



RIGHT OF LIGHT  
CONSULTING  
Chartered Surveyors

# Daylight and Sunlight Report

(Within Development)

**22 July 2024**

68 and 70 Keymer Road  
West Sussex  
BN6 8QP

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Right of Light Consulting Ltd

Burley House  
15-17 High Street  
Rayleigh  
Essex SS6 7EW

Tel: 0800 197 4836

[www.right-of-light.co.uk](http://www.right-of-light.co.uk)

DAYLIGHT AND SUNLIGHT REPORT  
68 and 70 Keymer Road, West Sussex BN6 8QP

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# 1 EXECUTIVE SUMMARY

## 1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Churchill Retirement Ltd to undertake a daylight and sunlight assessment in connection with the development at 68 and 70 Keymer Road, West Sussex BN6 8QP
- 1.1.2 The aim of the assessment is to check whether the proposed accommodation will provide its future occupiers with adequate levels of natural light.
- 1.1.3 The assessment is based on the numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide, 3<sup>rd</sup> Edition' by P J Littlefair 2022.
- 1.1.4 Appendix 1 identifies the windows and amenity areas analysed in this assessment. Daylight provision data and contours for the habitable rooms are presented in Appendix 2. Exposure to sunlight data is provided in Appendix 3. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 4.
- 1.1.5 The numerical results demonstrate that the majority of the proposed rooms meet or surpass the BRE recommendations. Whilst not all rooms meet the recommendations, the BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

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## 2 INFORMATION SOURCES

### 2.1 Documents Considered

2.1.1 This report is based on the following drawings:

#### D&H Surveys Ltd

SU 01	68 & 70 First Floor & 70 Elevations	Rev -
SU 01	68 & 70 Ground Floor & 68 Elevations	Rev -
SU 01	No 70 Second Floor	Rev -
SU 01	Topographic Survey	Rev -

#### Planning Issues

23 SE013_GF_001	Site Plan Grey File	Rev P2
20090HK_PL_002	SITE PLAN	Rev P3
20090HK_PL_003	GROUND FLOOR PLAN	Rev P3
20090HK_PL_004	FIRST FLOOR PLAN	Rev P3
20090HK_PL_005	SECOND FLOOR PLAN	Rev P3
20090HK_PL_006	ROOF PLAN	Rev P3
20090HK_PL_007	ELEVATION AA & STREET SCENE	Rev P2
20090HK_PL_008	ELEVATION BB & CC	Rev P3
20090HK_PL_009	ELEVATION DD	Rev P3
20090HK_PL_011	SITE SECTIONS SHEET 1 PLANNING	Rev P2
20090HK_PL_012	SITE SECTIONS SHEET 2 PLANNING	Rev P2
20090HK_PL_013	SITE SECTIONS SHEET 3 PLANNING	Rev P2
20090HK_PL_014	SITE SECTIONS SHEET 4 PLANNING	Rev P3

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

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

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide ‘Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3<sup>rd</sup> Edition’ by P J Littlefair 2022. The BRE guide is based on European standard BS EN 17037 ‘Daylight in Buildings’, 2019 (BS EN 17037).
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 “The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.”
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 “These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location.”

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

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

“Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would

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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 Interior Daylighting**

3.4.1 The BRE guide recommends that interior daylighting is checked using the daylight provision test set out in BS EN 17037. The test measures both the amount of daylight, as well as the distribution of daylight within a room. The test is applied to habitable rooms such as living rooms and bedrooms. A kitchen is generally deemed to be a habitable room if it is large enough to accommodate a dining area. If the kitchen is small and is solely used for cooking purposes, then the accepted practice is to treat the kitchen as a non-habitable room. The BRE guide recommends that if the layout means that a small internal kitchen is inevitable, it should be directly linked to a well daylighted room.

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

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

3.4.4 Where a room has a shared use, the highest target should apply. However, the BRE guide explains that local authorities could use discretion here. The guide gives the

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- example where the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.
- 3.4.5 In the case of the proposed development, it has not been possible to achieve the 200 lux target for all living/dining/kitchen areas. One solution to this issue would have been to subdivide off the kitchens to make non-habitable non-daylit kitchens, which would not have a requirement for daylight. However, in our opinion this would result in a lower quality of accommodation. Therefore, we have instead applied a 150 lux target to the living/dining/kitchen areas as per the example given in the BRE guide. In our opinion, the 150 lux target is justified as it avoids separate small non-daylit kitchens and results in an overall better standard of accommodation.
- 3.4.6 The data in Appendix 2 includes the lux target we have assigned to each room, together with the percentage of the reference plane that meets the target. The median illuminance (lux) achieved for each room is also presented. Where the median illuminance exceeds the lux target, this means the lux target has been achieved over at least 50% of the assessment grid.
- 3.4.7 The daylight provision test may be carried out using either the daylight factor method, or the interior illuminance method. For the purpose of this assessment, we have adopted the daylight factor method. Using the conversion table set out in the BRE guide, we have expressed the results in terms of lux.
- 3.4.8 Since the assessment is based on a computer simulation, it is necessary to set various surface reflectance values. For example, a 0.6 reflectance means that 60% of the light hitting the surface will be reflected. The BRE guide states that it is necessary to make an allowance for the deterioration of surface finishes. Furniture within the rooms will also have an impact on daylight provision. Since the computer model used in the simulation does not include furniture, the BRE guide recommends that an allowance for this is also made within the reflectance values. For this reason, we have set out below, both the manufacturer's reflectance values, and the values used in the simulation. The simulation values include allowances for furniture and the deterioration of the surfaces. Should product substitutions be required, products with equal reflectance values should be chosen to ensure the daylight results presented in this report are achieved.



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Surface	Product	Product Reflectance	Simulation Reflectance
Interior walls	Dulux Light & Space Absolute White	0.93	0.8
Ceilings	Dulux Light & Space Absolute White	0.93	0.8
Floors	Kahrs engineered wood (Ash Coral)	0.62	0.4
Development cladding	BRE default value	n/a	0.2
Balcony floors	Portland stone	0.6	0.5
Balcony soffits	Dulux Weathershield Brilliant White	0.92	0.6
Neighbouring buildings	BRE default value	n/a	0.2
Mirror	Generic value	n/a	0.95
Glass	Generic value	n/a	0.1
Exterior ground	BRE default value	n/a	0.2

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

### 3.5 Exposure to Sunlight

3.5.1 The BRE guide states that the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.

3.5.2 The BRE guide states that, in general, a dwelling will appear reasonably sunlit provided:

- at least one main window wall faces within 90 degrees of due south, and
- a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.

3.5.3 The guide states that, where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations.

### 3.6 Overshadowing to Gardens and Open Spaces

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

- Gardens, usually the main back garden of a house
- Parks and playing fields

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- Children's playgrounds
  - Outdoor swimming pools and paddling pools
  - Sitting out areas, such as those between non-domestic buildings and in public squares
  - Focal points for views such as a group of monuments or fountains.

3.6.2 The BRE guide recommends that, for an open space to appear adequately lit throughout the year, at least 50% of its area should receive two hours of sunlight on 21 March.

### **3.7 Trees and Hedges**

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

3.7.2 In accordance with the BRE guide, we have factored the transparency and reflectance characteristics of any nearby trees and hedges into the daylight and sunlight calculations. Tables G1 and G2 in Appendix G of the BRE guide outline the transparency and reflectance values for a number of common tree types, which we used as a basis for our assessment.

3.7.3 When applying the daylight provision test to a property which has deciduous trees surrounding it, the calculations are repeated for summer and winter conditions. In the winter, when the tree crown has a much higher transparency, more light is able to penetrate through the branches. Therefore, in the winter daylight provision is usually higher than in the summer when the tree is in full bloom.

3.7.4 The BRE guide notes that, if the recommended daylight provision targets are exceeded in both summer and winter, then daylight would be considered adequate. The guide adds that, for a room where the minimum value is exceeded in winter but not in summer, daylight provision year-round is still likely to be adequate, but it is clear that the trees are having some effect on daylight.

3.7.5 The BRE guide recommends that where trees may affect exposure to sunlight, the calculations should first be carried out with deciduous trees treated as opaque objects. The calculations should then be repeated without deciduous trees entirely. This gives

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the range of potential sunlight hours. Evergreen trees and hedges should also always be assessed as opaque objects.

- 3.7.6 If the minimum recommendation is met with opaque trees, then sunlight would be adequate. If the minimum recommendation is not reached with either opaque trees or no trees, then sunlight would be considered inadequate. For a room where the recommendation is exceeded without trees, but not with opaque trees, sunlight provision may be adequate, but the trees will have some effect on the sunlight received.
- 3.7.7 For the gardens and open spaces test, the guides states that trees and shrubs are not normally included in the calculation unless a dense belt or group of evergreens is specifically planned as a windbreak or for privacy purposes. This is partly because the dappled shade of a tree is more pleasant than the deep shadow of a building. For the purpose of our assessment, we have therefore discounted the overshadowing effect of deciduous trees.

