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Daylight and Sunlight Study
Club Karma Site and Adjacent Car Park, 1 Adrian Street, Dover,
Kent CT17 9AT

6 May 2020

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DAYLIGHT AND SUNLIGHT STUDY
1 Adrian Street, Dover, Kent CT17 9AT

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Emervest Limited to undertake a daylight and sunlight study of the proposed development at 1 Adrian Street, Dover, Kent CT17 9AT.
- 1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011.
- 1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 10 to 20, 22, 24 & 26 Adrian Street, 168 to 172 Snargate Street, Maritime House and Unitarian Church.
- 1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Where room layouts are not known the daylight distribution test has not been undertaken.
- 1.1.5 Maritime House and Unitarian Church are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the rooms/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 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. Windows which do not pass the BRE numerical tests are situated underneath overhangs. The BRE guide explains that one way to demonstrate that the overhangs are the main factor in loss of light is to carry out an additional calculation without these existing obstructions in place. In this instance, the windows pass the test using the additional calculation with the existing obstructions removed. This demonstrates that the development is a modest obstruction and it is the presence of the overhangs, rather than the size of the new obstruction, which causes an unavoidable reduction in daylight/sunlight. Windows that fall short of the guidelines

but are not situated underneath overhangs are considered borderline against the BRE recommendations. Therefore, in our opinion, the proposed development has an acceptable impact on 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:

Holbrook Griffith Design

AS 01	Demise and Adjacent Demise	Rev A
AS PL 03	Ground Floor Plan - Draft	Rev A
AS PL 04	First Floor - Draft	Rev A
AS PL 05	Second Floor Plan - Draft	Rev A
AS PL 06	Third Floor Plan - Draft	Rev A
AS PL 07	Fourth Floor Plan - Draft	Rev A
AS PL 09	North Elevation Adrian Street	Rev A
AS PL 10	South Elevations - Draft - overhanging bay	Rev A
AS PL 11	Proposed West Elevation 1	Rev -
AS-PL 12	East Elevation 1	Rev -
AS-PL 13	Proposed West Elevation 2	Rev -
AS-PL 14	Proposed East Elevation 2	Rev -
AS-PL 15	Proposed Composite Elevation East	Rev -
OG 08	Fifth Floor Plans - Draft	Rev A
P-AS 01	Ground Floor demise 1 Adrian Street and car park plot	Rev A

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

22 Adrian Street; EM-2014-42-01	Existing and Proposed Layout Plans and Elevation	Rev 01
24 Adrian Street; EM-2014-42-01	Existing and Proposed Layout Plans and Elevation	Rev 01
26 Adrian Street; EM-2014-42-01	Existing and Proposed Layout Plans and Elevation	Rev 01

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is not anticipated until sometime in 2020. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.

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

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

3.2 National Planning Policy Framework

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

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

3.3 Daylight to Windows

- 3.3.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
- 3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:
- 3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."
- 3.3.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

- 3.3.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.
- 3.3.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has

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

Test 2 Daylight Distribution

- 3.3.8 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.
- 3.3.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.4 Sunlight availability to Windows

- 3.4.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.
- 3.4.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees due north, but a secondary window faces within 90 degrees due south, sunlight to the secondary window should be checked. For completeness, we have

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

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

3.5 Overshadowing to Gardens and Open Spaces

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

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

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

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

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 10 to 20, 22, 24 & 26 Adrian Street, 168 to 172 Snargate Street, Maritime House and Unitarian Church.
- 4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results.
- 4.1.3 Maritime House and Unitarian Church are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the rooms/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, with the exception of windows 126, 127, 128, 134, 140 & 141 at 10 to 20 Adrian Street. However, there are mitigating factors to consider.
- 4.2.2 The room served by window 134 is also served by window 135. The BRE guide acknowledges that if a room has two or more windows of equal size, the mean of their VSC's may be taken. The results confirm that VSC mean average for the windows passes the VSC test (average VSC is 27.85% before the development to 22.85% after which equates to a reduction ratio of 0.82). Windows 128, 134 and 140 also all fall only slightly short of the recommended VSC target, achieving before/after ratios of 0.7 and above against the BRE target of 0.8.
- 4.2.3 Windows 126, 127, 140 and 141 are obstructed by overhanging balconies. The BRE guide acknowledges that existing windows with balconies above them typically receive less daylight as the balcony cuts out light from the top part of the sky and that even a modest obstruction opposite may result in a large relative impact on the VSC.

The guide goes on to explain that an additional calculation may be carried out assuming that the balconies do not exist. If the windows meet the targets on this basis then this confirms that it is the balcony that prevents the targets from being met as opposed to an unreasonable level of obstruction caused by the development. Windows 126, 127, 140 and 141 pass the Vertical Sky Component test without the overhanging balconies in place (see Appendix 3).

- 4.2.4 Finally, the BRE guide is intended to be used flexibly, particularly in urban locations, and given the isolated and borderline nature of the results we are of the opinion that the development design is acceptable.

Daylight Distribution

- 4.2.5 As the room layouts of the neighbouring properties are unknown, the daylight distribution test has not been undertaken.

4.3 Sunlight to Windows

- 4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test, with the exception of window 127 at 10 to 20 Adrian Street. However, as above, window 127 is obstructed by an overhanging balcony. Without the balcony in place, window 127 passes both the total annual sunlight hours test and the winter sunlight hours test (see appendix 3). We are therefore of the opinion that the development design is acceptable in terms of its impact on neighbouring properties sunlight.

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 study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. Windows which do not pass the BRE numerical tests are situated underneath overhangs. The BRE guide explains that one way to demonstrate that the overhangs are the main factor in loss of light is to carry out an additional calculation

without these existing obstructions in place. In this instance, the windows pass the test using the additional calculation with the existing obstructions removed. This demonstrates that the development is a modest obstruction and it is the presence of the overhangs, rather than the size of the new obstruction, which causes an unavoidable reduction in daylight/sunlight. Windows that fall short of the guidelines but are not situated underneath overhangs are considered borderline against the BRE recommendations. Therefore, in our opinion, the proposed development has an acceptable impact on 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 study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The study is based on the information listed in section 2 of this report. The study has been undertaken without access to the proposed development site or neighbouring properties.
- 5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.
- 5.1.6 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.
- 5.1.7 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



