%                  | 57%   | 0%   | 1.0   | 19%                   | 19%   | 0%   | 1.0   |

## Appendix 2 - Sunlight to Windows

### Elleray Hall and East Car Park, London TW11 0HN

| Reference              | Room Use                | Sunlight to Windows  |       |      |       |                       |       |      |       |
|------------------------|-------------------------|----------------------|-------|------|-------|-----------------------|-------|------|-------|
|                        |                         | Total Sunlight Hours |       |      |       | Winter Sunlight Hours |       |      |       |
|                        |                         | Before               | After | Loss | Ratio | Before                | After | Loss | Ratio |
| <u>26 Elleray Road</u> |                         |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                         |                      |       |      |       |                       |       |      |       |
| Window 74              | Living/Dining           | 55%                  | 52%   | 3%   | 0.95  | 17%                   | 16%   | 1%   | 0.94  |
| Window 75              | Living/Dining           | 55%                  | 52%   | 3%   | 0.95  | 17%                   | 16%   | 1%   | 0.94  |
| Window 78              | Kitchen                 | 54%                  | 50%   | 4%   | 0.93  | 16%                   | 14%   | 2%   | 0.88  |
| Window 79              | Kitchen                 | 52%                  | 49%   | 3%   | 0.94  | 14%                   | 12%   | 2%   | 0.86  |
| Window 80              | Kitchen                 | 51%                  | 49%   | 2%   | 0.96  | 13%                   | 11%   | 2%   | 0.85  |
| Window 81              | Lounge                  | 45%                  | 35%   | 10%  | 0.78  | 11%                   | 2%    | 9%   | 0.18  |
| <u>First Floor</u>     |                         |                      |       |      |       |                       |       |      |       |
| Window 85              | Bedroom                 | 57%                  | 56%   | 1%   | 0.98  | 19%                   | 19%   | 0%   | 1.0   |
| Window 86              | Bedroom                 | 57%                  | 56%   | 1%   | 0.98  | 19%                   | 18%   | 1%   | 0.95  |
| Window 87              | Bathroom/WC             | 84%                  | 81%   | 3%   | 0.96  | 27%                   | 24%   | 3%   | 0.89  |
| <u>13 Middle Lane</u>  |                         |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                         |                      |       |      |       |                       |       |      |       |
| Window 88              | Domestic                | 56%                  | 57%   | -1%  | 1.02  | 20%                   | 21%   | -1%  | 1.05  |
| Window 89              | Domestic                | 75%                  | 76%   | -1%  | 1.01  | 24%                   | 25%   | -1%  | 1.04  |
| Window 90              | Domestic                | 48%                  | 50%   | -2%  | 1.04  | 16%                   | 18%   | -2%  | 1.13  |
| Window 91              | Domestic                | 46%                  | 48%   | -2%  | 1.04  | 16%                   | 18%   | -2%  | 1.13  |
| Window 92              | Domestic & Staircase    | 54%                  | 54%   | 0%   | 1.0   | 19%                   | 19%   | 0%   | 1.0   |
| <u>First Floor</u>     |                         |                      |       |      |       |                       |       |      |       |
| Window 94              | Domestic                | 77%                  | 79%   | -2%  | 1.03  | 27%                   | 29%   | -2%  | 1.07  |
| Window 95              | Domestic                | 81%                  | 83%   | -2%  | 1.02  | 28%                   | 30%   | -2%  | 1.07  |
| Window 96              | Domestic                | 56%                  | 57%   | -1%  | 1.02  | 24%                   | 25%   | -1%  | 1.04  |
| <u>15 Middle Lane</u>  |                         |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                         |                      |       |      |       |                       |       |      |       |
| Window 97              | Living Room & Staircase | 77%                  | 79%   | -2%  | 1.03  | 25%                   | 27%   | -2%  | 1.08  |
| Window 99              | Kitchen                 | 66%                  | 68%   | -2%  | 1.03  | 23%                   | 25%   | -2%  | 1.09  |
| Window 100             | Kitchen                 | 67%                  | 72%   | -5%  | 1.07  | 22%                   | 25%   | -3%  | 1.14  |
| Window 101             | Bathroom/WC             | 31%                  | 25%   | 6%   | 0.81  | 2%                    | 2%    | 0%   | 1.0   |
| <u>First Floor</u>     |                         |                      |       |      |       |                       |       |      |       |
| Window 102             | Bedroom                 | 64%                  | 66%   | -2%  | 1.03  | 27%                   | 29%   | -2%  | 1.07  |
| <u>21 Middle Lane</u>  |                         |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>    |                         |                      |       |      |       |                       |       |      |       |
| Window 107             | Domestic                | 76%                  | 76%   | 0%   | 1.0   | 24%                   | 24%   | 0%   | 1.0   |
| Window 108             | Domestic                | 78%                  | 77%   | 1%   | 0.99  | 22%                   | 22%   | 0%   | 1.0   |