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## **4 RESULTS OF THE ASSESSMENT**

### **4.1 Windows and Amenity Areas Analysed**

4.1.1 Appendix 1 identifies the windows serving habitable rooms analysed in this assessment.

4.1.2 We have also identified the outdoor amenity areas that have been assessed.

### **4.2 Interior Daylighting**

4.2.1 Daylight provision data and contours for the habitable rooms are presented in Appendix 2.

4.2.2 The results confirm that a number of rooms fall short of the daylight provision targets during the summer. However, the BRE guide explains that providing the targets are met in the winter months, daylight year-round is likely to be adequate. In this case, around 80% of all habitable rooms tested meet or surpass the BRE minimum winter recommendations (i.e. 78 of the total 98 rooms meet or surpass their winter targets). In our opinion this demonstrates a high level of compliance with the BRE guide.

### **4.3 Exposure to Sunlight**

4.3.1 Exposure to sunlight data is provided in Appendix 3.

4.3.2 In the case of the proposed development, 26 of the 41 units have a living room window which faces within 90 degrees of due south. When considering the deciduous trees as opaque objects, 27 units have a living room which receives a total of at least 1.5 hours of sunlight on 21 March.

4.3.3 The BRE guide acknowledges that in some cases, it may not be possible for every dwelling to achieve ideal levels of sunlight. The guide explains that where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that:

- faces within 90 degrees of due south, and
- can receive a total of at least 1.5 hours of sunlight on 21 March.

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

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

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

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

#### **4.5 Conclusion**

4.5.1 The numerical results demonstrate that the majority of the proposed rooms meet or surpass the BRE recommendations. Whilst not all rooms meet the recommendations, the BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design.

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## 5 CLARIFICATIONS

### 5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing of the proposed development as set out in section 2.1, 3.1 and 3.3 of the BRE guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 8 September 2023.
- 5.1.4 We have undertaken the survey following the guidelines of the RICS publication "Surveying Safely". Where limited access is available, assumptions will have been made.
- 5.1.5 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

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## APPENDICES

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## **APPENDIX 1**

### WINDOW KEY





Proposed  
Development





Proposed  
Development

106

105

104

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Proposed  
Development

112

111

110

109

107

65

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108

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Proposed  
Development







Proposed  
Development

128

127

85

84

83

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125

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124

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123

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## **APPENDIX 2**

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

**Appendix 2 - Daylight Provision (Summer)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 1)</u>						
<u>Ground Floor</u>						
Window 1	Living/Kitchen	150	50%	69%	Yes	217
Window 2	Bedroom	100	50%	84%	Yes	124
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 2)</u>						
<u>Ground Floor</u>						
Window 3	Bedroom	100	50%	56%	Yes	106
Window 4	Living/Kitchen	150	50%	68%	Yes	210
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 3)</u>						
<u>Ground Floor</u>						
Window 5	Bedroom	100	50%	100%	Yes	293
Windows 6 & 7	Living/Kitchen	150	50%	72%	Yes	397
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 4)</u>						
<u>Ground Floor</u>						
Windows 8 & 9	Bedroom	100	50%	92%	Yes	314
Window 10	Bedroom	100	50%	99%	Yes	187
Window 11	Living/Kitchen	150	50%	48%	No	145
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 5)</u>						
<u>Ground Floor</u>						
Window 12	Living/Kitchen	150	50%	28%	No	106
Window 13	Bedroom	100	50%	58%	Yes	107
Window 14	Bedroom	100	50%	8%	No	33
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 6)</u>						
<u>Ground Floor</u>						
Windows 15 to 17	Living/Kitchen	150	50%	43%	No	136
Window 18	Bedroom	100	50%	47%	No	94
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 7)</u>						
<u>Ground Floor</u>						
Window 19	Bedroom	100	50%	73%	Yes	122
Windows 20 to 22	Living/Kitchen	150	50%	66%	Yes	189
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 8)</u>						
<u>Ground Floor</u>						
Windows 23 to 25	Living/Kitchen	150	50%	67%	Yes	183
Window 26	Bedroom	100	50%	35%	No	79

**Appendix 2 - Daylight Provision (Summer)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 9)</u>						
<u>Ground Floor</u>						
Window 27	Bedroom	100	50%	8%	No	33
Window 28	Bedroom	100	50%	37%	No	83
Window 29	Living/Kitchen	150	50%	20%	No	103
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 10)</u>						
<u>Ground Floor</u>						
Window 30	Living/Kitchen	150	50%	35%	No	112
Window 31	Bedroom	100	50%	76%	Yes	134
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 11)</u>						
<u>Ground Floor</u>						
Window 32	Bedroom	100	50%	66%	Yes	135
Window 33	Bedroom	100	50%	96%	Yes	188
Windows 34 to 37	Living/Kitchen	150	50%	100%	Yes	372
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 12)</u>						
<u>Ground Floor</u>						
Windows 38 to 41	Living/Kitchen	150	50%	99%	Yes	332
Window 42	Bedroom	100	50%	100%	Yes	284
Window 43	Bedroom	100	50%	97%	Yes	226
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 12a)</u>						
<u>Ground Floor</u>						
Window 44	Living/Kitchen	150	50%	72%	Yes	228
Window 45	Bedroom	100	50%	100%	Yes	285
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 14)</u>						
<u>First Floor</u>						
Window 46	Bedroom	100	50%	74%	Yes	122
Window 47	Living/Kitchen	150	50%	66%	Yes	202
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 15)</u>						
<u>First Floor</u>						
Window 48	Bedroom	100	50%	100%	Yes	310
Windows 49 & 50	Living/Kitchen	150	50%	73%	Yes	426
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 16)</u>						
<u>First Floor</u>						
Windows 51 & 52	Bedroom	100	50%	100%	Yes	374



**Appendix 2 - Daylight Provision (Summer)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
Window 53	Bedroom	100	50%	100%	Yes	188
Window 54	Living/Kitchen	150	50%	35%	No	122
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 17)</u>						
<u>First Floor</u>						
Windows 55 & 56	Living/Kitchen	150	50%	23%	No	97
Window 57	Bedroom	100	50%	34%	No	73
Window 58	Bedroom	100	50%	14%	No	39
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 18)</u>						
<u>First Floor</u>						
Windows 59 to 61	Living/Kitchen	150	50%	39%	No	126
Windows 62 & 63	Bedroom	100	50%	60%	Yes	127
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 19)</u>						
<u>First Floor</u>						
Window 64	Bedroom	100	50%	54%	Yes	104
Windows 65 to 67	Living/Kitchen	150	50%	57%	Yes	159
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 20)</u>						
<u>First Floor</u>						
Windows 68 to 70	Living/Kitchen	150	50%	64%	Yes	183
Window 71	Bedroom	100	50%	48%	No	97
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 21)</u>						
<u>First Floor</u>						
Window 72	Bedroom	100	50%	14%	No	44
Window 73	Bedroom	100	50%	65%	Yes	113
Window 74	Living/Kitchen	150	50%	19%	No	93
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 22)</u>						
<u>First Floor</u>						
Window 75	Living/Kitchen	150	50%	25%	No	84
Window 76	Bedroom	100	50%	76%	Yes	131
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 23)</u>						
<u>First Floor</u>						
Window 77	Bedroom	100	50%	63%	Yes	125
Window 78	Bedroom	100	50%	93%	Yes	185
Window 79	Living/Kitchen	150	50%	41%	No	120