York Street

Unitarian Church

Chapel Place

10 to 20 Adrian Street

Proposed Development

22 Adrian Street

24 Adrian Street

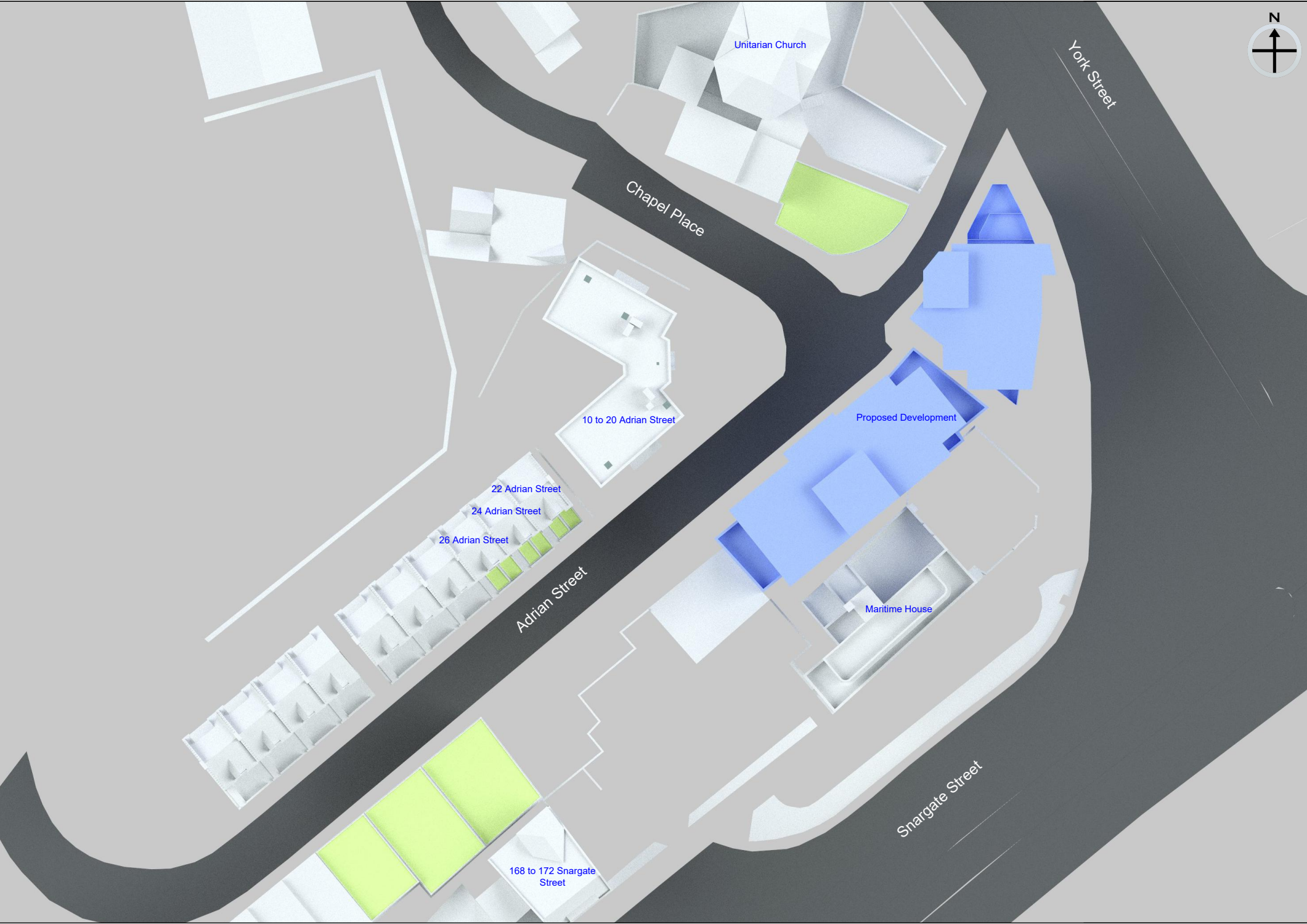
26 Adrian Street

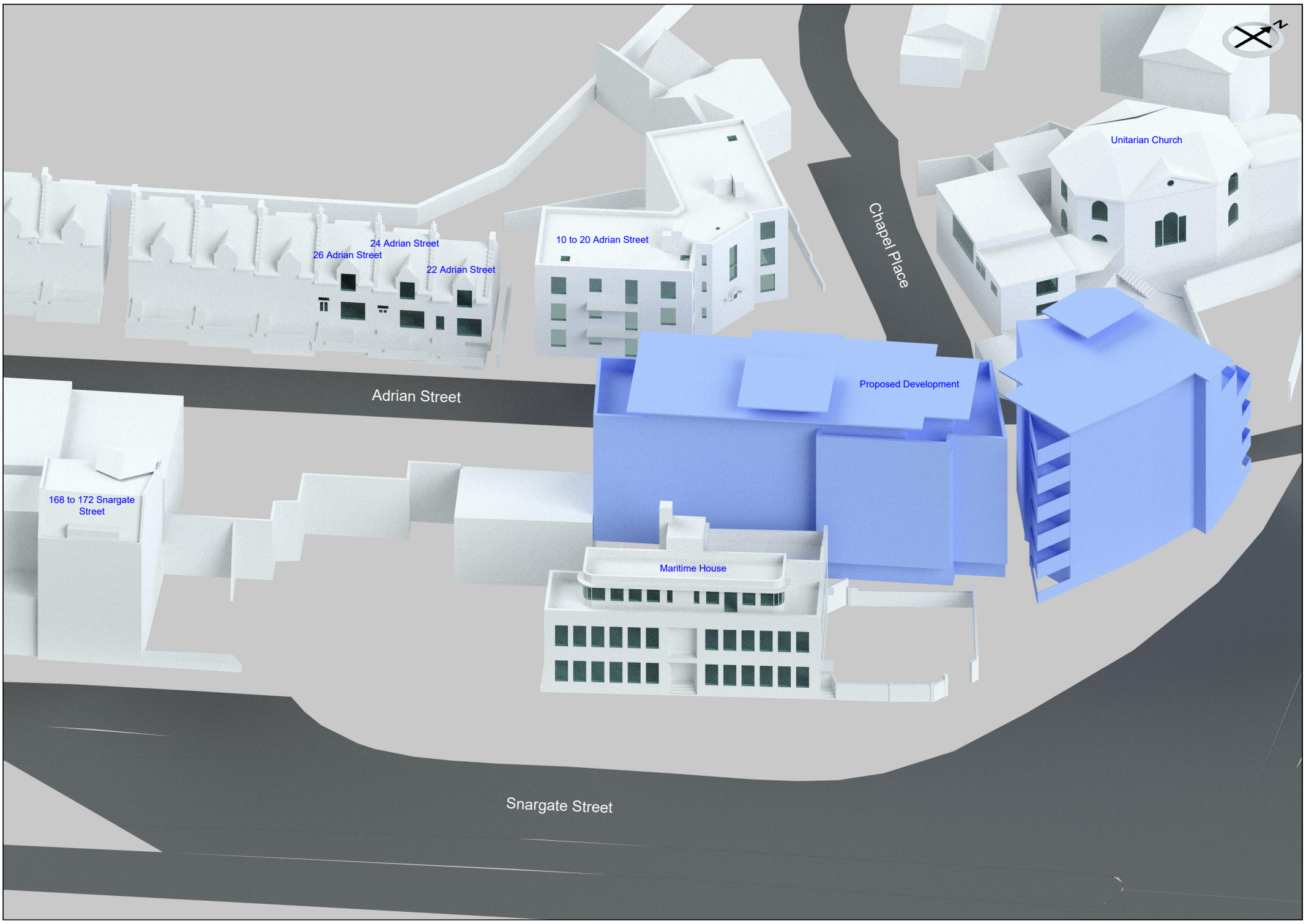
Adrian Street

Maritime House

Snargate Street

168 to 172 Snargate Street





Unitarian Church

Chapel Place

Proposed Development

Maritime House

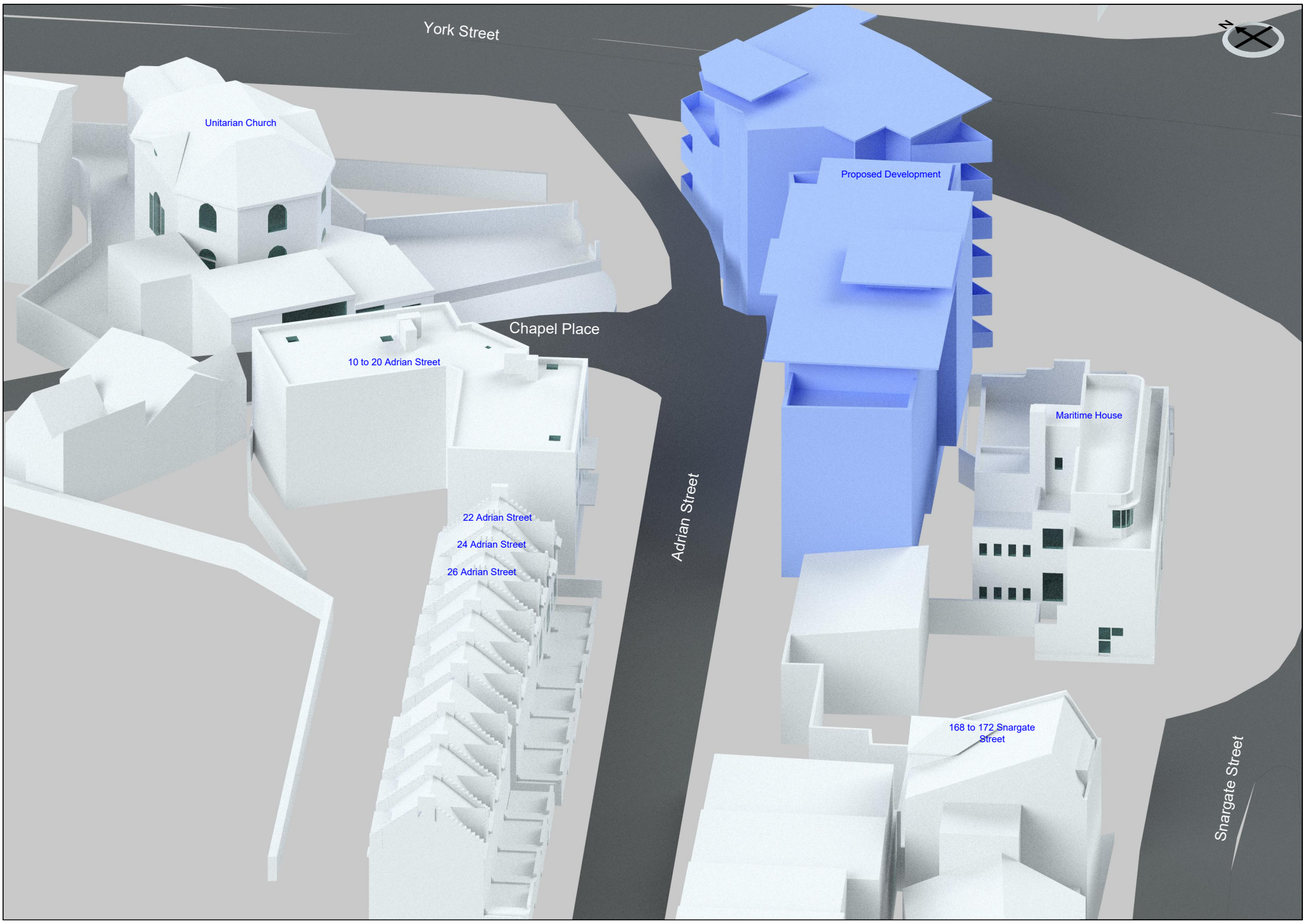
Adrian Street

Snargate Street

24 Adrian Street
26 Adrian Street
22 Adrian Street

10 to 20 Adrian Street

168 to 172 Snargate Street



York Street

Unitarian Church

Chapel Place

10 to 20 Adrian Street

22 Adrian Street

24 Adrian Street

26 Adrian Street

Adrian Street

Proposed Development

Maritime House

168 to 172 Snargate Street

Snargate Street





Snargate Street

168 to 172 Snargate Street

Adrian Street

26 Adrian Street

24 Adrian Street

22 Adrian Street

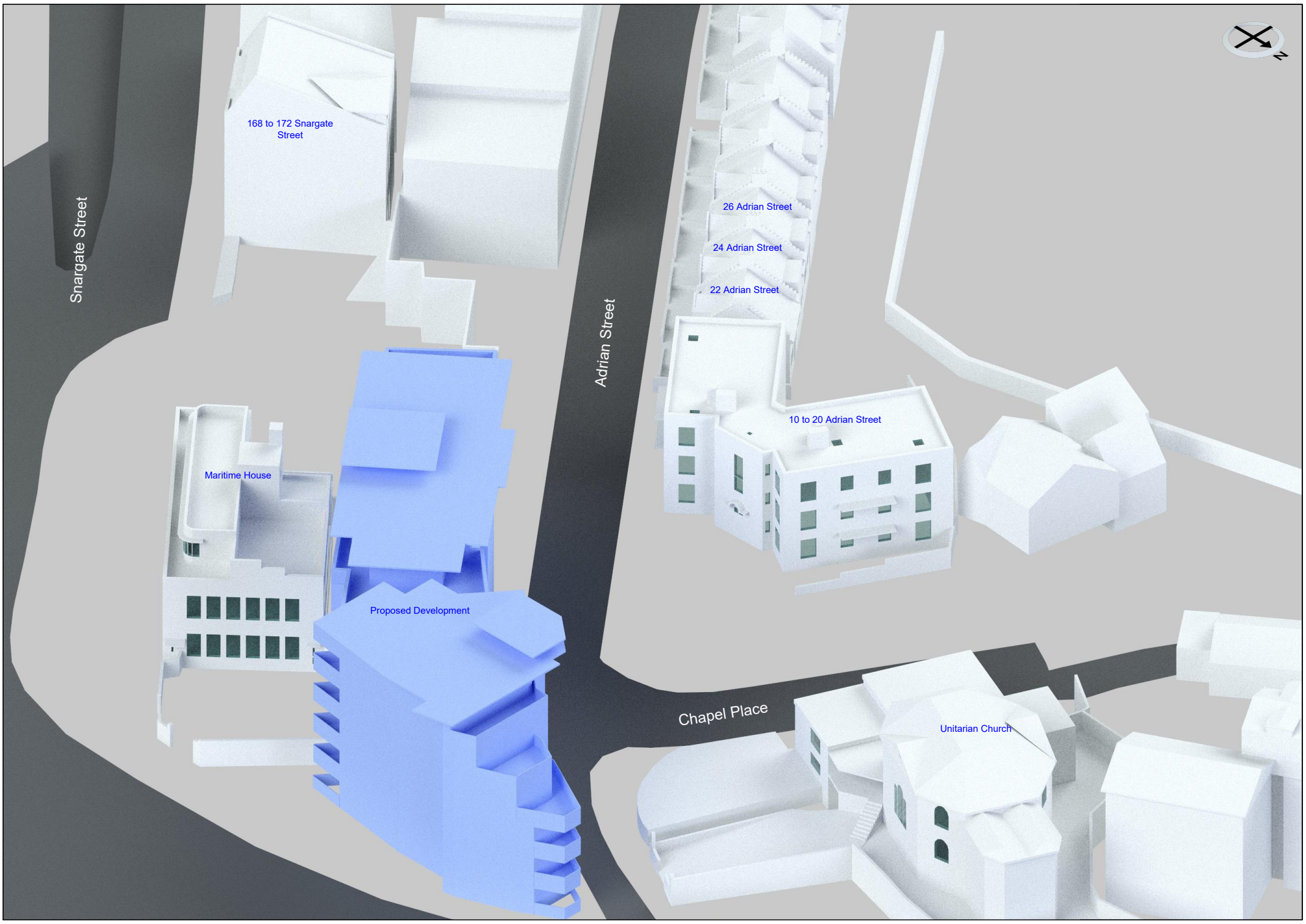
10 to 20 Adrian Street

Maritime House

Proposed Development

Chapel Place

Unitarian Church





Snargate Street

Proposed Development

