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DAYLIGHT & SUNLIGHT REPORT

relating to the

PROPOSED DEVELOPMENT

at

152 ROYAL COLLEGE ST
LONDON
NW1 0TA

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CONTENTS

APPENDICES

1.0 EXECUTIVE SUMMARY

1.1 This Daylight and Sunlight Report considers the impact of the proposal upon daylight and sunlight to neighbouring residential properties.

1.2 The results of our examination are based upon the standard assessment procedure of the BRE Guide 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' 3rd Edition 2022 (The BRE Guide).

1.3 The daylight analysis for neighbouring residential properties confirms that for review of daylight VSC for all main windows, or rooms where a weighted approach is appropriate to consider the loss of VSC to the room as a whole, these either meet BRE Guide target criteria or that in the case of one isolated instance, the reduction can be considered reasonable in reference to the appropriate consideration of the inherent sensitivity to a neighbouring window resulting from a balcony soffits existing above such a window (the BRE Guide theoretical review of 'without balcony' analysis confirming limited reduction to daylight VSC in consideration of such analysis). In terms of daylight distribution all habitable rooms meet BRE Guide target criteria, with the exception of an isolated neighbour room which is a deep single-aspect room and for which the BRE recognises reductions greater than target criteria may be unavoidable (BRE clause 2.2.12).

1.4 For sunlight, analysis to applicable neighbouring windows / rooms confirms that where reductions are applicable, these all meet BRE Guide default target criteria. For sunlight review to neighbouring amenity (rear gardens or similar), there appears no formal amenity areas applicable for review. We note there is a 'rear yard' area to both 154 and 156 Royal College Street; the rear yard area to 156 appears accessed from the ground floor which is in commercial use and for No 154, from a communal circulation space which also leads up to residential above. Whilst such areas are not considered amenity areas ordinarily reviewed for sunlight, it is recognised that given the context and orientation of these respective areas with both site and their host property (to the north side of the host property), that some increase in shadowing would result from the proposal to such areas. However, it is important to highlight that this principally occurs when commencing from the 'baseline' position of a currently cleared site; historical evidence confirms a former building had existed on the site pre-1940s and demolished shortly afterwards (potential due to war damage). The effect of this former building on the application site would result in a similar impact to shadowing to these rear yard areas as the current proposal. Indeed, the same effect would also be inherent from

the previously consented scheme on the site in reference to planning application 2015/4396/P.

1.5 Therefore, we conclude that the impact of the proposal upon daylight and sunlight to neighbouring residential properties typically meets BRE default target criteria and for the isolated exception of instance not meeting BRE Guide default target criteria, such impacts should be considered reasonable in reference to BRE Guide supplementary background.

2.0 OVERVIEW

2.1 The proposal is for the erection of new-build residential dwellings at 152 Royal College Street. The scheme has been prepared by Henning Stummel Architects.

2.2 The proposals are shown in detail on the planning drawings but for general visual reference, we present 3D perspective massing views of existing (**Image No.1**) and proposed (**Image No.2**) as follows;

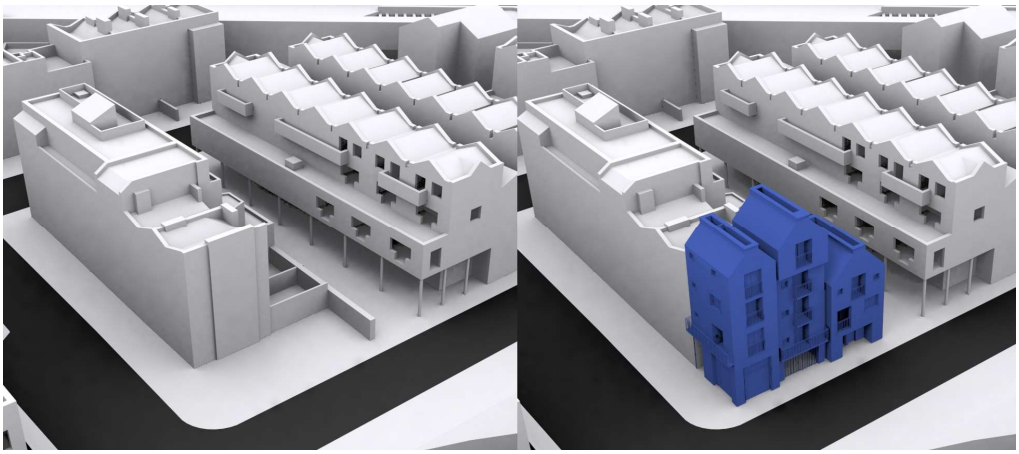


Image 1 - Existing **Image 2 - Proposed**

2.3 In terms of neighbouring properties for detailed review, this relates to the nearest neighbouring residential properties at Nos. 154, 156, 193-195, and 197-199 Royal College Street, and Bruges Place Randolph Street.

2.4 3D perspective views (existing and proposed) with neighbouring context (along with associated window references relating to the analysis tables) are provided within **Appendix A**, to enable the analysis tables and other descriptions within this report to be understood.

3.0 NEIGHBOURING REVIEW – DAYLIGHT & SUNLIGHT

3.1 BACKGROUND

3.1.1 Daylight and sunlight amenity are considerations that the local planning authority will ordinarily take into account when determining planning applications. There is no national planning policy relating to daylight and sunlight and overshadowing impacts although general guidance is, however, given on the need to protect existing amenity as set out in the National Planning Policy Framework. The National Planning Practice Guidance (NPPG) requires consideration on whether the impact to neighbouring daylight and sunlight would be 'unreasonable'.

3.1.2 Locally, consideration has been made to daylight and sunlight review in reference to applicable policies within The London Borough of Camden.

3.1.3 This review has been undertaken in reference to the Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (3rd Ed / 2022) (The BRE Guide) which enables an objective assessment to be made as to whether the proposals will adversely affect the daylight and sunlight reaching neighbouring habitable rooms. The BRE Guide is the industry source reference for daylight and sunlight review although it is important to highlight that the Guide is not a set of planning rules, which are either passed or failed; the numerical values are given and used, not as proscriptive or prescriptive values but as a way of comparing situations and coming to a judgement.

3.2 METHODOLOGY

3.2.1 We have undertaken analysis of the existing and proposed situations following the methodology set out in the BRE Guide on Site Layout Planning for Daylight and Sunlight (3rd Ed / 2022). We have considered daylight, both in terms of Vertical Sky Component (VSC) and daylight distribution analysis and have also considered sunlight (again, by the method set out in the Guide for the proportion of the annual probable sunlight hours / APSHs and winter hours), that the surrounding windows / rooms will benefit from in the existing and proposed scenario. Similarly, existing and proposed sunlight availability has been reviewed to applicable neighbouring amenity areas as per the BRE Guide.

3.2.2 We have utilised in 3d photogrammetry modelling and the architect's design drawings to enable a 3D model of the existing and proposed arrangement, with neighbouring context, ready for analysis with industry recognised specialist software for daylight/sunlight review. As the scheme drawings form part of the formal submission, these are not reproduced here.

3.2.3 In terms of neighbouring properties applicable for detailed daylight and sunlight review, we have assessed the effects of the proposals on applicable windows and rooms within the following residential properties;

- **154 Royal College Street** (located north-west of site)
- **156 Royal College Street** (located north-west of site)
- **193-195 Royal College Street** (located south-west of site)
- **197-199 Royal College Street** (located west of site)
- **Bruges Place Randolph Street** (located north-east of site)

3.2.4 Whilst we have not accessed neighbouring properties and accordingly, we have made reasonable assumptions / interpreted where necessary, anticipated room arrangements / uses to these properties based on consideration of the exterior and utilising in part, information available on the plan layouts from within the public realm (planning portal, estate agent details etc).

3.3 DAYLIGHT VSC

3.3.1 The BRE Guide considers that in terms of Vertical Sky Component (VSC), as a target value, if the VSC with the new development in place is both, less than 27% and less than 0.8 times its former value (i.e. the latter, if exceeding a 20% reduction), occupants of the existing building will notice the reduction in the amount of skylight. The maximum value obtainable at a flat window in a vertical wall is effectively 40%.

3.3.2 VSC represents a ratio of the part of illuminance at a point on a given vertical plane (usually the centre point of window on the window wall face), that would be received directly from an overcast sky (CIE standard overcast sky) to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The VSC does not include reflected light, either from the ground or from other buildings.

3.3.3 Applicable windows within neighbouring Nos. 154, 156, 193-195, and 197-199 Royal College Street, and Bruges Place Randolph Street have been analysed.

3.3.4 **Table 1 – VSC and Sunlight for surrounding buildings** within **Appendix B** sets-out the results of our analysis review with the existing and proposed VSC values presented along with the proportion of the former value stated from which we summarise the results as follows;

154 Royal College Street: VSC reductions to windows range up to 19% thus readily meeting BRE Guide default target criteria.

156 Royal College Street: VSC reductions to windows range up to 9% thus readily meeting BRE Guide default target criteria.

193-195 Royal College Street: VSC reductions to windows range up to 6% thus readily meeting BRE Guide default target criteria.

197-199 Royal College Street: VSC reductions to windows range up to 7% thus readily meeting BRE Guide default target criteria.