**Appendix 2 - Daylight Provision (Summer)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

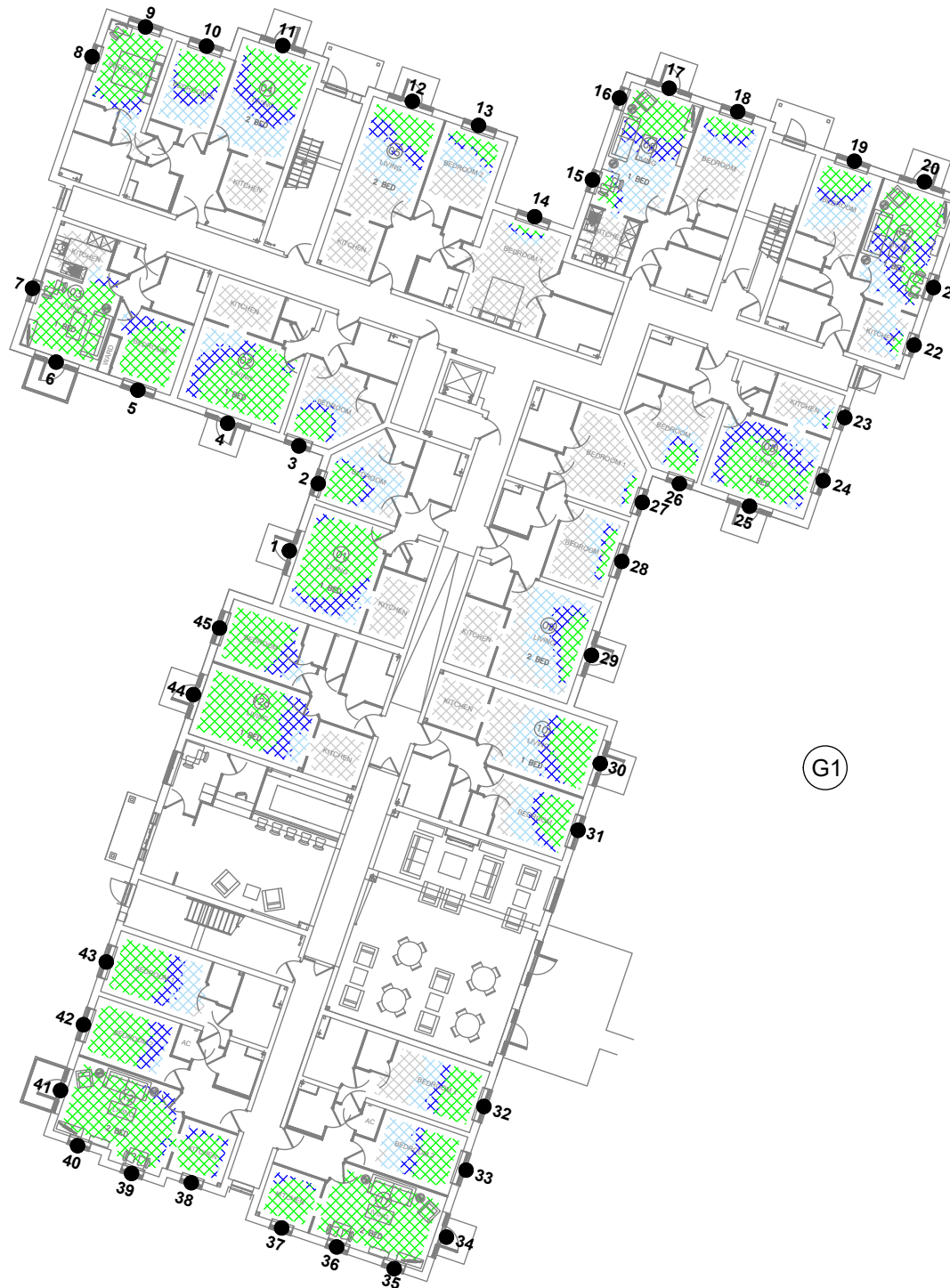
Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 24)</u>						
<u>First Floor</u>						
Window 80	Bedroom	100	50%	69%	Yes	144
Window 81	Bedroom	100	50%	96%	Yes	217
Windows 82 to 85	Living/Kitchen	150	50%	100%	Yes	373
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 25)</u>						
<u>First Floor</u>						
Windows 86 to 89	Living/Kitchen	150	50%	100%	Yes	346
Window 90	Bedroom	100	50%	100%	Yes	292
Window 91	Bedroom	100	50%	97%	Yes	225
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 26)</u>						
<u>First Floor</u>						
Windows 92 & 93	Living/Kitchen	150	50%	68%	Yes	224
Window 94	Bedroom	100	50%	100%	Yes	236
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 27)</u>						
<u>First Floor</u>						
Window 95	Living/Kitchen	150	50%	61%	Yes	189
Window 96	Bedroom	100	50%	100%	Yes	291
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 28)</u>						
<u>First Floor</u>						
Window 97	Living/Kitchen	150	50%	69%	Yes	205
Window 98	Bedroom	100	50%	97%	Yes	134
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 29)</u>						
<u>Second Floor</u>						
Window 99	Bedroom	100	50%	100%	Yes	147
Window 100	Living Room	150	50%	74%	Yes	220
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 30)</u>						
<u>Second Floor</u>						
Windows 101 to 103	Living/Dining/Kitchen	150	50%	100%	Yes	446
Window 104	Bedroom	100	50%	76%	Yes	124
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 31)</u>						
<u>Second Floor</u>						
Window 105	Living/Kitchen	150	50%	12%	No	37
Window 106	Bedroom	100	50%	51%	Yes	101
Window 107	Bedroom	100	50%	100%	Yes	600

**Appendix 2 - Daylight Provision (Summer)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 32)</u>						
<u>Second Floor</u>						
Windows 108 & 109	Living/Kitchen	150	50%	68%	Yes	341
Window 110	Bedroom	100	50%	23%	No	63
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 33)</u>						
<u>Second Floor</u>						
Window 111	Bedroom	100	50%	41%	No	88
Windows 112 & 113	Living/Dining/Kitchen	150	50%	23%	No	72
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 34)</u>						
<u>Second Floor</u>						
Windows 114 & 115	Living/Kitchen	150	50%	88%	Yes	282
Window 116	Bedroom	100	50%	94%	Yes	178
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 35)</u>						
<u>Second Floor</u>						
Window 117	Bedroom	100	50%	24%	No	58
Window 118	Bedroom	100	50%	88%	Yes	138
Window 119	Living/Kitchen	150	50%	30%	No	106
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 36)</u>						
<u>Second Floor</u>						
Window 120	Living/Dining/Kitchen	150	50%	21%	No	72
Window 121	Bedroom	100	50%	55%	Yes	106
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 37)</u>						
<u>Second Floor</u>						
Window 122	Bedroom	100	50%	58%	Yes	111
Window 123	Study	150	50%	100%	Yes	750
Window 124	Living/Kitchen	150	50%	28%	No	97
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 38)</u>						
<u>Second Floor</u>						
Window 125	Bedroom	100	50%	68%	Yes	137
Windows 126 & 127	Living/Kitchen	150	50%	73%	Yes	232
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 39)</u>						
<u>Second Floor</u>						
Windows 128 & 129	Living/Kitchen	150	50%	62%	Yes	182
Window 130	Bedroom	100	50%	100%	Yes	219


**Appendix 2 - Daylight Provision (Summer)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**


Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 40)</u>						
<u>Second Floor</u>						
Window 131	Living/Kitchen	150	50%	38%	No	130
Window 132	Study	150	50%	100%	Yes	750
Window 133	Bedroom	100	50%	100%	Yes	209
Window 134	Bedroom	100	50%	72%	Yes	130
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 41)</u>						
<u>Second Floor</u>						
Window 135	Living/Kitchen	150	50%	76%	Yes	234
Window 136	Bedroom	100	50%	100%	Yes	154



Key:

-  200 lux and above
-  150 lux to 199 lux
-  100 lux to 149 lux
-  Below 100 lux

