



RIGHT OF LIGHT  
CONSULTING  
Chartered Surveyors

# Daylight and Sunlight Report

(Within Development)

**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 in connection with the development at Sheldon House, Cromwell Road, Teddington TW11 9EJ. The aim of the assessment is to check whether the proposed accommodation will provide its future occupiers with adequate levels of natural light.
- 1.1.2 The assessment is based on the numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide, 3<sup>rd</sup> Edition' by P J Littlefair 2022.
- 1.1.3 Appendix 1 identifies the windows and amenity areas analysed in this assessment. Daylight provision data and contours for the habitable rooms are presented in Appendix 2. Exposure to sunlight data is provided in Appendix 3. Overshadowing to gardens and opens spaces data and contours drawings are provided in Appendix 4.
- 1.1.4 The numerical results demonstrate that the proposed development design achieves a high level of compliance with the BRE recommendations. Whilst a number of rooms do not meet the recommendations, the results are not unusual in the context of an urban location. In our professional opinion, the proposed design will provide the development's future occupiers with adequate levels of natural light. We consider the proposed development to be consistent with the NPPF, which requires developments to provide acceptable living standards whilst making efficient use of land.

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## 2 INFORMATION SOURCES

### 2.1 Documents Considered

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 -

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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, 3<sup>rd</sup> Edition’ by P J Littlefair 2022. The BRE guide is based on European standard BS EN 17037 ‘Daylight in Buildings’, 2019 (BS EN 17037).
- 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:

“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 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 Interior Daylighting**

3.4.1 The BRE guide recommends that interior daylighting is checked using the daylight provision test set out in BS EN 17037. The test measures both the amount of daylight, as well as the distribution of daylight within a room. The test is applied to habitable rooms within domestic properties. A kitchen is generally deemed to be a habitable room if it is large enough to accommodate a dining area. If the kitchen is small, or if the property has a separate dining area, then the accepted practice is to treat the kitchen as a non-habitable room.

3.4.2 The assessment is carried out using a grid of points on a horizontal reference plane in each room. In accordance with the BRE recommendations, we have set the reference plane at 850mm above the floor and have excluded assessment points from a 0.3m wide band around the perimeter of each room.

3.4.3 The UK National Annex to BS EN 17037 gives UK specific minimum illuminance recommendations which we have set as the targets for this project. The targets comprise of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens to be exceeded over at least 50% of the reference plane.

3.4.4 Where a room has a shared use, the highest target should apply. However, the BRE guide explains that there is a discretionary element to this. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.

3.4.5 The data in Appendix 2 includes the lux target we have assigned to each room, together with the percentage of the reference plane that meets the target. The median illuminance (lux) achieved for each room is also presented. Where the median

illuminance exceeds the lux target, this means the lux target has been achieved over at least 50% of the assessment grid.

3.4.6 The daylight provision test may be carried out using either the daylight factor method, or the interior illuminance method. For the purpose of this assessment, we have adopted the daylight factor method. Using the conversion table set out in the BRE guide, we have expressed the results in terms of lux.

3.4.7 Since the assessment is based on a computer simulation, it is necessary to set various surface reflectance values. For example, a 0.6 reflectance means that 60% of the light hitting the surface will be reflected. The BRE guide states that it is necessary to make an allowance for the deterioration of surface finishes. Furniture within the rooms will also have an impact on daylight provision. Since the computer model used in the simulation does not include furniture, the BRE guide recommends that an allowance for this is also made within the reflectance values. For this reason, we have set out below, both the manufacturer's reflectance values, and the values used in the simulation. The simulation values include allowances for furniture and the deterioration of the surfaces. Should product substitutions be required, products with equal reflectance values should be chosen to ensure the daylight results presented in this report are achieved.

Surface	Product	Product Reflectance	Simulation Reflectance
Interior walls	Dulux Light & Space Absolute White	0.93	0.8
Window reveals	Dulux Light & Space Absolute White	0.93	0.8
Ceilings	Dulux Light & Space Absolute White	0.93	0.8
Floors	Kahrs engineered wood (Ash Air)	0.76	0.4
Development cladding	BRE default value	n/a	0.2
Balcony floors	Portland Stone	0.6	0.5
Balcony soffits	Dulux Weathershield Brilliant White	0.92	0.6
Neighbouring buildings	BRE default value	n/a	0.2
Mirror	Generic value	n/a	0.95
Glass	Generic value	n/a	0.1
Exterior ground	BRE default value	n/a	0.2

3.4.8 The simulation is based on double-glazed windows with a glazed area that equates to 80% of the structural opening size. The glazing consists of a Pilkington 4mm Optifloat Clear outer pane and a Pilkington 6.4mm OptiLam K Glass S inner pane, which has an overall manufacturer's direct transmittance of 0.82. In accordance with the BRE guide, the simulation includes maintenance factors to allow for the effect of dirt on the glazing.



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### **3.5 Exposure to Sunlight**

- 3.5.1 The BRE guide states that the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.
- 3.5.2 The BRE guide states that, in general, a dwelling will appear reasonably sunlit provided:
- at least one main window wall faces within 90 degrees of due south, and
  - a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.
- 3.3.1 The guide states that, where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations.

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

- 3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:
- Gardens, usually the main back garden of a house
  - Parks and playing fields
  - Children's playgrounds
  - Outdoor swimming pools and paddling pools
  - Sitting out areas, such as those between non-domestic buildings and in public squares
  - Focal points for views such as a group of monuments or fountains.
- 3.6.2 The BRE guide recommends that, for an open space to appear adequately lit throughout the year, at least 50% of its area should receive two hours of sunlight on 21st March.

### **3.7 Trees and Hedges**

- 3.7.1 Appendix G of the BRE guide gives guidance on trees and hedges. The guide states that trees and hedges vary in their effects on skylight and sunlight and most tree species will cast partial shade.

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- 3.7.2 In accordance with the BRE guide, we have factored the transparency and reflectance characteristics of any nearby trees and hedges into the daylight and sunlight calculations. Tables G1 and G2 in Appendix G of the BRE guide outline the transparency and reflectance values for a number of common tree types, which we used as a basis for our assessment.
- 3.7.3 When applying the daylight provision test to a property which has deciduous trees surrounding it, the calculations are repeated for summer and winter conditions. In the winter, when the tree crown has a much higher transparency, more light is able to penetrate through the branches. Therefore, in the winter daylight provision is usually higher than in the summer when the tree is in full bloom.
- 3.7.4 The BRE guide notes that, if the recommended daylight provision targets are exceeded in both summer and winter, then daylight would be considered adequate. The guide adds that, for a room where the minimum value is exceeded in winter but not in summer, daylight provision year-round is still likely to be adequate, but it is clear that the trees are having some effect on daylight.
- 3.7.5 The BRE guide recommends that where trees may affect exposure to sunlight, the calculations should first be carried out with deciduous trees treated as opaque objects. The calculations should then be repeated without deciduous trees entirely. This gives the range of potential sunlight hours. Evergreen trees and hedges should also always be assessed as opaque objects.
- 3.7.6 If the minimum recommendation is met with opaque trees, then sunlight would be adequate. If the minimum recommendation is not reached with either opaque trees or no trees, then sunlight would be considered inadequate. For a room where the recommendation is exceeded without trees, but not with opaque trees, sunlight provision may be adequate, but the trees will have some effect on the sunlight received.
- 3.7.7 For the gardens and open spaces test, the guides states that trees and shrubs are not normally included in the calculation unless a dense belt or group of evergreens is specifically planned as a windbreak or for privacy purposes. This is partly because the dappled shade of a tree is more pleasant than the deep shadow of a building. For the purpose of our assessment, we have therefore discounted the overshadowing effect of deciduous trees.

