2 WATERHOUSE SQUARE, HOLBORN BARS 138-142 HOLBORN, LONDON EC1N 2ST

DAYLIGHT, SUNLIGHT AND OVERSHADOWING REPORT

DIRECTOR: ANDREW CARTMELL
CLIENT: PRUDENTIAL ASSURANCE COMPANY LIMITED
DATE: 20 JULY 23
VERSION: V1
PROJECT: P3154

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Appendices

1 Executive Summary

1.1 The scope of this report is to consider the potential daylight and sunlight effects that may occur to the surrounding residential properties and external amenity spaces as a result of the refurbishment and extension of the existing building at 2 Waterhouse Square comprising the delivery of Class E (commercial) floorspace and a flexible commercial (Class E) and bar (sui generis) unit, external alterations, reconfiguration of entrances and servicing arrangements, new hard and soft landscaping, provision of cycle parking and other ancillary works.

1.2 The assessment has been undertaken with regard to the London Borough of Camden's planning policy and the advice and recommendations set out in the Building Research Establishment (BRE) report entitled 'Site layout planning for daylight and sunlight: A guide to good practice' (Referred to in this report as the "BRE guidelines").

1.3 In accordance with the BRE guidelines, detailed daylight and sunlight assessments have been carried out to the surrounding residential habitable room windows. Assessments have therefore been carried out to the surrounding residential properties on Leather Lane, Greville St, Dorrington St, Brooke St and Waterhouse Sq.

1.4 In accordance with the BRE guidelines detailed assessments have not been carried out to the surrounding commercial or non-habitable room windows as they are not considered to have a reasonable expectation of daylight or sunlight.

1.5 Overall, the results show that any daylight or sunlight reductions to the surrounding residential properties are generally within the BRE guidelines and therefore unlikely to be noticeable.

1.6 Where some reductions beyond the BRE guidelines do occur to individual neighbouring windows/rooms, it is considered that the actual reductions are either small or the levels of daylight/sunlight they will continue to receive are generally good and typical for an urban area.

1.7 The windows/rooms that will experience greater percentage reductions are located beneath the balconies. It is due to these obstructions rather than the size and scale of the proposed development; they will retain lower values and experience higher percentage reductions.

1.8 The overshadowing results to the Waterhouse Square amenity space area show a small amount of additional overshadowing will occur on the Spring Equinox (21 March (which is the suggested assessment date)). The additional overshadowing that is likely to occur is therefore considered to have a negligible effect on the use and enjoyment of this space.

1.9 In conclusion we are of the opinion that the proposed development will not have a materially adverse effect on the daylight and sunlight amenity enjoyed by the neighbouring residential use buildings and public amenity spaces. Therefore, we are of the opinion that the effects can be considered acceptable and are within what is expected from the Camden's Council's planning policy.

2 Introduction

2.1 Point 2 Surveyors Ltd has been appointed by Prudential Assurance Company Limited to undertake a daylight and sunlight study with regard to the refurbishment and extension of the existing building at 2 Waterhouse Square comprising the delivery of Class E (commercial) floorspace and a flexible commercial (Class E) and bar (sui generis) unit, external alterations, reconfiguration of entrances and servicing arrangements, new hard and soft landscaping, provision of cycle parking and other ancillary works ('The Proposed Development').

2.2 The scope of this report is to consider the potential daylight, sunlight and overshadowing effects that may occur to the existing surrounding residential properties as a result of the proposed development.

2.3 We have not sought access to any of the adjoining properties when carrying out our assessments, but we have used the London Borough of Camden's online planning portal and the land registry to try and obtain layout information of the surrounding properties. Where we were unable to find any layouts, we have made reasonable assumptions as to the internal configuration of the rooms behind the fenestration based upon the building form and architecture. This is normal practice and unless the building form dictates otherwise, we have assumed a standard 4.2m deep room for residential properties.

2.4 A Site Plan and 3D Views of the scheme, detailed results tables and Contour plots are given at Appendices 1 to 7.

Sources of Information

2.5 In the process of compiling this report, the following sources of information have been used:

Point 2 Surveyors
3D Point Cloud data
Site Photography

Z-MAPPING LTD
Context 3D CAD Model

Orms Architects
Proposed Scheme Information (received 27/01/2023 and 23/06/2023)

3 Planning Policy

3.1 The Site is located within the London Borough of Camden and the potential daylight, sunlight and overshadowing effects have therefore been considered against their adopted planning policies, as well as the national and regional policies.

National Planning Policy

National Planning Policy Framework (NPPF), July 2021[1]

3.2 There are no national planning policies directly relating to daylight, sunlight and overshadowing. However, Chapter 11 of the NPPF deals with "Making effective use of land." Under the sub-heading "Achieving appropriate densities" it states at paragraph 125(c):

> *(c) 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 the site (as long as the resulting scheme would provide acceptable living standards).*

National Planning Practice Guidance, 2016

3.3 The National Planning Practice Guidance (NPPG)[2] is an online resource for planning practitioners. In respect to daylight and sunlight, the document states at paragraph 25 (Reference ID 26-025-20140306) in respect to building form that: -

> *"Some forms pose specific design challenges, for example how taller buildings meet the ground and how they affect local wind and sunlight patterns should be carefully considered."*

3.4 In respect to building scale it states at paragraph 26 (Reference ID 26-026-20140306) that:

> *"Account should be taken of local climatic conditions, including daylight and sunlight, wind, temperature and frost pockets."*

Regional Planning Policy

The London Plan, The Spatial Development Strategy for Greater London, March 2021

3.5 Policy D6 Housing Quality and Standards states:

[1] National Planning Policy Framework (NPPF), 2021

[2] National Planning Practice Guidance, 2016

d) The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

3.6 Policy D8 Public Realm states:

j) ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place.

Local Planning Policy

The Camden Local Plan (2017)

3.7 Policy A1 Managing the impact of development states that:

"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity (..) The factors we will consider include f) sunlight, daylight and overshadowing;

Par. 6.5 states: "Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment".

Supplementary Planning Guidance/Documents

3.8 To consider the effects on the existing and proposed surrounding residential properties in relation to the above policy, we have utilised the standards and recommendations set out in the Building Research Establishment (BRE) report: P J Littlefair (2022) "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice", Building Research Establishment Report 209. (Referred to in this report as the "BRE guidelines").

4 Daylight and Sunlight Calculation Methodology

4.1 When assessing any potential likely effects on the surrounding properties, the BRE guidelines suggest that only those windows that have a 'reasonable expectation' of daylight or sunlight need to be assessed. In particular, the BRE guidelines state at paragraph 2.2.2:

> *"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."*

4.2 Commercial properties are generally not treated as having a reasonable expectation of daylight or sunlight. This is because they are usually designed to rely on electric lighting to provide sufficient light by which to work rather than natural daylight or sunlight. In addition to commercial buildings, windows to residential properties which serve non-habitable rooms, such as entrance ways, garages, bathrooms or store rooms, are also considered not to have a reasonable expectation of daylight or sunlight and are therefore not assessed.

4.3 It is also important to note that in urban locations, where townscape issues and urban design dictate the design considerations, a planning balance having regard to daylight and sunlight effects needs to be found. It is, therefore, sometimes necessary to apply the BRE guideline criteria flexibly, having regard to a site's location and/or the density of development in the surrounding area. This is supported by the BRE guidelines which state:

BRE Guidelines

> *"This guide is a comprehensive revision of the 2011 edition of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice. It is purely advisory and the numerical target values within it may be varied to meet the needs of the developments and its location".*

4.4 Where a property is considered to have a reasonable expectation of daylight or sunlight the following methodology and target criteria to assess the impacts has been initially used.