 Window reference

 Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 1 of 3

Rev. -

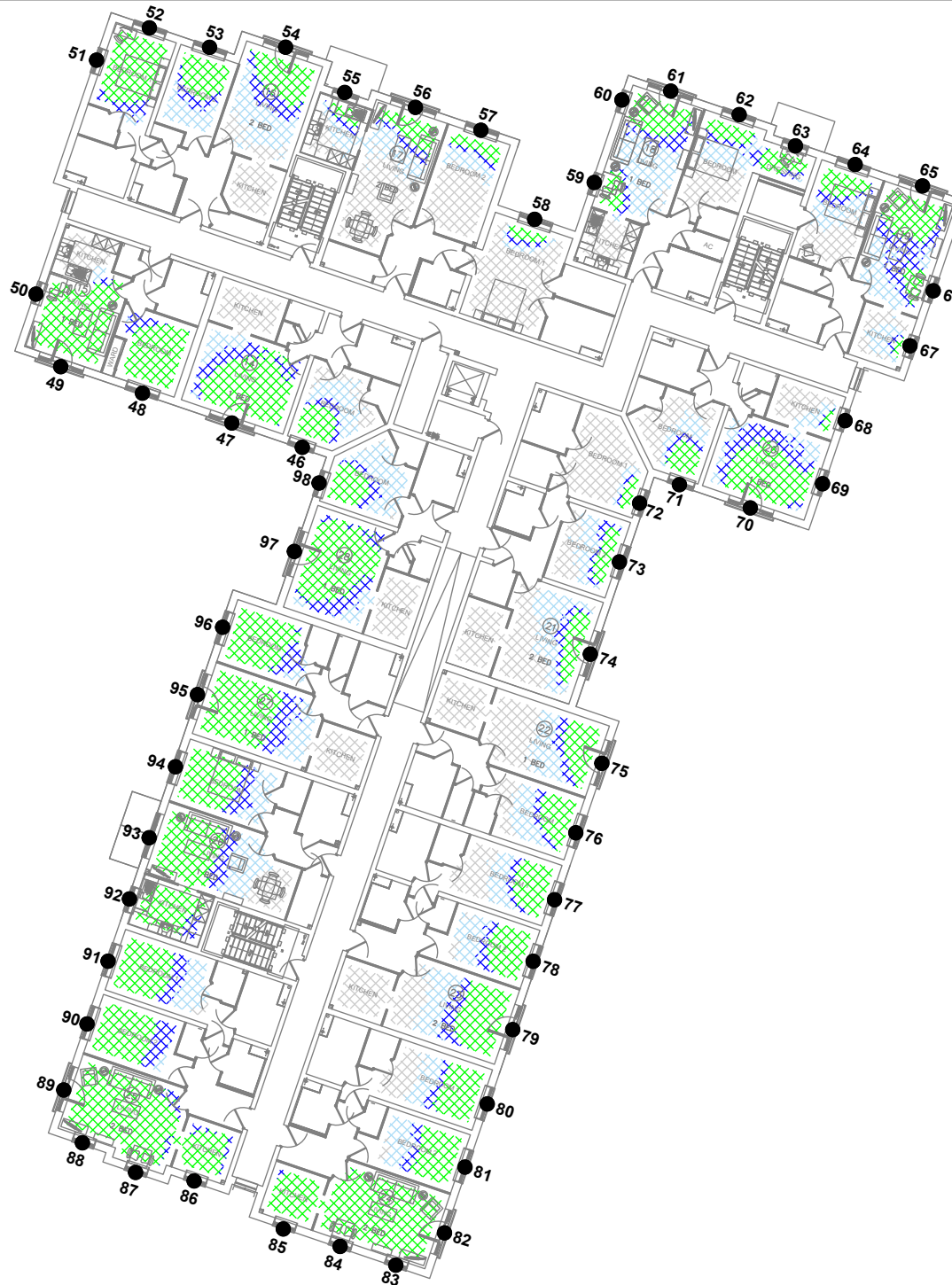
Rev	Date	Details of revision



**Right of Light Consulting**

Burley House  
15 - 17 High Street  
Rayleigh  
Essex

SS6 7EW  
TEL 0800 197 4836  
E.MAIL enquiries@right-of-light.co.uk  
WEBSITE www.right-of-light.co.uk



Key:

-  200 lux and above
-  150 lux to 199 lux
-  100 lux to 149 lux
-  Below 100 lux
-  Window reference

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 2 of 3 Rev. -

Rev	Date	Details of revision



**Right of Light Consulting**

Burley House  
 15 - 17 High Street  
 Rayleigh  
 Essex  
 SS6 7EW  
 TEL 0800 197 4836  
 E.MAIL enquiries@right-of-light.co.uk  
 WEBSITE www.right-of-light.co.uk





- Key:
-  200 lux and above
  -  150 lux to 199 lux
  -  100 lux to 149 lux
  -  Below 100 lux
  -  Window reference

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 3 of 3 Rev. .

Rev	Date	Details of revision



**RIGHT OF LIGHT CONSULTING**  
Chartered Surveyors

**Right of Light Consulting**  
Burley House  
15 - 17 High Street  
Rayleigh  
Essex  
SS6 7EW  
TEL 0800 197 4836  
E-MAIL [enquiries@right-of-light.co.uk](mailto:enquiries@right-of-light.co.uk)  
WEBSITE [www.right-of-light.co.uk](http://www.right-of-light.co.uk)

**Appendix 2 - Daylight Provision (Winter)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 1)</u>						
<u>Ground Floor</u>						
Window 1	Living/Kitchen	150	50%	69%	Yes	217
Window 2	Bedroom	100	50%	84%	Yes	125
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 2)</u>						
<u>Ground Floor</u>						
Window 3	Bedroom	100	50%	57%	Yes	107
Window 4	Living/Kitchen	150	50%	69%	Yes	214
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 3)</u>						
<u>Ground Floor</u>						
Window 5	Bedroom	100	50%	100%	Yes	297
Windows 6 & 7	Living/Kitchen	150	50%	73%	Yes	401
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 4)</u>						
<u>Ground Floor</u>						
Windows 8 & 9	Bedroom	100	50%	95%	Yes	391
Window 10	Bedroom	100	50%	100%	Yes	225
Window 11	Living/Kitchen	150	50%	59%	Yes	176
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 5)</u>						
<u>Ground Floor</u>						
Window 12	Living/Kitchen	150	50%	42%	No	134
Window 13	Bedroom	100	50%	94%	Yes	157
Window 14	Bedroom	100	50%	16%	No	47
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 6)</u>						
<u>Ground Floor</u>						
Windows 15 to 17	Living/Kitchen	150	50%	66%	Yes	188
Window 18	Bedroom	100	50%	70%	Yes	133
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 7)</u>						
<u>Ground Floor</u>						
Window 19	Bedroom	100	50%	88%	Yes	163
Windows 20 to 22	Living/Kitchen	150	50%	91%	Yes	264
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 8)</u>						
<u>Ground Floor</u>						
Windows 23 to 25	Living/Kitchen	150	50%	86%	Yes	244
Window 26	Bedroom	100	50%	42%	No	91



## Appendix 2 - Daylight Provision (Winter)

### 68 and 70 Keymer Road, West Sussex BN6 8QP

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 9)</u>						
<u>Ground Floor</u>						
Window 27	Bedroom	100	50%	20%	No	47
Window 28	Bedroom	100	50%	72%	Yes	126
Window 29	Living/Kitchen	150	50%	39%	No	134
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 10)</u>						
<u>Ground Floor</u>						
Window 30	Living/Kitchen	150	50%	45%	No	135
Window 31	Bedroom	100	50%	92%	Yes	184
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 11)</u>						
<u>Ground Floor</u>						
Window 32	Bedroom	100	50%	77%	Yes	160
Window 33	Bedroom	100	50%	100%	Yes	227
Windows 34 to 37	Living/Kitchen	150	50%	100%	Yes	419
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 12)</u>						
<u>Ground Floor</u>						
Windows 38 to 41	Living/Kitchen	150	50%	100%	Yes	371
Window 42	Bedroom	100	50%	100%	Yes	294
Window 43	Bedroom	100	50%	98%	Yes	230
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 12a)</u>						
<u>Ground Floor</u>						
Window 44	Living/Kitchen	150	50%	73%	Yes	229
Window 45	Bedroom	100	50%	100%	Yes	285
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 14)</u>						
<u>First Floor</u>						
Window 46	Bedroom	100	50%	77%	Yes	123
Window 47	Living/Kitchen	150	50%	66%	Yes	205
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 15)</u>						
<u>First Floor</u>						
Window 48	Bedroom	100	50%	100%	Yes	314
Windows 49 & 50	Living/Kitchen	150	50%	73%	Yes	431
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 16)</u>						
<u>First Floor</u>						
Windows 51 & 52	Bedroom	100	50%	100%	Yes	459

## Appendix 2 - Daylight Provision (Winter)

### 68 and 70 Keymer Road, West Sussex BN6 8QP

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
Window 53	Bedroom	100	50%	100%	Yes	225
Window 54	Living/Kitchen	150	50%	48%	No	145
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 17)</u>						
<u>First Floor</u>						
Windows 55 & 56	Living/Kitchen	150	50%	40%	No	132
Window 57	Bedroom	100	50%	57%	Yes	108
Window 58	Bedroom	100	50%	22%	No	56
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 18)</u>						
<u>First Floor</u>						
Windows 59 to 61	Living/Kitchen	150	50%	68%	Yes	183
Windows 62 & 63	Bedroom	100	50%	84%	Yes	212
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 19)</u>						
<u>First Floor</u>						
Window 64	Bedroom	100	50%	78%	Yes	138
Windows 65 to 67	Living/Kitchen	150	50%	90%	Yes	240
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 20)</u>						
<u>First Floor</u>						
Windows 68 to 70	Living/Kitchen	150	50%	87%	Yes	244
Window 71	Bedroom	100	50%	59%	Yes	108
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 21)</u>						
<u>First Floor</u>						
Window 72	Bedroom	100	50%	26%	No	62
Window 73	Bedroom	100	50%	99%	Yes	166
Window 74	Living/Kitchen	150	50%	34%	No	124
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 22)</u>						
<u>First Floor</u>						
Window 75	Living/Kitchen	150	50%	37%	No	110
Window 76	Bedroom	100	50%	95%	Yes	185
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 23)</u>						
<u>First Floor</u>						
Window 77	Bedroom	100	50%	73%	Yes	150
Window 78	Bedroom	100	50%	98%	Yes	225
Window 79	Living/Kitchen	150	50%	46%	No	138