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## 4 RESULTS OF THE ASSESSMENT

### 4.1 Windows and Amenity Areas Analysed

- 4.1.1 Appendix 1 identifies the windows serving habitable rooms analysed in this assessment.
- 4.1.2 We have also identified the outdoor amenity areas that have been assessed.

### 4.2 Interior Daylighting

- 4.2.1 Daylight provision data and contours for the habitable rooms are presented in Appendix 2.
- 4.2.2 The results confirm that a number of rooms fall short of the daylight provision targets during the summer. However, the BRE guide explains that providing the targets are met in the winter months, daylight year-round is likely to be adequate. In this case, around 59% of all habitable rooms tested meet or surpass the BRE minimum winter recommendations (i.e. 40 of the total 68 rooms pass their winter Daylight Factor targets). This is a very high level of compliance in the context of an urban development site.

### 4.3 Exposure to Sunlight

- 4.3.1 Exposure to sunlight data is provided in Appendix 3.
- 4.3.2 In the case of the proposed development, 23 of the 27 units have at least one habitable room window which faces within 90 degrees of due south. 23 units have a living room window which faces within 90 degrees of due south. When considering the deciduous trees as opaque objects, 25 of the 27 units have a living room which receives a total of at least 1.5 hours of sunlight on 21 March.
- 4.3.3 The BRE guide acknowledges that in some cases, it may not be possible for every dwelling to achieve ideal levels of sunlight. The guide explains that where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that:
- faces within 90 degrees of due south, and
  - can receive a total of at least 1.5 hours of sunlight on 21 March.

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4.3.4 In our opinion, the proposed development represents good site layout design. Since the design maximises sunlight availability, as far as practically possible given the constraints of the site, the BRE exposure to sunlight recommendations for groups of dwellings have been met.

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

4.4.1 Overshadowing to gardens and opens spaces data and contours drawings are provided in Appendix 4.

4.4.2 The results show that 83% or more of the area of each amenity space will receive at least two hours of sunlight on 21 March. This is significantly better than the BRE recommendation which states that at least 50% of any garden or amenity area should receive at least two hours of sunlight on 21 March. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test.

#### **4.5 Conclusion**

4.5.1 The numerical results demonstrate that the proposed development design achieves a high level of compliance with the BRE recommendations. Whilst a number of rooms do not meet the recommendations, the results are not unusual in the context of an urban location. In our professional opinion, the proposed design will provide the development's future occupiers with adequate levels of natural light. We consider the proposed development to be consistent with the NPPF, which requires developments to provide acceptable living standards whilst making efficient use of land.

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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 of the proposed development as set out in section 2.1, 3.1 and 3.3 of the BRE guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report. The assessment has been undertaken without access to the proposed development site or neighbouring properties.
- 5.1.4 We have undertaken the survey following the guidelines of the RICS publication "Surveying Safely". Where limited access is available, assumptions will have been made.
- 5.1.5 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 KEY



Proposed  
Development

Cromwell Road

107

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109

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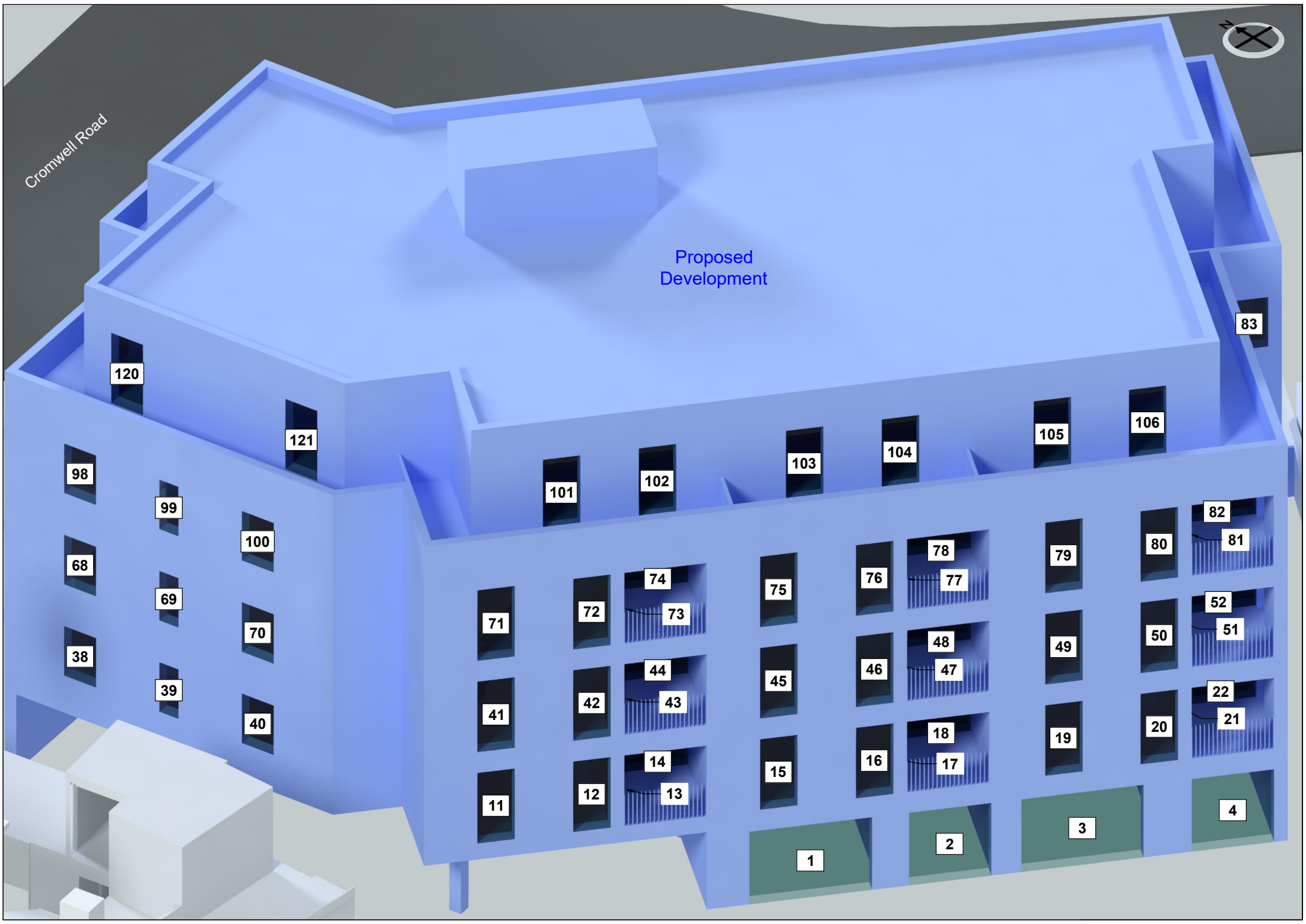
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Cromwell Road