## Appendix 2 - Sunlight to Windows

### Elleray Hall and East Car Park, London TW11 0HN

| Reference             | Room Use              | Sunlight to Windows  |       |      |       |                       |       |      |       |
|-----------------------|-----------------------|----------------------|-------|------|-------|-----------------------|-------|------|-------|
|                       |                       | Total Sunlight Hours |       |      |       | Winter Sunlight Hours |       |      |       |
|                       |                       | Before               | After | Loss | Ratio | Before                | After | Loss | Ratio |
| <u>First Floor</u>    |                       |                      |       |      |       |                       |       |      |       |
| Window 114            | Domestic              | 80%                  | 79%   | 1%   | 0.99  | 30%                   | 29%   | 1%   | 0.97  |
| Window 115            | Domestic              | 77%                  | 77%   | 0%   | 1.0   | 30%                   | 30%   | 0%   | 1.0   |
| <u>23 Middle Lane</u> |                       |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>   |                       |                      |       |      |       |                       |       |      |       |
| Window 117            | Unknown               | 79%                  | 78%   | 1%   | 0.99  | 26%                   | 25%   | 1%   | 0.96  |
| Window 118            | Unknown               | 38%                  | 38%   | 0%   | 1.0   | 13%                   | 13%   | 0%   | 1.0   |
| Window 119            | Living/Dining/Kitchen | 4%                   | 3%    | 1%   | 0.75  | 3%                    | 2%    | 1%   | 0.67  |
| Window 120            | Living/Dining/Kitchen | 74%                  | 74%   | 0%   | 1.0   | 22%                   | 22%   | 0%   | 1.0   |
| Window 125            | Hallway & Staircase   | 35%                  | 35%   | 0%   | 1.0   | 6%                    | 6%    | 0%   | 1.0   |
| <u>First Floor</u>    |                       |                      |       |      |       |                       |       |      |       |
| Window 126            | Bedroom               | 71%                  | 71%   | 0%   | 1.0   | 29%                   | 29%   | 0%   | 1.0   |
| Window 127            | Bedroom               | 72%                  | 72%   | 0%   | 1.0   | 30%                   | 30%   | 0%   | 1.0   |
| <u>27 Middle Lane</u> |                       |                      |       |      |       |                       |       |      |       |
| <u>Ground Floor</u>   |                       |                      |       |      |       |                       |       |      |       |
| Window 137            | Domestic              | 13%                  | 13%   | 0%   | 1.0   | 0%                    | 0%    | 0%   | 1.0   |
| Window 139            | Domestic              | 44%                  | 44%   | 0%   | 1.0   | 15%                   | 15%   | 0%   | 1.0   |