**Appendix 2 - Daylight Provision (Winter)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

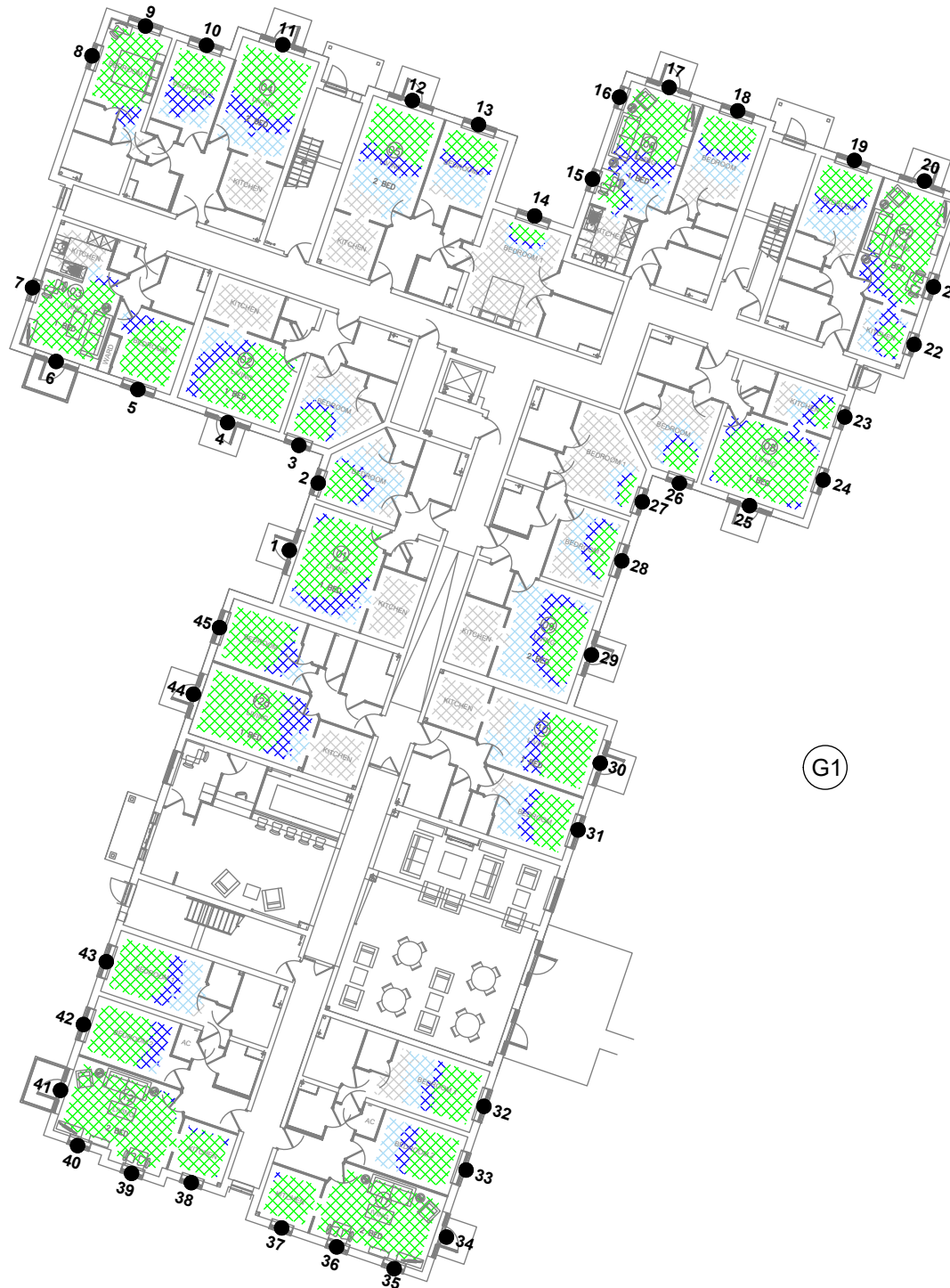
Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 24)</u>						
<u>First Floor</u>						
Window 80	Bedroom	100	50%	79%	Yes	171
Window 81	Bedroom	100	50%	100%	Yes	247
Windows 82 to 85	Living/Kitchen	150	50%	100%	Yes	405
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 25)</u>						
<u>First Floor</u>						
Windows 86 to 89	Living/Kitchen	150	50%	100%	Yes	377
Window 90	Bedroom	100	50%	100%	Yes	297
Window 91	Bedroom	100	50%	97%	Yes	229
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 26)</u>						
<u>First Floor</u>						
Windows 92 & 93	Living/Kitchen	150	50%	68%	Yes	226
Window 94	Bedroom	100	50%	100%	Yes	237
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 27)</u>						
<u>First Floor</u>						
Window 95	Living/Kitchen	150	50%	61%	Yes	190
Window 96	Bedroom	100	50%	100%	Yes	291
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 28)</u>						
<u>First Floor</u>						
Window 97	Living/Kitchen	150	50%	69%	Yes	205
Window 98	Bedroom	100	50%	97%	Yes	134
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 29)</u>						
<u>Second Floor</u>						
Window 99	Bedroom	100	50%	100%	Yes	148
Window 100	Living Room	150	50%	75%	Yes	223
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 30)</u>						
<u>Second Floor</u>						
Windows 101 to 103	Living/Dining/Kitchen	150	50%	100%	Yes	451
Window 104	Bedroom	100	50%	89%	Yes	141
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 31)</u>						
<u>Second Floor</u>						
Window 105	Living/Kitchen	150	50%	17%	No	52
Window 106	Bedroom	100	50%	90%	Yes	148
Window 107	Bedroom	100	50%	100%	Yes	608







**Appendix 2 - Daylight Provision (Winter)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 32)</u>						
<u>Second Floor</u>						
Windows 108 & 109	Living/Kitchen	150	50%	74%	Yes	417
Window 110	Bedroom	100	50%	52%	Yes	101
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 33)</u>						
<u>Second Floor</u>						
Window 111	Bedroom	100	50%	69%	Yes	122
Windows 112 & 113	Living/Dining/Kitchen	150	50%	30%	No	96
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 34)</u>						
<u>Second Floor</u>						
Windows 114 & 115	Living/Kitchen	150	50%	96%	Yes	319
Window 116	Bedroom	100	50%	98%	Yes	188
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 35)</u>						
<u>Second Floor</u>						
Window 117	Bedroom	100	50%	36%	No	78
Window 118	Bedroom	100	50%	100%	Yes	206
Window 119	Living/Kitchen	150	50%	44%	No	138
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 36)</u>						
<u>Second Floor</u>						
Window 120	Living/Dining/Kitchen	150	50%	30%	No	97
Window 121	Bedroom	100	50%	71%	Yes	131
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 37)</u>						
<u>Second Floor</u>						
Window 122	Bedroom	100	50%	70%	Yes	130
Window 123	Study	150	50%	100%	Yes	750
Window 124	Living/Kitchen	150	50%	32%	No	109
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 38)</u>						
<u>Second Floor</u>						
Window 125	Bedroom	100	50%	76%	Yes	151
Windows 126 & 127	Living/Kitchen	150	50%	76%	Yes	246
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 39)</u>						
<u>Second Floor</u>						
Windows 128 & 129	Living/Kitchen	150	50%	64%	Yes	186
Window 130	Bedroom	100	50%	100%	Yes	220

**Appendix 2 - Daylight Provision (Winter)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Min.Target Illuminance (Lux)	Target % of Reference Plane	% of Reference Plane Achieved	Target % Achieved	Median Illuminance (Lux)
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 40)</u>						
<u>Second Floor</u>						
Window 131	Living/Kitchen	150	50%	39%	No	131
Window 132	Study	150	50%	100%	Yes	750
Window 133	Bedroom	100	50%	100%	Yes	209
Window 134	Bedroom	100	50%	72%	Yes	131
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 41)</u>						
<u>Second Floor</u>						
Window 135	Living/Kitchen	150	50%	76%	Yes	235
Window 136	Bedroom	100	50%	100%	Yes	154



- Key:
-  200 lux and above
  -  150 lux to 199 lux
  -  100 lux to 149 lux
  -  Below 100 lux
  -  Window reference
  -  Gardens and Amenity Areas