Maritime House

168 to 172 Snargate Street

Adrian Street

10 to 20 Adrian Street

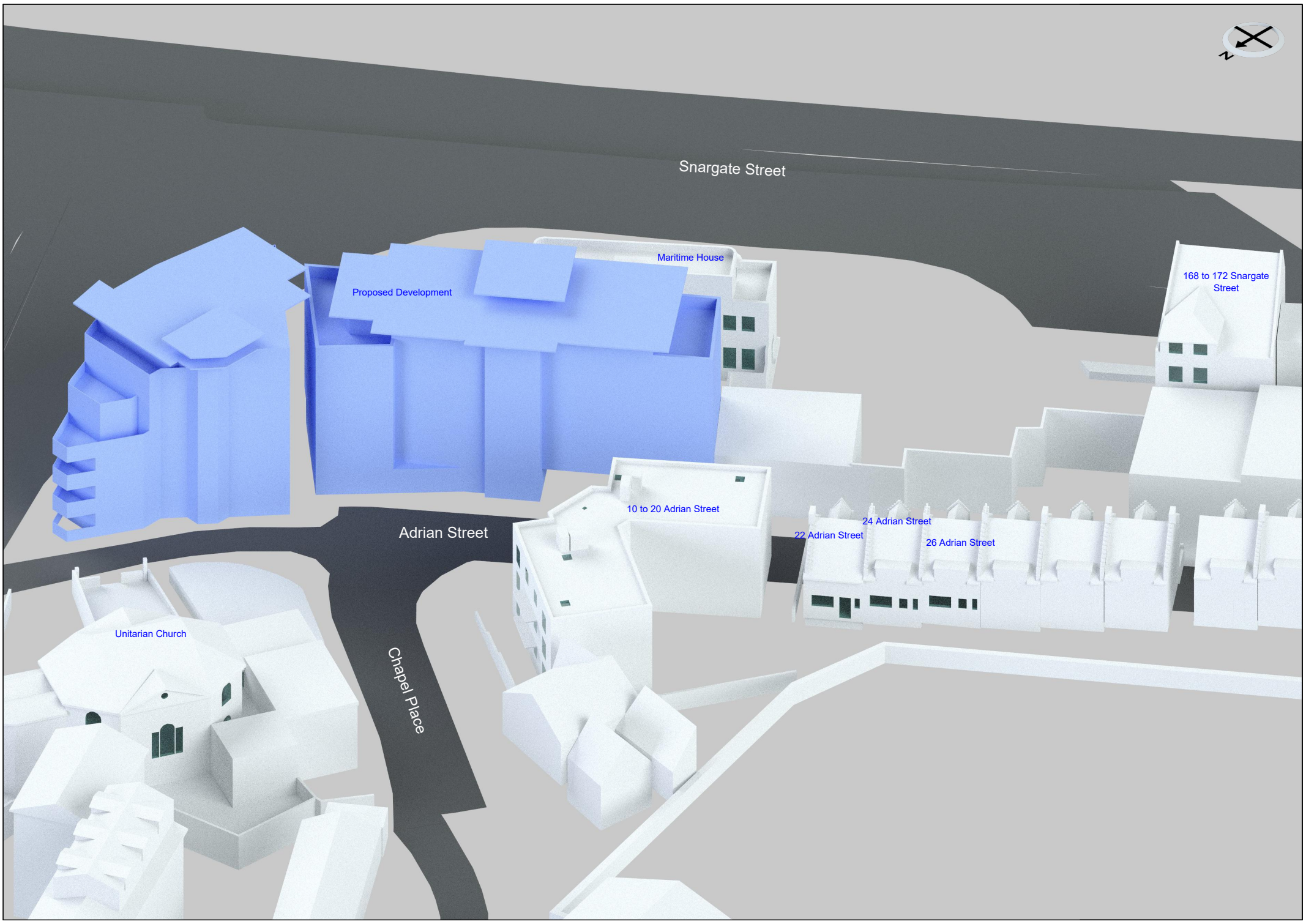
22 Adrian Street

24 Adrian Street

26 Adrian Street

Unitarian Church

Chapel Place



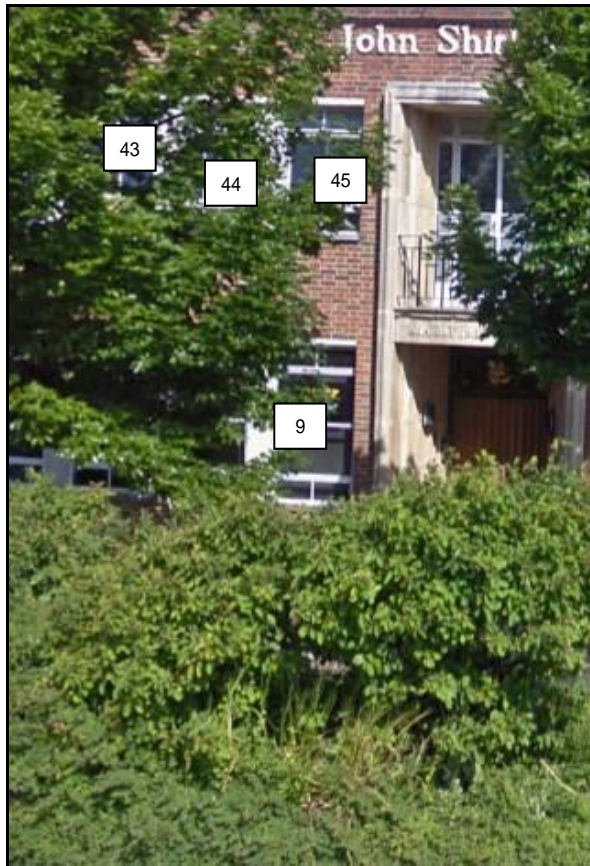
Neighbouring Windows



Maritime House



Maritime House



Maritime House



Maritime House



Maritime House



Maritime House



Maritime House



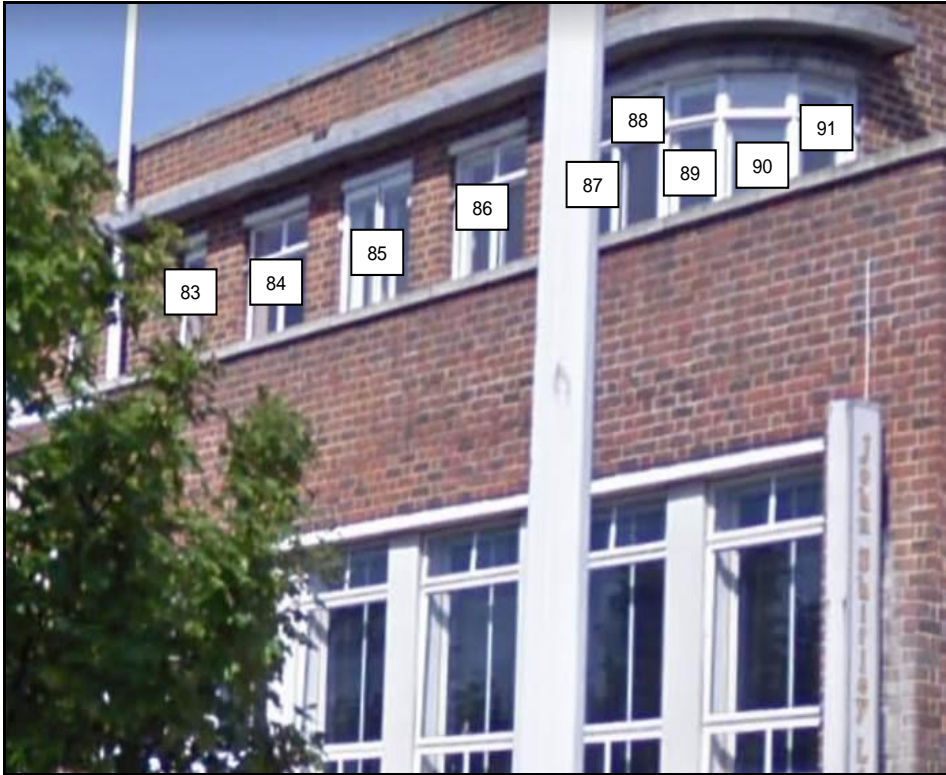
Maritime House



Maritime House



Maritime House



Maritime House



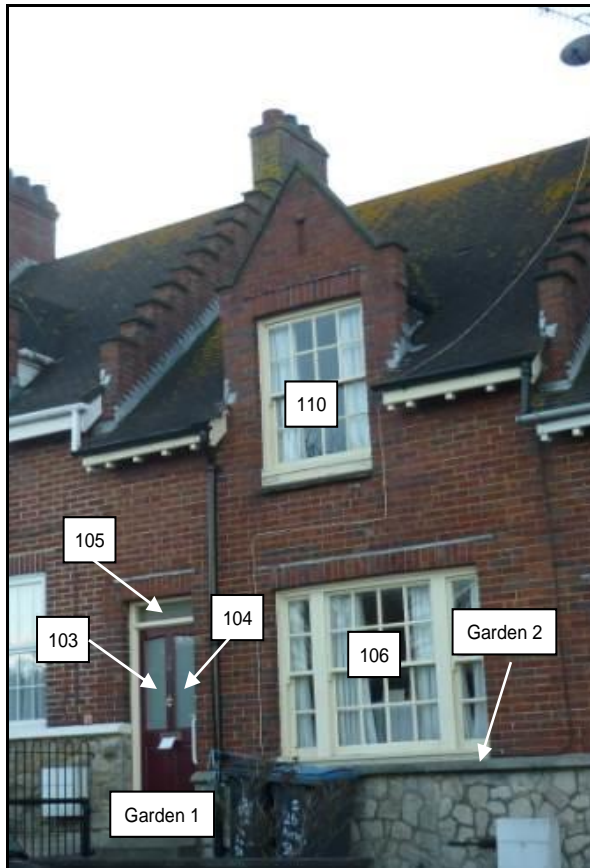
Maritime House



Maritime House



168 to 172 Snargate Street



26 Adrian Street



26 Adrian Street



24 Adrian Street



24 Adrian Street



22 Adrian Street



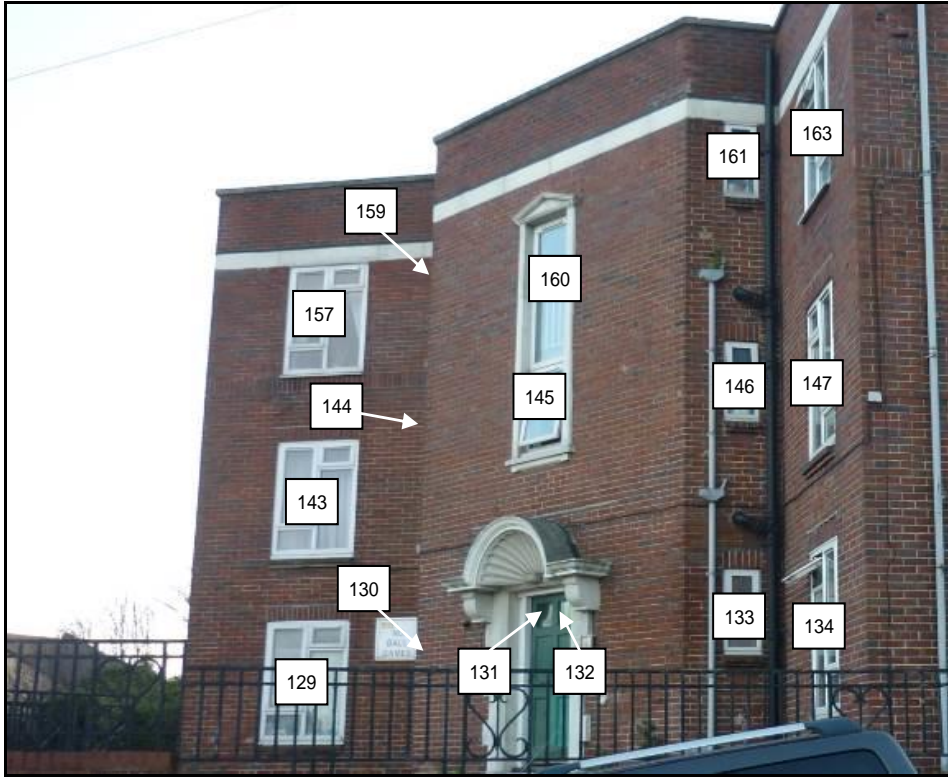
22 Adrian Street



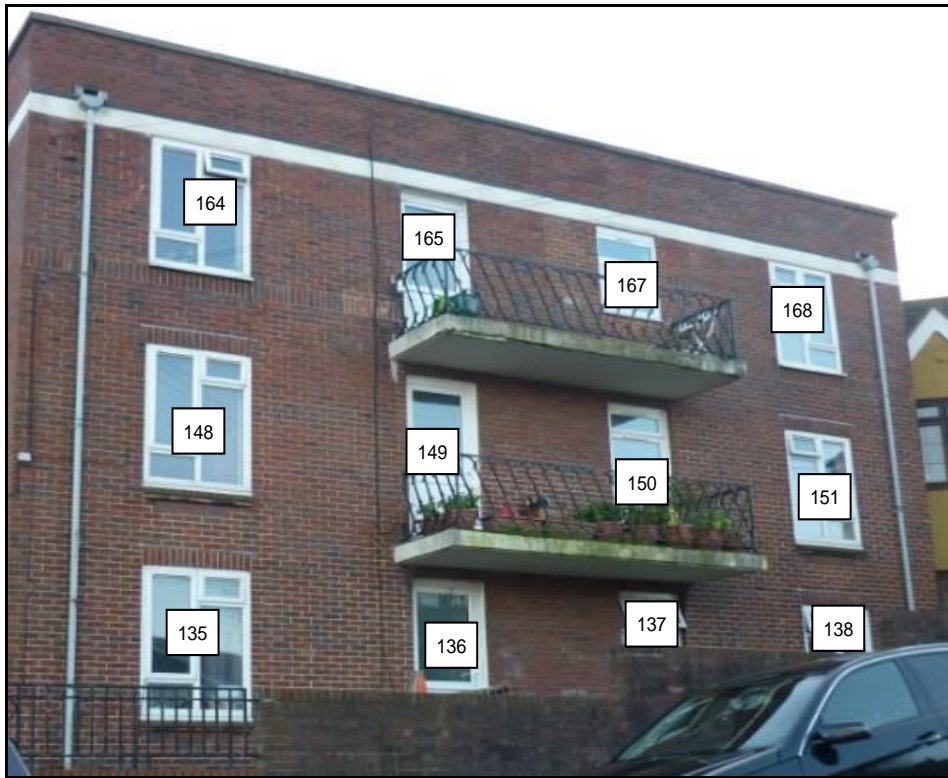
10 to 20 Adrian Street



10 to 20 Adrian Street



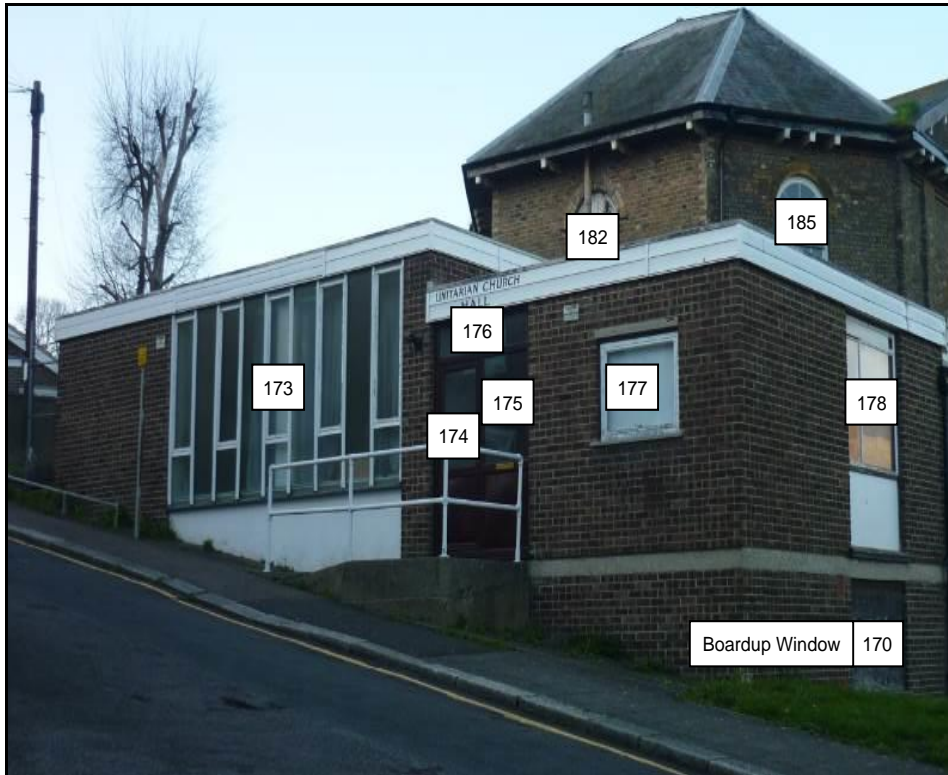
10 to 20 Adrian Street



10 to 20 Adrian Street



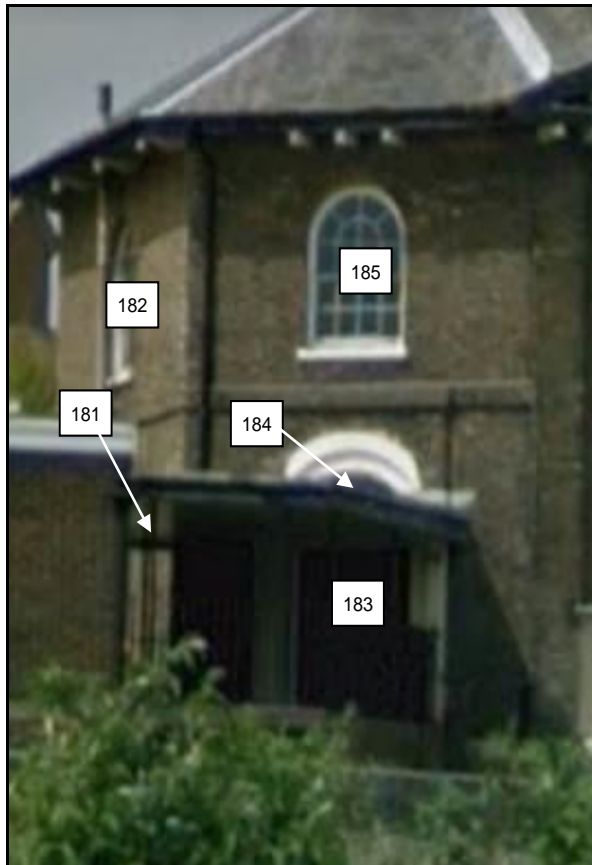
10 to 20 Adrian Street



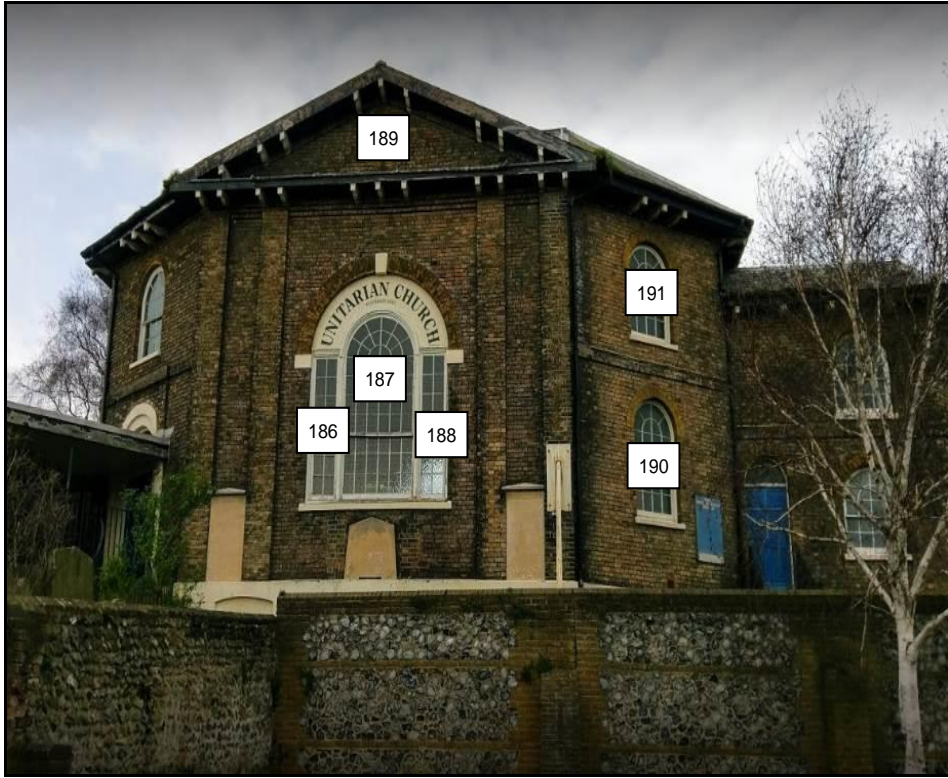
