RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

28 October 2021

Elleray Hall and East Car Park, London TW11 0HN

RICS
Regulated by RICS

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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, 2nd Edition' by P J Littlefair 2011.

1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring 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.

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 84 at 26 Elleray Hall. 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.

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 -
	Floor Plan	Rev -
	Architect 3D Model	Rev -
EHT	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

20 Park Lane:		
1140/A/003	Proposed Plans & Elevations	Rev -
24 Elleray Road:		
	Floor Plans Plans	Rev -
26 Elleray Road:		
ERT_02	Existing Plans Ground & First	Rev -
ERT_03	Existing Plans Loft & Roof	Rev -

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22 Elleray Road:		
	Floor Plans	Rev -
49 North Lane:		
	Floor Plans	Rev -

Internal Measured Survey by Right of Light Consulting

15 Middle Lane:

Point Cloud Rev -

23 Middle Lane:

Point Cloud Rev -

51 North Lane:

Point Cloud Rev -

24 Elleray Road:

Point Cloud Rev -

21 Middle Lane:

Point Cloud Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

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

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

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

3.2 National Planning Policy Framework

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

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

3.3 Daylight to Windows

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

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

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

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

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

Test 1 Vertical Sky Component

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

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

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

Test 2 Daylight Distribution

3.3.8 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.3.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.4 Sunlight availability to Windows

3.4.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.4.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have

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

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

3.5 Overshadowing to Gardens and Open Spaces

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

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

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

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

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring 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.

4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. 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 test, with the exception of windows 8 and 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:

4.2.4 *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.*

4.2.5 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:

4.2.6 *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.*

4.2.7 *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"*

4.2.8 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

4.2.9 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 84 at 26 Elleray Hall. However, window 84 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 rooms 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, window 84 achieve adequate sunlight over the whole year and only falls short during the winter months.

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 84 at 26 Elleray Hall. 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.

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 had access to and undertaken internal scans of 15 and 23 Middle Lane, 24 Elleray Road and 51 North Lane but not to any other neighbouring properties.

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

5.1.5 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.

5.1.6 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.

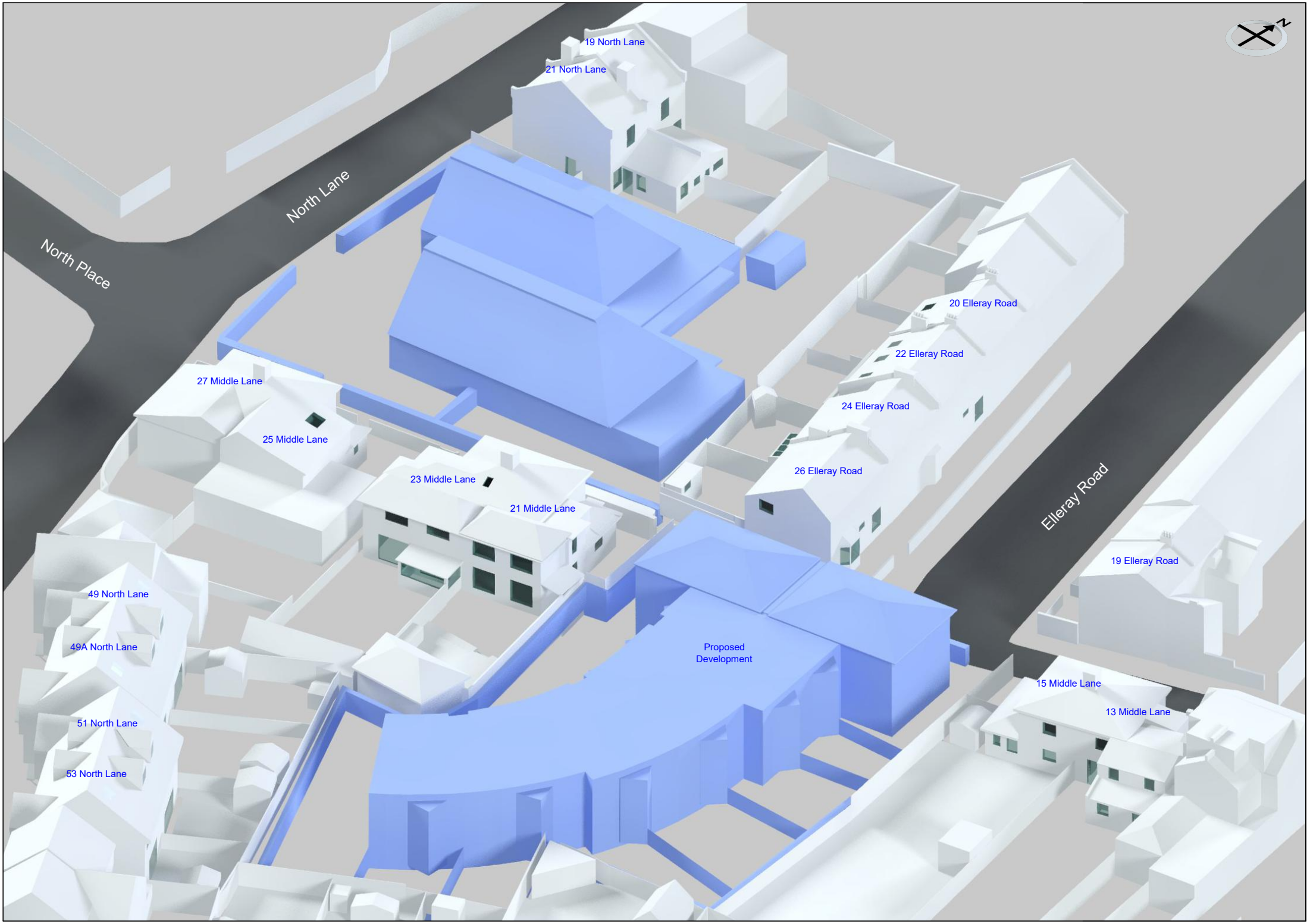
5.1.7 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY


N
North Place
North Lane
Elleray Road
Middle Lane
19 North Lane
21 North Lane
20 Elleray Road
22 Elleray Road
24 Elleray Road
26 Elleray Road
19 Elleray Road
15 Middle Lane
13 Middle Lane
21 Middle Lane
23 Middle Lane
25 Middle Lane
27 Middle Lane
Proposed Development
49 North Lane
49A North Lane
51 North Lane
53 North Lane
55 North Lane
57 North Lane
20 Park Lane
22 Park Lane
24 Park Lane
26 Park Lane
28 Park Lane


19 North Lane
21 North Lane
North Lane
North Place
20 Elleray Road
22 Elleray Road
24 Elleray Road
26 Elleray Road
27 Middle Lane
25 Middle Lane
23 Middle Lane
21 Middle Lane
Elleray Road
19 Elleray Road
49 North Lane
49A North Lane
51 North Lane
53 North Lane
Proposed
Development
15 Middle Lane
13 Middle Lane
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Elleray Road
Middle Lane
North Lane
North Place
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26 Elleray Road
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Proposed Development
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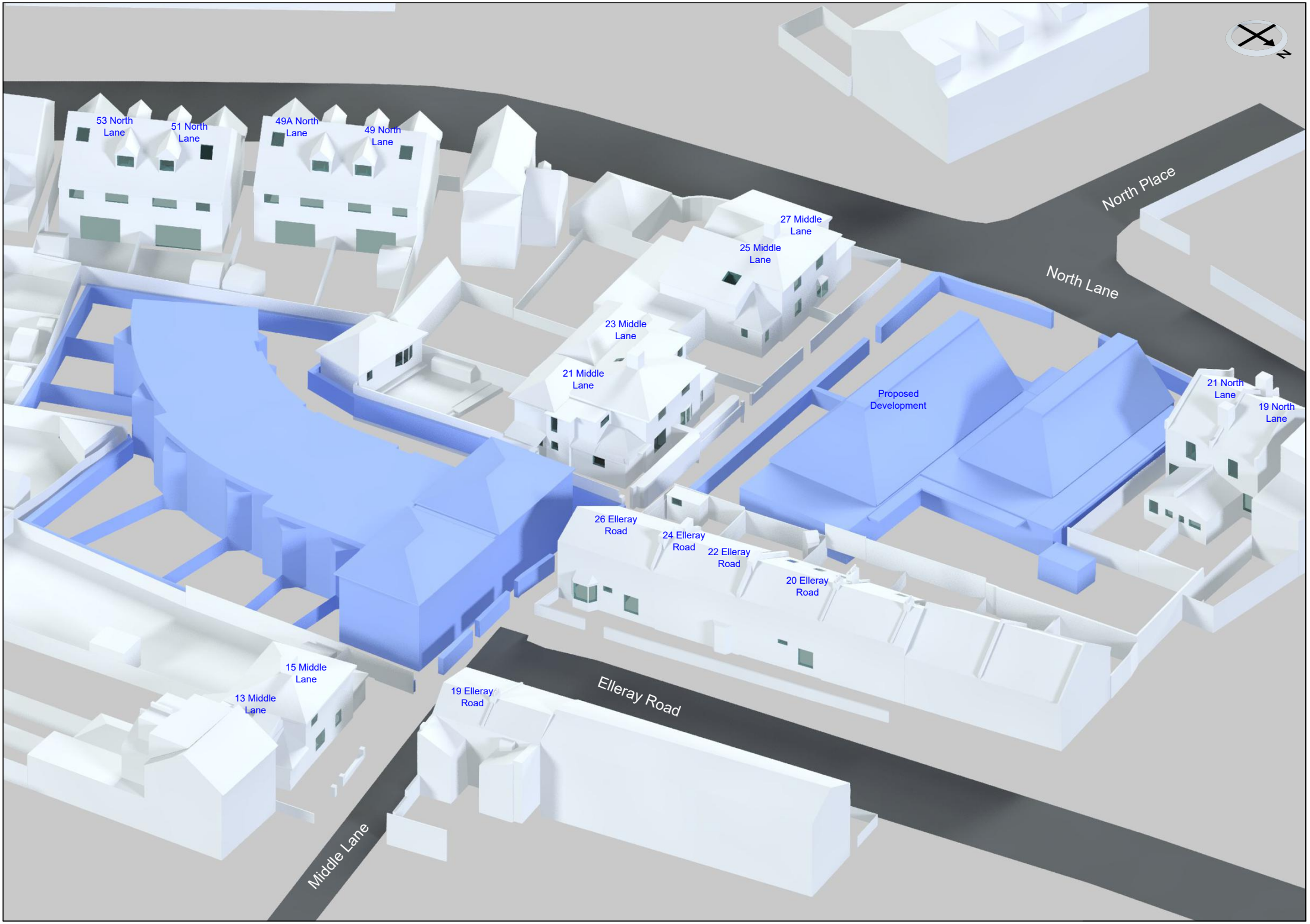
27 Middle Lane
49 North Lane
49A North Lane
51 North Lane
53 North Lane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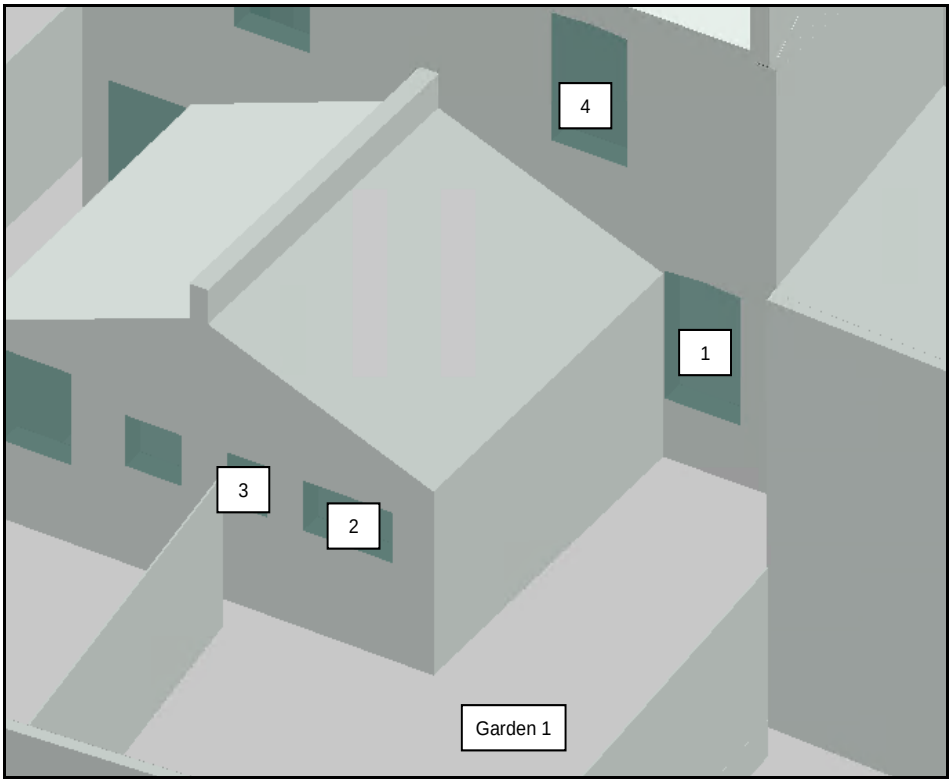
51 North Lane
49A North Lane
49 North Lane
North Place
27 Middle Lane
25 Middle Lane
North Lane
23 Middle Lane
21 Middle Lane
Proposed Development
21 North Lane
19 North Lane
26 Elleray Road
24 Elleray Road
22 Elleray Road
20 Elleray Road
15 Middle Lane
13 Middle Lane
19 Elleray Road
Elleray Road
Middle Lane


53 North Lane
51 North Lane
49A North Lane
49 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
Proposed Development
21 North Lane
19 North Lane
Elleray Road
North Lane
North Place

Neighbouring Windows



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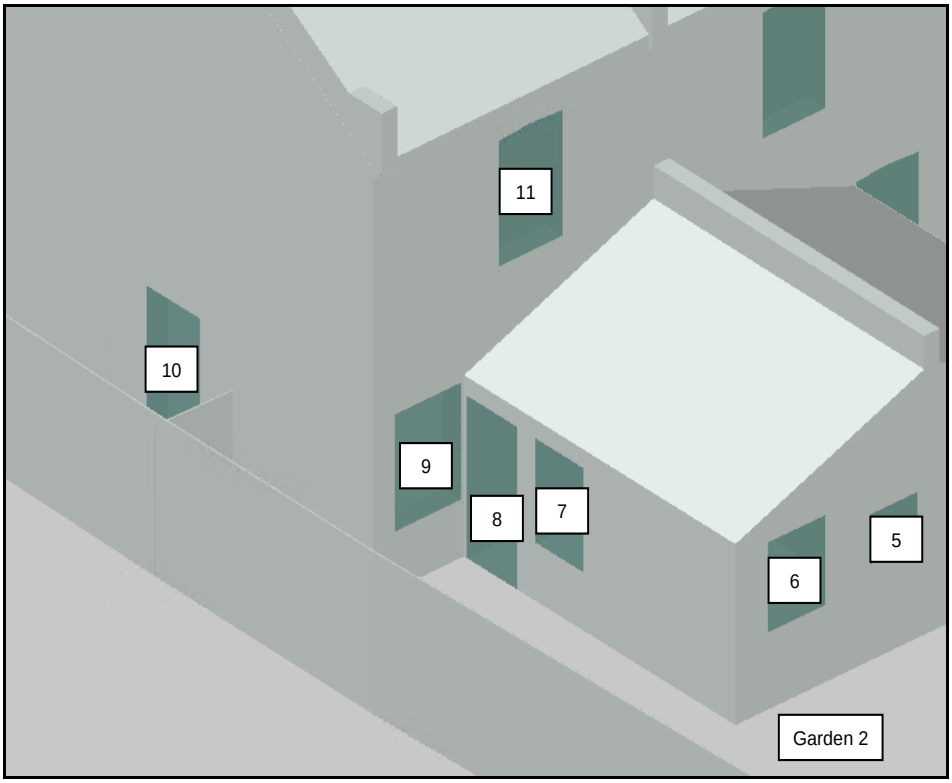