Drawing Title: Daylight Provision Contours

Scale: Do not scale

Drawing No: 1 of 3

Rev. -

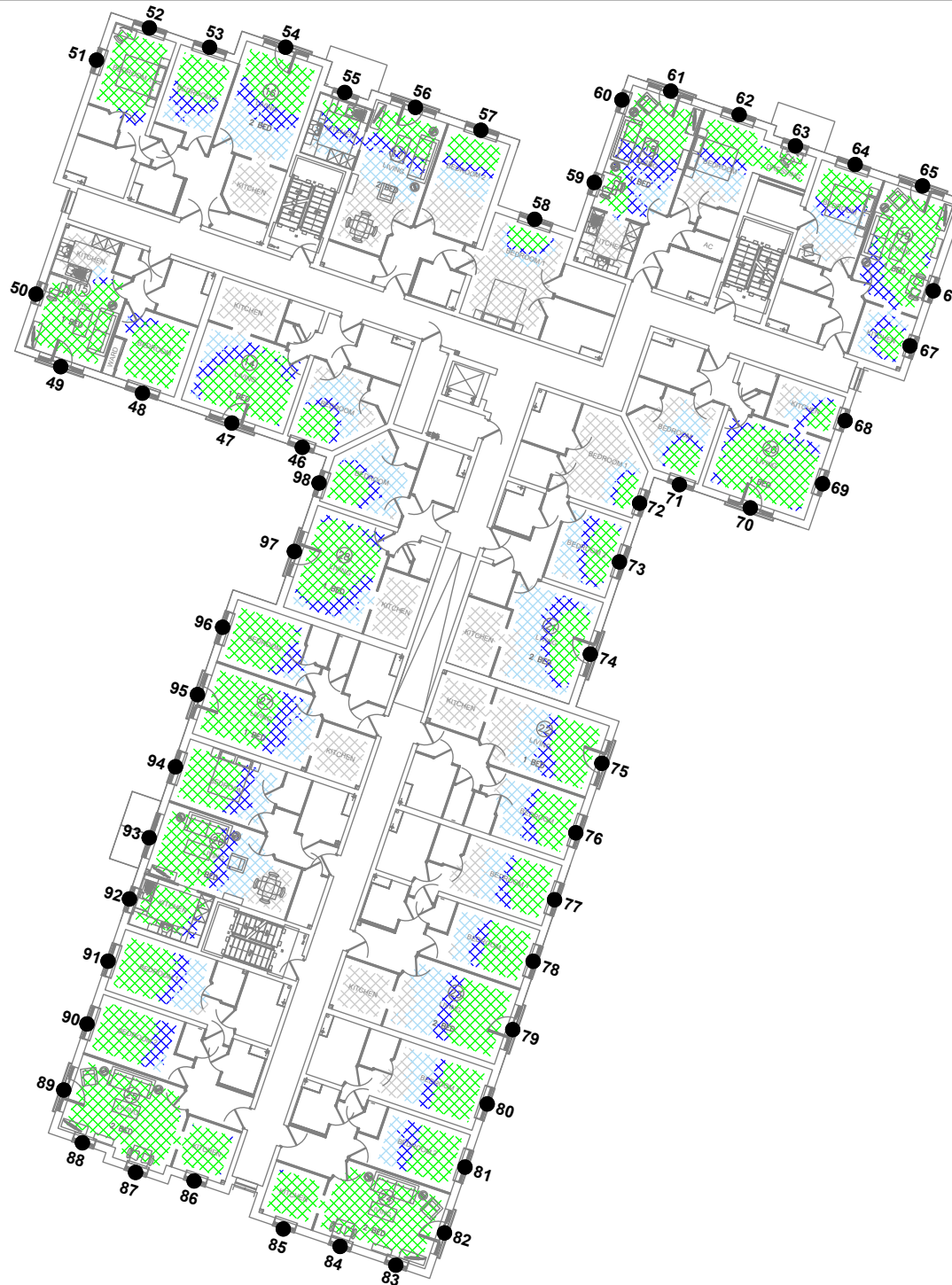
Rev	Date	Details of revision



**Right of Light Consulting**

Burley House  
15 - 17 High Street  
Rayleigh  
Essex

SS6 7EW  
TEL 0800 197 4836  
E.MAIL enquiries@right-of-light.co.uk  
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**Right of Light Consulting**  
 Burley House  
 15 - 17 High Street  
 Rayleigh  
 Essex  
 SS6 7EW  
 TEL 0800 197 4836  
 E.MAIL enquiries@right-of-light.co.uk  
 WEBSITE www.right-of-light.co.uk





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Drawing No: 3 of 3 Rev. .

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**Right of Light Consulting**  
 Burley House  
 15 - 17 High Street  
 Rayleigh  
 Essex  
 SS6 7EW  
 TEL 0800 197 4836  
 E-MAIL enquiries@right-of-light.co.uk  
 WEBSITE www.right-of-light.co.uk



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## **APPENDIX 3**

### **EXPOSURE TO SUNLIGHT DATA**

**Appendix 3 - Sunlight Exposure (Including Trees)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 1)</u>				
<u>Ground Floor</u>				
Window 1	Living/Kitchen	1.5 hours	0.9 hours	Yes
Window 2	Bedroom	1.5 hours	2 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 2)</u>				
<u>Ground Floor</u>				
Window 3	Bedroom	1.5 hours	4.2 hours	Yes
Window 4	Living/Kitchen	1.5 hours	5.7 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 3)</u>				
<u>Ground Floor</u>				
Window 5	Bedroom	1.5 hours	6.9 hours	Yes
Windows 6 & 7	Living/Kitchen	1.5 hours	7.8 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 4)</u>				
<u>Ground Floor</u>				
Windows 8 & 9	Bedroom	1.5 hours	1 hours	No
Window 10	Bedroom	1.5 hours	0 hours	
Window 11	Living/Kitchen	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 5)</u>				
<u>Ground Floor</u>				
Window 12	Living/Kitchen	1.5 hours	0 hours	No
Window 13	Bedroom	1.5 hours	0 hours	
Window 14	Bedroom	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 6)</u>				
<u>Ground Floor</u>				
Windows 15 to 17	Living/Kitchen	1.5 hours	0 hours	No
Window 18	Bedroom	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 7)</u>				
<u>Ground Floor</u>				
Window 19	Bedroom	1.5 hours	0 hours	No
Windows 20 to 22	Living/Kitchen	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 8)</u>				
<u>Ground Floor</u>				
Windows 23 to 25	Living/Kitchen	1.5 hours	2.9 hours	Yes
Window 26	Bedroom	1.5 hours	2.3 hours	

**Appendix 3 - Sunlight Exposure (Including Trees)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 9)</u>				
<u>Ground Floor</u>				
Window 27	Bedroom	1.5 hours	0.7 hours	No
Window 28	Bedroom	1.5 hours	1.2 hours	
Window 29	Living/Kitchen	1.5 hours	0.7 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 10)</u>				
<u>Ground Floor</u>				
Window 30	Living/Kitchen	1.5 hours	3.7 hours	Yes
Window 31	Bedroom	1.5 hours	4.5 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 11)</u>				
<u>Ground Floor</u>				
Window 32	Bedroom	1.5 hours	2.6 hours	Yes
Window 33	Bedroom	1.5 hours	2.8 hours	
Windows 34 to 37	Living/Kitchen	1.5 hours	8.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 12)</u>				
<u>Ground Floor</u>				
Windows 38 to 41	Living/Kitchen	1.5 hours	5.7 hours	Yes
Window 42	Bedroom	1.5 hours	0.8 hours	
Window 43	Bedroom	1.5 hours	1.9 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 12a)</u>				
<u>Ground Floor</u>				
Window 44	Living/Kitchen	1.5 hours	2.7 hours	Yes
Window 45	Bedroom	1.5 hours	2.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 14)</u>				
<u>First Floor</u>				
Window 46	Bedroom	1.5 hours	4.5 hours	Yes
Window 47	Living/Kitchen	1.5 hours	6.8 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 15)</u>				
<u>First Floor</u>				
Window 48	Bedroom	1.5 hours	7.3 hours	Yes
Windows 49 & 50	Living/Kitchen	1.5 hours	7.8 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 16)</u>				
<u>First Floor</u>				
Windows 51 & 52	Bedroom	1.5 hours	1.7 hours	Yes
Window 53	Bedroom	1.5 hours	0 hours	
Window 54	Living/Kitchen	1.5 hours	0 hours	

**Appendix 3 - Sunlight Exposure (Including Trees)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 17)</u>				
<u>First Floor</u>				
Windows 55 & 56	Living/Kitchen	1.5 hours	0 hours	No
Window 57	Bedroom	1.5 hours	0 hours	
Window 58	Bedroom	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 18)</u>				
<u>First Floor</u>				
Windows 59 to 61	Living/Kitchen	1.5 hours	0.2 hours	No
Windows 62 & 63	Bedroom	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 19)</u>				
<u>First Floor</u>				
Window 64	Bedroom	1.5 hours	0 hours	No
Windows 65 to 67	Living/Kitchen	1.5 hours	1.2 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 20)</u>				
<u>First Floor</u>				
Windows 68 to 70	Living/Kitchen	1.5 hours	3.8 hours	Yes
Window 71	Bedroom	1.5 hours	2.8 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 21)</u>				
<u>First Floor</u>				
Window 72	Bedroom	1.5 hours	0.9 hours	No
Window 73	Bedroom	1.5 hours	1.3 hours	
Window 74	Living/Kitchen	1.5 hours	1.4 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 22)</u>				
<u>First Floor</u>				
Window 75	Living/Kitchen	1.5 hours	2.6 hours	Yes
Window 76	Bedroom	1.5 hours	3.6 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 23)</u>				
<u>First Floor</u>				
Window 77	Bedroom	1.5 hours	4.5 hours	Yes
Window 78	Bedroom	1.5 hours	4.5 hours	
Window 79	Living/Kitchen	1.5 hours	3.4 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 24)</u>				
<u>First Floor</u>				
Window 80	Bedroom	1.5 hours	2.8 hours	Yes
Window 81	Bedroom	1.5 hours	3 hours	
Windows 82 to 85	Living/Kitchen	1.5 hours	8.5 hours	