Daylighting

4.5 Where the internal arrangements are not known, the BRE guidelines set out three methods for assessing the daylight impacts on neighbouring properties. These methods are summarised as follows:

4.6 Method 1: the first method is to strike a line at an angle of 25° from the centre of the lowest existing windows. If the profile of the proposed development sits beneath the 25° angle line, then the development is unlikely to have a substantial effect on the daylight enjoyed by the existing building. This test is known as the 25° angle test. If the proposed development protrudes past the 25° angle line, then the second test (outlined below) needs to be applied.

4.7 Method 2: this method calculates the VSC at the centre point of each affected window on the outside face of the wall in question. The VSC is an external daylighting calculation that measures the amount of direct daylight to a specific window point on the outside of a property. The calculations fundamentally assess the amount of blue sky that can be seen, converting results into a percentage. A window looking into an empty field will achieve a maximum value of 40%. However, the BRE suggests that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC in the 'proposed development' scenario, then the third test is used.

4.8 Method 3: this method involves calculating the VSC at the window in the existing situation, i.e. before redevelopment. If the reduction of VSC is less than 0.8 times its former value, then the occupants of the adjoining building are likely to notice the reduction in daylight.

4.9 The first method set out above (the 25° angle test) is only normally applicable where the proposed development is a single obstruction of the same height opposite the affected window. This method does not therefore properly reflect the differing heights of the Development and has not been used.

4.10 In conjunction with the VSC tests (methods 2 and 3 above), and where the internal arrangements are known, the BRE guidelines suggest that the distribution of daylight is assessed using the No Sky Line (NSL) test. This test separates those areas of the working plane that can receive direct skylight and those that cannot.

4.11 To assess the effect of any reduction, the BRE guidelines suggest:

> *"If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit."*

4.12 The BRE guidelines suggest that a room should enjoy good levels of daylight distribution if 80% of the working plane is in front of the No-Sky Line. However, for urban areas, and in our experience, this is often not achieved. It is our view that for urban or built-up areas that a target of 50% is more appropriate.

4.13 In addition to the above, it is important to note that as set out within the BRE guidelines:

> *Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight [NSL]. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. […] this would show that the presence of the balcony rather than the size of the new obstruction, was the main factor in the relative loss of light.*

Sunlighting

4.14 The amount of direct sunlight a window can enjoy is dependent on its orientation and the extent of any external obstructions. For example, a window that faces directly north, no matter what external obstructions are present, will not be able to receive good levels of sunlight throughout the year. However, a window that faces directly south with no obstructions will enjoy very high levels of sunlight throughout the year. As the potential to receive sunlight is dependent on a window's orientation, the BRE guidelines state:

> *"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun."*

4.15 To consider any sunlight effect to the surrounding properties the BRE guidelines suggest calculating the Annual Probable Sunlight Hours (APSH) at the centre of each window on the outside face of the window wall. The BRE guidelines suggest that:

> *"If a room can receive more than one quarter of annual probable sunlight hours (see section 3.1), including at least 5% of APSH in the winter months between 21st September and 21st March, then the room should still receive enough sunlight."*

4.16 If the above criteria are not met, the BRE guidelines suggest calculating the APSH at the window in the existing situation, i.e. before redevelopment. If the reduction of APSH between the existing and proposed situations is less than 0.8 times its former value for either the total APSH or in the winter months; and greater than 4% for the total APSH, then the occupants of the adjoining building are likely to notice the reduction in sunlight.

4.17 If the reduction of APSH between the existing and proposed situations is greater that the criteria above, we have looked at whether the Living/Dining/Kitchen areas alone, achieve a desirable level of direct sunlight.

Overshadowing

4.18 The methodology for the assessment of overshadowing is set out in the 2022 BRE Guidance and is summarised below. The 2022 BRE Guidelines acknowledges that:

> *"Good Site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambience of a development."*

4.19 The BRE guidelines suggest that the availability of sunlight should be checked for all open spaces where it 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.

4.20 The 2022 BRE Guidelines suggests that the Spring Equinox (21st March) is a good date for assessment as the sun is at its midpoint in the sky. Using specialist software, the path of the sun is tracked which maps obstructions and compares them to the known sun paths to determine where the sun would reach the ground and where it would not.

4.21 The BRE suggests that for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving two hours of sunlight on the 21st of March.

4.22 The 2022 BRE Guidelines then go on to suggest that if, as a result of new development, an existing garden or amenity area (external receptor) does not meet the guidance, or the area which can receive some sun on the 21st of March is less than 0.8 times its former value then the loss of sunlight is likely to be noticeable.

5 Target Values of Daylight & Sunlight for the Site's Location

5.1 In urban locations where the proposed site is either currently undeveloped or contains relatively low-rise structures, reductions of daylight and sunlight beyond the BRE guidelines as a result of redevelopments such as this are considered likely. This is because the existing levels of daylight and sunlight can be unusually high for an urban location such as this and applying the BRE guidelines 20% reduction rule can still result in a retained light level above what is considered a good level of daylight or sunlight for an urban or even suburban area.

5.2 The above view is recognised by the BRE guidelines which suggests that it may not be appropriate to apply the general guidance to all development locations but set alternative target values based on the locality of the proposed site. Therefore, where the likely reductions are beyond the general BRE guidelines criteria, this report has considered whether the likely retained levels of daylight and sunlight are commensurate with the urban context of the Proposed Development and the proposed density of the scheme.

5.3 In our experience of advising on daylight and sunlight matters, and based on research, we consider that in an urban context, a VSC of 15% can be considered an acceptable level of daylight.

5.4 With regards to daylight distribution, we find that it is very difficult to retain direct daylight to at least 80% of the working plane in urban locations without having to compromise on other factors, such as, ensuring the development potential of the site is fully utilised. In addition, it is often found that this level is not achieved in the existing condition. For urban locations, we are generally of the view that if more than 50% of the working plane can continue to receive some direct daylight, then the room can be considered to retain an adequate level of daylight distribution.

5.5 In terms of sunlight, we would generally consider that a total APSH above 17% is good for an urban environment. Winter sunlight is often much more difficult to achieve in urban areas and we would therefore generally consider that anything above 3% good for an urban context.

5.6 This assessment uses the above alternative target values where the general BRE guidelines guidance is not initially met.