Unitarian Church



Unitarian Church



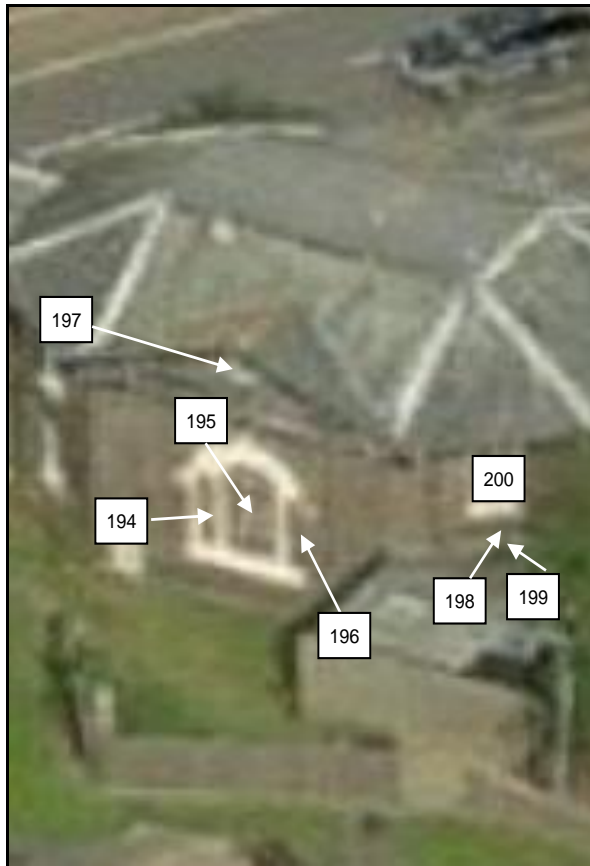
Unitarian Church



Unitarian Church



Unitarian Church



Unitarian Church



Unitarian Church



Amenity Garden

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Maritime House</u>					
<u>Ground Floor</u>					
Window 1	Non Domestic	33.4%	33.4%	0.0%	1.0
Window 2	Non Domestic	34.0%	34.0%	0.0%	1.0
Window 3	Non Domestic	34.3%	34.3%	0.0%	1.0
Window 4	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 5	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 6	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 7	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 8	Non Domestic	39.6%	39.6%	0.0%	1.0
Window 9	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 10	Non Domestic	13.9%	12.5%	1.4%	0.9
Window 11	Non Domestic	17.5%	15.0%	2.5%	0.86
Window 12	Non Domestic	19.2%	15.9%	3.3%	0.83
Window 13	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 14	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 15	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 16	