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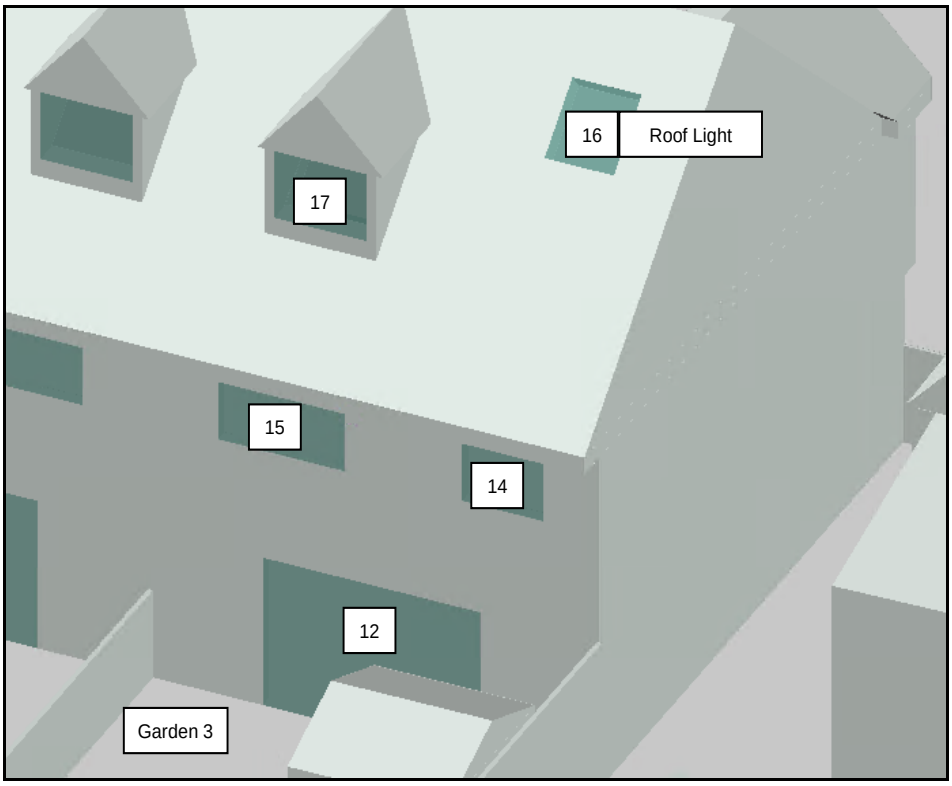

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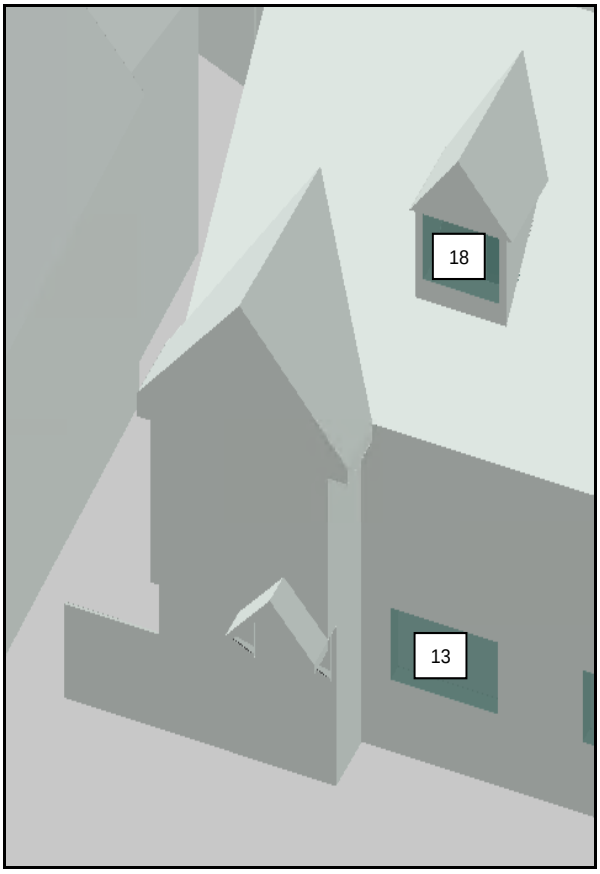

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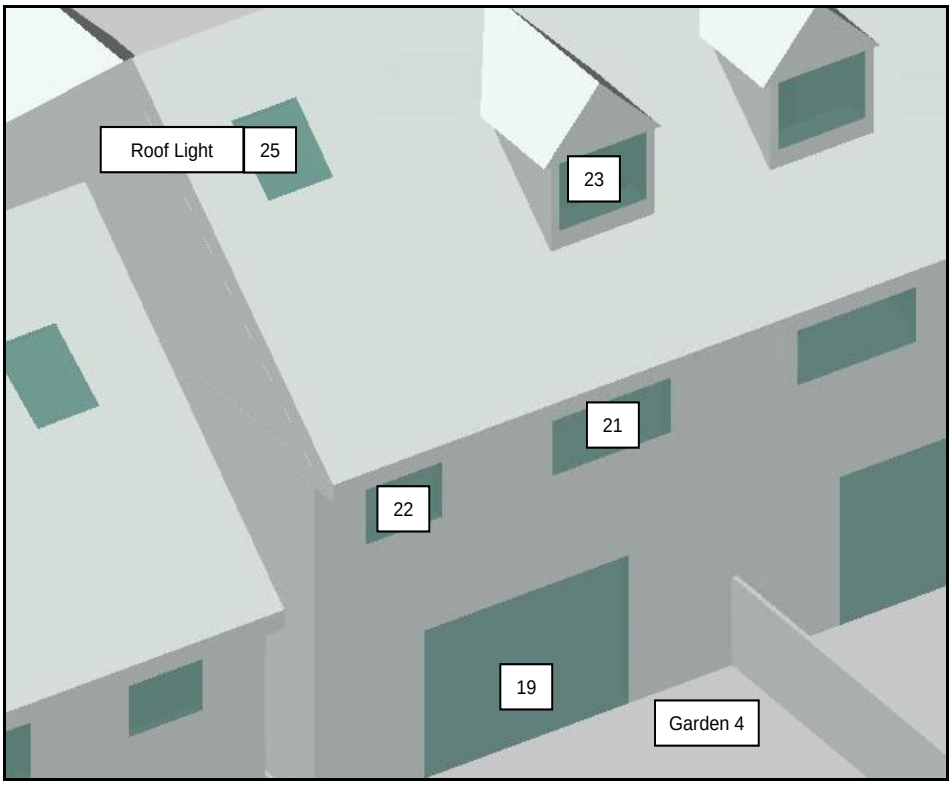

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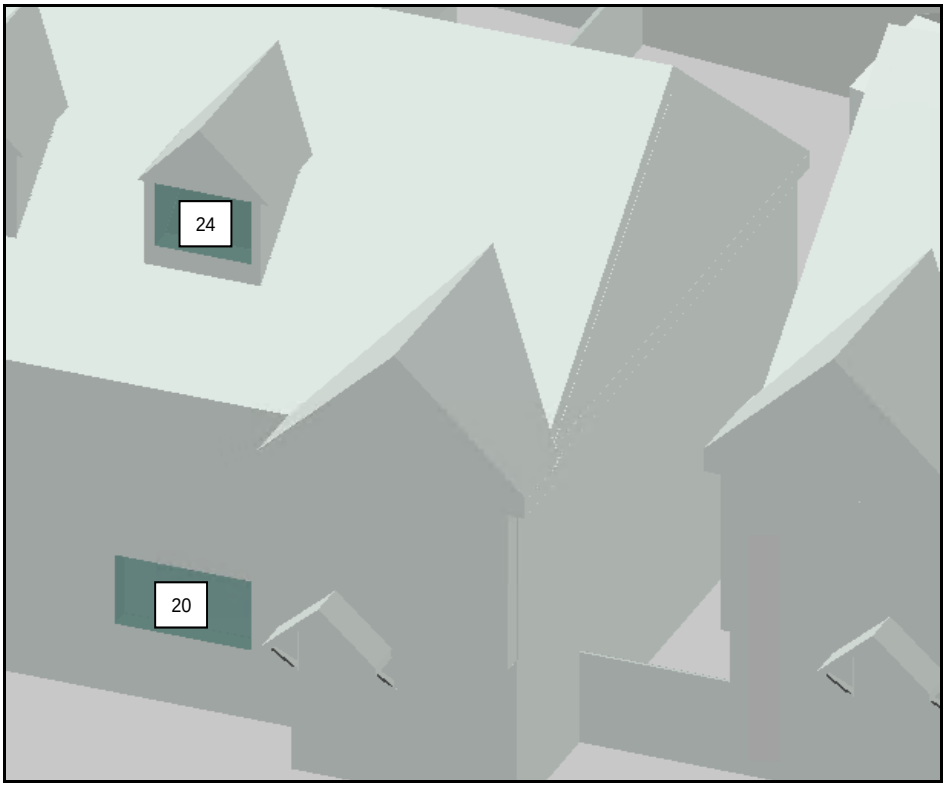

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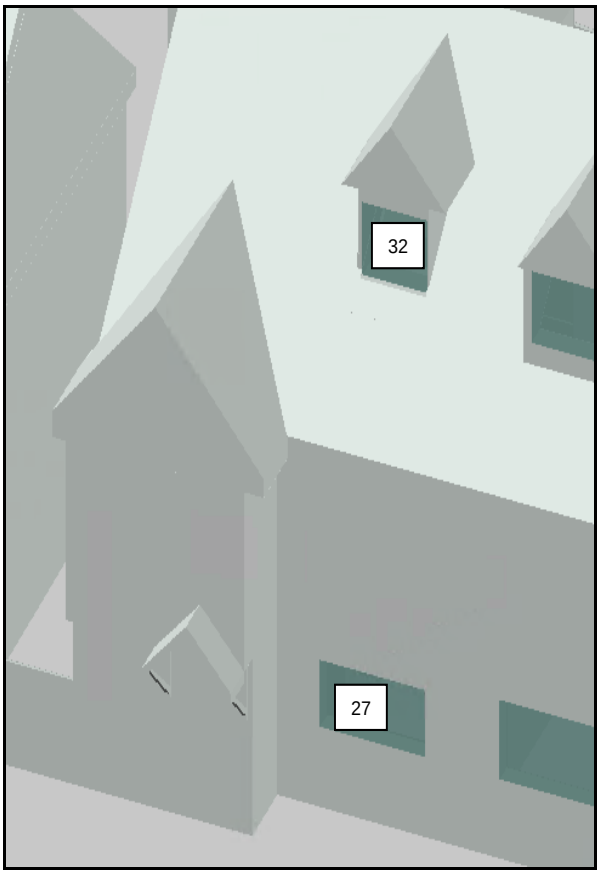

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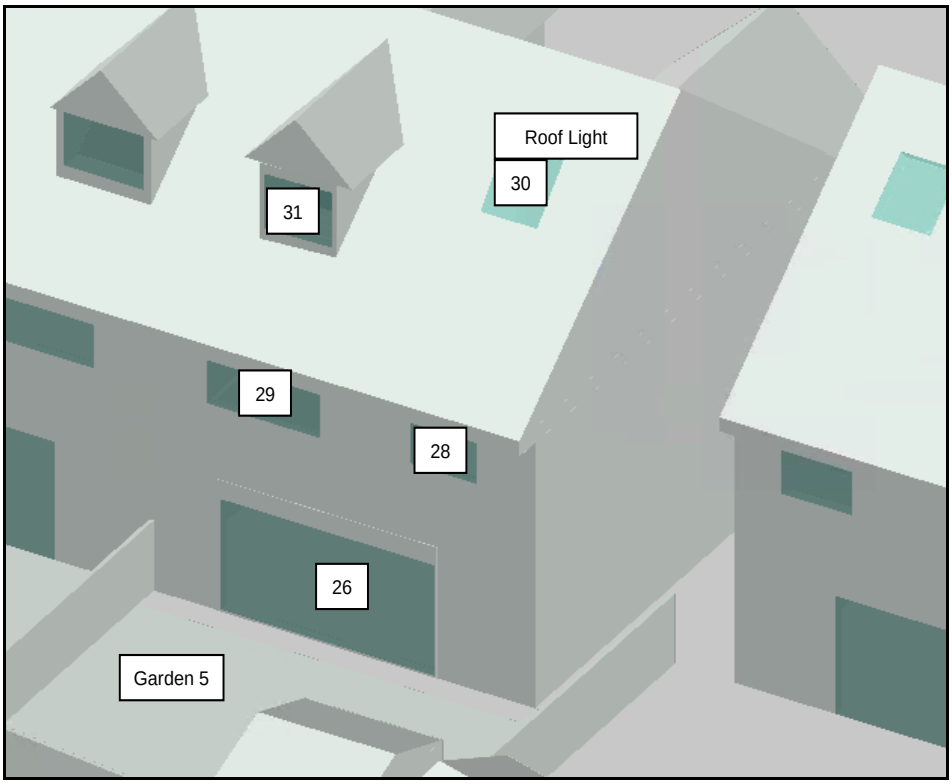