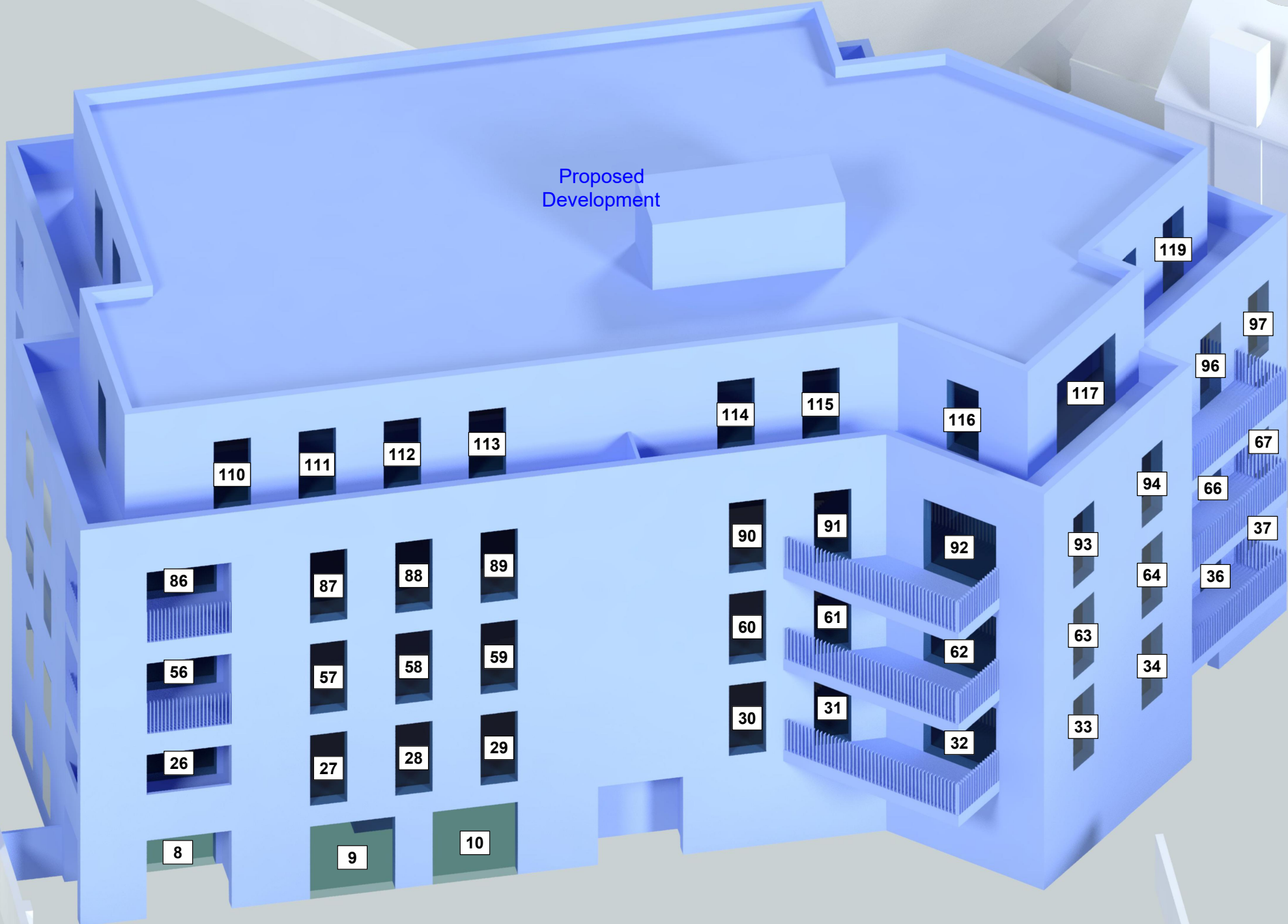


Proposed  
Development





Proposed  
Development





Proposed  
Development

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## **APPENDIX 2**

### **DAYLIGHT PROVISION DATA & CONTOURS**

## Appendix 2 - Daylight Provision (Summer)

Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Flat 1</u>						
<u>Ground Floor</u>						
Window 1	Living/Dining/Kitchen	200	50%	57%	Yes	215
Window 2	Bedroom	100	50%	97%	Yes	187
<u>Flat 2</u>						
<u>Ground Floor</u>						
Window 3	Living/Dining/Kitchen	200	50%	47%	No	191
Window 4	Bedroom	100	50%	68%	Yes	122
<u>Flat 3</u>						
<u>Ground Floor</u>						
Windows 5 to 8	Living/Dining/Kitchen	200	50%	27%	No	127
Window 9	Bedroom	100	50%	100%	Yes	375
Window 10	Bedroom	100	50%	100%	Yes	281
<u>Flat 4</u>						
<u>First Floor</u>						
Windows 11 to 13	Living/Dining/Kitchen	200	50%	6%	No	68
Window 14	Bedroom	100	50%	1%	No	50
<u>Flat 5</u>						
<u>First Floor</u>						
Windows 15 to 17	Living/Dining/Kitchen	200	50%	15%	No	94
Window 18	Bedroom	100	50%	1%	No	47
<u>Flat 6</u>						
<u>First Floor</u>						
Windows 19 to 21	Living/Dining/Kitchen	200	50%	9%	No	70
Window 22	Bedroom	100	50%	0%	No	34

## Appendix 2 - Daylight Provision (Summer)

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

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Flat 7</u>						
<u>First Floor</u>						
Windows 23 to 26	Living/Dining/Kitchen	200	50%	42%	No	175
Window 27	Bedroom	100	50%	71%	Yes	115
Window 28	Bedroom	100	50%	92%	Yes	146
Window 29	Bedroom	100	50%	87%	Yes	139
<u>Flat 8</u>						
<u>First Floor</u>						
Window 30	Bedroom	100	50%	81%	Yes	144
Window 31	Bedroom	100	50%	45%	No	91
Windows 32 to 34	Living/Dining/Kitchen	200	50%	95%	Yes	334
<u>Flat 9</u>						
<u>First Floor</u>						
Window 35	Bedroom	100	50%	65%	Yes	109
Windows 36 to 39	Living/Dining/Kitchen	200	50%	19%	No	121
Window 40	Bedroom	100	50%	30%	No	62
<u>Flat 10</u>						
<u>Second Floor</u>						
Windows 41 to 43	Living/Dining/Kitchen	200	50%	4%	No	47
Window 44	Bedroom	100	50%	0%	No	35
<u>Flat 11</u>						
<u>Custom Floor</u>						
Windows 45 to 47	Living/Dining/Kitchen	200	50%	20%	No	90
Window 48	Bedroom	100	50%	0%	No	39
<u>Flat 12</u>						
<u>Second Floor</u>						
Windows 49 to 51	Living/Dining/Kitchen	200	50%	14%	No	69
Window 52	Bedroom	100	50%	0%	No	20

## Appendix 2 - Daylight Provision (Summer)

Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Flat 13</u>						
<u>Second Floor</u>						
Windows 53 to 56	Living/Dining/Kitchen	200	50%	44%	No	181
Window 57	Bedroom	100	50%	19%	No	72
Window 58	Bedroom	100	50%	37%	No	85
Window 59	Bedroom	100	50%	41%	No	92
<u>Flat 14</u>						
<u>Custom Floor</u>						
Window 60	Bedroom	100	50%	80%	Yes	132
Window 61	Bedroom	100	50%	37%	No	77
Windows 62 to 64	Living/Dining/Kitchen	200	50%	97%	Yes	332
<u>Flat 15</u>						
<u>Second Floor</u>						
Window 65	Bedroom	100	50%	58%	Yes	105
Windows 66 to 69	Living/Dining/Kitchen	200	50%	12%	No	96
Window 70	Bedroom	100	50%	59%	Yes	112
<u>Flat 16</u>						
<u>Third Floor</u>						
Windows 71 to 73	Living/Dining/Kitchen	200	50%	7%	No	41
Window 74	Bedroom	100	50%	0%	No	27
<u>Flat 17</u>						
<u>Third Floor</u>						
Windows 75 to 77	Living/Dining/Kitchen	200	50%	30%	No	108
Window 78	Bedroom	100	50%	1%	No	35

