



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

14 June 2024

9 and 10 High Street
Hitchin
Hertfordshire
SG5 1BH

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Bellborough Limited to undertake a daylight and sunlight assessment of the proposed development at 9 and 10 High Street, Hitchin Hertfordshire SG5 1BH.
- 1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.
- 1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at:
- 1, 2, 3, 4 to 5 & 6 to 7 West Alley
 - 2, 2a, 5, 7 & 9 Paynes Park
 - 3, 4, 5, 5A, 6, 6A, 6B to 6C & 7 to 8 Brand Street
 - 5 to 6, 7, 8, 11, 12, 19, 20, 21, 22, 23 & 24 High Street
 - Latchmore Court Block B
 - Poppy House
 - Stapletons Tyre Services Paynes Park
- 1.1.4 The images in Appendix 1 identify the windows we have assessed. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.
- 1.1.5 7 & 11 High Street and 5 Paynes Park 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.
- 1.1.6 5 to 6, 8, 12, 19, 20, 22, 23 & 24 High Street, 1, 2, 3, 4 to 5 & 6 to 7 West Alley, 2, 7 & 9 Paynes Park, Stapletons Tyre Services Paynes Park and 3, 4, 5, 5A, 6, 6A, 6B to 6C & 7 to 8 Brand Street are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Nevertheless, all rooms and windows to these buildings pass numerical tests.

1.1.7 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight or sunlight tests in respect of isolated windows at Poppy House and 2A Paynes Park. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Tigg Coll Architects Ltd

270 - HH - P - 100	Ground Floor Plan	Rev D
270 - HH - P - 101	First Floor Plan	Rev D
270 - HH - P - 102	Second Floor Plan	Rev B
270 - HH - P - 103	Third Floor Plan	Rev D
270 - HH - P - 104	Lower Ground Floor Plan	Rev D
270 - HH - P - 105	Roof Plan	Rev C
270 - HH - P - 110	Ground Floor Plan - Block 1-2	Rev B
270 - HH - P - 111	Ground Floor Plan - Block 3-4	Rev B
270 - HH - P - 112	First Floor Plan - Block 1-2	Rev B
270 - HH - P - 113	First Floor Plan - Block 3-4	Rev B
270 - HH - P - 114	Second Floor Plan - Block 1-2	Rev A
270 - HH - P - 115	Second Floor Plan - Block 3-4	Rev A
270 - HH - P - 116	Third Floor Plan - Block 2-3	Rev B
270 - HH - P - 200	North & South Elevations	Rev -
270 - HH - P - 300	Proposed Site Sections	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

20 High Street: 1680/3-005B	Floor Plans	Rev -
21 High Street:	Floor Plans	Rev -
5 Paynes Park: SP/483/01	Existing Floor Plans	Rev -
8 High Street: 18.095.GK.G 002	Proposed Ground and First Floor Plans	Rev E
Latchmore Court Block B: 51	Block B - As Proposed Ground Floor Plan	Rev F
53	Block B - As Proposed First Floor Plan	Rev D
54	Block B - As Proposed Second Floor Plan	Rev D

Poppy House:
30

Planning Drawing Floor Plans

Rev B

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

- 3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."
- 3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:
- 3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

- 3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:
- 3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where

they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 National Planning Practice Guidance

- 3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

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

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

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

Test 1 Vertical Sky Component

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

3.4.7 Whilst the BRE guide states that daylight may be adversely affected if the above targets are not met, when setting targets, both the BRE guide and National Planning Policy Guidance (NPPG) recognise that it is necessary to have regard to the development context and site location (see paragraph 3.3.1 above). Following a number of appeal decisions, it is generally accepted that in cities or densely populated town centre locations, a retained Vertical Sky Component of 20% or more represents a reasonably good level of daylight, and a retained Vertical Sky Component in the mid-teens (15% and above) is acceptable.

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

Test 2 Daylight Distribution

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

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

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

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

3.6 Overshadowing to Gardens and Open Spaces

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

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

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

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

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at:

- 1, 2, 3, 4 to 5 & 6 to 7 West Alley
- 2, 2a, 5, 7 & 9 Paynes Park
- 3, 4, 5, 5A, 6, 6A, 6B to 6C & 7 to 8 Brand Street
- 5 to 6, 7, 8, 11, 12, 19, 20, 21, 22, 23 & 24 High Street
- Latchmore Court Block B
- Poppy House
- Stapletons Tyre Services Paynes Park

4.1.2 The images in Appendix 1 identify the windows we have assessed. Appendix 2 lists the detailed numerical daylight and sunlight test results. Overshadowing to gardens and opens spaces data and contour drawings are provided in Appendix 3.

4.1.3 7 & 11 High Street and 5 Paynes Park 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.

4.1.4 5 to 6, 8, 12, 19, 20, 22, 23 & 24 High Street, 1, 2, 3, 4 to 5 & 6 to 7 West Alley, 2, 7 & 9 Paynes Park, Stapletons Tyre Services Paynes Park and 3, 4, 5, 5A, 6, 6A, 6B to 6C & 7 to 8 Brand Street are non-domestic buildings which in our opinion do not have a requirement for daylight or sunlight. Nevertheless, all rooms and windows to these buildings pass numerical tests. 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 267 to 273, 279 to 283 at Poppy House and windows 335 & 336 at 2A Paynes Park. However, there are mitigating factors to consider.
- 4.2.2 Firstly, windows 267 and 336 fall only slightly short of the recommended VSC target with before/after ratios of 0.71 & 0.72 respectively against the BRE target of 0.8.
- 4.2.3 Windows 267, 268, 271, 281 at Poppy House and windows 335 & 336 at 2A Paynes Park serve bedrooms. The BRE guide states that daylight is required in living rooms, kitchens and bedrooms. In the context of daylight distribution, the guide states that bedrooms are less important. The guide does not distinguish between the relative importance of daylight in respect of the vertical sky component test. However, in our opinion less weight should be given to bedrooms than living rooms, on the basis that bedrooms are likely to be used less than living rooms during daylight hours.
- 4.2.4 Windows 267, 268 & 279 to 283 at Poppy House maintain a VSC score of 20% or more. As noted in paragraph 3.4.7 above, following a number of appeal decisions, it is generally accepted that for large schemes in London, a VSC of 20% or more is considered reasonably good, and VSCs in the mid-teens (around 15% or more) are acceptable. The remaining windows that fall short (windows 269 to 273 and 335 & 336) maintain a VSC score of 17.4% and above.
- 4.2.5 The BRE guide explains that another important issue is whether an existing neighbouring building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. The guide goes on to explain that where existing neighbouring buildings sit close to the boundary, as with the windows at Poppy House, alternative targets may be applied. The methodology for setting new targets is set out in Appendix F of the guide. The alternative Vertical Sky Component targets are derived by calculating the level of light that the window would achieve if obstructed by a hypothetical 'mirror-image' of the existing neighbouring building, an equal distance away from the boundary. The windows at Poppy House, which do not satisfy the conventional 27% and 0.8

criteria, marginally fall short of their alternative target indicating that Poppy House currently receives a greater than normal amount of natural light as it overlooks an undeveloped site.

- 4.2.6 Finally, the BRE guide is intended to be used flexibly, particularly in urban locations, and in this instance, given the mitigating circumstances, we are of the opinion that the development design is likely to be acceptable.

Daylight Distribution

- 4.2.7 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test with the exception of the rooms served by windows 268 to 273, 278 to 283 and 292 at Poppy House. However there are mitigating factors to consider.
- 4.2.8 Firstly, the rooms served by windows 268, 278, 279 & 280 and 282 & 283 fall only slightly short of the recommended Daylight Distribution target with before/after ratios of 0.73 and above against the BRE target of 0.8.
- 4.2.9 The rooms served by windows 268, 271, 278, 281 and 292 are bedrooms. In our opinion, this is a mitigating factor because the BRE guide states that bedrooms should be analysed, although they are less important than living rooms, dining rooms and kitchens.

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 windows 269, 270 and 273 at Poppy House. However, the mitigating factors mentioned above for the Vertical Sky Component test equally applies to sunlight. Therefore, we are of the opinion that the development design is likely to be acceptable.

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 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight or sunlight tests in respect of isolated windows at Poppy House and 2A Paynes Park. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight

5 CLARIFICATIONS

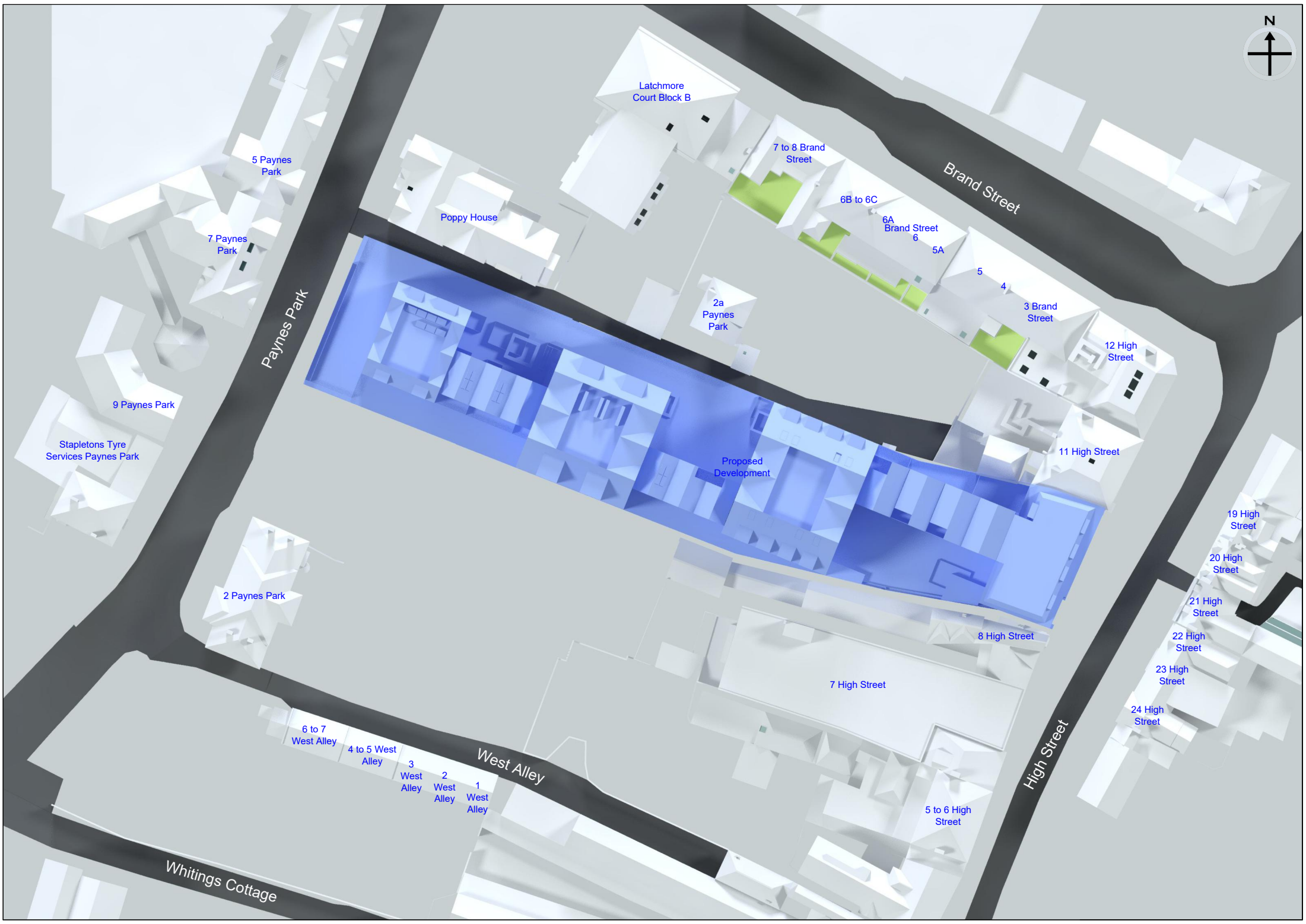
5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.
- 5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 21 February 2022. We have not had access to neighbouring properties.
- 5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.
- 5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make a reasonable assumption regarding the use based on external observations, or take the prudent approach of assuming the room is of domestic purposes.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY



Latchmore Court Block B

7 to 8 Brand Street

6B to 6C

6A Brand Street 6

Brand Street

Poppy House

5 Paynes Park

7 Paynes Park

2a Paynes Park

3 Brand Street

12 High Street

11 High Street

Proposed Development

9 Paynes Park

Stapletons Tyre Services Paynes Park

2 Paynes Park

8 High Street

7 High Street

West Alley

6 to 7 West Alley

4 to 5 West Alley

3 West Alley

2 West Alley

1 West Alley

24 High Street

23 High Street

22 High Street

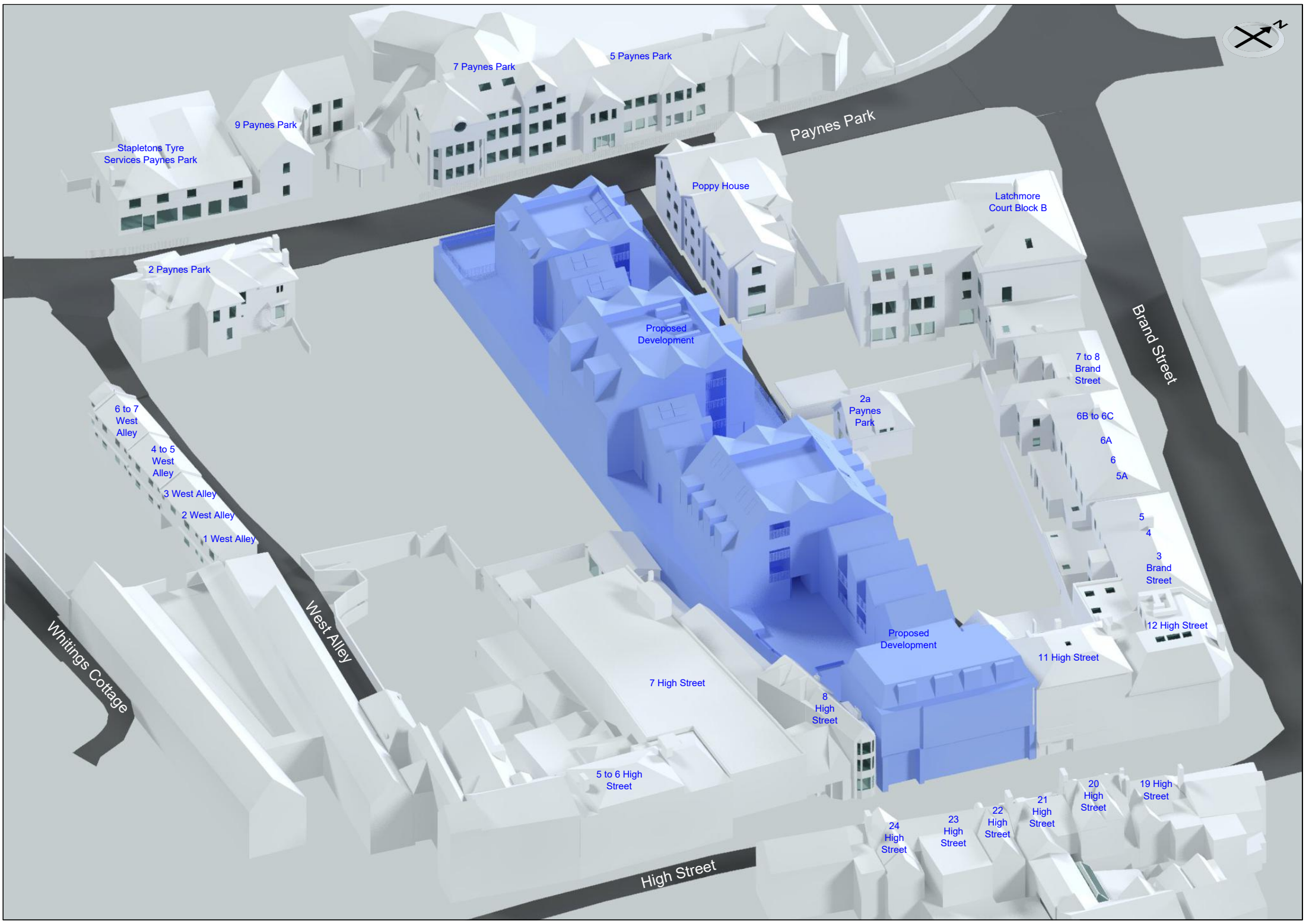
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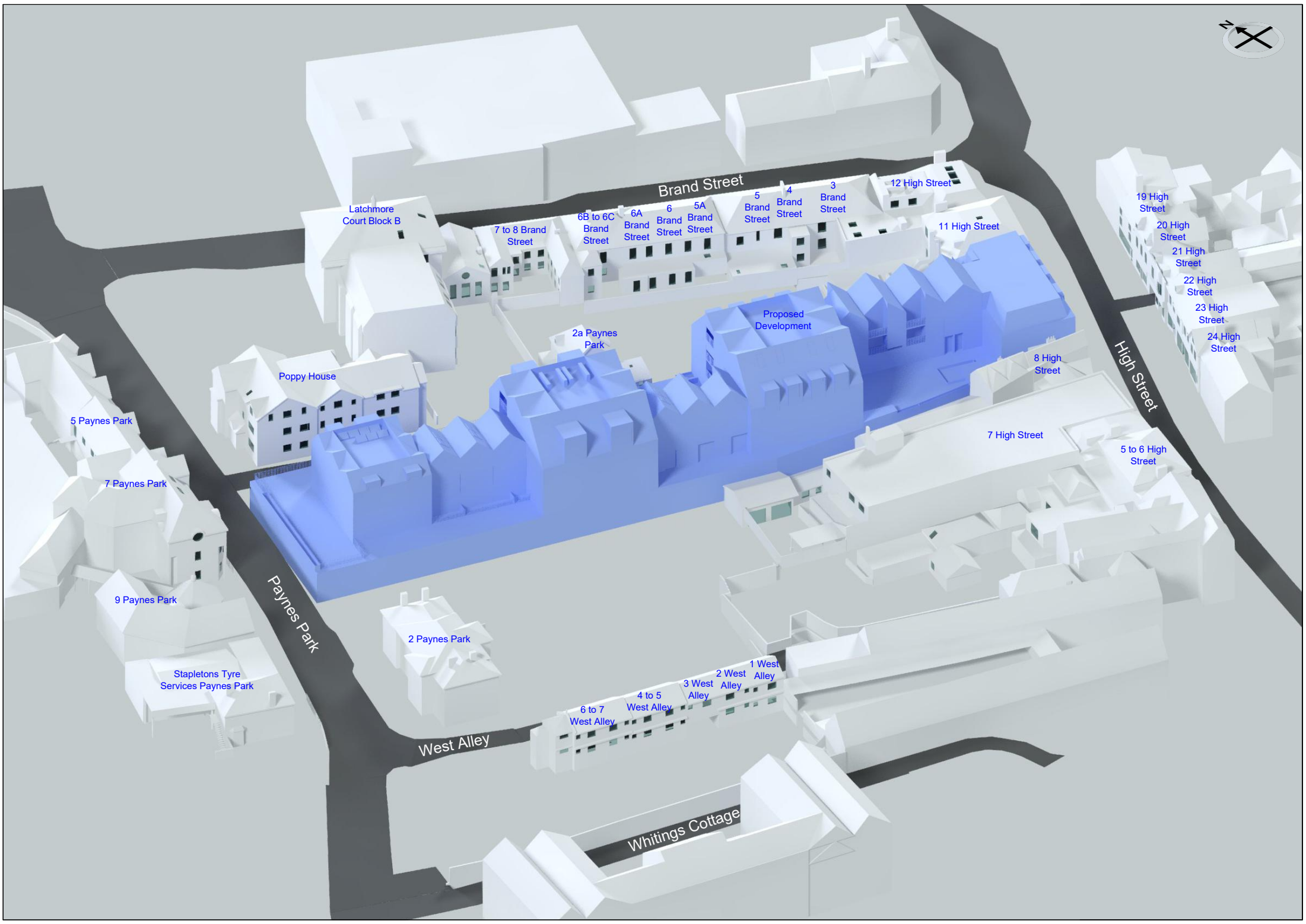
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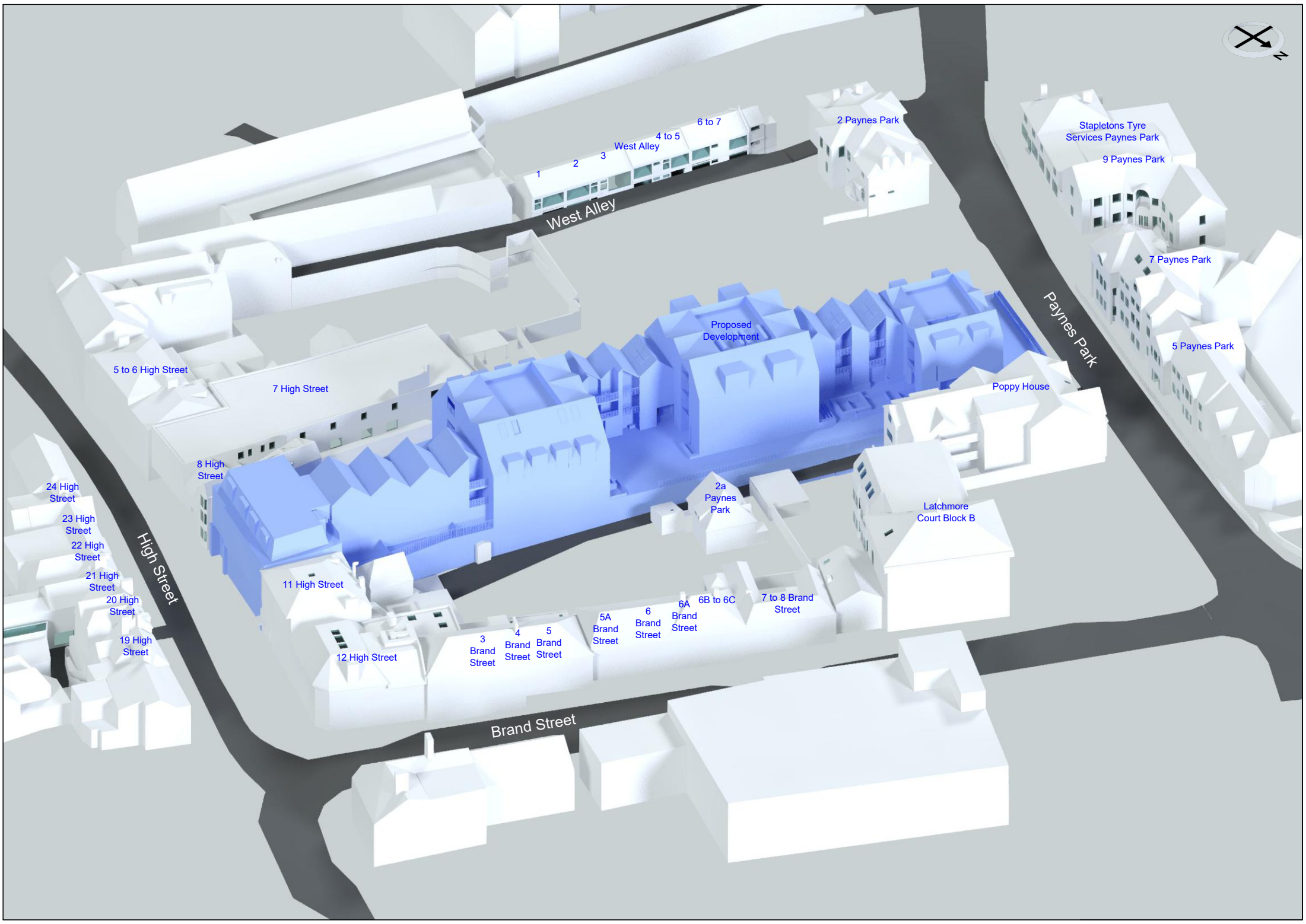
19 High Street