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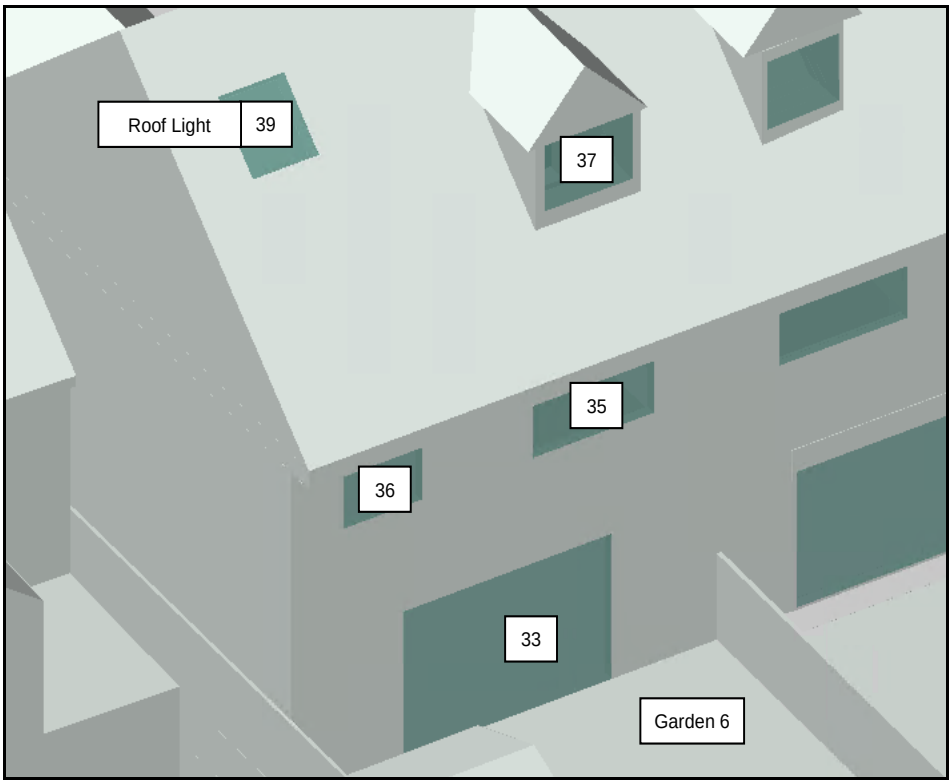

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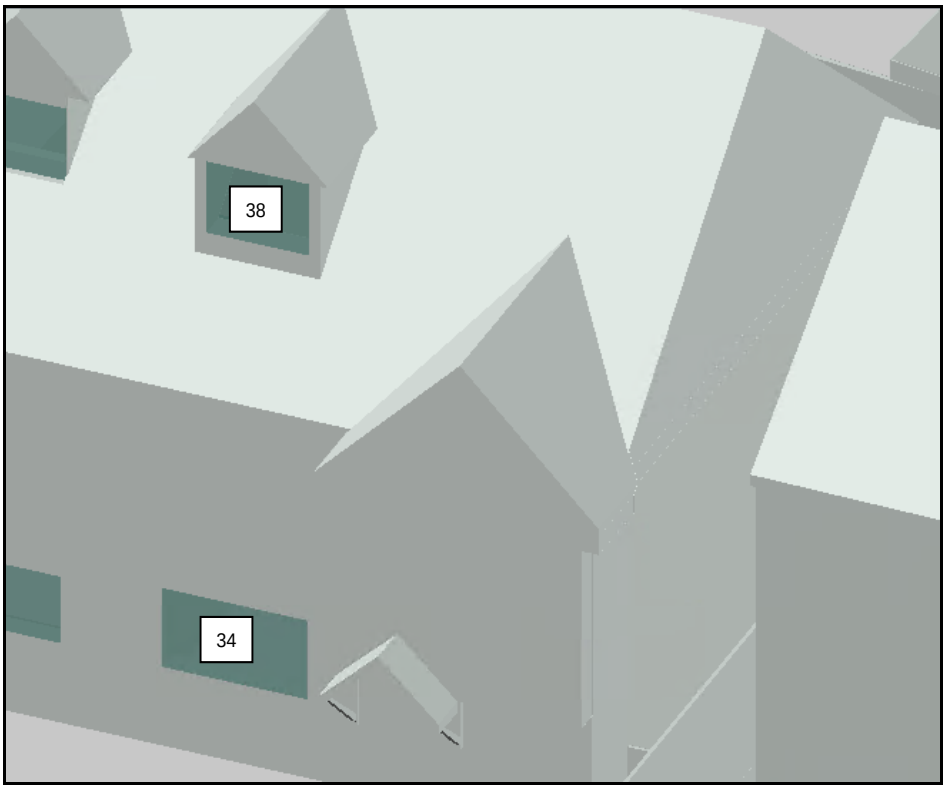

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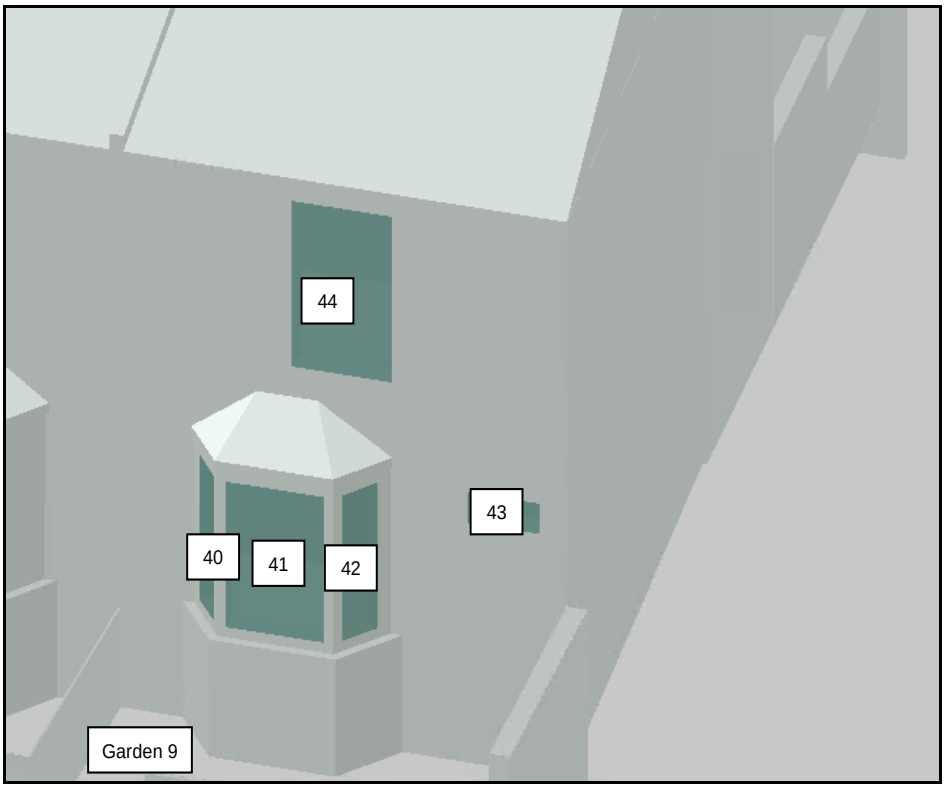
55 North Lane

57 North Lane



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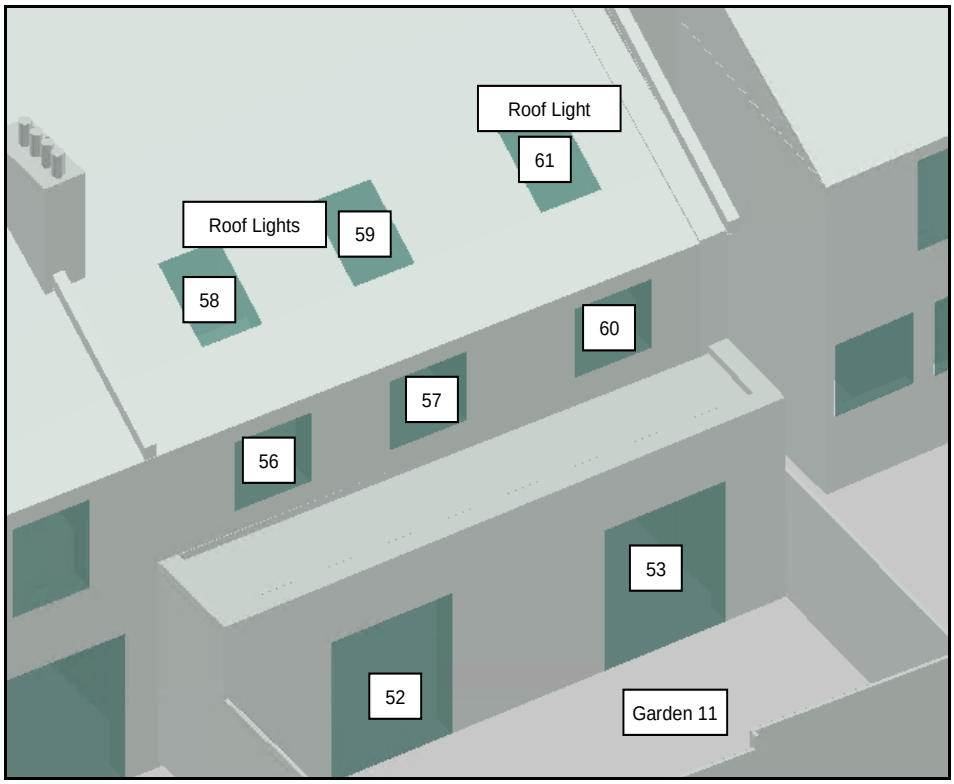

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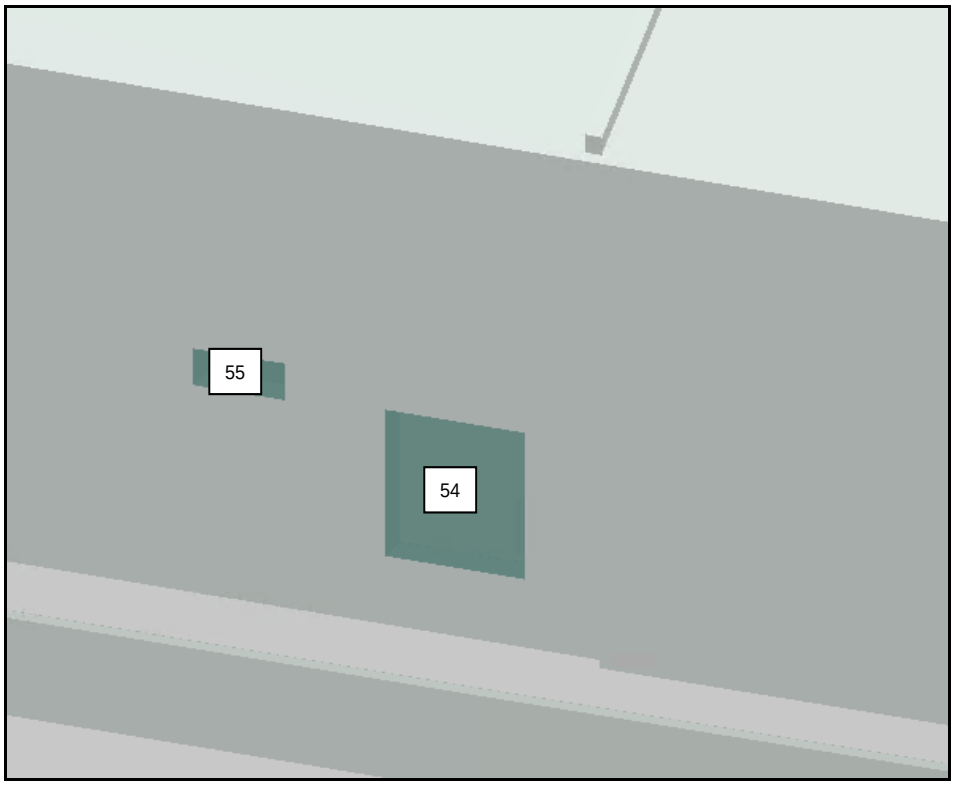

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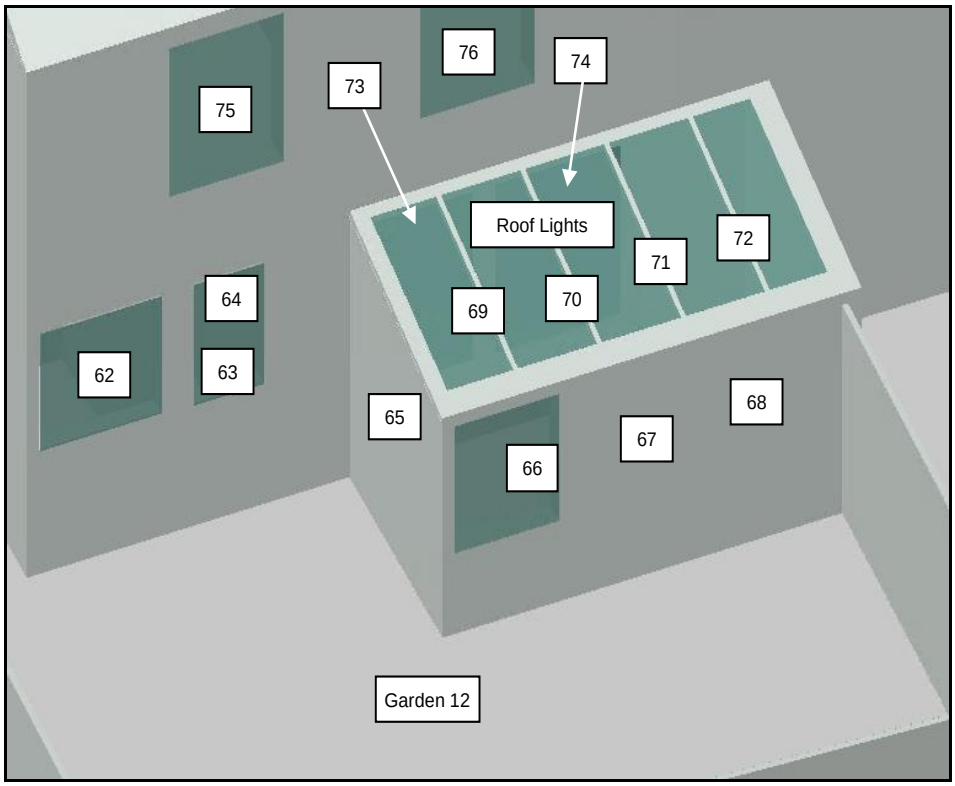