## Appendix 2 - Daylight Provision (Summer)

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

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Flat 18</u>						
<u>Third Floor</u>						
Windows 79 to 81	Living/Dining/Kitchen	200	50%	27%	No	87
Window 82	Bedroom	100	50%	0%	No	19
<u>Flat 19</u>						
<u>Third Floor</u>						
Windows 83 to 86	Living/Dining/Kitchen	200	50%	53%	Yes	207
Window 87	Bedroom	100	50%	7%	No	47
Window 88	Bedroom	100	50%	11%	No	50
Window 89	Bedroom	100	50%	15%	No	60
<u>Flat 20</u>						
<u>Third Floor</u>						
Window 90	Bedroom	100	50%	69%	Yes	118
Window 91	Bedroom	100	50%	58%	Yes	108
Windows 92 to 94	Living/Dining/Kitchen	200	50%	99%	Yes	380
<u>Flat 21</u>						
<u>Third Floor</u>						
Window 95	Bedroom	100	50%	100%	Yes	234
Windows 96 to 99	Living/Dining/Kitchen	200	50%	75%	Yes	284
Window 100	Bedroom	100	50%	85%	Yes	155
<u>Flat 22</u>						
<u>Fourth Floor</u>						
Window 101	Bedroom	100	50%	80%	Yes	137
Window 102	Living/Dining/Kitchen	200	50%	20%	No	88
<u>Flat 23</u>						
<u>Custom Floor</u>						
Window 103	Bedroom	100	50%	67%	Yes	123
Window 104	Living/Dining/Kitchen	200	50%	22%	No	91



## Appendix 2 - Daylight Provision (Summer)





Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Flat 24</u>						
<u>Fourth Floor</u>						
Window 105	Bedroom	100	50%	83%	Yes	147
Windows 106 to 108	Living/Dining/Kitchen	200	50%	100%	Yes	398
<u>Flat 25</u>						
<u>Custom Floor</u>						
Windows 109 & 110	Living/Dining/Kitchen	200	50%	40%	No	153
Windows 111 & 112	Bedroom	100	50%	99%	Yes	180
Window 113	Bedroom	100	50%	40%	No	90
<u>Flat 26</u>						
<u>Fourth Floor</u>						
Windows 114 & 115	Bedroom	100	50%	100%	Yes	285
Windows 116 & 117	Living/Dining/Kitchen	200	50%	97%	Yes	433
<u>Flat 27</u>						
<u>Custom Floor</u>						
Windows 118 to 120	Living/Dining/Kitchen	200	50%	94%	Yes	325
Window 121	Bedroom	100	50%	100%	Yes	203

**Proposed Ground Floor**

**Daylight Provision Contours**



- Key:
-  Area above target lux threshold
  -  Area below target lux threshold
  -  Window reference
  -  Gardens and Amenity Areas

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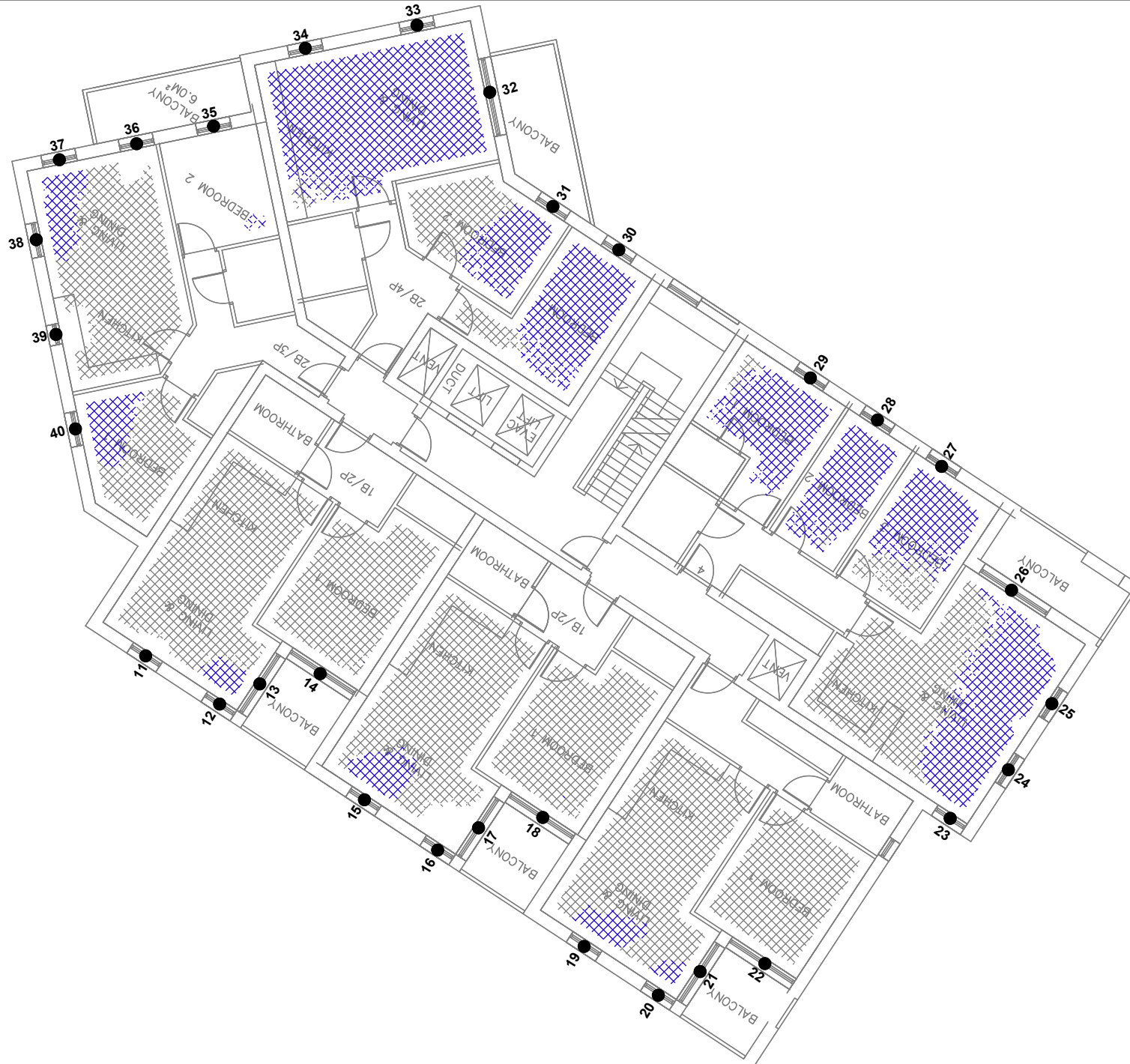
Drawing No: 1 of 5 Rev. .




Rev	Date	Details of revision



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- Key:
-  Area above target lux threshold
  -  Area below target lux threshold
  -  Window reference