Whitings Cottage

5 to 6 High Street







1 2 3 4 to 5 6 to 7
West Alley

2 Paynes Park

Stapletons Tyre
Services Paynes Park
9 Paynes Park

7 Paynes Park

5 Paynes Park

Paynes Park

Poppy House

Latchmore
Court Block B

2a
Paynes
Park

7 to 8 Brand
Street

6A
Brand
Street

6
Brand
Street

5A
Brand
Street

5
Brand
Street

4
Brand
Street

3
Brand
Street

12 High Street

11 High Street

8 High
Street

7 High Street

5 to 6 High Street

24 High
Street

23 High
Street

22 High
Street

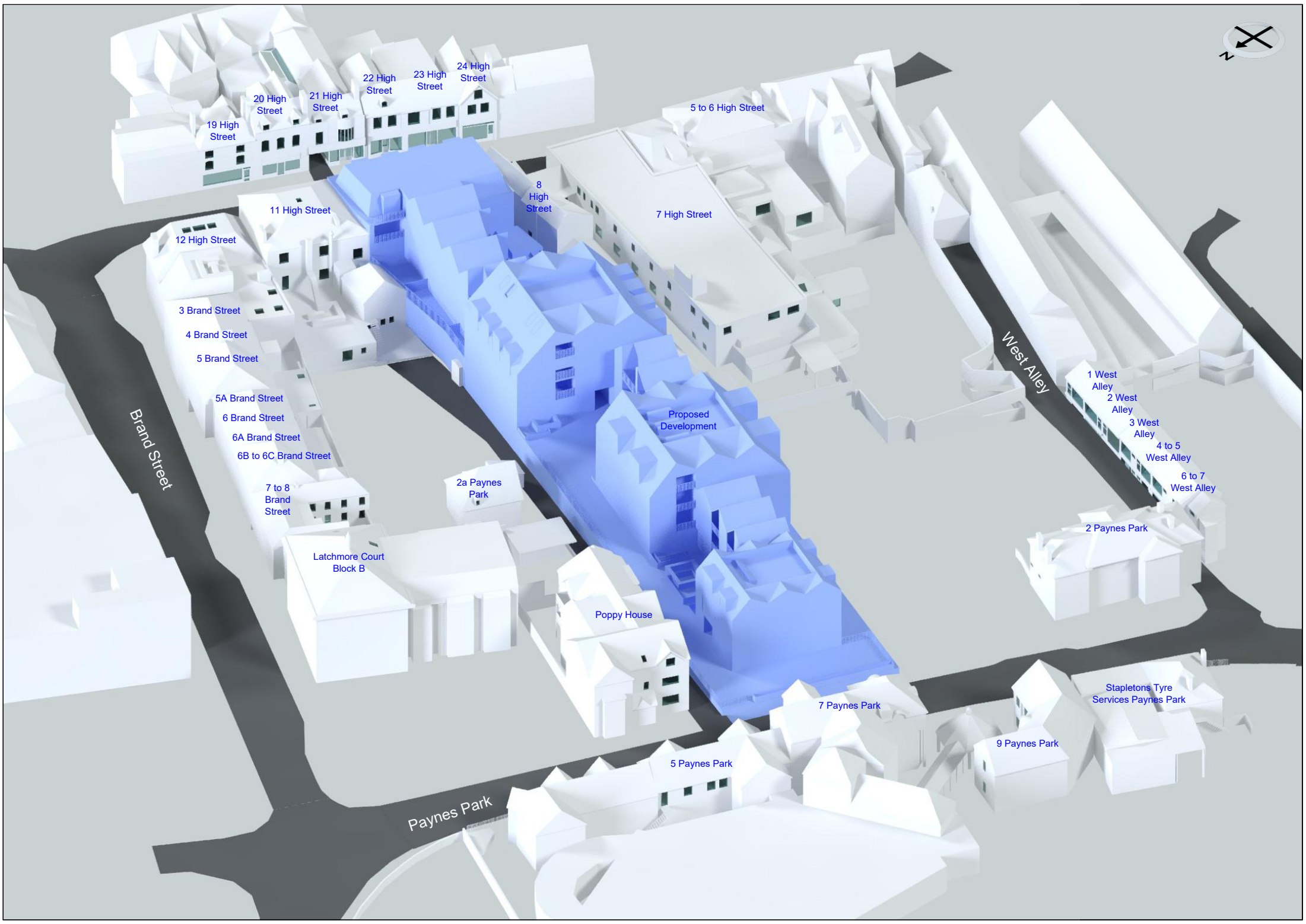
21 High
Street

20 High
Street

19 High
Street

High Street

Brand Street



19 High Street

20 High Street

21 High Street

22 High Street

23 High Street

24 High Street

5 to 6 High Street

8 High Street

11 High Street

12 High Street

3 Brand Street

4 Brand Street

5 Brand Street

5A Brand Street

6 Brand Street

6A Brand Street

6B to 6C Brand Street

7 to 8 Brand Street

2a Paynes Park

Latchmore Court Block B

Poppy House

Proposed Development

West Alley

1 West Alley

2 West Alley

3 West Alley

4 to 5 West Alley

6 to 7 West Alley

2 Paynes Park

Stapletons Tyre Services Paynes Park

9 Paynes Park

7 Paynes Park

5 Paynes Park

Paynes Park

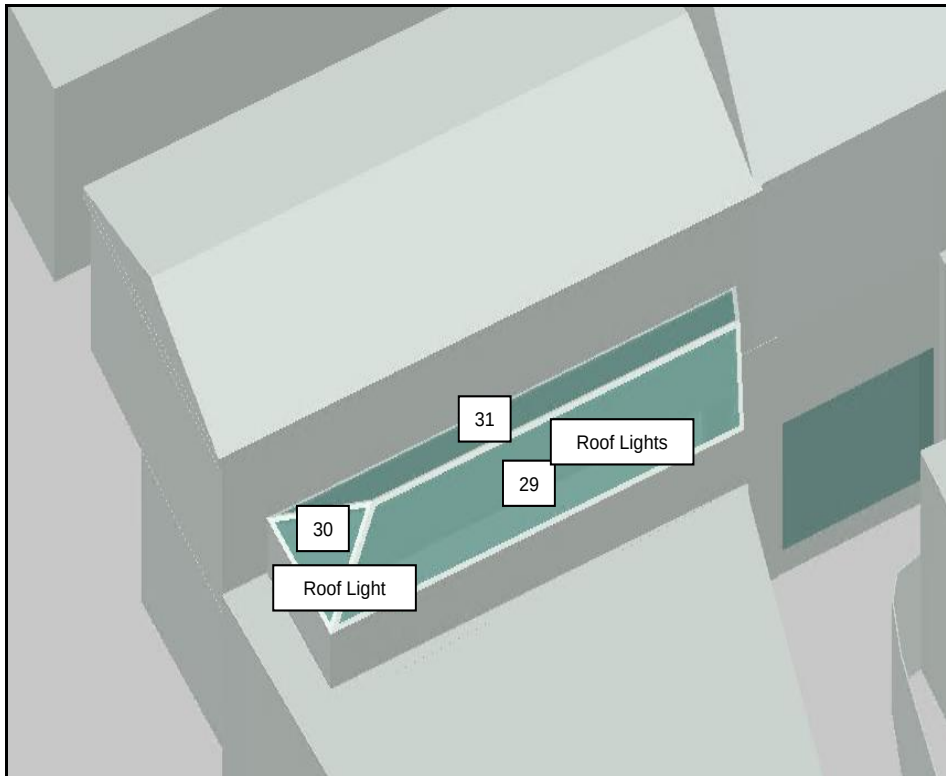
Neighbouring Windows



19 High Street



20 High Street



21 High Street



21 High Street



21 High Street



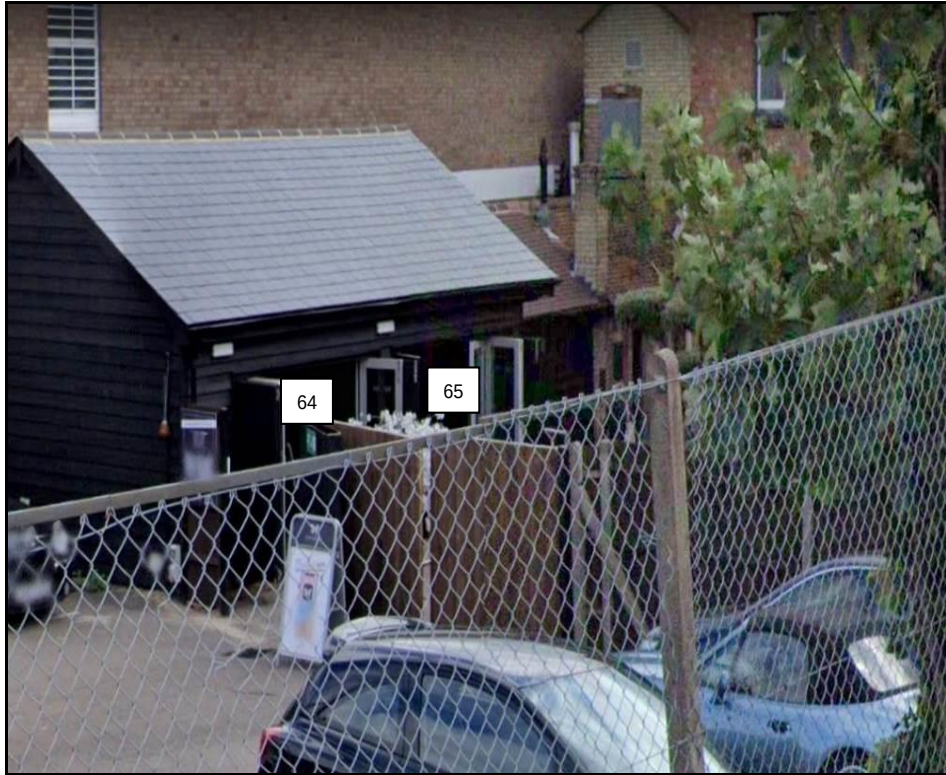
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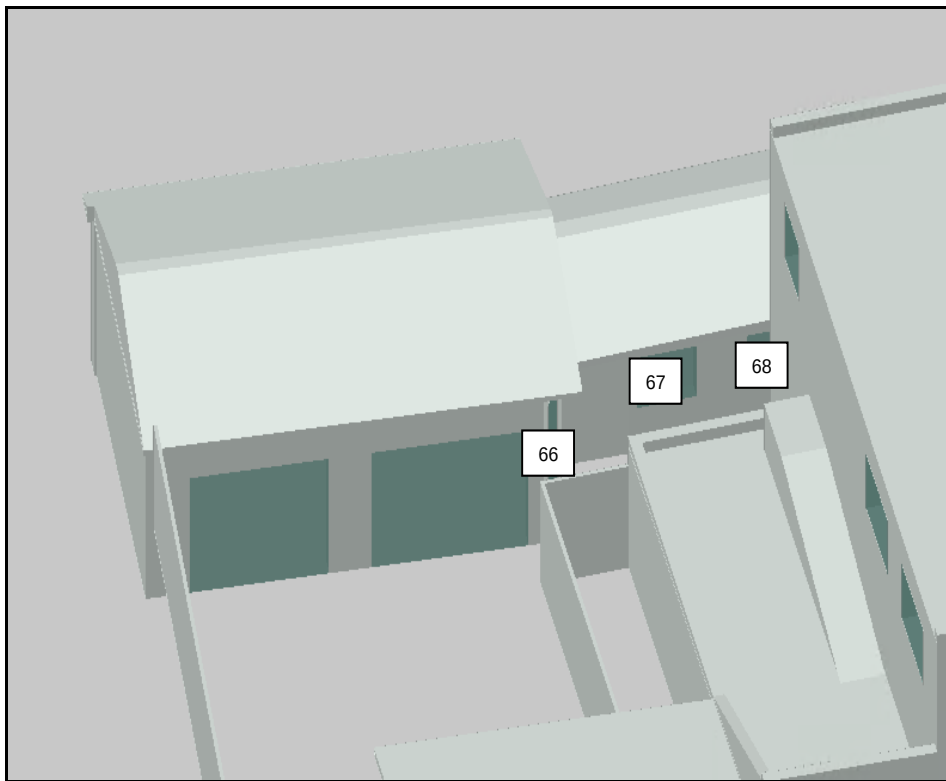
23 High Street