**Appendix 2 - Overshadowing to Gardens and Open Spaces**  
**Elleray Hall and East Car Park, London TW11 0HN**

| Reference              | Total Area | Area receiving at least two hours of sunlight on 21st March |     |          |     |          |       |      |
|------------------------|------------|---|-----|----------|-----|----------|-------|------|
|                        |            | Before  |     | After    |     | Loss     | Ratio |      |
| <u>19 North Lane</u>   |            |   |     |          |     |          |       |      |
| Ground Floor           |            |   |     |          |     |          |       |      |
| Garden 1               | 45.32 m2   | 24.75 m2  | 55% | 24.75 m2 | 55% | 0.0 m2   | 0%    | 1.0  |
| <u>21 North Lane</u>   |            |   |     |          |     |          |       |      |
| Ground Floor           |            |   |     |          |     |          |       |      |
| Garden 2               | 43.9 m2    | 24.81 m2  | 57% | 25.35 m2 | 58% | -0.54 m2 | -1%   | 1.02 |
| <u>49 North Lane</u>   |            |   |     |          |     |          |       |      |
| Ground Floor           |            |   |     |          |     |          |       |      |
| Garden 3               | 45.51 m2   | 29.57 m2  | 65% | 29.57 m2 | 65% | 0.0 m2   | 0%    | 1.0  |
| <u>49A North Lane</u>  |            |   |     |          |     |          |       |      |
| Ground Floor           |            |   |     |          |     |          |       |      |
| Garden 4               | 54.87 m2   | 30.36 m2  | 55% | 30.36 m2 | 55% | 0.0 m2   | 0%    | 1.0  |
| <u>51 North Lane</u>   |            |   |     |          |     |          |       |      |
| Ground Floor           |            |   |     |          |     |          |       |      |
| Garden 5               | 34.94 m2   | 23.89 m2  | 68% | 23.89 m2 | 68% | 0.0 m2   | 0%    | 1.0  |
| <u>53 North Lane</u>   |            |   |     |          |     |          |       |      |
| Ground Floor           |            |   |     |          |     |          |       |      |
| Garden 6               | 31.62 m2   | 6.81 m2   | 22% | 6.81 m2  | 22% | 0.0 m2   | 0%    | 1.0  |
| <u>55 North Lane</u>   |            |   |     |          |     |          |       |      |
| Ground Floor           |            |   |     |          |     |          |       |      |
| Garden 7               | 25.01 m2   | 18.25 m2  | 73% | 18.25 m2 | 73% | 0.0 m2   | 0%    | 1.0  |
| <u>57 North Lane</u>   |            |   |     |          |     |          |       |      |
| Ground Floor           |            |   |     |          |     |          |       |      |
| Garden 8               | 26.17 m2   | 18.74 m2  | 72% | 18.74 m2 | 72% | 0.0 m2   | 0%    | 1.0  |
| <u>19 Elleray Road</u> |            |   |     |          |     |          |       |      |
| Ground Floor           |            |   |     |          |     |          |       |      |
| Garden 9               | 10.66 m2   | 5.87 m2   | 55% | 5.87 m2  | 55% | 0.0 m2   | 0%    | 1.0  |
| <u>20 Elleray Road</u> |            |   |     |          |     |          |       |      |
| Ground Floor           |            |   |     |          |     |          |       |      |
| Garden 10              | 35.71 m2   | 25.55 m2  | 72% | 25.55 m2 | 72% | 0.0 m2   | 0%    | 1.0  |
| <u>22 Elleray Road</u> |            |   |     |          |     |          |       |      |
| Ground Floor           |            |   |     |          |     |          |       |      |
| Garden 11              | 32.1 m2    | 22.61 m2  | 70% | 22.61 m2 | 70% | 0.0 m2   | 0%    | 1.0  |