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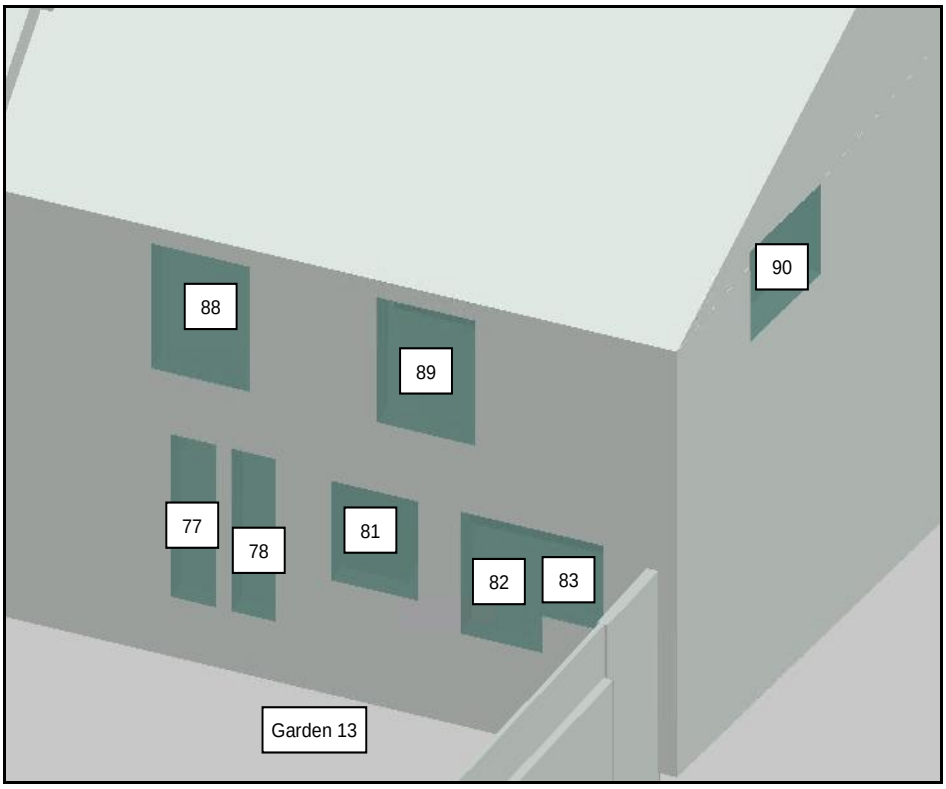

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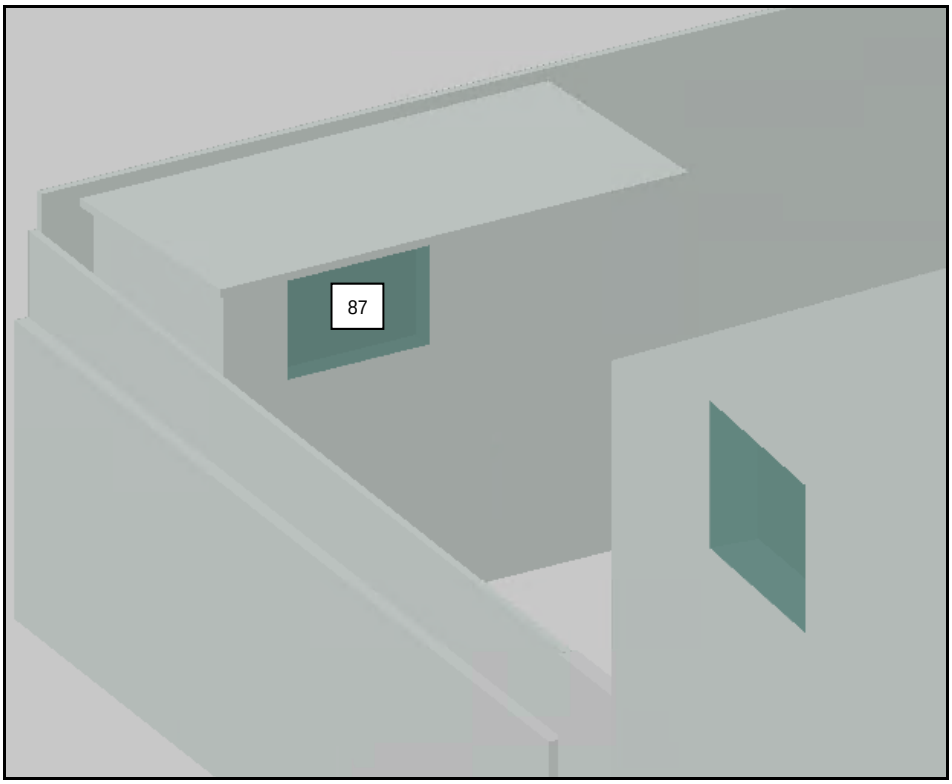

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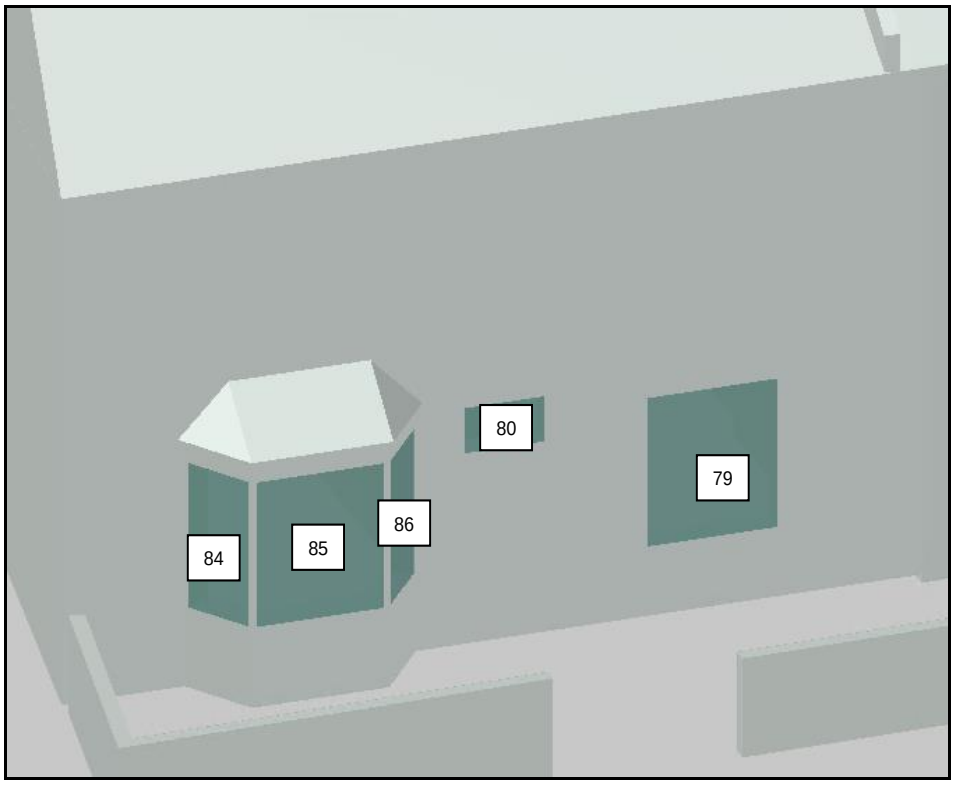

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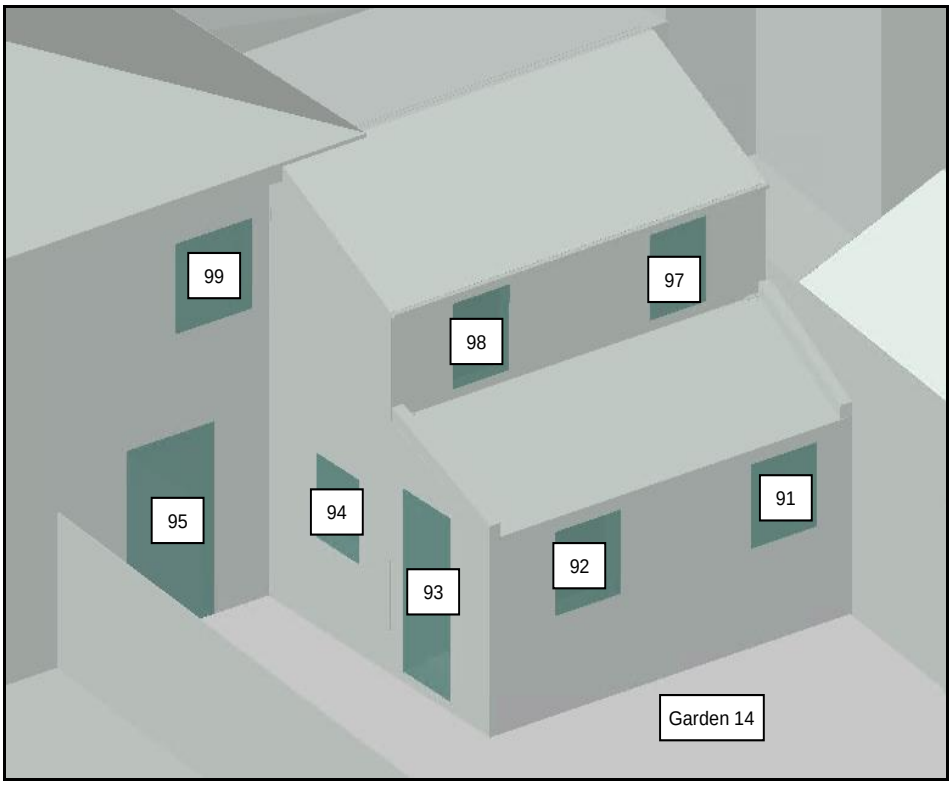

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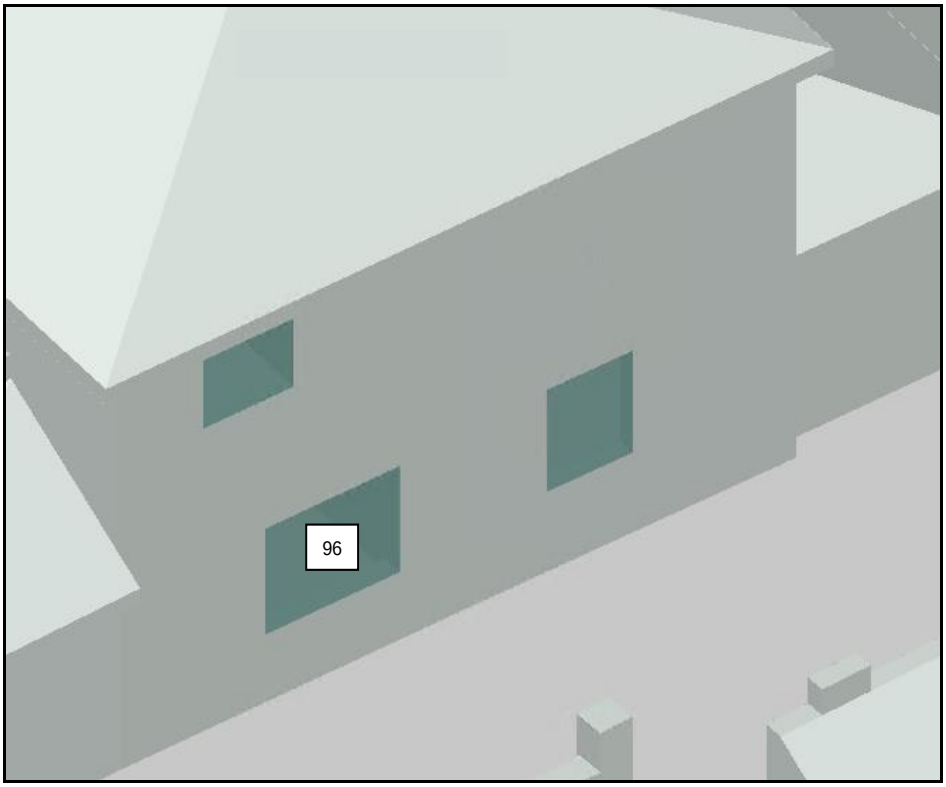

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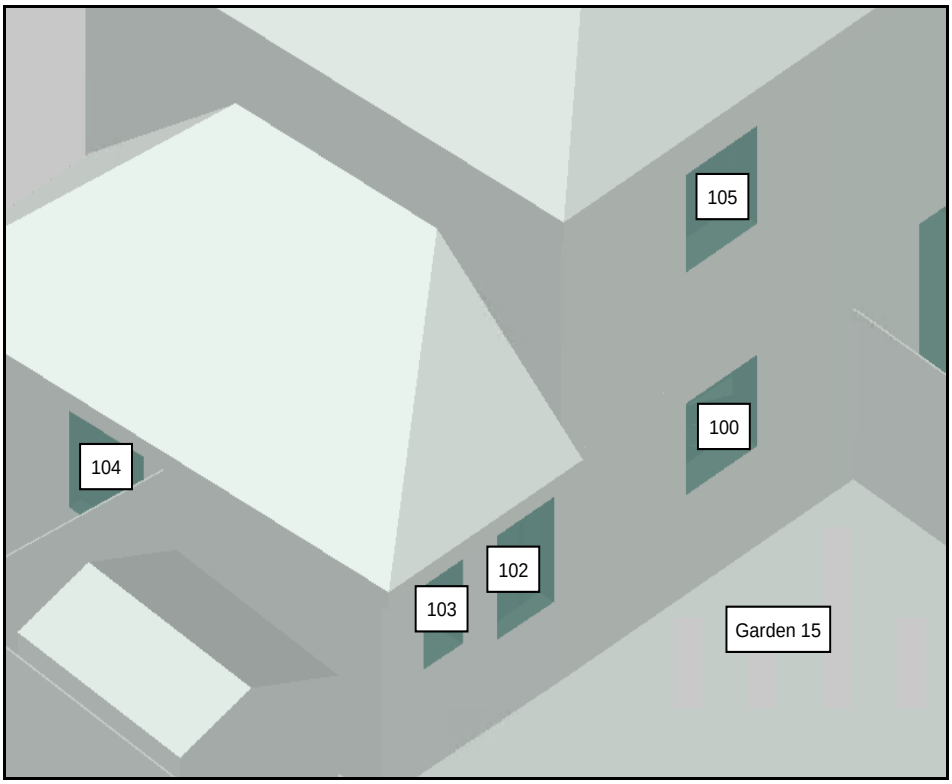

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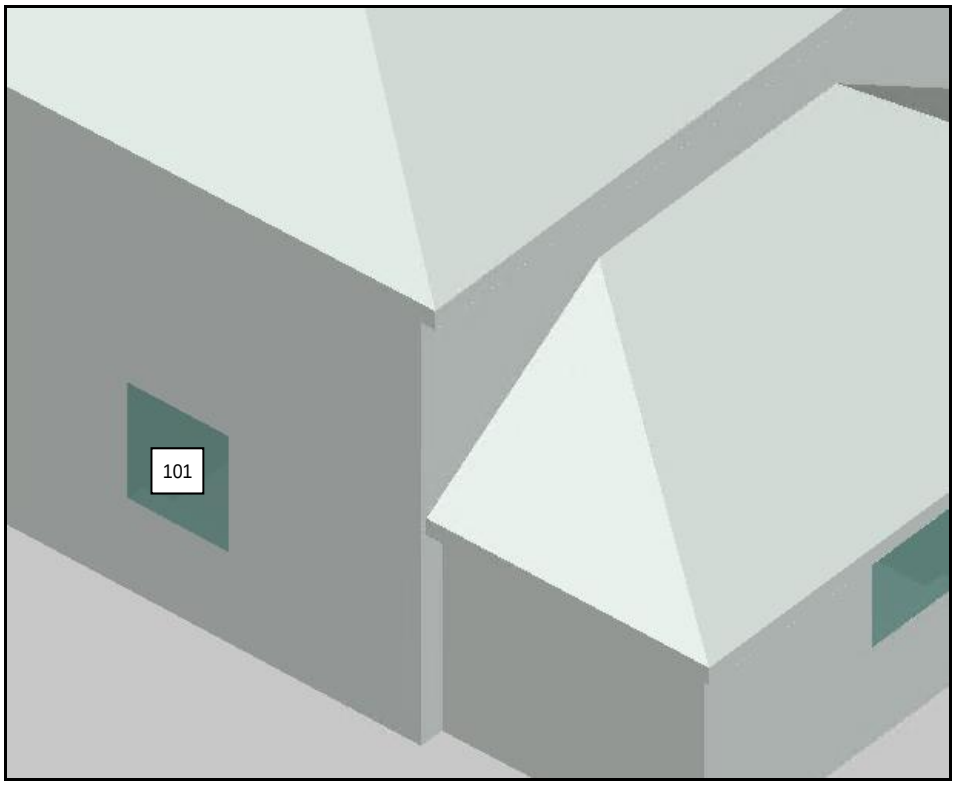

