



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

25 September 2023

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Hampton
TW12 2HR

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Shurgard UK Ltd to undertake a daylight and sunlight assessment of the proposed development at 74 Oldfield Road, Hampton TW12 2HR.
- 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 Field House, 63, 63A, 69A, 69B, 69C 69D & 87 to 109 Oldfield Road, 64 to 69 Hammond Close, Ryedale Court and Linden Hall.
- 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 Field House, 63 Oldfield Road and Linden Hall are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. Therefore, we have not included these results in the discussion below.
- 1.1.6 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.
- 1.1.7 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:

Geographical Engineering Operations

G23457	Topographical and utility Survey	Rev -
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Threesixty Architecture

23053GA_B_001	Location Plan as Proposed	Rev -
23053GA_B_002	Site Plan as Proposed	Rev -
23053GA_B_003	Basement Floor Plan as Proposed	Rev -
23053GA_B_004	Ground Floor Plan as Proposed	Rev -
23053GA_B_005	First Floor Plan as Proposed	Rev -
23053GA_B_006	Second Floor Plan as Proposed	Rev -
23053GA_B_007	Third Floor Plan as Proposed	Rev -
23053GA_SK_008	Roof Plan as Proposed	Rev -
23053GA_B_009	Elevations as Proposed	Rev -
23053GA_B_010	Contextual Elevations as Proposed	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

63 Oldfield Road:

D/11/SK/01/A	As Existing (Ground Floor Plan)	Rev A
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Field House:

AD-901	Plant Layout & Elevations	Rev 06
10129-PL-02	Proposed First Floor	Rev A

Linden Hall:

	Proposed Modifications and Additional 1st & 2nd Stages	Rev -
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69A Oldfield Road:

	Floor Plans	Rev -
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69B Oldfield Road:

	Floor Plans	Rev -
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87 to 109 Oldfield Road:

Floor Plans

Rev -

Ryedale Court:

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 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.

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 Field House, 63, 63A, 69A, 69B, 69C 69D & 87 to 109 Oldfield Road, 64 to 69 Hammond Close, Ryedale Court and Linden Hall.
- 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.
- 4.1.3 Field House, 63 Oldfield Road and Linden Hall are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. Therefore, we have not included these results in the discussion below.

4.2 Daylight to Windows

Vertical Sky Component

- 4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test. Whilst windows 203, 212, 213, 222 and 223 do not meet the BRE recommendations, we understand they serve small kitchens which are less than 13m². Notwithstanding the fact that the BRE guide states that daylight is required in kitchens, in our experience some local authorities tend to consider small kitchens (less than 13m²) to be non-habitable rooms. This is referred to in Richmond's Local Plan which states the following:

'Whilst there will be some impact from any new development, the test is one of harm in relation to the impact on habitable rooms, which includes all separate living rooms and bedrooms, plus kitchens with a floor area of 13sqm or more.'

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the Daylight Distribution test with the exception of the rooms served by windows 203 and 212 which appear to be small kitchens. The same mitigation above that applies to the Vertical Sky Component test for small kitchens also applies to the Daylight Distribution test.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. 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.

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 4 September 2023. 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 a reasonable assumption regarding the use based on external observations or take the prudent approach of assuming the room is of domestic purposes.
- 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