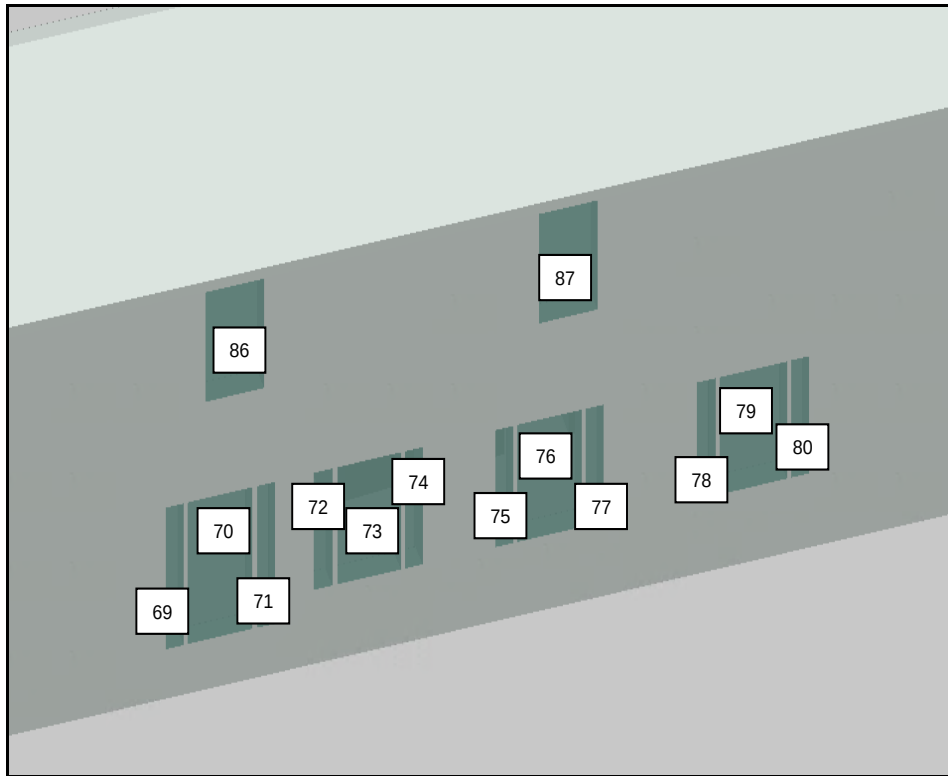
24 High Street



8 High Street



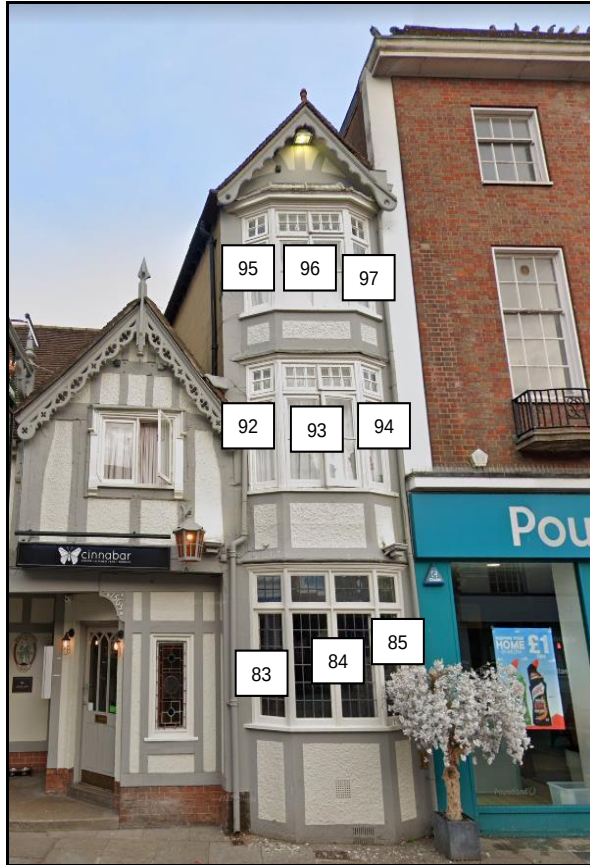
8 High Street



8 High Street



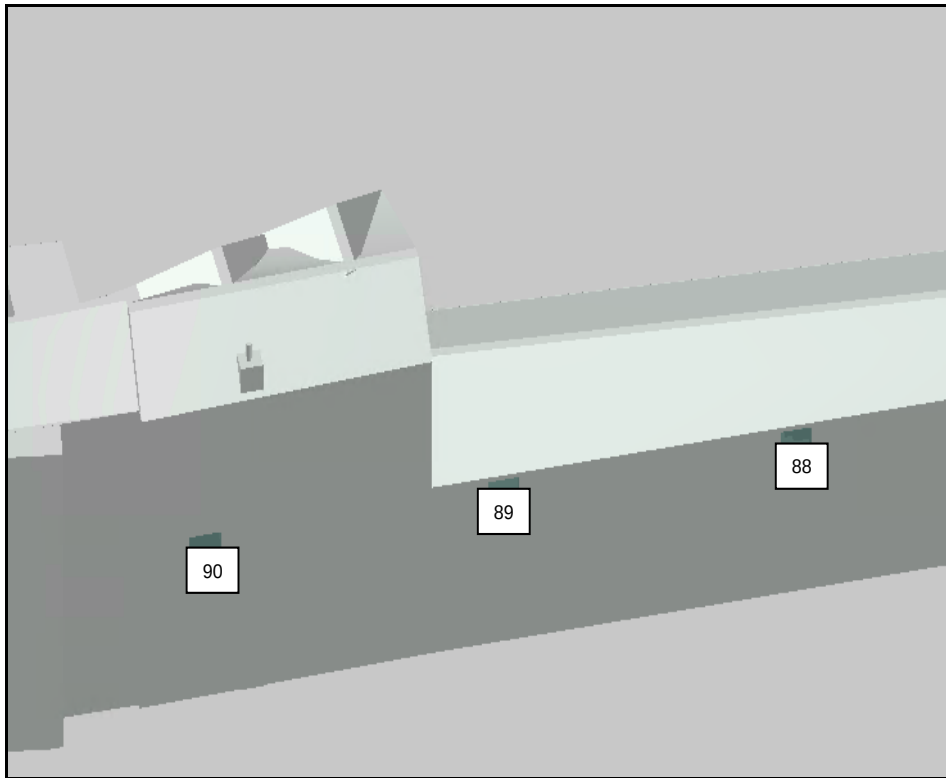
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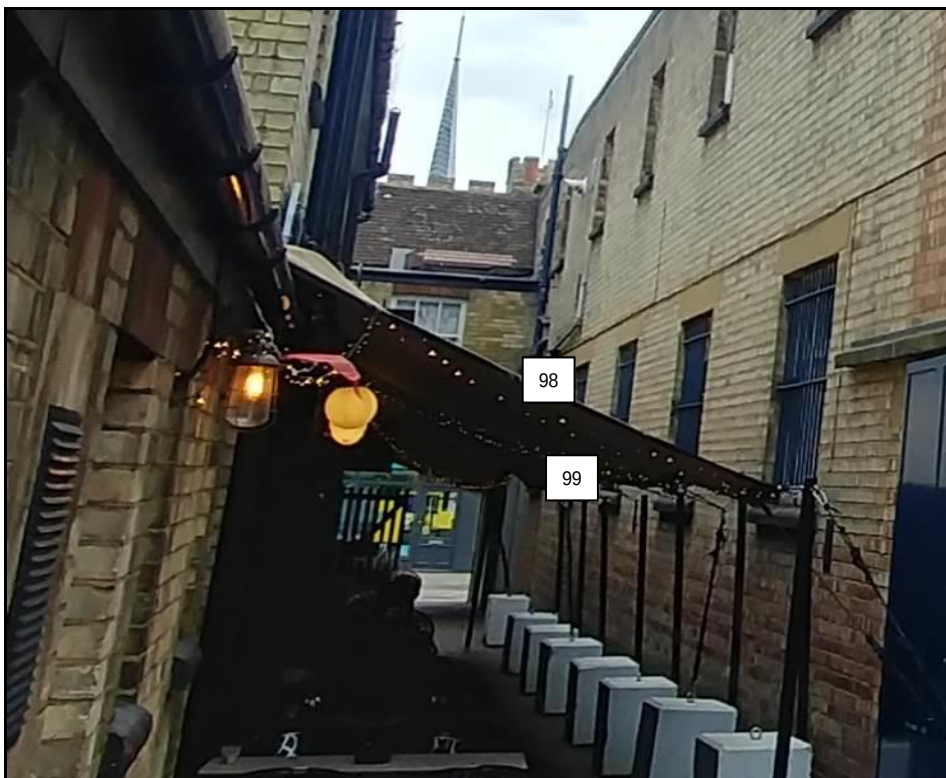
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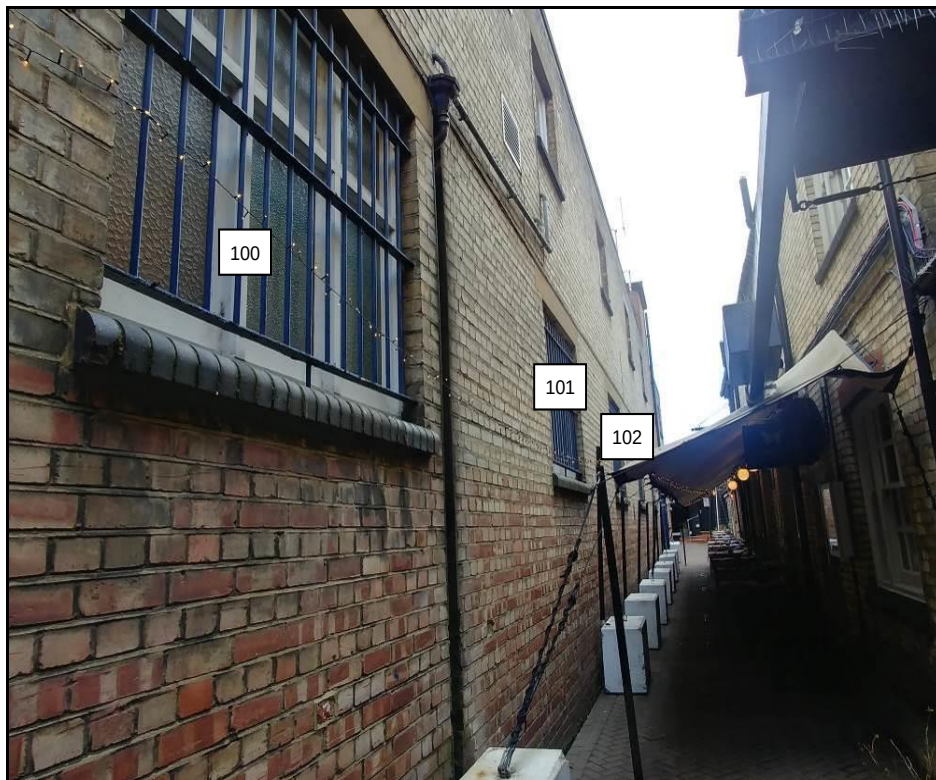
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8 High Street



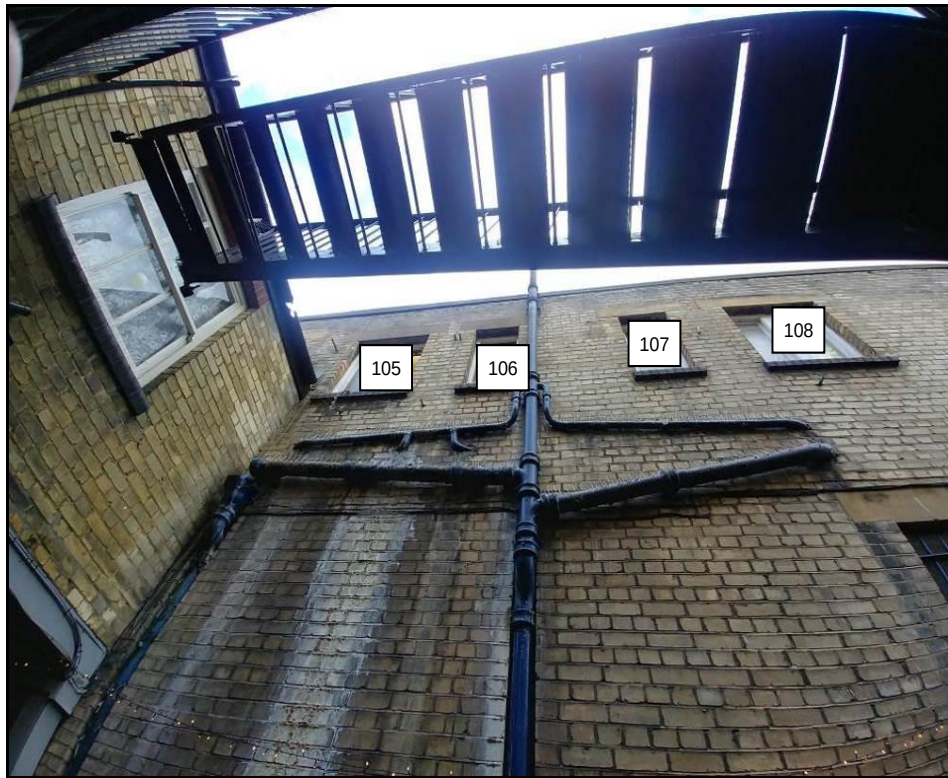
7 High Street



7 High Street



7 High Street



7 High Street



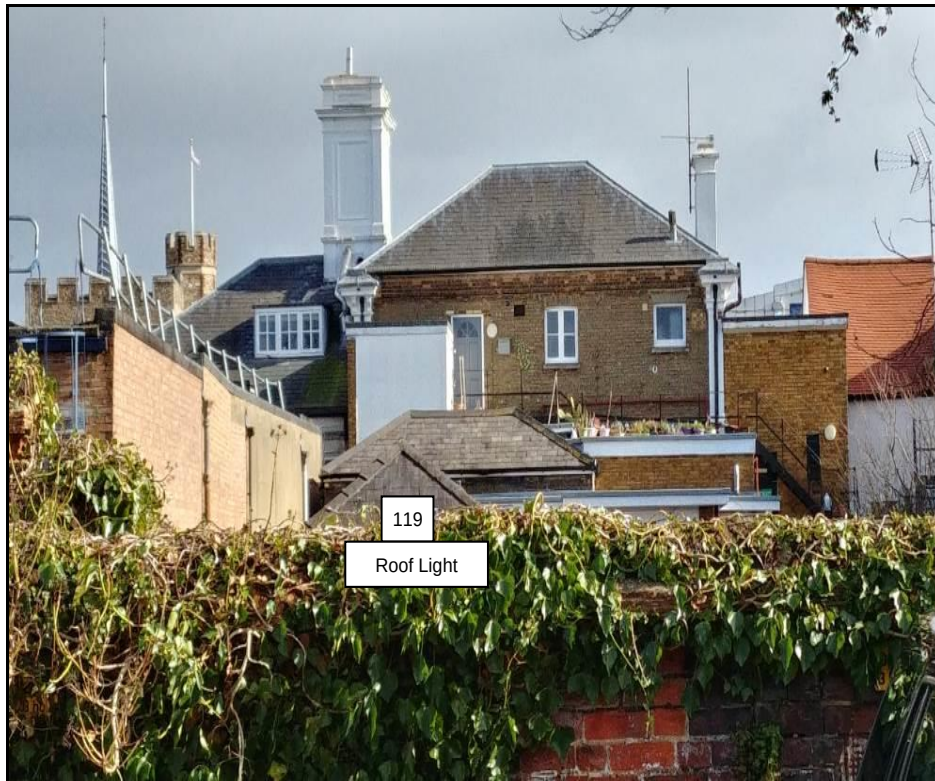
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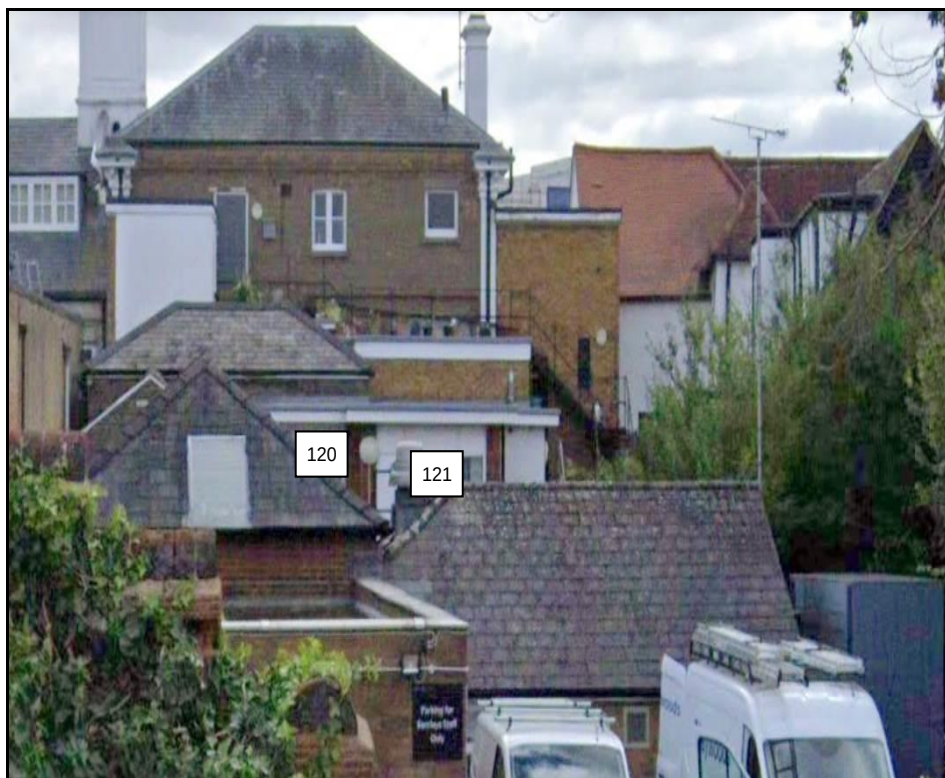
7 High Street