Bruges Place Randolph Street: VSC reductions meet BRE Guide default target criteria for all main windows, or rooms where a weighted approach is appropriate to consider the loss of VSC to the room as a whole, with the isolated exception of a 1st floor window positioned within a recessed balcony albeit in absolute terms the reduction is limited to only circa 2 percentage points. Notwithstanding the minimal loss in absolute terms, the

BRE Guide (clause 2.2.13) allows theoretical consideration 'without balconies / soffit' as such obstructions can already significantly limit the available skylight and inherently result in disproportional reductions resulting from even limited obstruction. Such theoretical review confirms limited reductions to daylight VSC, thus the reduction could be considered reasonable.

3.3.5 **Summary:** Daylight VSC analysis for applicable neighbouring windows that serve habitable rooms, confirms that for all main windows or rooms where a weighted approach is appropriate to consider the loss of VSC to the room as a whole, these either meet BRE Guide target criteria or that in the case of one isolated instance, the reduction can be considered reasonable in reference to the appropriate consideration of the inherent sensitivity to a neighbouring window resulting from a balcony soffits existing above such a window (the BRE Guide theoretical review of 'without balcony' analysis confirming limited reduction to daylight VSC in consideration of such analysis).

3.4 DAYLIGHT DISTRIBUTION

3.4.1 The Guide considers that in terms of daylight distribution, as a target value, if the daylight distribution with the new development in place is less than 0.8 times its former value (i.e. if exceeding a 20% reduction), occupants of the existing building will notice the reduction in the amount of daylight distribution within the room.

3.4.2 Daylight distribution relates to the area of the room (expressed as a percentage of the whole room area) that can see direct sky, at the working plane (working plane for residential is taken at 85 cm above floor level).

3.4.3 Applicable rooms within neighbouring Nos. 154, 156, 193-195, and 197-199 Royal College Street, and Bruges Place Randolph Street have been analysed.

3.4.4 **Table 2 – Daylight Distribution for surrounding buildings** within **Appendix B** sets out the results of our analysis review with the existing and proposed daylight distribution values presented along with the proportion of the former value stated, from which we summarise the results as follows;

154 Royal College Street: Daylight distribution reductions to rooms range up to 13% thus readily meeting BRE Guide default target criteria.

156 Royal College Street: Daylight distribution reductions to rooms range up to 19% thus readily meeting BRE Guide default target criteria.

193-195 Royal College Street: There are effectively no reductions in daylight distribution thus readily meeting BRE Guide default target criteria.

197-199 Royal College Street: Daylight distribution reductions to rooms range up to 16% thus readily meeting BRE Guide default target criteria.

Bruges Place Randolph Street: Daylight distribution reductions to rooms range up to 19% thus readily meeting BRE Guide default target criteria, with the isolated exception of 1 No room at 1st floor (room ref. R2). However, in respect of this beyond target reduction we highlight the room is single aspect and circa 8.5m deep, the BRE Guide recognises that in such instances where a room is greater than 5m deep and lit from one side only, beyond target reductions may be unavoidable (BRE clause 2.2.12 refers). We also highlight the room would maintain daylight distribution in the proposed scenario to 58% of the room area, as having direct skylight at the working plane.

3.4.5 **Summary**: Daylight distribution analysis confirms that for all applicable neighbouring habitable rooms, these meet target criteria for reductions with the exception on one isolated instance; relating to a deep single-aspect room, which the BRE recognises reductions greater than target criteria may be unavoidable. In summary, all applicable reductions could be considered acceptable in respect of the BRE Guidelines.

3.5 SUNLIGHT

3.5.1 For sunlight, only windows that face within 90° of South, that is to say, facing from 90° to 270°, are ordinarily considered in reference to sunlight BRE Guide review.

3.5.2 The BRE Guide recommendation is that windows facing within 90° of South, should have 25% of Annual Probable Sunlight Hours (APSHs) with 5% in the winter months (from the autumn equinox to the spring equinox). Where reductions below the recommended levels are contemplated, these should be targeted so that the proposed value is 0.8 times former value or above (unless a reduction of sunlight received over the whole year is not greater than 4% of annual probable sunlight hours).

3.5.3 To highlight, focus of analysis review of windows primarily relates to main living rooms and conservatories i.e. sun important rooms as per the BRE Guide (in reference to the BRE Guide, kitchens and bedrooms are less important, although care should be taken not to block too much sun). Our analysis review has considered all habitable rooms for sunlight review as considered previously for daylight.

3.5.4 **Table 1 – VSC and Sunlight for surrounding buildings** within **Appendix B** sets out the results of our analysis review with the existing and proposed APSHs values (plus winter hours) presented along with the proportion of the former value stated. The analysis results for all neighbouring habitable rooms assessed (that face within 90° of South and notwithstanding whether they are living rooms / sun important rooms), where reductions are applicable, these adhere to the BRE Guide default target criteria in reference to both APSH and winter ('Total suns per room' – existing and proposed).

3.5.5 **Summary** : Sunlight analysis to applicable neighbouring window / rooms, confirms that for where reductions are applicable, these all meet BRE Guide default target criteria thus such reductions should be considered acceptable.

3.6 SUN ON THE GROUND

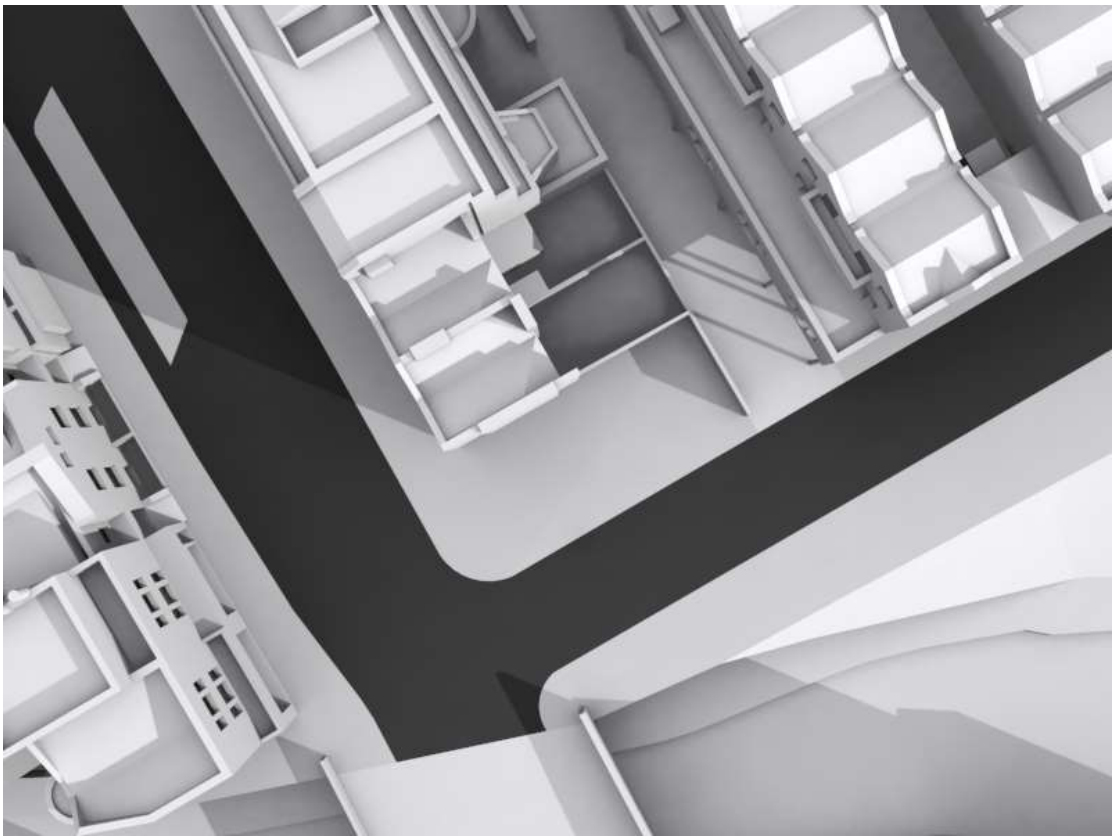
3.6.1 The BRE Guide states that for the garden (amenity space) of an existing property, it is recommended that for it to appear adequately sunlit throughout the year;

1) *at least half of a garden or amenity area should receive at least two hours of sunlight on 21st March.*
2) *If as a result of a new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21st March.*