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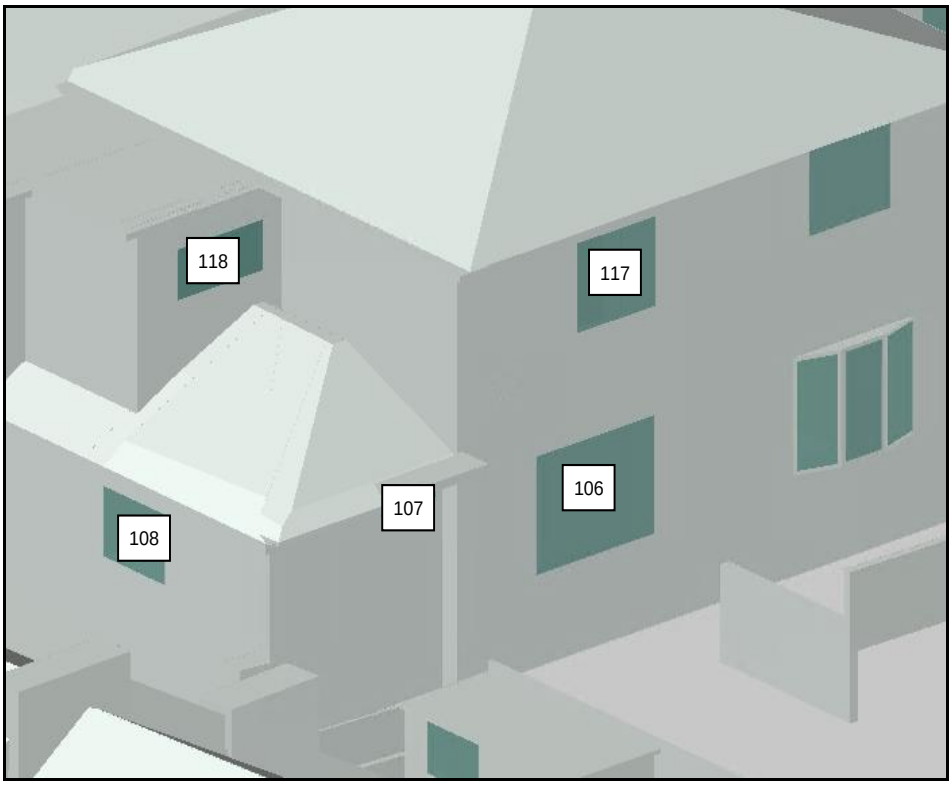

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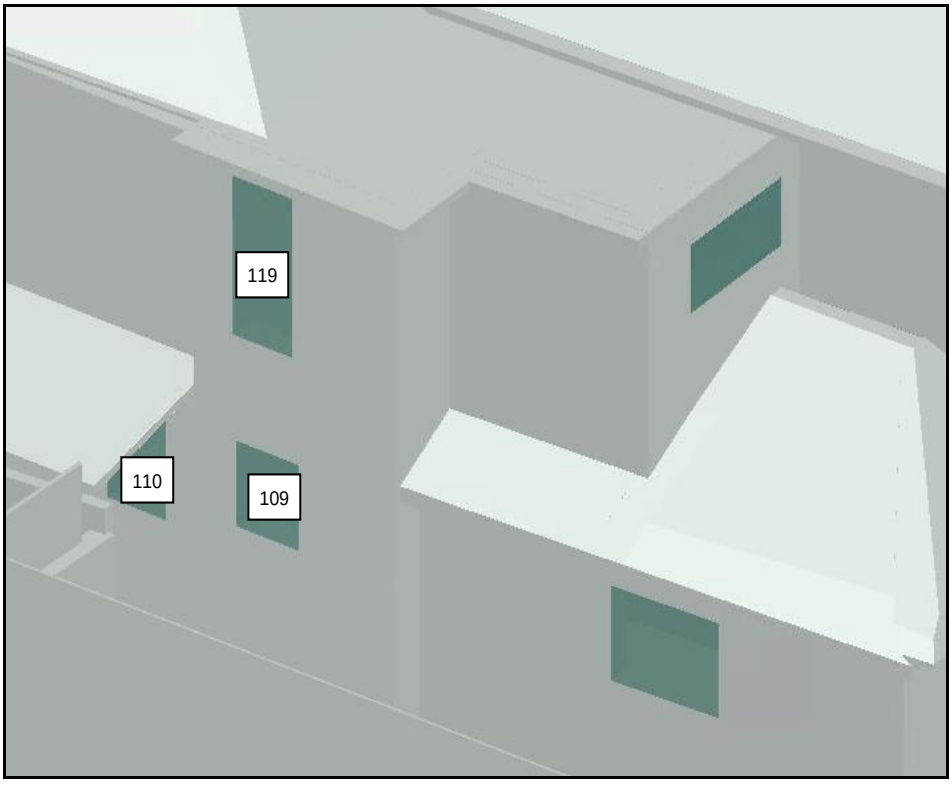
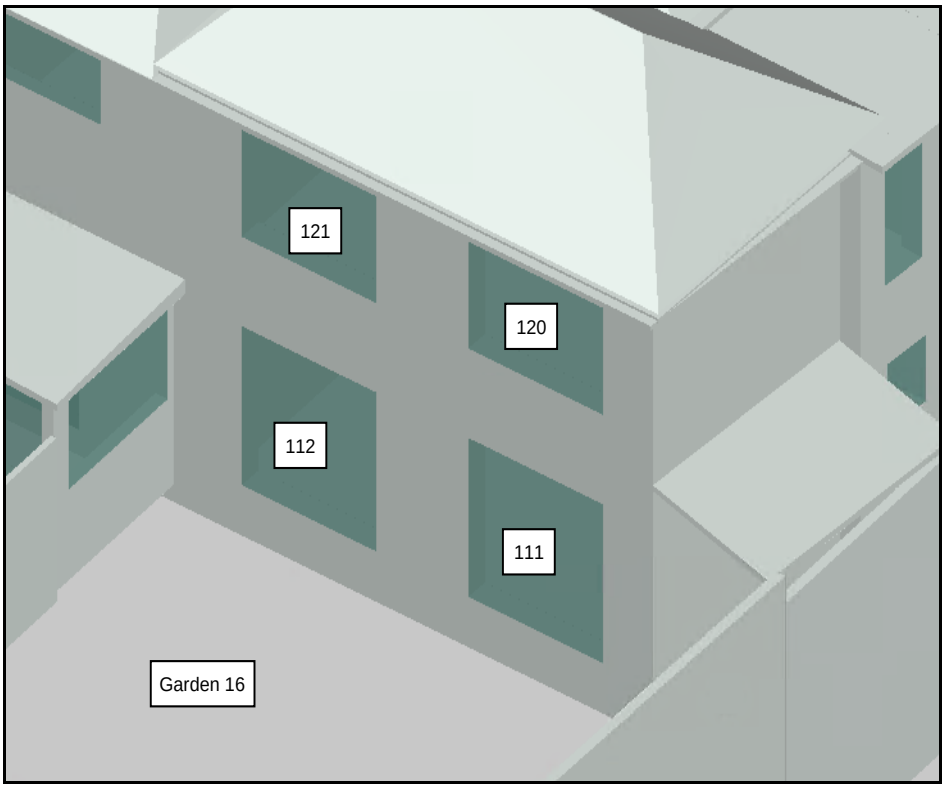
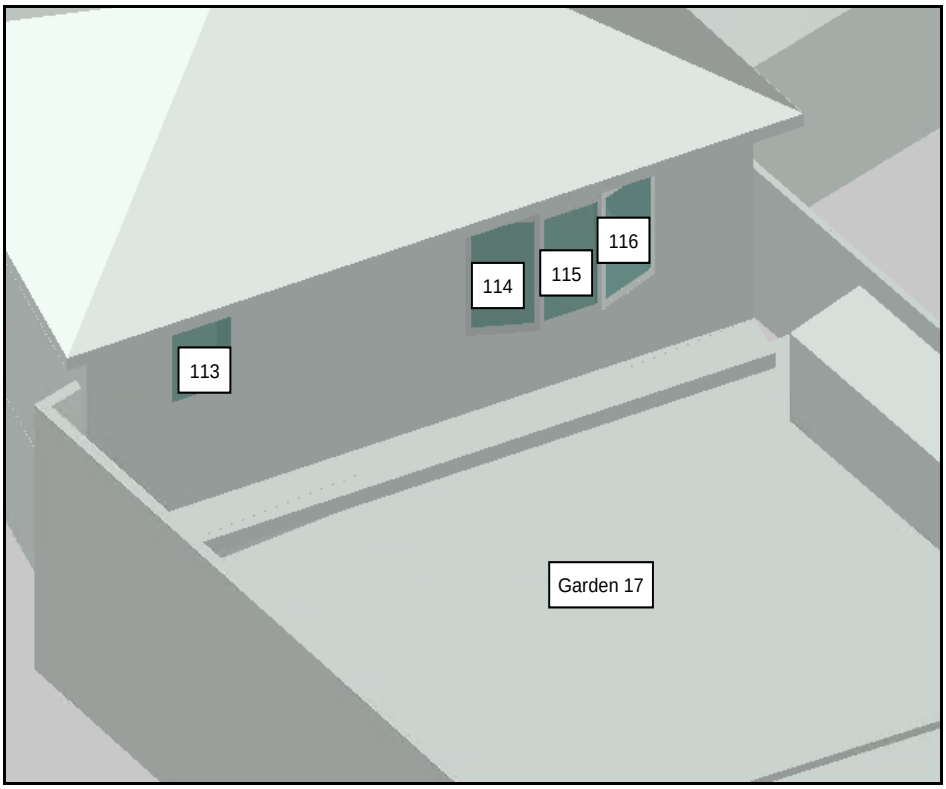