6 The Scope of Assessment

6.1 The following image (Figure 1) shows the Existing Site (in dark blue) and the surrounding properties in white.

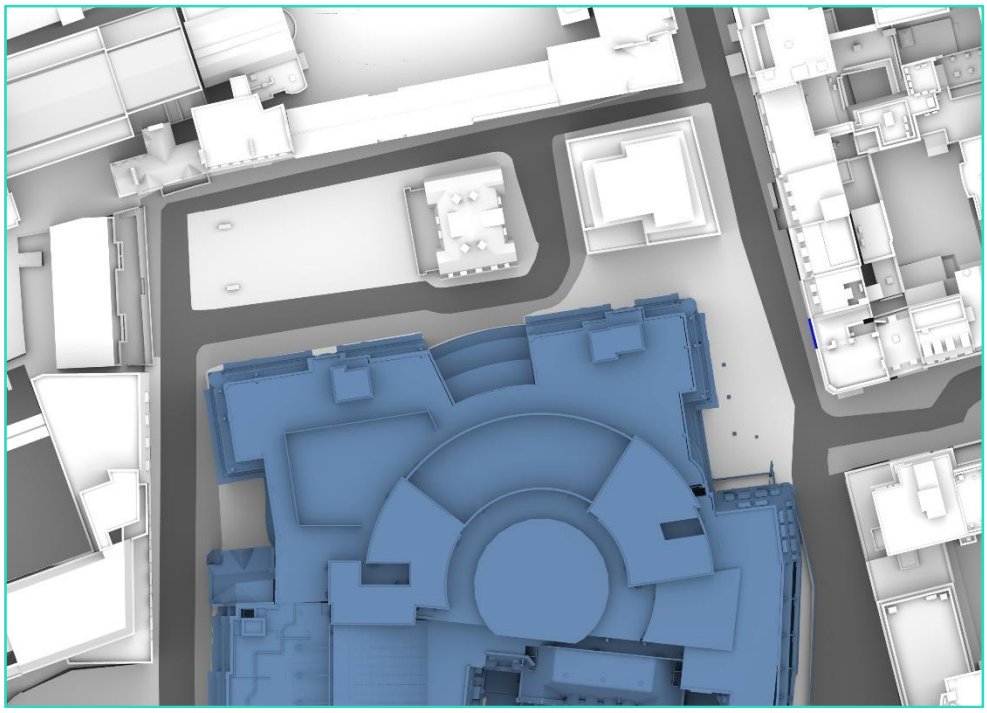


Figure 1 - The Existing Site and the Surrounding Properties Considered for Assessment

6.2 Figure 2 shows the proposed development (in aqua and pink) and the surrounding properties we have assessed (in orange).

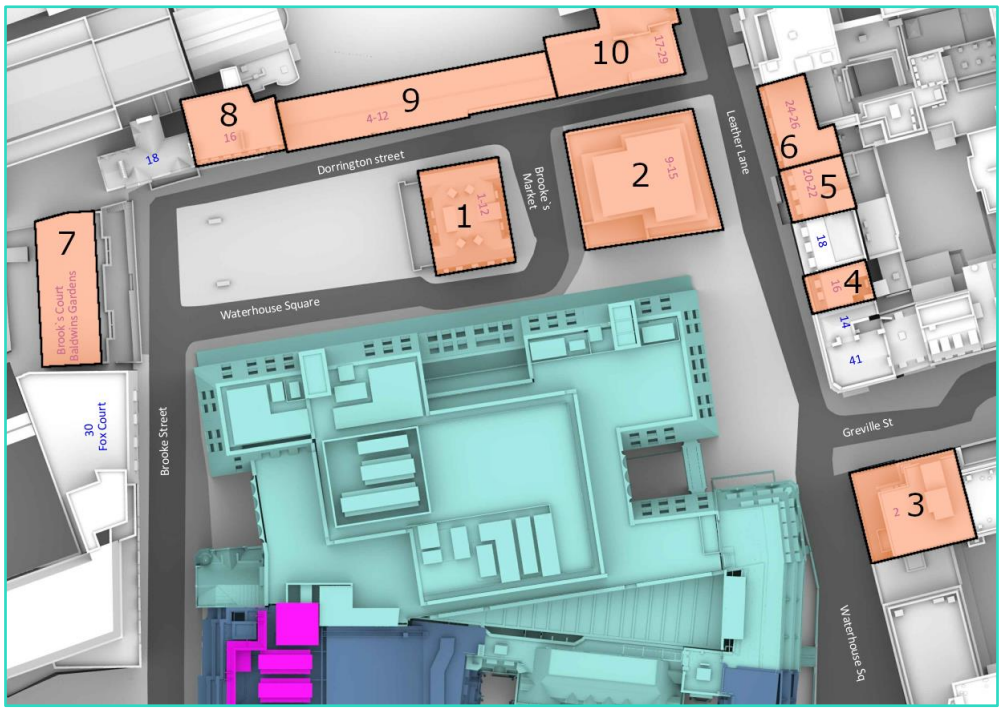


Figure 2 - The Sites and the Surrounding Properties Considered for Assessments

6.3 To understand the likely effects on the properties highlighted orange at Figure 2, Vertical Sky Component (VSC), No-Sky Line (NSL) and Annual Probable Sunlight Hours (APSH) assessments have been undertaken. The addresses and labels of the properties assessed are as follows (also see Figure 2):

Table 1: List of the Surrounding Properties Assessed

	Building Name
1	1-12 Cranley Buildings Brooks Market
2	9-15 Leather Lane
3	2 Greville Street
4	16 Leather Lane
5	20-22 Leather Lane
6	24-26 Leather Lane
7	Baldwins Gardens, Brookes Court
8	Evelyn's Buildings, Brookes Market
9	Langdale House, 4-12 Dorrington Street
10	17-29 Leather Lane

7 Assessment Results

7.1 The assessment results show that the following properties will experience VSC, NSL and APSH alterations that are well within the BRE guidelines criteria.

Table 2: List of the Surrounding Properties that experience a negligible effect.

	Building Name
2	9-15 Leather Lane, Baldwins Gardens, Brookes Court
3	2 Greville Street
4	16 Leather Lane
5	20-22 Leather Lane
6	24-26 Leather Lane
9	Langdale House, 4-12 Dorrington Street
10	17-29 Leather Lane

7.2 Given the results for the above listed properties are well within the BRE guidelines, it can be concluded that the overall effect of the Proposed Development on them is negligible and further discussion around the results are not necessary.

7.3 The remaining 3 properties listed below will experience some effects that are beyond the BRE guidelines recommendations and are therefore discussed in more detail below:

Table 3: List of the Surrounding Properties that experience effects beyond the BRE guidelines

	Building Name
1	1-12 Cranley Buildings Brooks Market
7	Baldwins Gardens, Brookes Court
8	Evelyn's Buildings, Brookes Market

1-12 Cranley Buildings Brooks Market

Figure 3 - 1-12 Cranley Buildings Brooks Market

Daylight

7.4 This residential property contains a number of flats. It is located to the north to the proposed development.

7.5 We have been able to obtain some room layouts from Camden Council's Planning Portal / the Land Registry for this property. We have assessed 15 windows serving 12 rooms.

7.6 Our assessments show that of the 15 windows assessed, all windows will experience VSC alterations that are in line with the BRE guidelines criteria.

7.7 When looking at the NSL results 8 rooms will experience NSL alterations that meet the BRE recommended criteria. The remaining 4 rooms will experience slightly greater percentage reductions of between 21.7% to 27.4%. This level of reduction, whilst beyond the BRE guidelines, and when considering the VSC results are within the suggested guidance, is considered to be minor adverse and not significant. It is also understood that some of the rooms serve bedrooms, which the BRE guidelines advise are less important/significant.

7.8 Overall, given all windows meet the BRE guidelines VSC test criteria and only 4 rooms experience NSL alterations that are slightly beyond the test criteria the effect on the building is not considered material or significant.

Sunlight

7.9 Our results show that 9 of 12 rooms assessed will experience small sunlight reductions that are within the BRE guidelines.

7.10 The remaining 3 rooms will experience reductions slightly beyond the suggested guidance with a maximum percentage reduction of 30%. The significance of these effects is therefore be considered minor adverse which is not significant.

7.11 When looking at the actual reductions, two rooms will experience a 6% APSH reduction and the third room will experience a 5% APSH reduction. Given the BRE guidelines suggest that a 4% APSH reduction is unlikely to be noticeable, these effects, whilst beyond the BRE guidelines, are not considered significant. In addition, each room will retain a APSH of 14%-16% which is slightly below our alternative target criteria for an urban area of 17%.

