RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

7 October 2022

19 to 23 Friars Stile Road
Richmond
London
TW10 6NH

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 Malins Group to undertake a daylight and sunlight assessment of the proposed development at 19 to 23 Friars Stile Road, Richmond, London TW10 6NH.

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, 3rd Edition' by P J Littlefair 2022.

1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at 1 to 4 Onslow House, 1, 4, 6 & 8 Onslow Road and 17, 19, 21, 23 & 23a Friar Stile 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 (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.

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

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

PLC Architects

	Site Plan	Rev -
22.3349.001	Massing Study	Rev P1
22.3349.002	Massing Study	Rev P1
22.3349.003	Proposed Site Plan	Rev P1
22.3349.004	Proposed Massing Elevations	Rev P1
	Architects 3D Model	Rev -

Cadmap

CM/22209/T	Topographical Survey	Rev -
CM/22209/ELE	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

17 Friar Stile Road:		
FSR/2	Studio / Office	Rev -
23 Friar Stile Road:		
P-PP 1/2	Proposed Shop Floor Front Elevation & Rear Elevation	Rev -
23a Friar Stile Road:		
P-PP 1/2	Proposed Shop Floor Front Elevation & Rear Elevation	Rev -
4 Onslow Road:		
10780	Internal Alternations	Rev -
6 Onslow Road:		
08/8/02	Proposed Ground Floor Plan	Rev -
08/8/06	Proposed First Floor Plan	Rev -
08/8/08	Proposed Roof Plan	Rev -

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1 Onslow House:		
	Floor Plans	Rev -

19 Friar Stile Road:		
	Floor Plans	Rev -
2 Onslow House:		
	Floor Plans	Rev -
3 Onslow House:		
	Floor Plans	Rev -
4 Onslow House:		
	Floor Plans	Rev -
17 Friar Stile Road:		
	Floor Plans	Rev -

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 3rd 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

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:

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

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

Test 1 Vertical Sky Component

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

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

Test 2 Daylight Distribution

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

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

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.

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.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 4 Onslow House, 1, 4, 6 & 8 Onslow Road and 17, 19, 21, 23 & 23a Friar Stile Road.

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

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows pass the Vertical Sky Component test with the exception of windows 7 and 8 at 1 Onslow Road. However, the BRE guide explains that another important issue is whether an existing neighbouring building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. The guide goes on to explain that where existing neighbouring buildings sit close to the boundary, as with 1 Onslow Road, alternative targets may be applied. The methodology for setting new targets is set out in Appendix F of the guide. The alternative Vertical Sky Component targets are derived by calculating the level of light that the window would achieve if obstructed by a hypothetical 'mirror-image' of the existing neighbouring building, an equal distance away from the boundary. Windows 7 & 8, which do not satisfy the conventional 27% and 0.8 criteria, surpass their alternative target (See Appendix 4) and therefore 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 with a requirement for sunlight pass the sunlight to windows tests with the exception of window 2 at 1 Onslow Road. However, similar to daylight above, the BRE guide acknowledges that if an existing neighbouring building stands close to the common boundary, a higher degree of obstruction may be unavoidable. The guide goes on to explain that where existing neighbouring buildings sit close to the boundary, as with 1 Onslow Road, alternative sunlight targets may be applied. The methodology for setting new targets is set out in Appendix F of the guide. The alternative sunlight targets are derived by calculating the level of sunlight that the window would achieve if obstructed by a hypothetical 'mirror-image' of the existing neighbouring building, an equal distance away from the boundary. Window 2, which does not satisfy the conventional sunlight criteria, surpasses the alternative targets (See Appendix 4), and therefore passes the sunlight to windows test.

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.

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 1 August 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.

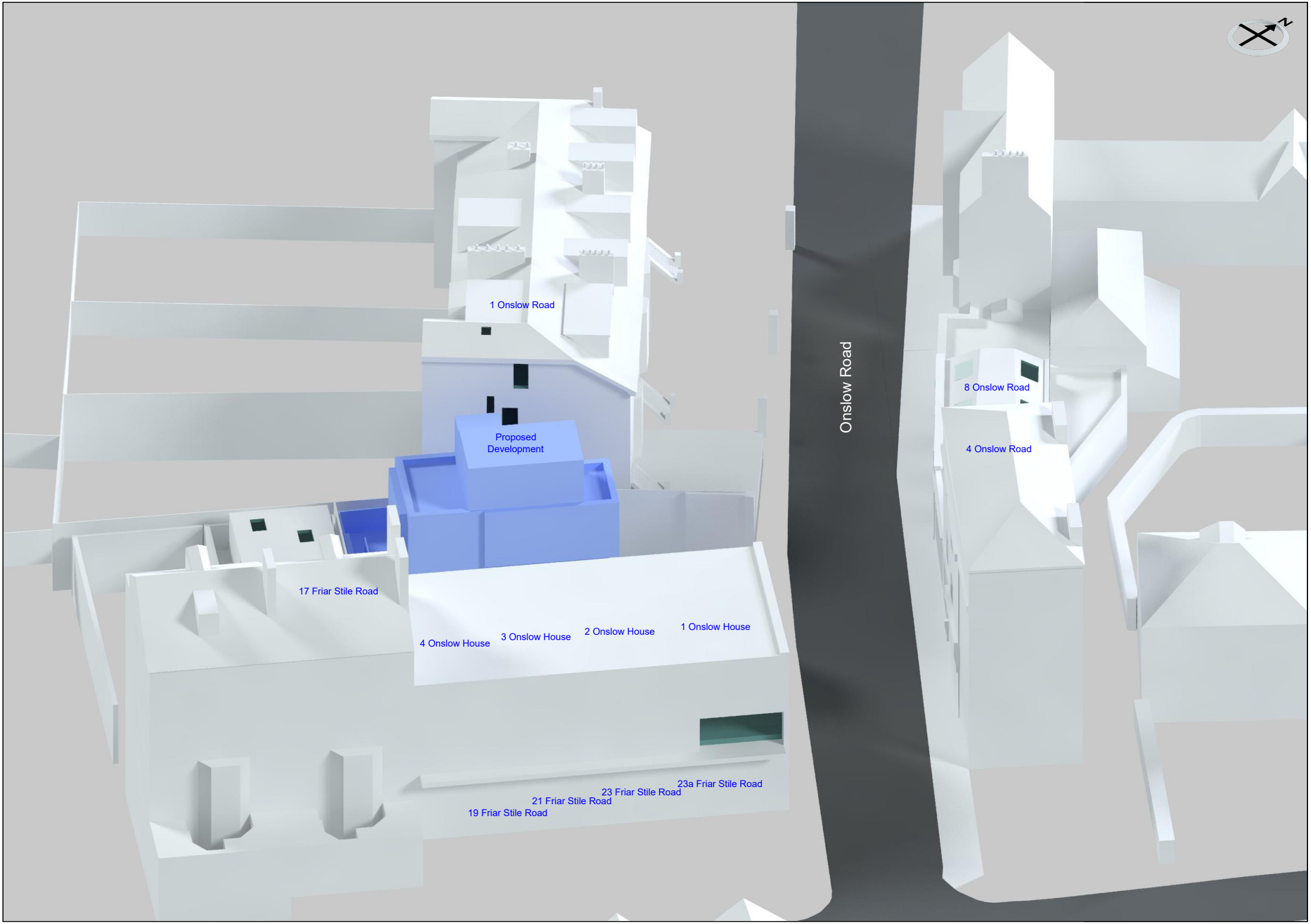
5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