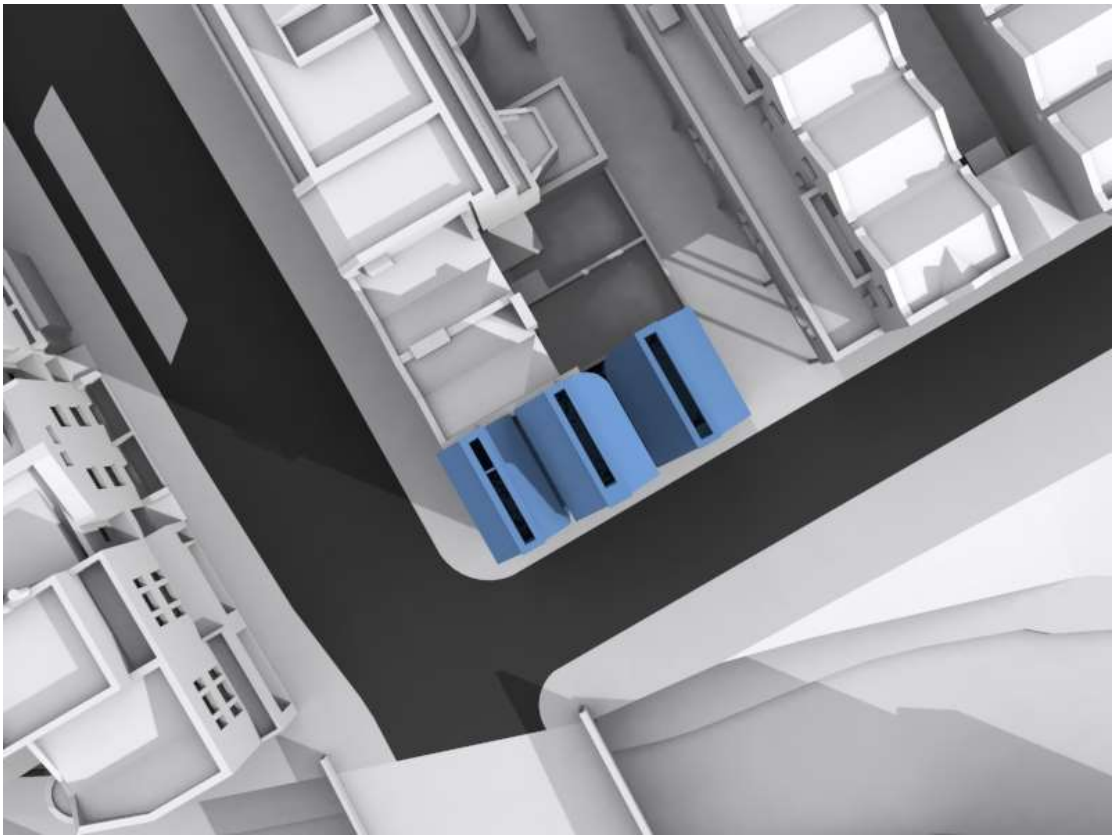
3.6.2 There appears to be no neighbouring formal rear garden / main amenity areas applicable for assessment / in close proximity to the proposed development thus a detailed review of the BRE 2-hour sunlight amenity test is not considered necessary.

3.6.3 However, we note there is a 'rear yard' area to both 154 and 156 Royal College Street; the rear yard area to 156 appears accessed from the ground floor which is in commercial use and for No 154, from a communal circulation space which also leads up to residential above. Whilst such areas are not considered amenity areas / ordinarily reviewed, it is recognised that given the context and orientation of these respective areas with both site and their host property (to the north side of the host property), that some increase in shadowing would result from the proposal to such areas. However, it is important to highlight that this principally occurs when commencing from the 'baseline' position of a currently cleared site; historical evidence confirms a former building had existed on the site pre-1940s and demolished shortly afterwards (potential due to war damage). The effect of this former building on the application site would result in a similar impact to shadowing to these rear yard areas as the current proposal. Indeed, the same effect would also be inherent from the previously consented scheme on the site in reference to planning application 2015/4396/P.

3.6.4 For visual representation, we set out in the following pages, a series of images as existing and as proposed, taken at two-hourly intervals through the day on the Equinox to show the cast of the shadows pictorially. It is important to state that whilst the sequence highlights some shadowing change, this is obviously transient shadowing and any increase in shadowing is for limited parts of the day.