5 to 6 High Street



5 to 6 High Street



5 to 6 High Street



1 West Alley



1 West Alley



2 West Alley



2 West Alley



3 West Alley



3 West Alley



4 to 5 West Alley



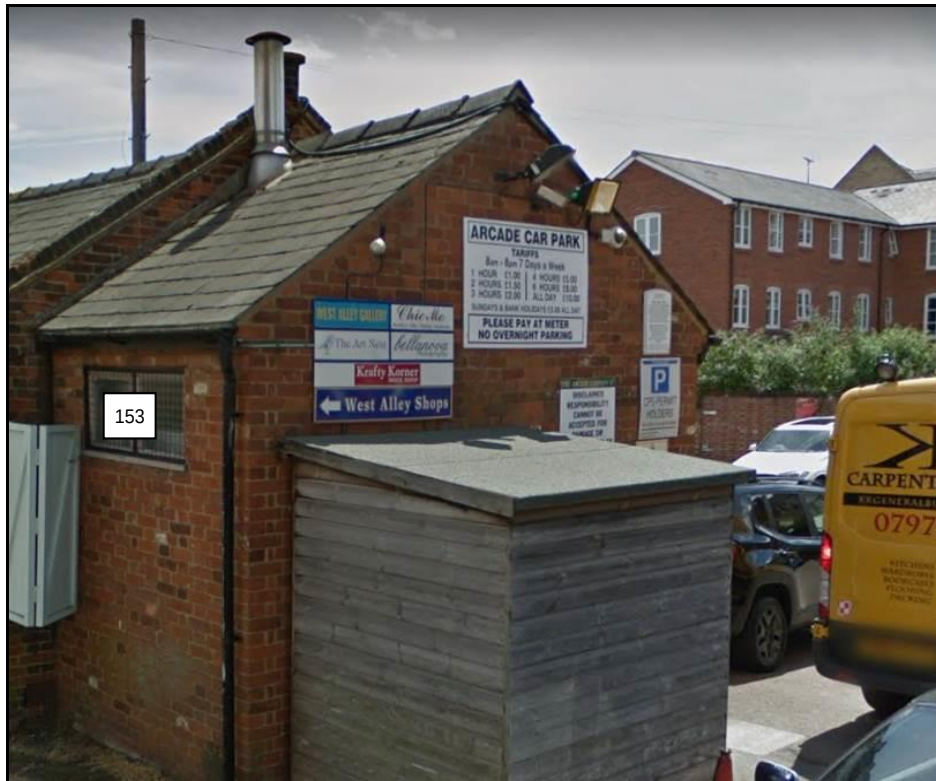
4 to 5 West Alley



6 to 7 West Alley



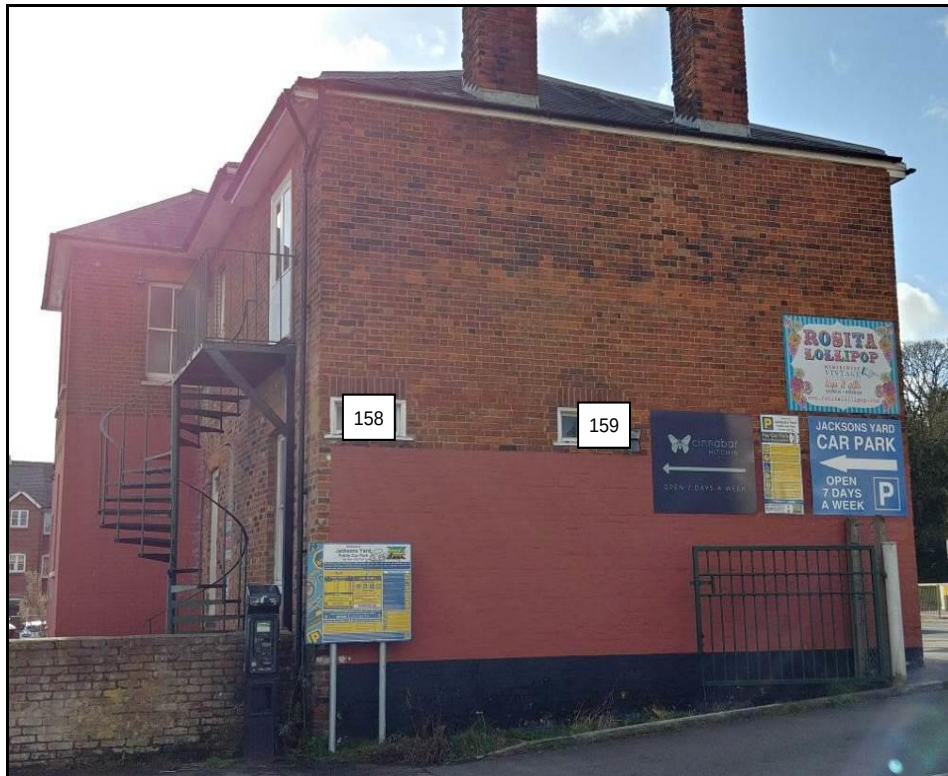
6 to 7 West Alley



6 to 7 West Alley



2 Paynes Park



2 Paynes Park



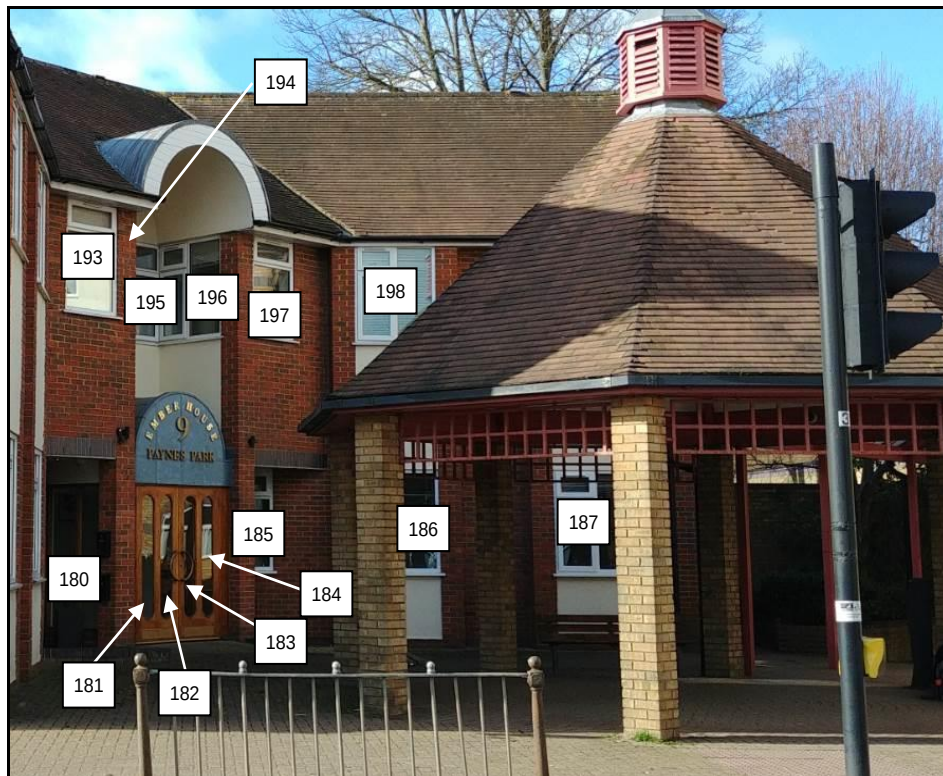
Stapletons Tyre Services Paynes Park



9 Paynes Park



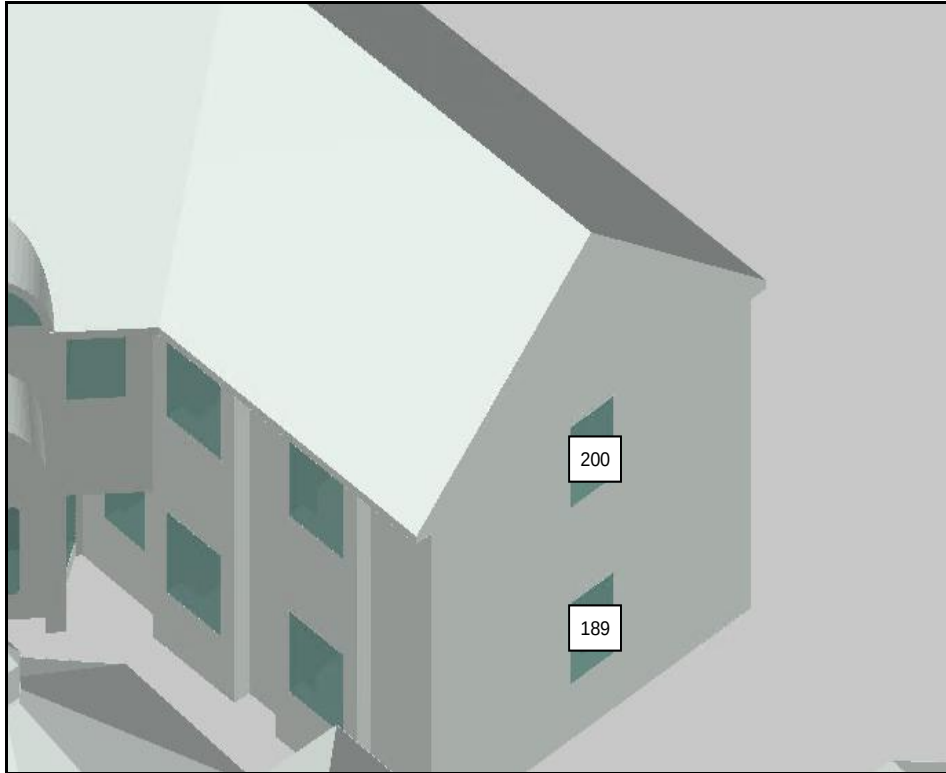
9 Paynes Park



9 Paynes Park



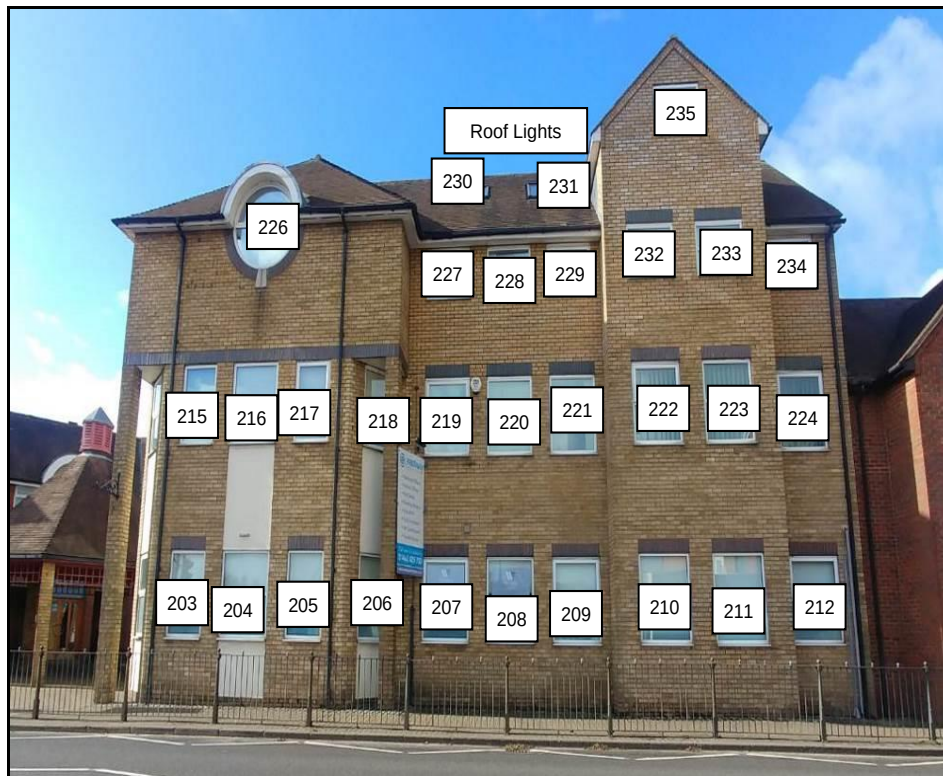
9 Paynes Park



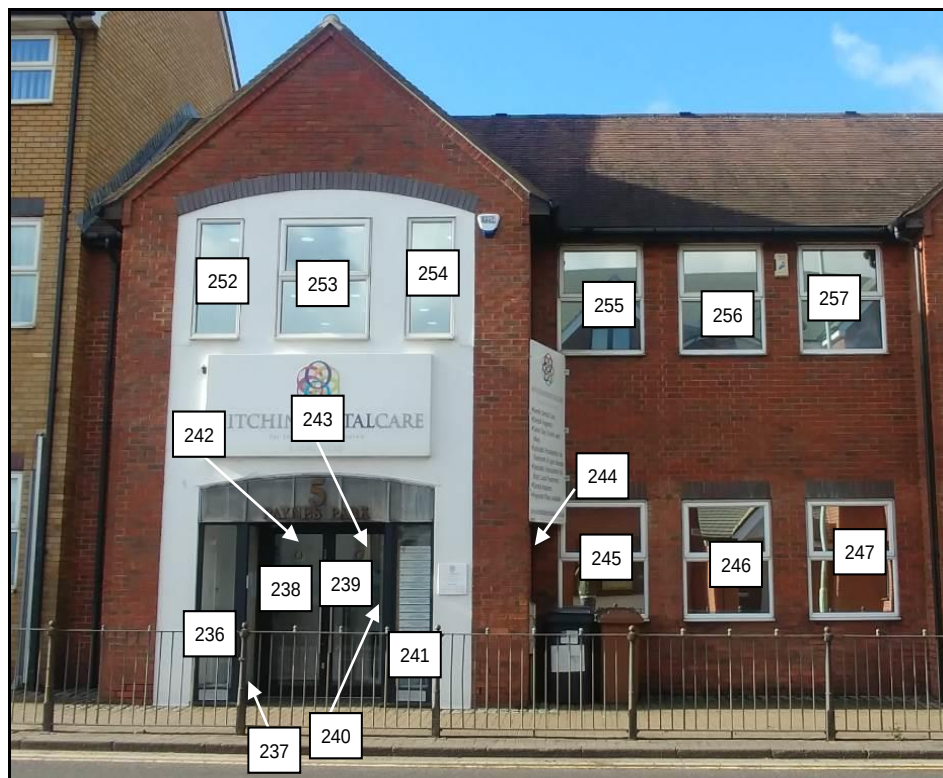
9 Paynes Park



7 Paynes Park



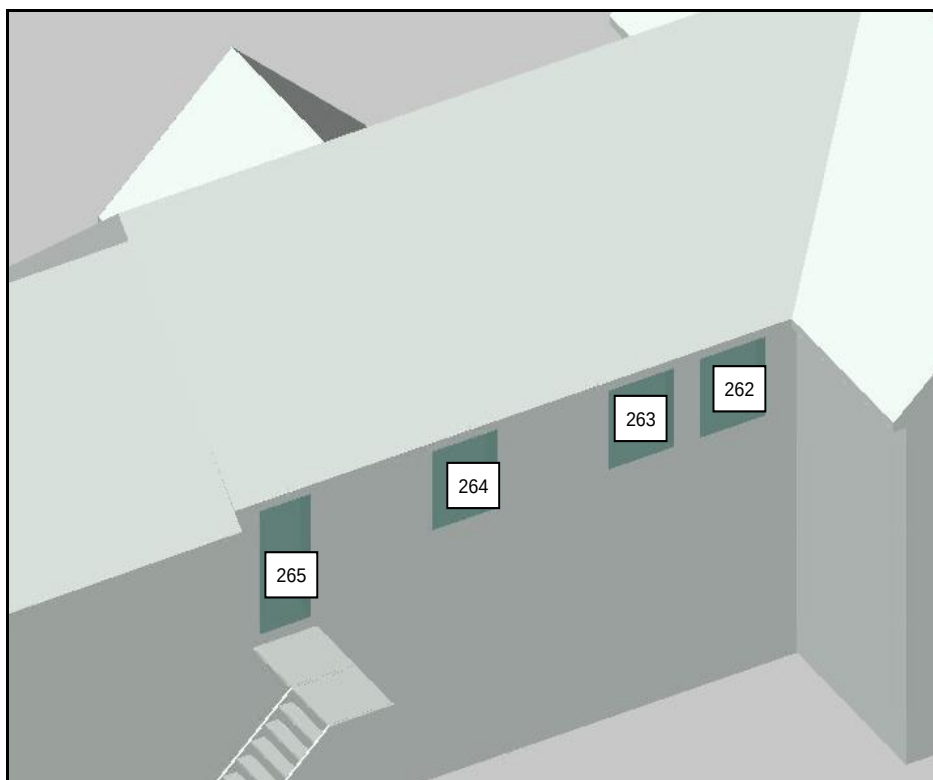
7 Paynes Park



5 Paynes Park



5 Paynes Park



5 Paynes Park



Poppy House



Poppy House



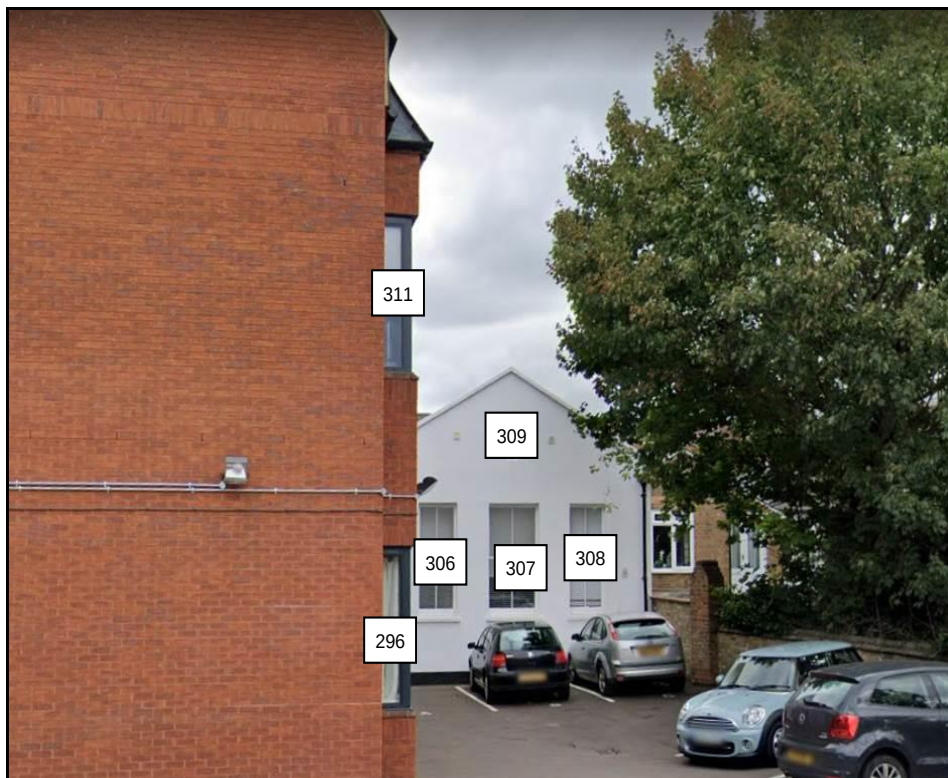
Poppy House



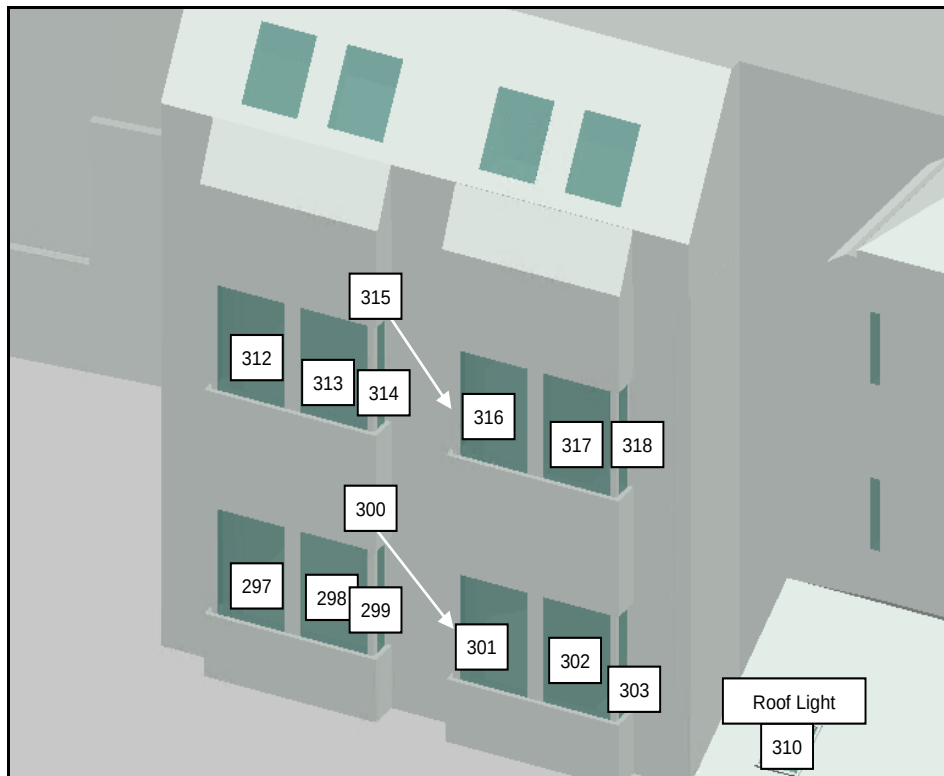
Poppy House



Poppy House



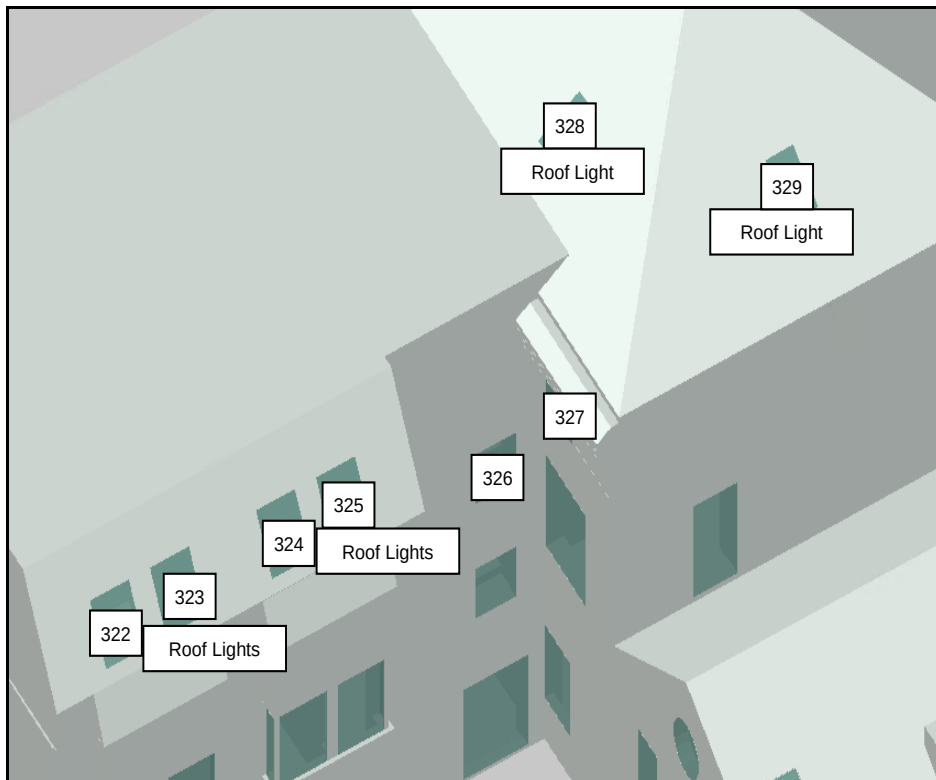
Latchmore Court Block B



Latchmore Court Block B



Latchmore Court Block B



Latchmore Court Block B



2a Paynes Park



2a Paynes Park



2a Paynes Park



2a Paynes Park



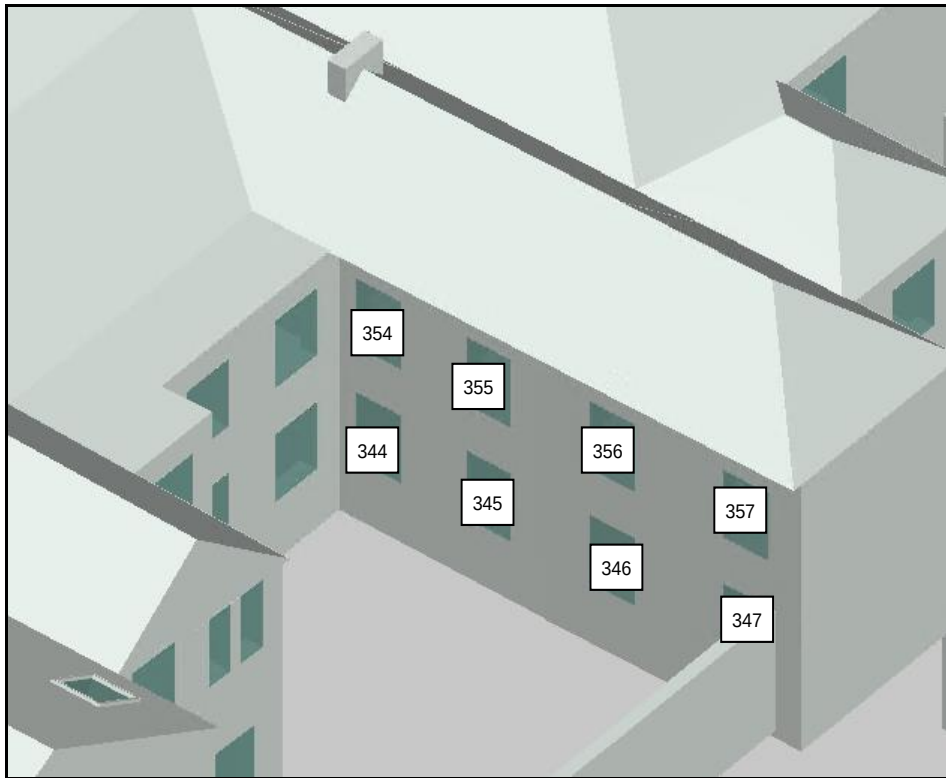
2a Paynes Park



7 to 8 Brand Street



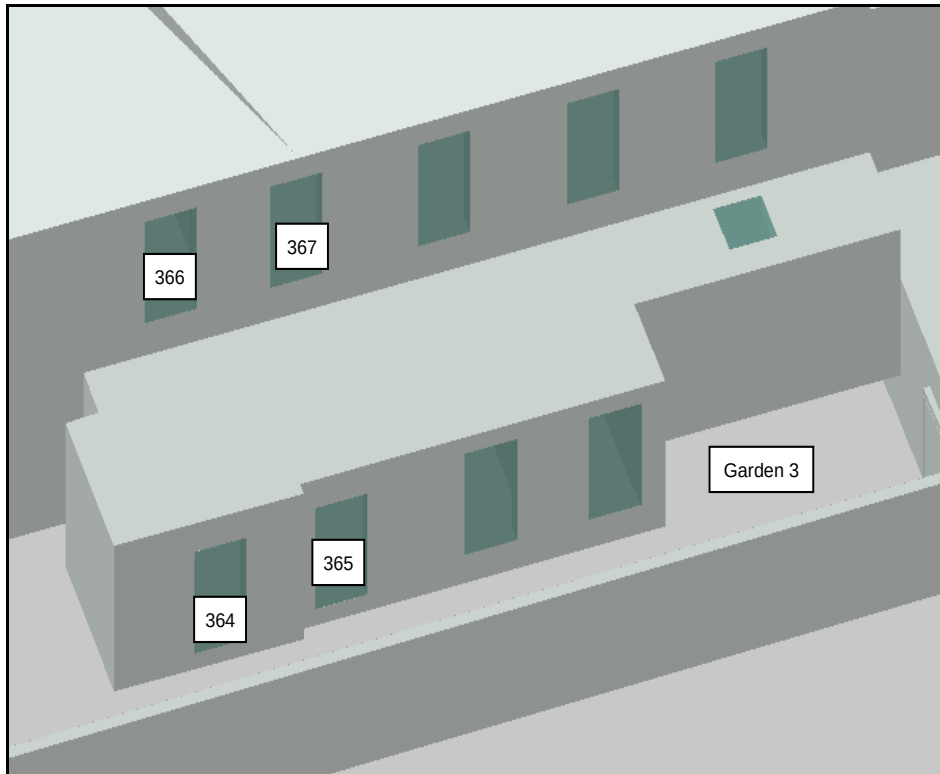
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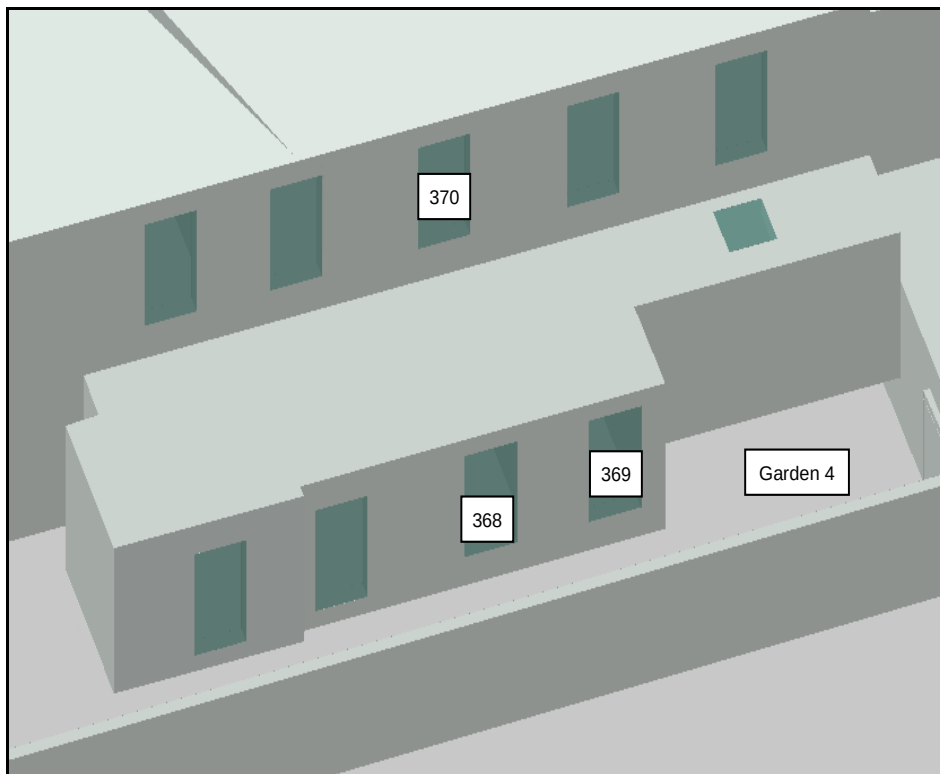
7 to 8 Brand Street



6B to 6C Brand Street



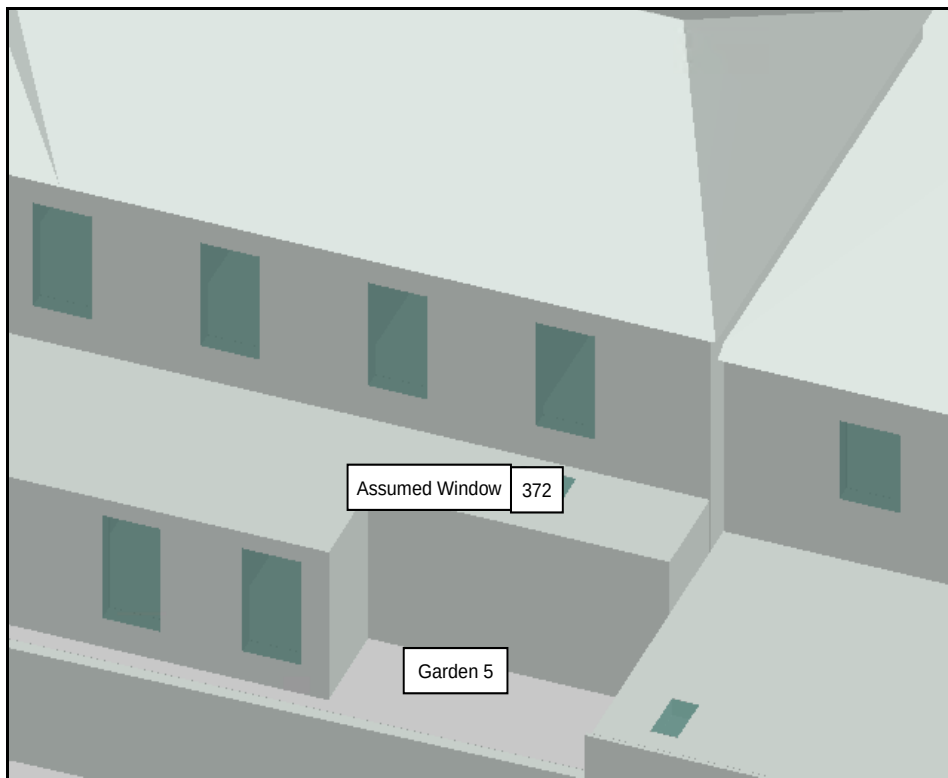
6A Brand Street



6 Brand Street



6 Brand Street



5A Brand Street



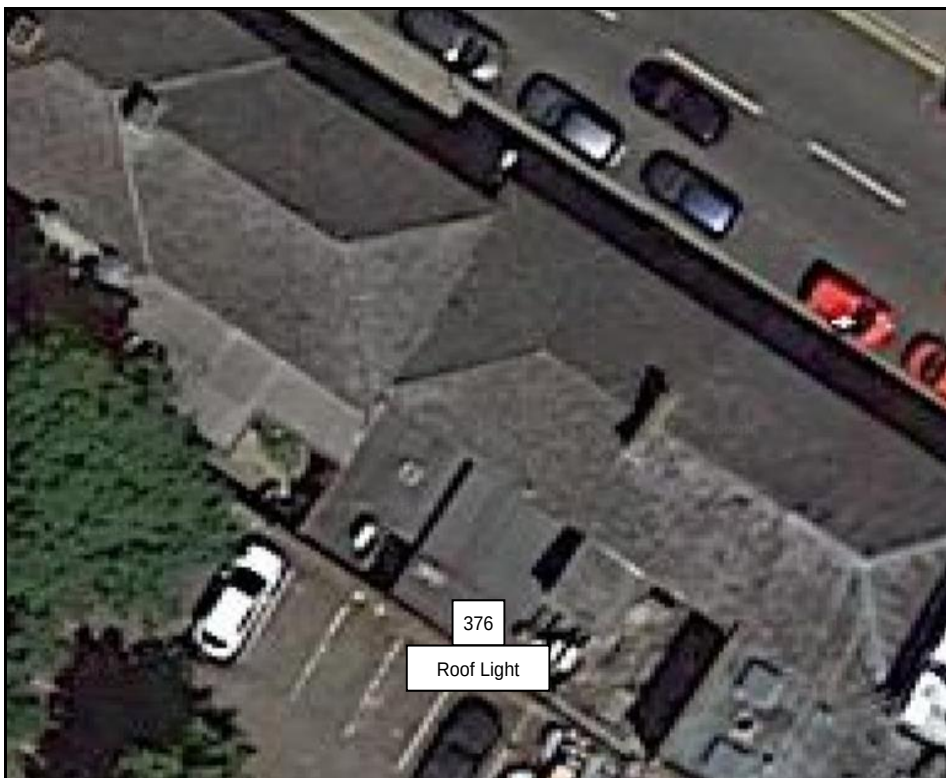
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5 Brand Street



5 Brand Street



4 Brand Street



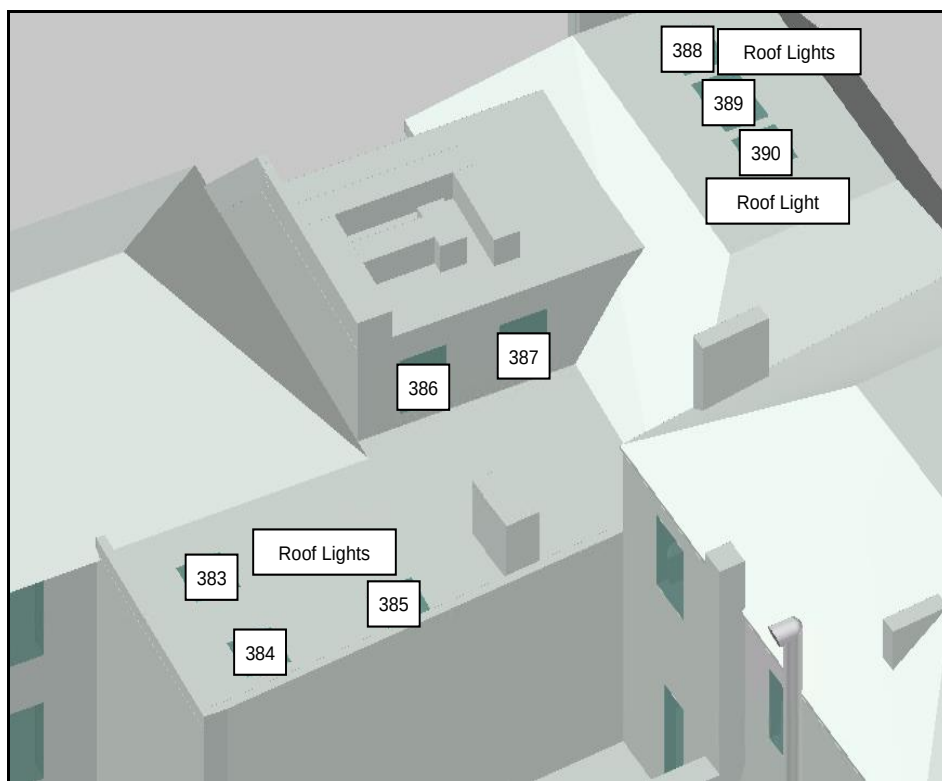
4 Brand Street



3 Brand Street



3 Brand Street



12 High Street



11 High Street



11 High Street

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
19 High Street					
Ground Floor					
Window 1	Non Domestic	26.0%	26.0%	0.0%	1.0
Window 2	Non Domestic	23.9%	23.9%	0.0%	1.0
Window 3	Non Domestic	25.2%	25.2%	0.0%	1.0
Window 4	Non Domestic	26.3%	26.4%	-0.1%	1.0
First Floor					
Window 5	Non Domestic	29.9%	29.9%	0.0%	1.0
Window 6	Non Domestic	29.0%	29.0%	0.0%	1.0
Second Floor					
Window 7	Non Domestic	31.0%	31.0%	0.0%	1.0
Window 8	Non Domestic	30.2%	30.1%	0.1%	1.0
20 High Street					
Ground Floor					
Window 9	Retail Space	24.4%	24.5%	-0.1%	1.0
Window 10	Retail Space	24.1%	24.2%	-0.1%	1.0
Window 11	Retail Space	23.8%	23.9%	-0.1%	1.0
First Floor					
Window 12	Non Domestic	30.3%	30.4%	-0.1%	1.0
Window 13	Non Domestic	30.0%	30.1%	-0.1%	1.0
Window 14	Non Domestic	29.7%	29.8%	-0.1%	1.0
Second Floor					
Window 15	Non Domestic	33.5%	33.5%	0.0%	1.0
Window 16	Non Domestic	32.9%	32.9%	0.0%	1.0
21 High Street					
Ground Floor					
Window 17	Domestic	10.5%	10.5%	0.0%	1.0
Window 18	Domestic	7.5%	7.5%	0.0%	1.0
Window 19	Domestic	9.3%	9.3%	0.0%	1.0
Window 20	Domestic	13.3%	13.3%	0.0%	1.0
Window 21	Domestic	0.1%	0.1%	0.0%	1.0
Window 22	Domestic	20.5%	20.7%	-0.2%	1.01
Window 23	Domestic	5.2%	5.3%	-0.1%	1.02
Window 24	Domestic	10.4%	10.7%	-0.3%	1.03
Window 25	Domestic	10.7%	10.8%	-0.1%	1.01
Window 26	Domestic	0.0%	0.0%	0.0%	1.0
Window 27	Domestic	5.9%	5.9%	0.0%	1.0