Linden Road

Ashley Road

Chandler Close

Linden Hall

Station Road

Proposed Development

Field House

Ryedale Court

Percy Road

Oldfield Road

Hammond Close

64 to 69 Hammond Close

87 to 109 Oldfield Road

69C Oldfield Road

69D Oldfield Road

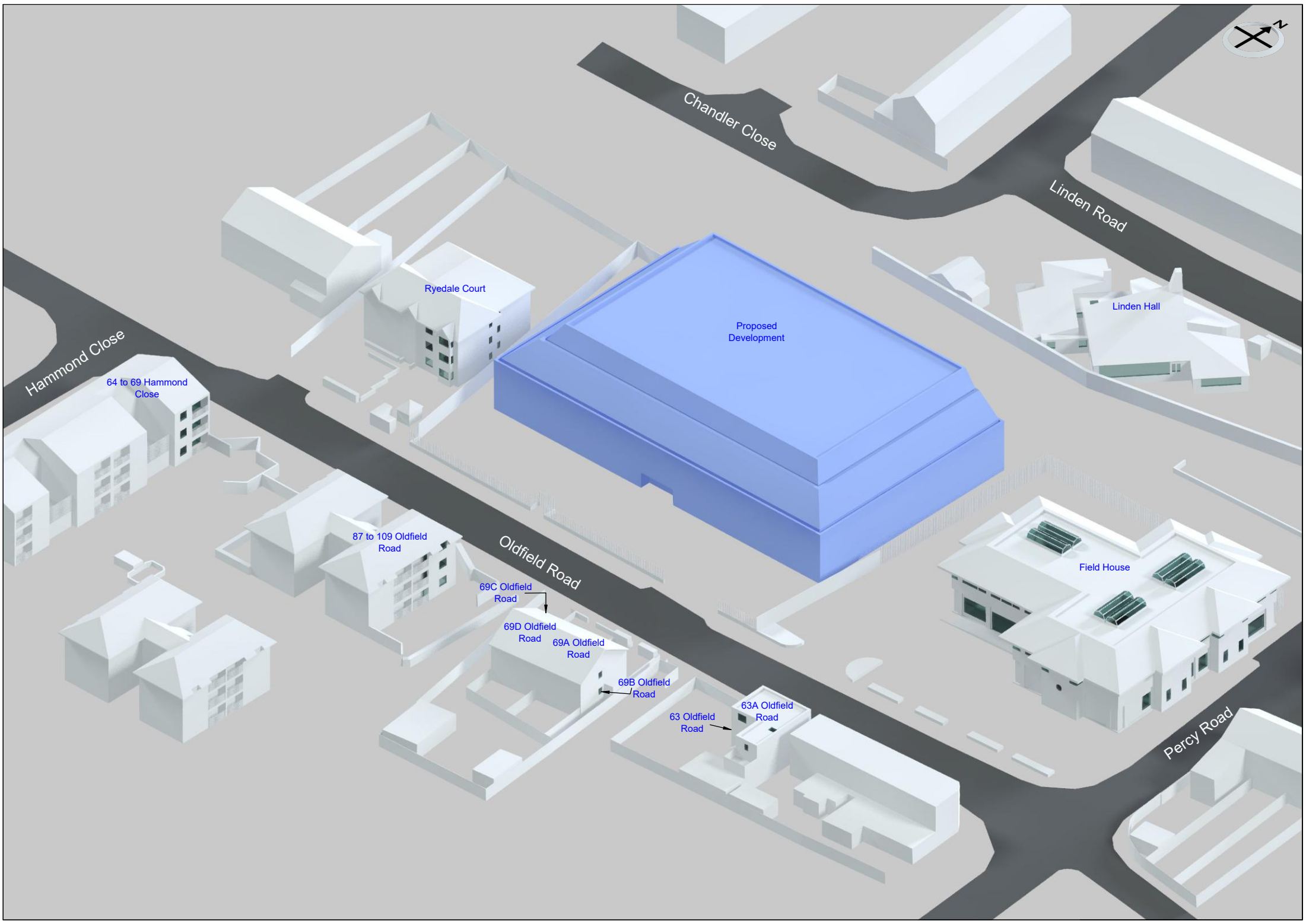
69B Oldfield Road

69A Oldfield Road

63 Oldfield Road

63A Oldfield Road





Chandler Close

Linden Road

Ryedale Court

Linden Hall

Proposed Development

Hammond Close

64 to 69 Hammond Close

87 to 109 Oldfield Road

Oldfield Road

Field House

69C Oldfield Road

69D Oldfield Road

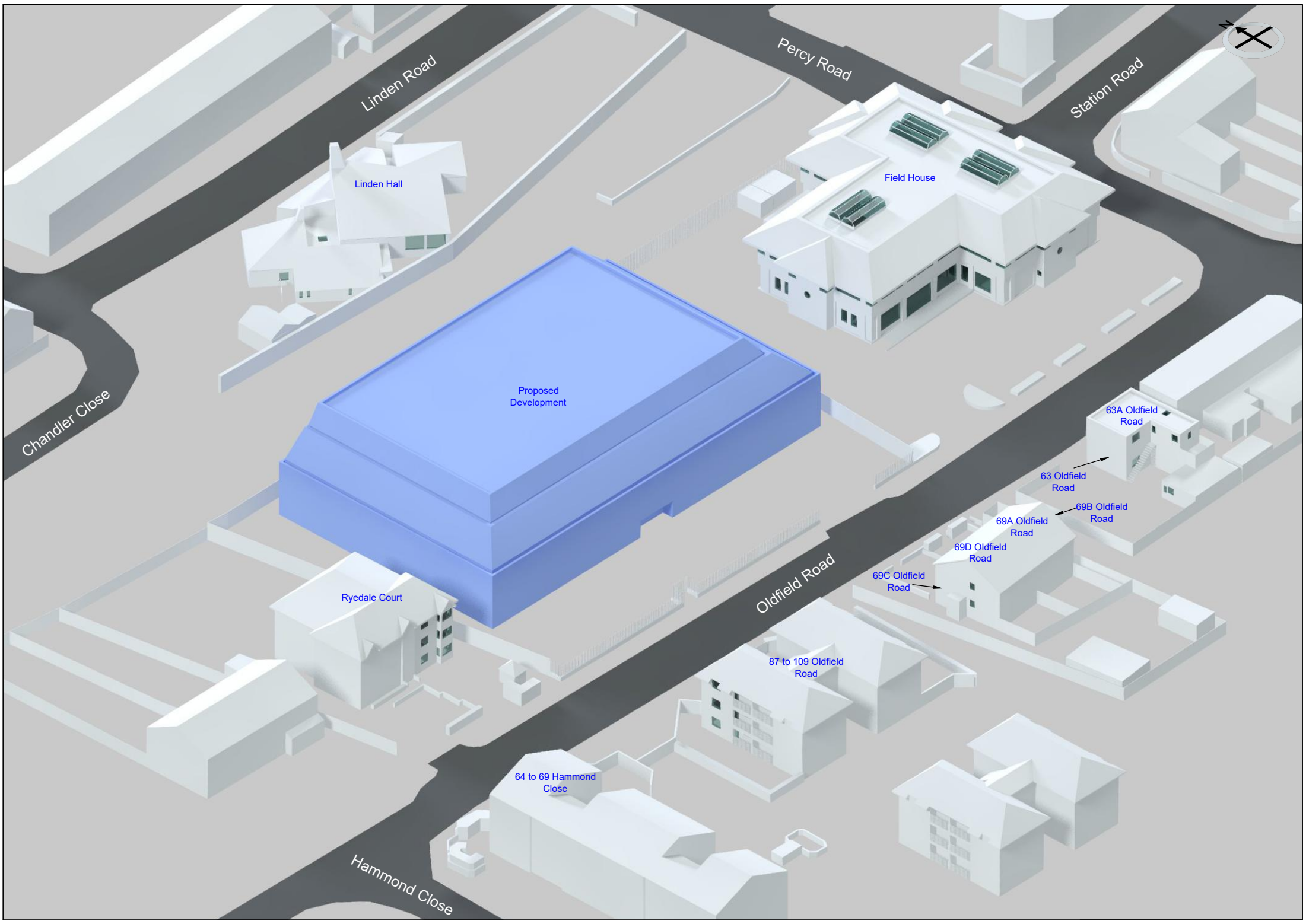
69A Oldfield Road

69B Oldfield Road

63 Oldfield Road

63A Oldfield Road

Percy Road



Linden Road

Percy Road

Station Road

Linden Hall

Field House

Proposed Development

Chandler Close

Ryedale Court

Oldfield Road

63A Oldfield Road

63 Oldfield Road

69B Oldfield Road

69A Oldfield Road

69D Oldfield Road

69C Oldfield Road

87 to 109 Oldfield Road

64 to 69 Hammond Close

Hammond Close





Hammond Close

64 to 69 Hammond Close

87 to 109 Oldfield Road

Ryedale Court

Oldfield Road

69D Oldfield Road

69A Oldfield Road

69C Oldfield Road

Proposed Development

69B Oldfield Road

63A Oldfield Road

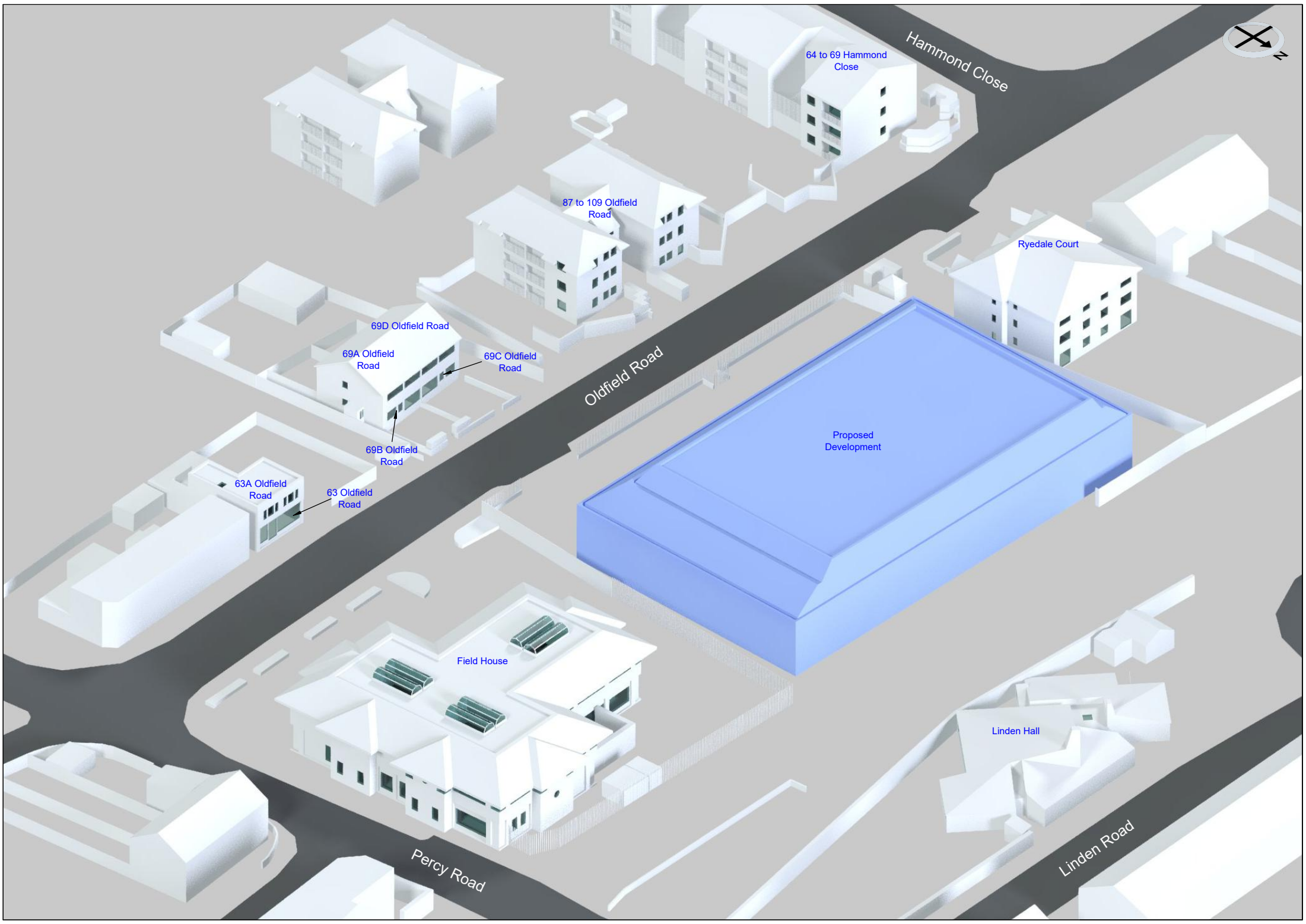
63 Oldfield Road

Field House

Linden Hall

Percy Road

Linden Road





Percy Road

Field House

63A Oldfield Road

63 Oldfield Road

69B Oldfield Road

69A Oldfield Road

69D Oldfield Road

69C Oldfield Road

87 to 109 Oldfield Road

Oldfield Road

Proposed Development

64 to 69 Hammond Close

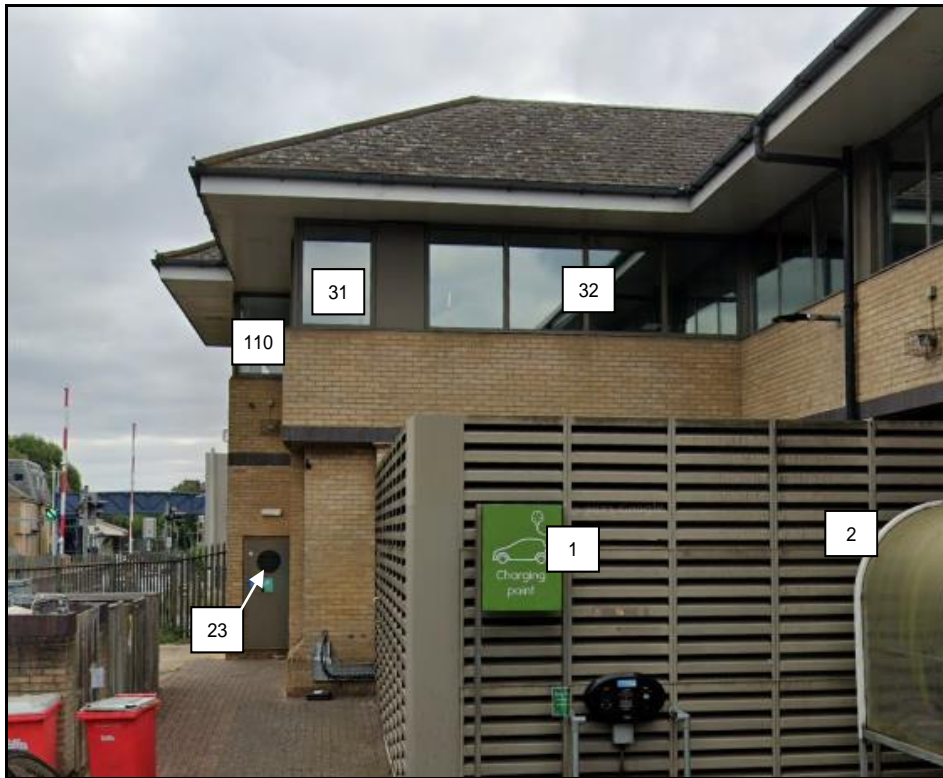
Linden Hall

Ryedale Court

Linden Road

Chandler Close

Neighbouring Windows



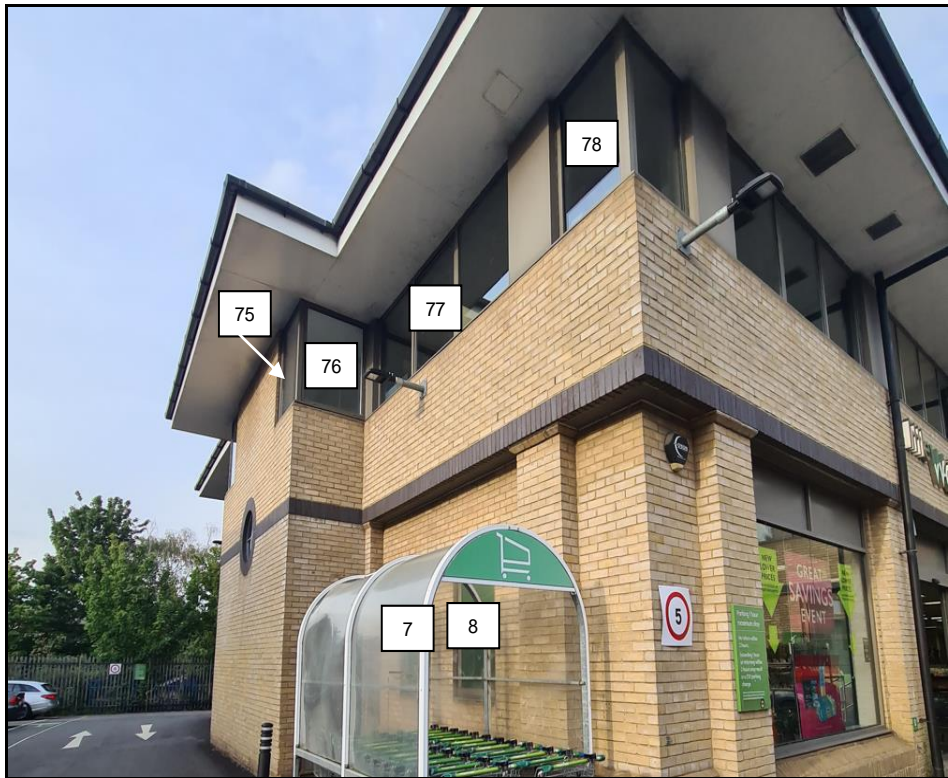
Field House



Field House



Field House



Field House



Field House



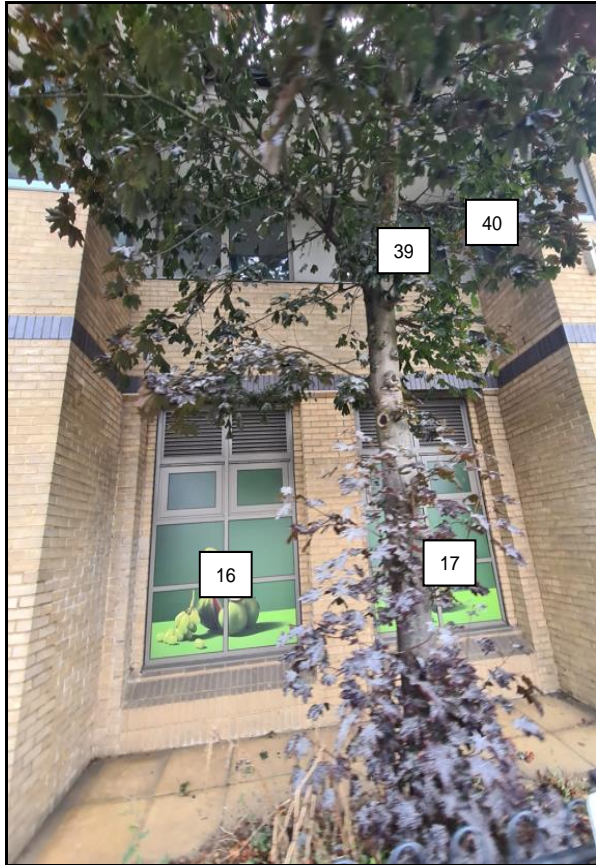
Field House



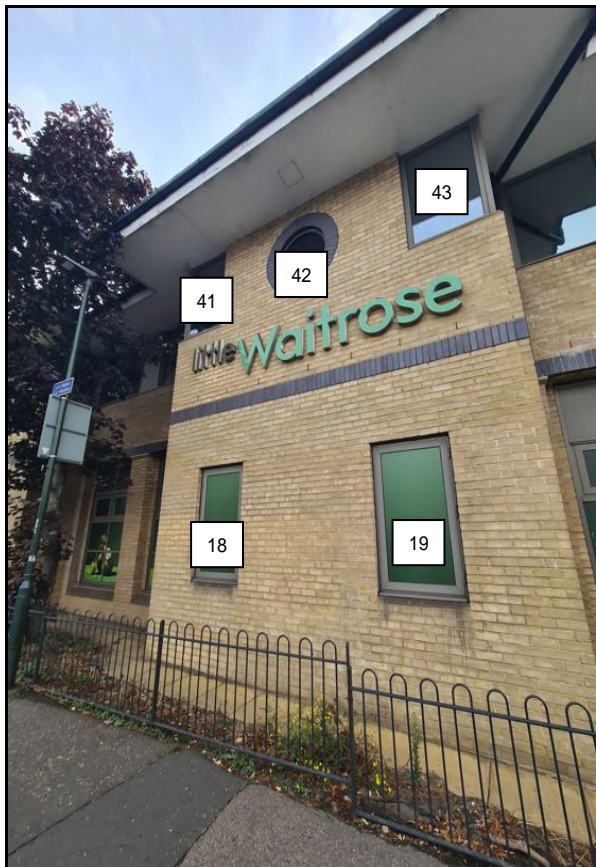
Field House



Field House



Field House



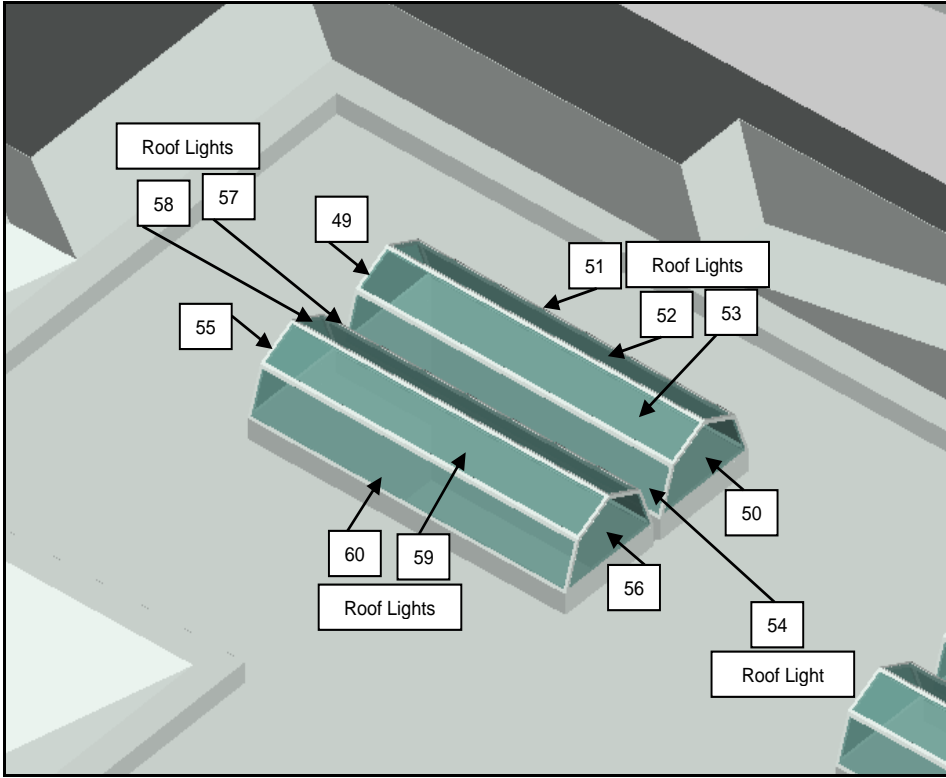
Field House