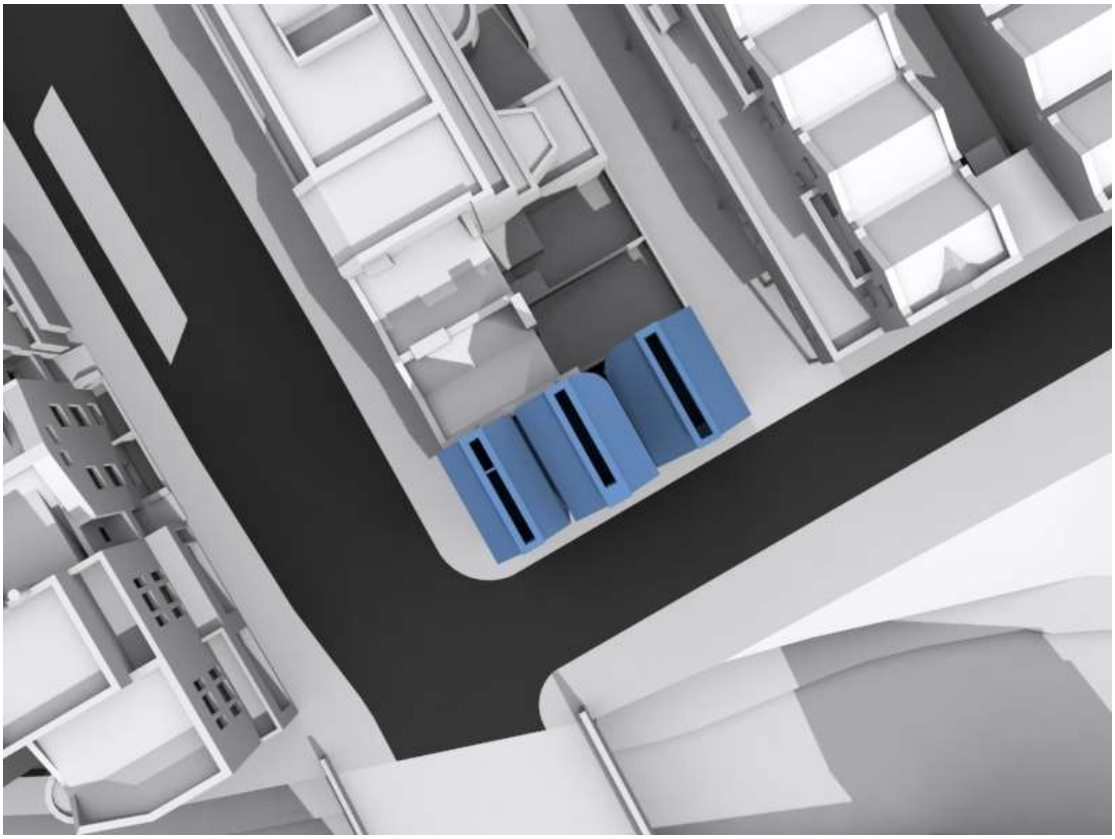


Shadow Diagram - 08.00 hours as existing on the 21st March Equinox

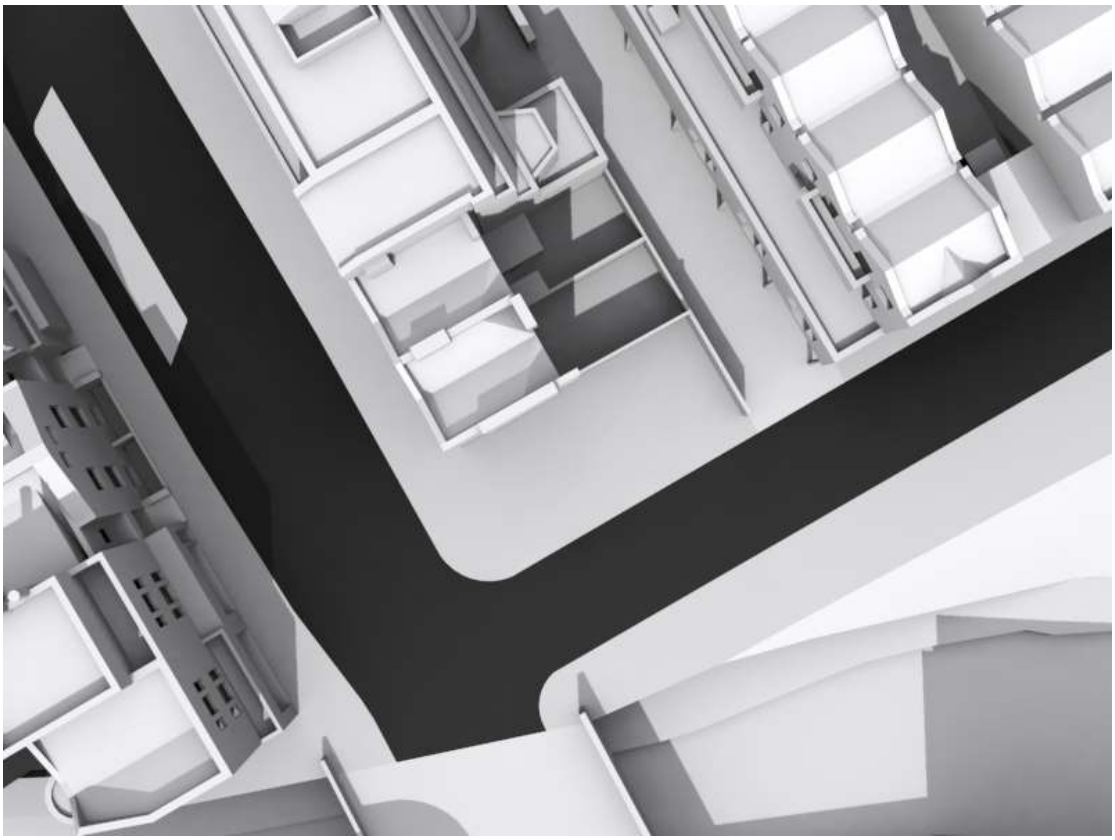


Shadow Diagram - 08.00 hours as proposed on the 21st March Equinox

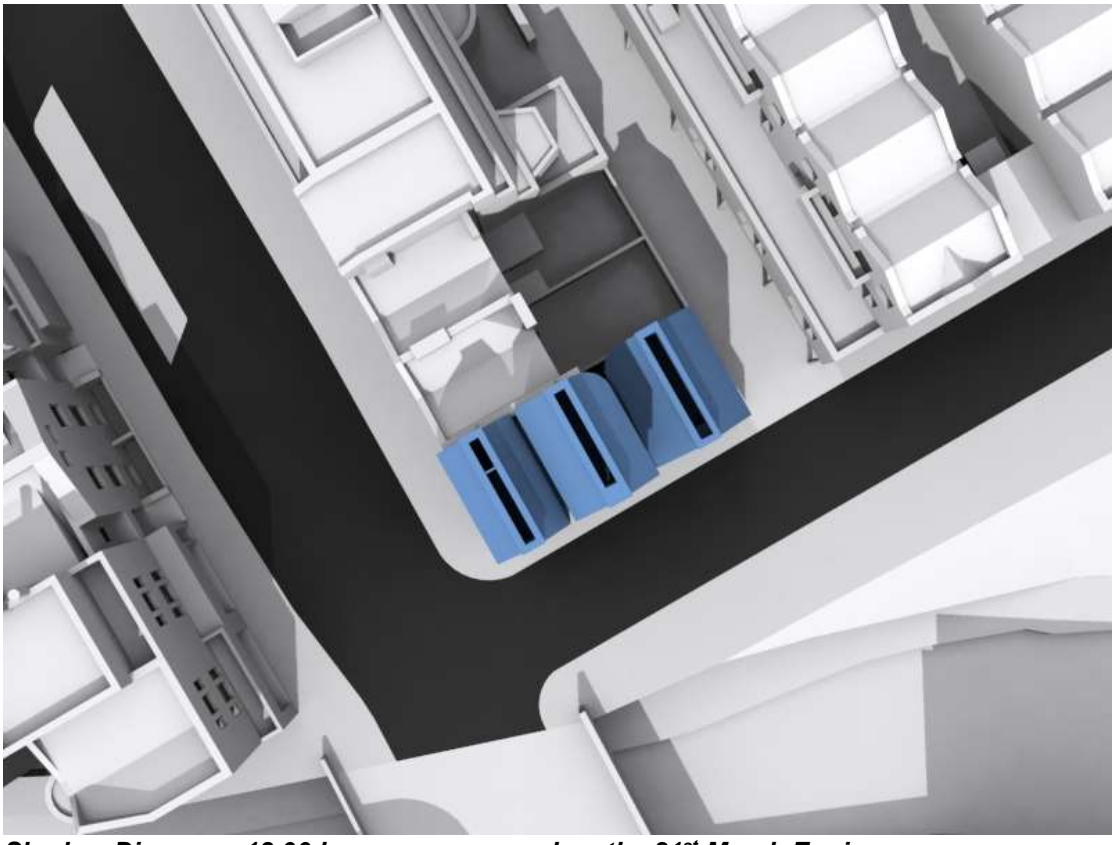
Shadow Diagram - 10.00 hours as existing on the 21st March Equinox



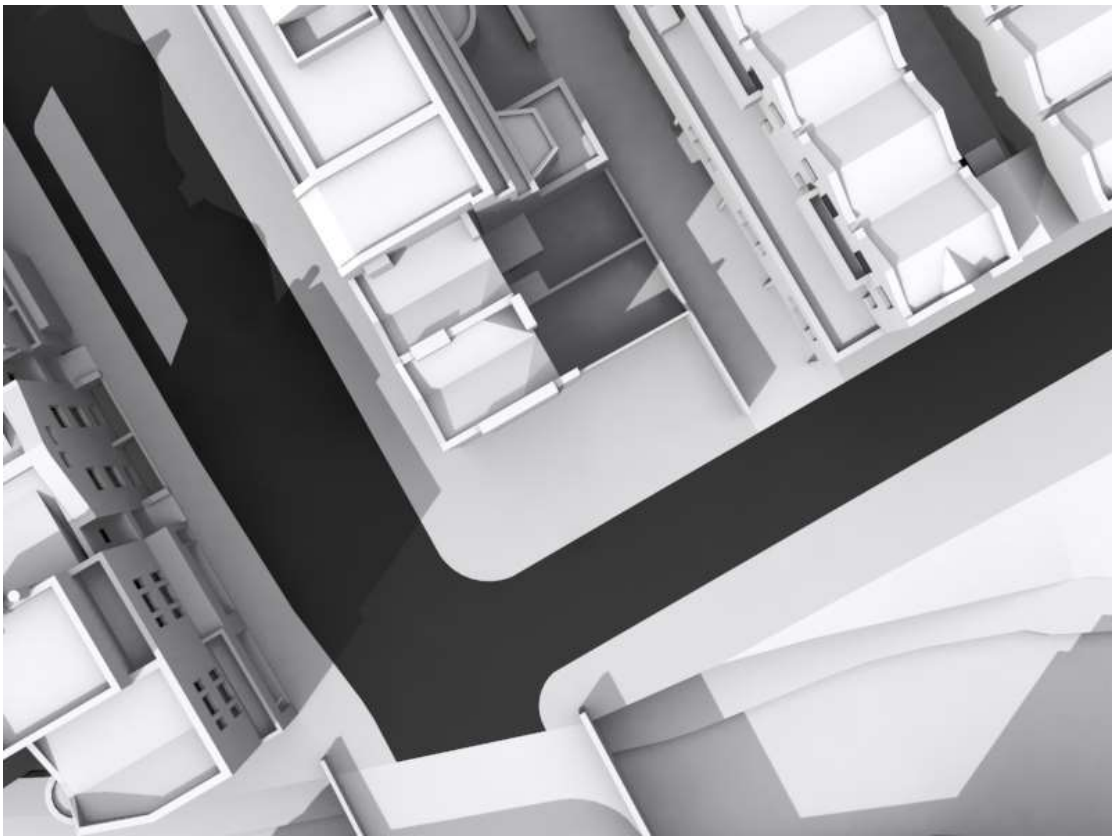
Shadow Diagram - 10.00 hours as proposed on the 21st March Equinox



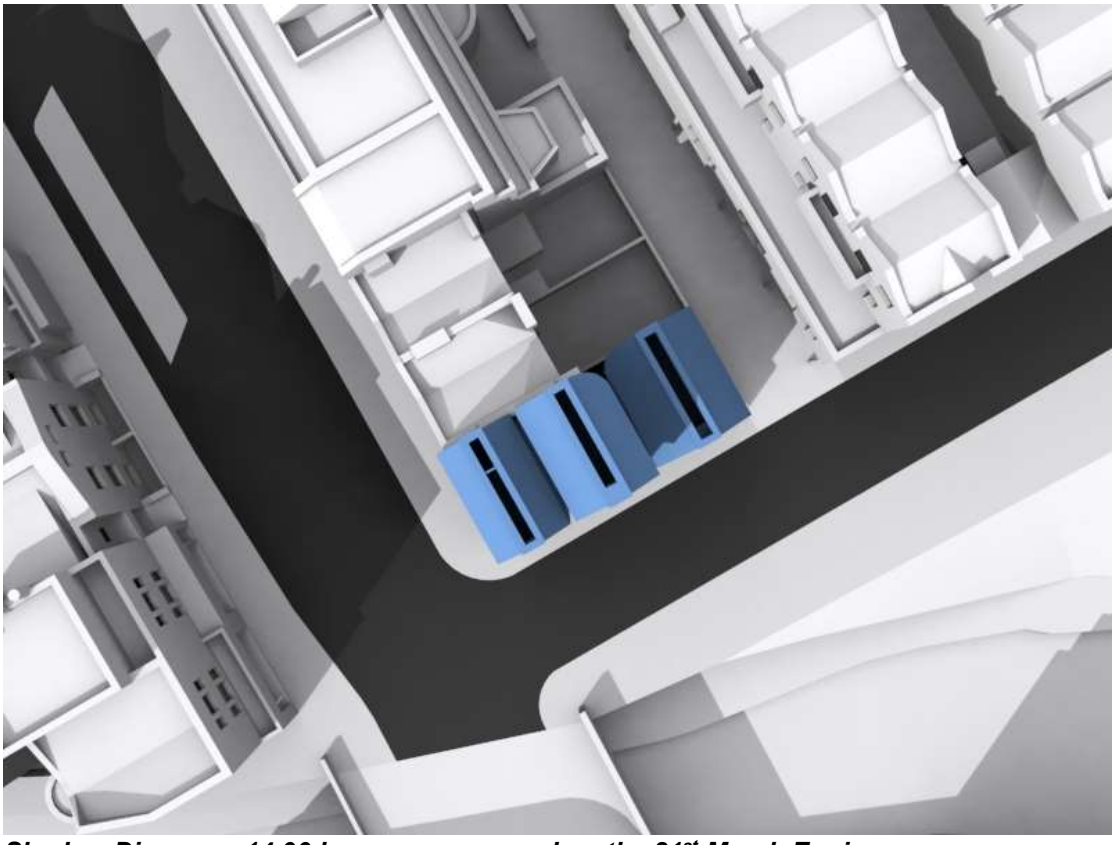
Shadow Diagram - 12.00 hours as existing on the 21st March Equinox