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 17	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 18	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 19	Non Domestic	22.3%	19.8%	2.5%	0.89
Window 20	Non Domestic	33.0%	28.8%	4.2%	0.87
Window 21	Non Domestic	34.9%	30.3%	4.6%	0.87
Window 22	Non Domestic	34.0%	29.2%	4.8%	0.86
Window 23	Non Domestic	32.4%	27.6%	4.8%	0.85
Window 24	Non Domestic	30.3%	25.9%	4.4%	0.85
Window 25	Non Domestic	27.6%	23.9%	3.7%	0.87
Window 26	Non Domestic	22.0%	20.0%	2.0%	0.91
Window 27	Non Domestic	19.7%	18.0%	1.7%	0.91
Window 28	Non Domestic	2.0%	0.4%	1.6%	0.2
Window 29	Non Domestic	2.5%	0.6%	1.9%	0.24
Window 30	Non Domestic	2.9%	0.8%	2.1%	0.28
Window 31	Non Domestic	3.4%	1.1%	2.3%	0.32
Window 32	Non Domestic	3.8%	1.6%	2.2%	0.42
Window 33	Non Domestic	4.1%	2.1%	2.0%	0.51
Window 34	Non Domestic	4.5%	2.6%	1.9%	0.58
Window 35	Non Domestic	20.8%	20.7%	0.1%	1.0
Window 36	Non Domestic	21.2%	21.1%	0.1%	1.0
Window 37	Non Domestic	21.0%	20.9%	0.1%	1.0
Window 38	Non Domestic	20.2%	20.0%	0.2%	0.99
Window 39	Non Domestic	18.7%	18.6%	0.1%	0.99