Drawing Title: Daylight Provision Contours

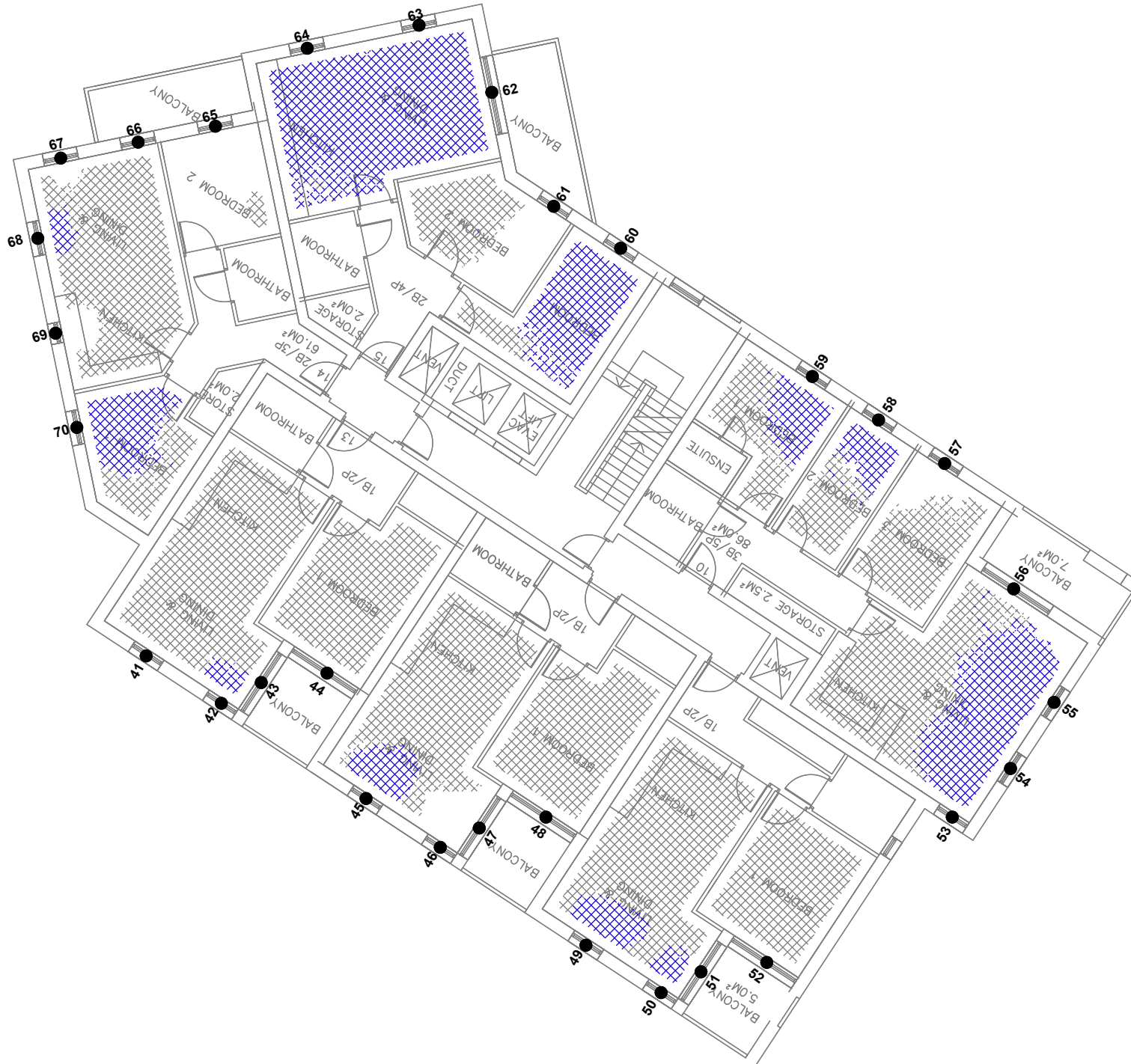
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Drawing No: 2 of 5 Rev. .

Rev	Date	Details of revision



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- Key:
-  Area above target lux threshold
  -  Area below target lux threshold
  -  Window reference

Drawing Title: Daylight Provision Contours

Scale: Do not scale




Drawing No: 3 of 5 Rev. .

Rev	Date	Details of revision



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- Key:
-  Area above target lux threshold
  -  Area below target lux threshold
  -  Window reference

Drawing Title: Daylight Provision Contours

Scale: Do not scale




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Rev	Date	Details of revision



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- Key:
-  Area above target lux threshold
  -  Area below target lux threshold
  -  Window reference

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 5 of 5 Rev. .

Rev	Date	Details of revision



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## Appendix 2 - Daylight Provision (Winter)

Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Flat 1</u>						
<u>Ground Floor</u>						
Window 1	Living/Dining/Kitchen	200	50%	71%	Yes	260
Window 2	Bedroom	100	50%	99%	Yes	230
<u>Flat 2</u>						
<u>Ground Floor</u>						
Window 3	Living/Dining/Kitchen	200	50%	64%	Yes	238
Window 4	Bedroom	100	50%	84%	Yes	158
<u>Flat 3</u>						
<u>Ground Floor</u>						
Windows 5 to 8	Living/Dining/Kitchen	200	50%	34%	No	138
Window 9	Bedroom	100	50%	100%	Yes	425
Window 10	Bedroom	100	50%	100%	Yes	318
<u>Flat 4</u>						
<u>First Floor</u>						
Windows 11 to 13	Living/Dining/Kitchen	200	50%	22%	No	103
Window 14	Bedroom	100	50%	6%	No	57
<u>Flat 5</u>						
<u>First Floor</u>						
Windows 15 to 17	Living/Dining/Kitchen	200	50%	26%	No	116
Window 18	Bedroom	100	50%	4%	No	55
<u>Flat 6</u>						
<u>First Floor</u>						
Windows 19 to 21	Living/Dining/Kitchen	200	50%	18%	No	93
Window 22	Bedroom	100	50%	1%	No	46

## Appendix 2 - Daylight Provision (Winter)

Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Flat 7</u>						
<u>First Floor</u>						
Windows 23 to 26	Living/Dining/Kitchen	200	50%	49%	No	195
Window 27	Bedroom	100	50%	92%	Yes	139
Window 28	Bedroom	100	50%	99%	Yes	188
Window 29	Bedroom	100	50%	97%	Yes	175
<u>Flat 8</u>						
<u>First Floor</u>						
Window 30	Bedroom	100	50%	85%	Yes	158
Window 31	Bedroom	100	50%	51%	Yes	100
Windows 32 to 34	Living/Dining/Kitchen	200	50%	97%	Yes	346
<u>Flat 9</u>						
<u>First Floor</u>						
Window 35	Bedroom	100	50%	78%	Yes	119
Windows 36 to 39	Living/Dining/Kitchen	200	50%	41%	No	174
Window 40	Bedroom	100	50%	31%	No	68
<u>Flat 10</u>						
<u>Second Floor</u>						
Windows 41 to 43	Living/Dining/Kitchen	200	50%	20%	No	89
Window 44	Bedroom	100	50%	1%	No	49
<u>Flat 11</u>						
<u>Custom Floor</u>						
Windows 45 to 47	Living/Dining/Kitchen	200	50%	29%	No	115
Window 48	Bedroom	100	50%	2%	No	49



## Appendix 2 - Daylight Provision (Winter)

Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Flat 12</u>						
<u>Second Floor</u>						
Windows 49 to 51	Living/Dining/Kitchen	200	50%	24%	No	95
Window 52	Bedroom	100	50%	0%	No	33
<u>Flat 13</u>						
<u>Second Floor</u>						
Windows 53 to 56	Living/Dining/Kitchen	200	50%	55%	Yes	211
Window 57	Bedroom	100	50%	61%	Yes	108
Window 58	Bedroom	100	50%	80%	Yes	134
Window 59	Bedroom	100	50%	89%	Yes	136
<u>Flat 14</u>						
<u>Custom Floor</u>						
Window 60	Bedroom	100	50%	85%	Yes	153
Window 61	Bedroom	100	50%	46%	No	93
Windows 62 to 64	Living/Dining/Kitchen	200	50%	98%	Yes	350
<u>Flat 15</u>						
<u>Second Floor</u>						
Window 65	Bedroom	100	50%	76%	Yes	118
Windows 66 to 69	Living/Dining/Kitchen	200	50%	42%	No	178
Window 70	Bedroom	100	50%	62%	Yes	117
<u>Flat 16</u>						
<u>Third Floor</u>						
Windows 71 to 73	Living/Dining/Kitchen	200	50%	22%	No	86
Window 74	Bedroom	100	50%	2%	No	43
<u>Flat 17</u>						
<u>Third Floor</u>						
Windows 75 to 77	Living/Dining/Kitchen	200	50%	36%	No	130
Window 78	Bedroom	100	50%	4%	No	46