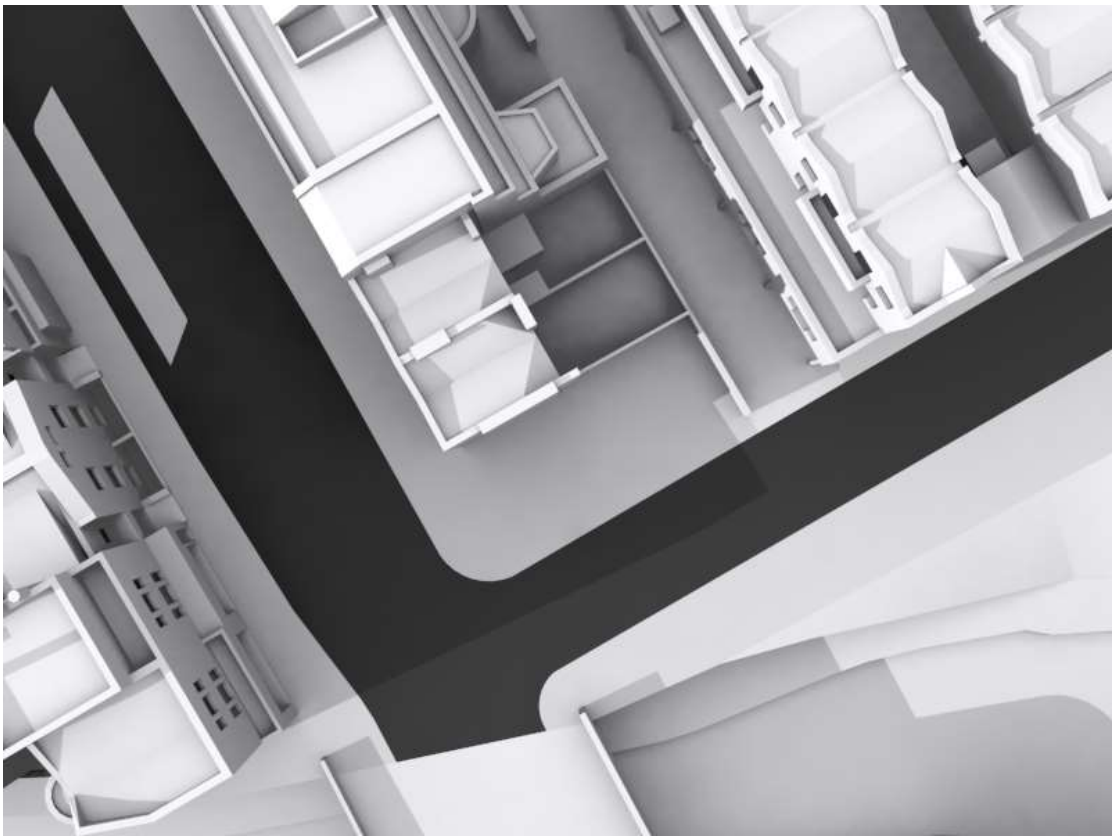
Shadow Diagram - 12.00 hours as proposed on the 21st March Equinox



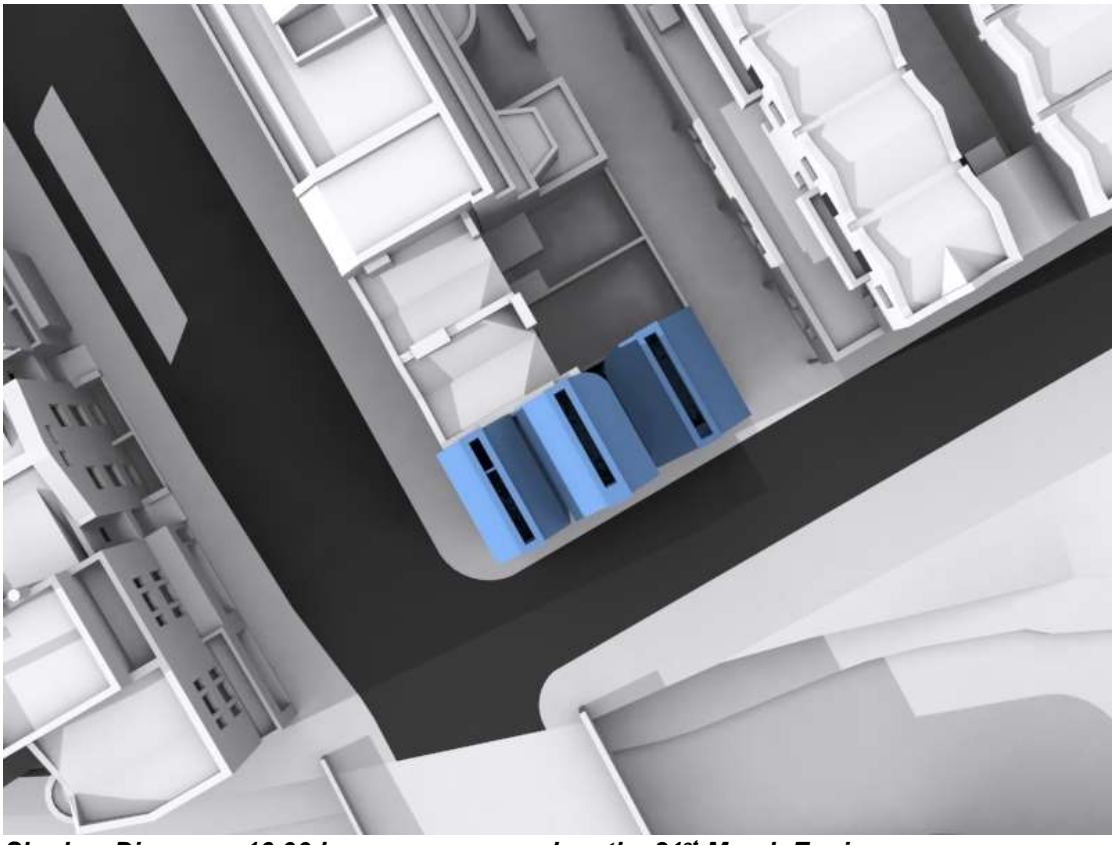
Shadow Diagram - 14.00 hours as existing on the 21st March Equinox