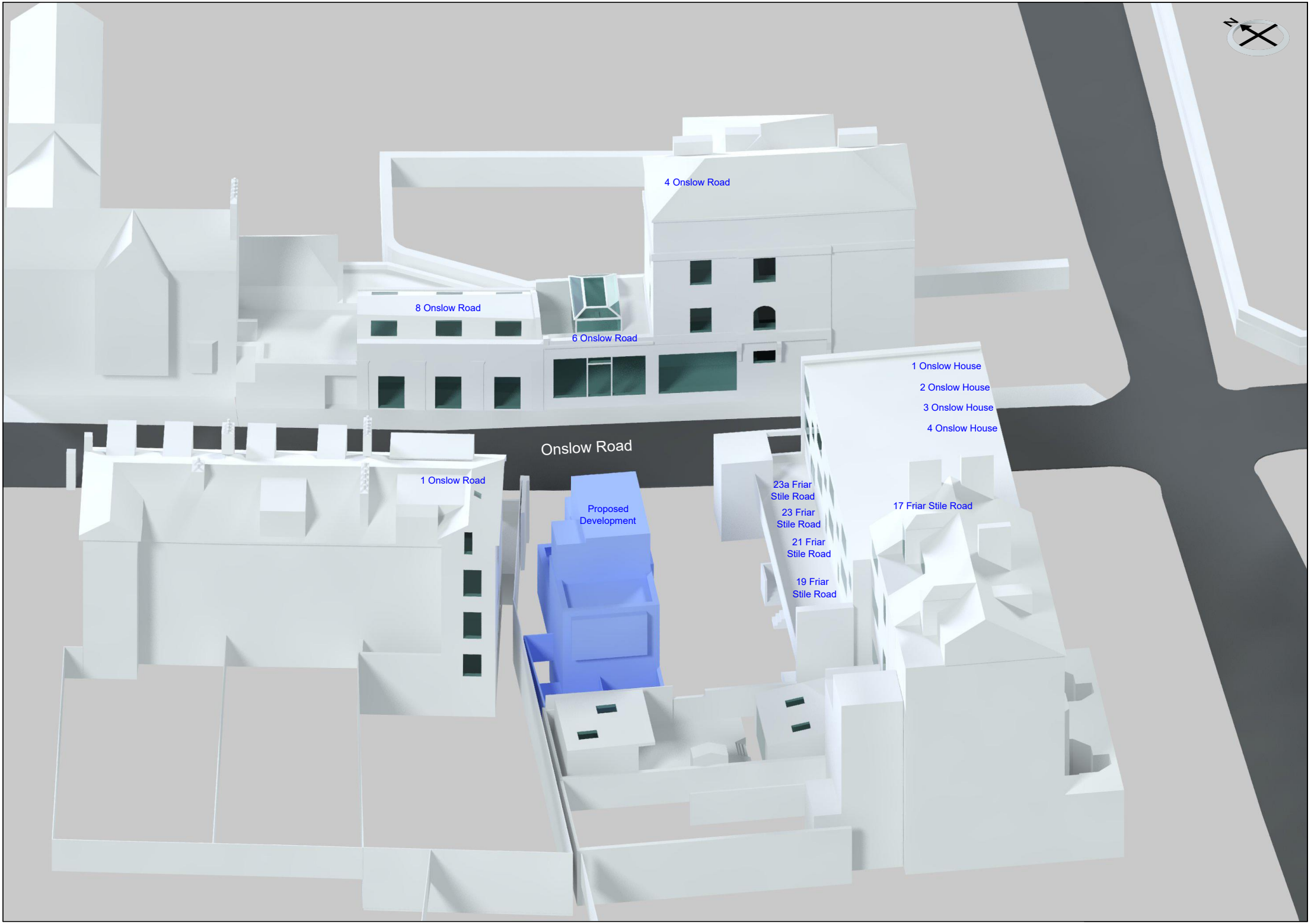
APPENDICES

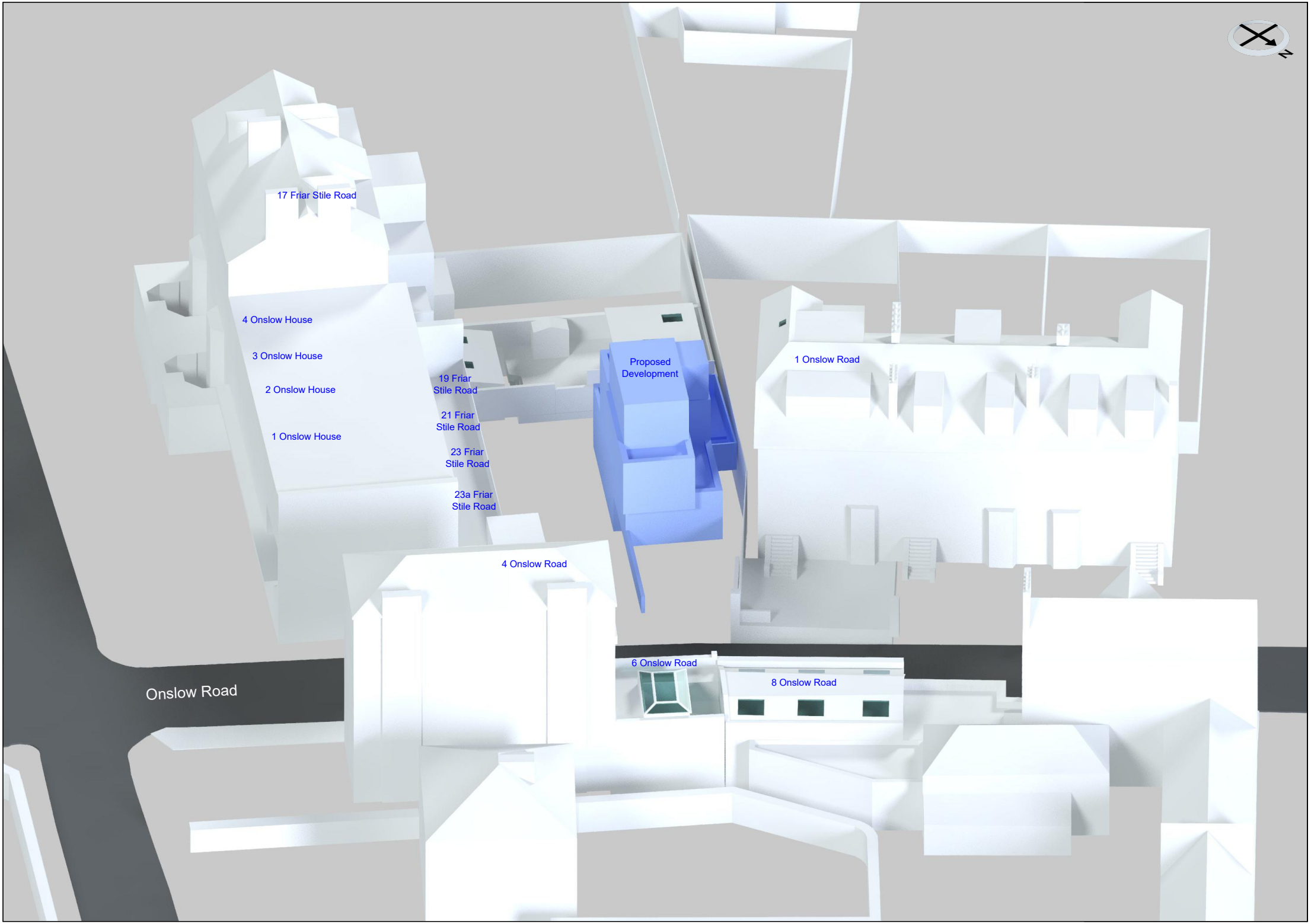
APPENDIX 1

WINDOW & GARDEN KEY


N
8 Onslow Road
6 Onslow Road
4 Onslow Road
Onslow Road
1 Onslow Road
Proposed Development
23a Friar Stile Road
1 Onslow House
23 Friar Stile Road
21 Friar Stile Road
2 Onslow House
19 Friar Stile Road
3 Onslow House
4 Onslow House
17 Friar Stile Road
Friars Stile Road
Onslow Road


1 Onslow Road
Proposed Development
17 Friar Stile Road
4 Onslow House
3 Onslow House
2 Onslow House
1 Onslow House
23a Friar Stile Road
23 Friar Stile Road
21 Friar Stile Road
19 Friar Stile Road
Onslow Road
8 Onslow Road
4 Onslow Road
N


4 Onslow Road
8 Onslow Road
6 Onslow Road
1 Onslow House
2 Onslow House
3 Onslow House
4 Onslow House
Onslow Road
1 Onslow Road
Proposed Development
23a Friar Stile Road
23 Friar Stile Road
21 Friar Stile Road
19 Friar Stile Road
17 Friar Stile Road