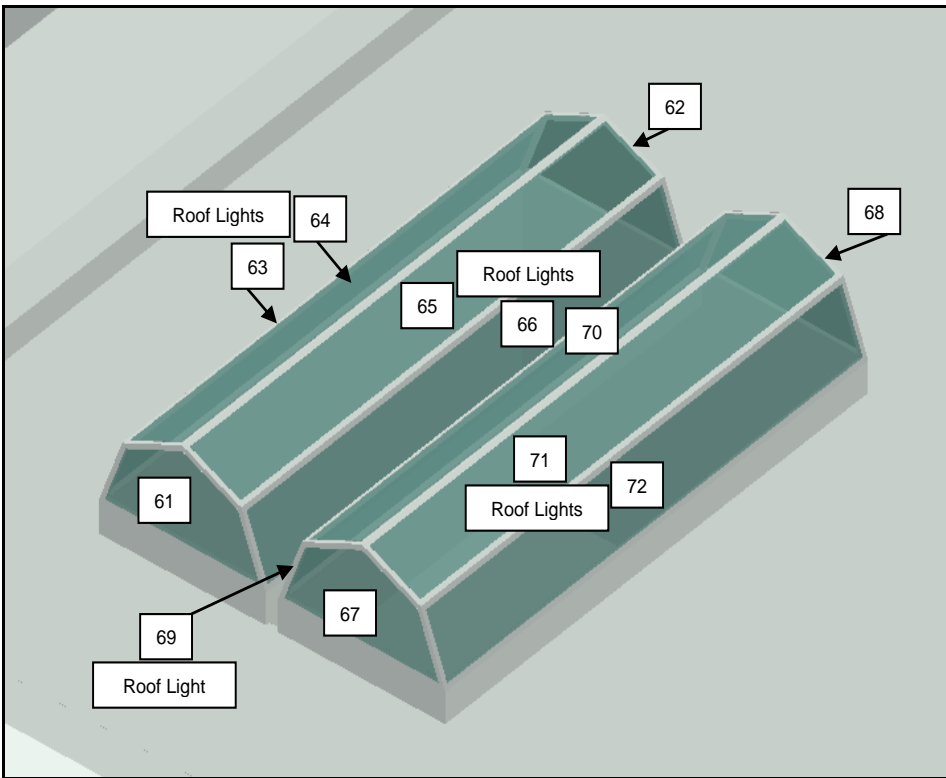
Field House



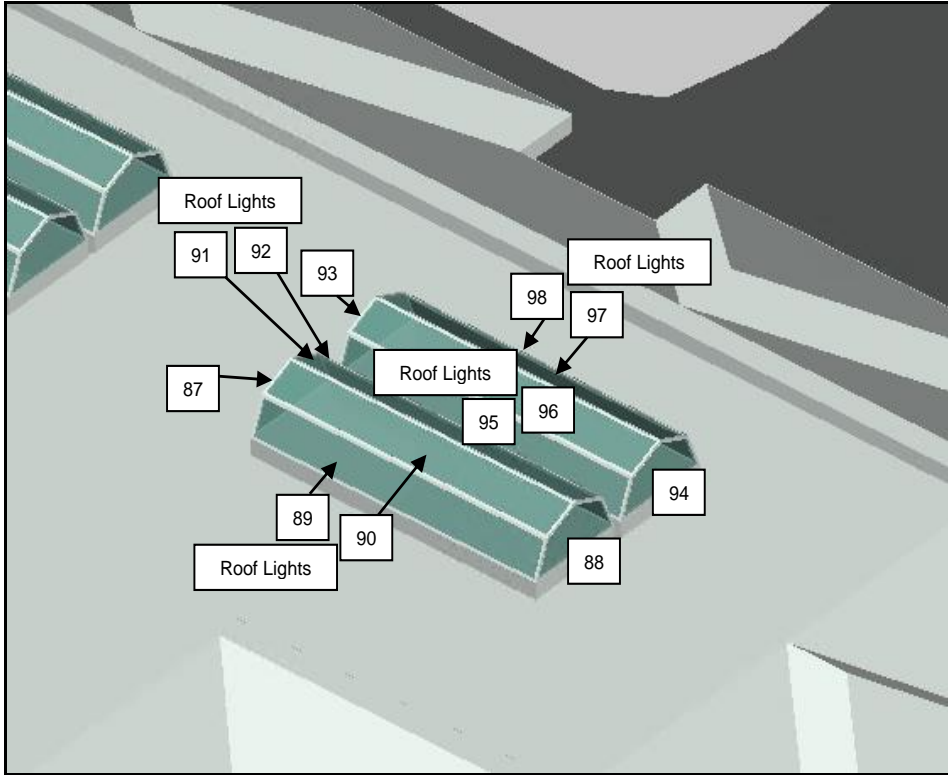
Field House



Field House



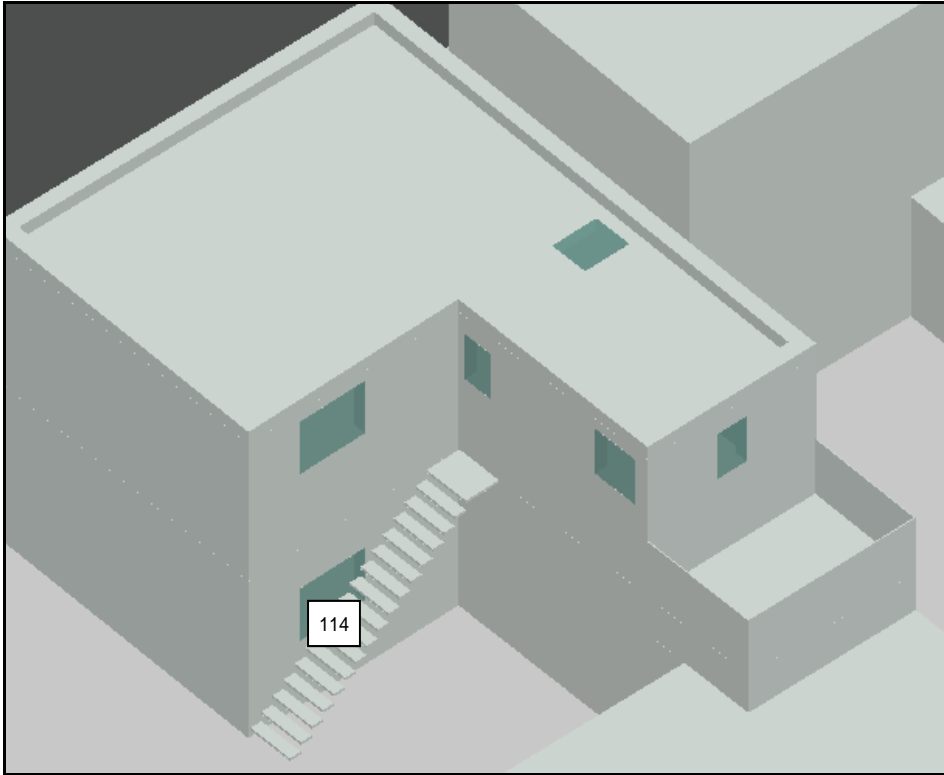
Field House



Field House



63 Oldfield Road



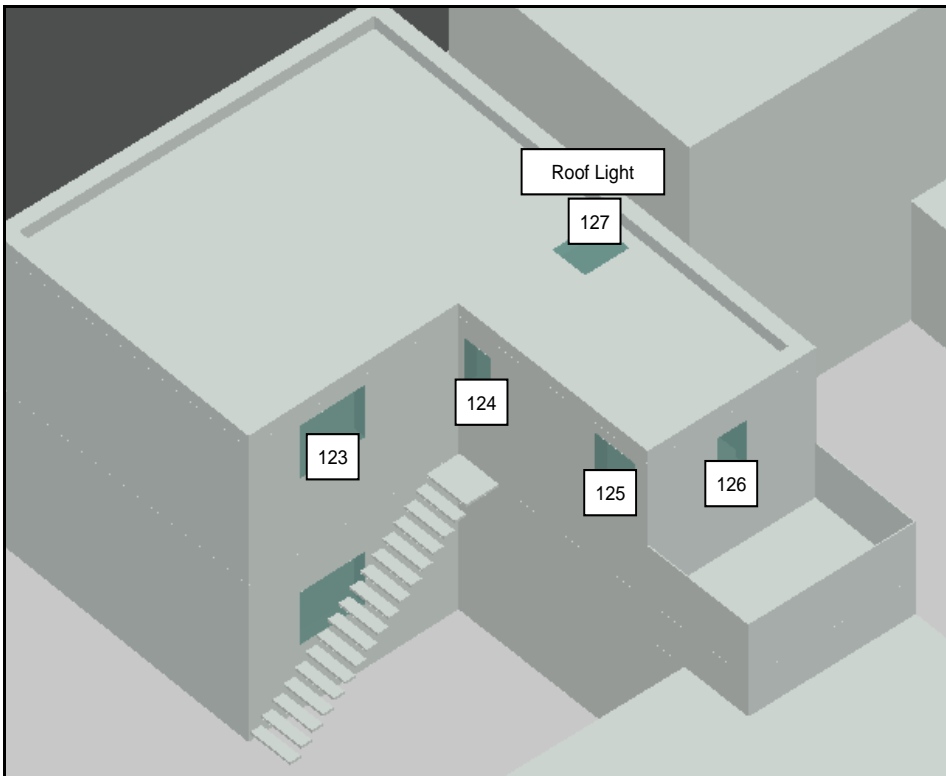
63 Oldfield Road



63 Oldfield Road



63A Oldfield Road



63A Oldfield Road



69A Oldfield Road



69B Oldfield Road



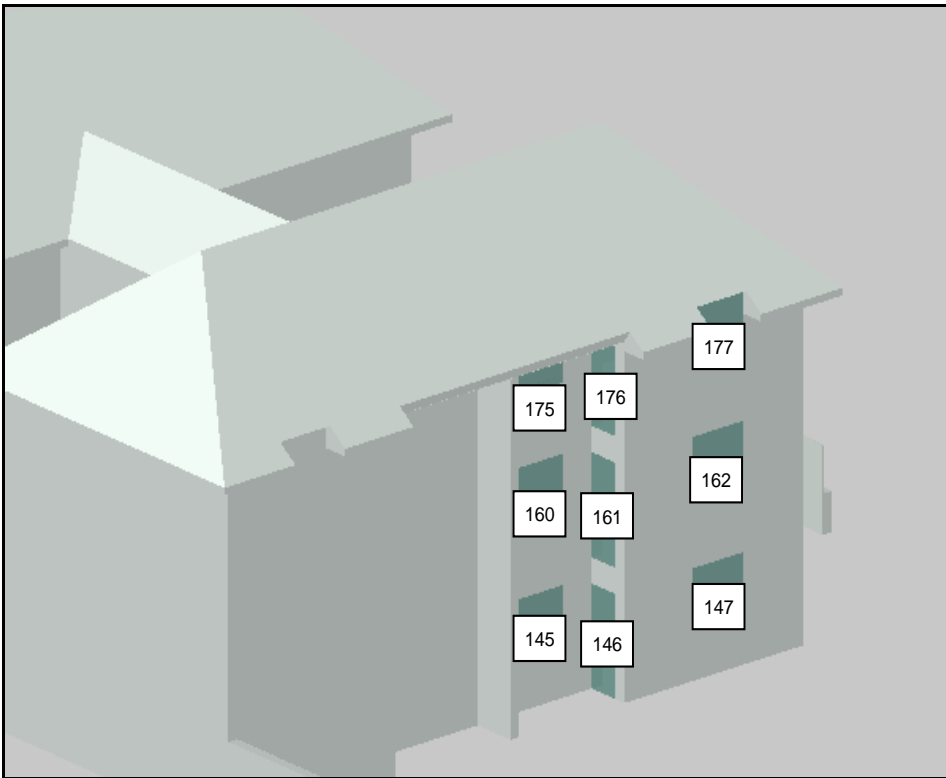
69B Oldfield Road



69C Oldfield Road



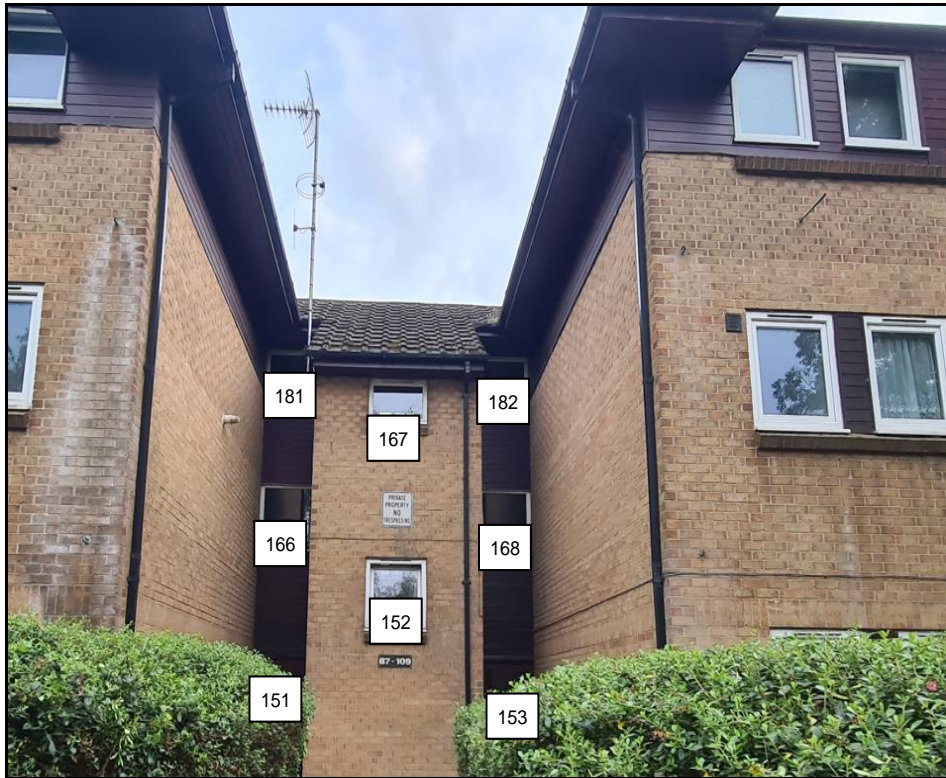
69D Oldfield Road



87 to 109 Oldfield Road



87 to 109 Oldfield Road



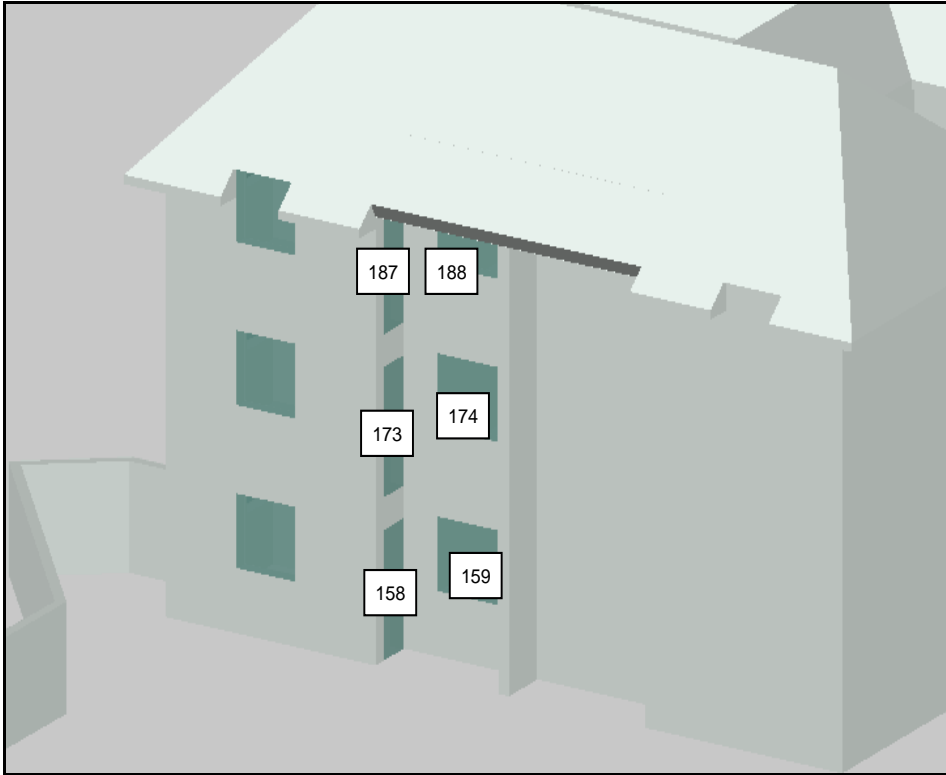
87 to 109 Oldfield Road



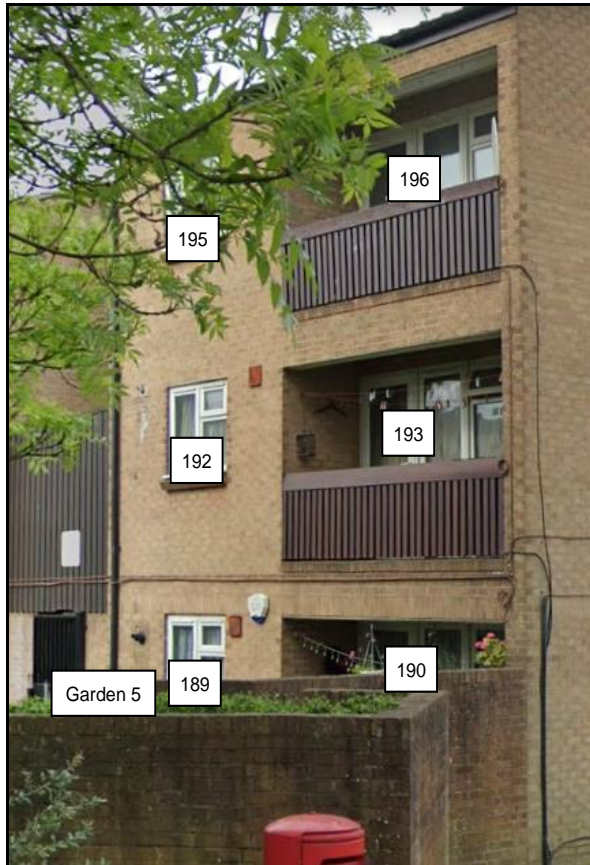
87 to 109 Oldfield Road



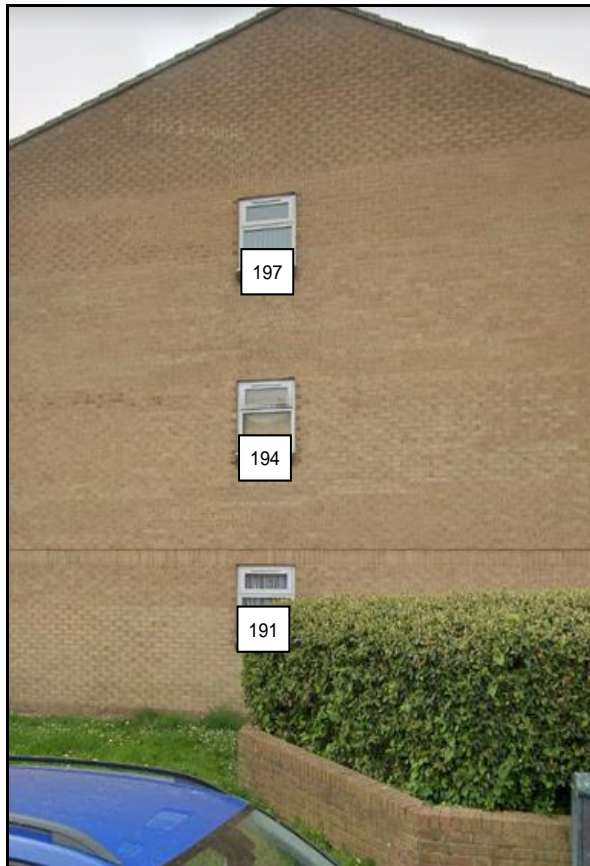
87 to 109 Oldfield Road



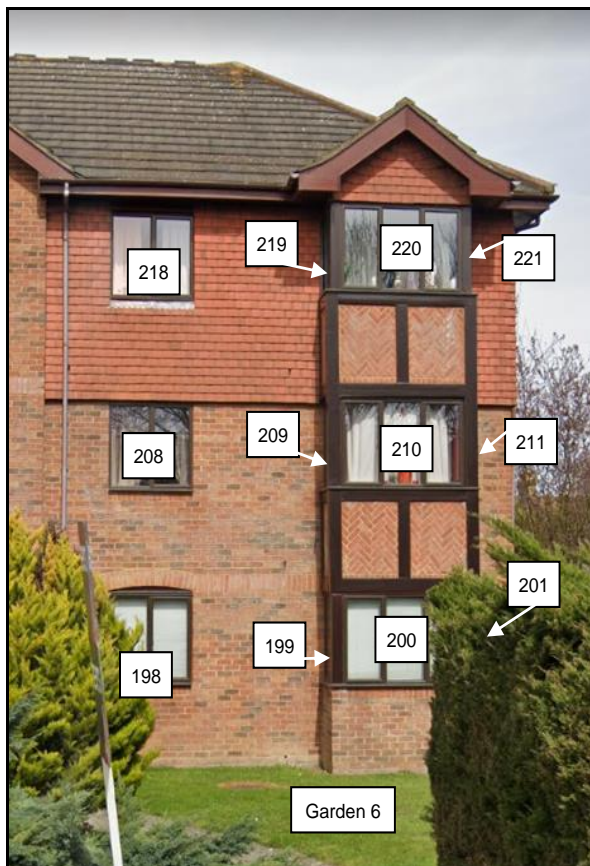
87 to 109 Oldfield Road



64 to 69 Hammond Close



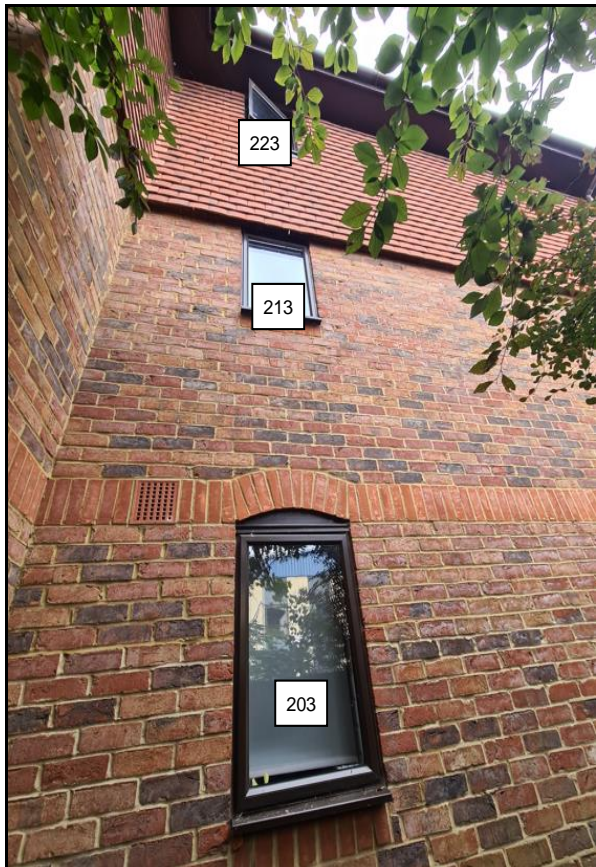
64 to 69 Hammond Close



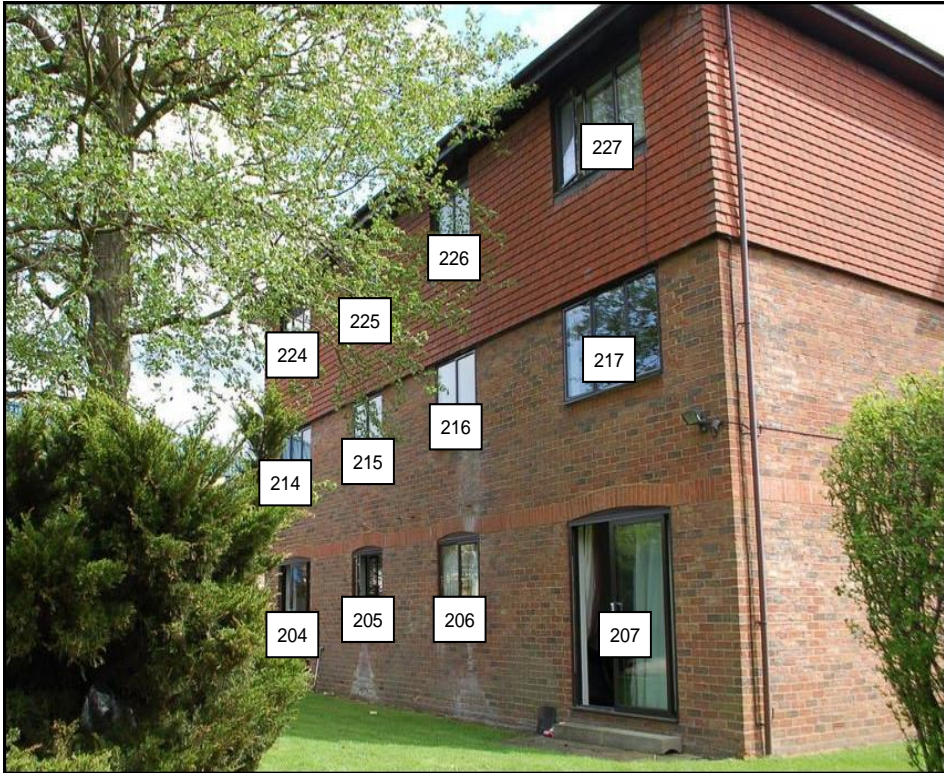
Ryedale Court



Ryedale Court



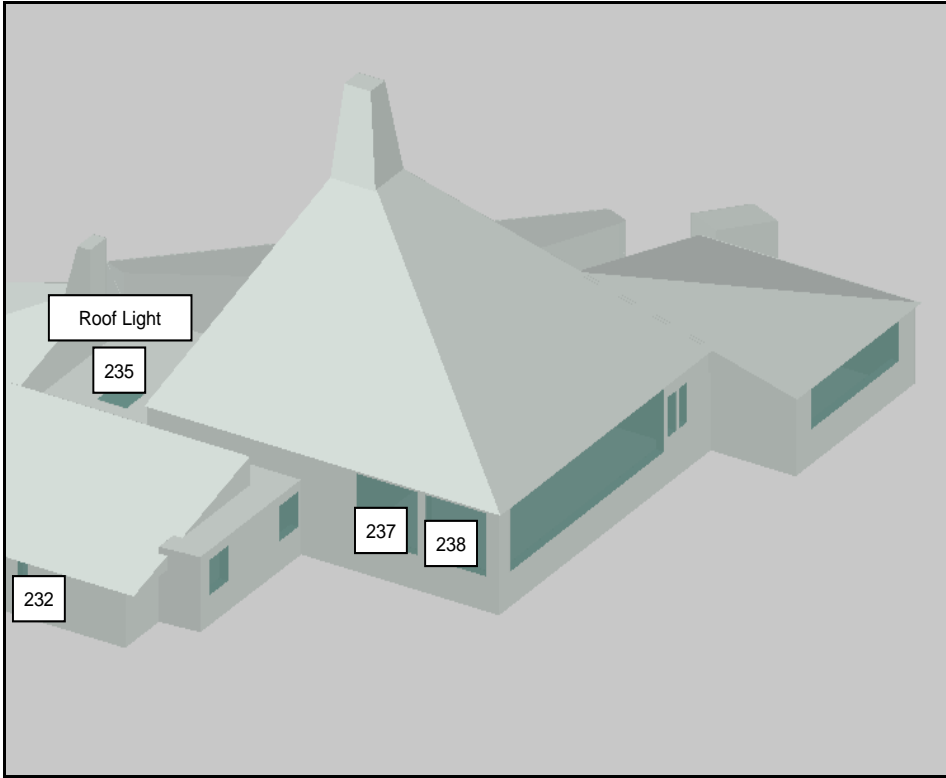
Ryedale Court



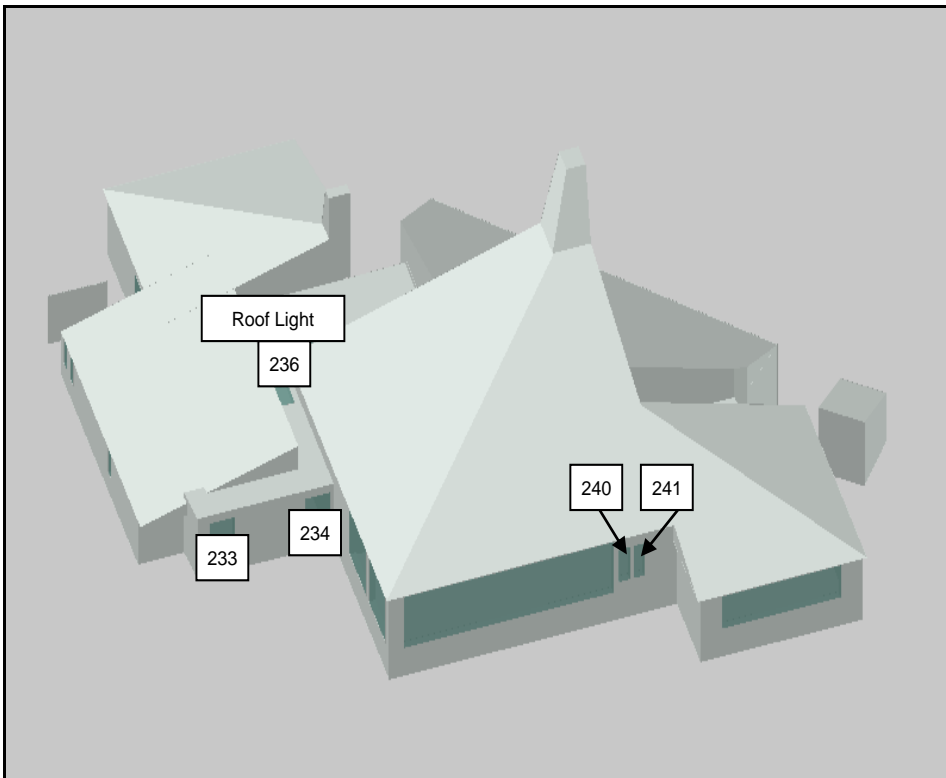
Ryedale Court



Linden Hall



Linden Hall



Linden Hall



Linden Hall

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Field House</u>					
<u>Ground Floor</u>					
Window 1	Sales Area	15.8%	15.4%	0.4%	0.97
Window 2	Sales Area	17.3%	17.2%	0.1%	0.99
Window 3	Sales Area	16.1%	16.1%	0.0%	1.0
Window 4	Sales Area	32.3%	32.5%	-0.2%	1.01
Window 5	Sales Area	23.6%	23.6%	0.0%	1.0
Window 6	Sales Area	20.1%	20.0%	0.1%	1.0
Window 7	Sales Area	24.4%	21.2%	3.2%	0.87
Window 8	Sales Area	27.7%	24.5%	3.2%	0.88
Window 9	Sales Area	34.0%	33.8%	0.2%	0.99
Window 10	Sales Area	31.3%	31.2%	0.1%	1.0
Window 11	Sales Area	21.0%	20.9%	0.1%	1.0
Window 12	Sales Area	15.9%	15.3%	0.6%	0.96
Window 13	Sales Area	25.9%	25.9%	0.0%	1.0
Window 14	Sales Area	33.4%	33.4%	0.0%	1.0
Window 15	Sales Area	33.6%	33.6%	0.0%	1.0
Window 16	Sales Area	25.3%	25.3%	0.0%	1.0
Window 17	Sales Area	25.1%	25.1%	0.0%	1.0
