



RIGHT OF LIGHT  
CONSULTING  
Chartered Surveyors

# Daylight and Sunlight Report

(Neighbouring Properties)

**14 December 2022**

Sheldon House  
Cromwell Road  
Teddington  
TW11 9EJ

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# 1 EXECUTIVE SUMMARY

## 1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Richmond Housing Partnership Limited to undertake a daylight and sunlight assessment of the proposed development at Sheldon House, Cromwell Road, Teddington TW11 9EJ.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3<sup>rd</sup> Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at 29 to 42 Grosvenor Court, 3 & 4 Davenport Close and 6 Cromwell Road.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.5 All neighbouring windows pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.
- 1.1.6 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

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## 2 INFORMATION SOURCES

### 2.1 Drawings

2.1.1 This report is based on the following drawings:

#### **Clive Chapman Architects**

SH-02	Site Layout & Roof Plan	Rev -
SH-03	Site Layout & Ground Floor Plan	Rev -
SH-06	Floor Plans & Roof Plan	Rev -
SH-07	Block Elevations	Rev -
	Architect 3D Model Existing	Rev -
SH-SK00	Location Plan	Rev -
SH-SK15	Revised Proposals	Rev -

#### **Magnolia Square**

1	Site Plan	Rev -
2	Elevations	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**

##### **6 Cromwell Road:**

555(QA)021	Ground Floor GA Plan	Rev C
555(QA)022	1st Floor GA Plan	Rev C
2386-02	Floor Plans	Rev -

##### **www.rightmove.co.uk**

##### **4 Davenport Close:**

	Floor Plans	Rev -
	Floor Plans	Rev -

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### **3 METHODOLOGY OF THE ASSESSMENT**

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

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3<sup>rd</sup> edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

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

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they

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would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

### **3.3 National Planning Practice Guidance**

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

### **3.4 Daylight to Windows**

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

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

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

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

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

**Test 1 Vertical Sky Component**

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

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

**Test 2 Daylight Distribution**

3.4.8 The distribution of daylight within a room can be calculated by plotting the ‘no 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.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don’t endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.



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### **3.5 Sunlight availability to Windows**

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

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

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

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

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

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

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- 3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.
- 3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

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## **4 RESULTS OF THE ASSESSMENT**

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

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring residential properties at 29 to 42 Grosvenor Court, 3 & 4 Davenport Close and 6 Cromwell Road.

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

### **4.2 Daylight to Windows**

#### Vertical Sky Component

4.2.1 All windows pass the Vertical Sky Component test.

#### Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms 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 pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

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

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

### **4.5 Conclusion**

4.5.1 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

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## 5 CLARIFICATIONS

### 5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 28 March 2022. We have not had access to neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make 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.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