Window 28	Domestic	21.3%	21.6%	-0.3%	1.01

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 29	Domestic	74.8%	74.8%	0.0%	1.0
Window 30	Domestic	84.2%	84.2%	0.0%	1.0
Window 31	Domestic	59.6%	59.6%	0.0%	1.0
<u>First Floor</u>					
Window 32	Domestic	28.3%	28.5%	-0.2%	1.01
Window 33	Domestic	27.7%	27.9%	-0.2%	1.01
Window 34	Domestic	28.1%	28.3%	-0.2%	1.01
Window 35	Domestic	27.9%	28.2%	-0.3%	1.01
Window 36	Domestic	27.9%	28.2%	-0.3%	1.01
Window 37	Domestic	27.4%	27.7%	-0.3%	1.01
<u>Second Floor</u>					
Window 38	Domestic	31.9%	32.0%	-0.1%	1.0
Window 39	Domestic	32.0%	32.1%	-0.1%	1.0
<u>22 High Street</u>					
<u>Ground Floor</u>					
Window 40	Non Domestic	23.0%	23.4%	-0.4%	1.02
Window 41	Non Domestic	6.1%	6.2%	-0.1%	1.02
Window 42	Non Domestic	10.4%	10.8%	-0.4%	1.04
Window 43	Non Domestic	0.0%	0.0%	0.0%	1.0
Window 44	Non Domestic	6.0%	6.1%	-0.1%	1.02
Window 45	Non Domestic	23.2%	23.6%	-0.4%	1.02
<u>First Floor</u>					
Window 46	Non Domestic	28.1%	28.5%	-0.4%	1.01
Window 47	Non Domestic	28.1%	28.5%	-0.4%	1.01
<u>Second Floor</u>					
Window 48	Non Domestic	33.5%	33.7%	-0.2%	1.01
<u>23 High Street</u>					
<u>Ground Floor</u>					
Window 49	Non Domestic	24.2%	24.7%	-0.5%	1.02
Window 50	Non Domestic	9.3%	9.4%	-0.1%	1.01
Window 51	Non Domestic	14.4%	14.8%	-0.4%	1.03
Window 52	Non Domestic	14.0%	14.4%	-0.4%	1.03
Window 53	Non Domestic	8.9%	8.9%	0.0%	1.0
Window 54	Non Domestic	24.7%	25.0%	-0.3%	1.01
<u>First Floor</u>					
Window 55	Non Domestic	27.8%	28.2%	-0.4%	1.01
Window 56	Non Domestic	29.1%	29.4%	-0.3%	1.01
Window 57	Non Domestic	29.6%	29.8%	-0.2%	1.01

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>24 High Street</u>					
<u>Ground Floor</u>					
Window 58	Non Domestic	25.1%	25.3%	-0.2%	1.01
Window 59	Non Domestic	25.4%	25.5%	-0.1%	1.0
Window 60	Non Domestic	15.8%	15.9%	-0.1%	1.01
<u>First Floor</u>					
Window 61	Non Domestic	31.0%	31.1%	-0.1%	1.0
Window 62	Non Domestic	31.3%	31.3%	0.0%	1.0
<u>Second Floor</u>					
Window 63	Non Domestic	33.0%	32.8%	0.2%	0.99
<u>8 High Street</u>					
<u>Ground Floor</u>					
Window 64	Trade Area/ Bar Sercery	24.7%	24.7%	0.0%	1.0
Window 65	Trade Area/ Bar Sercery	25.0%	25.0%	0.0%	1.0
Window 66	Trade Area/ Bar Sercery	14.2%	13.7%	0.5%	0.96
Window 67	Trade Area/ Bar Sercery	13.4%	13.4%	0.0%	1.0
Window 68	Trade Area/ Bar Sercery	10.0%	10.0%	0.0%	1.0
Window 69	Trade Area	2.7%	2.7%	0.0%	1.0
Window 70	Trade Area	2.7%	2.7%	0.0%	1.0
Window 71	Trade Area	2.7%	2.7%	0.0%	1.0
Window 72	Trade Area	2.8%	2.8%	0.0%	1.0
Window 73	Trade Area	2.9%	2.9%	0.0%	1.0
Window 74	Trade Area	2.9%	2.9%	0.0%	1.0
Window 75	Trade Area	2.9%	2.9%	0.0%	1.0
Window 76	Trade Area	2.9%	2.9%	0.0%	1.0
Window 77	Trade Area	2.9%	2.9%	0.0%	1.0
Window 78	Trade Area	2.9%	2.9%	0.0%	1.0
Window 79	Trade Area	2.9%	2.9%	0.0%	1.0
Window 80	Trade Area	2.9%	2.9%	0.0%	1.0
Window 81	Trade Area	3.0%	3.0%	0.0%	1.0
Window 82	Trade Area	2.7%	2.7%	0.0%	1.0
Window 83	Trade Area	28.4%	28.4%	0.0%	1.0
Window 84	Trade Area	29.3%	29.4%	-0.1%	1.0
Window 85	Trade Area	19.5%	28.4%	-8.9%	1.46
<u>First Floor</u>					
Window 86	Store	3.9%	3.9%	0.0%	1.0
Window 87	Store	4.4%	4.4%	0.0%	1.0
Window 88	Store	0.0%	7.9%	-7.9%	1.0
Window 89	Bathroom/WC	0.1%	10.5%	-10.4%	105.0
Window 90	Hallway	3.2%	7.0%	-3.8%	2.19