## Appendix 2 - Overshadowing to Gardens and Open Spaces

### Elleray Hall and East Car Park, London TW11 0HN

| Reference              | Total Area | Area receiving at least two hours of sunlight on 21st March |     |           |     |          |     |      |
|------------------------|------------|---|-----|-----------|-----|----------|-----|------|
| <u>24 Elleray Road</u> |            |   |     |           |     |          |     |      |
| Ground Floor           |            |   |     |           |     |          |     |      |
| Garden 12              | 37.41 m2   | 27.71 m2  | 74% | 27.71 m2  | 74% | 0.0 m2   | 0%  | 1.0  |
| <u>26 Elleray Road</u> |            |   |     |           |     |          |     |      |
| Ground Floor           |            |   |     |           |     |          |     |      |
| Garden 13              | 32.73 m2   | 18.65 m2  | 57% | 18.57 m2  | 57% | 0.08 m2  | 0%  | 1.0  |
| <u>13 Middle Lane</u>  |            |   |     |           |     |          |     |      |
| Ground Floor           |            |   |     |           |     |          |     |      |
| Garden 14              | 186.93 m2  | 173.35 m2   | 93% | 173.35 m2 | 93% | 0.0 m2   | 0%  | 1.0  |
| <u>15 Middle Lane</u>  |            |   |     |           |     |          |     |      |
| Ground Floor           |            |   |     |           |     |          |     |      |
| Garden 15              | 286.24 m2  | 263.2 m2  | 92% | 264.86 m2 | 93% | -1.66 m2 | -1% | 1.01 |
| <u>21 Middle Lane</u>  |            |   |     |           |     |          |     |      |
| Ground Floor           |            |   |     |           |     |          |     |      |
| Garden 16              | 87.04 m2   | 62.19 m2  | 71% | 62.19 m2  | 71% | 0.0 m2   | 0%  | 1.0  |
| <u>23 Middle Lane</u>  |            |   |     |           |     |          |     |      |
| Ground Floor           |            |   |     |           |     |          |     |      |
| Garden 17              | 94.02 m2   | 71.03 m2  | 76% | 71.03 m2  | 76% | 0.0 m2   | 0%  | 1.0  |
| Garden 18              | 11.34 m2   | 2.94 m2   | 26% | 2.94 m2   | 26% | 0.0 m2   | 0%  | 1.0  |
| <u>25 Middle Lane</u>  |            |   |     |           |     |          |     |      |
| Ground Floor           |            |   |     |           |     |          |     |      |
| Garden 19              | 29.01 m2   | 13.53 m2  | 47% | 13.53 m2  | 47% | 0.0 m2   | 0%  | 1.0  |
| Garden 20              | 8.24 m2    | 0.0 m2  | 0%  | 0.0 m2    | 0%  | 0.0 m2   | 0%  | 1.0  |
| <u>27 Middle Lane</u>  |            |   |     |           |     |          |     |      |
| Ground Floor           |            |   |     |           |     |          |     |      |
| Garden 21              | 26.3 m2    | 8.42 m2   | 32% | 8.42 m2   | 32% | 0.0 m2   | 0%  | 1.0  |
| <u>20 Park Lane</u>    |            |   |     |           |     |          |     |      |
| Ground Floor           |            |   |     |           |     |          |     |      |
| Garden 22              | 78.61 m2   | 68.91 m2  | 88% | 68.91 m2  | 88% | 0.0 m2   | 0%  | 1.0  |
| <u>22 Park Lane</u>    |            |   |     |           |     |          |     |      |
| Ground Floor           |            |   |     |           |     |          |     |      |
| Garden 23              | 210.86 m2  | 183.21 m2   | 87% | 183.21 m2 | 87% | 0.0 m2   | 0%  | 1.0  |
| <u>24 Park Lane</u>    |            |   |     |           |     |          |     |      |
| Ground Floor           |            |   |     |           |     |          |     |      |
| Garden 24              | 66.98 m2   | 56.28 m2  | 84% | 56.28 m2  | 84% | 0.0 m2   | 0%  | 1.0  |

**Appendix 2 - Overshadowing to Gardens and Open Spaces**  
**Elleray Hall and East Car Park, London TW11 0HN**

| Reference           | Total Area | Area receiving at least two hours of sunlight on 21st March |     |          |     |        |    |     |
|---------------------|------------|---|-----|----------|-----|--------|----|-----|
| <u>26 Park Lane</u> |            |   |     |          |     |        |    |     |
| <u>Ground Floor</u> |            |   |     |          |     |        |    |     |
| Garden 25           | 95.73 m2   | 70.86 m2  | 74% | 70.86 m2 | 74% | 0.0 m2 | 0% | 1.0 |
| <u>28 Park Lane</u> |            |   |     |          |     |        |    |     |
| <u>Ground Floor</u> |            |   |     |          |     |        |    |     |
| Garden 26           | 104.84 m2  | 58.55 m2  | 56% | 58.55 m2 | 56% | 0.0 m2 | 0% | 1.0 |