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## APPENDICES

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## **APPENDIX 1**

### WINDOW & GARDEN KEY



3 Davenport Close

4 Davenport Close

Cromwell Road

Fairfax Road

6 Cromwell Road

Proposed Development

29 to 42 Grosvenor Court



6 Cromwell Road

4 Davenport Close

3 Davenport Close

Proposed Development

Cromwell Road

29 to 42 Grosvenor Court

Fairfax Road





3 Davenport Close

4 Davenport Close

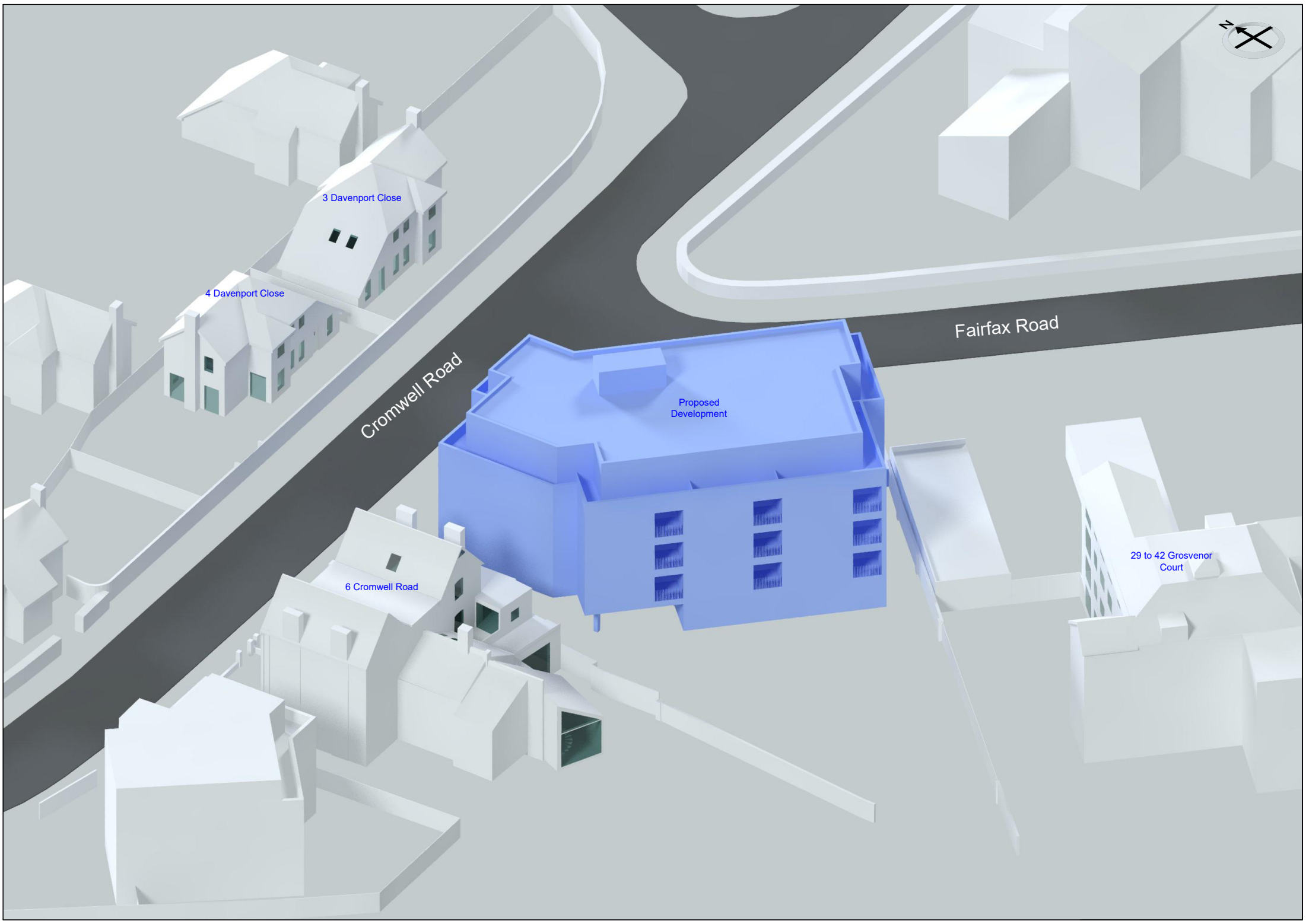
Cromwell Road

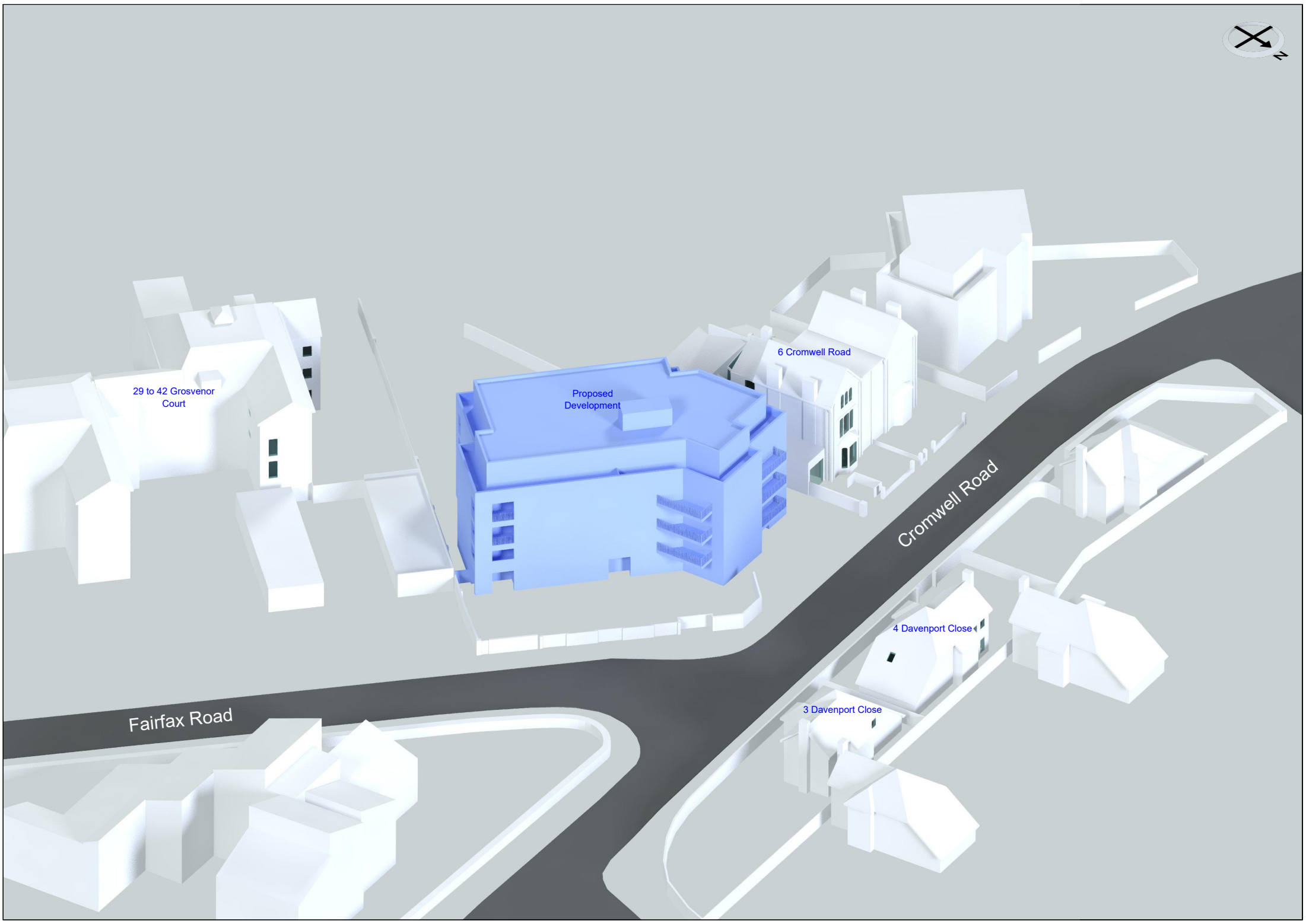
Proposed Development

Fairfax Road

6 Cromwell Road

29 to 42 Grosvenor Court





29 to 42 Grosvenor Court

Proposed Development

6 Cromwell Road

Cromwell Road

Fairfax Road

4 Davenport Close

3 Davenport Close



29 to 42 Grosvenor Court

Proposed Development

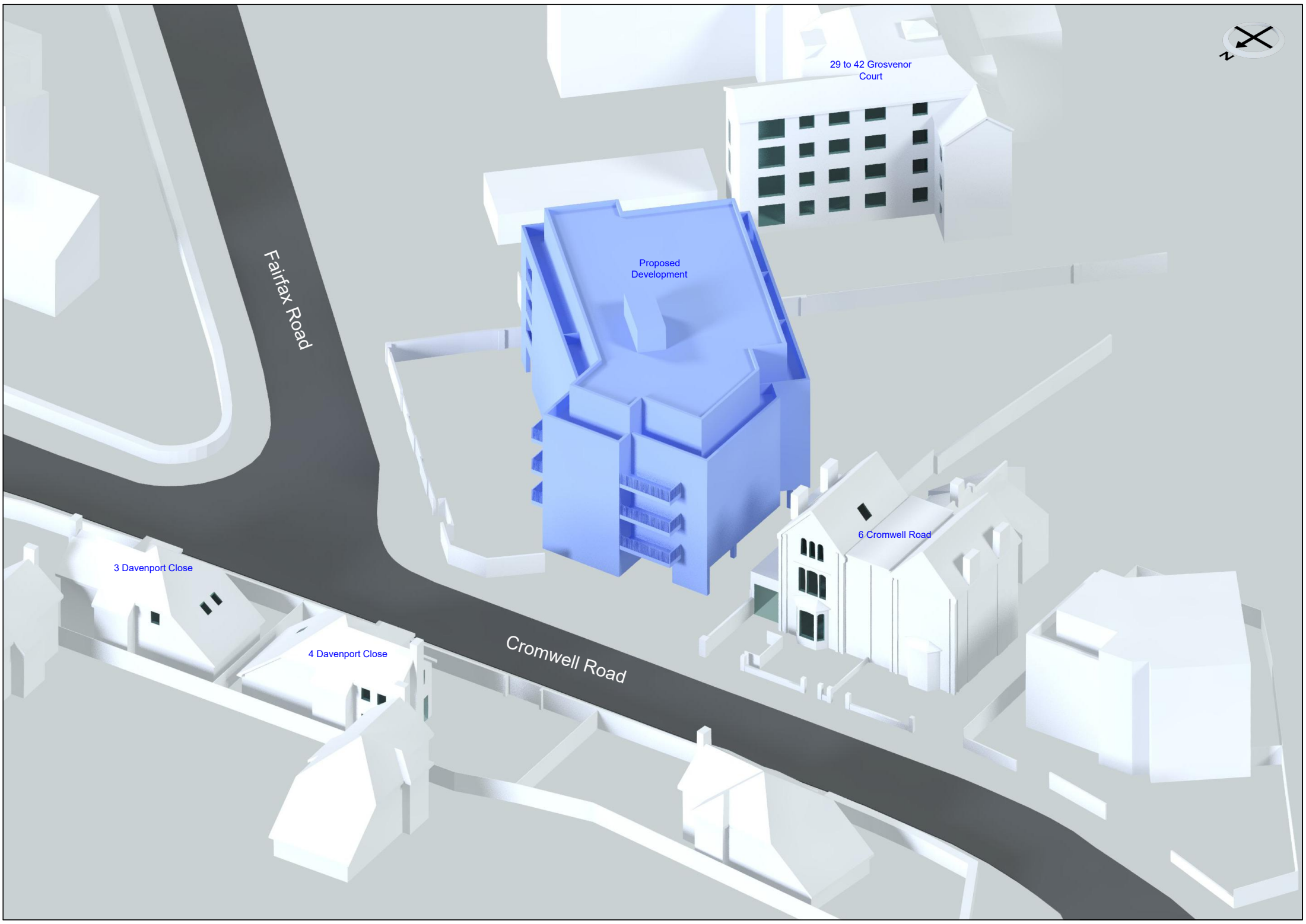
Fairfax Road

6 Cromwell Road