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 91	Kitchen	15.7%	15.7%	0.0%	1.0
Window 92	Lounge	32.5%	32.5%	0.0%	1.0
Window 93	Lounge	33.6%	33.6%	0.0%	1.0
Window 94	Lounge	31.2%	32.3%	-1.1%	1.04
<u>Second Floor</u>					
Window 95	Non Domestic	35.9%	35.9%	0.0%	1.0
Window 96	Non Domestic	36.9%	37.0%	-0.1%	1.0
Window 97	Non Domestic	33.9%	35.5%	-1.6%	1.05
<u>7 High Street</u>					
<u>Ground Floor</u>					
Window 98	Non Domestic	10.7%	9.9%	0.8%	0.93
Window 99	Non Domestic	18.2%	16.8%	1.4%	0.92
Window 100	Non Domestic	21.4%	19.3%	2.1%	0.9
Window 101	Non Domestic	21.9%	18.9%	3.0%	0.86
Window 102	Non Domestic	21.8%	17.7%	4.1%	0.81
Window 103	Non Domestic	19.0%	13.3%	5.7%	0.7
Window 104	Non Domestic	19.0%	12.9%	6.1%	0.68
<u>First Floor</u>					
Window 105	Non Domestic	24.0%	23.5%	0.5%	0.98
Window 106	Non Domestic	23.7%	23.2%	0.5%	0.98
Window 107	Non Domestic	23.0%	22.3%	0.7%	0.97
Window 108	Non Domestic	22.6%	21.5%	1.1%	0.95
Window 109	Non Domestic	29.7%	24.6%	5.1%	0.83
Window 110	Non Domestic	32.4%	25.0%	7.4%	0.77
Window 111	Non Domestic	33.0%	23.9%	9.1%	0.72
Window 112	Non Domestic	33.1%	22.2%	10.9%	0.67
Window 113	Non Domestic	33.0%	19.0%	14.0%	0.58
Window 114	Non Domestic	32.9%	18.3%	14.6%	0.56
Window 115	Non Domestic	36.9%	33.0%	3.9%	0.89
Window 116	Non Domestic	37.3%	34.8%	2.5%	0.93
Window 117	Non Domestic	37.3%	35.3%	2.0%	0.95
<u>5 to 6 High Street</u>					
<u>Ground Floor</u>					
Window 118	Non Domestic	26.8%	26.8%	0.0%	1.0
Window 119	Non Domestic	69.1%	69.1%	0.0%	1.0
<u>First Floor</u>					
Window 120	Non Domestic	26.1%	26.1%	0.0%	1.0
Window 121	Non Domestic	33.4%	33.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>1 West Alley</u>					
<u>Ground Floor</u>					
Window 122	Non Domestic	34.9%	32.7%	2.2%	0.94
Window 123	Non Domestic	33.8%	31.4%	2.4%	0.93
Window 124	Non Domestic	34.5%	32.6%	1.9%	0.94
Window 125	Non Domestic	31.4%	31.4%	0.0%	1.0
Window 126	Non Domestic	31.3%	31.3%	0.0%	1.0
<u>2 West Alley</u>					
<u>Ground Floor</u>					
Window 127	Non Domestic	33.8%	32.5%	1.3%	0.96
Window 128	Non Domestic	33.2%	32.4%	0.8%	0.98
Window 129	Non Domestic	32.0%	30.6%	1.4%	0.96
Window 130	Non Domestic	29.4%	29.4%	0.0%	1.0
Window 131	Non Domestic	31.1%	31.1%	0.0%	1.0
<u>3 West Alley</u>					
<u>Ground Floor</u>					
Window 132	Non Domestic	32.9%	32.3%	0.6%	0.98
Window 133	Non Domestic	31.7%	30.6%	1.1%	0.97
Window 134	Non Domestic	32.2%	32.2%	0.0%	1.0
Window 135	Non Domestic	31.1%	31.1%	0.0%	1.0
Window 136	Non Domestic	29.8%	29.8%	0.0%	1.0
<u>4 to 5 West Alley</u>					
<u>Ground Floor</u>					
Window 137	Non Domestic	31.9%	32.2%	-0.3%	1.01
Window 138	Non Domestic	30.3%	29.6%	0.7%	0.98
Window 139	Non Domestic	31.8%	31.8%	0.0%	1.0
Window 140	Non Domestic	30.2%	29.5%	0.7%	0.98
Window 141	Non Domestic	31.6%	31.4%	0.2%	0.99
Window 142	Non Domestic	29.6%	29.6%	0.0%	1.0
Window 143	Non Domestic	31.4%	31.4%	0.0%	1.0
Window 144	Non Domestic	31.4%	31.4%	0.0%	1.0
Window 145	Non Domestic	30.0%	30.0%	0.0%	1.0
<u>6 to 7 West Alley</u>					
<u>Ground Floor</u>					
Window 146	Non Domestic	31.4%	30.8%	0.6%	0.98
Window 147	Non Domestic	30.0%	28.8%	1.2%	0.96
Window 148	Non Domestic	29.4%	28.2%	1.2%	0.96
Window 149	Non Domestic	29.7%	29.7%	0.0%	1.0
Window 150	Non Domestic	31.5%	31.5%	0.0%	1.0
Window 151	Non Domestic	31.6%	31.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 152	Non Domestic	30.4%	30.4%	0.0%	1.0
Window 153	Non Domestic	25.5%	24.0%	1.5%	0.94
Window 154	Non Domestic	30.8%	30.8%	0.0%	1.0
<u>2 Paynes Park</u>					
<u>Ground Floor</u>					
Window 155	Non Domestic	38.6%	37.3%	1.3%	0.97
Window 156	Non Domestic	25.4%	24.1%	1.3%	0.95
Window 157	Non Domestic	31.3%	29.7%	1.6%	0.95
Window 158	Non Domestic	37.3%	34.8%	2.5%	0.93
Window 159	Non Domestic	37.1%	34.9%	2.2%	0.94
<u>First Floor</u>					
Window 160	Non Domestic	37.6%	36.7%	0.9%	0.98
Window 161	Non Domestic	37.6%	36.7%	0.9%	0.98
Window 162	Non Domestic	19.6%	18.3%	1.3%	0.93
Window 163	Non Domestic	27.1%	26.1%	1.0%	0.96
Window 164	Non Domestic	35.8%	34.6%	1.2%	0.97
Window 165	Non Domestic	35.8%	34.7%	1.1%	0.97
<u>Stapletons Tyre Services Paynes Park</u>					
<u>Ground Floor</u>					
Window 166	Non Domestic	32.0%	31.3%	0.7%	0.98
Window 167	Non Domestic	32.0%	31.1%	0.9%	0.97
Window 168	Non Domestic	32.1%	31.0%	1.1%	0.97
Window 169	Non Domestic	32.6%	31.4%	1.2%	0.96
Window 170	Non Domestic	33.3%	32.1%	1.2%	0.96
Window 171	Non Domestic	33.9%	32.5%	1.4%	0.96
<u>First Floor</u>					
Window 172	Non Domestic	33.6%	33.0%	0.6%	0.98
Window 173	Non Domestic	33.6%	32.8%	0.8%	0.98
Window 174	Non Domestic	34.2%	33.3%	0.9%	0.97
Window 175	Non Domestic	35.2%	34.0%	1.2%	0.97
<u>9 Paynes Park</u>					
<u>Ground Floor</u>					
Window 176	Non Domestic	35.2%	33.5%	1.7%	0.95
Window 177	Non Domestic	25.9%	25.0%	0.9%	0.97
Window 178	Non Domestic	24.3%	23.5%	0.8%	0.97
Window 179	Non Domestic	5.7%	5.3%	0.4%	0.93
Window 180	Non Domestic	4.2%	3.6%	0.6%	0.86
Window 181	Non Domestic	23.1%	22.4%	0.7%	0.97
Window 182	Non Domestic	23.0%	22.4%	0.6%	0.97
Window 183	Non Domestic	22.7%	22.1%	0.6%	0.97

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 184	Non Domestic	22.2%	21.6%	0.6%	0.97
Window 185	Non Domestic	1.8%	1.8%	0.0%	1.0
Window 186	Non Domestic	6.9%	6.7%	0.2%	0.97
Window 187	Non Domestic	21.9%	21.7%	0.2%	0.99
Window 188	Non Domestic	21.4%	21.2%	0.2%	0.99
Window 189	Non Domestic	23.4%	23.4%	0.0%	1.0
<u>First Floor</u>					
Window 190	Non Domestic	37.3%	36.0%	1.3%	0.97
Window 191	Non Domestic	32.6%	31.9%	0.7%	0.98
Window 192	Non Domestic	31.1%	30.5%	0.6%	0.98
Window 193	Non Domestic	28.2%	27.2%	1.0%	0.96
Window 194	Non Domestic	5.9%	5.9%	0.0%	1.0
Window 195	Non Domestic	10.4%	9.5%	0.9%	0.91
Window 196	Non Domestic	6.0%	5.6%	0.4%	0.93
Window 197	Non Domestic	26.8%	26.0%	0.8%	0.97
Window 198	Non Domestic	31.9%	31.4%	0.5%	0.98
Window 199	Non Domestic	32.7%	32.1%	0.6%	0.98
Window 200	Non Domestic	30.7%	30.7%	0.0%	1.0
<u>7 Paynes Park</u>					
<u>Ground Floor</u>					
Window 201	Non Domestic	28.9%	28.9%	0.0%	1.0
Window 202	Non Domestic	26.3%	24.1%	2.2%	0.92
Window 203	Non Domestic	36.2%	32.0%	4.2%	0.88
Window 204	Non Domestic	36.2%	31.7%	4.5%	0.88
Window 205	Non Domestic	36.0%	31.3%	4.7%	0.87
Window 206	Non Domestic	19.9%	16.8%	3.1%	0.84
Window 207	Non Domestic	30.0%	25.6%	4.4%	0.85
Window 208	Non Domestic	33.4%	29.0%	4.4%	0.87
Window 209	Non Domestic	31.0%	26.7%	4.3%	0.86
Window 210	Non Domestic	34.9%	30.7%	4.2%	0.88
Window 211	Non Domestic	34.6%	30.6%	4.0%	0.88
Window 212	Non Domestic	29.6%	26.0%	3.6%	0.88
<u>First Floor</u>					
Window 213	Non Domestic	34.8%	34.8%	0.0%	1.0
Window 214	Non Domestic	21.3%	19.9%	1.4%	0.93
Window 215	Non Domestic	37.8%	35.0%	2.8%	0.93
Window 216	Non Domestic	37.8%	34.8%	3.0%	0.92
Window 217	Non Domestic	37.7%	34.6%	3.1%	0.92
Window 218	Non Domestic	16.6%	14.5%	2.1%	0.87
Window 219	Non Domestic	31.0%	28.1%	2.9%	0.91
Window 220	Non Domestic	35.4%	32.5%	2.9%	0.92
Window 221	Non Domestic	32.9%	30.1%	2.8%	0.91

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 222	Non Domestic	37.0%	34.3%	2.7%	0.93
Window 223	Non Domestic	36.8%	34.2%	2.6%	0.93
Window 224	Non Domestic	32.5%	30.1%	2.4%	0.93
<u>Second Floor</u>					
Window 225	Non Domestic	35.3%	35.3%	0.0%	1.0
Window 226	Non Domestic	35.7%	34.4%	1.3%	0.96
Window 227	Non Domestic	31.9%	30.4%	1.5%	0.95
Window 228	Non Domestic	35.2%	33.7%	1.5%	0.96
Window 229	Non Domestic	32.4%	31.0%	1.4%	0.96
Window 230	Non Domestic	83.2%	83.1%	0.1%	1.0
Window 231	Non Domestic	81.0%	80.9%	0.1%	1.0
Window 232	Non Domestic	38.5%	37.1%	1.4%	0.96
Window 233	Non Domestic	38.4%	37.0%	1.4%	0.96
Window 234	Non Domestic	31.6%	30.4%	1.2%	0.96
<u>Third Floor</u>					
Window 235	Non Domestic	39.5%	39.0%	0.5%	0.99
<u>5 Paynes Park</u>					
<u>Ground Floor</u>					
Window 236	Non Domestic	31.7%	28.2%	3.5%	0.89
Window 237	Non Domestic	9.6%	9.6%	0.0%	1.0
Window 238	Non Domestic	18.9%	16.4%	2.5%	0.87
Window 239	Non Domestic	19.8%	16.5%	3.3%	0.83
Window 240	Non Domestic	11.6%	9.8%	1.8%	0.84
Window 241	Non Domestic	31.1%	27.9%	3.2%	0.9
Window 242	Waiting/ Reception	1.0%	0.1%	0.9%	0.1
Window 243	Waiting/ Reception	2.2%	0.4%	1.8%	0.18
Window 244	Waiting/ Reception	1.9%	0.1%	1.8%	0.05
Window 245	Waiting/ Reception	24.6%	22.6%	2.0%	0.92
Window 246	Waiting/ Reception	29.5%	27.0%	2.5%	0.92
Window 247	Waiting/ Reception	27.0%	24.9%	2.1%	0.92
Window 248	Office	30.5%	28.7%	1.8%	0.94
Window 249	Office	30.5%	29.0%	1.5%	0.95
Window 250	Surgery	30.5%	29.2%	1.3%	0.96
Window 251	Surgery	27.7%	26.8%	0.9%	0.97
<u>First Floor</u>					
Window 252	Office	35.7%	33.2%	2.5%	0.93
Window 253	Office	35.5%	33.1%	2.4%	0.93
Window 254	Office	35.3%	32.9%	2.4%	0.93
Window 255	Office	27.1%	25.7%	1.4%	0.95
Window 256	Office	31.5%	29.8%	1.7%	0.95
Window 257	Office	29.0%	27.6%	1.4%	0.95

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 258	Office	34.1%	32.9%	1.2%	0.96
Window 259	Office	34.1%	33.0%	1.1%	0.97
Window 260	Office	34.1%	33.2%	0.9%	0.97
Window 261	Office	29.3%	28.7%	0.6%	0.98
Window 262	Office	30.2%	30.2%	0.0%	1.0
Window 263	Office	34.4%	34.4%	0.0%	1.0
Window 264	Office	36.2%	36.2%	0.0%	1.0
Window 265	Office	35.4%	35.4%	0.0%	1.0
<u>Poppy House</u>					
<u>Ground Floor</u>					
Window 266	Lounge/ Kitchen	28.4%	28.4%	0.0%	1.0
Window 267	Bedroom	35.9%	25.5%	10.4%	0.71
Window 268	Bedroom	36.2%	22.1%	14.1%	0.61
Window 269	Lounge/ Kitchen	35.6%	18.1%	17.5%	0.51
Window 270	Lounge/ Kitchen	36.0%	17.5%	18.5%	0.49
Window 271	Bedroom	35.4%	17.4%	18.0%	0.49
Window 272	Lounge/ Kitchen	31.8%	17.8%	14.0%	0.56
Window 273	Lounge/ Kitchen	30.4%	18.1%	12.3%	0.6
Window 274	Bedroom	32.1%	27.0%	5.1%	0.84
<u>First Floor</u>					
Window 275	Lounge/ Kitchen	31.5%	31.5%	0.0%	1.0
Window 276	Lounge/ Kitchen	33.7%	33.7%	0.0%	1.0
Window 277	Bedroom	37.4%	29.8%	7.6%	0.8
Window 278	Bedroom	37.7%	27.1%	10.6%	0.72
Window 279	Lounge/ Kitchen	37.1%	23.7%	13.4%	0.64
Window 280	Lounge/ Kitchen	37.9%	23.4%	14.5%	0.62
Window 281	Bedroom	38.0%	23.3%	14.7%	0.61
Window 282	Lounge/ Kitchen	37.9%	23.6%	14.3%	0.62
Window 283	Lounge/ Kitchen	38.1%	23.9%	14.2%	0.63
Window 284	Bedroom	36.7%	30.7%	6.0%	0.84
<u>Second Floor</u>					
Window 285	Lounge/ Kitchen	37.1%	37.1%	0.0%	1.0
Window 286	Lounge/ Kitchen	38.0%	35.0%	3.0%	0.92
Window 287	Lounge/ Kitchen	86.0%	86.0%	0.0%	1.0
Window 288	Bedroom	38.5%	34.7%	3.8%	0.9
Window 289	Bedroom	38.2%	33.1%	5.1%	0.87
Window 290	Lounge/ Kitchen	37.4%	30.0%	7.4%	0.8
Window 291	Lounge/ Kitchen	38.7%	31.0%	7.7%	0.8
Window 292	Bedroom	38.4%	30.1%	8.3%	0.78
Window 293	Lounge/ Kitchen	35.6%	27.3%	8.3%	0.77
Window 294	Lounge/ Kitchen	35.9%	27.6%	8.3%	0.77
Window 295	Bedroom	38.1%	33.9%	4.2%	0.89

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>Latchmore Court Block B</u>					
<u>Ground Floor</u>					
Window 296 (Secondary)	Living/Dining/Kitchen	20.5%	14.9%	5.6%	0.73
Window 297	Living/Dining/Kitchen	34.5%	32.0%	2.5%	0.93
Window 298	Living/Dining/Kitchen	34.4%	32.0%	2.4%	0.93
Window 299	Living/Dining/Kitchen	12.1%	12.1%	0.0%	1.0
Window 300 (Secondary)	Bedroom	14.2%	10.9%	3.3%	0.77
Window 301	Bedroom	33.7%	31.5%	2.2%	0.93
Window 302	Bedroom	32.7%	30.7%	2.0%	0.94
Window 303	Bedroom	9.8%	9.8%	0.0%	1.0
Window 304	Landing	19.1%	18.0%	1.1%	0.94
Window 305	Living/Dining/Kitchen	13.5%	11.8%	1.7%	0.87
Window 306	Bathroom/WC	25.4%	22.1%	3.3%	0.87
Window 307	Bedroom	28.4%	24.9%	3.5%	0.88
Window 308	Bedroom	30.0%	26.4%	3.6%	0.88
Window 309	Bedroom	31.5%	28.2%	3.3%	0.9
Window 310	Bedroom	83.2%	82.6%	0.6%	0.99
<u>First Floor</u>					
Window 311 (Secondary)	Living/Dining/Kitchen	22.8%	17.6%	5.2%	0.77
Window 312	Living/Dining/Kitchen	38.4%	35.5%	2.9%	0.92
Window 313	Living/Dining/Kitchen	38.3%	35.7%	2.6%	0.93
Window 314	Living/Dining/Kitchen	15.4%	15.4%	0.0%	1.0
Window 315	Bedroom	16.1%	12.8%	3.3%	0.8
Window 316	Bedroom	38.2%	36.0%	2.2%	0.94
Window 317	Bedroom	38.0%	35.9%	2.1%	0.94
Window 318	Bedroom	16.2%	16.2%	0.0%	1.0
Window 319	Landing	22.6%	21.4%	1.2%	0.95
Window 320	Bedroom	17.6%	15.7%	1.9%	0.89
Window 321	Bedroom	34.9%	34.1%	0.8%	0.98
<u>Second Floor</u>					
Window 322	Living/Dining/Kitchen	71.5%	70.5%	1.0%	0.99
Window 323	Living/Dining/Kitchen	71.4%	70.5%	0.9%	0.99
Window 324	Bedroom	71.3%	70.6%	0.7%	0.99
Window 325	Bedroom	71.1%	70.4%	0.7%	0.99
Window 326	Landing	24.2%	23.2%	1.0%	0.96
Window 327	Living/Dining/Kitchen	16.1%	14.8%	1.3%	0.92
Window 328	Living/Dining/Kitchen	89.7%	89.6%	0.1%	1.0
Window 329	Bathroom/WC	91.3%	91.2%	0.1%	1.0