## Appendix 2 - Daylight Provision (Winter)

Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Flat 18</u>						
<u>Third Floor</u>						
Windows 79 to 81	Living/Dining/Kitchen	200	50%	33%	No	113
Window 82	Bedroom	100	50%	2%	No	34
<u>Flat 19</u>						
<u>Third Floor</u>						
Windows 83 to 86	Living/Dining/Kitchen	200	50%	60%	Yes	228
Window 87	Bedroom	100	50%	38%	No	85
Window 88	Bedroom	100	50%	54%	Yes	106
Window 89	Bedroom	100	50%	66%	Yes	114
<u>Flat 20</u>						
<u>Third Floor</u>						
Window 90	Bedroom	100	50%	81%	Yes	145
Window 91	Bedroom	100	50%	74%	Yes	130
Windows 92 to 94	Living/Dining/Kitchen	200	50%	100%	Yes	413
<u>Flat 21</u>						
<u>Third Floor</u>						
Window 95	Bedroom	100	50%	100%	Yes	236
Windows 96 to 99	Living/Dining/Kitchen	200	50%	84%	Yes	320
Window 100	Bedroom	100	50%	88%	Yes	160
<u>Flat 22</u>						
<u>Fourth Floor</u>						
Window 101	Bedroom	100	50%	88%	Yes	149
Window 102	Living/Dining/Kitchen	200	50%	22%	No	96
<u>Flat 23</u>						
<u>Custom Floor</u>						
Window 103	Bedroom	100	50%	72%	Yes	129
Window 104	Living/Dining/Kitchen	200	50%	23%	No	97

## Appendix 2 - Daylight Provision (Winter)





Sheldon House, Cromwell Road, Teddington TW11 9EJ

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>Flat 24</u>						
<u>Fourth Floor</u>						
Window 105	Bedroom	100	50%	88%	Yes	154
Windows 106 to 108	Living/Dining/Kitchen	200	50%	100%	Yes	407
<u>Flat 25</u>						
<u>Custom Floor</u>						
Windows 109 & 110	Living/Dining/Kitchen	200	50%	44%	No	167
Windows 111 & 112	Bedroom	100	50%	100%	Yes	272
Window 113	Bedroom	100	50%	89%	Yes	143
<u>Flat 26</u>						
<u>Fourth Floor</u>						
Windows 114 & 115	Bedroom	100	50%	100%	Yes	329
Windows 116 & 117	Living/Dining/Kitchen	200	50%	97%	Yes	443
<u>Flat 27</u>						
<u>Custom Floor</u>						
Windows 118 to 120	Living/Dining/Kitchen	200	50%	94%	Yes	325
Window 121	Bedroom	100	50%	100%	Yes	205

**Proposed Ground Floor**

**Daylight Provision Contours**



- Key:
-  Area above target lux threshold
  -  Area below target lux threshold
  -  Window reference
  -  Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

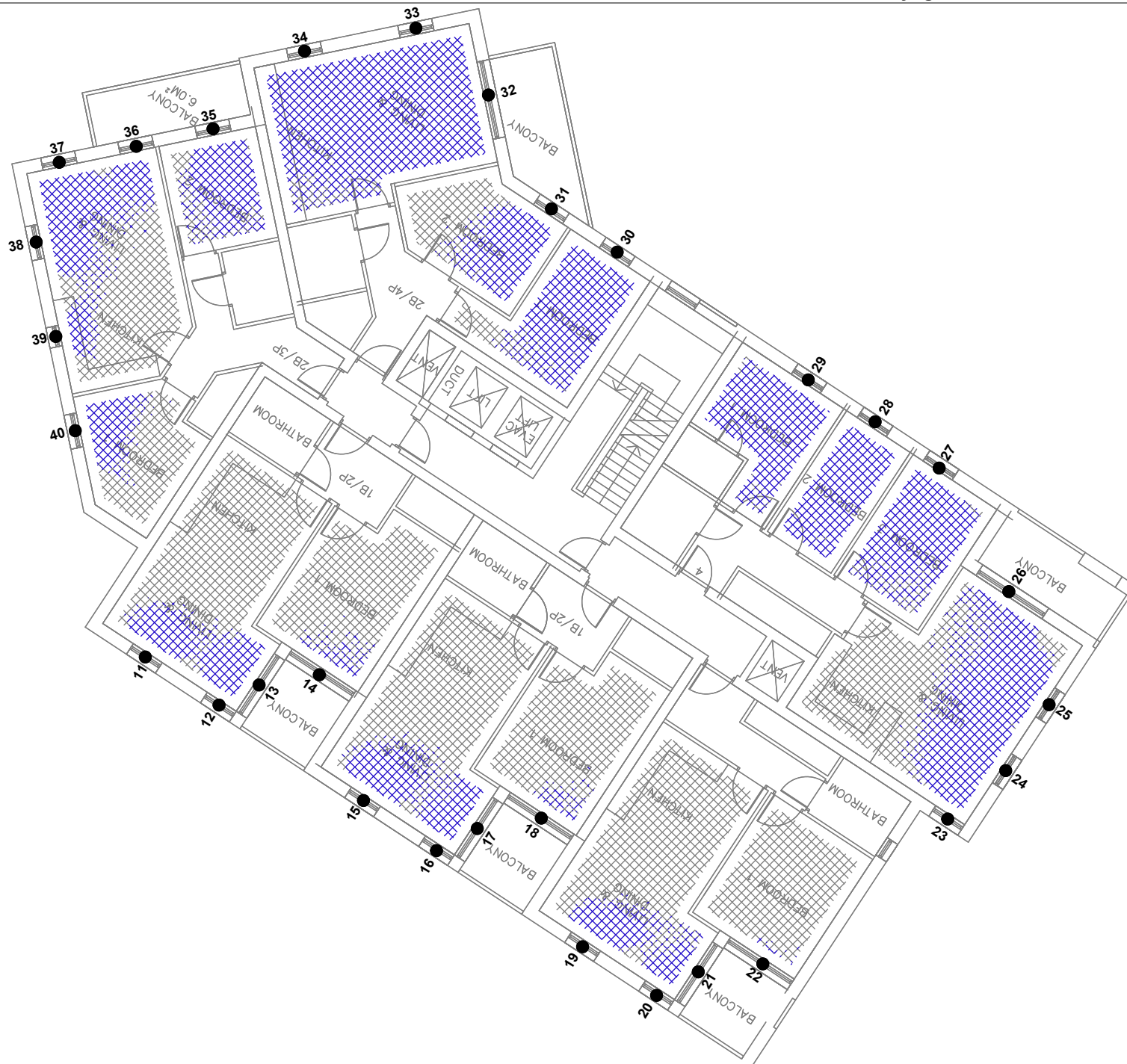
Scale: Do not scale




Drawing No: 1 of 5 Rev. .

Rev	Date	Details of revision



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- Key:
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  -  Area below target lux threshold
  -  Window reference

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 2 of 5




Rev. .

Rev	Date	Details of revision



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- Key:
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  -  Area below target lux threshold
  -  Window reference

Drawing Title: Daylight Provision Contours

Scale: Do not scale




Drawing No: 3 of 5 Rev. .

Rev	Date	Details of revision



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- Key:
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  -  Area below target lux threshold
  -  Window reference

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 4 of 5 Rev. .




Rev	Date	Details of revision



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  -  Area below target lux threshold
  -  Window reference

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 5 of 5 Rev. .