Appendix 2 - Vertical Sky Component
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 40	Non Domestic	39.6%	39.6%	0.0%	1.0
Window 41	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 42	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 43	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 44	Non Domestic	39.6%	39.6%	0.0%	1.0
Window 45	Non Domestic	39.6%	39.6%	0.0%	1.0
Window 46	Non Domestic	19.8%	16.4%	3.4%	0.83
Window 47	Non Domestic	26.0%	20.1%	5.9%	0.77
Window 48	Non Domestic	28.1%	21.8%	6.3%	0.78
Window 49	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 50	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 51	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 52	Non Domestic	39.6%	39.6%	0.0%	1.0
Window 53	Non Domestic	39.6%	39.6%	0.0%	1.0
Window 54	Non Domestic	39.5%	39.5%	0.0%	1.0
Window 55	Non Domestic	37.5%	33.0%	4.5%	0.88
Window 56	Non Domestic	37.0%	31.9%	5.1%	0.86
Window 57	Non Domestic	36.2%	30.6%	5.6%	0.85
Window 58	Non Domestic	35.0%	29.0%	6.0%	0.83
Window 59	Non Domestic	33.2%	27.1%	6.1%	0.82
Window 60	Non Domestic	30.6%	25.0%	5.6%	0.82
Window 61	Non Domestic	4.6%	0.5%	4.1%	0.11
Window 62	Non Domestic	5.6%	0.8%	4.8%	0.14
Window 63	Non Domestic	6.7%	1.1%	5.6%	0.16
Window 64	Non Domestic	7.8%	1.7%	6.1%	0.22
Window 65	Non Domestic	8.9%	2.7%	6.2%	0.3
Window 66	Non Domestic	8.7%	3.9%	4.8%	0.45
Window 67	Non Domestic	10.1%	5.6%	4.5%	0.55
Window 68	Non Domestic	30.7%	30.4%	0.3%	0.99
Window 69	Non Domestic	30.8%	30.4%	0.4%	0.99
Window 70	Non Domestic	29.8%	29.5%	0.3%	0.99
Window 71	Non Domestic	28.1%	27.8%	0.3%	0.99
Window 72	Non Domestic	23.8%	23.6%	0.2%	0.99
<u>Second Floor</u>					
Window 73	Non Domestic	20.8%	14.6%	6.2%	0.7
Window 74	Non Domestic	32.9%	32.9%	0.0%	1.0
Window 75	Non Domestic	33.9%	33.9%	0.0%	1.0
Window 76	Non Domestic	34.6%	34.6%	0.0%	1.0
Window 77	Non Domestic	34.9%	34.9%	0.0%	1.0
Window 78	Non Domestic	33.7%	33.7%	0.0%	1.0
Window 79	Non Domestic	33.3%	33.3%	0.0%	1.0
Window 80	Non Domestic	33.2%	33.2%	0.0%	1.0

Appendix 2 - Vertical Sky Component
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 81	Non Domestic	33.2%	33.2%	0.0%	1.0
Window 82	Non Domestic	33.2%	33.2%	0.0%	1.0
Window 83	Non Domestic	33.2%	33.2%	0.0%	1.0
Window 84	Non Domestic	33.2%	33.2%	0.0%	1.0
Window 85	Non Domestic	31.3%	31.3%	0.0%	1.0
Window 86	Non Domestic	33.2%	33.2%	0.0%	1.0
Window 87	Non Domestic	33.6%	33.6%	0.0%	1.0
Window 88	Non Domestic	35.0%	35.0%	0.0%	1.0
Window 89	Non Domestic	35.0%	34.9%	0.1%	1.0
Window 90	Non Domestic	34.7%	33.4%	1.3%	0.96
Window 91	Non Domestic	33.0%	29.8%	3.2%	0.9
Window 92	Non Domestic	23.0%	9.4%	13.6%	0.41
Window 93	Non Domestic	35.6%	13.3%	22.3%	0.37
Window 94	Non Domestic	24.4%	24.4%	0.0%	1.0
168 to 172 Snargate Street					
<u>Ground Floor</u>					
Window 95	Domestic	0.9%	0.9%	0.0%	1.0
Window 96	Domestic	0.8%	0.9%	-0.1%	1.13
<u>First Floor</u>					
Window 97	Domestic	7.2%	7.1%	0.1%	0.99
Window 98	Domestic	5.3%	5.2%	0.1%	0.98
<u>Second Floor</u>					
Window 99	Domestic	33.3%	33.2%	0.1%	1.0
Window 100	Domestic	33.3%	33.2%	0.1%	1.0
<u>Third Floor</u>					
Window 101	Domestic	34.4%	34.3%	0.1%	1.0
Window 102	Domestic	34.7%	34.7%	0.0%	1.0
26 Adrian Street					
<u>Ground Floor</u>					
Window 103	Domestic	38.4%	37.6%	0.8%	0.98
Window 104	Domestic	38.4%	37.6%	0.8%	0.98
Window 105	Domestic	38.6%	37.8%	0.8%	0.98
Window 106	Domestic	38.3%	37.3%	1.0%	0.97
Window 107	Domestic	36.6%	36.6%	0.0%	1.0
Window 108	Domestic	36.6%	36.6%	0.0%	1.0
Window 109	Domestic	36.8%	36.8%	0.0%	1.0
<u>First Floor</u>					
Window 110	Domestic	39.2%	38.4%	0.8%	0.98

Appendix 2 - Vertical Sky Component
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>24 Adrian Street</u>					
<u>Ground Floor</u>					
Window 111	Domestic	38.3%	37.2%	1.1%	0.97
Window 112	Domestic	38.3%	37.1%	1.2%	0.97
Window 113	Domestic	38.4%	37.3%	1.1%	0.97
Window 114	Domestic	38.1%	36.6%	1.5%	0.96
Window 115	Domestic	34.7%	34.7%	0.0%	1.0
Window 116	Domestic	34.9%	34.9%	0.0%	1.0
Window 117	Domestic	35.0%	35.0%	0.0%	1.0
<u>First Floor</u>					
Window 118	Domestic	39.1%	38.0%	1.1%	0.97
<u>22 Adrian Street</u>					
<u>Ground Floor</u>					
Window 119	Domestic	37.8%	35.9%	1.9%	0.95
Window 120	Domestic	37.6%	35.2%	2.4%	0.94
Window 121	Domestic	32.6%	32.6%	0.0%	1.0
Window 122	Domestic	33.0%	33.0%	0.0%	1.0
Window 123	Domestic	33.2%	33.2%	0.0%	1.0
<u>First Floor</u>					
Window 124	Domestic	39.0%	37.0%	2.0%	0.95
<u>10 to 20 Adrian Street</u>					
<u>Ground Floor</u>					
Window 125	Domestic	36.7%	31.7%	5.0%	0.86
Window 126	Domestic	20.7%	14.1%	6.6%	0.68
Window 127	Domestic	22.9%	14.3%	8.6%	0.62
Window 128	Domestic	35.2%	24.6%	10.6%	0.7
Window 129	Domestic	33.4%	28.3%	5.1%	0.85
Window 130	Non Habitable	21.7%	14.1%	7.6%	0.65
Window 131	Non Habitable	25.7%	18.1%	7.6%	0.7
Window 132	Non Habitable	26.0%	18.6%	7.4%	0.72
Window 133	Non Habitable	21.9%	20.0%	1.9%	0.91
Window 134	Domestic	33.8%	25.7%	8.1%	0.76
Window 135	Domestic	36.7%	35.2%	1.5%	0.96
Window 136	Domestic	19.4%	18.2%	1.2%	0.94
Window 137	Domestic	18.8%	17.9%	0.9%	0.95
Window 138	Domestic	34.5%	33.7%	0.8%	0.98