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>2a Paynes Park</u>					
<u>Ground Floor</u>					
Window 330	Domestic	19.5%	17.0%	2.5%	0.87
Window 331	Domestic	14.9%	13.4%	1.5%	0.9
Window 332	Domestic	4.5%	10.9%	-6.4%	2.42
Window 333	Domestic	82.5%	79.5%	3.0%	0.96
<u>First Floor</u>					
Window 334	Domestic	30.7%	28.2%	2.5%	0.92
Window 335	Domestic	28.0%	19.3%	8.7%	0.69
Window 336	Domestic	27.1%	19.5%	7.6%	0.72
Window 337	Domestic	34.1%	31.3%	2.8%	0.92
Window 338	Domestic	34.4%	31.7%	2.7%	0.92
<u>7 to 8 Brand Street</u>					
<u>Ground Floor</u>					
Window 339	Non Domestic	22.8%	20.9%	1.9%	0.92
Window 340	Non Domestic	27.4%	25.3%	2.1%	0.92
Window 341	Non Domestic	21.0%	18.7%	2.3%	0.89
Window 342	Non Domestic	23.3%	21.2%	2.1%	0.91
Window 343	Non Domestic	19.1%	17.3%	1.8%	0.91
Window 344	Non Domestic	14.8%	14.3%	0.5%	0.97
Window 345	Non Domestic	20.7%	20.2%	0.5%	0.98
Window 346	Non Domestic	23.2%	23.0%	0.2%	0.99
Window 347	Non Domestic	17.4%	17.4%	0.0%	1.0
<u>First Floor</u>					
Window 348	Non Domestic	30.6%	26.9%	3.7%	0.88
Window 349	Non Domestic	33.7%	30.0%	3.7%	0.89
Window 350	Non Domestic	33.9%	30.2%	3.7%	0.89
Window 351	Non Domestic	27.7%	25.1%	2.6%	0.91
Window 352	Non Domestic	30.1%	27.6%	2.5%	0.92
Window 353	Non Domestic	26.2%	24.3%	1.9%	0.93
Window 354	Non Domestic	20.8%	20.4%	0.4%	0.98
Window 355	Non Domestic	26.8%	26.3%	0.5%	0.98
Window 356	Non Domestic	27.6%	26.9%	0.7%	0.97
Window 357	Non Domestic	28.1%	27.3%	0.8%	0.97
<u>6B to 6C Brand Street</u>					
<u>Ground Floor</u>					
Window 358	Non Domestic	26.5%	23.0%	3.5%	0.87
Window 359	Non Domestic	22.0%	20.7%	1.3%	0.94
Window 360	Non Domestic	20.9%	18.7%	2.2%	0.89

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>First Floor</u>					
Window 361	Non Domestic	32.5%	28.2%	4.3%	0.87
Window 362	Non Domestic	32.6%	31.0%	1.6%	0.95
Window 363	Non Domestic	27.4%	24.2%	3.2%	0.88
<u>6A Brand Street</u>					
<u>Ground Floor</u>					
Window 364	Non Domestic	31.5%	27.5%	4.0%	0.87
Window 365	Non Domestic	31.1%	27.0%	4.1%	0.87
<u>First Floor</u>					
Window 366	Non Domestic	35.1%	30.8%	4.3%	0.88
Window 367	Non Domestic	35.4%	30.9%	4.5%	0.87
<u>6 Brand Street</u>					
<u>Ground Floor</u>					
Window 368	Non Domestic	31.9%	27.3%	4.6%	0.86
Window 369	Non Domestic	31.9%	27.1%	4.8%	0.85
<u>First Floor</u>					
Window 370	Non Domestic	35.4%	30.8%	4.6%	0.87
Window 371 (BW)	Non Domestic	35.4%	30.7%	4.7%	0.87
<u>5A Brand Street</u>					
<u>Ground Floor</u>					
Window 372	Non Domestic	60.2%	58.8%	1.4%	0.98
<u>First Floor</u>					
Window 373	Non Domestic	35.4%	30.5%	4.9%	0.86
<u>5 Brand Street</u>					
<u>Ground Floor</u>					
Window 374	Non Domestic	89.5%	87.3%	2.2%	0.98
<u>First Floor</u>					
Window 375	Non Domestic	34.1%	29.2%	4.9%	0.86
<u>4 Brand Street</u>					
<u>Ground Floor</u>					
Window 376	Non Domestic	88.0%	85.5%	2.5%	0.97
<u>First Floor</u>					
Window 377	Non Domestic	34.1%	29.1%	5.0%	0.85
Window 378	Non Domestic	31.5%	27.1%	4.4%	0.86

Appendix 2 - Vertical Sky Component

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>3 Brand Street</u>					
<u>Ground Floor</u>					
Window 379	Non Domestic	29.4%	24.3%	5.1%	0.83
Window 380	Non Domestic	19.2%	15.7%	3.5%	0.82
<u>First Floor</u>					
Window 381	Non Domestic	34.9%	29.1%	5.8%	0.83
Window 382	Non Domestic	29.4%	25.6%	3.8%	0.87
<u>12 High Street</u>					
<u>First Floor</u>					
Window 383	Non Domestic	96.0%	94.9%	1.1%	0.99
Window 384	Non Domestic	96.9%	95.8%	1.1%	0.99
Window 385	Non Domestic	94.5%	94.0%	0.5%	0.99
<u>Second Floor</u>					
Window 386	Non Domestic	34.9%	31.3%	3.6%	0.9
Window 387	Non Domestic	32.5%	29.6%	2.9%	0.91
Window 388	Non Domestic	99.9%	99.7%	0.2%	1.0
Window 389	Non Domestic	99.8%	99.7%	0.1%	1.0
Window 390	Non Domestic	99.7%	99.6%	0.1%	1.0
<u>11 High Street</u>					
<u>Ground Floor</u>					
Window 391	Non Domestic	28.8%	26.9%	1.9%	0.93
Window 392	Non Domestic	28.8%	26.7%	2.1%	0.93
Window 393	Non Domestic	14.0%	8.8%	5.2%	0.63
Window 394	Non Domestic	5.0%	3.8%	1.2%	0.76
Window 395	Non Domestic	22.2%	20.4%	1.8%	0.92
Window 396	Non Domestic	22.1%	21.1%	1.0%	0.95
<u>First Floor</u>					
Window 397 (BW)	Non Domestic	26.8%	25.3%	1.5%	0.94
Window 398	Non Domestic	24.6%	24.3%	0.3%	0.99
Window 399	Non Domestic	36.7%	34.3%	2.4%	0.93
Window 400	Non Domestic	33.8%	31.1%	2.7%	0.92
Window 401	Non Domestic	31.9%	27.8%	4.1%	0.87
<u>Second Floor</u>					
Window 402	Non Domestic	99.9%	99.3%	0.6%	0.99

Appendix 2 - Daylight Distribution

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
<u>20 High Street</u>					
<u>Ground Floor</u>					
Windows 9 to 11	Retail Space	49%	49%	0%	1.0
<u>21 High Street</u>					
<u>Ground Floor</u>					
Windows 17 to 31	Domestic	90%	90%	0%	1.0
<u>First Floor</u>					
Windows 32 to 37	Domestic	60%	61%	-1%	1.02
<u>Second Floor</u>					
Window 38	Domestic	30%	29%	1%	0.97
Window 39	Domestic	25%	25%	0%	1.0
<u>8 High Street</u>					
<u>Ground Floor</u>					
Windows 64 to 68	Trade Area/ Bar Sercery	88%	88%	0%	1.0
Windows 69 to 85	Trade Area	11%	11%	0%	1.0
<u>First Floor</u>					
Windows 86 to 88	Store	2%	11%	-9%	5.5
Window 89	Bathroom/WC	0.0%	43%	-43%	1.0
Window 90	Hallway	10%	19%	-9%	1.9
Window 91	Kitchen	92%	92%	0%	1.0
Windows 92 to 94	Lounge	97%	97%	0%	1.0
<u>5 Paynes Park</u>					
<u>Ground Floor</u>					
Windows 236 to 241	Non Domestic	98%	98%	0%	1.0
Window 236 to 241	Staircase	18%	18%	0%	1.0
Windows 242 to 247	Waiting/ Reception	97%	94%	3%	0.97
Windows 248 & 249	Office	98%	98%	0%	1.0
Windows 250 & 251	Surgery	99%	99%	0%	1.0
<u>First Floor</u>					
Windows 252 to 254	Office	99%	99%	0%	1.0
Windows 255 to 265	Office	91%	91%	0%	1.0
<u>Poppy House</u>					
<u>Ground Floor</u>					
Window 266	Lounge/ Kitchen	75%	75%	0%	1.0
Window 267	Bedroom	98%	89%	9%	0.91
Window 268	Bedroom	98%	72%	26%	0.73

Appendix 2 - Daylight Distribution

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Windows 269 & 270	Lounge/ Kitchen	98%	53%	45%	0.54
Window 271	Bedroom	87%	16%	71%	0.18
Windows 272 & 273	Lounge/ Kitchen	98%	49%	49%	0.5
Window 274	Bedroom	96%	95%	1%	0.99
<u>First Floor</u>					
Windows 275 & 276	Lounge/ Kitchen	98%	98%	0%	1.0
Window 277	Bedroom	98%	94%	4%	0.96
Window 278	Bedroom	99%	75%	24%	0.76
Windows 279 & 280	Lounge/ Kitchen	98%	75%	23%	0.77
Window 281	Bedroom	88%	27%	61%	0.31
Windows 282 & 283	Lounge/ Kitchen	98%	72%	26%	0.73
Window 284	Bedroom	96%	96%	0%	1.0
<u>Second Floor</u>					
Windows 285 to 287	Lounge/ Kitchen	99%	99%	0%	1.0
Window 288	Bedroom	98%	98%	0%	1.0
Window 289	Bedroom	96%	84%	12%	0.88
Windows 290 & 291	Lounge/ Kitchen	99%	93%	6%	0.94
Window 292	Bedroom	87%	37%	50%	0.43
Windows 293 & 294	Lounge/ Kitchen	98%	98%	0%	1.0
Window 295	Bedroom	93%	93%	0%	1.0
<u>Latchmore Court Block B</u>					
<u>Ground Floor</u>					
Windows 296 to 299	Living/Dining/Kitchen	99%	99%	0%	1.0
Windows 300 & 301	Bedroom	94%	93%	1%	0.99
Windows 302 & 303	Bedroom	97%	97%	0%	1.0
Window 304	Landing	35%	35%	0%	1.0
Window 305	Living/Dining/Kitchen	51%	51%	0%	1.0
Window 306	Bathroom/WC	89%	89%	0%	1.0
Windows 307 to 310	Bedroom	97%	97%	0%	1.0
<u>First Floor</u>					
Windows 311 to 314	Living/Dining/Kitchen	99%	99%	0%	1.0
Windows 315 & 316	Bedroom	92%	92%	0%	1.0
Windows 317 & 318	Bedroom	96%	96%	0%	1.0
Window 319	Landing	65%	64%	1%	0.98
Windows 320 & 321	Bedroom	95%	95%	0%	1.0
<u>Second Floor</u>					
Windows 322 & 323	Living/Dining/Kitchen	100%	100%	0%	1.0
Window 324	Bedroom	99%	99%	0%	1.0
Window 325	Bedroom	100%	100%	0%	1.0
Window 326	Landing	0.0%	0.0%	0%	1.0

Appendix 2 - Daylight Distribution
9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Windows 327 & 328	Living/Dining/Kitchen	94%	94%	0%	1.0
Window 329	Bathroom/WC	99%	99%	0%	1.0
Window 329	Bathroom/WC	99%	99%	0%	1.0

Appendix 2 - Sunlight to Windows

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>21 High Street</u>									
<u>Ground Floor</u>									
Window 23	Domestic	10%	10%	0%	1.0	2%	2%	0%	1.0
Window 29	Domestic	37%	37%	0%	1.0	0%	0%	0%	1.0
Window 31	Domestic	22%	22%	0%	1.0	0%	0%	0%	1.0
<u>22 High Street</u>									
<u>Ground Floor</u>									
Window 41	Non Domestic	10%	11%	-1%	1.1	0%	0%	0%	1.0
<u>23 High Street</u>									
<u>Ground Floor</u>									
Window 50	Non Domestic	17%	17%	0%	1.0	2%	2%	0%	1.0
<u>8 High Street</u>									
<u>Ground Floor</u>									
Window 64	Trade Area/ Bar Sercery	53%	53%	0%	1.0	14%	14%	0%	1.0
Window 65	Trade Area/ Bar Sercery	53%	53%	0%	1.0	11%	11%	0%	1.0
Window 66	Trade Area/ Bar Sercery	27%	27%	0%	1.0	2%	2%	0%	1.0
Window 67	Trade Area/ Bar Sercery	32%	32%	0%	1.0	3%	3%	0%	1.0
Window 68	Trade Area/ Bar Sercery	23%	23%	0%	1.0	1%	1%	0%	1.0
Window 69	Trade Area	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 70	Trade Area	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 71	Trade Area	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 72	Trade Area	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 73	Trade Area	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 74	Trade Area	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 75	Trade Area	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 76	Trade Area	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 77	Trade Area	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 78	Trade Area	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 79	Trade Area	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 80	Trade Area	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 81	Trade Area	6%	6%	0%	1.0	0%	0%	0%	1.0
Window 82	Trade Area	2%	2%	0%	1.0	0%	0%	0%	1.0
Window 83	Trade Area	50%	50%	0%	1.0	12%	12%	0%	1.0
Window 84	Trade Area	49%	49%	0%	1.0	13%	13%	0%	1.0
<u>First Floor</u>									
Window 86	Store	13%	13%	0%	1.0	1%	1%	0%	1.0
Window 87	Store	11%	11%	0%	1.0	1%	1%	0%	1.0
Window 92	Lounge	63%	63%	0%	1.0	20%	20%	0%	1.0
Window 93	Lounge	59%	59%	0%	1.0	19%	19%	0%	1.0

Appendix 2 - Sunlight to Windows

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Second Floor</u>									
Window 95	Non Domestic	67%	67%	0%	1.0	22%	22%	0%	1.0
Window 96	Non Domestic	61%	61%	0%	1.0	20%	20%	0%	1.0
<u>1 West Alley</u>									
<u>Ground Floor</u>									
Window 125	Non Domestic	74%	74%	0%	1.0	25%	25%	0%	1.0
Window 126	Non Domestic	73%	73%	0%	1.0	23%	23%	0%	1.0
<u>2 West Alley</u>									
<u>Ground Floor</u>									
Window 130	Non Domestic	70%	70%	0%	1.0	26%	26%	0%	1.0
Window 131	Non Domestic	72%	72%	0%	1.0	25%	25%	0%	1.0
<u>3 West Alley</u>									
<u>Ground Floor</u>									
Window 135	Non Domestic	72%	72%	0%	1.0	25%	25%	0%	1.0
Window 136	Non Domestic	70%	70%	0%	1.0	25%	25%	0%	1.0
<u>4 to 5 West Alley</u>									
<u>Ground Floor</u>									
Window 142	Non Domestic	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 143	Non Domestic	72%	72%	0%	1.0	25%	25%	0%	1.0
Window 144	Non Domestic	72%	72%	0%	1.0	25%	25%	0%	1.0
Window 145	Non Domestic	70%	70%	0%	1.0	25%	25%	0%	1.0
<u>6 to 7 West Alley</u>									
<u>Ground Floor</u>									
Window 149	Non Domestic	68%	68%	0%	1.0	25%	25%	0%	1.0
Window 150	Non Domestic	74%	74%	0%	1.0	27%	27%	0%	1.0
Window 151	Non Domestic	73%	73%	0%	1.0	26%	26%	0%	1.0
Window 152	Non Domestic	73%	73%	0%	1.0	27%	27%	0%	1.0
Window 154	Non Domestic	70%	70%	0%	1.0	23%	23%	0%	1.0
<u>2 Paynes Park</u>									
<u>Ground Floor</u>									
Window 155	Non Domestic	60%	59%	1%	0.98	20%	20%	0%	1.0
Window 156	Non Domestic	27%	26%	1%	0.96	4%	4%	0%	1.0
Window 157	Non Domestic	45%	44%	1%	0.98	13%	13%	0%	1.0
<u>First Floor</u>									
Window 160	Non Domestic	56%	55%	1%	0.98	20%	20%	0%	1.0
Window 161	Non Domestic	54%	53%	1%	0.98	19%	19%	0%	1.0
Window 163	Non Domestic	30%	29%	1%	0.97	4%	4%	0%	1.0
Window 164	Non Domestic	51%	50%	1%	0.98	17%	17%	0%	1.0

Appendix 2 - Sunlight to Windows

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 165	Non Domestic	51%	50%	1%	0.98	17%	17%	0%	1.0
<u>Stapletons Tyre Services Paynes Park</u>									
<u>Ground Floor</u>									
Window 166	Non Domestic	58%	57%	1%	0.98	19%	19%	0%	1.0
Window 167	Non Domestic	55%	54%	1%	0.98	16%	16%	0%	1.0
Window 168	Non Domestic	55%	55%	0%	1.0	16%	16%	0%	1.0
Window 169	Non Domestic	57%	57%	0%	1.0	17%	17%	0%	1.0
Window 170	Non Domestic	57%	57%	0%	1.0	16%	16%	0%	1.0
Window 171	Non Domestic	58%	58%	0%	1.0	17%	17%	0%	1.0
<u>First Floor</u>									
Window 172	Non Domestic	57%	56%	1%	0.98	18%	18%	0%	1.0
Window 173	Non Domestic	58%	57%	1%	0.98	19%	19%	0%	1.0
Window 174	Non Domestic	57%	56%	1%	0.98	19%	19%	0%	1.0
Window 175	Non Domestic	59%	58%	1%	0.98	20%	20%	0%	1.0
<u>9 Paynes Park</u>									
<u>Ground Floor</u>									
Window 176	Non Domestic	58%	57%	1%	0.98	19%	19%	0%	1.0
Window 180	Non Domestic	11%	10%	1%	0.91	1%	1%	0%	1.0
Window 186	Non Domestic	9%	9%	0%	1.0	1%	1%	0%	1.0
Window 187	Non Domestic	25%	25%	0%	1.0	3%	3%	0%	1.0
Window 188	Non Domestic	33%	33%	0%	1.0	6%	6%	0%	1.0
<u>First Floor</u>									
Window 190	Non Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0
Window 196	Non Domestic	18%	18%	0%	1.0	2%	2%	0%	1.0
Window 198	Non Domestic	47%	47%	0%	1.0	9%	9%	0%	1.0
Window 199	Non Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0
<u>7 Paynes Park</u>									
<u>Ground Floor</u>									
Window 201	Non Domestic	66%	66%	0%	1.0	20%	20%	0%	1.0
Window 202	Non Domestic	62%	56%	6%	0.9	15%	13%	2%	0.87
Window 203	Non Domestic	61%	54%	7%	0.89	21%	19%	2%	0.9
Window 204	Non Domestic	61%	56%	5%	0.92	21%	19%	2%	0.9
Window 205	Non Domestic	60%	55%	5%	0.92	21%	18%	3%	0.86
Window 207	Non Domestic	37%	32%	5%	0.86	10%	7%	3%	0.7
Window 208	Non Domestic	45%	40%	5%	0.89	15%	12%	3%	0.8
Window 209	Non Domestic	47%	42%	5%	0.89	15%	11%	4%	0.73
Window 210	Non Domestic	55%	50%	5%	0.91	20%	15%	5%	0.75
Window 211	Non Domestic	55%	50%	5%	0.91	20%	15%	5%	0.75
Window 212	Non Domestic	38%	35%	3%	0.92	10%	7%	3%	0.7