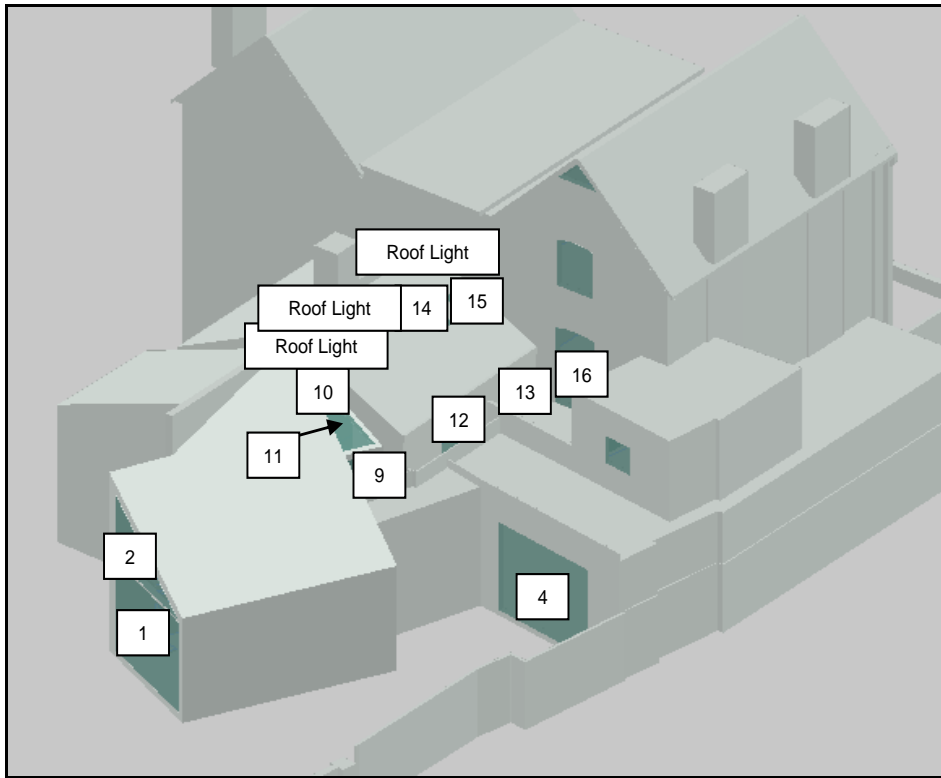
3 Davenport Close

4 Davenport Close

Cromwell Road



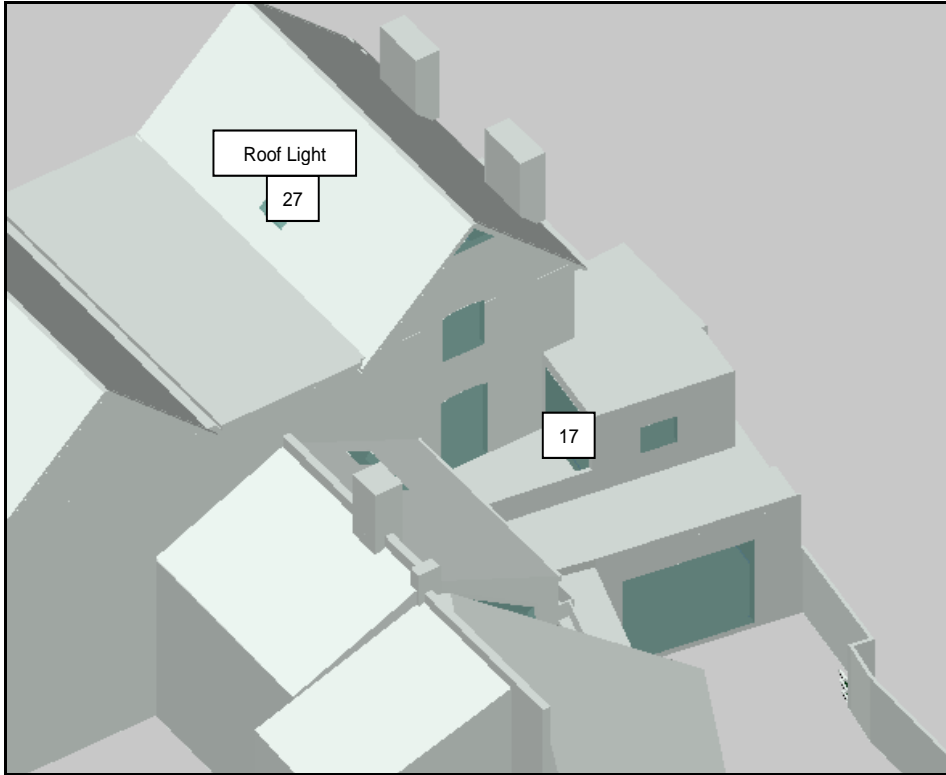
# Neighbouring Windows



**6 Cromwell Road**



**6 Cromwell Road**



**6 Cromwell Road**



**6 Cromwell Road**



**6 Cromwell Road**



**6 Cromwell Road**



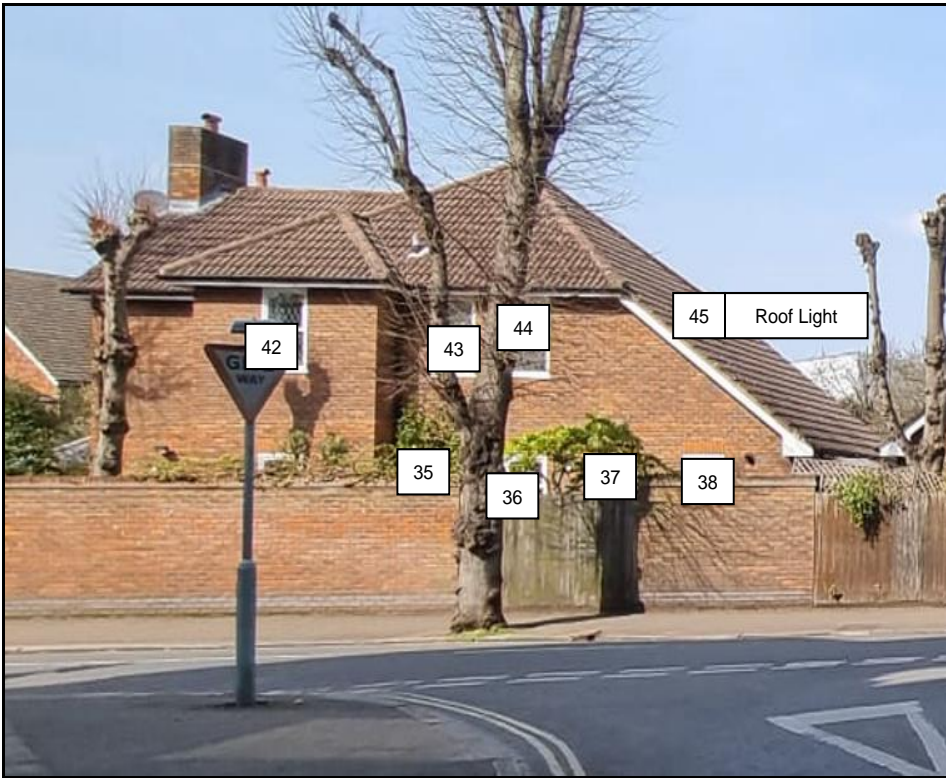
**4 Davenport Close**



**4 Davenport Close**



**4 Davenport Close**



**4 Davenport Close**





**3 Davenport Close**



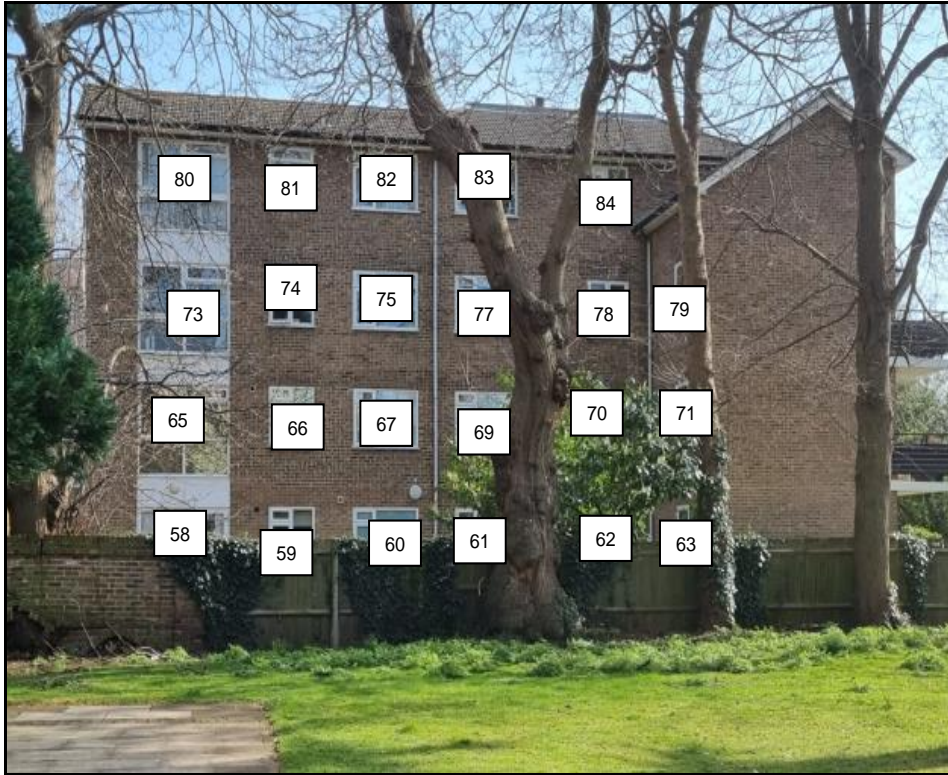
**3 Davenport Close**



**3 Davenport Close**



**29 to 42 Grosvenor Court**



**29 to 42 Grosvenor Court**



**29 to 42 Grosvenor Court**

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## **APPENDIX 2**

### **DAYLIGHT AND SUNLIGHT RESULTS**

## Appendix 2 - Vertical Sky Component

### Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>6 Cromwell Road</u>					
<u>Ground Floor</u>					