Rev	Date	Details of revision



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## **APPENDIX 3**

### EXPOSURE TO SUNLIGHT DATA

**Appendix 3 - Exposure To Sunlight (Including Trees)**  
**Sheldon House, Cromwell Road, Teddington TW11 9EJ**

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Flat 1</u>				
<u>Ground Floor</u>				
Window 1	Living/Dining/Kitchen	1.5 hours	7.2 hours	Yes
Window 2	Bedroom	1.5 hours	6.8 hours	
<u>Flat 2</u>				
<u>Ground Floor</u>				
Window 3	Living/Dining/Kitchen	1.5 hours	7.2 hours	Yes
Window 4	Bedroom	1.5 hours	6.7 hours	
<u>Flat 3</u>				
<u>Ground Floor</u>				
Windows 5 to 8	Living/Dining/Kitchen	1.5 hours	3.4 hours	Yes
Window 9	Bedroom	1.5 hours	0.2 hours	
Window 10	Bedroom	1.5 hours	0.2 hours	
<u>Flat 4</u>				
<u>First Floor</u>				
Windows 11 to 13	Living/Dining/Kitchen	1.5 hours	6.2 hours	Yes
Window 14	Bedroom	1.5 hours	3 hours	
<u>Flat 5</u>				
<u>First Floor</u>				
Windows 15 to 17	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 18	Bedroom	1.5 hours	3 hours	
<u>Flat 6</u>				
<u>First Floor</u>				
Windows 19 to 21	Living/Dining/Kitchen	1.5 hours	7.2 hours	Yes
Window 22	Bedroom	1.5 hours	4.3 hours	

**Appendix 3 - Exposure To Sunlight (Including Trees)**  
**Sheldon House, Cromwell Road, Teddington TW11 9EJ**

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Flat 7</u>				
<u>First Floor</u>				
Windows 23 to 26	Living/Dining/Kitchen	1.5 hours	6.9 hours	Yes
Window 27	Bedroom	1.5 hours	0 hours	
Window 28	Bedroom	1.5 hours	0 hours	
Window 29	Bedroom	1.5 hours	0 hours	
<u>Flat 8</u>				
<u>First Floor</u>				
Window 30	Bedroom	1.5 hours	0 hours	No
Window 31	Bedroom	1.5 hours	0 hours	
Windows 32 to 34	Living/Dining/Kitchen	1.5 hours	1.4 hours	
<u>Flat 9</u>				
<u>First Floor</u>				
Window 35	Bedroom	1.5 hours	0 hours	Yes
Windows 36 to 39	Living/Dining/Kitchen	1.5 hours	1.5 hours	
Window 40	Bedroom	1.5 hours	1.6 hours	
<u>Flat 10</u>				
<u>Second Floor</u>				
Windows 41 to 43	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 44	Bedroom	1.5 hours	3 hours	
<u>Flat 11</u>				
<u>Custom Floor</u>				
Windows 45 to 47	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 48	Bedroom	1.5 hours	3 hours	
<u>Flat 12</u>				
<u>Second Floor</u>				
Windows 49 to 51	Living/Dining/Kitchen	1.5 hours	7.4 hours	Yes
Window 52	Bedroom	1.5 hours	4.3 hours	

**Appendix 3 - Exposure To Sunlight (Including Trees)**  
**Sheldon House, Cromwell Road, Teddington TW11 9EJ**

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Flat 13</u>				
<u>Second Floor</u>				
Windows 53 to 56	Living/Dining/Kitchen	1.5 hours	6.9 hours	
Window 57	Bedroom	1.5 hours	0 hours	Yes
Window 58	Bedroom	1.5 hours	0 hours	
Window 59	Bedroom	1.5 hours	0 hours	
<u>Flat 14</u>				
<u>Custom Floor</u>				
Window 60	Bedroom	1.5 hours	0 hours	
Window 61	Bedroom	1.5 hours	0 hours	Yes
Windows 62 to 64	Living/Dining/Kitchen	1.5 hours	1.6 hours	
<u>Flat 15</u>				
<u>Second Floor</u>				
Window 65	Bedroom	1.5 hours	0 hours	
Windows 66 to 69	Living/Dining/Kitchen	1.5 hours	2 hours	Yes
Window 70	Bedroom	1.5 hours	3.3 hours	
<u>Flat 16</u>				
<u>Third Floor</u>				
Windows 71 to 73	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 74	Bedroom	1.5 hours	3 hours	
<u>Flat 17</u>				
<u>Third Floor</u>				
Windows 75 to 77	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 78	Bedroom	1.5 hours	3 hours	
<u>Flat 18</u>				
<u>Third Floor</u>				
Windows 79 to 81	Living/Dining/Kitchen	1.5 hours	7.4 hours	Yes
Window 82	Bedroom	1.5 hours	4.3 hours	

**Appendix 3 - Exposure To Sunlight (Including Trees)**  
**Sheldon House, Cromwell Road, Teddington TW11 9EJ**

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Flat 19</u>				
<u>Third Floor</u>				
Windows 83 to 86	Living/Dining/Kitchen	1.5 hours	7.2 hours	
Window 87	Bedroom	1.5 hours	0 hours	Yes
Window 88	Bedroom	1.5 hours	0 hours	
Window 89	Bedroom	1.5 hours	0 hours	
<u>Flat 20</u>				
<u>Third Floor</u>				
Window 90	Bedroom	1.5 hours	0 hours	Yes
Window 91	Bedroom	1.5 hours	0 hours	
Windows 92 to 94	Living/Dining/Kitchen	1.5 hours	2 hours	
<u>Flat 21</u>				
<u>Third Floor</u>				
Window 95	Bedroom	1.5 hours	0 hours	Yes
Windows 96 to 99	Living/Dining/Kitchen	1.5 hours	3.1 hours	
Window 100	Bedroom	1.5 hours	3.3 hours	
<u>Flat 22</u>				
<u>Fourth Floor</u>				
Window 101	Bedroom	1.5 hours	3.9 hours	Yes
Window 102	Living/Dining/Kitchen	1.5 hours	3.9 hours	
<u>Flat 23</u>				
<u>Custom Floor</u>				
Window 103	Bedroom	1.5 hours	3.9 hours	Yes
Window 104	Living/Dining/Kitchen	1.5 hours	3.9 hours	

**Appendix 3 - Exposure To Sunlight (Including Trees)**  
**Sheldon House, Cromwell Road, Teddington TW11 9EJ**

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Flat 24</u>				
<u>Fourth Floor</u>				
Window 105	Bedroom	1.5 hours	3.9 hours	Yes
Windows 106 to 108	Living/Dining/Kitchen	1.5 hours	5.7 hours	
<u>Flat 25</u>				
<u>Custom Floor</u>				
Windows 109 & 110	Living/Dining/Kitchen	1.5 hours	2.7 hours	Yes
Windows 111 & 112	Bedroom	1.5 hours	0 hours	
Window 113	Bedroom	1.5 hours	0 hours	
<u>Flat 26</u>				
<u>Fourth Floor</u>				
Windows 114 & 115	Bedroom	1.5 hours	0 hours	No
Windows 116 & 117	Living/Dining/Kitchen	1.5 hours	0.8 hours	
<u>Flat 27</u>				
<u>Custom Floor</u>				
Windows 118 to 120	Living/Dining/Kitchen	1.5 hours	1.8 hours	Yes
Window 121	Bedroom	1.5 hours	1.8 hours	