7.12 In conclusion, whilst 3 rooms will experience effects beyond the BRE guidelines recommendations, it is considered that the effect on the building will be small and adequate/good levels of sunlight will be retained with the Proposed Development in place.

Baldwins Gardens, Brookes Court

Room R5/122 that does not meet the BRE criteria in terms of VSC

Figure 4 - Baldwins Gardens, Brookes Court

Daylight

7.13 This block of flats is located to the north west corner to the proposed development.

7.14 We have not been able to obtain room layouts of this property. We have assessed 48 windows serving 32 rooms.

7.15 Our assessments show that of the 48 windows assessed, all but 1 window will experience VSC alterations that are in line with the BRE guidelines criteria.

7.16 The 1 window that does not meet the BRE guidelines is located on the first floor and is a secondary window serving the room labelled R5/122. The reason why this window does not meet the BRE guidelines criteria it is its location which is set back and obstructed by a balcony above. As the window is located under a balcony the existing VSC level is very low at 0.18% which reduces to 0.11% with the Proposed Development in place. Whilst this equates to a percentage reduction of 38.89% the actual reduction of 0.07% VSC is very small and will be unnoticeable. In addition, the primary window serving this room meets the BRE guidelines with a percentage reduction of only 4.86%.

7.17 In terms of NSL alterations, all rooms will experience reduction that are in line with the BRE guidelines.

7.18 Overall, the results show that the effect on this property will be negligible.

Sunlight

7.19 The APSH results show that any reductions are small and within the BRE guidelines recommendations, or the retained levels of sunlight are above those recommended. The effect of the Proposed Development is therefore considered negligible.

Evelyn's Buildings, Brookes Market

Figure 5 - Evelyn's Buildings, Brookes Market

Daylight

7.20 This block of flats is located to the north to the proposed development.

7.21 We have been able to obtain room layouts from Camden Council's Planning Portal. We have assessed 33 windows serving 26 rooms.

7.22 Our assessments show that of the 33 windows assessed, all windows will experience VSC alterations that are in line with the BRE guidelines criteria. Therefore, these effects are considered to be negligible.

7.23 In terms of NSL alterations, of the 26 rooms, 19 rooms will experience reductions which meet the BRE guidelines criteria. The effect on these rooms is therefore negligible.

7.24 The remaining 7 rooms will experience percentage reductions beyond the BRE guidelines with a maximum of 28.8%. However, the retain NSL values are well within our alternative target criteria with circa 71% to 79% of each room area continuing to receive some direct daylight. The effect on these rooms is therefore not considered material.

7.25 Overall effects to the building are not considered significant with the majority of windows/rooms meeting the BRE guidelines recommendations. Where the reductions of daylight are beyond the BRE guidelines the retained levels are considered adequate or good given the urban area. We, therefore, consider that the effects are not materially adverse.

Sunlight

7.26 The APSH results show that any reductions are small and within the BRE guidelines recommendations, or the retained levels of sunlight are above those recommended. The effect is therefore considered negligible.

Overshadowing

7.27 2-hour Sun on Ground assessments have been undertaken on the 21st of March and the 21st of June to the Waterhouse Square amenity space and the two small private gardens connected to 1-12 Cranley Buildings.

7.28 The results on 21 March show no alterations to the gardens of 1-12 Cranley Buildings. The effect on these spaces can therefore be considered to be negligible. In addition, the assessment undertaken on 21 June show that nearly all of each space can continue to enjoy at least 2 hours of sunlight.

7.29 The Waterhouse Square amenity space receives 2 hours of direct sunlight to only 12% of its area on 21 March in the existing condition which reduces to 6% in the proposed condition. Whilst this equates to a percentage rection of 50% which is technically beyond the BRE guidelines, the actual reduction of 6% is considered to be small.

7.30 To substantiate our view that the reduction is small, we have undertaken Time in Sun assessments which are given at Appendix 7. These assessments show how much sunlight each area will get on 21 March in both the existing and proposed conditions. By comparing the existing and proposed images we can see that typically the proposed development will cause between 30 to 45 minutes of additional overshadowing on 21 March to the northern edge of this space. This level of additional overshadowing is not considered significant. In addition, in the summer months, the assessments undertaken on 21 June shows that 100% of the space will enjoy at least 2 hours of sunlight

7.31 Overall, whilst the results for the Waterhouse Square amenity space are technically beyond the BRE guidelines, the actual overshadowing effect on this space is considered small and therefore not material.

8 Conclusion

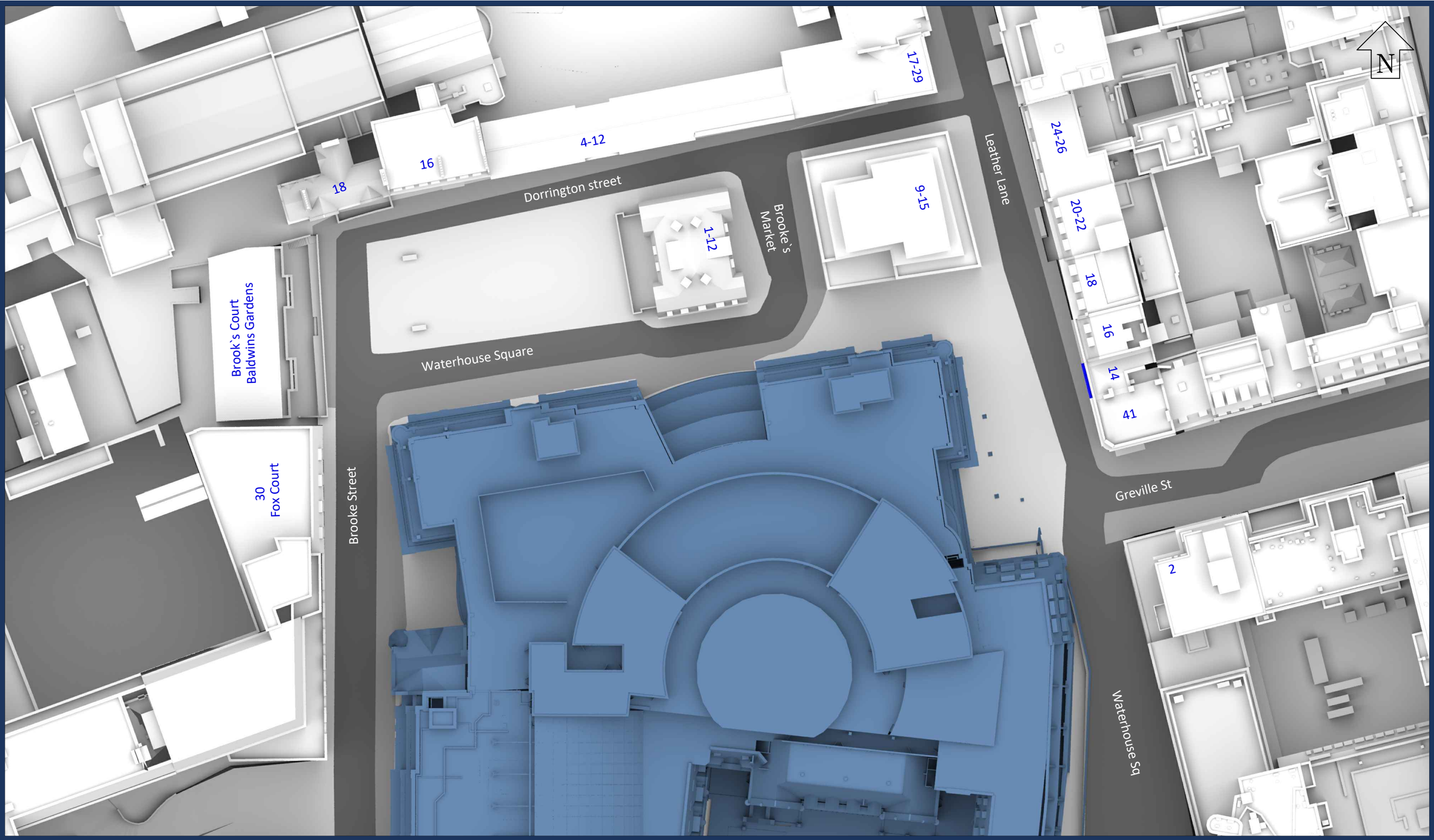
8.1 Overall, the results show that any daylight or sunlight reductions to the surrounding residential properties are generally within the BRE guidelines and therefore likely to be unnoticeable to the occupants.