Window 1	Garden Room and WC	38.8%	38.8%	0.0%	1.0
Window 2	Garden Room and WC	39.0%	39.0%	0.0%	1.0
Window 3	Garden Room and WC	10.1%	9.1%	1.0%	0.9
Window 4	Kitchen	30.5%	30.3%	0.2%	0.99
Window 5	Garage	34.3%	34.1%	0.2%	0.99
Window 6	Domestic	32.7%	31.1%	1.6%	0.95
Window 7	Domestic	36.6%	36.6%	0.0%	1.0
Window 8	Domestic	31.3%	31.3%	0.0%	1.0
<u>First Floor</u>					
Window 9	Domestic	15.3%	15.7%	-0.4%	1.03
Window 10	Domestic	49.6%	50.2%	-0.6%	1.01
Window 11	Domestic	8.1%	8.1%	0.0%	1.0
Window 12	Domestic	18.8%	18.6%	0.2%	0.99
Window 13	Bathroom/WC	13.1%	13.6%	-0.5%	1.04
Window 14	Bathroom/WC	58.8%	59.5%	-0.7%	1.01
Window 15	Bathroom/WC	47.3%	48.1%	-0.8%	1.02
Window 16	Domestic	30.8%	31.1%	-0.3%	1.01
Window 17	Bathroom/WC	16.4%	16.4%	0.0%	1.0
Window 18	Bathroom/WC	35.3%	35.2%	0.1%	1.0
Window 19	Bathroom/WC	18.5%	15.3%	3.2%	0.83
Window 20	Domestic	38.8%	38.8%	0.0%	1.0
Window 21	Domestic	38.7%	38.7%	0.0%	1.0