**Appendix 3 - Sunlight Exposure (Including Trees)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 25)</u>				
<u>First Floor</u>				
Windows 86 to 89	Living/Kitchen	1.5 hours	5.8 hours	Yes
Window 90	Bedroom	1.5 hours	2 hours	
Window 91	Bedroom	1.5 hours	2.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 26)</u>				
<u>First Floor</u>				
Windows 92 & 93	Living/Kitchen	1.5 hours	2.7 hours	Yes
Window 94	Bedroom	1.5 hours	2.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 27)</u>				
<u>First Floor</u>				
Window 95	Living/Kitchen	1.5 hours	2.7 hours	Yes
Window 96	Bedroom	1.5 hours	2.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 28)</u>				
<u>First Floor</u>				
Window 97	Living/Kitchen	1.5 hours	0.7 hours	Yes
Window 98	Bedroom	1.5 hours	2 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 29)</u>				
<u>Second Floor</u>				
Window 99	Bedroom	1.5 hours	6.3 hours	Yes
Window 100	Living Room	1.5 hours	7.8 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 30)</u>				
<u>Second Floor</u>				
Windows 101 to 103	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 104	Bedroom	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 31)</u>				
<u>Second Floor</u>				
Window 105	Living/Kitchen	1.5 hours	0 hours	No
Window 106	Bedroom	1.5 hours	0 hours	
Window 107	Bedroom	1.5 hours	0.8 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 32)</u>				
<u>Second Floor</u>				
Windows 108 & 109	Living/Kitchen	1.5 hours	5.1 hours	Yes
Window 110	Bedroom	1.5 hours	0 hours	

**Appendix 3 - Sunlight Exposure (Including Trees)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 33)</u>				
<u>Second Floor</u>				
Window 111	Bedroom	1.5 hours	0 hours	No
Windows 112 & 113	Living/Dining/Kitchen	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 34)</u>				
<u>Second Floor</u>				
Windows 114 & 115	Living/Kitchen	1.5 hours	5.3 hours	Yes
Window 116	Bedroom	1.5 hours	4.7 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 35)</u>				
<u>Second Floor</u>				
Window 117	Bedroom	1.5 hours	1.4 hours	Yes
Window 118	Bedroom	1.5 hours	1.8 hours	
Window 119	Living/Kitchen	1.5 hours	2.5 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 36)</u>				
<u>Second Floor</u>				
Window 120	Living/Dining/Kitchen	1.5 hours	2.3 hours	Yes
Window 121	Bedroom	1.5 hours	2.4 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 37)</u>				
<u>Second Floor</u>				
Window 122	Bedroom	1.5 hours	3.3 hours	Yes
Window 123	Study	1.5 hours	7.4 hours	
Window 124	Living/Kitchen	1.5 hours	4.1 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 38)</u>				
<u>Second Floor</u>				
Window 125	Bedroom	1.5 hours	2.4 hours	Yes
Windows 126 & 127	Living/Kitchen	1.5 hours	8.5 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 39)</u>				
<u>Second Floor</u>				
Windows 128 & 129	Living/Kitchen	1.5 hours	8.8 hours	Yes
Window 130	Bedroom	1.5 hours	1.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 40)</u>				
<u>Second Floor</u>				
Window 131	Living/Kitchen	1.5 hours	1.8 hours	Yes
Window 132	Study	1.5 hours	5 hours	
Window 133	Bedroom	1.5 hours	1.3 hours	
Window 134	Bedroom	1.5 hours	1.3 hours	

**Appendix 3 - Sunlight Exposure (Including Trees)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 41)</u>				
<u>Second Floor</u>				
Window 135	Living/Kitchen	1.5 hours	2.7 hours	Yes
Window 136	Bedroom	1.5 hours	2 hours	

**Appendix 3 - Sunlight Exposure (Excluding Trees)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 1)</u>				
<u>Ground Floor</u>				
Window 1	Living/Kitchen	1.5 hours	0.9 hours	Yes
Window 2	Bedroom	1.5 hours	2 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 2)</u>				
<u>Ground Floor</u>				
Window 3	Bedroom	1.5 hours	4.2 hours	Yes
Window 4	Living/Kitchen	1.5 hours	5.7 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 3)</u>				
<u>Ground Floor</u>				
Window 5	Bedroom	1.5 hours	6.9 hours	Yes
Windows 6 & 7	Living/Kitchen	1.5 hours	7.8 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 4)</u>				
<u>Ground Floor</u>				
Windows 8 & 9	Bedroom	1.5 hours	1 hours	No
Window 10	Bedroom	1.5 hours	0 hours	
Window 11	Living/Kitchen	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 5)</u>				
<u>Ground Floor</u>				
Window 12	Living/Kitchen	1.5 hours	0 hours	No
Window 13	Bedroom	1.5 hours	0 hours	
Window 14	Bedroom	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 6)</u>				
<u>Ground Floor</u>				
Windows 15 to 17	Living/Kitchen	1.5 hours	0 hours	No
Window 18	Bedroom	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 7)</u>				
<u>Ground Floor</u>				
Window 19	Bedroom	1.5 hours	0 hours	Yes
Windows 20 to 22	Living/Kitchen	1.5 hours	3.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 8)</u>				
<u>Ground Floor</u>				
Windows 23 to 25	Living/Kitchen	1.5 hours	6.7 hours	Yes
Window 26	Bedroom	1.5 hours	3.8 hours	



## Appendix 3 - Sunlight Exposure (Excluding Trees)

### 68 and 70 Keymer Road, West Sussex BN6 8QP

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 9)</u>				
<u>Ground Floor</u>				
Window 27	Bedroom	1.5 hours	4 hours	
Window 28	Bedroom	1.5 hours	4.4 hours	Yes
Window 29	Living/Kitchen	1.5 hours	3.4 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 10)</u>				
<u>Ground Floor</u>				
Window 30	Living/Kitchen	1.5 hours	4.8 hours	
Window 31	Bedroom	1.5 hours	4.5 hours	Yes
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 11)</u>				
<u>Ground Floor</u>				
Window 32	Bedroom	1.5 hours	4.5 hours	
Window 33	Bedroom	1.5 hours	4.5 hours	Yes
Windows 34 to 37	Living/Kitchen	1.5 hours	9.5 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 12)</u>				
<u>Ground Floor</u>				
Windows 38 to 41	Living/Kitchen	1.5 hours	6.8 hours	
Window 42	Bedroom	1.5 hours	2.3 hours	Yes
Window 43	Bedroom	1.5 hours	2.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 12a)</u>				
<u>Ground Floor</u>				
Window 44	Living/Kitchen	1.5 hours	2.7 hours	
Window 45	Bedroom	1.5 hours	2.3 hours	Yes
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 14)</u>				
<u>First Floor</u>				
Window 46	Bedroom	1.5 hours	4.5 hours	
Window 47	Living/Kitchen	1.5 hours	6.8 hours	Yes
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 15)</u>				
<u>First Floor</u>				
Window 48	Bedroom	1.5 hours	7.3 hours	
Windows 49 & 50	Living/Kitchen	1.5 hours	7.8 hours	Yes
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 16)</u>				
<u>First Floor</u>				
Windows 51 & 52	Bedroom	1.5 hours	1.7 hours	
Window 53	Bedroom	1.5 hours	0 hours	Yes
Window 54	Living/Kitchen	1.5 hours	0 hours	

**Appendix 3 - Sunlight Exposure (Excluding Trees)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 17)</u>				
<u>First Floor</u>				
Windows 55 & 56	Living/Kitchen	1.5 hours	0 hours	No
Window 57	Bedroom	1.5 hours	0 hours	
Window 58	Bedroom	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 18)</u>				
<u>First Floor</u>				
Windows 59 to 61	Living/Kitchen	1.5 hours	0.2 hours	No
Windows 62 & 63	Bedroom	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 19)</u>				
<u>First Floor</u>				
Window 64	Bedroom	1.5 hours	0 hours	Yes
Windows 65 to 67	Living/Kitchen	1.5 hours	4.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 20)</u>				
<u>First Floor</u>				
Windows 68 to 70	Living/Kitchen	1.5 hours	8.1 hours	Yes
Window 71	Bedroom	1.5 hours	4 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 21)</u>				
<u>First Floor</u>				
Window 72	Bedroom	1.5 hours	4.3 hours	Yes
Window 73	Bedroom	1.5 hours	4.5 hours	
Window 74	Living/Kitchen	1.5 hours	4.1 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 22)</u>				
<u>First Floor</u>				
Window 75	Living/Kitchen	1.5 hours	4.6 hours	Yes
Window 76	Bedroom	1.5 hours	4.5 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 23)</u>				
<u>First Floor</u>				
Window 77	Bedroom	1.5 hours	4.5 hours	Yes
Window 78	Bedroom	1.5 hours	4.5 hours	
Window 79	Living/Kitchen	1.5 hours	4.6 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 24)</u>				
<u>First Floor</u>				
Window 80	Bedroom	1.5 hours	4.5 hours	Yes
Window 81	Bedroom	1.5 hours	4.5 hours	
Windows 82 to 85	Living/Kitchen	1.5 hours	9.5 hours	