8.2 Where reductions in daylight and sunlight beyond the BRE guidelines do occur, the effects can be considered acceptable as the actual reductions are small or the retained values are in line with or above what we would consider an adequate or good level of daylight for an urban area.

8.3 The 2-hour Sun on Ground assessment and additional Time in Sun studies show that the surrounding amenity spaces are unlikely to experience any notable effect.

8.4 Overall, the effects in terms of daylight and sunlight are not considered to be material and generally within the BRE guidelines criteria. Therefore, they are considered to be acceptable for an urban area and consistent with relevant policies such as what is expected from the London Borough of Camden's planning policy.

Appendix 1: Site Plan & 3D Drawings



Sources: Poin2
Survey info (received (17-04-2023)
Waterhouse Square - ReCAP

Z-mapping Ltd
Indicative Site Model

Local Planning Authority
Various Surrounding Building Information

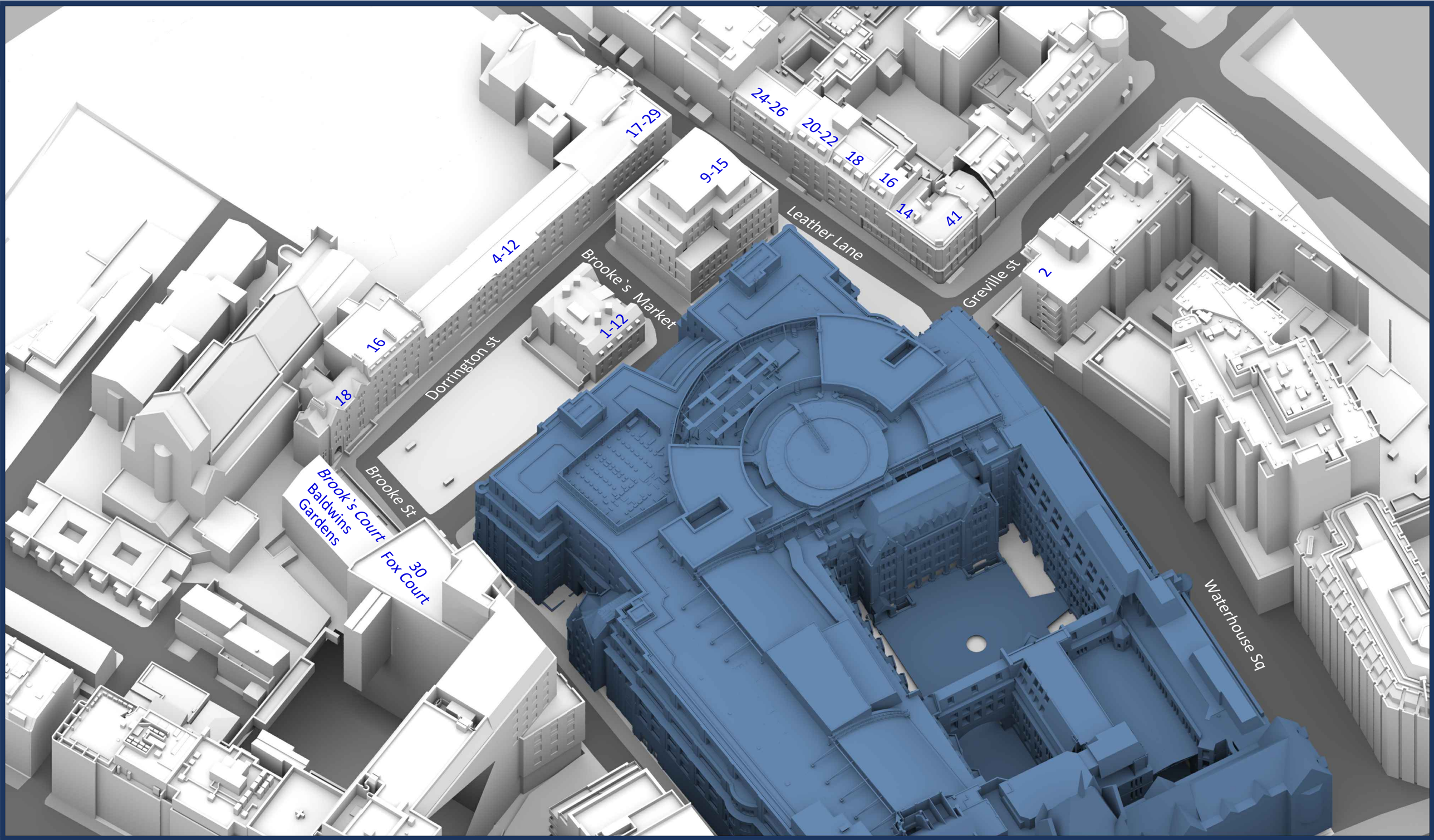
Orms Designers & Architects Ltd
3D Model Received 23-06-2023 (North)
WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Models.dwg
3D Model Received 27-01-2023 (South)
No3 Waterhouse Square Model.dwg

Key: Existing Buildings
Proposed Scheme

Project: Waterhouse Square

Title: Plan View
Existing South received 14/04/23
Existing North received 06/04/23

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
		MB	1:500 @A3	Jun 2023	P3154/13	9



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Proposed Scheme

All Heights in mm AOD

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Title: 3D View
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Existing North received 06/04/23