Window 22	Domestic	38.7%	38.7%	0.0%	1.0
<u>Second Floor</u>					
Window 23	Domestic	37.0%	37.6%	-0.6%	1.02
Window 24	Domestic	39.4%	39.4%	0.0%	1.0
Window 25	Domestic	39.5%	39.5%	0.0%	1.0
Window 26	Domestic	39.4%	39.4%	0.0%	1.0
<u>Third Floor</u>					
Window 27	Domestic	75.8%	75.8%	0.0%	1.0
Window 28	Domestic	32.9%	33.3%	-0.4%	1.01

## Appendix 2 - Vertical Sky Component

### Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>4 Davenport Close</u>					
<u>Ground Floor</u>					
Window 29	Domestic	21.4%	21.4%	0.0%	1.0
Window 30	Domestic	21.6%	21.6%	0.0%	1.0
Window 31	Domestic	28.4%	28.4%	0.0%	1.0
Window 32	Domestic	33.1%	32.8%	0.3%	0.99
Window 33	Domestic	21.8%	21.2%	0.6%	0.97
Window 34	Domestic	31.0%	29.8%	1.2%	0.96
Window 35	Domestic	29.0%	27.9%	1.1%	0.96
Window 36	Domestic	31.0%	29.9%	1.1%	0.96
Window 37	Domestic	29.4%	28.4%	1.0%	0.97
Window 38	Domestic	30.7%	29.7%	1.0%	0.97