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## **APPENDIX 3**

### ALTERNATIVE DAYLIGHT RESULT

**Appendix 3 - Alternative Vertical Sky Component Result**  
**Elleray Hall and East Car Park, London TW11 0HN**

| Reference            | Room Use | Vertical Sky Component |       |      |       |
|----------------------|----------|------------------------|-------|------|-------|
|                      |          | Before                 | After | Loss | Ratio |
| <u>21 North Lane</u> |          |                        |       |      |       |
| <u>Ground Floor</u>  |          |                        |       |      |       |
| Window 8             | Domestic | 35.1%                  | 27.6% | 7.5% | 0.79  |








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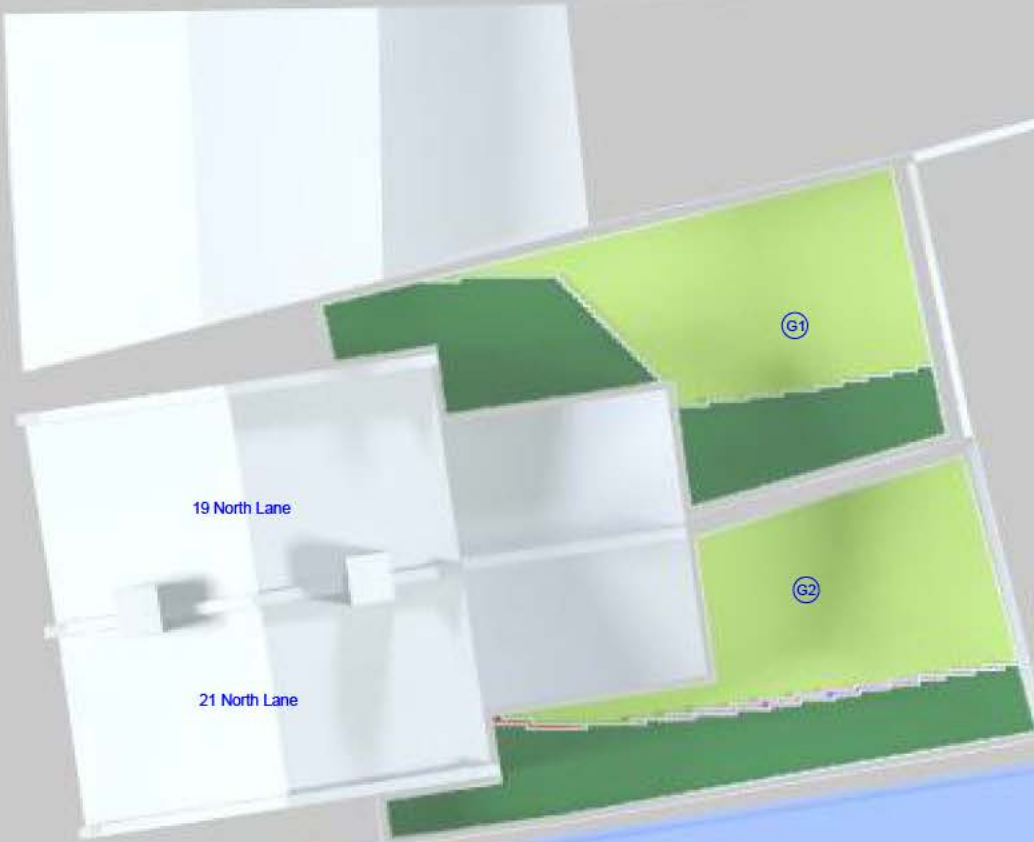
## **APPENDIX 4**