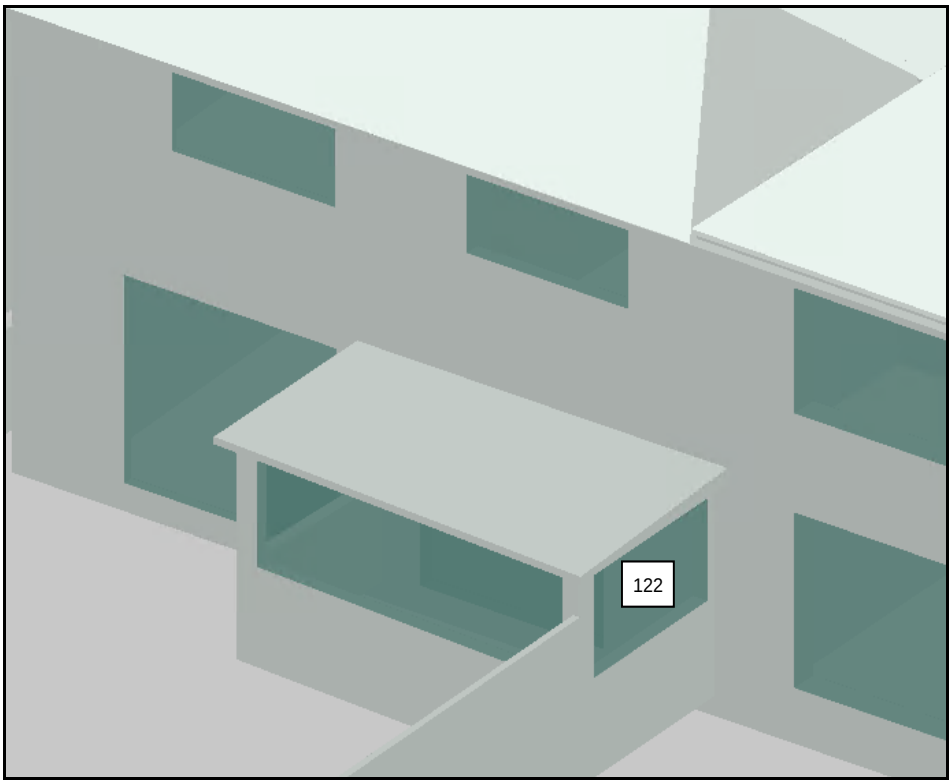
21 Middle Lane



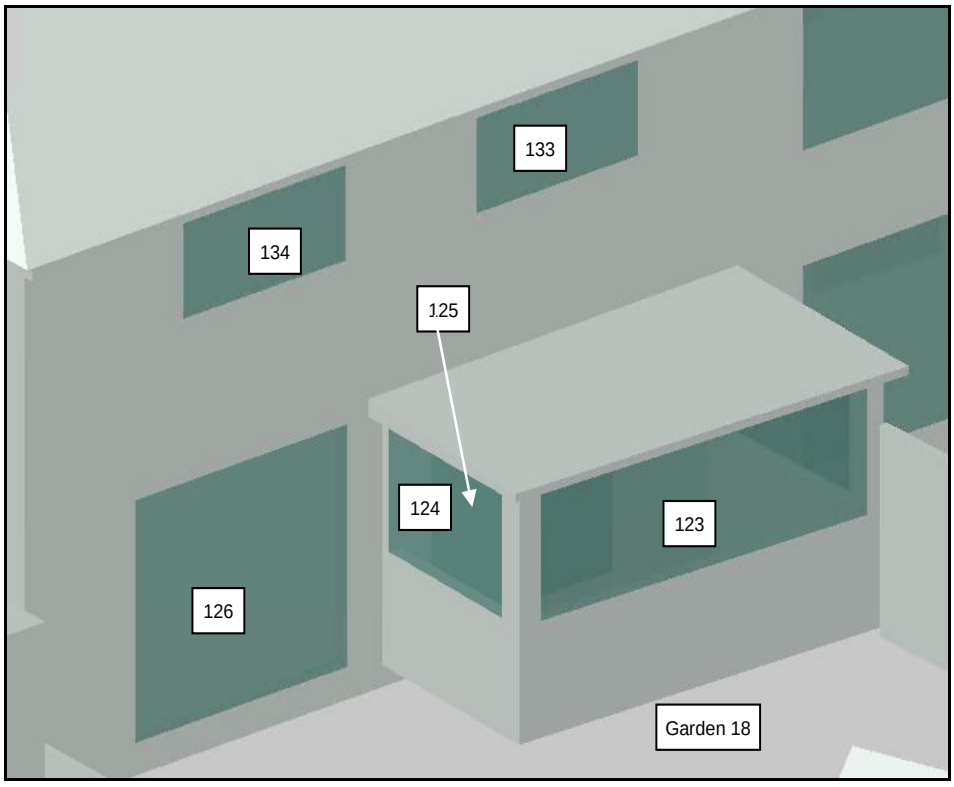
21 Middle Lane



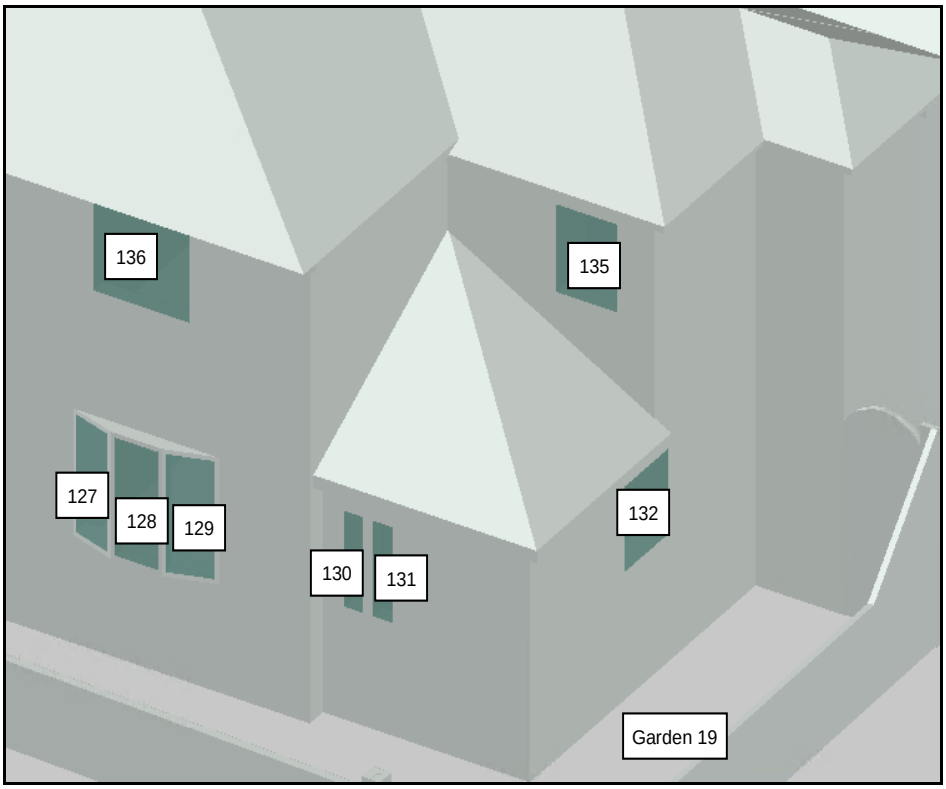
21 Middle Lane



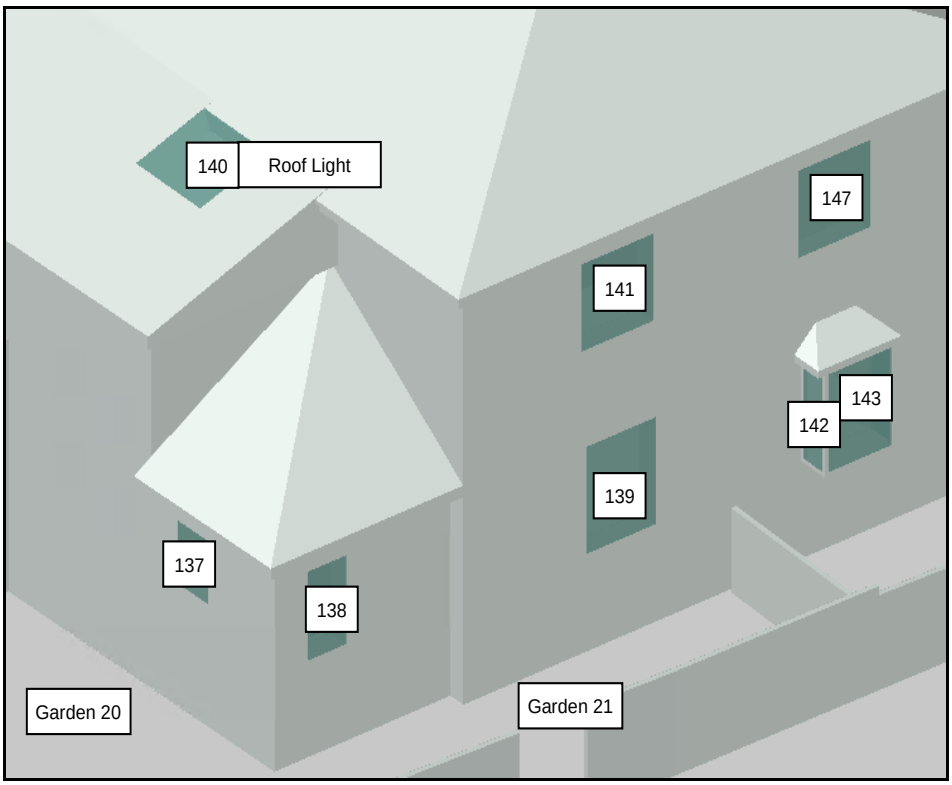
23 Middle Lane



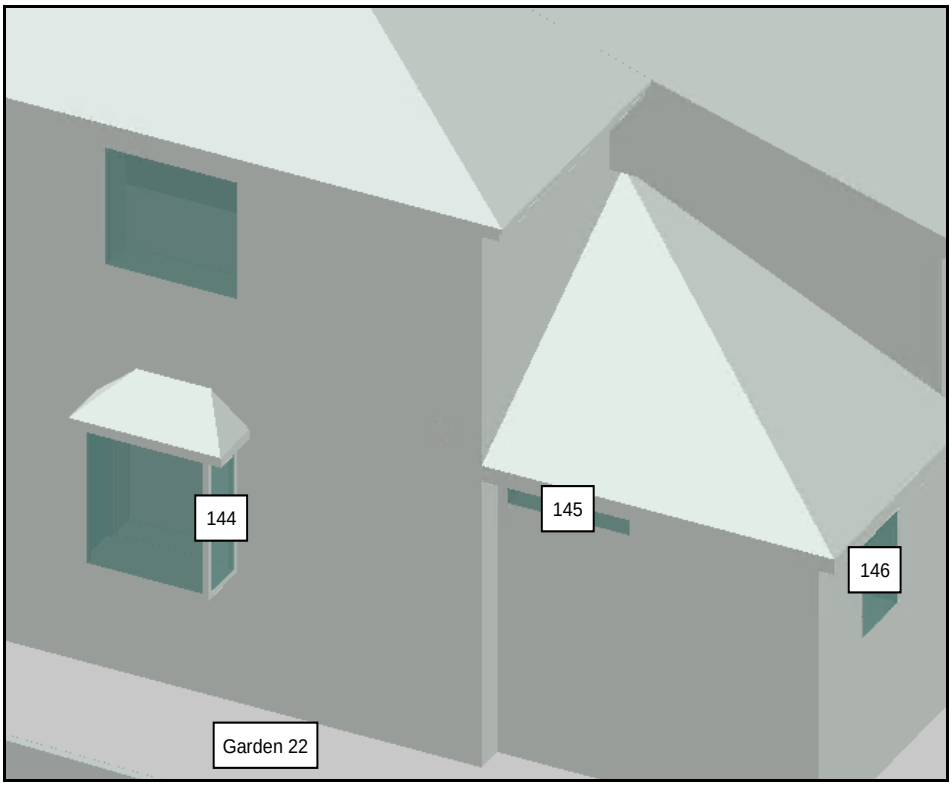
23 Middle Lane



23 Middle Lane



25 Middle Lane



27 Middle Lane

20 Park Lane

22 Park Lane

24 Park Lane

26 Park Lane

28 Park Lane

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
19 North Lane					
Ground Floor					
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	34.6%	34.4%	0.2%	0.99
First Floor					
Window 4	Domestic	37.5%	37.3%	0.2%	0.99
21 North Lane					
Ground Floor					
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	31.2%	22.6%	8.6%	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
First Floor					
Window 11	Domestic	37.8%	37.4%	0.4%	0.99
49 North Lane					
Ground Floor					
Window 12	Reception/Kitchen	33.7%	33.0%	0.7%	0.98
Window 13	Reception/Kitchen	31.0%	31.0%	0.0%	1.0
First Floor					
Window 14	Bedroom	26.9%	27.0%	-0.1%	1.0
Window 15	Bedroom	26.9%	26.9%	0.0%	1.0
Second Floor					
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
49A North Lane					
Ground Floor					
Window 19	Domestic	34.6%	33.8%	0.8%	0.98
Window 20	Domestic	31.8%	31.8%	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
First Floor					
Window 21	Domestic	26.8%	26.8%	0.0%	1.0
Window 22	Domestic	26.2%	26.2%	0.0%	1.0
Second Floor					
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
51 North Lane					
Ground Floor					
Window 26	Living/Dining/Kitchen	35.4%	34.4%	1.0%	0.97
Window 27	Living/Dining/Kitchen	30.3%	30.3%	0.0%	1.0
First Floor					
Window 28	Living Room	26.2%	26.2%	0.0%	1.0
Window 29	Bedroom	26.9%	26.9%	0.0%	1.0
Second Floor					
Window 30	Bathroom/WC	82.3%	82.3%	0.0%	1.0
Window 31	Bedroom	39.4%	39.4%	0.0%	1.0
Window 32	Bedroom	38.7%	38.7%	0.0%	1.0
53 North Lane					
Ground Floor					
Window 33	Domestic	35.0%	34.4%	0.6%	0.98
Window 34	Domestic	30.8%	30.8%	0.0%	1.0
First Floor					
Window 35	Domestic	26.9%	27.0%	-0.1%	1.0
Window 36	Domestic	26.9%	27.0%	-0.1%	1.0
Second Floor					
Window 37	Domestic	39.3%	39.4%	-0.1%	1.0
Window 38	Domestic	38.8%	38.8%	0.0%	1.0
Window 39	Domestic	83.2%	83.2%	0.0%	1.0
19 Elleray Road					
Ground Floor					
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	29.4%	28.5%	0.9%	0.97
Window 43	Domestic	34.4%	33.7%	0.7%	0.98

Appendix 2 - Vertical Sky Component
Elleray Hall and East Car Park, London TW11 0HN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
First Floor					
Window 44	Domestic	37.1%	36.8%	0.3%	0.99
20 Elleray Road					
Ground Floor					
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
First Floor					
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
22 Elleray Road					
Ground Floor					
Window 52	Reception/Kitchen/Hall	32.3%	32.3%	0.0%	1.0
Window 53	Reception/Kitchen/Hall	32.0%	31.7%	0.3%	0.99
Window 54	Reception/Kitchen/Hall	33.8%	33.7%	0.1%	1.0
Window 55	Reception/Kitchen/Hall	34.6%	34.6%	0.0%	1.0
First Floor					
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	85.2%	85.1%	0.1%	1.0
Window 59	Bedroom	88.5%	88.4%	0.1%	1.0
Window 60	Bathroom/WC	38.1%	37.3%	0.8%	0.98
Window 61	Bathroom/WC	86.1%	86.0%	0.1%	1.0
24 Elleray Road					
Ground Floor					
Window 62	Kitchen	32.6%	31.5%	1.1%	0.97
Window 63	Bathroom/WC	31.0%	29.6%	1.4%	0.95
Window 64	Bathroom/WC	33.5%	32.2%	1.3%	0.96
Window 65	Conservatory	22.9%	22.7%	0.2%	0.99
Window 66	Conservatory	34.0%	32.4%	1.6%	0.95
Window 67	Conservatory	35.6%	33.6%	2.0%	0.94
Window 68	Conservatory	28.3%	26.8%	1.5%	0.95
Window 69	Conservatory	73.0%	72.7%	0.3%	1.0
Window 70	Conservatory	72.9%	72.5%	0.4%	0.99
Window 71	Conservatory	72.6%	72.3%	0.3%	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 72	Conservatory	71.6%	71.3%	0.3%	1.0
Window 73	Dining	28.3%	27.1%	1.2%	0.96
Window 74	Dining	24.3%	22.9%	1.4%	0.94
First Floor					
Window 75	Bathroom/WC	37.9%	37.1%	0.8%	0.98
Window 76	Bedroom	37.9%	36.9%	1.0%	0.97
26 Elleray Road					
Ground Floor					
Window 77	Living/Dining	33.5%	32.6%	0.9%	0.97
Window 78	Living/Dining	34.0%	33.1%	0.9%	0.97
Window 79	Living/Dining	32.9%	32.5%	0.4%	0.99
Window 80	Living/Dining	33.6%	33.2%	0.4%	0.99
Window 81	Kitchen	35.0%	34.0%	1.0%	0.97
Window 82	Kitchen	33.9%	33.0%	0.9%	0.97
Window 83	Kitchen	33.7%	32.8%	0.9%	0.97
Window 84 (Secondary)	Lounge	28.3%	22.3%	6.0%	0.79
Window 85	Lounge	32.8%	31.6%	1.2%	0.96
Window 86 (Secondary)	Lounge	28.9%	28.9%	0.0%	1.0
Window 87	Domestic	27.5%	25.9%	1.6%	0.94
First Floor					
Window 88	Bedroom	37.7%	37.0%	0.7%	0.98
Window 89	Bedroom	37.5%	36.8%	0.7%	0.98
Window 90	Bathroom/WC	37.0%	32.3%	4.7%	0.87
13 Middle Lane					
Ground Floor					
Window 91	Domestic	25.3%	25.6%	-0.3%	1.01
Window 92	Domestic	33.4%	33.8%	-0.4%	1.01
Window 93	Domestic	27.2%	28.9%	-1.7%	1.06
Window 94	Domestic	21.2%	22.9%	-1.7%	1.08
Window 95	Domestic & Staircase	24.8%	24.8%	0.0%	1.0
Window 96	Domestic	29.8%	29.8%	0.0%	1.0
First Floor					
Window 97	Domestic	35.1%	35.3%	-0.2%	1.01
Window 98	Domestic	36.2%	36.5%	-0.3%	1.01
Window 99	Domestic	28.2%	28.6%	-0.4%	1.01