**Appendix 3 - Sunlight Exposure (Excluding Trees)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 25)</u>				
<u>First Floor</u>				
Windows 86 to 89	Living/Kitchen	1.5 hours	6.8 hours	Yes
Window 90	Bedroom	1.5 hours	2.3 hours	
Window 91	Bedroom	1.5 hours	2.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 26)</u>				
<u>First Floor</u>				
Windows 92 & 93	Living/Kitchen	1.5 hours	2.7 hours	Yes
Window 94	Bedroom	1.5 hours	2.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 27)</u>				
<u>First Floor</u>				
Window 95	Living/Kitchen	1.5 hours	2.7 hours	Yes
Window 96	Bedroom	1.5 hours	2.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 28)</u>				
<u>First Floor</u>				
Window 97	Living/Kitchen	1.5 hours	0.7 hours	Yes
Window 98	Bedroom	1.5 hours	2 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 29)</u>				
<u>Second Floor</u>				
Window 99	Bedroom	1.5 hours	6.3 hours	Yes
Window 100	Living Room	1.5 hours	7.8 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 30)</u>				
<u>Second Floor</u>				
Windows 101 to 103	Living/Dining/Kitchen	1.5 hours	6.3 hours	Yes
Window 104	Bedroom	1.5 hours	0 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 31)</u>				
<u>Second Floor</u>				
Window 105	Living/Kitchen	1.5 hours	0 hours	No
Window 106	Bedroom	1.5 hours	0 hours	
Window 107	Bedroom	1.5 hours	1.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 32)</u>				
<u>Second Floor</u>				
Windows 108 & 109	Living/Kitchen	1.5 hours	5.1 hours	Yes
Window 110	Bedroom	1.5 hours	0 hours	

**Appendix 3 - Sunlight Exposure (Excluding Trees)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 33)</u>				
<u>Second Floor</u>				
Window 111	Bedroom	1.5 hours	0 hours	Yes
Windows 112 & 113	Living/Dining/Kitchen	1.5 hours	3.8 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 34)</u>				
<u>Second Floor</u>				
Windows 114 & 115	Living/Kitchen	1.5 hours	9.3 hours	Yes
Window 116	Bedroom	1.5 hours	5.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 35)</u>				
<u>Second Floor</u>				
Window 117	Bedroom	1.5 hours	4.3 hours	Yes
Window 118	Bedroom	1.5 hours	4.5 hours	
Window 119	Living/Kitchen	1.5 hours	4.8 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 36)</u>				
<u>Second Floor</u>				
Window 120	Living/Dining/Kitchen	1.5 hours	4.1 hours	Yes
Window 121	Bedroom	1.5 hours	3.6 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 37)</u>				
<u>Second Floor</u>				
Window 122	Bedroom	1.5 hours	3.6 hours	Yes
Window 123	Study	1.5 hours	7.4 hours	
Window 124	Living/Kitchen	1.5 hours	4.1 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 38)</u>				
<u>Second Floor</u>				
Window 125	Bedroom	1.5 hours	3.6 hours	Yes
Windows 126 & 127	Living/Kitchen	1.5 hours	9.5 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 39)</u>				
<u>Second Floor</u>				
Windows 128 & 129	Living/Kitchen	1.5 hours	8.8 hours	Yes
Window 130	Bedroom	1.5 hours	1.3 hours	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 40)</u>				
<u>Second Floor</u>				
Window 131	Living/Kitchen	1.5 hours	1.8 hours	Yes
Window 132	Study	1.5 hours	5 hours	
Window 133	Bedroom	1.5 hours	1.3 hours	
Window 134	Bedroom	1.5 hours	1.3 hours	

**Appendix 3 - Sunlight Exposure (Excluding Trees)**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Room Use	Target Sunlight Exposure	Sunlight Exposure Achieved	At least one room meets Sunlight Exposure Target
<u>68 and 70 Keymer Road, West Sussex BN6 8QP (Flat 41)</u>				
<u>Second Floor</u>				
Window 135	Living/Kitchen	1.5 hours	2.7 hours	Yes
Window 136	Bedroom	1.5 hours	2 hours	

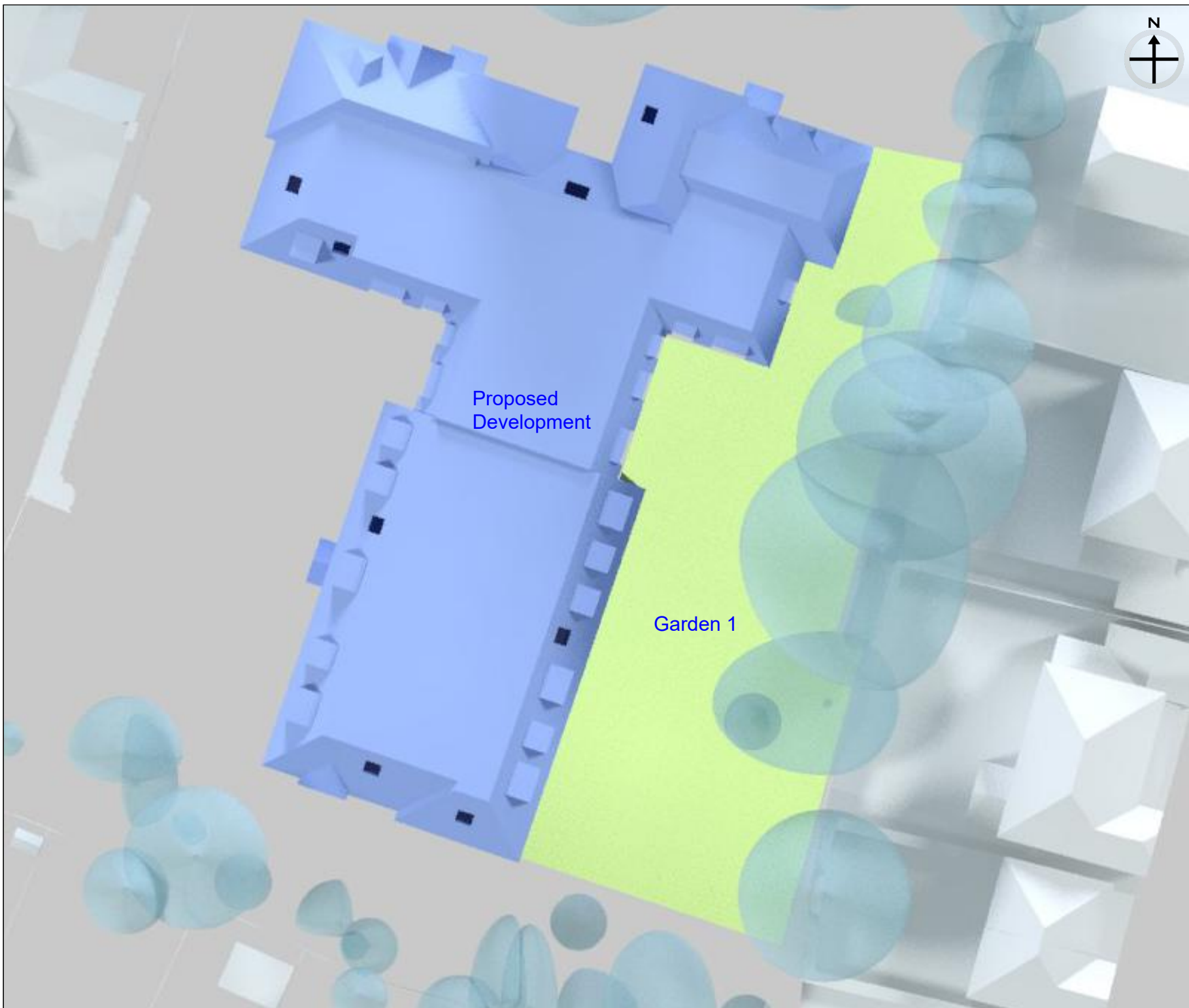
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## **APPENDIX 4**

### **OVERSHADOWING TO GARDENS & OPEN SPACES**

**Appendix 4 - Overshadowing to Gardens and Open Spaces**  
**68 and 70 Keymer Road, West Sussex BN6 8QP**

Reference	Total Area	Area receiving at least 2 hours of sunlight on 21 March	
<u>68 and 70 Keymer Road, West Sussex BN6 8QP</u>			
<u>Ground Floor</u>			
Garden 1	801.0 m2	800.54 m2	100%



**Key**



Receives under two hours sunlight on 21st March.



Receives at least two hours sunlight on 21st March.

Proposed Development

Garden 1

Project Name: 68 and 70 Keymer Road, West Sussex BN6 8QP  
Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces



**RIGHT OF LIGHT CONSULTING**  
Chartered Surveyors

**Right of Light Consulting**  
Burley House  
15 - 17 High Street  
Rayleigh  
Essex  
SS6 7EW  
TEL 0800 197 4836  
E-MAIL [enquiries@right-of-light.co.uk](mailto:enquiries@right-of-light.co.uk)  
WEBSITE [www.right-of-light.co.uk](http://www.right-of-light.co.uk)