### **OVERSHADOWING TO GARDENS AND OPEN SPACES**



**Key**

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



19 North Lane

21 North Lane

Proposed Development

Project Name: Elleray Ha I and East Car Park, London TW11 0HN

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



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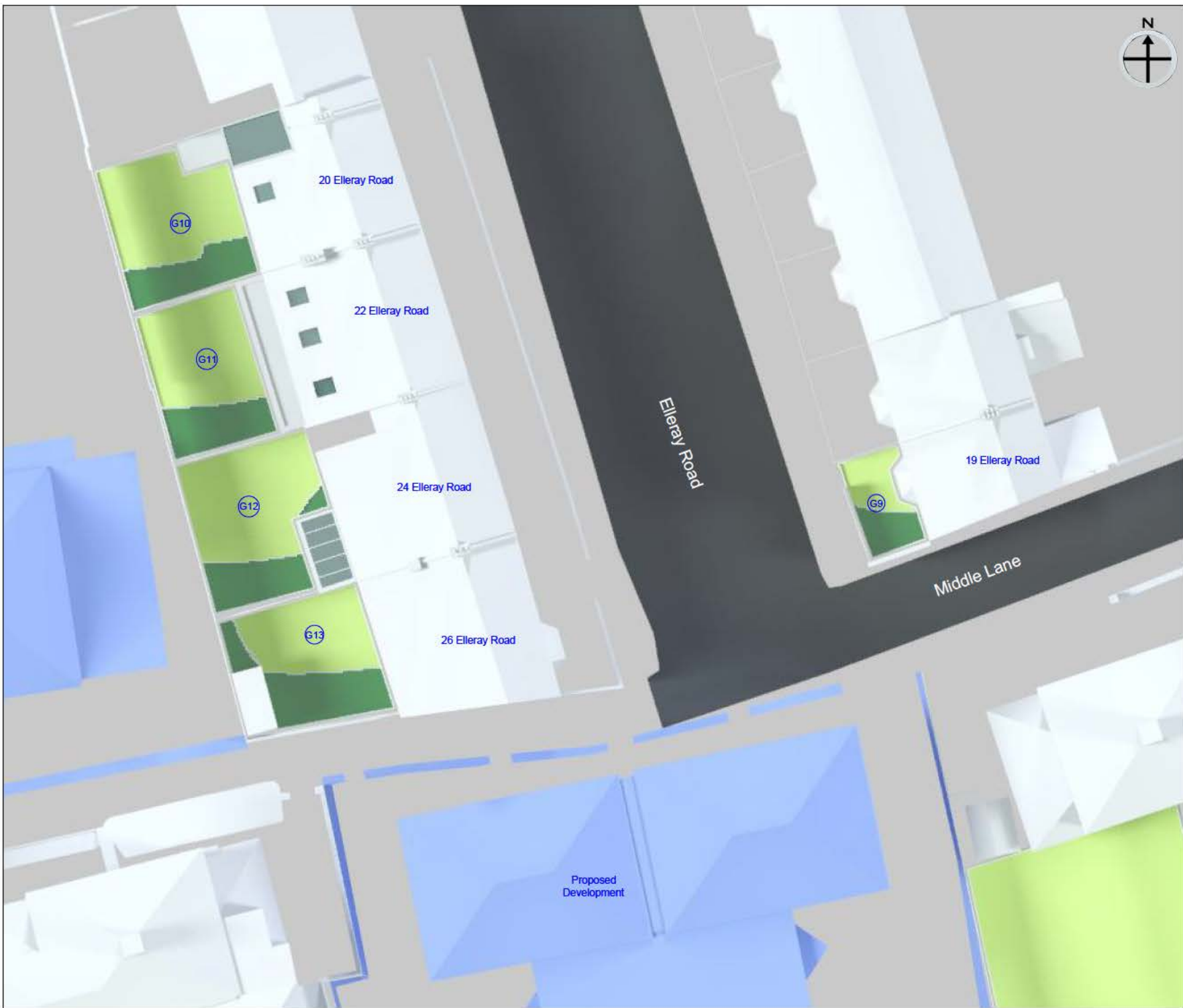
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- Receives under two hours sunlight on 21st March before and after the development.
  - Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light 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: Elleray Hall and East Car Park, London TW11 0HN