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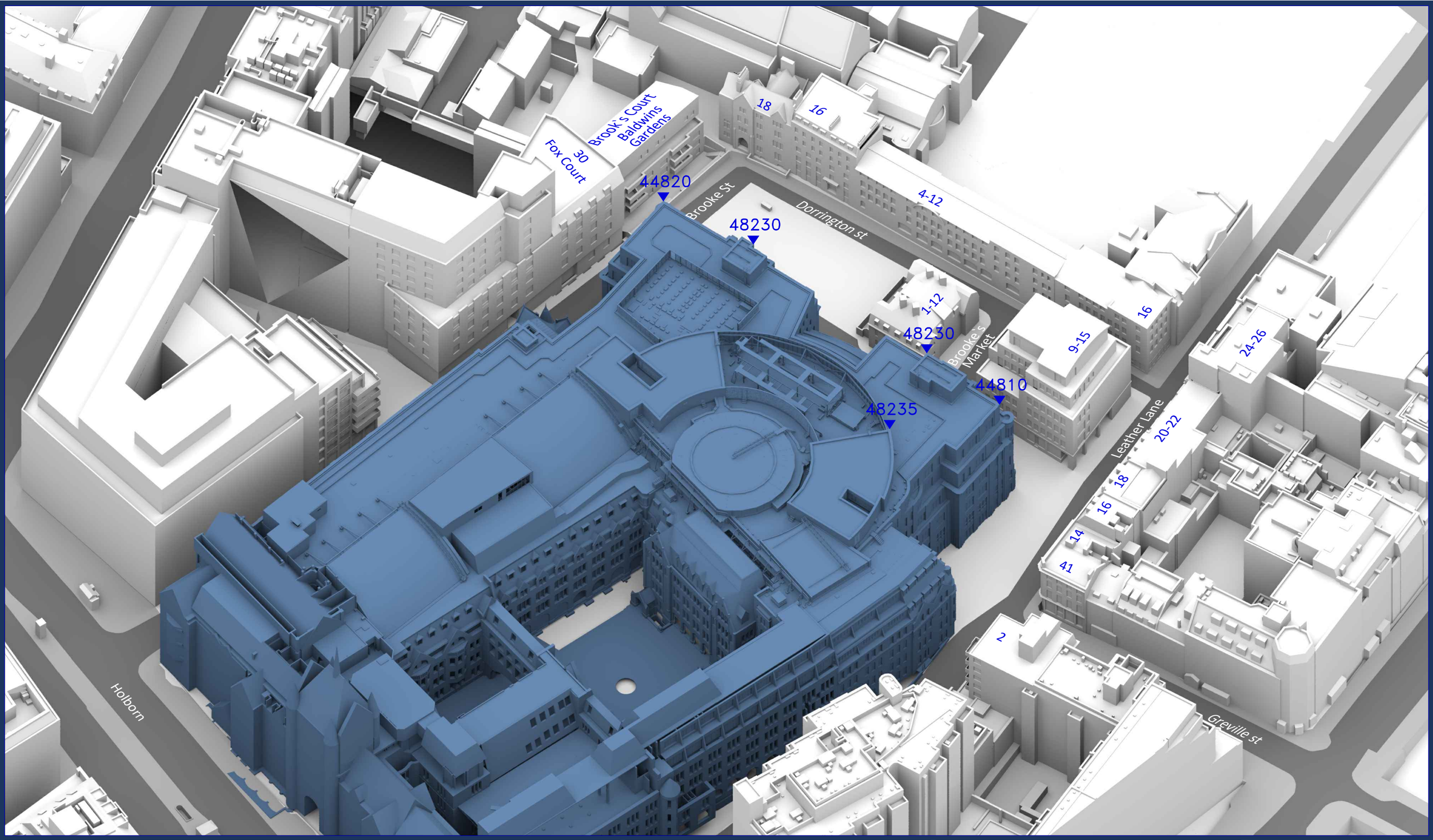

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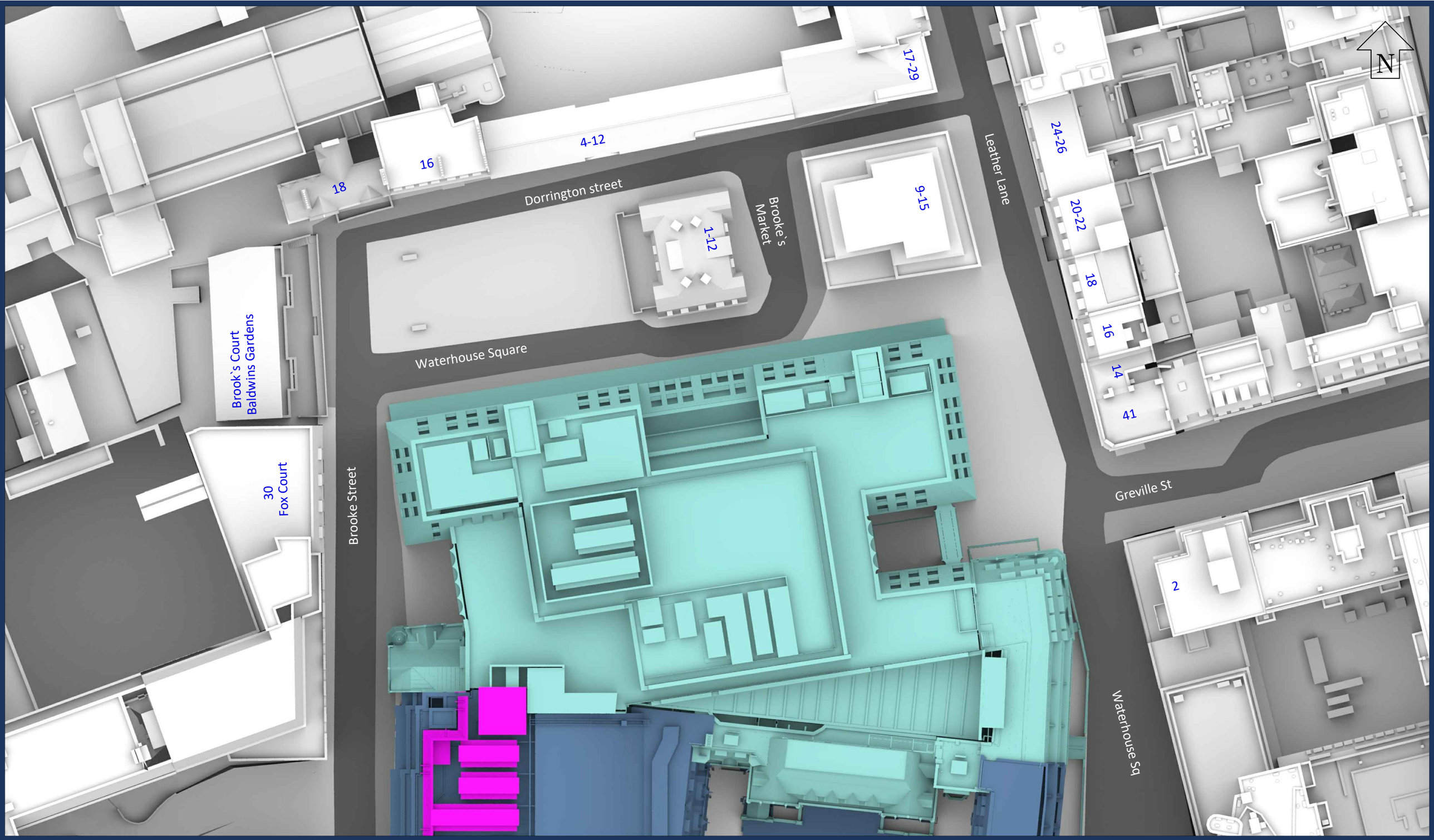
Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
		MB	NTS @A3	Jun 2023	P3154/15	9



Sources: Poin2
Survey info (received (17-04-2023)
Waterhouse Square - ReCAP

Z-mapping Ltd
Indicative Site Model

Local Planning Authority
Various Surrounding Building Information

Orms Designers & Architects Ltd
3D Model Received 23-06-2023 (North)
WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Models.dwg
3D Model Received 27-01-2023 (South)
No3 Waterhouse Square Model.dwg

Key: Existing Buildings
Proposed Scheme (23/06/2023)
Proposed Scheme (27/01/2023)

Project: Waterhouse Square

Title: Plan View
Proposed Scheme Received 23/06/2023 (North) and Received 27/01/2023 (South)

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
		MB	1:500 @A3	Jun 2023	P3154/16	9