Window 18	Sales Area	34.3%	34.3%	0.0%	1.0
Window 19	Sales Area	34.6%	34.6%	0.0%	1.0
Window 20	Sales Area	31.5%	31.5%	0.0%	1.0
Window 21	Sales Area	30.9%	30.9%	0.0%	1.0
Window 22	Sales Area	28.0%	28.0%	0.0%	1.0
Window 23	Entrance	16.9%	16.8%	0.1%	0.99
Window 24	Entrance	35.0%	35.0%	0.0%	1.0
Window 25	Entrance	27.8%	25.9%	1.9%	0.93
Window 26	Holding	23.4%	22.6%	0.8%	0.97
Window 27	Entrance	17.5%	17.4%	0.1%	0.99
Window 28	Entrance	34.2%	34.2%	0.0%	1.0
<u>First Floor</u>					
Window 29	Office	13.4%	13.4%	0.0%	1.0
Window 30	Office	16.3%	16.3%	0.0%	1.0
Window 31	Office	13.6%	12.9%	0.7%	0.95
Window 32	Office	10.7%	10.1%	0.6%	0.94
Window 33	Office	10.4%	10.4%	0.0%	1.0
Window 34	Office	14.9%	14.9%	0.0%	1.0
Window 35	Office	15.5%	15.5%	0.0%	1.0
Window 36	Office	16.0%	15.8%	0.2%	0.99
Window 37	Office	12.5%	10.5%	2.0%	0.84
Window 38	Office	9.5%	7.5%	2.0%	0.79
Window 39	Office	10.6%	10.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component

74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 40	Office	5.2%	5.2%	0.0%	1.0
Window 41	Office	16.0%	16.0%	0.0%	1.0
Window 42	Office	18.1%	18.1%	0.0%	1.0
Window 43	Office	16.1%	16.1%	0.0%	1.0
Window 44	Office	6.8%	6.8%	0.0%	1.0
Window 45	Office	14.0%	14.0%	0.0%	1.0
Window 46	Office	16.1%	16.1%	0.0%	1.0
Window 47	Office	16.4%	16.4%	0.0%	1.0
Window 48	Office	13.6%	13.6%	0.0%	1.0
Window 49	Office	39.6%	39.6%	0.0%	1.0
Window 50	Office	39.4%	39.4%	0.0%	1.0
Window 51	Office	60.0%	60.0%	0.0%	1.0
Window 52	Office	94.4%	94.4%	0.0%	1.0
Window 53	Office	94.0%	94.0%	0.0%	1.0
Window 54	Office	55.0%	54.7%	0.3%	0.99
Window 55	Office	39.6%	39.6%	0.0%	1.0
Window 56	Office	39.4%	39.4%	0.0%	1.0
Window 57	Office	55.6%	55.6%	0.0%	1.0
Window 58	Office	94.2%	94.2%	0.0%	1.0
Window 59	Office	94.2%	94.2%	0.0%	1.0
Window 60	Office	59.8%	59.5%	0.3%	0.99
Window 61	Office	39.6%	38.4%	1.2%	0.97
Window 62	Office	39.4%	39.4%	0.0%	1.0
Window 63	Office	59.8%	59.6%	0.2%	1.0
Window 64	Office	94.2%	94.2%	0.0%	1.0
Window 65	Office	94.2%	94.1%	0.1%	1.0
Window 66	Office	55.5%	55.5%	0.0%	1.0