Appendix 2 - Vertical Sky Component
Elleray Hall and East Car Park, London TW11 0HN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
15 Middle Lane					
Ground Floor					
Window 100	Living Room & Staircase	33.6%	34.6%	-1.0%	1.03
Window 101	Living Room	27.7%	27.7%	0.0%	1.0
Window 102	Kitchen	30.5%	31.9%	-1.4%	1.05
Window 103	Kitchen	28.7%	30.4%	-1.7%	1.06
Window 104	Bathroom/WC	23.4%	21.8%	1.6%	0.93
First Floor					
Window 105	Bedroom	34.0%	34.6%	-0.6%	1.02
21 Middle Lane					
Ground Floor					
Window 106	Living Room	32.2%	30.8%	1.4%	0.96
Window 107 (Secondary)	Unknown	6.1%	4.5%	1.6%	0.74
Window 108	Kitchen	26.5%	21.3%	5.2%	0.8
Window 109	Bathroom/WC	29.0%	23.1%	5.9%	0.8
Window 110 (Secondary)	Living Room	4.7%	2.7%	2.0%	0.57
Window 111	Living Room	32.3%	31.8%	0.5%	0.98
Window 112	Living Room	30.6%	30.1%	0.5%	0.98
Window 113	Kitchen	28.9%	27.8%	1.1%	0.96
Window 114	Living Room	30.9%	29.9%	1.0%	0.97
Window 115	Living Room	33.4%	32.7%	0.7%	0.98
Window 116	Living Room	30.9%	30.4%	0.5%	0.98
First Floor					
Window 117	Bedroom	31.5%	30.2%	1.3%	0.96
Window 118	Bathroom/WC	28.1%	28.0%	0.1%	1.0
Window 119	Bathroom/WC	33.3%	30.3%	3.0%	0.91
Window 120	Bedroom	31.7%	31.5%	0.2%	0.99
Window 121	Bedroom	31.6%	31.5%	0.1%	1.0
23 Middle Lane					
Ground Floor					
Window 122	Unknown	18.7%	18.2%	0.5%	0.97
Window 123	Unknown	31.3%	31.1%	0.2%	0.99
Window 124	Unknown	18.8%	18.8%	0.0%	1.0
Window 125	Living/Dining/Kitchen	1.0%	0.9%	0.1%	0.9
Window 126	Living/Dining/Kitchen	31.5%	31.5%	0.0%	1.0
Window 127	Living/Dining/Kitchen	33.9%	30.7%	3.2%	0.91
Window 128	Living/Dining/Kitchen	35.9%	31.8%	4.1%	0.89
Window 129	Living/Dining/Kitchen	35.9%	31.5%	4.4%	0.88

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 130	Hallway & Staircase	32.3%	27.6%	4.7%	0.85
Window 131	Hallway & Staircase	34.0%	29.3%	4.7%	0.86
Window 132	Hallway & Staircase	28.1%	27.8%	0.3%	0.99
First Floor					
Window 133	Bedroom	27.0%	27.0%	0.0%	1.0
Window 134	Bedroom	26.9%	26.9%	0.0%	1.0
Window 135	Staircase	32.0%	30.2%	1.8%	0.94
Window 136	Bedroom	29.6%	27.9%	1.7%	0.94
25 Middle Lane					
Ground Floor					
Window 137	Domestic	25.8%	24.8%	1.0%	0.96
Window 138	Domestic	33.8%	30.2%	3.6%	0.89
Window 139	Domestic	36.1%	33.9%	2.2%	0.94
First Floor					
Window 140	Domestic	95.4%	95.3%	0.1%	1.0
Window 141	Domestic	34.9%	33.1%	1.8%	0.95
27 Middle Lane					
Ground Floor					
Window 142	Domestic	17.8%	16.1%	1.7%	0.9
Window 143	Domestic	36.6%	35.2%	1.4%	0.96
Window 144	Domestic	20.1%	20.4%	-0.3%	1.01
Window 145	Domestic	14.3%	13.3%	1.0%	0.93
Window 146	Domestic	32.3%	32.3%	0.0%	1.0
First Floor					
Window 147	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
49 North Lane					
Ground Floor					
Windows 12 & 13	Reception/Kitchen	96%	96%	0.0%	1.0
First Floor					
Window 14	Bedroom	99%	99%	0.0%	1.0
Window 15	Bedroom	99%	99%	0.0%	1.0
Second Floor					
Window 16	Bathroom/WC	98%	98%	0.0%	1.0
Windows 17 & 18	Bedroom	100%	100%	0.0%	1.0
51 North Lane					
Ground Floor					
Windows 26 & 27	Living/Dining/Kitchen	99%	99%	0.0%	1.0
First Floor					
Window 28	Living Room	97%	97%	0.0%	1.0
Window 29	Bedroom	97%	97%	0.0%	1.0
Second Floor					
Window 30	Bathroom/WC	99%	99%	0.0%	1.0
Windows 31 & 32	Bedroom	100%	100%	0.0%	1.0
22 Elleray Road					
Ground Floor					
Windows 52 to 55	Reception/Kitchen/Hall	98%	98%	0.0%	1.0
First Floor					
Windows 56 to 59	Bedroom	100%	100%	0.0%	1.0
Windows 60 & 61	Bathroom/WC	99%	99%	0.0%	1.0
24 Elleray Road					
Ground Floor					
Window 62	Kitchen	100%	100%	0.0%	1.0
Windows 63 & 64	Bathroom/WC	96%	96%	0.0%	1.0
Windows 65 to 72	Conservatory	100%	100%	0.0%	1.0
Windows 73 & 74	Dining	97%	97%	0.0%	1.0
First Floor					
Window 75	Bathroom/WC	97%	97%	0.0%	1.0
Window 76	Bedroom	95%	95%	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
26 Elleray Road					
Ground Floor					
Windows 77 to 80	Living/Dining	98%	98%	0.0%	1.0
Windows 81 to 83	Kitchen	98%	98%	0.0%	1.0
Windows 84 to 86	Lounge	99%	99%	0.0%	1.0
Window 87	Domestic	78%	78%	0.0%	1.0
First Floor					
Windows 88 & 89	Bedroom	96%	96%	0.0%	1.0
Window 90	Bathroom/WC	94%	94%	0.0%	1.0
15 Middle Lane					
Ground Floor					
Windows 100 & 101	Living Room	91%	91%	0.0%	1.0
Windows 102 & 103	Kitchen	97%	97%	0.0%	1.0
Window 104	Bathroom/WC	95%	95%	0.0%	1.0
Window 100	Staircase	64%	70%	-6.0%	1.09
First Floor					
Window 105	Bedroom	92%	92%	0.0%	1.0
21 Middle Lane					
Ground Floor					
Window 106	Living Room	100%	100%	0.0%	1.0
Window 107	Unknown	1%	1%	0.0%	1.0
Window 108	Kitchen	92%	87%	5.0%	0.95
Window 109	Bathroom/WC	87%	79%	8.0%	0.91
Windows 110 to 112	Living Room	97%	96%	1.0%	0.99
Window 113	Kitchen	88%	88%	0.0%	1.0
Windows 114 to 116	Living Room	96%	96%	0.0%	1.0
First Floor					
Window 117	Bedroom	96%	96%	0.0%	1.0
Window 118	Bathroom/WC	74%	74%	0.0%	1.0
Window 119	Bathroom/WC	91%	91%	0.0%	1.0
Windows 120 & 121	Bedroom	97%	97%	0.0%	1.0
23 Middle Lane					
Ground Floor					
Windows 122 to 124	Unknown	99%	99%	0.0%	1.0
Windows 125 to 129	Living/Dining/Kitchen	100%	97%	3.0%	0.97
Windows 130 to 132	Hallway	94%	75%	19.0%	0.8

Appendix 2 - Daylight Distribution

Elleray Hall and East Car Park, London TW11 0HN

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
First Floor					
Window 133	Bedroom	98%	98%	0.0%	1.0
Window 134	Bedroom	98%	98%	0.0%	1.0
Window 135	Staircase	10%	10%	0.0%	1.0
Window 136	Bedroom	96%	96%	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
21 North Lane									
Ground Floor									
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
49 North Lane									
Ground Floor									
Window 13	Reception/Kitchen	58%	58%	0%	1.0	20%	20%	0%	1.0
Second Floor									
Window 18	Bedroom	67%	67%	0%	1.0	24%	24%	0%	1.0
49A North Lane									
Ground Floor									
Window 20	Domestic	47%	47%	0%	1.0	12%	12%	0%	1.0
Second Floor									
Window 24	Domestic	67%	67%	0%	1.0	24%	24%	0%	1.0
51 North Lane									
Ground Floor									
Window 27	Living/Dining/Kitchen	55%	55%	0%	1.0	17%	17%	0%	1.0
Second Floor									
Window 32	Bedroom	66%	66%	0%	1.0	23%	23%	0%	1.0
53 North Lane									
Ground Floor									
Window 34	Domestic	45%	45%	0%	1.0	10%	10%	0%	1.0
Second Floor									
Window 38	Domestic	67%	67%	0%	1.0	24%	24%	0%	1.0
19 Elleray Road									
Ground Floor									
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
First Floor									
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
20 Elleray Road									
Ground Floor									
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
First Floor									
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
22 Elleray Road									
Ground Floor									
Window 52	Reception/Kitchen/Hall	51%	51%	0%	1.0	16%	16%	0%	1.0
Window 53	Reception/Kitchen/Hall	51%	51%	0%	1.0	16%	16%	0%	1.0
First Floor									
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	87%	87%	0%	1.0	26%	26%	0%	1.0
Window 60	Bathroom/WC	58%	57%	1%	0.98	20%	19%	1%	0.95
Window 61	Bathroom/WC	75%	75%	0%	1.0	21%	21%	0%	1.0
24 Elleray Road									
Ground Floor									
Window 62	Kitchen	56%	54%	2%	0.96	19%	17%	2%	0.89
Window 63	Bathroom/WC	42%	40%	2%	0.95	13%	11%	2%	0.85
Window 64	Bathroom/WC	50%	48%	2%	0.96	12%	10%	2%	0.83
Window 66	Conservatory	57%	55%	2%	0.96	19%	18%	1%	0.95
Window 67	Conservatory	59%	57%	2%	0.97	20%	19%	1%	0.95
Window 68	Conservatory	38%	36%	2%	0.95	2%	2%	0%	1.0
Window 69	Conservatory	71%	70%	1%	0.99	24%	23%	1%	0.96
Window 70	Conservatory	70%	69%	1%	0.99	24%	23%	1%	0.96
Window 71	Conservatory	69%	68%	1%	0.99	23%	22%	1%	0.96
Window 72	Conservatory	68%	67%	1%	0.99	20%	20%	0%	1.0
Window 73	Dining	48%	47%	1%	0.98	15%	14%	1%	0.93
Window 74	Dining	29%	28%	1%	0.97	3%	3%	0%	1.0
First Floor									
Window 75	Bathroom/WC	60%	59%	1%	0.98	21%	20%	1%	0.95
Window 76	Bedroom	58%	58%	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
26 Elleray Road									
Ground Floor									
Window 77	Living/Dining	54%	51%	3%	0.94	17%	16%	1%	0.94
Window 78	Living/Dining	55%	52%	3%	0.95	17%	16%	1%	0.94
Window 81	Kitchen	54%	50%	4%	0.93	16%	14%	2%	0.88
Window 82	Kitchen	52%	49%	3%	0.94	14%	12%	2%	0.86
Window 83	Kitchen	51%	49%	2%	0.96	13%	11%	2%	0.85
Window 84	Lounge	45%	35%	10%	0.78	11%	2%	9%	0.18
First Floor									
Window 88	Bedroom	57%	56%	1%	0.98	19%	19%	0%	1.0
Window 89	Bedroom	57%	56%	1%	0.98	19%	18%	1%	0.95
Window 90	Bathroom/WC	84%	81%	3%	0.96	27%	24%	3%	0.89
13 Middle Lane									
Ground Floor									
Window 91	Domestic	56%	57%	-1%	1.02	20%	21%	-1%	1.05
Window 92	Domestic	75%	76%	-1%	1.01	24%	25%	-1%	1.04
Window 93	Domestic	48%	50%	-2%	1.04	16%	18%	-2%	1.13
Window 94	Domestic	46%	48%	-2%	1.04	16%	18%	-2%	1.13
Window 95	Domestic & Staircase	54%	54%	0%	1.0	19%	19%	0%	1.0
First Floor									
Window 97	Domestic	77%	79%	-2%	1.03	27%	29%	-2%	1.07
Window 98	Domestic	81%	83%	-2%	1.02	28%	30%	-2%	1.07
Window 99	Domestic	58%	60%	-2%	1.03	24%	26%	-2%	1.08
15 Middle Lane									
Ground Floor									
Window 100	Living Room & Staircase	77%	79%	-2%	1.03	25%	27%	-2%	1.08
Window 102	Kitchen	68%	70%	-2%	1.03	23%	25%	-2%	1.09
Window 103	Kitchen	66%	70%	-4%	1.06	23%	25%	-2%	1.09
Window 104	Bathroom/WC	31%	27%	4%	0.87	3%	4%	-1%	1.33
First Floor									
Window 105	Bedroom	73%	77%	-4%	1.05	26%	30%	-4%	1.15
21 Middle Lane									
Ground Floor									
Window 111	Living Room	77%	77%	0%	1.0	23%	23%	0%	1.0
Window 112	Living Room	74%	73%	1%	0.99	20%	20%	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
First Floor									
Window 120	Bedroom	77%	77%	0%	1.0	30%	30%	0%	1.0
Window 121	Bedroom	73%	73%	0%	1.0	30%	30%	0%	1.0
23 Middle Lane									
Ground Floor									
Window 123	Unknown	79%	78%	1%	0.99	26%	25%	1%	0.96
Window 124	Unknown	39%	39%	0%	1.0	14%	14%	0%	1.0
Window 125	Living/Dining/Kitchen	2%	2%	0%	1.0	2%	2%	0%	1.0
Window 126	Living/Dining/Kitchen	75%	75%	0%	1.0	22%	22%	0%	1.0
Window 132	Hallway & Staircase	37%	37%	0%	1.0	7%	7%	0%	1.0
First Floor									
Window 133	Bedroom	53%	53%	0%	1.0	28%	28%	0%	1.0
Window 134	Bedroom	54%	54%	0%	1.0	29%	29%	0%	1.0
27 Middle Lane									
Ground Floor									
Window 144	Domestic	13%	13%	0%	1.0	0%	0%	0%	1.0
Window 146	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
19 North Lane								
Ground Floor Garden 1	45.32 m2	24.75 m2	55%	24.75 m2	55%	0.0 m2	0%	1.0
21 North Lane								
Ground Floor Garden 2	43.9 m2	24.82 m2	57%	25.35 m2	58%	-0.53 m2	-1%	1.02
49 North Lane								
Ground Floor Garden 3	45.51 m2	29.57 m2	65%	29.57 m2	65%	0.0 m2	0%	1.0
49A North Lane								
Ground Floor Garden 4	54.87 m2	30.27 m2	55%	30.27 m2	55%	0.0 m2	0%	1.0
51 North Lane								
Ground Floor Garden 5	34.94 m2	23.79 m2	68%	23.79 m2	68%	0.0 m2	0%	1.0
53 North Lane								
Ground Floor Garden 6	31.62 m2	6.77 m2	21%	6.77 m2	21%	0.0 m2	0%	1.0
55 North Lane								
Ground Floor Garden 7	25.01 m2	18.24 m2	73%	18.25 m2	73%	-0.01 m2	0%	1.0
57 North Lane								
Ground Floor Garden 8	26.17 m2	18.74 m2	72%	18.74 m2	72%	0.0 m2	0%	1.0
19 Elleray Road								
Ground Floor Garden 9	10.66 m2	5.87 m2	55%	5.87 m2	55%	0.0 m2	0%	1.0
20 Elleray Road								
Ground Floor Garden 10	35.71 m2	25.55 m2	72%	25.55 m2	72%	0.0 m2	0%	1.0
22 Elleray Road								
Ground Floor Garden 11	32.1 m2	19.36 m2	60%	19.36 m2	60%	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						
24 Elleray Road								
Ground Floor								
Garden 12	29.87 m2	19.93 m2	67%	19.93 m2	67%	0.0 m2	0%	1.0
26 Elleray Road								
Ground Floor								
Garden 13	32.73 m2	18.65 m2	57%	18.57 m2	57%	0.08 m2	0%	1.0
13 Middle Lane								
Ground Floor								
Garden 14	186.93 m2	173.35 m2	93%	173.35 m2	93%	0.0 m2	0%	1.0
15 Middle Lane								
Ground Floor								
Garden 15	286.24 m2	263.77 m2	92%	264.86 m2	93%	-1.09 m2	-1%	1.0
21 Middle Lane								
Ground Floor								
Garden 17	30.93 m2	10.8 m2	35%	9.97 m2	32%	0.83 m2	3%	0.92
Garden 16	40.03 m2	37.29 m2	93%	37.29 m2	93%	0.0 m2	0%	1.0
23 Middle Lane								
Ground Floor								
Garden 18	94.02 m2	71.03 m2	76%	71.03 m2	76%	0.0 m2	0%	1.0
Garden 19	11.34 m2	2.94 m2	26%	2.94 m2	26%	0.0 m2	0%	1.0
25 Middle Lane								
Ground Floor								
Garden 20	29.01 m2	13.53 m2	47%	13.53 m2	47%	0.0 m2	0%	1.0
Garden 21	8.24 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
27 Middle Lane								
Ground Floor								
Garden 22	26.3 m2	8.42 m2	32%	8.42 m2	32%	0.0 m2	0%	1.0
20 Park Lane								
Ground Floor								
Garden 23	78.61 m2	68.91 m2	88%	68.91 m2	88%	0.0 m2	0%	1.0
22 Park Lane								
Ground Floor								
Garden 24	210.86 m2	183.21 m2	87%	183.21 m2	87%	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						
24 Park Lane								
Ground Floor								
Garden 25	66.98 m2	56.28 m2	84%	56.28 m2	84%	0.0 m2	0%	1.0
26 Park Lane								
Ground Floor								
Garden 26	95.73 m2	70.86 m2	74%	70.86 m2	74%	0.0 m2	0%	1.0
28 Park Lane								
Ground Floor								
Garden 27	104.84 m2	58.55 m2	56%	58.55 m2	56%	0.0 m2	0%	1.0