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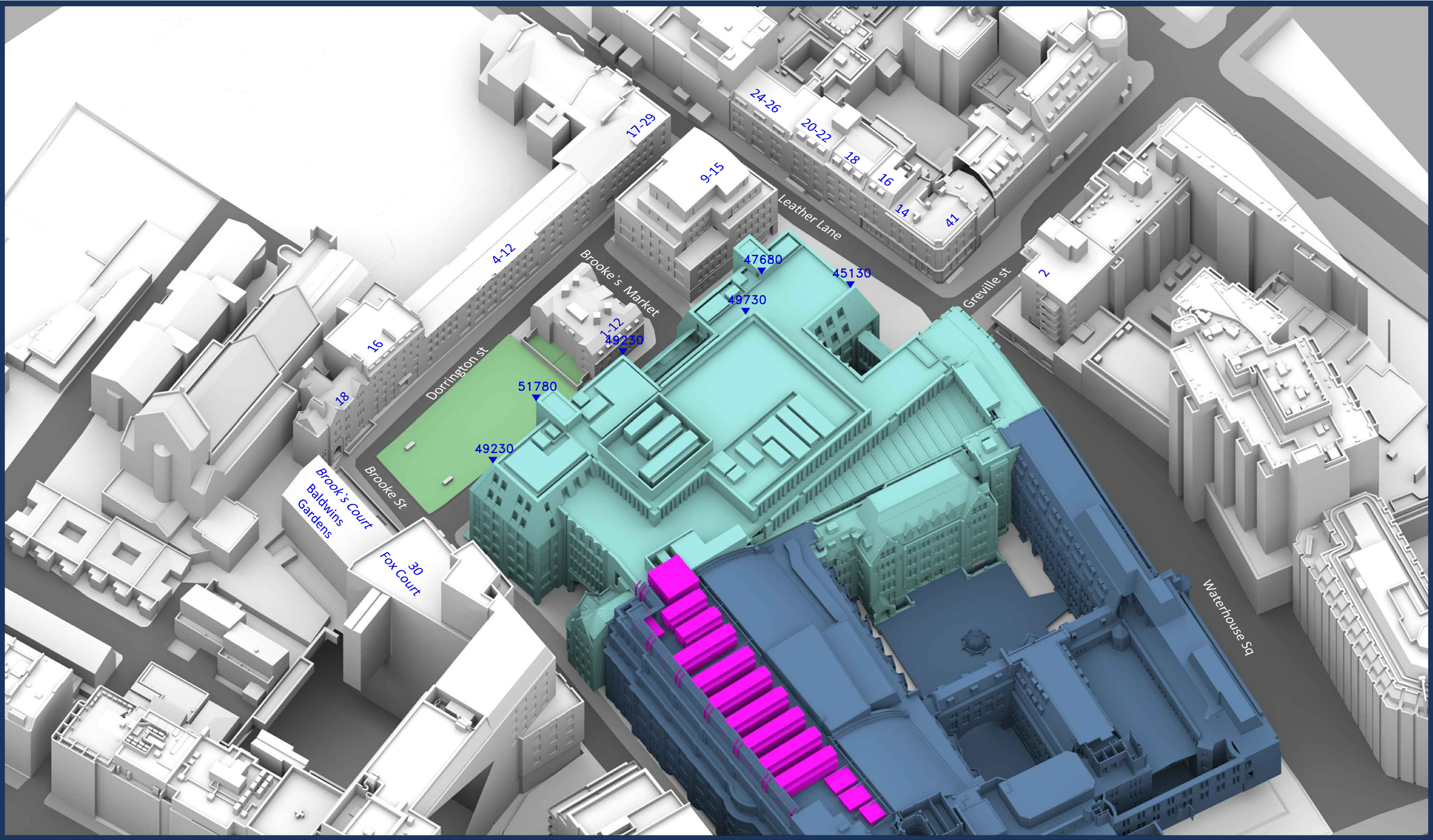


Sources: Poin2
Survey info (received (17-04-2023)
Waterhouse Square - ReCAP

Z-mapping Ltd
Indicative Site Model

Local Planning Authority
Various Surrounding Building Information

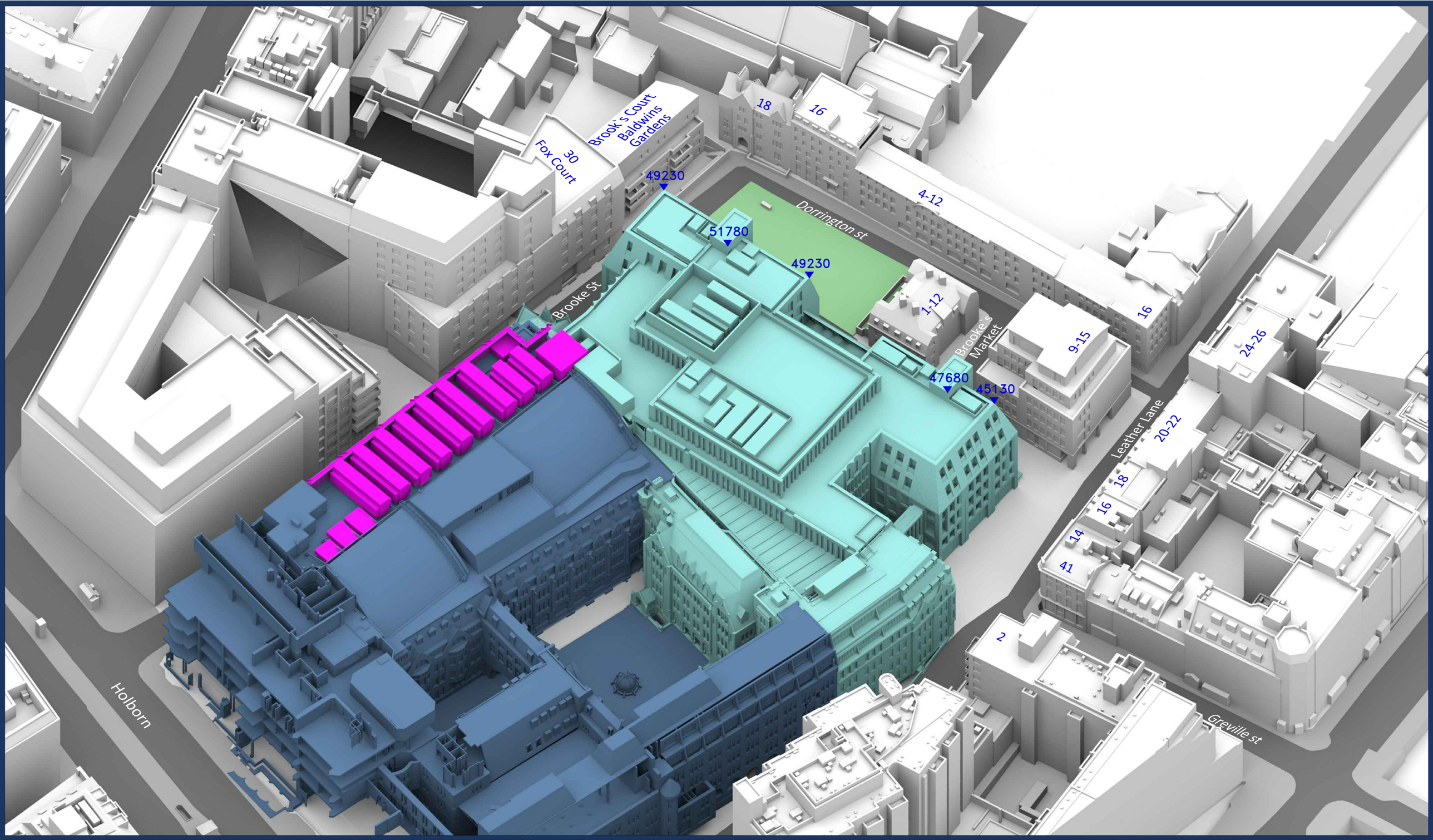
Orms Designers & Architects Ltd
3D Model Received 23-06-2023 (North)
WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Models.dwg
3D Model Received 27-01-2023 (South)
No3 Waterhouse Square Model.dwg