17 Friar Stile Road
4 Onslow House
3 Onslow House
2 Onslow House
1 Onslow House
19 Friar Stile Road
21 Friar Stile Road
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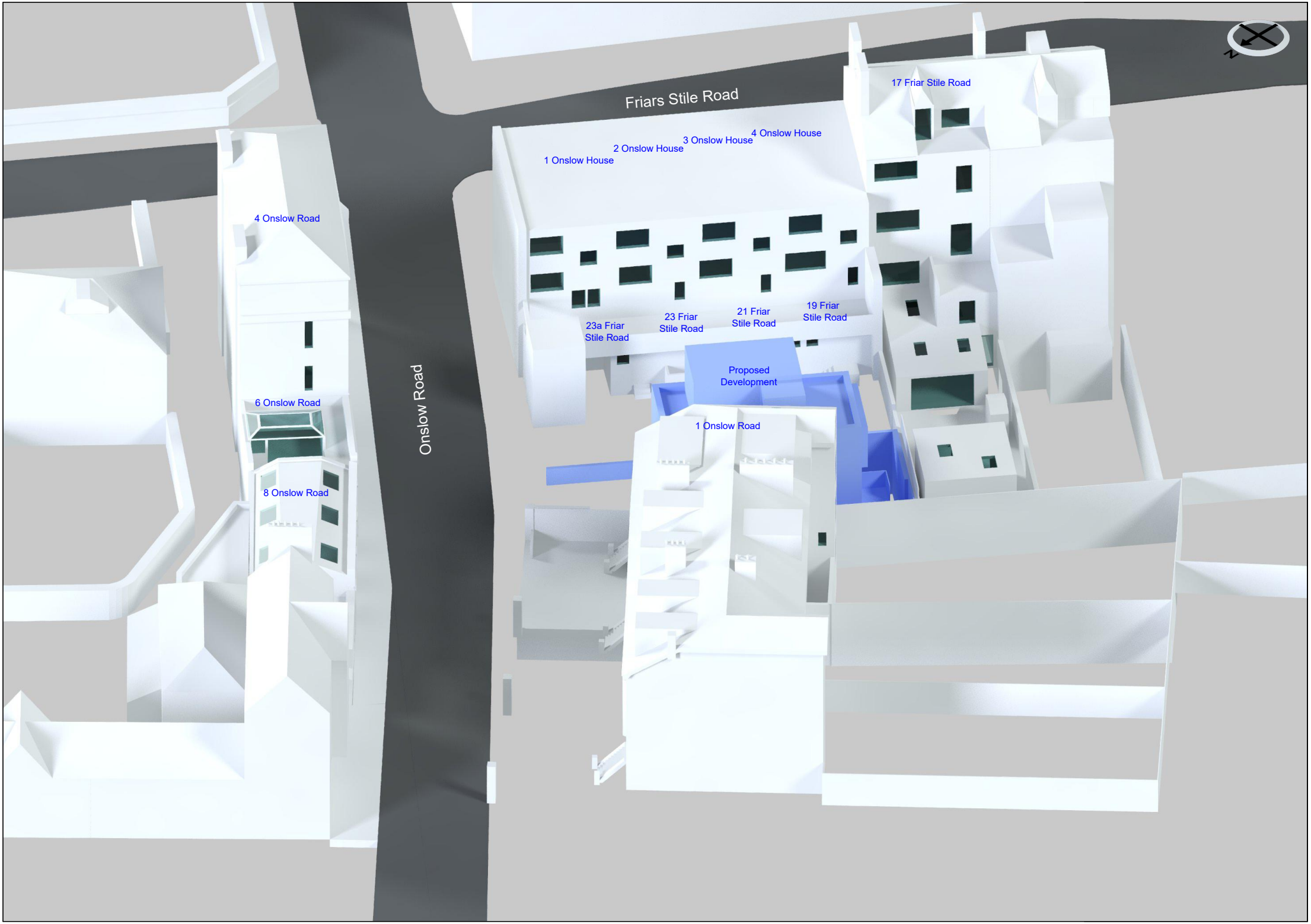
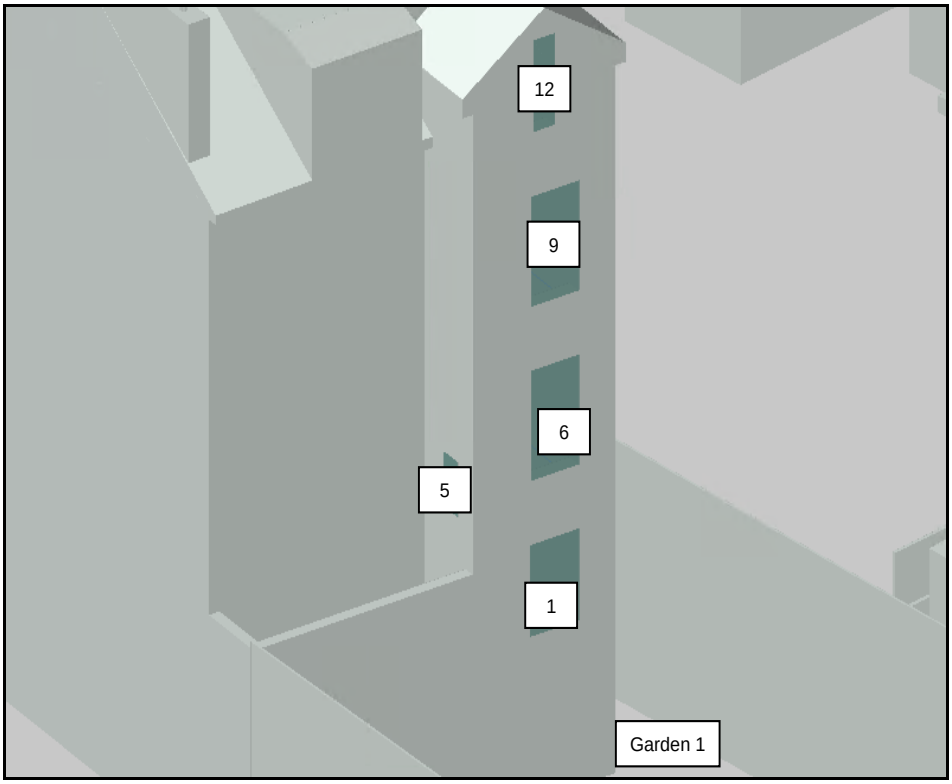
Proposed Development
1 Onslow Road
4 Onslow Road
6 Onslow Road
8 Onslow Road
Onslow Road


Friars Stile Road
Onslow Road
17 Friar Stile Road
4 Onslow House
3 Onslow House
2 Onslow House
1 Onslow House
4 Onslow Road
6 Onslow Road
8 Onslow Road
23a Friar
Stile Road
23 Friar
Stile Road
21 Friar
Stile Road
19 Friar
Stile Road
Proposed
Development
1 Onslow Road

Neighbouring Windows



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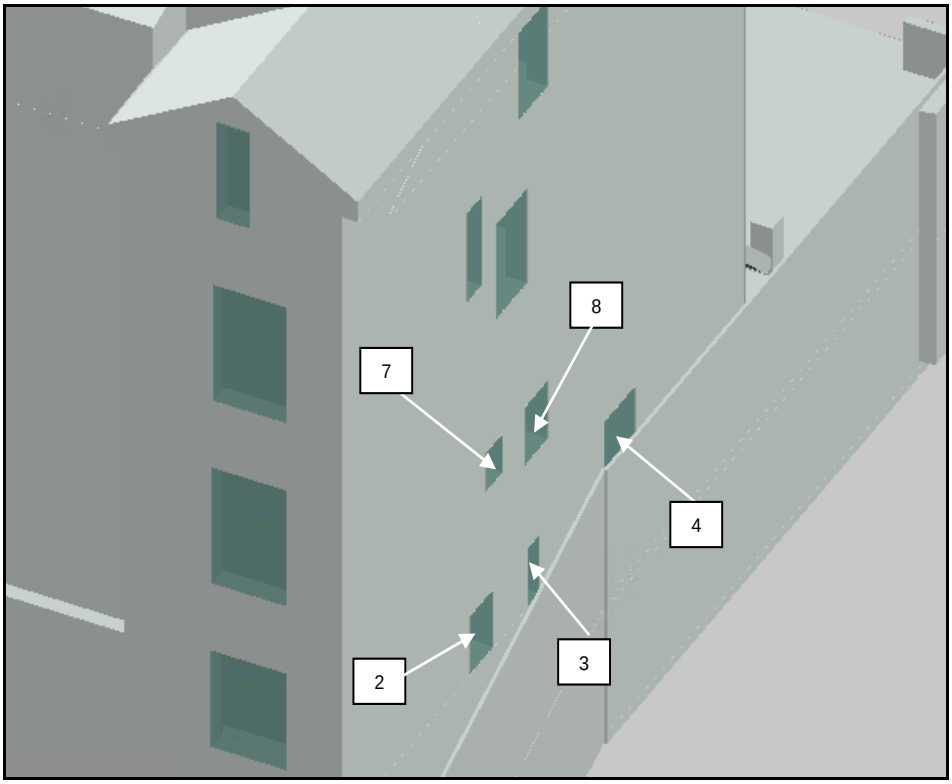
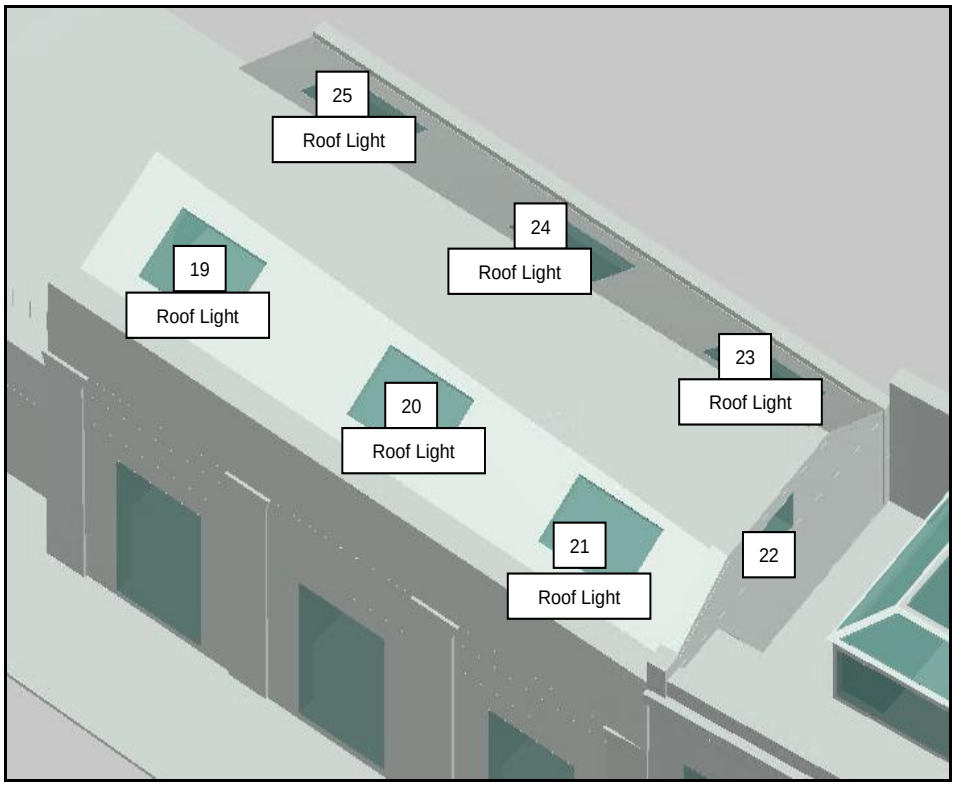