Shadow Diagram - 14.00 hours as proposed on the 21st March Equinox



Shadow Diagram - 16.00 hours as existing on the 21st March Equinox



Shadow Diagram - 16.00 hours as proposed on the 21st March Equinox

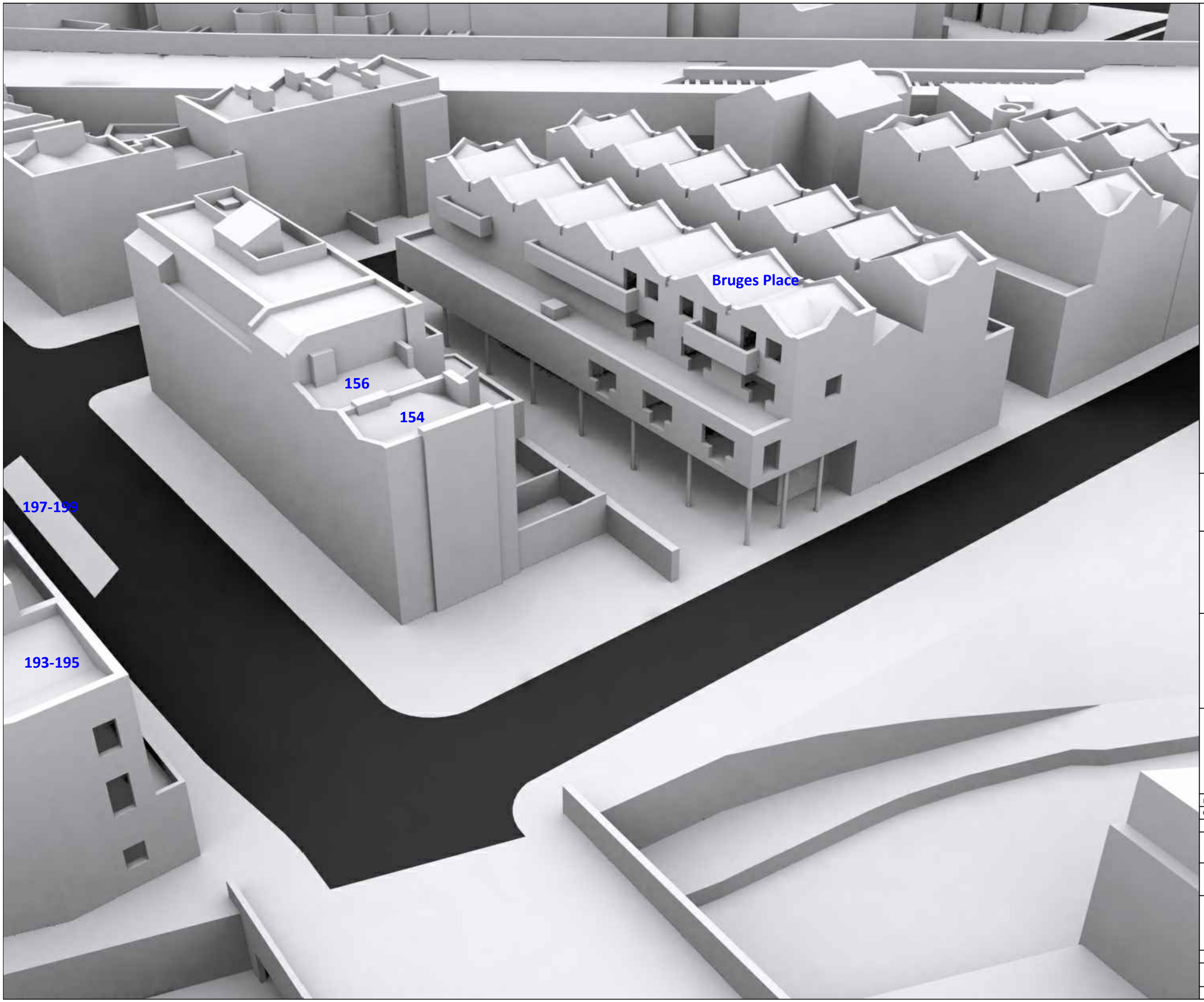
APPENDICES

A. **3D Perspective Views with Neighbouring Context** (existing and proposed), associated Window / Room Reference Plans.

B. **Neighbouring Analysis:**
Table 1 - VSC and Sunlight for surrounding buildings
Table 2 - Daylight Distribution for surrounding buildings

Appendix A

3D Perspective Views with Neighbouring Context (existing and proposed), associated Window / Room Reference Plans.



REV.	NOTES	DWN	DATE

Notes:

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DRAWN	-
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SCALE

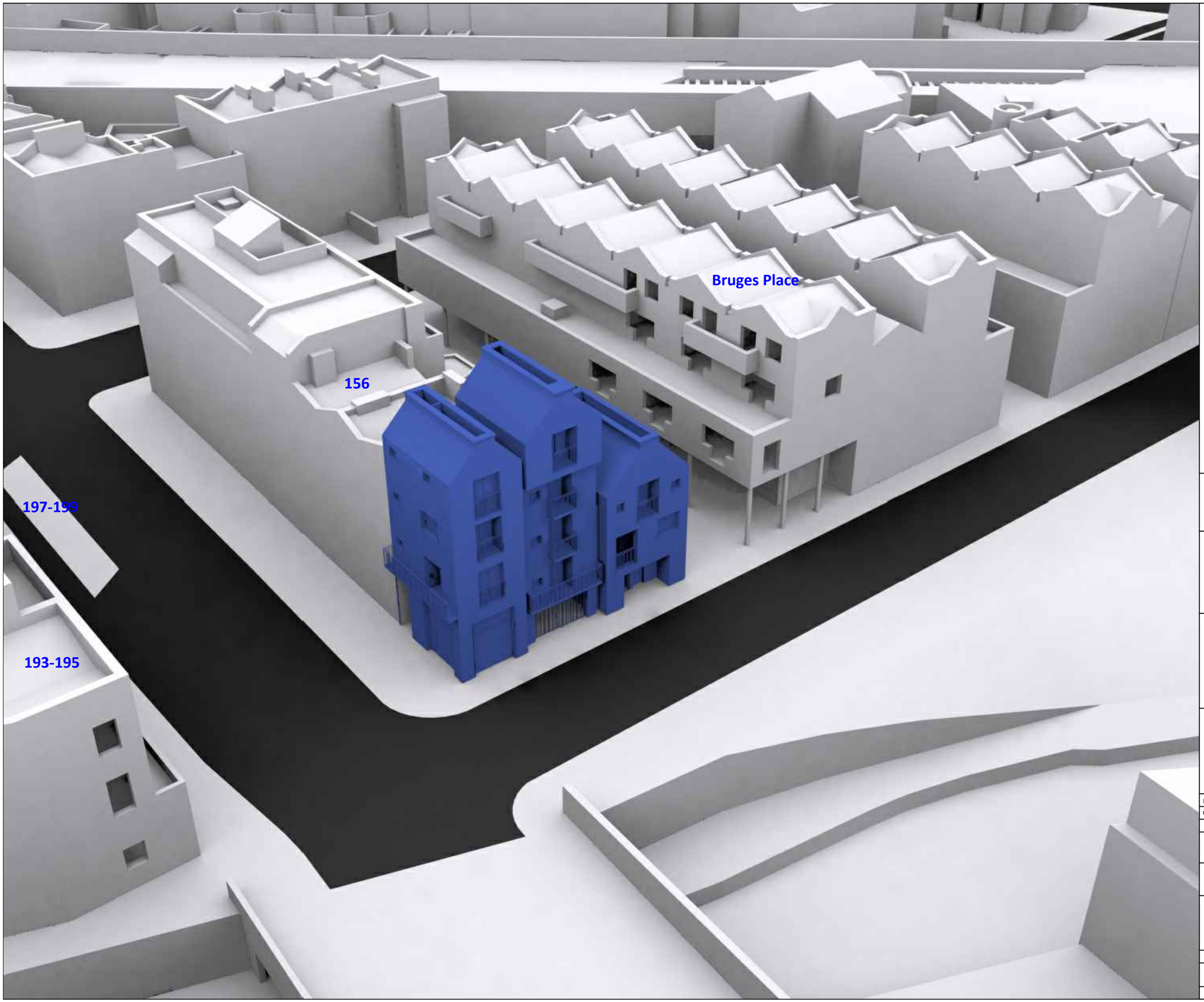
NTS (A3 Sheet)

Royal College Street

Perspective View Existing

Job No	Rev	Drawing Number
200/FL	-	101

Date : 23.12.2022



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SCALE

NTS (A3 Sheet)

Royal College Street

Perspective View Proposed

Job No	Rev	Drawing Number
200/FL	-	102

Date : 23.12.2022

REV.	NOTES	DWN	DATE

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SCALE

NTS (A3 Sheet)

Royal College Street

Neighbouring Window Reference
193 to 195 Royal College St London NW1 0SG

Job No	Rev	Drawing Number
200/FL	-	200

Date : 18.10.2022

REV.	NOTES	DWN	DATE

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SCALE

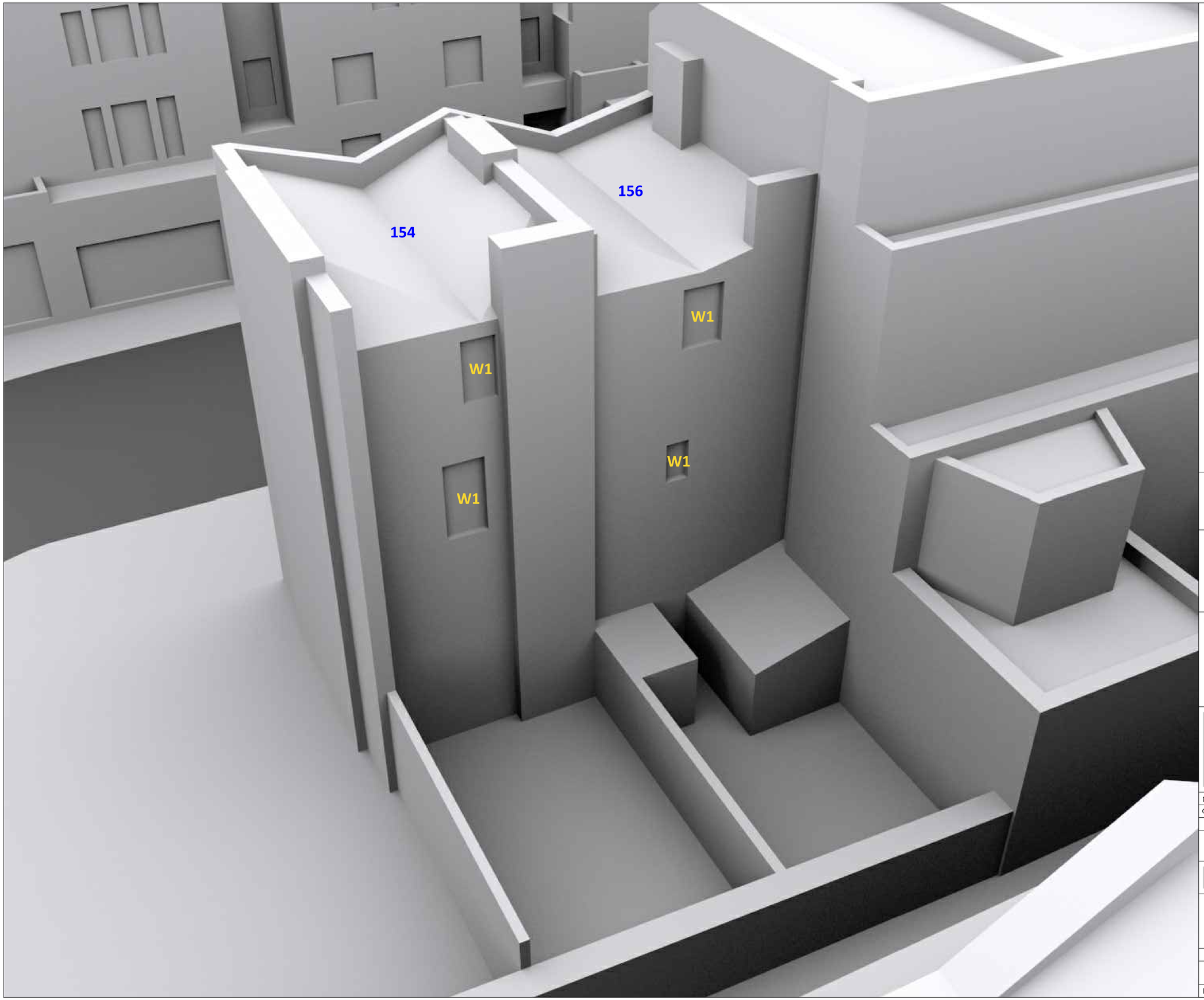
NTS (A3 Sheet)