Window 67	Office	39.6%	38.5%	1.1%	0.97
Window 68	Office	39.4%	39.4%	0.0%	1.0
Window 69	Office	54.9%	54.8%	0.1%	1.0
Window 70	Office	94.0%	94.0%	0.0%	1.0
Window 71	Office	94.4%	94.3%	0.1%	1.0
Window 72	Office	60.0%	59.9%	0.1%	1.0
Window 73	Staircase	5.8%	5.5%	0.3%	0.95
Window 74	Staircase	12.3%	10.1%	2.2%	0.82
Window 75	Staircase	13.4%	10.5%	2.9%	0.78
Window 76	Staircase	6.5%	6.1%	0.4%	0.94
Window 77	Partner Restbite	11.4%	8.5%	2.9%	0.75
Window 78	Partner Restbite	14.5%	11.7%	2.8%	0.81
Window 79	Partner Restbite	16.4%	16.3%	0.1%	0.99
Window 80	Partner Restbite	15.9%	15.8%	0.1%	0.99
Window 81	Office	15.7%	15.6%	0.1%	0.99
Window 82	Office	15.4%	15.3%	0.1%	0.99

Appendix 2 - Vertical Sky Component

74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 83	Quiet Room	15.0%	14.9%	0.1%	0.99
Window 84	Ambient Racking	14.3%	14.3%	0.0%	1.0
Window 85	Ambient Racking	10.3%	10.3%	0.0%	1.0
Window 86	Ambient Racking	10.4%	10.4%	0.0%	1.0
Window 87	Ambient Racking	39.4%	39.3%	0.1%	1.0
Window 88	Ambient Racking	39.6%	39.6%	0.0%	1.0
Window 89	Ambient Racking	59.7%	59.5%	0.2%	1.0
Window 90	Ambient Racking	94.2%	94.2%	0.0%	1.0
Window 91	Ambient Racking	94.2%	94.2%	0.0%	1.0
Window 92	Ambient Racking	55.6%	55.6%	0.0%	1.0
Window 93	Ambient Racking	39.4%	39.3%	0.1%	1.0
Window 94	Ambient Racking	39.6%	39.6%	0.0%	1.0
Window 95	Ambient Racking	55.0%	54.8%	0.2%	1.0
Window 96	Ambient Racking	94.0%	94.0%	0.0%	1.0
Window 97	Ambient Racking	94.4%	94.4%	0.0%	1.0
Window 98	Ambient Racking	60.0%	60.0%	0.0%	1.0
Window 99	Chiller	11.1%	10.8%	0.3%	0.97
Window 100	Chiller	13.9%	13.4%	0.5%	0.96
Window 101	Chiller	16.4%	16.4%	0.0%	1.0
Window 102	Chiller	14.6%	14.6%	0.0%	1.0
Window 103	Staircase	6.2%	6.1%	0.1%	0.98
Window 104	Staircase	16.8%	16.8%	0.0%	1.0
Window 105	Staircase	16.8%	16.8%	0.0%	1.0
Window 106	Staircase	6.4%	6.4%	0.0%	1.0
Window 107	Staircase	6.6%	6.6%	0.0%	1.0
Window 108	Staircase	16.7%	16.7%	0.0%	1.0
Window 109	Staircase	16.6%	16.6%	0.0%	1.0
Window 110	Staircase	6.2%	6.0%	0.2%	0.97
63 Oldfield Road					