1 Onslow Road

1 Onslow Road

8 Onslow Road

8 Onslow Road



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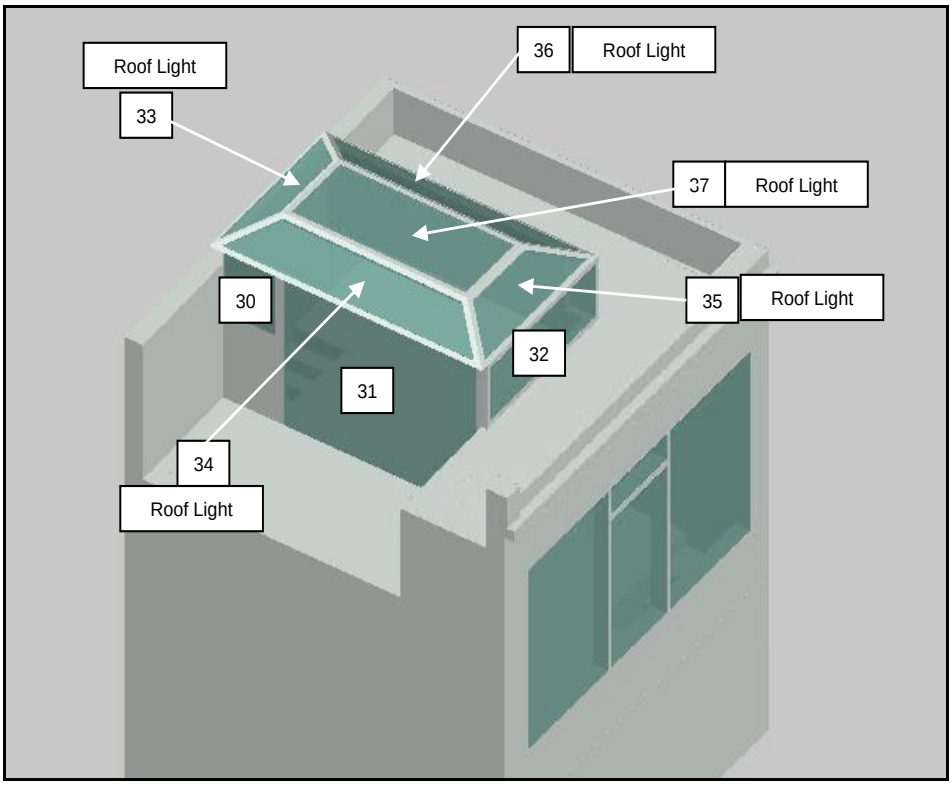
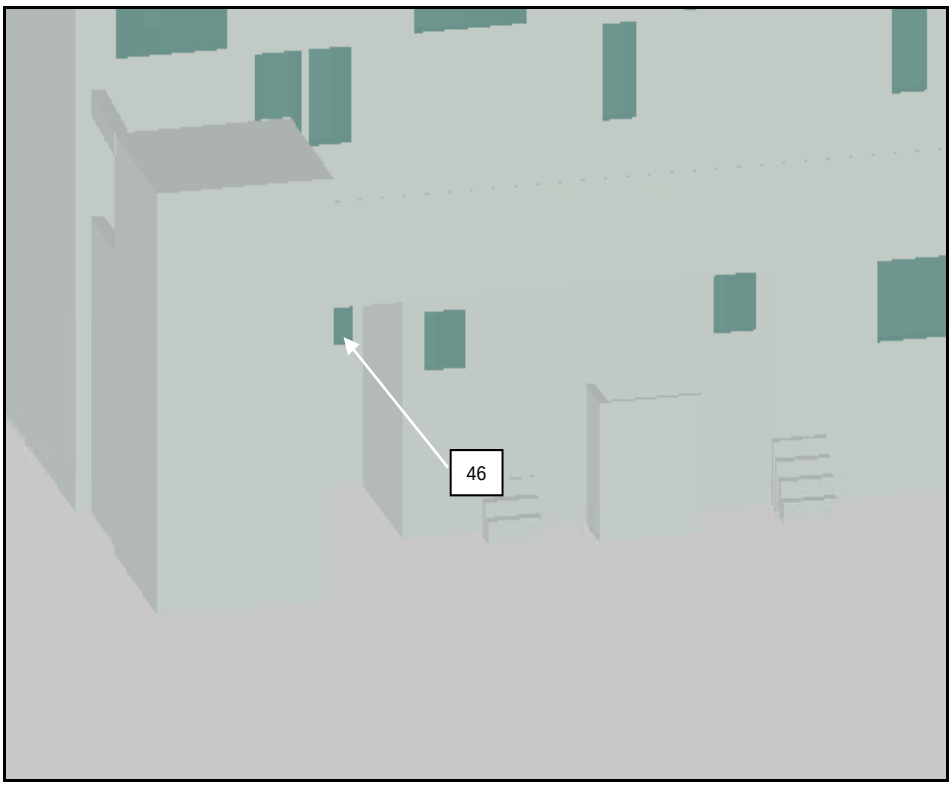