Royal College Street

Neighbouring Window Reference
197 to 199 Royal College St London NW1 0SG

Job No	Rev	Drawing Number
200/FL	-	201

Date : 18.10.2022



REV.	NOTES	DWN	DATE

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SCALE

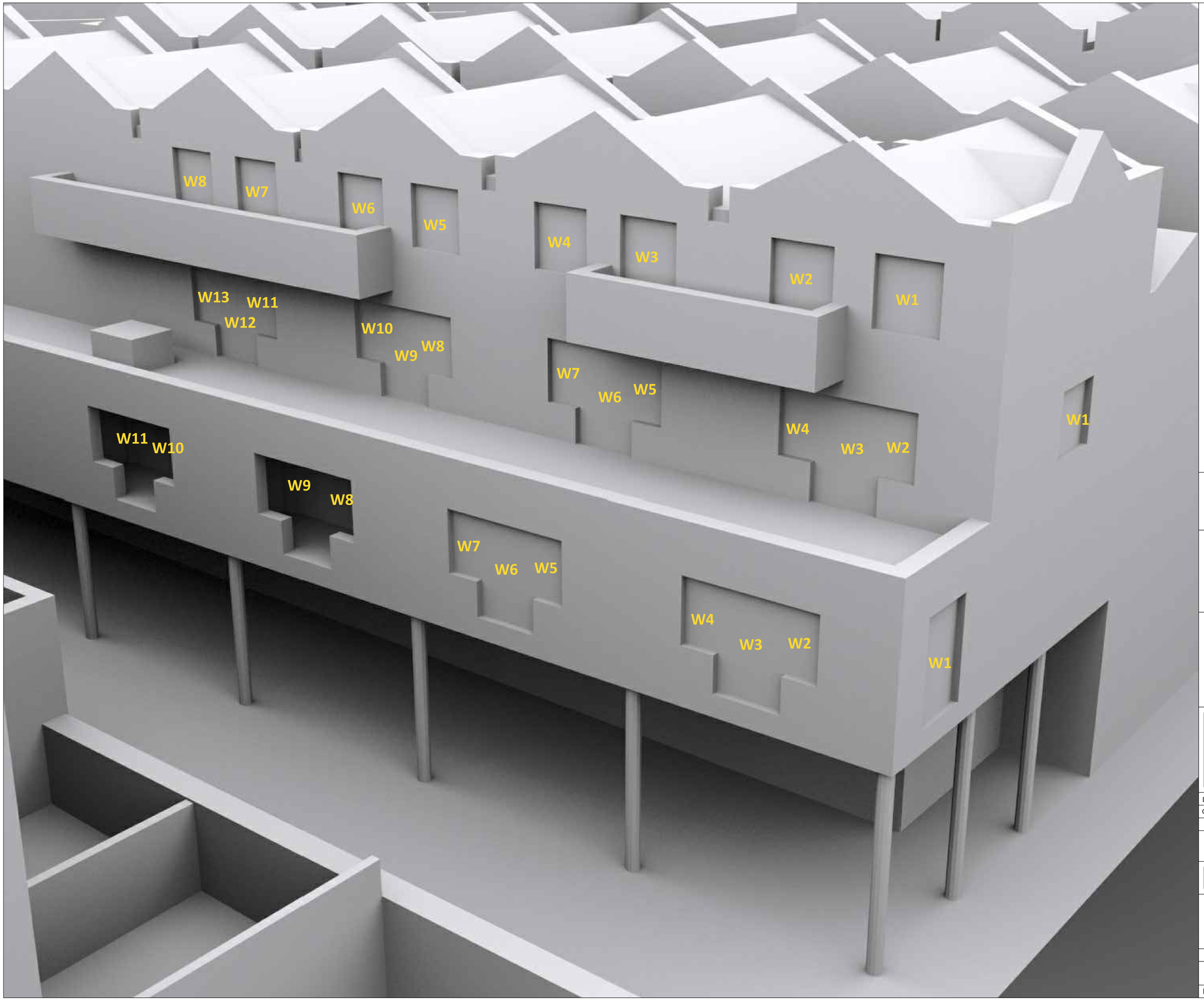
NTS (A3 Sheet)

Royal College Street

Neighbouring Window Reference
154 & 156 Royal College St London NW1 0TA

Job No	Rev	Drawing Number
200/FL	-	202

Date : 18.10.2022



REV.	NOTES	DWN	DATE

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CHECKED	-

SCALE

NTS (A3 Sheet)

Royal College Street

Neighbouring Window Reference
Bruges Place Randolph St London NW1 0TL

Job No	Rev	Drawing Number
200/FL	-	203

Date : 18.10.2022

Appendix B

Neighbouring Analysis:
Table 1 - VSC and Sunlight for surrounding buildings
Table 2 - Daylight Distribution for surrounding buildings

Table 1 - VSC and Sunlight for surrounding buildings

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Winter	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
193 to195 Royal College St London NW1 0SG															
First	R1	Kitchen	W1	Existing	34.34	1.00	YES	78	24						
				Proposed	34.34			78	24						
			W2	Existing	34.71	0.96	YES	*North	*North						
				Proposed	33.15										
										79			25		
										79	1.00	YES	25	1.00	YES
	R2	Living Room	W3	Existing	34.51	0.95	YES	*North	*North						
				Proposed	32.80										
			W4	Existing	34.31	0.95	YES	*North	*North						
				Proposed	32.44										
											*North	*North		*North	*North
	R3	Living Room	W5	Existing	33.58	0.94	YES	*North	*North						
				Proposed	31.49										
			W6	Existing	33.34	0.94	YES	*North	*North						
				Proposed	31.26										
											*North	*North		*North	*North
	R4	Kitchen	W7	Existing	33.10	0.94	YES	*North	*North						
				Proposed	31.07										
											*North	*North		*North	*North
Second	R1	Kitchen	W1	Existing	37.42	1.00	YES	82	28						
				Proposed	37.42			82	28						
			W2	Existing	37.08	0.97	YES	*North	*North						
				Proposed	35.99										
										82			28		
										82	1.00	YES	28	1.00	YES
	R2	Living Room	W3	Existing	36.98	0.97	YES	*North	*North						
				Proposed	35.81										
			W4	Existing	36.87	0.97	YES	*North	*North						
				Proposed	35.61										
											*North	*North		*North	*North
	R3	Living Room	W5	Existing	36.50	0.96	YES	*North	*North						
				Proposed	35.16										
			W6	Existing	36.38	0.96	YES	*North	*North						
				Proposed	35.06										
											*North	*North		*North	*North
	R4	Kitchen	W7	Existing	36.27	0.96	YES	*North	*North						
				Proposed	34.96										
											*North	*North		*North	*North
197 to 199 Royal College St London NW1 0SG															
Lower Ground	R1	Kitchen	W1	Existing	13.86	1.00	YES	*North	*North						
				Proposed	13.86										
											*North	*North		*North	*North
	R2	Living Room	W2	Existing	22.59	0.93	YES	*North	*North						
				Proposed	21.02										
											*North	*North		*North	*North
	R3	Living Room	W3	Existing	22.16	0.95	YES	*North	*North						
				Proposed	21.06										
											*North	*North		*North	*North
	R4	Kitchen	W4	Existing	14.88	0.96	YES	23	3						
				Proposed	14.33			21	3						
										23			3		
										21	0.91	YES	3	1.00	YES
Ground	R1	Hallway	W1	Existing	-	*n/a - non-habitable*									
				Proposed	-										
	R2	Studio	W2	Existing	28.56	0.94	YES	*North	*North						
				Proposed	26.84										
											*North	*North		*North	*North
	R3	Studio	W3	Existing	27.68	0.95	YES	*North	*North						
				Proposed	26.42										
											*North	*North		*North	*North
	R4	Hallway	W4	Existing	-	*n/a - non-habitable*									
				Proposed	-										