<u>Ground Floor</u>					
Window 111	Cafe	33.9%	33.2%	0.7%	0.98
Window 112	Cafe	34.4%	33.7%	0.7%	0.98
Window 113	Cafe	34.5%	33.7%	0.8%	0.98
Window 114	Cafe	29.0%	29.0%	0.0%	1.0
Window 115	Storage	35.1%	34.6%	0.5%	0.99
Window 116	Storage	35.3%	34.8%	0.5%	0.99
63A Oldfield Road					
<u>First Floor</u>					
Window 117	Domestic	36.8%	36.3%	0.5%	0.99
Window 118	Domestic	36.9%	36.3%	0.6%	0.98
Window 119	Domestic	36.9%	36.3%	0.6%	0.98
Window 120	Domestic	36.9%	36.3%	0.6%	0.98

Appendix 2 - Vertical Sky Component

74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 121	Domestic	36.9%	36.3%	0.6%	0.98
Window 122	Domestic	37.0%	36.3%	0.7%	0.98
Window 123	Domestic	37.1%	37.1%	0.0%	1.0
Window 124	Domestic	25.5%	25.5%	0.0%	1.0
Window 125	Domestic	37.5%	37.4%	0.1%	1.0
Window 126	Domestic	39.5%	39.5%	0.0%	1.0
Window 127	Domestic	98.0%	98.0%	0.0%	1.0
<u>69A Oldfield Road</u>					
<u>Ground Floor</u>					
Window 128	Entrance	21.6%	21.0%	0.6%	0.97
Window 129	Entrance	18.7%	18.4%	0.3%	0.98
<u>First Floor</u>					
Window 130	Bathroom/WC	38.2%	38.2%	0.0%	1.0
Window 131	Bedroom	33.9%	32.5%	1.4%	0.96
Window 132	Reception	33.9%	32.3%	1.6%	0.95
<u>69B Oldfield Road</u>					
<u>Ground Floor</u>					
Window 133	Bathroom/WC	33.1%	33.1%	0.0%	1.0
Window 134	Bedroom	36.1%	34.3%	1.8%	0.95
Window 135	Entrance	36.0%	34.2%	1.8%	0.95
Window 136	Reception	36.0%	34.0%	2.0%	0.94
<u>69C Oldfield Road</u>					
<u>Ground Floor</u>					
Window 137	Domestic	36.0%	33.8%	2.2%	0.94
Window 138	Entrance	36.0%	33.8%	2.2%	0.94
Window 139	Domestic	36.0%	33.8%	2.2%	0.94
Window 140	Domestic	28.4%	28.4%	0.0%	1.0
<u>69D Oldfield Road</u>					
<u>Ground Floor</u>					
Window 141	Entrance	20.0%	18.5%	1.5%	0.93
<u>First Floor</u>					
Window 142	Domestic	33.9%	32.2%	1.7%	0.95
Window 143	Domestic	33.9%	32.1%	1.8%	0.95
Window 144	Domestic	34.7%	34.4%	0.3%	0.99
<u>87 to 109 Oldfield Road</u>					
<u>Ground Floor</u>					
Window 145	Domestic	6.9%	6.8%	0.1%	0.99
Window 146	Domestic	5.3%	5.3%	0.0%	1.0
Window 147	Domestic	35.5%	35.0%	0.5%	0.99