**Appendix 3 - Exposure To Sunlight (Excluding Trees)**  
**Sheldon House, Cromwell Road, Teddington TW11 9EJ**

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Flat 1</u>				
<u>Ground Floor</u>				
Window 1	Living/Dining/Kitchen	1.5 hours	7.2 hours	Yes
Window 2	Bedroom	1.5 hours	6.8 hours	
<u>Flat 2</u>				
<u>Ground Floor</u>				
Window 3	Living/Dining/Kitchen	1.5 hours	7.2 hours	Yes
Window 4	Bedroom	1.5 hours	6.7 hours	
<u>Flat 3</u>				
<u>Ground Floor</u>				
Windows 5 to 8	Living/Dining/Kitchen	1.5 hours	3.4 hours	Yes
Window 9	Bedroom	1.5 hours	0.2 hours	
Window 10	Bedroom	1.5 hours	0.2 hours	
<u>Flat 4</u>				
<u>First Floor</u>				
Windows 11 to 13	Living/Dining/Kitchen	1.5 hours	6.2 hours	Yes
Window 14	Bedroom	1.5 hours	3 hours	
<u>Flat 5</u>				
<u>First Floor</u>				
Windows 15 to 17	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 18	Bedroom	1.5 hours	3 hours	
<u>Flat 6</u>				
<u>First Floor</u>				
Windows 19 to 21	Living/Dining/Kitchen	1.5 hours	7.2 hours	Yes
Window 22	Bedroom	1.5 hours	4.3 hours	

**Appendix 3 - Exposure To Sunlight (Excluding Trees)**  
**Sheldon House, Cromwell Road, Teddington TW11 9EJ**

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Flat 7</u>				
<u>First Floor</u>				
Windows 23 to 26	Living/Dining/Kitchen	1.5 hours	6.9 hours	
Window 27	Bedroom	1.5 hours	0 hours	Yes
Window 28	Bedroom	1.5 hours	0 hours	
Window 29	Bedroom	1.5 hours	0 hours	
<u>Flat 8</u>				
<u>First Floor</u>				
Window 30	Bedroom	1.5 hours	0 hours	
Window 31	Bedroom	1.5 hours	0 hours	No
Windows 32 to 34	Living/Dining/Kitchen	1.5 hours	1.4 hours	
<u>Flat 9</u>				
<u>First Floor</u>				
Window 35	Bedroom	1.5 hours	0 hours	
Windows 36 to 39	Living/Dining/Kitchen	1.5 hours	1.5 hours	Yes
Window 40	Bedroom	1.5 hours	1.6 hours	
<u>Flat 10</u>				
<u>Second Floor</u>				
Windows 41 to 43	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 44	Bedroom	1.5 hours	3 hours	
<u>Flat 11</u>				
<u>Custom Floor</u>				
Windows 45 to 47	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 48	Bedroom	1.5 hours	3 hours	
<u>Flat 12</u>				
<u>Second Floor</u>				
Windows 49 to 51	Living/Dining/Kitchen	1.5 hours	7.4 hours	Yes
Window 52	Bedroom	1.5 hours	4.3 hours	



**Appendix 3 - Exposure To Sunlight (Excluding Trees)**  
**Sheldon House, Cromwell Road, Teddington TW11 9EJ**

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Flat 13</u>				
<u>Second Floor</u>				
Windows 53 to 56	Living/Dining/Kitchen	1.5 hours	6.9 hours	
Window 57	Bedroom	1.5 hours	0 hours	Yes
Window 58	Bedroom	1.5 hours	0 hours	
Window 59	Bedroom	1.5 hours	0 hours	
<u>Flat 14</u>				
<u>Custom Floor</u>				
Window 60	Bedroom	1.5 hours	0 hours	
Window 61	Bedroom	1.5 hours	0 hours	Yes
Windows 62 to 64	Living/Dining/Kitchen	1.5 hours	1.6 hours	
<u>Flat 15</u>				
<u>Second Floor</u>				
Window 65	Bedroom	1.5 hours	0 hours	
Windows 66 to 69	Living/Dining/Kitchen	1.5 hours	2 hours	Yes
Window 70	Bedroom	1.5 hours	3.3 hours	
<u>Flat 16</u>				
<u>Third Floor</u>				
Windows 71 to 73	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 74	Bedroom	1.5 hours	3 hours	
<u>Flat 17</u>				
<u>Third Floor</u>				
Windows 75 to 77	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 78	Bedroom	1.5 hours	3 hours	
<u>Flat 18</u>				
<u>Third Floor</u>				
Windows 79 to 81	Living/Dining/Kitchen	1.5 hours	7.4 hours	Yes
Window 82	Bedroom	1.5 hours	4.3 hours	

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

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Flat 19</u>				
<u>Third Floor</u>				
Windows 83 to 86	Living/Dining/Kitchen	1.5 hours	7.2 hours	
Window 87	Bedroom	1.5 hours	0 hours	Yes
Window 88	Bedroom	1.5 hours	0 hours	
Window 89	Bedroom	1.5 hours	0 hours	
<u>Flat 20</u>				
<u>Third Floor</u>				
Window 90	Bedroom	1.5 hours	0 hours	Yes
Window 91	Bedroom	1.5 hours	0 hours	
Windows 92 to 94	Living/Dining/Kitchen	1.5 hours	2 hours	
<u>Flat 21</u>				
<u>Third Floor</u>				
Window 95	Bedroom	1.5 hours	0 hours	Yes
Windows 96 to 99	Living/Dining/Kitchen	1.5 hours	3.1 hours	
Window 100	Bedroom	1.5 hours	3.3 hours	
<u>Flat 22</u>				
<u>Fourth Floor</u>				
Window 101	Bedroom	1.5 hours	3.9 hours	Yes
Window 102	Living/Dining/Kitchen	1.5 hours	3.9 hours	
<u>Flat 23</u>				
<u>Custom Floor</u>				
Window 103	Bedroom	1.5 hours	3.9 hours	Yes
Window 104	Living/Dining/Kitchen	1.5 hours	3.9 hours	

**Appendix 3 - Exposure To Sunlight (Excluding Trees)**  
**Sheldon House, Cromwell Road, Teddington TW11 9EJ**

Room	Room Use	Target Sunlight Exposure	Actual Sunlight Exposure	At least one habitable room in dwelling meets Target Sunlight Exposure
<u>Flat 24</u>				
<u>Fourth Floor</u>				
Window 105	Bedroom	1.5 hours	3.9 hours	Yes
Windows 106 to 108	Living/Dining/Kitchen	1.5 hours	5.7 hours	
<u>Flat 25</u>				
<u>Custom Floor</u>				
Windows 109 & 110	Living/Dining/Kitchen	1.5 hours	2.7 hours	Yes
Windows 111 & 112	Bedroom	1.5 hours	0 hours	
Window 113	Bedroom	1.5 hours	0 hours	
<u>Flat 26</u>				
<u>Fourth Floor</u>				
Windows 114 & 115	Bedroom	1.5 hours	0 hours	No
Windows 116 & 117	Living/Dining/Kitchen	1.5 hours	0.8 hours	
<u>Flat 27</u>				
<u>Custom Floor</u>				
Windows 118 to 120	Living/Dining/Kitchen	1.5 hours	1.8 hours	Yes
Window 121	Bedroom	1.5 hours	1.8 hours	

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## **APPENDIX 4**

### OVERSHADOWING TO GARDENS & OPEN SPACES

**Appendix 4 - Overshadowing to Gardens and Open Spaces**  
**Sheldon House, Cromwell Road, Teddington TW11 9EJ**

Reference	Total Area	Area receiving at least 2 hours of sunlight on 21 March	
<u>Sheldon House</u>			
<u>Ground Floor</u>			
Garden 1	591.67 m2	583.5 m2	99%
Garden 2	271.85 m2	226.93 m2	83%

Cromwell Road



Key



Receives under two hours sunlight on 21st March.



Receives at least two hours sunlight on 21st March.

Fairfax Road

Garden 2

Proposed Development

Garden 1

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



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