<u>First Floor</u>					
Window 39	Domestic	27.1%	27.1%	0.0%	1.0
Window 40	Domestic	26.9%	26.9%	0.0%	1.0
Window 41	Domestic	32.6%	32.4%	0.2%	0.99
Window 42	Domestic	28.7%	27.9%	0.8%	0.97
Window 43	Domestic	26.5%	25.8%	0.7%	0.97
Window 44	Domestic	28.7%	27.9%	0.8%	0.97
Window 45	Domestic	81.8%	81.9%	-0.1%	1.0
<u>3 Davenport Close</u>					
<u>Ground Floor</u>					
Window 46	Utility	31.2%	30.5%	0.7%	0.98
Window 47	Kitchen/Breakfast	32.7%	32.0%	0.7%	0.98
Window 48	Kitchen/Breakfast	32.3%	31.6%	0.7%	0.98
Window 49	Kitchen/Breakfast	30.6%	30.0%	0.6%	0.98
Window 50	Dining Room	33.2%	32.6%	0.6%	0.98
Window 51	Dining Room	23.4%	23.4%	0.0%	1.0
<u>First Floor</u>					
Window 52	Bedroom	32.4%	32.4%	0.0%	1.0
Window 53	Bedroom	81.5%	81.4%	0.1%	1.0
Window 54	Bedroom	81.5%	81.3%	0.2%	1.0
Window 55	Bedroom	29.9%	29.4%	0.5%	0.98
Window 56	Bathroom/WC	27.9%	27.5%	0.4%	0.99
Window 57	Bedroom	30.6%	30.2%	0.4%	0.99