Appendix 2 - Vertical Sky Component

74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 148	Domestic	35.9%	32.8%	3.1%	0.91
Window 149	Domestic	36.0%	33.0%	3.0%	0.92
Window 150	Domestic	36.0%	33.0%	3.0%	0.92
Window 151	Domestic	6.5%	5.5%	1.0%	0.85
Window 152	Domestic	21.0%	19.2%	1.8%	0.91
Window 153	Domestic	6.3%	5.4%	0.9%	0.86
Window 154	Domestic	36.1%	33.4%	2.7%	0.93
Window 155	Domestic	36.0%	33.5%	2.5%	0.93
Window 156	Domestic	35.7%	33.3%	2.4%	0.93
Window 157	Domestic	34.2%	34.2%	0.0%	1.0
Window 158	Domestic	4.4%	4.4%	0.0%	1.0
Window 159	Domestic	5.3%	5.3%	0.0%	1.0
<u>First Floor</u>					
Window 160	Domestic	8.6%	8.6%	0.0%	1.0
Window 161	Domestic	5.7%	5.7%	0.0%	1.0
Window 162	Domestic	37.0%	36.6%	0.4%	0.99
Window 163	Domestic	36.8%	34.4%	2.4%	0.93
Window 164	Domestic	37.1%	34.7%	2.4%	0.94
Window 165	Domestic	37.0%	34.6%	2.4%	0.94
Window 166	Domestic	7.0%	6.3%	0.7%	0.9
Window 167	Domestic	22.6%	21.2%	1.4%	0.94
Window 168	Domestic	6.9%	6.2%	0.7%	0.9
Window 169	Domestic	37.1%	35.0%	2.1%	0.94
Window 170	Domestic	37.2%	35.2%	2.0%	0.95
Window 171	Domestic	36.9%	35.1%	1.8%	0.95
Window 172	Domestic	35.6%	35.6%	0.0%	1.0
Window 173	Domestic	4.9%	4.9%	0.0%	1.0
Window 174	Domestic	7.0%	7.0%	0.0%	1.0
<u>Second Floor</u>					
Window 175	Domestic	6.3%	6.3%	0.0%	1.0
Window 176	Domestic	4.2%	4.2%	0.0%	1.0
Window 177	Domestic	34.1%	34.0%	0.1%	1.0
Window 178	Domestic	33.9%	32.1%	1.8%	0.95
Window 179	Domestic	38.3%	36.6%	1.7%	0.96
Window 180	Domestic	34.1%	32.4%	1.7%	0.95
Window 181	Domestic	9.8%	9.3%	0.5%	0.95
Window 182	Domestic	9.7%	8.9%	0.8%	0.92
Window 183	Bathroom/WC	34.1%	32.8%	1.3%	0.96
Window 184	Kitchen	38.4%	37.0%	1.4%	0.96
Window 185	Reception Room	33.9%	32.6%	1.3%	0.96
Window 186	Reception Room	33.1%	33.1%	0.0%	1.0

Appendix 2 - Vertical Sky Component

74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 187	Reception Room	3.8%	3.8%	0.0%	1.0
Window 188	Bedroom	5.0%	5.0%	0.0%	1.0
<u>64 to 69 Hammond Close</u>					
<u>Ground Floor</u>					
Window 189	Domestic	34.3%	33.7%	0.6%	0.98
Window 190	Domestic	5.2%	4.8%	0.4%	0.92
Window 191	Domestic	36.0%	35.5%	0.5%	0.99
<u>First Floor</u>					
Window 192	Domestic	36.2%	35.7%	0.5%	0.99
Window 193	Domestic	6.6%	6.2%	0.4%	0.94
Window 194	Domestic	37.5%	37.1%	0.4%	0.99
<u>Second Floor</u>					
Window 195	Domestic	38.0%	37.6%	0.4%	0.99
Window 196	Domestic	10.6%	10.3%	0.3%	0.97
Window 197	Domestic	38.8%	38.4%	0.4%	0.99
<u>Ryedale Court</u>					
<u>Ground Floor</u>					
Window 198	Bedroom	35.0%	35.0%	0.0%	1.0
Window 199 (Secondary)	Reception Room/Kitchen	18.4%	18.4%	0.0%	1.0
Window 200	Reception Room/Kitchen	35.6%	35.6%	0.0%	1.0
Window 201 (Secondary)	Reception Room/Kitchen	20.7%	18.1%	2.6%	0.87
Window 202 (Secondary)	Reception Room/Kitchen	25.6%	18.1%	7.5%	0.71
Window 203	Non Habitable Kitchen	25.7%	16.4%	9.3%	0.64
Window 204	Living Room	36.2%	33.9%	2.3%	0.94
Window 205	Bedroom	37.1%	35.4%	1.7%	0.95
Window 206	Domestic	37.5%	36.2%	1.3%	0.97
Window 207	Domestic	37.8%	36.9%	0.9%	0.98
<u>First Floor</u>					
Window 208	Bedroom	36.0%	36.0%	0.0%	1.0
Window 209	Reception Room	18.2%	18.2%	0.0%	1.0
Window 210	Reception Room	37.3%	37.3%	0.0%	1.0
Window 211	Reception Room	24.2%	21.9%	2.3%	0.9
Window 212	Non Habitable Kitchen	34.5%	23.6%	10.9%	0.68
Window 213	Non Habitable Kitchen	30.6%	20.4%	10.2%	0.67
Window 214	Domestic	37.6%	35.3%	2.3%	0.94
Window 215	Domestic	37.8%	36.3%	1.5%	0.96
Window 216	Domestic	38.0%	36.9%	1.1%	0.97
Window 217	Domestic	38.2%	37.4%	0.8%	0.98

Appendix 2 - Vertical Sky Component
74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Second Floor</u>					
Window 218	Domestic	28.0%	28.0%	0.0%	1.0
Window 219	Domestic	13.2%	13.2%	0.0%	1.0
Window 220	Domestic	36.7%	36.7%	0.0%	1.0
Window 221	Domestic	16.6%	15.6%	1.0%	0.94
Window 222	Non Habitable Kitchen	26.1%	18.0%	8.1%	0.69
Window 223	Non Habitable Kitchen	22.7%	14.7%	8.0%	0.65
Window 224	Domestic	29.1%	27.3%	1.8%	0.94
Window 225	Domestic	29.2%	28.0%	1.2%	0.96
Window 226	Domestic	29.3%	28.4%	0.9%	0.97
Window 227	Domestic	29.3%	28.7%	0.6%	0.98
<u>Linden Hall</u>					
<u>Ground Floor</u>					
Window 228	Non Domestic	29.4%	28.3%	1.1%	0.96
Window 229	Non Domestic	19.8%	19.8%	0.0%	1.0
Window 230	Non Domestic	31.8%	28.8%	3.0%	0.91
Window 231	Non Domestic	32.0%	28.8%	3.2%	0.9
Window 232	Non Domestic	26.9%	26.9%	0.0%	1.0
Window 233	Non Domestic	25.1%	25.1%	0.0%	1.0
Window 234	Non Domestic	21.6%	20.0%	1.6%	0.93
Window 235	Non Domestic	84.0%	83.9%	0.1%	1.0
Window 236	Non Domestic	57.0%	57.0%	0.0%	1.0
Window 237	Non Domestic	34.2%	30.5%	3.7%	0.89
Window 238	Non Domestic	33.1%	30.0%	3.1%	0.91
Window 239	Non Domestic	35.4%	34.8%	0.6%	0.98
Window 240	Non Domestic	34.0%	33.6%	0.4%	0.99
Window 241	Non Domestic	32.3%	32.0%	0.3%	0.99
Window 242	Non Domestic	35.3%	35.2%	0.1%	1.0

Appendix 2 - Daylight Distribution
74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>Field House</u>					
<u>Ground Floor</u>					
Windows 1 to 22	Sales Area	100%	100%	0.0%	1.0
Windows 23 & 24	Entrance	77%	77%	0%	1.0
Window 25	Entrance	58%	58%	0%	1.0
Window 26	Holding	86%	86%	0%	1.0
Windows 27 & 28	Entrance	90%	90%	0%	1.0
<u>First Floor</u>					
Windows 29 to 72	Office	100%	100%	0%	1.0
Window 25 & 73 to 76	Staircase	67%	67%	0%	1.0
Windows 77 to 80	Partner Restbite	98%	98%	0%	1.0
Windows 81 & 82	Office	76%	76%	0%	1.0
Window 83	Quiet Room	80%	80%	0%	1.0
Windows 67 to 72 & 84 to 98	Ambient Racking	84%	84%	0%	1.0
Windows 99 to 102	Chiller	98%	98%	0%	1.0
Windows 87 to 98	Bathroom/WC	99%	99%	0%	1.0
Windows 87 to 98	Bathroom/WC	99%	99%	0%	1.0
Window 27, 28 & 103 to 106	Staircase	93%	93%	0%	1.0
Window 23, 24 & 107 to 110	Staircase	80%	79%	1%	0.99
<u>63 Oldfield Road</u>					
<u>Ground Floor</u>					
Windows 111 to 114	Cafe	100%	100%	0%	1.0
Windows 115 & 116	Storage	84%	84%	0%	1.0
<u>69A Oldfield Road</u>					
<u>Ground Floor</u>					
Windows 128 & 129	Entrance	86%	86%	0%	1.0
<u>First Floor</u>					
Window 130	Bathroom/WC	96%	96%	0%	1.0
Window 131	Bedroom	96%	96%	0%	1.0
Window 132	Reception	97%	97%	0%	1.0
<u>69B Oldfield Road</u>					
<u>Ground Floor</u>					
Window 133	Bathroom/WC	92%	92%	0%	1.0
Window 134	Bedroom	97%	97%	0%	1.0
Window 135	Entrance	85%	85%	0%	1.0
Window 136	Reception	99%	99%	0%	1.0
<u>87 to 109 Oldfield Road</u>					
<u>Second Floor</u>					
Window 183	Bathroom/WC	96%	96%	0%	1.0
Window 184	Kitchen	96%	96%	0%	1.0
Windows 185 to 187	Reception Room	98%	98%	0%	1.0

Appendix 2 - Daylight Distribution
74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Window 188	Bedroom	91%	91%	0%	1.0
<u>Ryedale Court</u>					
<u>Ground Floor</u>					
Window 198	Bedroom	98%	98%	0%	1.0
Windows 199 to 202	Reception Room/Kitchen	100%	94%	6%	0.94
Window 203	Non Habitable Kitchen	93%	39%	54%	0.42
Window 204	Living Room	99%	99%	0%	1.0
Window 205	Bedroom	98%	98%	0%	1.0
<u>First Floor</u>					
Window 208	Bedroom	97%	97%	0%	1.0
Windows 209 to 211	Reception Room	99%	99%	0%	1.0
Window 212	Non Habitable Kitchen	97%	62%	35%	0.64