6 Onslow Road

4 Onslow Road

4 Onslow Road

4 Onslow Road



23a Friar Stile Road

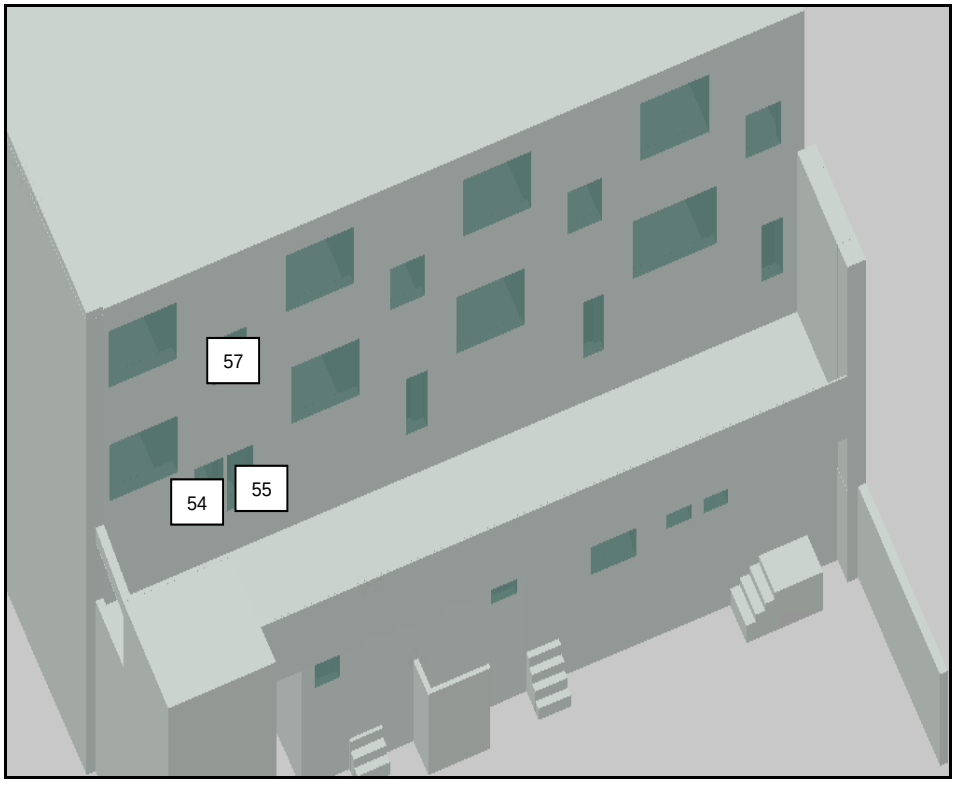
23 Friar Stile Road

21 Friar Stile Road

19 Friar Stile Road

1 Onslow House

1 Onslow House



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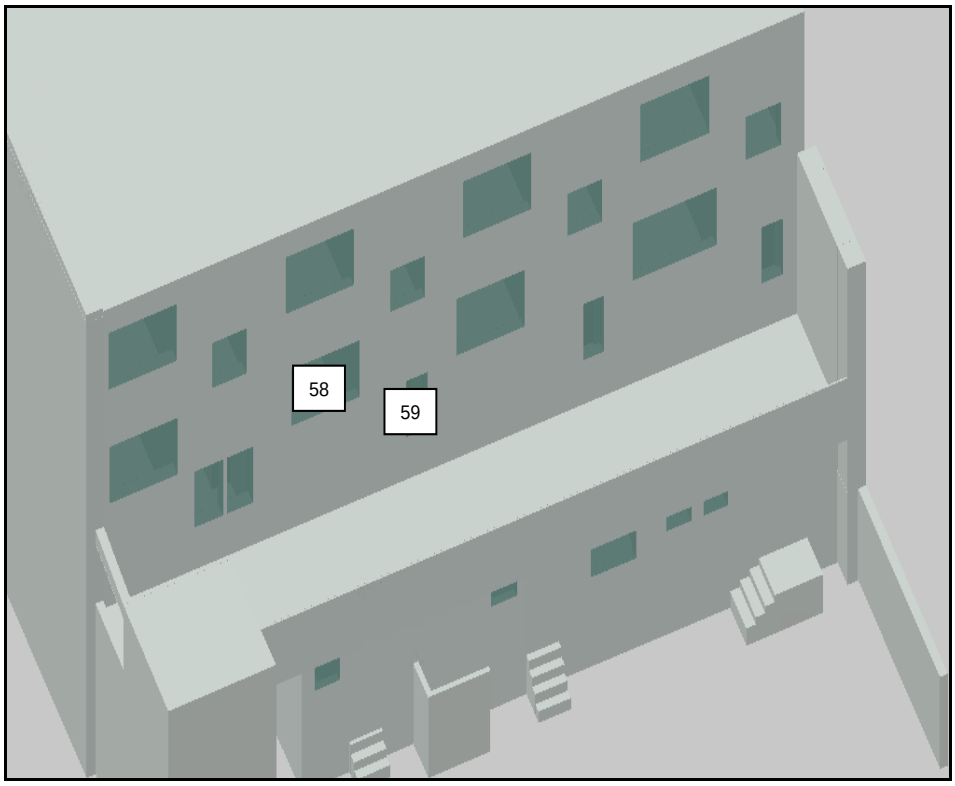
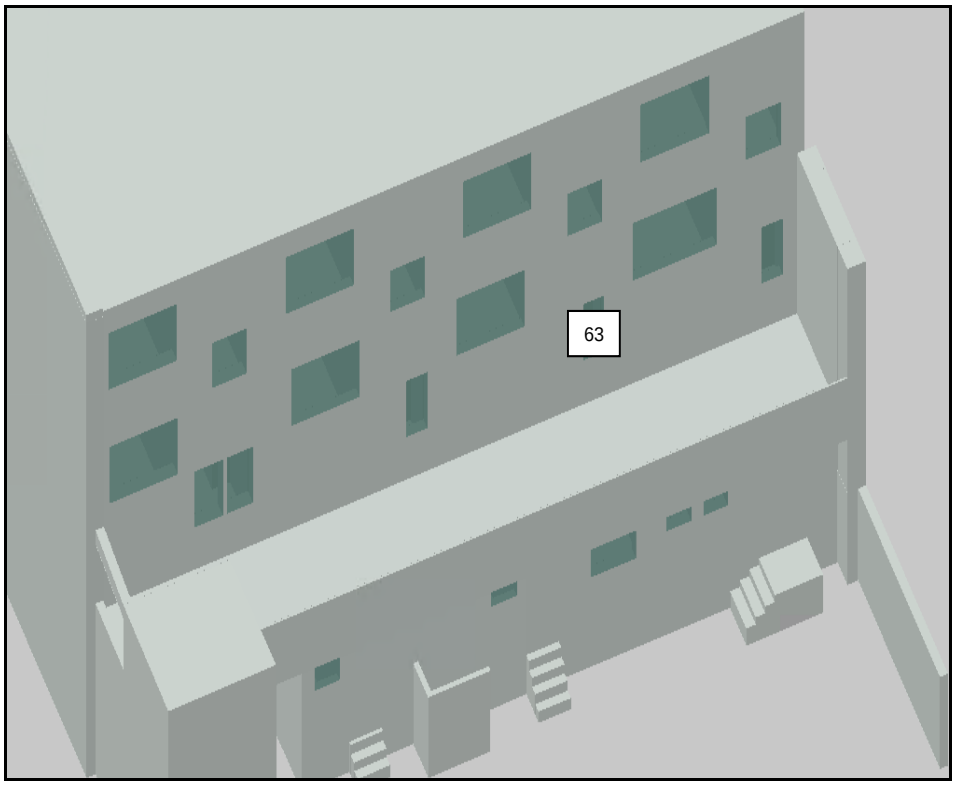