Appendix 2 - Vertical Sky Component
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 139	Domestic	38.7%	34.2%	4.5%	0.88
Window 140	Domestic	23.4%	17.5%	5.9%	0.75
Window 141	Domestic	25.5%	17.7%	7.8%	0.69
Window 142	Domestic	38.6%	28.8%	9.8%	0.75
Window 143	Domestic	35.1%	30.8%	4.3%	0.88
Window 144	Non Habitable	23.8%	17.3%	6.5%	0.73
Window 145	Domestic	38.7%	32.4%	6.3%	0.84
Window 146	Non Habitable	22.3%	21.0%	1.3%	0.94
Window 147	Domestic	35.7%	29.1%	6.6%	0.82
Window 148	Domestic	38.2%	37.1%	1.1%	0.97
Window 149	Domestic	20.9%	20.1%	0.8%	0.96
Window 150	Domestic	20.7%	20.0%	0.7%	0.97
Window 151	Domestic	37.2%	36.7%	0.5%	0.99
<u>Second Floor</u>					
Window 152	Domestic	39.4%	36.7%	2.7%	0.93
Window 153	Domestic	95.0%	95.0%	0.0%	1.0
Window 154	Domestic	39.5%	36.0%	3.5%	0.91
Window 155	Domestic	39.5%	34.8%	4.7%	0.88
Window 156	Domestic	39.5%	33.5%	6.0%	0.85
Window 157	Domestic	37.1%	34.4%	2.7%	0.93
Window 158	Domestic	85.9%	85.8%	0.1%	1.0
Window 159	Non Habitable	26.8%	22.9%	3.9%	0.85
Window 160	Domestic	39.2%	35.3%	3.9%	0.9
Window 161	Non Habitable	24.0%	23.2%	0.8%	0.97
Window 162	Domestic	94.9%	94.9%	0.0%	1.0
Window 163	Domestic	36.9%	32.9%	4.0%	0.89
Window 164	Domestic	39.2%	38.6%	0.6%	0.98
Window 165	Domestic	39.2%	38.8%	0.4%	0.99
Window 166	Domestic	80.4%	80.4%	0.0%	1.0
Window 167	Domestic	39.2%	38.8%	0.4%	0.99
Window 168	Domestic	39.1%	38.8%	0.3%	0.99
Window 169	Domestic	95.4%	95.4%	0.0%	1.0
<u>Unitarian Church</u>					
<u>Basement Floor</u>					
Window 170(BW)	Non Domestic	37.4%	27.0%	10.4%	0.72
Window 171	Non Domestic	1.3%	1.2%	0.1%	0.92
Window 172	Non Domestic	0.2%	0.1%	0.1%	0.5
<u>Ground Floor</u>					
Window 173	Non Domestic	28.2%	26.0%	2.2%	0.92
Window 174	Non Domestic	28.4%	25.6%	2.8%	0.9

Appendix 2 - Vertical Sky Component
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 175	Non Domestic	28.7%	25.8%	2.9%	0.9
Window 176	Non Domestic	25.8%	23.0%	2.8%	0.89
Window 177	Non Domestic	29.5%	26.0%	3.5%	0.88
Window 178	Non Domestic	37.9%	28.7%	9.2%	0.76
Window 179	Non Domestic	3.3%	3.2%	0.1%	0.97
Window 180	Non Domestic	1.0%	0.9%	0.1%	0.9
Window 181	Non Domestic	24.5%	23.1%	1.4%	0.94
Window 182	Non Domestic	34.3%	32.1%	2.2%	0.94
Window 183	Non Domestic	1.5%	0.7%	0.8%	0.47
Window 184	Non Domestic	37.1%	30.6%	6.5%	0.82
Window 185	Non Domestic	37.0%	31.9%	5.1%	0.86
Window 186	Non Domestic	38.6%	33.8%	4.8%	0.88
Window 187	Non Domestic	38.7%	34.3%	4.4%	0.89
Window 188	Non Domestic	38.7%	34.4%	4.3%	0.89
Window 189	Non Domestic	34.0%	31.4%	2.6%	0.92
Window 190	Non Domestic	37.9%	36.7%	1.2%	0.97
Window 191	Non Domestic	37.8%	36.9%	0.9%	0.98
Window 192	Non Domestic	21.4%	21.4%	0.0%	1.0
Window 193	Non Domestic	26.6%	26.6%	0.0%	1.0
Window 194	Non Domestic	27.0%	27.0%	0.0%	1.0
Window 195	Non Domestic	29.1%	29.1%	0.0%	1.0
Window 196	Non Domestic	28.5%	28.5%	0.0%	1.0
Window 197	Non Domestic	30.5%	30.5%	0.0%	1.0
Window 198	Non Domestic	13.4%	13.4%	0.0%	1.0
Window 199	Non Domestic	20.5%	20.5%	0.0%	1.0
Window 200	Non Domestic	33.8%	33.7%	0.1%	1.0

Appendix 2 - Sunlight to Windows
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Maritime House</u>									
<u>Ground Floor</u>									
Window 1	Non Domestic	62%	62%	0%	1.0	22%	22%	0%	1.0
Window 2	Non Domestic	63%	63%	0%	1.0	23%	23%	0%	1.0
Window 3	Non Domestic	63%	63%	0%	1.0	23%	23%	0%	1.0
Window 4	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 5	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 6	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 7	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 8	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 9	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 13	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 14	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 15	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 16	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 17	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 18	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 35	Non Domestic	37%	37%	0%	1.0	9%	9%	0%	1.0
Window 36	Non Domestic	33%	33%	0%	1.0	8%	8%	0%	1.0
Window 37	Non Domestic	32%	32%	0%	1.0	6%	6%	0%	1.0
Window 38	Non Domestic	28%	28%	0%	1.0	4%	4%	0%	1.0
Window 39	Non Domestic	22%	22%	0%	1.0	3%	3%	0%	1.0
<u>First Floor</u>									
Window 40	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 41	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 42	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 43	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 44	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 45	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 49	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 50	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 51	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 52	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 53	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 54	Non Domestic	75%	75%	0%	1.0	26%	26%	0%	1.0
Window 68	Non Domestic	52%	52%	0%	1.0	14%	14%	0%	1.0
Window 69	Non Domestic	51%	51%	0%	1.0	14%	14%	0%	1.0
Window 70	Non Domestic	47%	47%	0%	1.0	12%	12%	0%	1.0
Window 71	Non Domestic	41%	41%	0%	1.0	8%	8%	0%	1.0
Window 72	Non Domestic	34%	34%	0%	1.0	7%	7%	0%	1.0

Appendix 2 - Sunlight to Windows
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Second Floor</u>									
Window 74	Non Domestic	58%	58%	0%	1.0	24%	24%	0%	1.0
Window 75	Non Domestic	74%	74%	0%	1.0	27%	27%	0%	1.0
Window 76	Non Domestic	87%	87%	0%	1.0	29%	29%	0%	1.0
Window 77	Non Domestic	79%	79%	0%	1.0	28%	28%	0%	1.0
Window 78	Non Domestic	64%	64%	0%	1.0	26%	26%	0%	1.0
Window 79	Non Domestic	62%	62%	0%	1.0	25%	25%	0%	1.0
Window 80	Non Domestic	61%	61%	0%	1.0	24%	24%	0%	1.0
Window 81	Non Domestic	61%	61%	0%	1.0	24%	24%	0%	1.0
Window 82	Non Domestic	61%	61%	0%	1.0	24%	24%	0%	1.0
Window 83	Non Domestic	61%	61%	0%	1.0	24%	24%	0%	1.0
Window 84	Non Domestic	61%	61%	0%	1.0	24%	24%	0%	1.0
Window 85	Non Domestic	57%	57%	0%	1.0	23%	23%	0%	1.0
Window 86	Non Domestic	61%	61%	0%	1.0	24%	24%	0%	1.0
Window 87	Non Domestic	61%	61%	0%	1.0	24%	24%	0%	1.0
Window 88	Non Domestic	57%	57%	0%	1.0	22%	22%	0%	1.0
Window 89	Non Domestic	45%	45%	0%	1.0	15%	15%	0%	1.0
Window 94	Non Domestic	44%	44%	0%	1.0	7%	7%	0%	1.0
<u>26 Adrian Street</u>									
<u>Ground Floor</u>									
Window 103	Domestic	76%	74%	2%	0.97	26%	26%	0%	1.0
Window 104	Domestic	76%	74%	2%	0.97	26%	26%	0%	1.0
Window 105	Domestic	74%	72%	2%	0.97	26%	26%	0%	1.0
Window 106	Domestic	75%	73%	2%	0.97	26%	26%	0%	1.0
<u>First Floor</u>									
Window 110	Domestic	77%	76%	1%	0.99	27%	27%	0%	1.0
<u>24 Adrian Street</u>									
<u>Ground Floor</u>									
Window 111	Domestic	76%	74%	2%	0.97	26%	26%	0%	1.0
Window 112	Domestic	76%	73%	3%	0.96	26%	26%	0%	1.0
Window 113	Domestic	74%	72%	2%	0.97	26%	26%	0%	1.0
Window 114	Domestic	75%	71%	4%	0.95	26%	26%	0%	1.0
<u>First Floor</u>									
Window 118	Domestic	77%	75%	2%	0.97	27%	27%	0%	1.0
<u>22 Adrian Street</u>									
<u>Ground Floor</u>									
Window 119	Domestic	77%	73%	4%	0.95	27%	27%	0%	1.0
Window 120	Domestic	72%	67%	5%	0.93	26%	26%	0%	1.0