Appendix 2 - Sunlight to Windows

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>First Floor</u>									
Window 213	Non Domestic	75%	75%	0%	1.0	24%	24%	0%	1.0
Window 214	Non Domestic	51%	49%	2%	0.96	17%	16%	1%	0.94
Window 215	Non Domestic	60%	58%	2%	0.97	21%	19%	2%	0.9
Window 216	Non Domestic	60%	58%	2%	0.97	21%	19%	2%	0.9
Window 217	Non Domestic	60%	56%	4%	0.93	21%	18%	3%	0.86
Window 219	Non Domestic	36%	33%	3%	0.92	8%	5%	3%	0.63
Window 220	Non Domestic	51%	48%	3%	0.94	15%	12%	3%	0.8
Window 221	Non Domestic	53%	50%	3%	0.94	15%	12%	3%	0.8
Window 222	Non Domestic	58%	55%	3%	0.95	20%	17%	3%	0.85
Window 223	Non Domestic	58%	56%	2%	0.97	20%	18%	2%	0.9
Window 224	Non Domestic	41%	40%	1%	0.98	10%	9%	1%	0.9
<u>Second Floor</u>									
Window 225	Non Domestic	70%	70%	0%	1.0	26%	26%	0%	1.0
Window 226	Non Domestic	50%	50%	0%	1.0	16%	16%	0%	1.0
Window 227	Non Domestic	42%	40%	2%	0.95	7%	5%	2%	0.71
Window 228	Non Domestic	51%	50%	1%	0.98	17%	16%	1%	0.94
Window 229	Non Domestic	51%	50%	1%	0.98	18%	17%	1%	0.94
Window 230	Non Domestic	84%	84%	0%	1.0	26%	26%	0%	1.0
Window 231	Non Domestic	83%	83%	0%	1.0	26%	26%	0%	1.0
Window 232	Non Domestic	59%	57%	2%	0.97	20%	18%	2%	0.9
Window 233	Non Domestic	59%	58%	1%	0.98	20%	19%	1%	0.95
Window 234	Non Domestic	42%	41%	1%	0.98	10%	9%	1%	0.9
<u>Third Floor</u>									
Window 235	Non Domestic	60%	60%	0%	1.0	20%	20%	0%	1.0
<u>5 Paynes Park</u>									
<u>Ground Floor</u>									
Window 236	Non Domestic	50%	46%	4%	0.92	18%	14%	4%	0.78
Window 238	Non Domestic	28%	25%	3%	0.89	8%	5%	3%	0.63
Window 239	Non Domestic	36%	32%	4%	0.89	14%	10%	4%	0.71
Window 240	Non Domestic	32%	28%	4%	0.88	15%	11%	4%	0.73
Window 241	Non Domestic	51%	46%	5%	0.9	18%	13%	5%	0.72
Window 242	Waiting/ Reception	2%	1%	1%	0.5	2%	1%	1%	0.5
Window 243	Waiting/ Reception	2%	1%	1%	0.5	2%	1%	1%	0.5
Window 244	Waiting/ Reception	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 245	Waiting/ Reception	27%	25%	2%	0.93	4%	2%	2%	0.5
Window 246	Waiting/ Reception	43%	40%	3%	0.93	12%	9%	3%	0.75
Window 247	Waiting/ Reception	46%	43%	3%	0.93	12%	9%	3%	0.75
Window 248	Office	51%	49%	2%	0.96	15%	13%	2%	0.87
Window 249	Office	51%	48%	3%	0.94	14%	11%	3%	0.79
Window 250	Surgery	51%	49%	2%	0.96	14%	12%	2%	0.86

Appendix 2 - Sunlight to Windows

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 251	Surgery	37%	36%	1%	0.97	6%	5%	1%	0.83
<u>First Floor</u>									
Window 252	Office	60%	59%	1%	0.98	21%	20%	1%	0.95
Window 253	Office	59%	58%	1%	0.98	21%	20%	1%	0.95
Window 254	Office	57%	56%	1%	0.98	19%	18%	1%	0.95
Window 255	Office	33%	32%	1%	0.97	4%	3%	1%	0.75
Window 256	Office	46%	46%	0%	1.0	13%	13%	0%	1.0
Window 257	Office	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 258	Office	56%	56%	0%	1.0	17%	17%	0%	1.0
Window 259	Office	57%	57%	0%	1.0	17%	17%	0%	1.0
Window 260	Office	57%	57%	0%	1.0	17%	17%	0%	1.0
Window 261	Office	41%	41%	0%	1.0	8%	8%	0%	1.0
<u>Poppy House</u>									
<u>Ground Floor</u>									
Window 267	Bedroom	74%	57%	17%	0.77	26%	10%	16%	0.38
Window 268	Bedroom	76%	53%	23%	0.7	26%	6%	20%	0.23
Window 269	Lounge/ Kitchen	75%	46%	29%	0.61	27%	4%	23%	0.15
Window 270	Lounge/ Kitchen	77%	46%	31%	0.6	27%	4%	23%	0.15
Window 271	Bedroom	77%	45%	32%	0.58	26%	4%	22%	0.15
Window 272	Lounge/ Kitchen	73%	48%	25%	0.66	22%	6%	16%	0.27
Window 273	Lounge/ Kitchen	70%	43%	27%	0.61	18%	1%	17%	0.06
Window 274	Bedroom	60%	47%	13%	0.78	18%	5%	13%	0.28
<u>First Floor</u>									
Window 277	Bedroom	78%	67%	11%	0.86	27%	16%	11%	0.59
Window 278	Bedroom	79%	64%	15%	0.81	27%	12%	15%	0.44
Window 279	Lounge/ Kitchen	76%	55%	21%	0.72	27%	7%	20%	0.26
Window 280	Lounge/ Kitchen	80%	60%	20%	0.75	28%	9%	19%	0.32
Window 281	Bedroom	80%	58%	22%	0.73	28%	9%	19%	0.32
Window 282	Lounge/ Kitchen	79%	59%	20%	0.75	28%	10%	18%	0.36
Window 283	Lounge/ Kitchen	80%	59%	21%	0.74	28%	10%	18%	0.36
Window 284	Bedroom	61%	49%	12%	0.8	21%	9%	12%	0.43
<u>Second Floor</u>									
Window 286	Lounge/ Kitchen	78%	76%	2%	0.97	27%	25%	2%	0.93
Window 288	Bedroom	79%	76%	3%	0.96	27%	24%	3%	0.89
Window 289	Bedroom	77%	73%	4%	0.95	28%	24%	4%	0.86
Window 290	Lounge/ Kitchen	75%	67%	8%	0.89	28%	20%	8%	0.71
Window 291	Lounge/ Kitchen	79%	72%	7%	0.91	28%	21%	7%	0.75
Window 292	Bedroom	77%	70%	7%	0.91	28%	21%	7%	0.75
Window 293	Lounge/ Kitchen	71%	62%	9%	0.87	28%	19%	9%	0.68
Window 294	Lounge/ Kitchen	74%	64%	10%	0.86	28%	18%	10%	0.64
Window 295	Bedroom	59%	54%	5%	0.92	20%	15%	5%	0.75

Appendix 2 - Sunlight to Windows

9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Latchmore Court Block B</u>									
<u>Ground Floor</u>									
Window 296 (Second Living/Dining/Kitchen		49%	39%	10%	0.8	22%	12%	10%	0.55
Window 297	Living/Dining/Kitchen	66%	58%	8%	0.88	23%	15%	8%	0.65
Window 298	Living/Dining/Kitchen	63%	56%	7%	0.89	22%	15%	7%	0.68
Window 300 (Second Bedroom		39%	34%	5%	0.87	19%	14%	5%	0.74
Window 301	Bedroom	64%	59%	5%	0.92	23%	18%	5%	0.78
Window 302	Bedroom	61%	57%	4%	0.93	23%	19%	4%	0.83
Window 304	Landing	32%	31%	1%	0.97	12%	11%	1%	0.92
Window 319	Staircase	40%	40%	0%	1.0	15%	15%	0%	1.0
Window 305	Living/Dining/Kitchen	36%	33%	3%	0.92	16%	13%	3%	0.81
Window 306	Bathroom/WC	53%	49%	4%	0.92	22%	18%	4%	0.82
Window 307	Bedroom	59%	55%	4%	0.93	24%	20%	4%	0.83
Window 308	Bedroom	63%	57%	6%	0.9	25%	19%	6%	0.76
Window 309	Bedroom	63%	61%	2%	0.97	25%	23%	2%	0.92
Window 310	Bedroom	87%	87%	0%	1.0	26%	26%	0%	1.0
<u>First Floor</u>									
Window 311 (Second Living/Dining/Kitchen		50%	46%	4%	0.92	23%	19%	4%	0.83
Window 312	Living/Dining/Kitchen	67%	64%	3%	0.96	23%	20%	3%	0.87
Window 313	Living/Dining/Kitchen	65%	62%	3%	0.95	23%	20%	3%	0.87
Window 315	Bedroom	39%	37%	2%	0.95	19%	17%	2%	0.89
Window 316	Bedroom	64%	62%	2%	0.97	23%	21%	2%	0.91
Window 317	Bedroom	64%	63%	1%	0.98	23%	22%	1%	0.96
Window 326	Staircase	45%	45%	0%	1.0	15%	15%	0%	1.0
Window 320	Bedroom	43%	43%	0%	1.0	18%	18%	0%	1.0
Window 321	Bedroom	63%	63%	0%	1.0	21%	21%	0%	1.0
<u>Second Floor</u>									
Window 322	Living/Dining/Kitchen	82%	82%	0%	1.0	27%	27%	0%	1.0
Window 323	Living/Dining/Kitchen	82%	82%	0%	1.0	27%	27%	0%	1.0
Window 324	Bedroom	82%	82%	0%	1.0	27%	27%	0%	1.0
Window 325	Bedroom	82%	82%	0%	1.0	27%	27%	0%	1.0
Window 327	Living/Dining/Kitchen	31%	31%	0%	1.0	19%	19%	0%	1.0
Window 328	Living/Dining/Kitchen	95%	95%	0%	1.0	30%	30%	0%	1.0
Window 329	Bathroom/WC	91%	91%	0%	1.0	27%	27%	0%	1.0
<u>2a Paynes Park</u>									
<u>Ground Floor</u>									
Window 330	Domestic	49%	37%	12%	0.76	4%	4%	0%	1.0
Window 332	Domestic	9%	21%	-12%	2.33	1%	1%	0%	1.0
Window 333	Domestic	68%	59%	9%	0.87	4%	5%	-1%	1.25

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Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
First Floor									
Window 335	Domestic	64%	46%	18%	0.72	15%	5%	10%	0.33
Window 336	Domestic	60%	44%	16%	0.73	14%	6%	8%	0.43
Window 337	Domestic	59%	50%	9%	0.85	17%	8%	9%	0.47
Window 338	Domestic	59%	52%	7%	0.88	17%	10%	7%	0.59
7 to 8 Brand Street									
Ground Floor									
Window 339	Non Domestic	52%	49%	3%	0.94	18%	15%	3%	0.83
Window 340	Non Domestic	58%	54%	4%	0.93	19%	15%	4%	0.79
Window 341	Non Domestic	43%	41%	2%	0.95	14%	12%	2%	0.86
Window 342	Non Domestic	44%	41%	3%	0.93	12%	9%	3%	0.75
Window 343	Non Domestic	32%	29%	3%	0.91	8%	5%	3%	0.63
First Floor									
Window 348	Non Domestic	62%	59%	3%	0.95	25%	22%	3%	0.88
Window 349	Non Domestic	67%	64%	3%	0.96	25%	22%	3%	0.88
Window 350	Non Domestic	67%	64%	3%	0.96	25%	22%	3%	0.88
Window 351	Non Domestic	58%	56%	2%	0.97	21%	19%	2%	0.9
Window 352	Non Domestic	61%	59%	2%	0.97	19%	17%	2%	0.89
Window 353	Non Domestic	46%	44%	2%	0.96	12%	10%	2%	0.83
6B to 6C Brand Street									
Ground Floor									
Window 358	Non Domestic	62%	56%	6%	0.9	23%	17%	6%	0.74
Window 359	Non Domestic	52%	47%	5%	0.9	19%	14%	5%	0.74
Window 360	Non Domestic	47%	43%	4%	0.91	18%	14%	4%	0.78
First Floor									
Window 361	Non Domestic	66%	61%	5%	0.92	26%	21%	5%	0.81
Window 362	Non Domestic	61%	58%	3%	0.95	23%	20%	3%	0.87
Window 363	Non Domestic	59%	56%	3%	0.95	25%	22%	3%	0.88
6A Brand Street									
Ground Floor									
Window 364	Non Domestic	66%	60%	6%	0.91	20%	14%	6%	0.7
Window 365	Non Domestic	67%	63%	4%	0.94	20%	16%	4%	0.8
First Floor									
Window 366	Non Domestic	74%	68%	6%	0.92	28%	22%	6%	0.79
Window 367	Non Domestic	74%	68%	6%	0.92	27%	21%	6%	0.78

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Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>6 Brand Street</u>									
<u>Ground Floor</u>									
Window 368	Non Domestic	69%	65%	4%	0.94	20%	16%	4%	0.8
Window 369	Non Domestic	70%	63%	7%	0.9	21%	14%	7%	0.67
<u>First Floor</u>									
Window 370	Non Domestic	75%	70%	5%	0.93	26%	21%	5%	0.81
Window 371 (BW)	Non Domestic	75%	70%	5%	0.93	26%	21%	5%	0.81
<u>5A Brand Street</u>									
<u>Ground Floor</u>									
Window 372	Non Domestic	80%	70%	10%	0.88	25%	15%	10%	0.6
<u>First Floor</u>									
Window 373	Non Domestic	75%	69%	6%	0.92	25%	19%	6%	0.76
<u>5 Brand Street</u>									
<u>Ground Floor</u>									
Window 374	Non Domestic	85%	74%	11%	0.87	24%	13%	11%	0.54
<u>First Floor</u>									
Window 375	Non Domestic	72%	65%	7%	0.9	25%	18%	7%	0.72
<u>4 Brand Street</u>									
<u>Ground Floor</u>									
Window 376	Non Domestic	82%	73%	9%	0.89	21%	12%	9%	0.57
<u>First Floor</u>									
Window 377	Non Domestic	71%	64%	7%	0.9	25%	18%	7%	0.72
Window 378	Non Domestic	66%	60%	6%	0.91	20%	14%	6%	0.7
<u>3 Brand Street</u>									
<u>Ground Floor</u>									
Window 379	Non Domestic	60%	52%	8%	0.87	16%	8%	8%	0.5
Window 380	Non Domestic	32%	27%	5%	0.84	8%	3%	5%	0.38
<u>First Floor</u>									
Window 381	Non Domestic	77%	68%	9%	0.88	25%	16%	9%	0.64
Window 382	Non Domestic	56%	50%	6%	0.89	15%	9%	6%	0.6
<u>12 High Street</u>									
<u>First Floor</u>									
Window 383	Non Domestic	89%	82%	7%	0.92	27%	20%	7%	0.74
Window 384	Non Domestic	88%	82%	6%	0.93	22%	16%	6%	0.73
Window 385	Non Domestic	79%	79%	0%	1.0	14%	14%	0%	1.0

Appendix 2 - Sunlight to Windows
9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

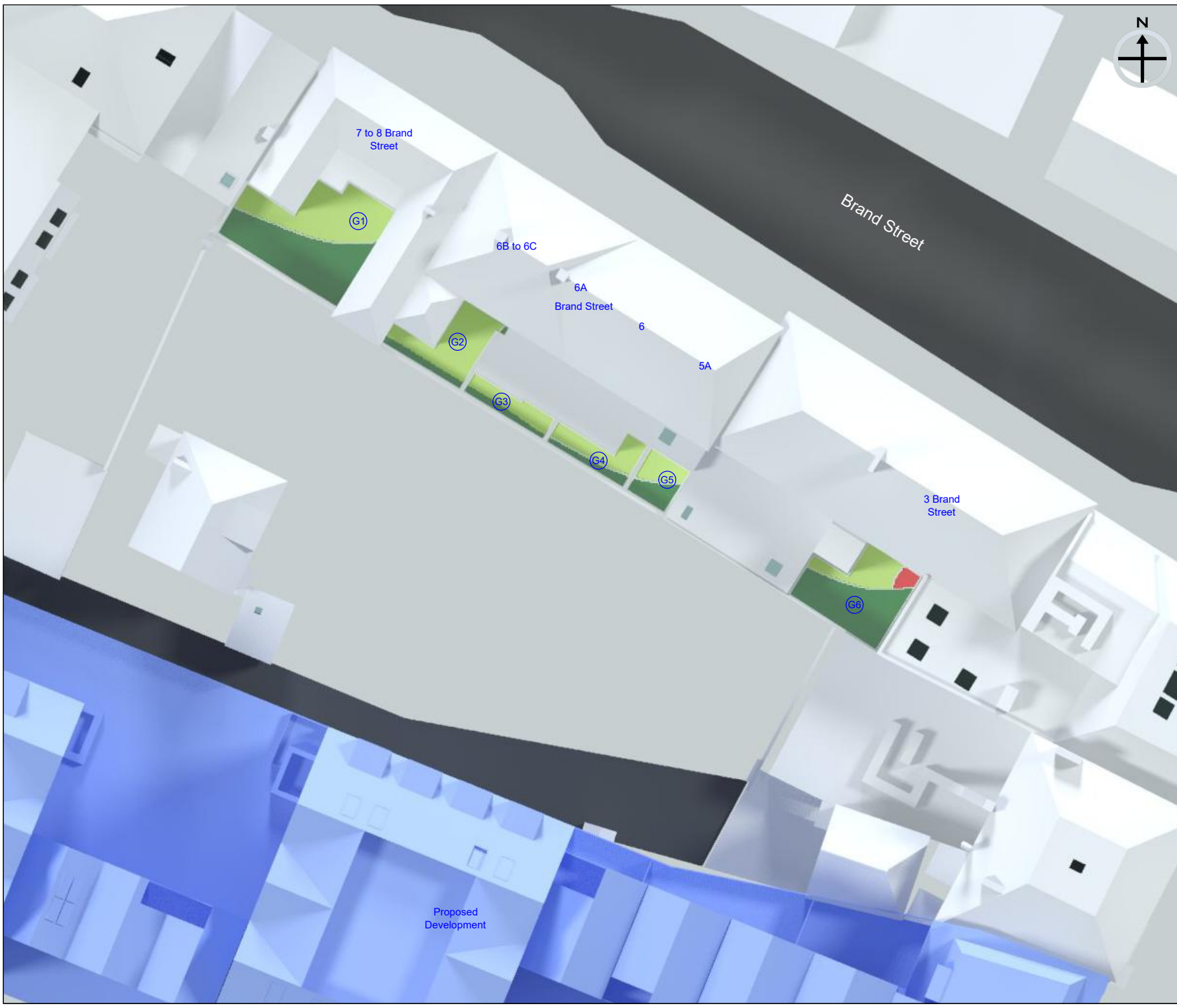
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>Second Floor</u>									
Window 386	Non Domestic	77%	72%	5%	0.94	25%	20%	5%	0.8
Window 387	Non Domestic	68%	64%	4%	0.94	18%	14%	4%	0.78
Window 388	Non Domestic	99%	98%	1%	0.99	29%	28%	1%	0.97
Window 389	Non Domestic	99%	98%	1%	0.99	29%	28%	1%	0.97
Window 390	Non Domestic	98%	97%	1%	0.99	28%	27%	1%	0.96
<u>11 High Street</u>									
<u>Ground Floor</u>									
Window 393	Non Domestic	30%	15%	15%	0.5	0%	0%	0%	1.0
<u>Second Floor</u>									
Window 402	Non Domestic	100%	97%	3%	0.97	30%	27%	3%	0.9

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 - Overshadowing to Gardens and Open Spaces
9 and 10 High Street, Hitchin Hertfordshire SG5 1BH

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March										Ratio	
		Before			After			Loss					
<u>7 to 8 Brand Street</u>													
<u>Ground Floor</u>													
Garden 1	49.86 m2	23.46 m2	47%	23.46 m2	47%	0.0 m2	0%	1.0					
<u>6B to 6C Brand Street</u>													
<u>Ground Floor</u>													
Garden 2	18.25 m2	15.29 m2	84%	15.29 m2	84%	0.0 m2	0%	1.0					
<u>6A Brand Street</u>													
<u>Ground Floor</u>													
Garden 3	8.22 m2	5.75 m2	70%	5.75 m2	70%	0.0 m2	0%	1.0					
<u>6 Brand Street</u>													
<u>Ground Floor</u>													
Garden 4	10.69 m2	7.9 m2	74%	7.9 m2	74%	0.0 m2	0%	1.0					
<u>5A Brand Street</u>													
<u>Ground Floor</u>													
Garden 5	8.75 m2	4.77 m2	55%	4.77 m2	55%	0.0 m2	0%	1.0					
<u>3 Brand Street</u>													
<u>Ground Floor</u>													
Garden 6	29.66 m2	10.23 m2	34%	8.56 m2	29%	1.67 m2	5%	0.84					



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

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



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