2 Onslow House

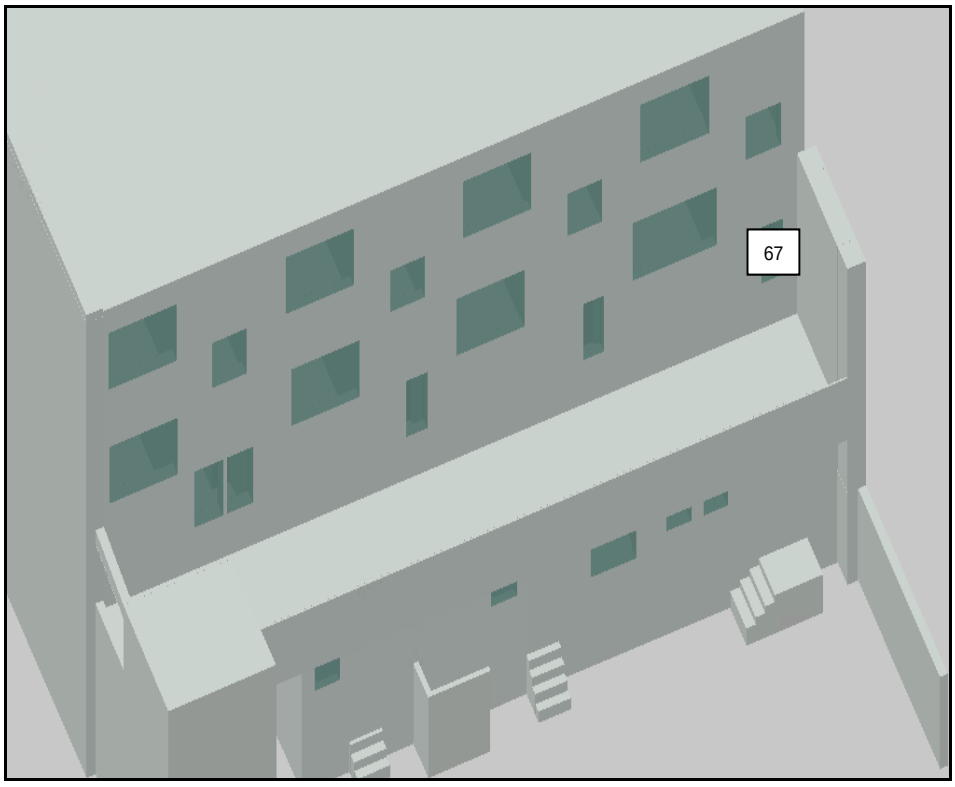
2 Onslow House

3 Onslow House

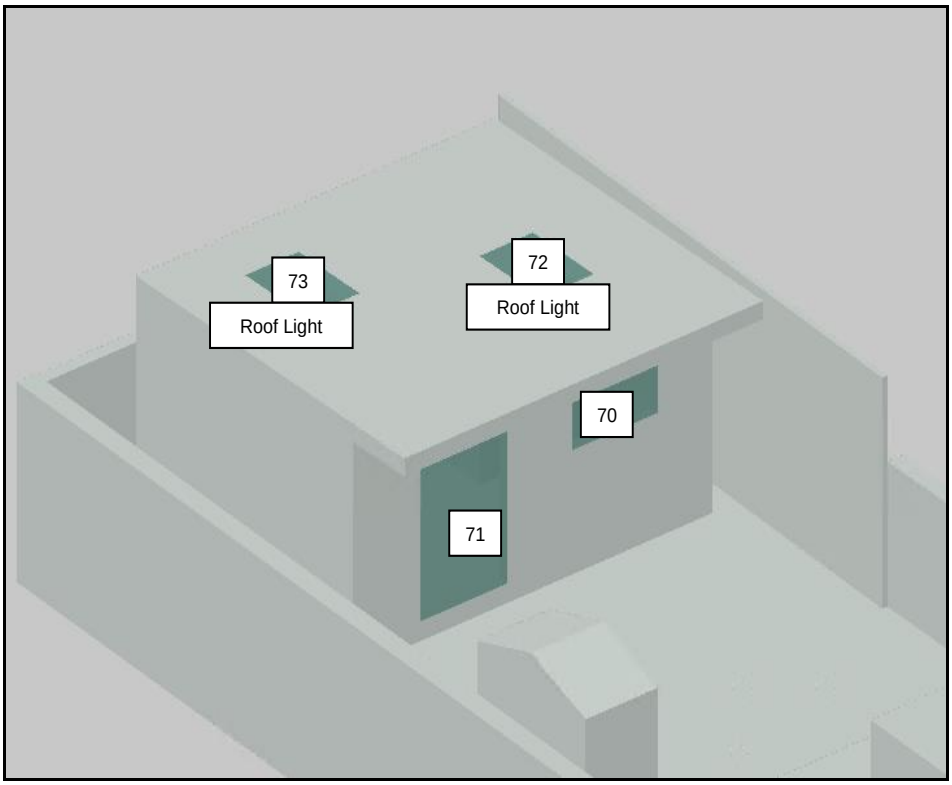


3 Onslow House

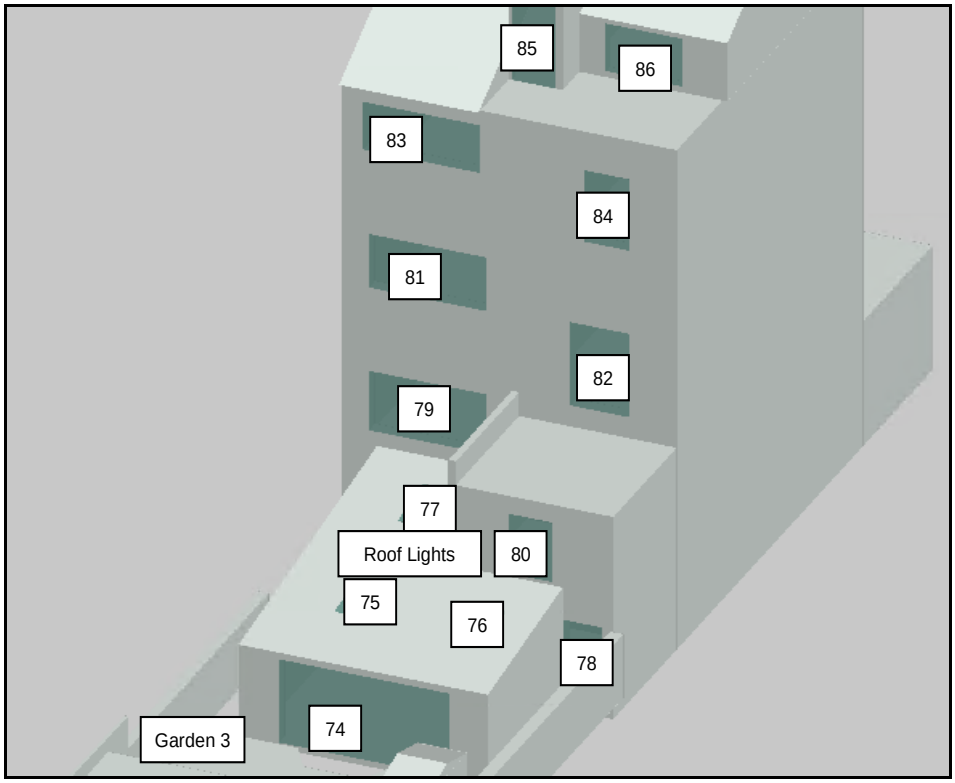
4 Onslow House



4 Onslow House



17 Friar Stile Road



17 Friar Stile Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
1 Onslow Road					
Basement Floor					
Window 1	Domestic	35.5%	35.3%	0.2%	0.99
Window 2	Domestic	9.8%	7.3%	2.5%	0.74
Window 3	Domestic	6.8%	6.2%	0.6%	0.91
Window 4	Domestic	7.6%	6.9%	0.7%	0.91
Ground Floor					
Window 5	Domestic	21.1%	21.1%	0.0%	1.0
Window 6	Domestic	38.2%	38.2%	0.0%	1.0
Window 7	Domestic	29.3%	13.1%	16.2%	0.45
Window 8	Domestic	29.1%	12.8%	16.3%	0.44
First Floor					
Window 9	Domestic	38.8%	38.8%	0.0%	1.0
Window 10	W/C	33.9%	27.9%	6.0%	0.82
Window 11	Domestic	33.0%	23.9%	9.1%	0.72
Second Floor					
Window 12	Domestic	39.3%	39.3%	0.0%	1.0
Window 13	Domestic	89.1%	89.1%	0.0%	1.0
Window 14	Domestic	34.6%	34.6%	0.0%	1.0
8 Onslow Road					
Ground Floor					
Window 15	Domestic	28.0%	27.1%	0.9%	0.97
Window 16	Domestic	28.5%	27.3%	1.2%	0.96
Window 17	Domestic	29.1%	27.8%	1.3%	0.96
First Floor					
Window 18	Domestic	25.8%	25.8%	0.0%	1.0
Window 19	Domestic	89.1%	89.0%	0.1%	1.0
Window 20	Domestic	88.3%	88.2%	0.1%	1.0
Window 21	Domestic	86.0%	85.8%	0.2%	1.0
Window 22	Domestic	20.9%	20.9%	0.0%	1.0
Window 23	Domestic	85.7%	85.7%	0.0%	1.0
Window 24	Domestic	88.4%	88.4%	0.0%	1.0
Window 25	Domestic	88.5%	88.5%	0.0%	1.0
6 Onslow Road					
Basement Floor					
Window 29	Staircase	30.5%	29.4%	1.1%	0.96

Appendix 2 - Vertical Sky Component

19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Ground Floor					
Window 27	Office	30.3%	29.1%	1.2%	0.96
Window 28	Office	31.4%	30.5%	0.9%	0.97
Window 26	Staircase	30.5%	29.3%	1.2%	0.96
Window 30	Staircase	28.5%	28.5%	0.0%	1.0
Mezzanine Floor					
Window 31	Storage Area	30.1%	30.1%	0.0%	1.0
Window 32	Storage Area	30.3%	30.2%	0.1%	1.0
Window 33	Storage Area	78.7%	78.7%	0.0%	1.0
Window 34	Storage Area	78.5%	78.4%	0.1%	1.0
Window 35	Storage Area	74.0%	73.9%	0.1%	1.0
Window 36	Storage Area	62.9%	62.8%	0.1%	1.0
Window 37	Storage Area	79.2%	79.1%	0.1%	1.0
4 Onslow Road					
Ground Floor					
Window 38	Bedroom	29.2%	28.1%	1.1%	0.96
Window 39	Landing	26.4%	25.5%	0.9%	0.97
First Floor					
Window 40	Bedroom	37.4%	37.3%	0.1%	1.0
Window 41	Bedroom	34.3%	33.8%	0.5%	0.99
Window 42	Landing	34.2%	33.8%	0.4%	0.99
Second Floor					
Window 43	Bedroom	38.4%	38.4%	0.0%	1.0
Window 44	Bedroom	37.3%	37.3%	0.0%	1.0
Window 45	Landing	37.2%	37.2%	0.0%	1.0
23a Friar Stile Road					
Ground Floor					
Window 46	Bathroom/WC	0.7%	0.8%	-0.1%	1.14
23 Friar Stile Road					
Ground Floor					
Window 47	Non Domestic	17.8%	14.0%	3.8%	0.79
21 Friar Stile Road					
Ground Floor					
Window 48	Non Domestic	15.1%	8.8%	6.3%	0.58

Appendix 2 - Vertical Sky Component

19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
19 Friar Stile Road					
Ground Floor					
Window 49	Non Domestic	19.3%	13.4%	5.9%	0.69
Window 50	Commercial Kitchen	15.6%	10.9%	4.7%	0.7
Window 51	Commercial Kitchen	16.0%	12.0%	4.0%	0.75
1 Onslow House					
First Floor					
Window 52	Reception Room/Kitchen	36.2%	35.7%	0.5%	0.99
Window 53	Reception Room/Kitchen	8.1%	8.1%	0.0%	1.0
Window 54	Landing	34.2%	33.1%	1.1%	0.97
Window 55	Landing	34.9%	33.7%	1.2%	0.97
Second Floor					
Window 56	Bedroom	37.8%	37.8%	0.0%	1.0
Window 57	Bathroom/WC	37.5%	37.3%	0.2%	0.99
2 Onslow House					
First Floor					
Window 58	Kitchen	36.9%	36.3%	0.6%	0.98
Window 59	Domestic	35.9%	34.4%	1.5%	0.96
Second Floor					
Window 60	Bedroom	38.4%	38.3%	0.1%	1.0
Window 61	Bathroom/WC	37.9%	37.7%	0.2%	0.99
3 Onslow House					
First Floor					
Window 62	Kitchen	37.0%	36.7%	0.3%	0.99
Window 63	Domestic	35.8%	34.6%	1.2%	0.97
Second Floor					
Window 64	Bedroom	38.6%	38.6%	0.0%	1.0
Window 65	Bathroom/WC	38.1%	38.0%	0.1%	1.0
4 Onslow House					
First Floor					
Window 66	Kitchen	36.9%	36.6%	0.3%	0.99
Window 67	Domestic	23.9%	23.2%	0.7%	0.97
Second Floor					
Window 68	Bedroom	38.7%	38.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component