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

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**Key**

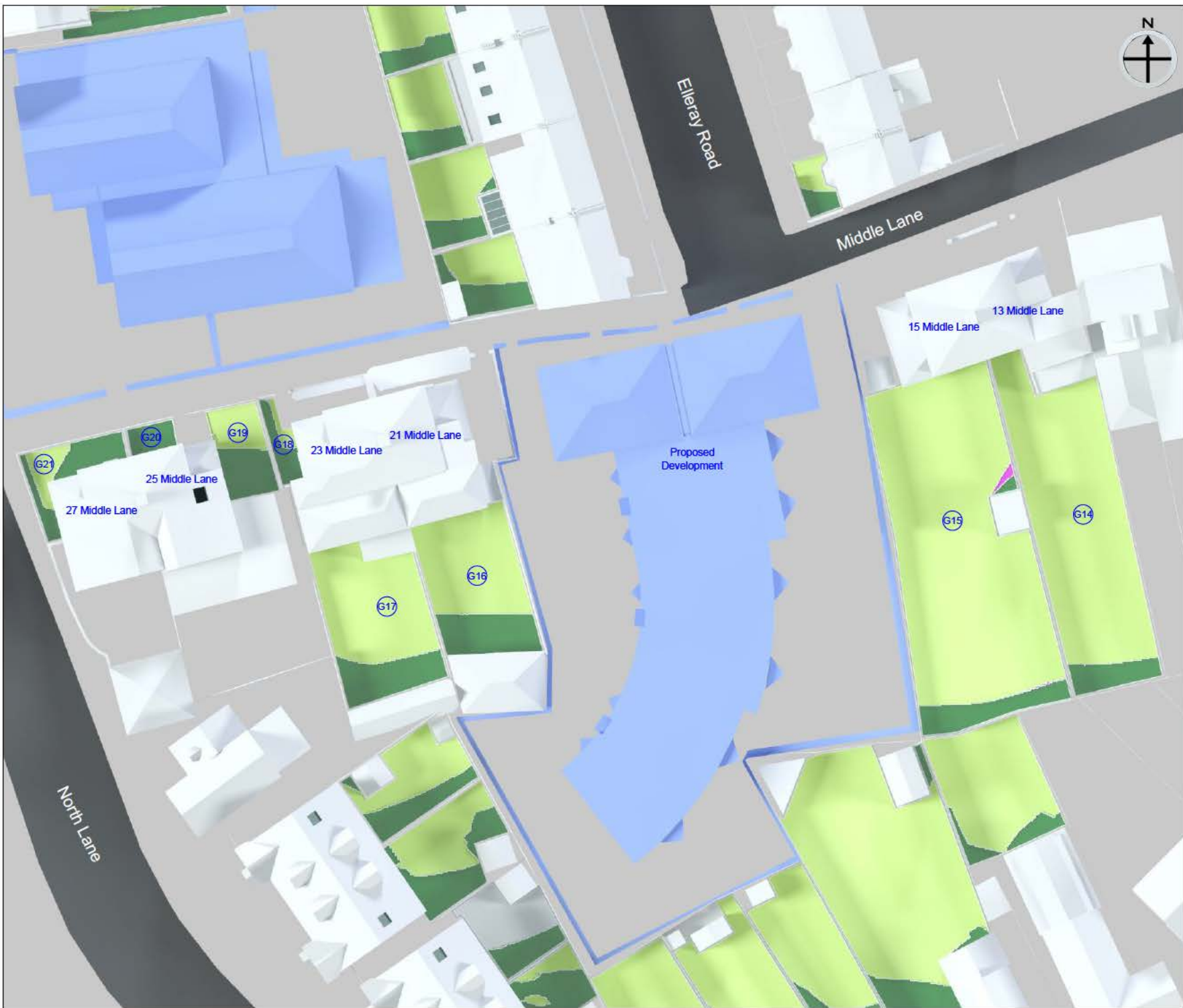
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- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Project Name: Elleray Ha 1 and East Car Park, London TW11 0HN

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



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  - G1 Neighbouring Gardens and Amenity Areas