## Appendix 2 - Vertical Sky Component

### Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>29 to 42 Grosvenor Court</u>					
<u>Ground Floor</u>					
Window 58	Domestic	31.7%	30.5%	1.2%	0.96
Window 59	Domestic	31.7%	30.9%	0.8%	0.97
Window 60	Domestic	31.4%	30.9%	0.5%	0.98
Window 61	Domestic	29.6%	29.2%	0.4%	0.99
Window 62	Domestic	20.2%	20.0%	0.2%	0.99
Window 63	Domestic	20.1%	19.2%	0.9%	0.96
<u>First Floor</u>					
Window 64	Domestic	36.3%	35.4%	0.9%	0.98
Window 65	Domestic	33.1%	32.5%	0.6%	0.98
Window 66	Domestic	33.3%	32.8%	0.5%	0.98
Window 67	Domestic	33.2%	32.9%	0.3%	0.99
Window 68	Domestic	18.7%	18.7%	0.0%	1.0
Window 69	Domestic	31.6%	31.5%	0.1%	1.0
Window 70	Domestic	21.7%	21.6%	0.1%	1.0
Window 71	Domestic	22.3%	21.7%	0.6%	0.97
<u>Second Floor</u>					
Window 72	Domestic	37.3%	36.9%	0.4%	0.99
Window 73	Domestic	34.5%	34.4%	0.1%	1.0
Window 74	Domestic	34.7%	34.7%	0.0%	1.0
Window 75	Domestic	34.8%	34.9%	-0.1%	1.0
Window 76	Domestic	23.5%	23.5%	0.0%	1.0
Window 77	Domestic	34.1%	34.3%	-0.2%	1.01
Window 78	Domestic	25.1%	25.3%	-0.2%	1.01
Window 79	Domestic	25.8%	25.6%	0.2%	0.99
<u>Third Floor</u>					
Window 80	Domestic	30.0%	30.5%	-0.5%	1.02
Window 81	Domestic	32.1%	32.6%	-0.5%	1.02
Window 82	Domestic	32.3%	32.8%	-0.5%	1.02
Window 83	Domestic	32.4%	32.9%	-0.5%	1.02
Window 84	Domestic	31.5%	31.9%	-0.4%	1.01

## Appendix 2 - Daylight Distribution

### Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>6 Cromwell Road</u>					
<u>Ground Floor</u>					
Windows 1 to 3	Garden Room and WC	100%	100%	0.0%	1.0
Window 4	Kitchen	74%	72%	2.0%	0.97
Window 5	Garage	100%	100%	0.0%	1.0
Windows 6 to 8	Domestic	99%	99%	0.0%	1.0
Window 1 to 3	Staircase	100%	100%	0.0%	1.0
<u>Mezzanine Floor</u>					
Windows 1 to 3	Domestic	100%	100%	0.0%	1.0
<u>First Floor</u>					
Windows 9 & 10	Domestic	98%	98%	0.0%	1.0
Windows 11 & 12	Domestic	81%	79%	2.0%	0.98
Windows 13 to 15	Bathroom/WC	100%	100%	0.0%	1.0
Window 16	Domestic	95%	97%	-2.0%	1.02
Windows 17 to 19	Bathroom/WC	100%	100%	0.0%	1.0
Windows 20 to 22	Domestic	97%	97%	0.0%	1.0
<u>Second Floor</u>					
Window 23	Domestic	95%	96%	-1.0%	1.01
Windows 24 to 26	Domestic	92%	92%	0.0%	1.0
<u>Third Floor</u>					
Windows 27 & 28	Domestic	99%	99%	0.0%	1.0
<u>3 Davenport Close</u>					
<u>Ground Floor</u>					
Window 46	Utility	93%	93%	0.0%	1.0
Windows 47 to 49	Kitchen/Breakfast	98%	98%	0.0%	1.0
Windows 50 & 51	Dining Room	100%	100%	0.0%	1.0



## Appendix 2 - Daylight Distribution

### Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Windows 52 & 53	Bedroom	92%	92%	0.0%	1.0
Windows 54 & 55	Bedroom	95%	95%	0.0%	1.0
Window 56	Bathroom/WC	95%	95%	0.0%	1.0
Window 57	Bedroom	97%	97%	0.0%	1.0