19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 69	Bathroom/WC	38.3%	38.3%	0.0%	1.0
17 Friar Stile Road					
Ground Floor					
Window 70	Studio/Office	3.1%	3.0%	0.1%	0.97
Window 71	Studio/Office	12.0%	12.0%	0.0%	1.0
Window 72	Studio/Office	92.4%	89.3%	3.1%	0.97
Window 73	Studio/Office	93.8%	92.5%	1.3%	0.99
Window 74	Kitchen/Dining/Reception Room	30.4%	29.2%	1.2%	0.96
Window 75	Kitchen/Dining/Reception Room	66.2%	65.3%	0.9%	0.99
Window 76	Kitchen/Dining/Reception Room	67.0%	66.5%	0.5%	0.99
Window 77	Kitchen/Dining/Reception Room	33.7%	33.7%	0.0%	1.0
Window 78	Bedroom	15.1%	15.1%	0.0%	1.0
First Floor					
Window 79	Domestic	25.0%	25.0%	0.0%	1.0
Window 80	Domestic	35.7%	35.1%	0.6%	0.98
Second Floor					
Window 81	Domestic	36.4%	36.4%	0.0%	1.0
Window 82	Domestic	34.2%	34.2%	0.0%	1.0
Third Floor					
Window 83	Domestic	39.3%	39.3%	0.0%	1.0
Window 84	Domestic	39.4%	39.4%	0.0%	1.0
Fourth Floor					
Window 85	Domestic	39.6%	39.6%	0.0%	1.0
Window 86	Domestic	36.9%	36.9%	0.0%	1.0

Appendix 2 - Daylight Distribution

19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
6 Onslow Road					
Basement Floor					
Window 29	Staircase	71%	71%	0.0%	1.0
Ground Floor					
Windows 26 to 29	Office	100%	100%	0.0%	1.0
Window 26, 30 & 32 to 37	Staircase	95%	95%	0.0%	1.0
Mezzanine Floor					
Windows 31 to 37	Storage Area	90%	90%	0.0%	1.0
4 Onslow Road					
Ground Floor					
Window 38	Bedroom	100%	100%	0.0%	1.0
Window 39	Landing	68%	68%	0.0%	1.0
First Floor					
Windows 40 & 41	Bedroom	97%	97%	0.0%	1.0
Window 42	Landing	95%	95%	0.0%	1.0
Second Floor					
Windows 43 & 44	Bedroom	97%	97%	0.0%	1.0
Window 45	Landing	93%	93%	0.0%	1.0
Window 45	Staircase	44%	44%	0.0%	1.0
23a Friar Stile Road					
Ground Floor					
Window 46	Bathroom/WC	37%	37%	0.0%	1.0
19 Friar Stile Road					
Ground Floor					
Window 49	Domestic	94%	92%	2.0%	0.98
Windows 50 & 51	Kitchen	59%	50%	9.0%	0.85

Appendix 2 - Daylight Distribution

19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
1 Onslow House					
First Floor					
Windows 52 & 53	Reception Room/Kitchen	100%	100%	0.0%	1.0
Windows 54 & 55	Landing	99%	99%	0.0%	1.0
Second Floor					
Window 56	Bedroom	99%	99%	0.0%	1.0
Window 57	Bathroom/WC	98%	98%	0.0%	1.0
2 Onslow House					
First Floor					
Window 58	Kitchen	98%	98%	0.0%	1.0
Window 59	Domestic	86%	86%	0.0%	1.0
Second Floor					
Window 60	Bedroom	99%	99%	0.0%	1.0
Window 61	Bathroom/WC	98%	98%	0.0%	1.0
3 Onslow House					
First Floor					
Window 62	Kitchen	98%	98%	0.0%	1.0
Window 63	Domestic	88%	88%	0.0%	1.0
Second Floor					
Window 64	Bedroom	100%	100%	0.0%	1.0
Window 65	Bathroom/WC	98%	98%	0.0%	1.0
4 Onslow House					
First Floor					
Window 66	Kitchen	98%	98%	0.0%	1.0
Window 67	Domestic	76%	76%	0.0%	1.0
Second Floor					
Window 68	Bedroom	99%	99%	0.0%	1.0
Window 69	Bathroom/WC	99%	99%	0.0%	1.0

Appendix 2 - Daylight Distribution

19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
17 Friar Stile Road					
Ground Floor					
Windows 70 to 73	Studio/Office	100%	100%	0.0%	1.0
Windows 74 to 77	:hen/Dining/Reception Rc	100%	100%	0.0%	1.0
Window 78	Bedroom	79%	79%	0.0%	1.0

Appendix 2 - Sunlight to Windows

19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
1 Onslow Road									
Basement Floor									
Window 1	Domestic	66%	65%	1%	0.98	21%	20%	1%	0.95
Window 2	Domestic	24%	19%	5%	0.79	5%	5%	0%	1.0
Window 3	Domestic	18%	17%	1%	0.94	5%	5%	0%	1.0
Window 4	Domestic	17%	14%	3%	0.82	4%	4%	0%	1.0
Ground Floor									
Window 6	Domestic	67%	67%	0%	1.0	22%	22%	0%	1.0
Window 7	Domestic	63%	29%	34%	0.46	19%	10%	9%	0.53
Window 8	Domestic	62%	24%	38%	0.39	19%	7%	12%	0.37
First Floor									
Window 9	Domestic	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 10	Domestic	68%	62%	6%	0.91	22%	18%	4%	0.82
Window 11	Domestic	67%	53%	14%	0.79	21%	13%	8%	0.62
Second Floor									
Window 12	Domestic	70%	70%	0%	1.0	25%	25%	0%	1.0
Window 13	Domestic	92%	92%	0%	1.0	28%	28%	0%	1.0
Window 14	Domestic	69%	69%	0%	1.0	25%	25%	0%	1.0
8 Onslow Road									
Ground Floor									
Window 15	Domestic	56%	55%	1%	0.98	15%	14%	1%	0.93
Window 16	Domestic	56%	55%	1%	0.98	15%	14%	1%	0.93
Window 17	Domestic	55%	54%	1%	0.98	15%	14%	1%	0.93
First Floor									
Window 19	Domestic	86%	86%	0%	1.0	21%	21%	0%	1.0
Window 20	Domestic	80%	80%	0%	1.0	20%	20%	0%	1.0
Window 21	Domestic	72%	72%	0%	1.0	20%	20%	0%	1.0
Window 22	Domestic	42%	41%	1%	0.98	13%	12%	1%	0.92
6 Onslow Road									
Basement Floor									
Window 29	Staircase	61%	60%	1%	0.98	17%	16%	1%	0.94

Appendix 2 - Sunlight to Windows

19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Ground Floor									
Window 26	Office	61%	59%	2%	0.97	17%	15%	2%	0.88
Window 27	Office	61%	60%	1%	0.98	17%	16%	1%	0.94
Window 28	Office	62%	60%	2%	0.97	19%	17%	2%	0.89
Window 32	Staircase	53%	53%	0%	1.0	16%	16%	0%	1.0
Window 35	Staircase	54%	54%	0%	1.0	17%	17%	0%	1.0
Window 36	Staircase	36%	35%	1%	0.97	9%	8%	1%	0.89
Window 37	Staircase	52%	52%	0%	1.0	13%	13%	0%	1.0
4 Onslow Road									
Ground Floor									
Window 38	Bedroom	57%	56%	1%	0.98	14%	13%	1%	0.93
Window 39	Landing	51%	49%	2%	0.96	14%	12%	2%	0.86
First Floor									
Window 41	Bedroom	67%	67%	0%	1.0	21%	21%	0%	1.0
Window 42	Landing	72%	71%	1%	0.99	24%	23%	1%	0.96
Second Floor									
Window 44	Bedroom	72%	72%	0%	1.0	26%	26%	0%	1.0
Window 45	Landing	72%	72%	0%	1.0	26%	26%	0%	1.0
1 Onslow House									
First Floor									
Window 53	Reception Room/Kitchen	12%	12%	0%	1.0	8%	8%	0%	1.0
17 Friar Stile Road									
Ground Floor									
Window 70	Studio/Office	9%	9%	0%	1.0	4%	4%	0%	1.0
Window 71	Studio/Office	30%	30%	0%	1.0	13%	13%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces

19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
1 Onslow Road												
Basement Floor												
Garden 1	185.81	m2	166.62	m2	90%	166.62	m2	90%	0.0	m2	0%	1.0
8 Onslow Road												
First Floor												
Garden 2	27.14	m2	24.82	m2	91%	24.82	m2	91%	0.0	m2	0%	1.0
17 Friar Stile Road												
Ground Floor												
Garden 3	35.14	m2	18.29	m2	52%	18.29	m2	52%	0.0	m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 - Alternative Vertical Sky Component Mirror Results
19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Room Use	Vertical Sky Component	
		Target	Proposed
1 Onslow Road			
Basement Floor			
Window 2	Domestic	2.9%	7.3%
Ground Floor			
Window 7	Domestic	3.9%	13.1%
Window 8	Domestic	3.4%	12.8%
First Floor			
Window 11	Domestic	6.4%	23.9%

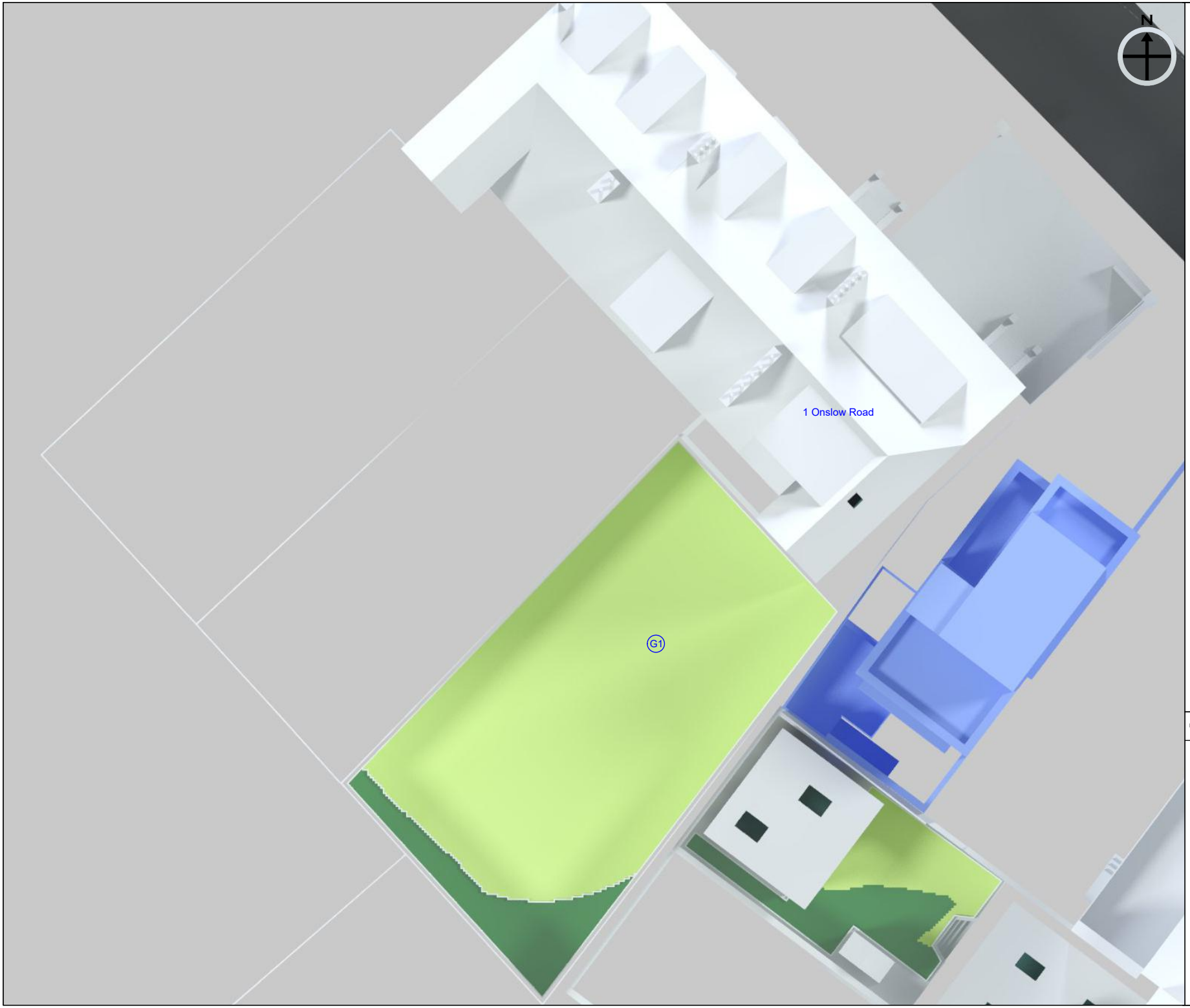
Appendix 3 - Alternative Sunlight to Windows Mirror Results

19 to 23 Friars Stile Road, Richmond, London TW10 6NH

Reference	Room Use	Sunlight to Windows			
		Total Sunlight Hours		Winter Sunlight Hours	
		Target	Proposed	Target	Proposed
1 Onslow Road					
Basement Floor					
Window 2	Domestic	14%	19%	5%	5%
Ground Floor					
Window 8	Domestic	12%	24%	5%	7%

APPENDIX 4

ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS



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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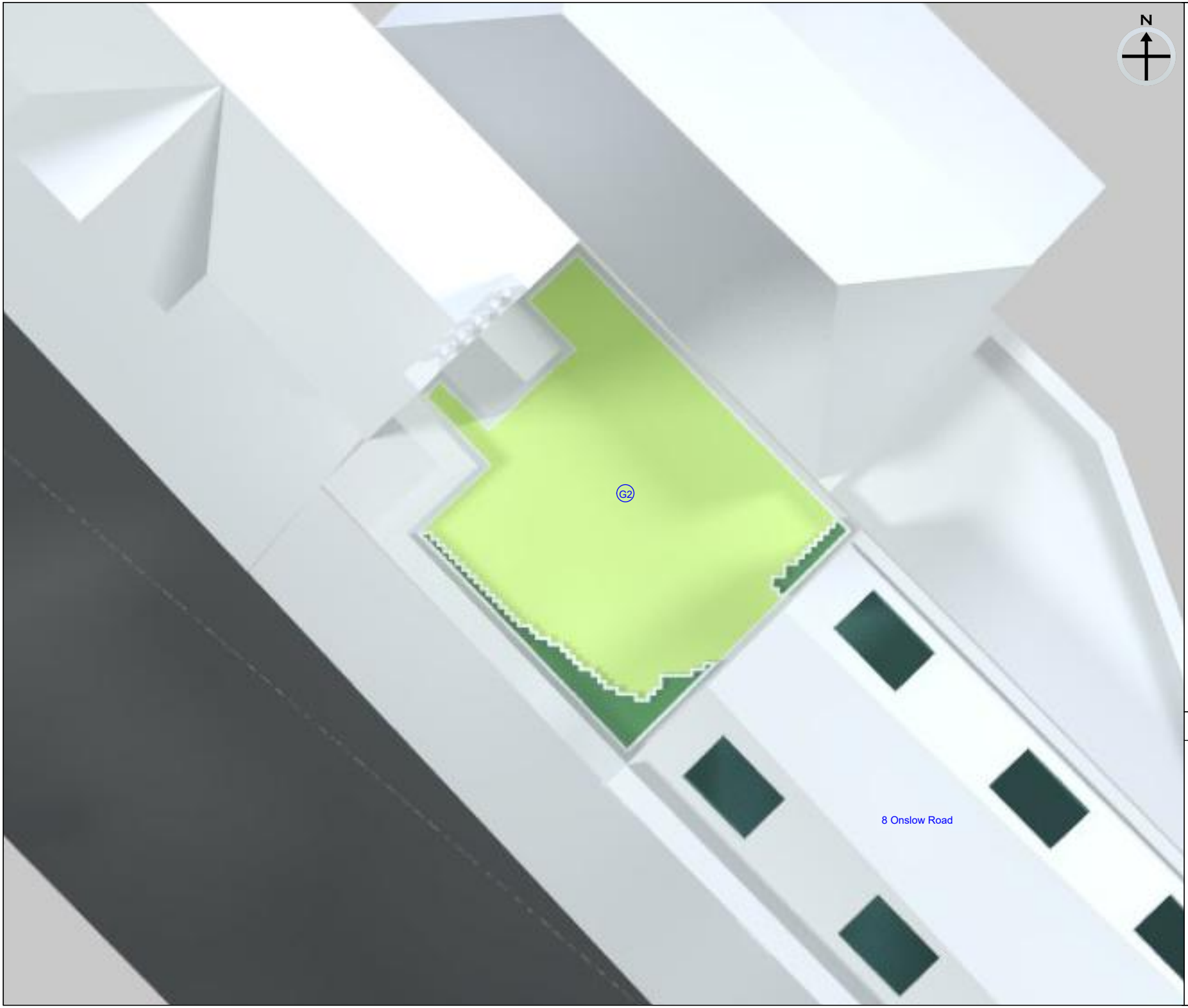

Key

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

- 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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