Appendix 2 - Sunlight to Windows
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>First Floor</u>									
Window 124	Domestic	77%	75%	2%	0.97	27%	27%	0%	1.0
<u>10 to 20 Adrian Street</u>									
<u>Ground Floor</u>									
Window 125	Domestic	75%	63%	12%	0.84	25%	23%	2%	0.92
Window 126	Domestic	44%	29%	15%	0.66	24%	21%	3%	0.88
Window 127	Domestic	40%	23%	17%	0.58	20%	15%	5%	0.75
Window 128	Domestic	67%	49%	18%	0.73	22%	17%	5%	0.77
Window 130	Non Habitable	32%	24%	8%	0.75	4%	0%	4%	0.0
Window 134	Domestic	46%	36%	10%	0.78	11%	5%	6%	0.45
<u>First Floor</u>									
Window 139	Domestic	76%	68%	8%	0.89	26%	23%	3%	0.88
Window 140	Domestic	50%	42%	8%	0.84	26%	23%	3%	0.88
Window 141	Domestic	41%	31%	10%	0.76	21%	16%	5%	0.76
Window 142	Domestic	74%	61%	13%	0.82	24%	17%	7%	0.71
Window 144	Non Habitable	34%	28%	6%	0.82	6%	1%	5%	0.17
Window 147	Domestic	49%	44%	5%	0.9	14%	10%	4%	0.71
<u>Second Floor</u>									
Window 152	Domestic	76%	73%	3%	0.96	26%	24%	2%	0.92
Window 153	Domestic	96%	96%	0%	1.0	26%	26%	0%	1.0
Window 154	Domestic	76%	72%	4%	0.95	26%	23%	3%	0.88
Window 155	Domestic	76%	72%	4%	0.95	26%	23%	3%	0.88
Window 156	Domestic	76%	71%	5%	0.93	26%	22%	4%	0.85
Window 158	Domestic	79%	79%	0%	1.0	27%	27%	0%	1.0
Window 159	Non Habitable	41%	39%	2%	0.95	7%	5%	2%	0.71
Window 162	Domestic	92%	92%	0%	1.0	24%	24%	0%	1.0
Window 163	Domestic	53%	51%	2%	0.96	15%	13%	2%	0.87
Window 166	Domestic	55%	55%	0%	1.0	12%	12%	0%	1.0
Window 169	Domestic	99%	99%	0%	1.0	30%	30%	0%	1.0
<u>Unitarian Church</u>									
<u>Basement Floor</u>									
Window 170(BW)	Non Domestic	59%	45%	14%	0.76	19%	8%	11%	0.42
<u>Ground Floor</u>									
Window 173	Non Domestic	69%	64%	5%	0.93	17%	12%	5%	0.71
Window 174	Non Domestic	71%	64%	7%	0.9	19%	12%	7%	0.63
Window 175	Non Domestic	73%	64%	9%	0.88	21%	14%	7%	0.67
Window 176	Non Domestic	64%	59%	5%	0.92	20%	15%	5%	0.75
Window 177	Non Domestic	72%	64%	8%	0.89	21%	14%	7%	0.67
Window 178	Non Domestic	60%	47%	13%	0.78	20%	10%	10%	0.5

Appendix 2 - Sunlight to Windows
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 181	Non Domestic	64%	61%	3%	0.95	13%	10%	3%	0.77
Window 182	Non Domestic	76%	75%	1%	0.99	27%	26%	1%	0.96
Window 183	Non Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 184	Non Domestic	79%	71%	8%	0.9	25%	17%	8%	0.68
Window 185	Non Domestic	75%	72%	3%	0.96	26%	23%	3%	0.88
Window 186	Non Domestic	62%	56%	6%	0.9	21%	15%	6%	0.71
Window 187	Non Domestic	61%	56%	5%	0.92	21%	16%	5%	0.76
Window 188	Non Domestic	61%	56%	5%	0.92	21%	16%	5%	0.76
Window 189	Non Domestic	49%	49%	0%	1.0	16%	16%	0%	1.0
Window 198	Non Domestic	27%	27%	0%	1.0	7%	7%	0%	1.0
Window 199	Non Domestic	37%	37%	0%	1.0	13%	13%	0%	1.0
Window 200	Non Domestic	49%	49%	0%	1.0	16%	16%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss	Ratio	
<u>26 Adrian Street</u>								
<u>Ground Floor</u>								
Garden 1	4.14 m2	4.14 m2	100%	4.14 m2	100%	0.0 m2	0%	1.0
Garden 2	3.93 m2	3.23 m2	82%	3.23 m2	82%	0.0 m2	0%	1.0
<u>24 Adrian Street</u>								
<u>Ground Floor</u>								
Garden 3	3.58 m2	3.57 m2	100%	3.57 m2	100%	0.0 m2	0%	1.0
Garden 4	3.55 m2	2.85 m2	80%	2.85 m2	80%	0.0 m2	0%	1.0
<u>22 Adrian Street</u>								
<u>Ground Floor</u>								
Garden 5	3.21 m2	3.2 m2	100%	3.2 m2	100%	0.0 m2	0%	1.0
Garden 6	3.55 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
<u>Unitarian Church</u>								
<u>Basement Floor</u>								
Garden 7	103.39 m2	103.38 m2	100%	103.38 m2	100%	0.0 m2	0%	1.0
<u>Amenity Gardens</u>								
<u>Ground Floor</u>								
Garden 8	101.58 m2	98.64 m2	97%	98.64 m2	97%	0.0 m2	0%	1.0
Garden 9	100.18 m2	100.15 m2	100%	100.15 m2	100%	0.0 m2	0%	1.0
Garden 10	71.81 m2	71.79 m2	100%	71.79 m2	100%	0.0 m2	0%	1.0

APPENDIX 3

ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

Appendix 3 - Alternative Vertical Sky Component
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>10 to 20 Adrian Street</u>					
<u>Ground Floor</u>					
Window 126	Domestic	37.1%	30.4%	6.7%	0.82
Window 127	Domestic	36.4%	27.8%	8.6%	0.76
<u>First Floor</u>					
Window 140	Domestic	39.0%	33.2%	5.8%	0.85
Window 141	Domestic	38.9%	31.1%	7.8%	0.8

Appendix 3 - Alternative Sunlight to Windows
1 Adrian Street, Dover, Kent CT17 9AT

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>10 to 20 Adrian Street</u>										
<u>Ground Floor</u>										
Window 127	Domestic	75%	58%	17%	0.77	25%	20%	5%	0.8	

APPENDIX 4

OVERSHADOWING TO GARDENS AND OPEN SPACES



- Key**
- Receives under two hours sunlight on 21st March before and after the development.
 - Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
 - Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
 - Receives at least two hours sunlight on 21st March before and after the development.
 - G1 Neighbouring Gardens and Amenity Areas

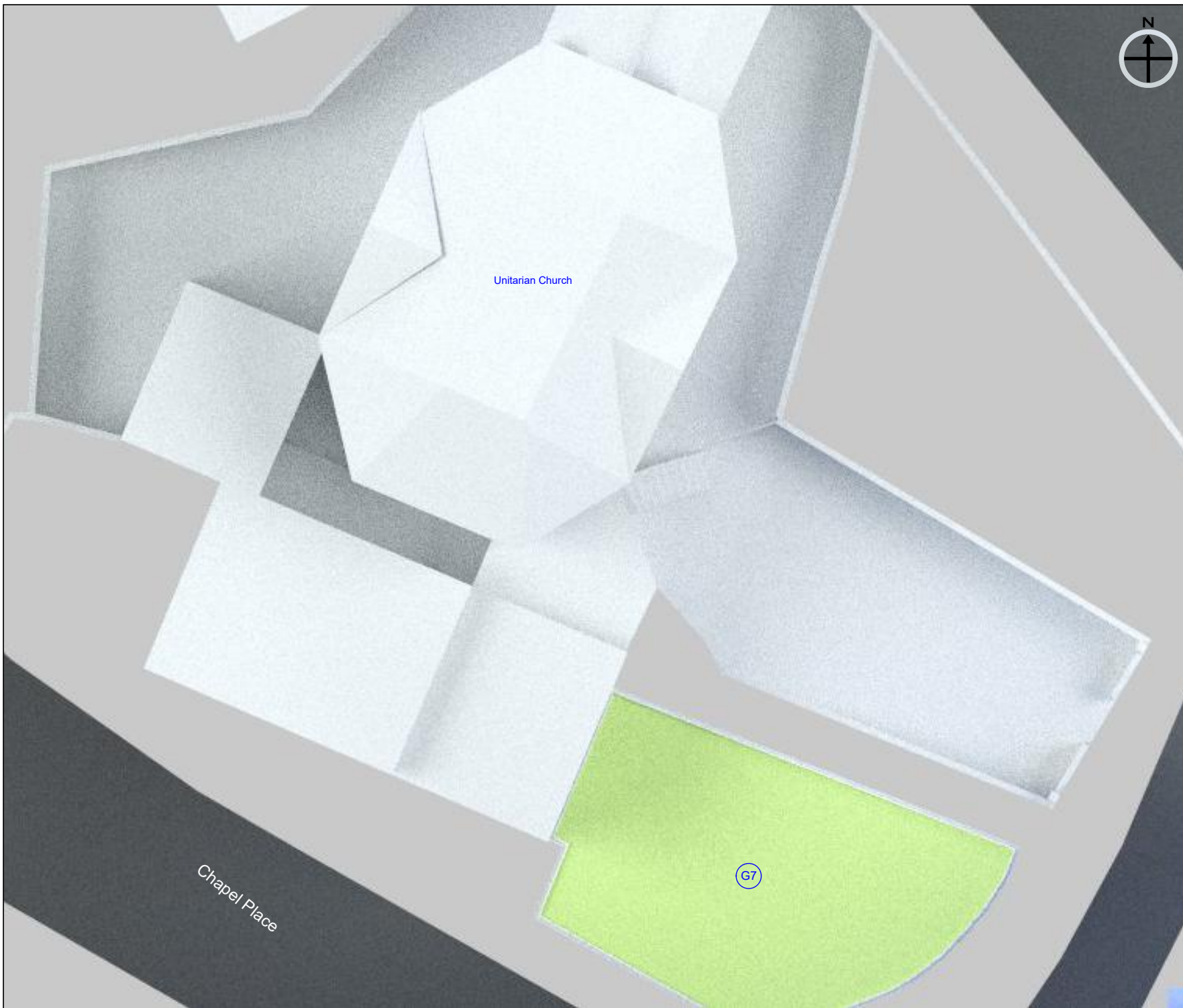
Project Name: 1 Adrian Street, Dover, Kent CT17 9AT

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



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Snargate Street



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

Project Name: 1 Adrian Street, Dover, Kent CT17 9AT

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



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G7

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Unitarian Church