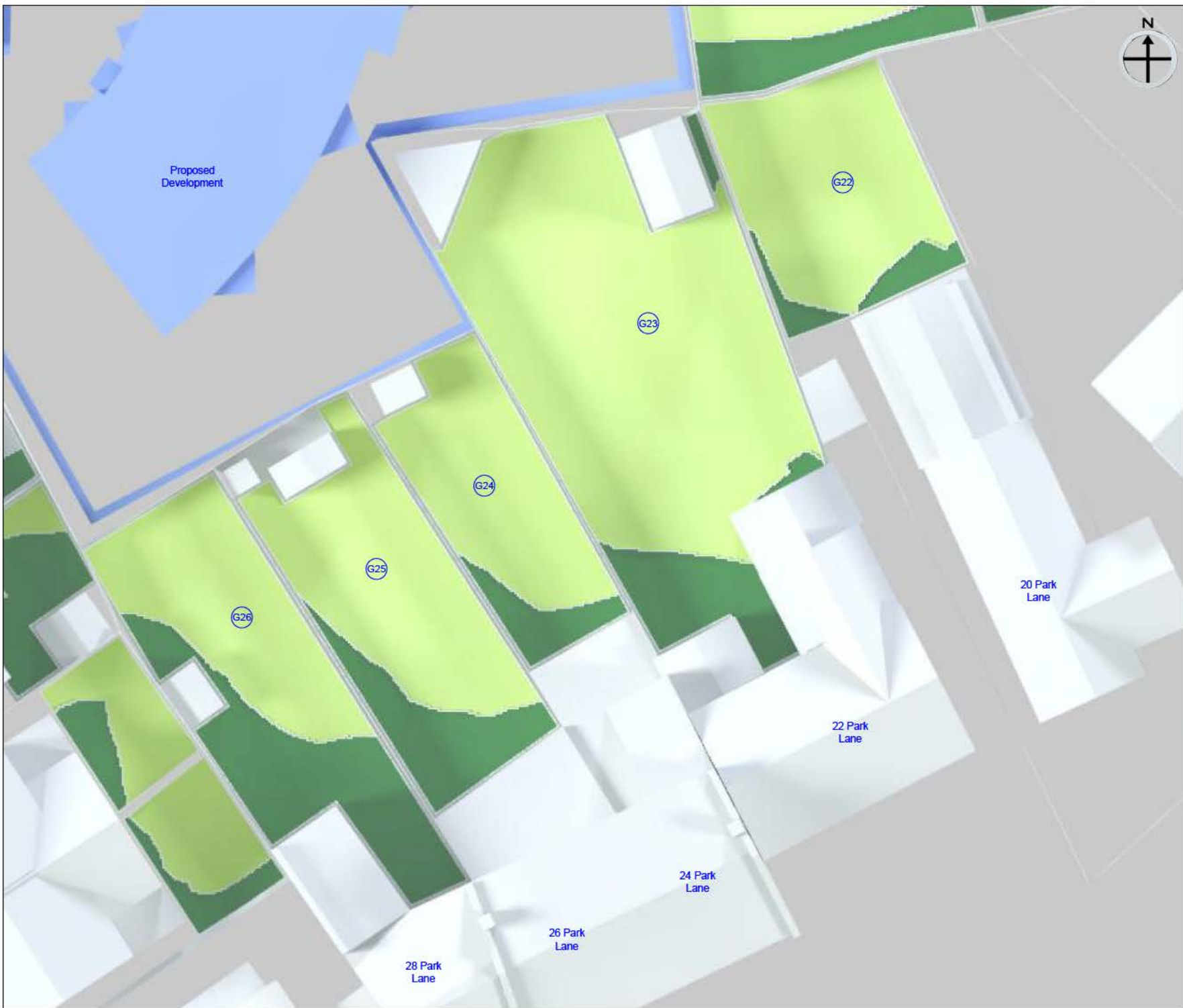
Project Name: Elleray Ha 1 and East Car Park, London TW11 0HN

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Project Name: Ellery Ha I and East Car Park, London TW11 0HN

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