## Appendix 2 - Sunlight to Windows

### Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>6 Cromwell Road</u>									
<u>Ground Floor</u>									
Window 1	Garden Room and WC	84%	84%	0%	1.0	28%	28%	0%	1.0
Window 2	Garden Room and WC	85%	85%	0%	1.0	28%	28%	0%	1.0
Window 4	Kitchen	60%	61%	-1%	1.02	20%	19%	1%	0.95
<u>Mezzanine Floor</u>									
<u>First Floor</u>									
Window 9	Domestic	15%	18%	-3%	1.2	0%	0%	0%	1.0
Window 10	Domestic	39%	41%	-2%	1.05	6%	6%	0%	1.0
Window 11	Domestic	20%	21%	-1%	1.05	2%	2%	0%	1.0
Window 16	Domestic	64%	65%	-1%	1.02	21%	21%	0%	1.0
Window 17	Bathroom/WC	38%	38%	0%	1.0	12%	12%	0%	1.0
Window 18	Bathroom/WC	71%	69%	2%	0.97	23%	23%	0%	1.0
<u>Second Floor</u>									
Window 23	Domestic	74%	80%	-6%	1.08	28%	29%	-1%	1.04
<u>Third Floor</u>									
Window 27	Domestic	72%	72%	0%	1.0	21%	21%	0%	1.0
Window 28	Domestic	62%	65%	-3%	1.05	27%	28%	-1%	1.04
<u>4 Davenport Close</u>									
<u>Ground Floor</u>									
Window 31	Domestic	37%	37%	0%	1.0	7%	7%	0%	1.0
Window 32	Domestic	49%	48%	1%	0.98	12%	11%	1%	0.92
Window 33	Domestic	46%	44%	2%	0.96	15%	13%	2%	0.87
Window 34	Domestic	79%	77%	2%	0.97	22%	20%	2%	0.91
Window 35	Domestic	65%	64%	1%	0.98	19%	18%	1%	0.95
Window 36	Domestic	72%	71%	1%	0.99	20%	19%	1%	0.95
Window 37	Domestic	67%	66%	1%	0.99	20%	19%	1%	0.95
Window 38	Domestic	75%	72%	3%	0.96	23%	20%	3%	0.87
<u>First Floor</u>									
Window 41	Domestic	48%	46%	2%	0.96	14%	12%	2%	0.86
Window 42	Domestic	71%	71%	0%	1.0	23%	23%	0%	1.0
Window 43	Domestic	61%	61%	0%	1.0	19%	19%	0%	1.0
Window 44	Domestic	67%	66%	1%	0.99	22%	21%	1%	0.95

## Appendix 2 - Sunlight to Windows

### Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>3 Davenport Close</u>									
<u>Ground Floor</u>									
Window 46	Utility	68%	68%	0%	1.0	20%	20%	0%	1.0
Window 47	Kitchen/Breakfast	75%	75%	0%	1.0	23%	23%	0%	1.0
Window 48	Kitchen/Breakfast	75%	75%	0%	1.0	23%	23%	0%	1.0
Window 49	Kitchen/Breakfast	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 50	Dining Room	80%	80%	0%	1.0	23%	23%	0%	1.0
<u>First Floor</u>									
Window 53	Bedroom	74%	74%	0%	1.0	20%	20%	0%	1.0
Window 54	Bedroom	74%	73%	1%	0.99	20%	19%	1%	0.95
Window 55	Bedroom	68%	67%	1%	0.99	24%	23%	1%	0.96
Window 56	Bathroom/WC	59%	60%	-1%	1.02	25%	26%	-1%	1.04
Window 57	Bedroom	72%	73%	-1%	1.01	24%	25%	-1%	1.04
<u>29 to 42 Grosvenor Court</u>									
<u>First Floor</u>									
Window 68	Domestic	22%	22%	0%	1.0	1%	1%	0%	1.0
<u>Second Floor</u>									
Window 76	Domestic	34%	34%	0%	1.0	1%	1%	0%	1.0

## Appendix 2 - Overshadowing to Gardens and Open Spaces

### Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						Ratio
		Before		After		Loss		
<u>6 Cromwell Road</u>								
<u>Ground Floor</u>								
Garden 1	304.11 m2	303.06 m2	100%	303.06 m2	100%	0.0 m2	0%	1.0
Garden 2	23.0 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>4 Davenport Close</u>								
<u>Ground Floor</u>								
Garden 3	205.49 m2	161.0 m2	78%	161.01 m2	78%	-0.01 m2	0%	1.0
<u>3 Davenport Close</u>								
<u>Ground Floor</u>								
Garden 4	326.12 m2	277.85 m2	85%	277.85 m2	85%	0.0 m2	0%	1.0
<u>29 to 42 Grosvenor Court</u>								
<u>Ground Floor</u>								
Garden 5	407.65 m2	385.07 m2	94%	385.07 m2	94%	0.0 m2	0%	1.0




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## **APPENDIX 3**

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



**Key**

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



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



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