Table 1 - VSC and Sunlight for surrounding buildings

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Winter	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
First	R1	Bathroom	W1	Existing	-	*n/a - non-habitable*									
				Proposed	-										
	R2	Studio	W2	Existing	32.47	0.96	YES	*North	*North						
				Proposed	31.14										
	R3	Studio	W3	Existing	31.77	0.97	YES	*North	*North		*North	*North		*North	*North
				Proposed	30.77										
	R4	Bathroom	W4	Existing	-	*n/a - non-habitable*					*North	*North		*North	*North
				Proposed	-										
Second	R1	Studio	W1	Existing	35.47	0.98	YES	*North	*North						
				Proposed	34.60						*North	*North		*North	*North
	R2	Studio	W2	Existing	35.18	0.98	YES	*North	*North						
				Proposed	34.39						*North	*North		*North	*North
154 Royal College St London NW1 0TA															
First	R1	Kitchen	W1	Existing	27.42	0.81	YES	*North	*North						
				Proposed	22.16						*North	*North		*North	*North
Second	R1	Bedroom	W1	Existing	29.92	0.94	YES	*North	*North						
				Proposed	28.20						*North	*North		*North	*North
156 Royal College St London NW1 0TA															
First	R1	Kitchen	W1	Existing	23.84	0.91	YES	*North	*North						
				Proposed	21.72						*North	*North		*North	*North
Second	R1	Bedroom	W1	Existing	28.89	0.98	YES	*North	*North						
				Proposed	28.45						*North	*North		*North	*North
Bruges Place Randolph St London NW1 0TL															
First	R1	Living Room	W1	Existing	37.24	*see weighted VSC*		82	28						
				Proposed	37.22			82	28						
			W2	Existing	33.52	*see weighted VSC*		61	23						
				Proposed	27.60			52	18						
			W3	Existing	32.81	*see weighted VSC*		59	23						
				Proposed	25.98			47	17						
			W4	Existing	32.93	*see weighted VSC*		56	21						
				Proposed	26.23			49	17						
										94			29		
			Weighted V	*Existing*	*34.55*	*0.88*	*YES*			90	0.96	YES	28	0.97	YES
				Proposed	*30.37*										
	R2	Living Room	W5	Existing	31.71	0.83	YES	56	21						
				Proposed	26.17			49	15						
			W6	Existing	30.60	0.83	YES	55	21						
				Proposed	25.25			45	13						
			W7	Existing	30.62	0.85	YES	55	20						
				Proposed	25.92			49	14						
										57			21		
										51	0.89	YES	15	0.71	YES
	R3	Bedroom	W8	Existing	0.73	1.00	YES	2	0						
				Proposed	0.73			2	0						
										2			0		
										2	1.00	YES	0	1.00	YES
	R4	Living Room	W9	Existing	4.01	see witout soffit		5	4						
				Proposed	2.02			2	1						
										5			4		
			without soff	*Existing*	*24.43*	*0.90*	*YES*			2	0.40	YES	1	0.25	YES
				Proposed	*22.07*										

Table 1 - VSC and Sunlight for surrounding buildings

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Winter	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
Second	R1	Unknown	W1	Existing	38.59	1.00	YES	82	28						
				Proposed	38.58			82	28						
			W2	Existing	34.03	0.93	YES	63	23						
				Proposed	31.78			60	21						
			W3	Existing	31.34	0.92	YES	63	23						
				Proposed	28.74			60	21						
			W4	Existing	22.83	0.89	YES	46	23						
				Proposed	20.34			45	22						
										96			29		
										96	1.00	YES	29	1.00	YES
	R2	Unknown	W5	Existing	21.86	0.89	YES	34	15						
				Proposed	19.46			30	11						
			W6	Existing	29.54	0.92	YES	43	17						
				Proposed	27.06			39	13						
			W7	Existing	32.16	0.93	YES	41	14						
				Proposed	29.96			38	11						
										45			17		
										41	0.91	YES	13	0.76	YES
	R3	Unknown	W8	Existing	32.22	0.95	YES	57	19						
				Proposed	30.45			56	18						
			W9	Existing	29.30	0.94	YES	56	19						
				Proposed	27.60			55	18						
			W10	Existing	20.84	0.93	YES	45	20						
				Proposed	19.39			44	19						
										60			21		
										59	0.98	YES	20	0.95	YES
Third	R1	Unknown	W1	Existing	38.42	0.97	YES	66	24						
				Proposed	37.10			64	22						
										66			24		
										64	0.97	YES	22	0.92	YES
	R2	Unknown	W2	Existing	37.23	0.97	YES	66	24						
				Proposed	36.01			65	23						
										66			24		
										65	0.98	YES	23	0.96	YES
	R3	Unknown	W3	Existing	37.23	0.97	YES	66	24						
				Proposed	36.09			64	22						
										66			24		
										64	0.97	YES	22	0.92	YES
	R4	Unknown	W4	Existing	38.21	0.97	YES	66	24						
				Proposed	36.94			64	22						
										66			24		
										64	0.97	YES	22	0.92	YES
	R5	Unknown	W5	Existing	37.93	0.97	YES	65	23						
				Proposed	36.88			64	22						
										65			23		
										64	0.98	YES	22	0.96	YES
	R6	Unknown	W6	Existing	36.42	0.98	YES	65	23						
				Proposed	35.69			65	23						
										65			23		
										65	1.00	YES	23	1.00	YES

Table 2 - Daylight Distribution for surrounding buildings							
Floor Ref.	Room Ref	Room Use	**Room Area**	**Lit Area Existing**	**Lit Area Proposed**	**Pr/Ex**	**Meets BRE Criteria**
193 to195 Royal College St London NW1 0SG							
First	R1	Kitchen	7.02	6.98	6.98		
				99.44%	99.44%	1.00	YES
	R2	Living Room	15.26	14.58	14.57		
				95.53%	95.50%	1.00	YES
	R3	Living Room	15.10	14.63	14.62		
				96.88%	96.83%	1.00	YES
	R4	Kitchen	7.29	6.74	6.74		
				92.51%	92.51%	1.00	YES
Second	R1	Kitchen	7.02	6.98	6.98		
				99.45%	99.45%	1.00	YES
	R2	Living Room	15.26	14.58	14.58		
				95.52%	95.51%	1.00	YES
	R3	Living Room	15.10	14.64	14.63		
				96.93%	96.92%	1.00	YES
	R4	Kitchen	7.29	6.76	6.76		
				92.68%	92.68%	1.00	YES
197 to 199 Royal College St London NW1 0SG							
Lower Ground	R1	Kitchen	4.53	2.70	2.70		
				59.52%	59.52%	1.00	YES
	R2	Living Room	18.74	10.32	8.78		
				55.05%	46.83%	0.85	YES
	R3	Living Room	18.53	11.39	9.59		
				61.46%	51.74%	0.84	YES
	R4	Kitchen	4.44	2.70	2.63		
				60.77%	59.15%	0.97	YES
Ground	R1	Hallway	*n/a - non-habitable*				
	R2	Studio	14.83	14.45	14.44		
				97.40%	97.34%	1.00	YES
	R3	Studio	14.83	14.31	14.31		
				96.49%	96.48%	1.00	YES
	R4	Hallway	*n/a - non-habitable*				
First	R1	Bathroom	*n/a - non-habitable*				
	R2	Studio	13.50	13.20	13.20		
				97.80%	97.78%	1.00	YES
	R3	Studio	13.50	13.21	13.21		
				97.85%	97.84%	1.00	YES
	R4	Bathroom	*n/a - non-habitable*				
Second	R1	Studio	17.39	14.58	14.58		
				83.82%	83.82%	1.00	YES
	R2	Studio	17.39	14.75	14.46		
				84.83%	83.18%	0.98	YES
154 Royal College St London NW1 0TA							
First	R1	Kitchen	9.06	8.03	7.01		
				88.64%	77.31%	0.87	YES
Second	R1	Bedroom	5.97	5.27	5.27		
				88.24%	88.22%	1.00	YES
156 Royal College St London NW1 0TA							
First	R1	Kitchen	5.08	3.62	2.92		
				71.27%	57.52%	0.81	YES
Second	R1	Bedroom	9.06	8.63	8.63		
				95.31%	95.30%	1.00	YES
Bruges Place Randolph St London NW1 0TL							
First	R1	Living Room	18.41	14.88	14.86		
				80.85%	80.75%	1.00	YES
	R2	Living Room	24.63	22.06	14.26		
				89.54%	57.90%	0.65	Below
	R3	Bedroom	15.11	3.56	3.55		
				23.53%	23.52%	1.00	YES
	R4	Living Room	18.54	8.29	6.75		
				44.73%	36.42%	0.81	YES
Second	R1	Unknown	16.53	16.36	16.36		
				98.99%	98.99%	1.00	YES
	R2	Unknown	18.23	18.07	18.07		
				99.13%	99.13%	1.00	YES
	R3	Unknown	18.54	18.31	18.31		
				98.78%	98.78%	1.00	YES
Third	R1	Unknown	9.80	9.65	9.65		
				98.47%	98.45%	1.00	YES
	R2	Unknown	8.63	8.46	8.46		
				97.99%	97.95%	1.00	YES

Table 2 - Daylight Distribution for surrounding buildings							
Floor Ref.	Room Ref	Room Use	**Room Area**	**Lit Area Existing**	**Lit Area Proposed**	**Pr/Ex**	**Meets BRE Criteria**
	R3	Unknown	8.41	8.33	8.33		
				98.98%	98.96%	1.00	YES
	R4	Unknown	9.53	9.38	9.38		
				98.42%	98.41%	1.00	YES
	R5	Unknown	9.73	9.58	9.58		
				98.53%	98.53%	1.00	YES
	R6	Unknown	8.57	8.41	8.41		
				98.16%	98.15%	1.00	YES