APPENDIX 3

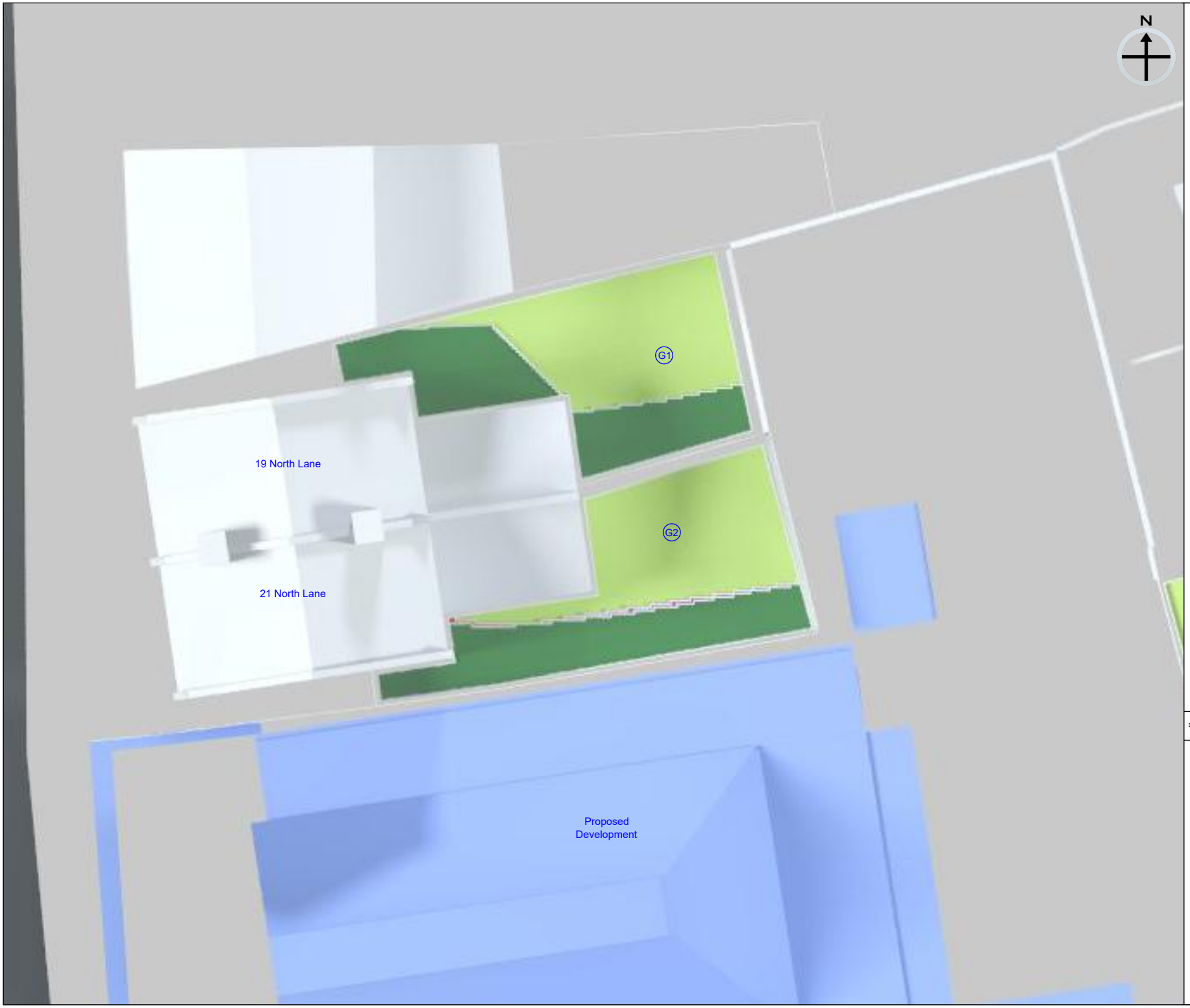
ALTERNATIVE DAYLIGHT RESULTS

Appendix 3 - Alternative Daylight Results
Elleray Hall and East Car Park, London TW11 0HN

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
21 North Lane					
Ground Floor					
Window 8	Domestic	35.1%	27.6%	7.5%	0.79

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.
- G1 Neighbouring Gardens and Amenity Areas

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

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Key

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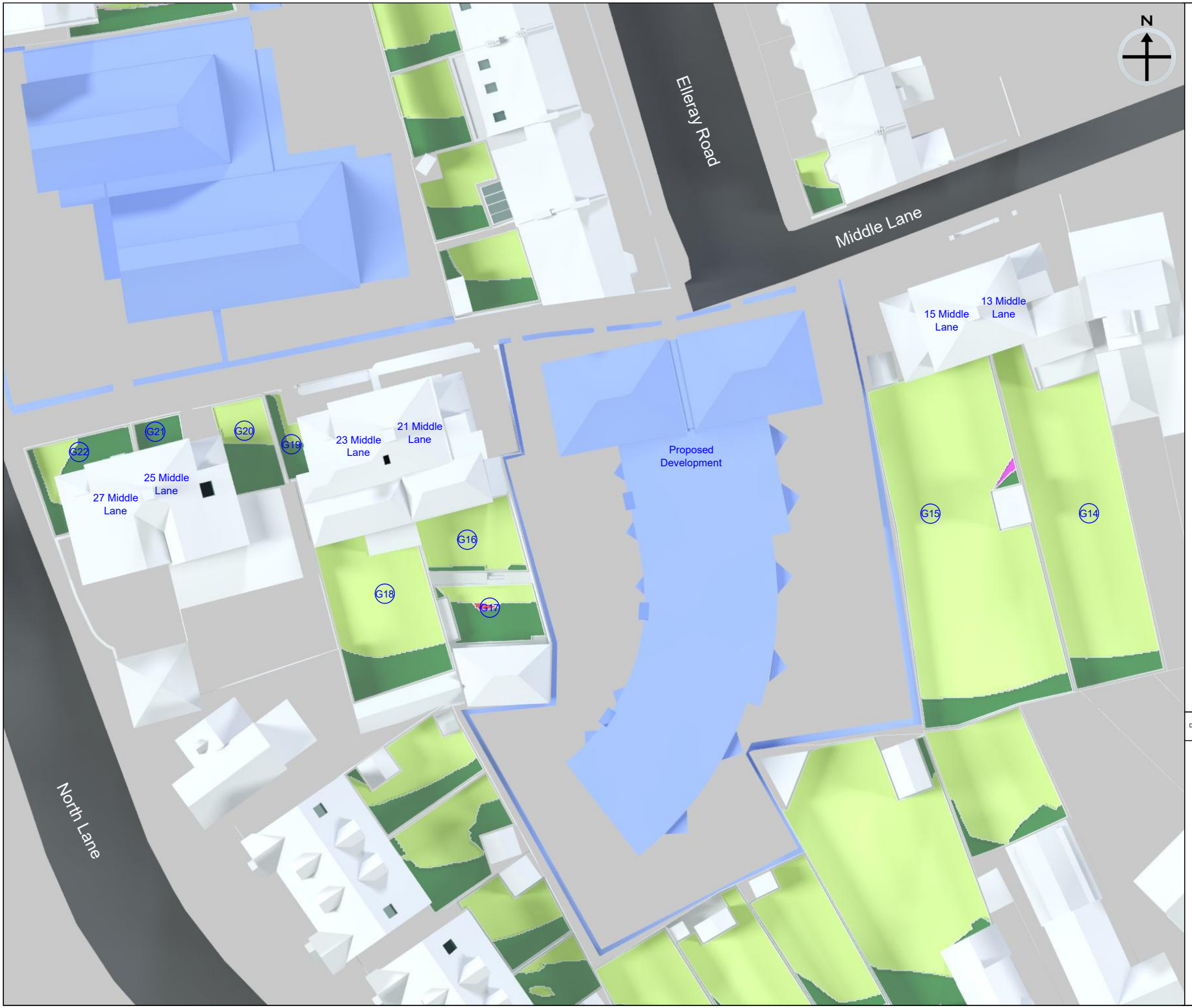

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- G1 Neighbouring Gardens and Amenity Areas

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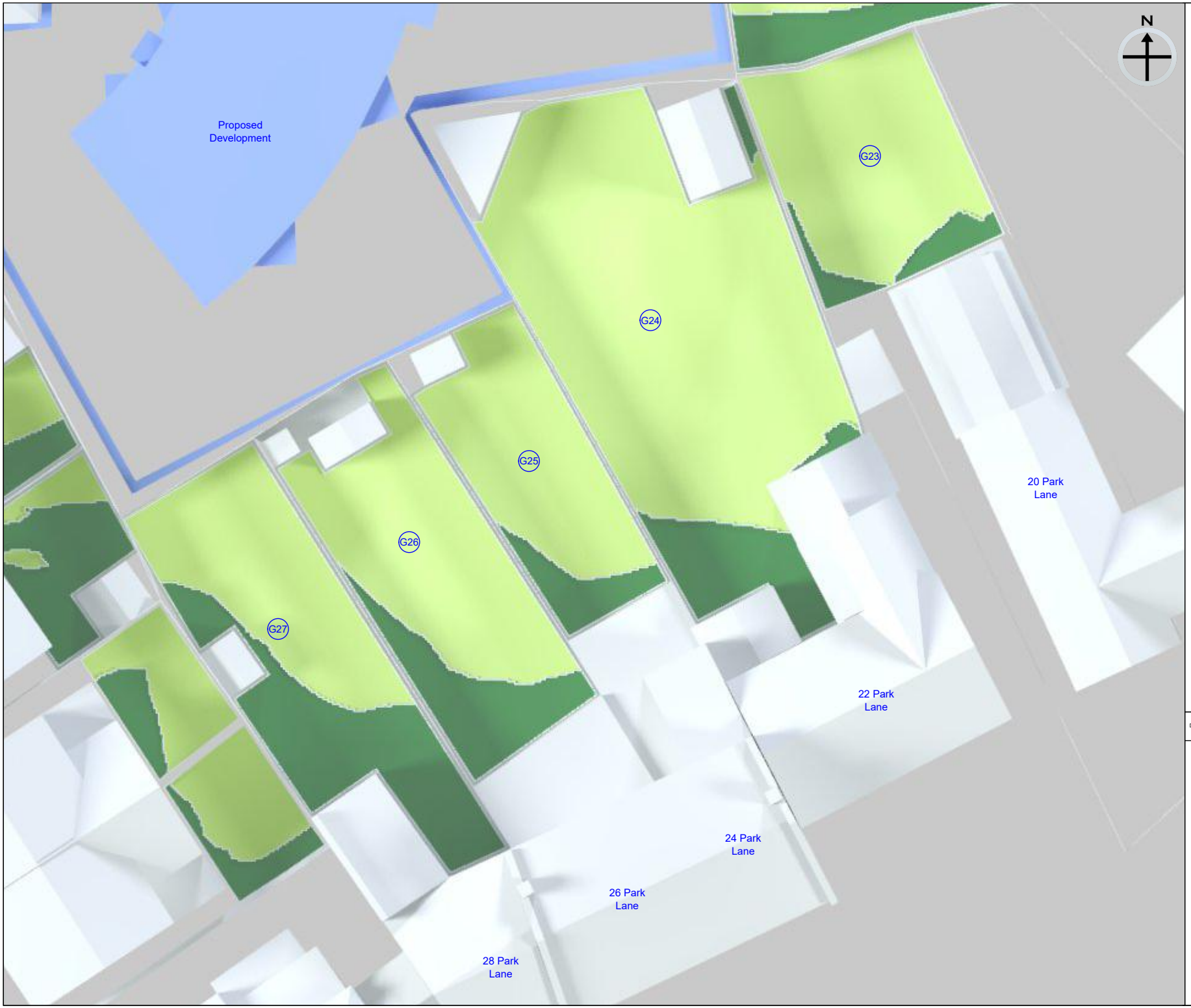

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