Appendix 2 - Sunlight to Windows
74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Field House</u>									
<u>Ground Floor</u>									
Window 1	Sales Area	8%	7%	1%	0.88	0%	0%	0%	1.0
Window 5	Sales Area	24%	25%	-1%	1.04	8%	6%	2%	0.75
Window 6	Sales Area	17%	17%	0%	1.0	3%	2%	1%	0.67
Window 7	Sales Area	37%	34%	3%	0.92	14%	12%	2%	0.86
Window 8	Sales Area	38%	35%	3%	0.92	14%	12%	2%	0.86
Window 9	Sales Area	78%	76%	2%	0.97	27%	25%	2%	0.93
Window 10	Sales Area	67%	66%	1%	0.99	25%	24%	1%	0.96
Window 11	Sales Area	45%	45%	0%	1.0	20%	20%	0%	1.0
Window 12	Sales Area	33%	33%	0%	1.0	12%	12%	0%	1.0
Window 23	Entrance	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 25	Entrance	35%	34%	1%	0.97	14%	13%	1%	0.93
Window 26	Holding	42%	40%	2%	0.95	15%	15%	0%	1.0
Window 27	Entrance	42%	42%	0%	1.0	15%	15%	0%	1.0
Window 28	Entrance	83%	83%	0%	1.0	30%	30%	0%	1.0
<u>First Floor</u>									
Window 31	Office	17%	17%	0%	1.0	4%	4%	0%	1.0
Window 32	Office	13%	12%	1%	0.92	0%	0%	0%	1.0
Window 37	Office	16%	13%	3%	0.81	4%	4%	0%	1.0
Window 38	Office	14%	9%	5%	0.64	3%	1%	2%	0.33
Window 40	Office	8%	8%	0%	1.0	6%	6%	0%	1.0
Window 50	Office	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 53	Office	90%	90%	0%	1.0	27%	27%	0%	1.0
Window 54	Office	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 56	Office	87%	87%	0%	1.0	30%	30%	0%	1.0
Window 59	Office	90%	90%	0%	1.0	27%	27%	0%	1.0
Window 60	Office	62%	62%	0%	1.0	20%	20%	0%	1.0
Window 61	Office	51%	51%	0%	1.0	16%	16%	0%	1.0
Window 65	Office	98%	98%	0%	1.0	30%	30%	0%	1.0
Window 66	Office	82%	82%	0%	1.0	20%	20%	0%	1.0
Window 67	Office	51%	51%	0%	1.0	16%	16%	0%	1.0
Window 71	Office	98%	98%	0%	1.0	30%	30%	0%	1.0
Window 72	Office	92%	92%	0%	1.0	30%	30%	0%	1.0
Window 74	Staircase	16%	13%	3%	0.81	6%	4%	2%	0.67
Window 75	Staircase	22%	17%	5%	0.77	11%	8%	3%	0.73
Window 76	Staircase	10%	8%	2%	0.8	9%	7%	2%	0.78
Window 77	Partner Restbite	18%	15%	3%	0.83	7%	6%	1%	0.86
Window 78	Partner Restbite	23%	19%	4%	0.83	11%	10%	1%	0.91
Window 79	Partner Restbite	25%	24%	1%	0.96	24%	23%	1%	0.96
Window 80	Partner Restbite	23%	23%	0%	1.0	23%	23%	0%	1.0
Window 81	Office	22%	22%	0%	1.0	22%	22%	0%	1.0
Window 82	Office	21%	21%	0%	1.0	21%	21%	0%	1.0
Window 83	Quiet Room	20%	20%	0%	1.0	20%	20%	0%	1.0

Appendix 2 - Sunlight to Windows
74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 84	Ambient Racking	20%	20%	0%	1.0	20%	20%	0%	1.0	
Window 85	Ambient Racking	15%	15%	0%	1.0	15%	15%	0%	1.0	
Window 86	Ambient Racking	13%	13%	0%	1.0	13%	13%	0%	1.0	
Window 88	Ambient Racking	87%	87%	0%	1.0	30%	30%	0%	1.0	
Window 89	Ambient Racking	62%	62%	0%	1.0	20%	20%	0%	1.0	
Window 90	Ambient Racking	90%	90%	0%	1.0	27%	27%	0%	1.0	
Window 94	Ambient Racking	87%	87%	0%	1.0	30%	30%	0%	1.0	
Window 95	Ambient Racking	54%	54%	0%	1.0	18%	18%	0%	1.0	
Window 96	Ambient Racking	90%	90%	0%	1.0	27%	27%	0%	1.0	
Window 99	Chiller	18%	17%	1%	0.94	7%	7%	0%	1.0	
Window 100	Chiller	23%	23%	0%	1.0	11%	11%	0%	1.0	
Window 101	Chiller	23%	23%	0%	1.0	22%	22%	0%	1.0	
Window 102	Chiller	19%	19%	0%	1.0	19%	19%	0%	1.0	
Window 103	Staircase	12%	12%	0%	1.0	11%	11%	0%	1.0	
Window 104	Staircase	25%	25%	0%	1.0	24%	24%	0%	1.0	
Window 105	Staircase	25%	25%	0%	1.0	23%	23%	0%	1.0	
Window 110	Staircase	3%	3%	0%	1.0	0%	0%	0%	1.0	
<u>63 Oldfield Road</u>										
<u>Ground Floor</u>										
Window 114	Cafe	59%	59%	0%	1.0	21%	21%	0%	1.0	
Window 115	Storage	47%	47%	0%	1.0	15%	15%	0%	1.0	
Window 116	Storage	47%	47%	0%	1.0	15%	15%	0%	1.0	
<u>63A Oldfield Road</u>										
<u>First Floor</u>										
Window 123	Domestic	82%	82%	0%	1.0	27%	27%	0%	1.0	
Window 124	Domestic	45%	45%	0%	1.0	16%	16%	0%	1.0	
Window 125	Domestic	51%	51%	0%	1.0	16%	16%	0%	1.0	
Window 126	Domestic	87%	87%	0%	1.0	30%	30%	0%	1.0	
Window 127	Domestic	90%	90%	0%	1.0	26%	26%	0%	1.0	
<u>69C Oldfield Road</u>										
<u>Ground Floor</u>										
Window 140	Domestic	42%	42%	0%	1.0	13%	13%	0%	1.0	
<u>69D Oldfield Road</u>										
<u>First Floor</u>										
Window 144	Domestic	47%	47%	0%	1.0	14%	14%	0%	1.0	
<u>87 to 109 Oldfield Road</u>										
<u>Ground Floor</u>										
Window 146	Domestic	16%	16%	0%	1.0	6%	6%	0%	1.0	
Window 157	Domestic	44%	44%	0%	1.0	11%	11%	0%	1.0	
Window 158	Domestic	9%	9%	0%	1.0	4%	4%	0%	1.0	
Window 159	Domestic	7%	7%	0%	1.0	2%	2%	0%	1.0	

Appendix 2 - Sunlight to Windows
74 Oldfield Road, Hampton TW12 2HR

Reference	Room Use	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>First Floor</u>										
Window 161	Domestic	16%	16%	0%	1.0	6%	6%	0%	1.0	
Window 172	Domestic	44%	44%	0%	1.0	13%	13%	0%	1.0	
Window 173	Domestic	10%	10%	0%	1.0	5%	5%	0%	1.0	
Window 174	Domestic	9%	9%	0%	1.0	3%	3%	0%	1.0	
<u>Second Floor</u>										
Window 176	Domestic	7%	7%	0%	1.0	4%	4%	0%	1.0	
Window 186	Reception Room	37%	37%	0%	1.0	6%	6%	0%	1.0	
Window 187	Reception Room	8%	8%	0%	1.0	5%	5%	0%	1.0	
Window 188	Bedroom	7%	7%	0%	1.0	3%	3%	0%	1.0	
<u>Ryedale Court</u>										
<u>Ground Floor</u>										
Window 198	Bedroom	77%	77%	0%	1.0	29%	29%	0%	1.0	
Window 199	Reception Room/Kitchen	41%	41%	0%	1.0	14%	14%	0%	1.0	
Window 200	Reception Room/Kitchen	84%	84%	0%	1.0	27%	27%	0%	1.0	
<u>First Floor</u>										
Window 208	Bedroom	78%	78%	0%	1.0	30%	30%	0%	1.0	
Window 209	Reception Room	42%	42%	0%	1.0	15%	15%	0%	1.0	
Window 210	Reception Room	87%	87%	0%	1.0	30%	30%	0%	1.0	
<u>Second Floor</u>										
Window 218	Domestic	52%	52%	0%	1.0	30%	30%	0%	1.0	
Window 219	Domestic	30%	30%	0%	1.0	15%	15%	0%	1.0	
Window 220	Domestic	79%	79%	0%	1.0	30%	30%	0%	1.0	
<u>Linden Hall</u>										
<u>Ground Floor</u>										
Window 228	Non Domestic	52%	50%	2%	0.96	11%	9%	2%	0.82	
Window 230	Non Domestic	70%	63%	7%	0.9	22%	15%	7%	0.68	
Window 231	Non Domestic	70%	62%	8%	0.89	23%	15%	8%	0.65	
Window 232	Non Domestic	58%	58%	0%	1.0	11%	11%	0%	1.0	
Window 233	Non Domestic	47%	47%	0%	1.0	3%	3%	0%	1.0	
Window 234	Non Domestic	50%	44%	6%	0.88	21%	15%	6%	0.71	
Window 235	Non Domestic	65%	63%	2%	0.97	15%	13%	2%	0.87	
Window 236	Non Domestic	28%	28%	0%	1.0	3%	3%	0%	1.0	
Window 237	Non Domestic	69%	63%	6%	0.91	24%	18%	6%	0.75	
Window 238	Non Domestic	69%	64%	5%	0.93	23%	18%	5%	0.78	
Window 239	Non Domestic	68%	64%	4%	0.94	23%	19%	4%	0.83	
Window 240	Non Domestic	65%	62%	3%	0.95	23%	20%	3%	0.87	
Window 241	Non Domestic	63%	60%	3%	0.95	23%	20%	3%	0.87	
Window 242	Non Domestic	66%	65%	1%	0.98	24%	23%	1%	0.96	

Appendix 2 - Overshadowing to Gardens and Open Spaces

74 Oldfield Road, Hampton TW12 2HR

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss		Ratio	
<u>69B Oldfield Road</u>												
<u>Ground Floor</u>												
Garden 1	36.02	m2	7.57	m2	21%	7.57	m2	21%	0.0	m2	0%	1.0
<u>69C Oldfield Road</u>												
<u>Ground Floor</u>												
Garden 2	44.31	m2	15.64	m2	35%	15.64	m2	35%	0.0	m2	0%	1.0
<u>87 to 109 Oldfield Road</u>												
<u>Ground Floor</u>												
Garden 3	140.06	m2	104.28	m2	74%	104.28	m2	74%	0.0	m2	0%	1.0
Garden 4	81.81	m2	73.45	m2	90%	73.45	m2	90%	0.0	m2	0%	1.0
<u>64 to 69 Hammond Close</u>												
<u>Ground Floor</u>												
Garden 5	400.46	m2	390.5	m2	98%	390.5	m2	98%	0.0	m2	0%	1.0
<u>Ryedale Court</u>												
<u>Ground Floor</u>												
Garden 6	205.49	m2	134.67	m2	66%	130.27	m2	63%	4.4	m2	3%	0.97
<u>Linden Hall</u>												
<u>Ground Floor</u>												
Garden 7	593.96	m2	500.91	m2	84%	500.91	m2	84%	0.0	m2	0%	1.0

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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Linden Road

Chandler Close

Linden Hall

G7



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

Percy Road

Proposed Development

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



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