Key:
- Existing Buildings
- Proposed Scheme (23/06/2023)
- Proposed Scheme (27/01/2023)

Project: Waterhouse Square

Title: 3D View
Proposed Scheme Received 23/06/2023 (North) and Received 27/01/2023 (South)

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
		MB	NTS @A3	Jun 2023	P3154/17A	9



Sources: Poin2
Survey info (received (17-04-2023)
Waterhouse Square - ReCAP

Z-mapping Ltd
Indicative Site Model

Local Planning Authority
Various Surrounding Building Information

Orms Designers & Architects Ltd
3D Model Received 23-06-2023 (North)
WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Model Is.dwg
3D Model Received 27-01-2023 (South)
No3 Waterhouse Square Model.dwg

Key:
- Existing Buildings
- Proposed Scheme (23/06/2023)
- Proposed Scheme (27/01/2023)

Project: Waterhouse Square

Title: 3D View
Proposed Scheme Received 23/06/2023 (North) and Received 27/01/2023 (South)

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
		MB	NTS @A3	Jun 2023	P3154/18A	9

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Appendix 2: Window Maps

Sources: Poin2
Survey info (received (17-04-2023)
Waterhouse Square - ReCAP

Z-mapping Ltd
Indicative Site Model

Local Planning Authority
Various Surrounding Building Information

Orms Designers & Architects Ltd
3D Model Received 23-06-2023 (North)
WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Model ls.dwg
3D Model Received 27-01-2023 (South)
No3 Waterhouse Square Model.dwg

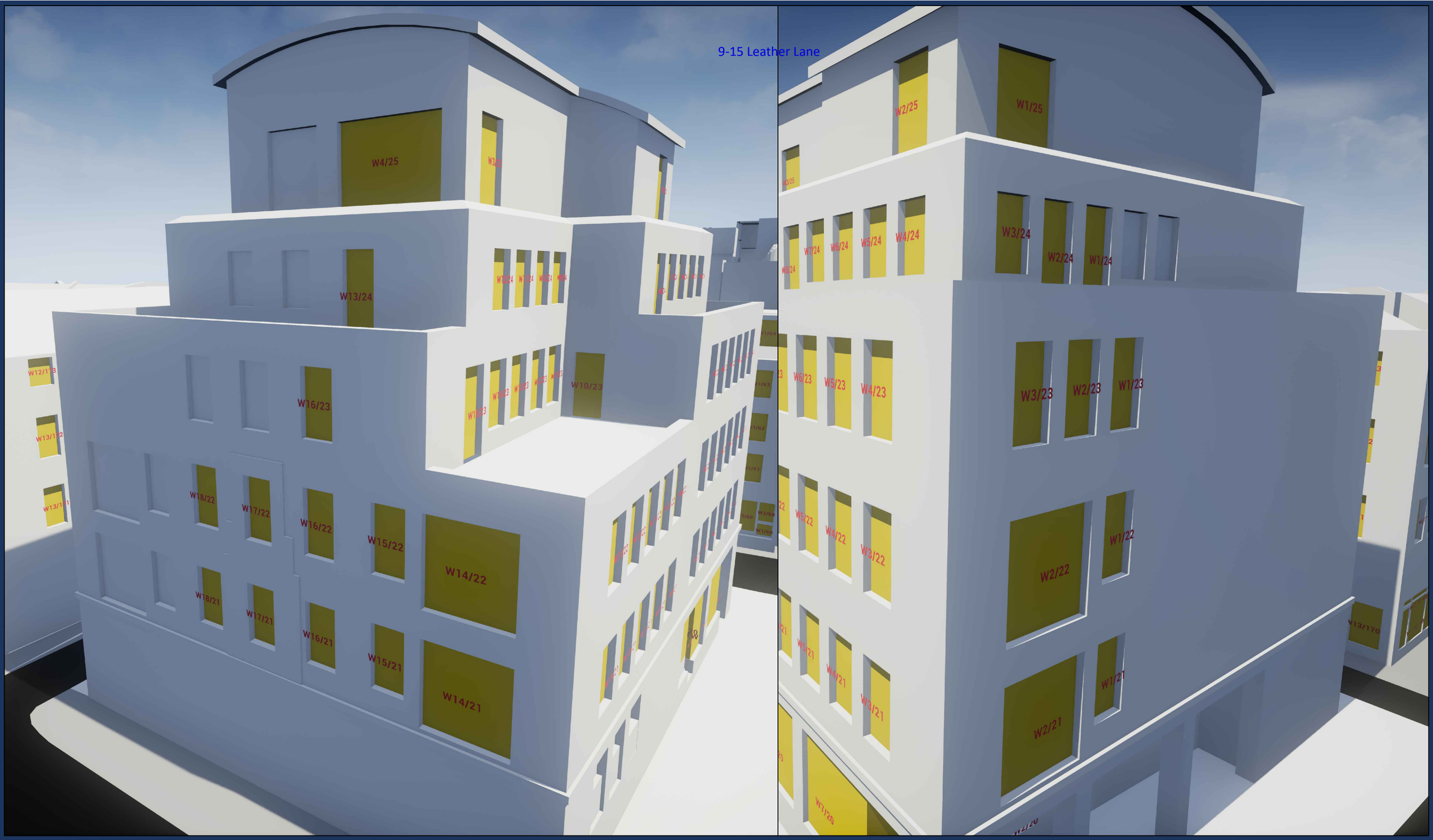
Key:

Project: Waterhouse Square

Title: Window Maps
9-15 Leather Lane

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
		MB	nts @A3	Jun 2023	P3154/01/WM	9

9-15 Leather Lane



Sources: Poin2 Survey info (received (17-04-2023) Waterhouse Square - ReCAP Z-mapping Ltd Indicative Site Model Local Planning Authority Various Surrounding Building Information Orms Designers & Architects Ltd 3D Model Received 23-06-2023 (North) WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Model Is.dwg 3D Model Received 27-01-2023 (South) No3 Waterhouse Square Model.dwg	Key:	Project: Waterhouse Square	Title: Window Maps 9-15 Leather Lane				
	Scheme Confirmed:	Date:	Drawn By: MB	Scale: nts @A3	Date: Jun 2023	Dwg No: P3154/02/WM	Rel: 9

2 Greville Street

Sources: Poin2
Survey info (received (17-04-2023)
Waterhouse Square - ReCAP

Z-mapping Ltd
Indicative Site Model

Local Planning Authority
Various Surrounding Building Information

Orms Designers & Architects Ltd
3D Model Received 23-06-2023 (North)
WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Models.dwg
3D Model Received 27-01-2023 (South)
No3 Waterhouse Square Model.dwg

Key:

Project: Waterhouse Square

Title: Window Maps
2 Greville Street

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
		MB	nts @A3	Jun 2023	P3154/03/WM	9

20-22 Leather Lane

16 Leather Lane

Sources: Poin2
Survey info (received (17-04-2023)
Waterhouse Square - ReCAP

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Indicative Site Model

Local Planning Authority
Various Surrounding Building Information

Orms Designers & Architects Ltd
3D Model Received 23-06-2023 (North)
WHS-ORM-2W-ZZ-DR-A-00006-P01-Proposed External Envelope Model Is.dwg
3D Model Received 27-01-2023 (South)
No3 Waterhouse Square Model.dwg

Key:

Project: Waterhouse Square

Title: Window Maps
16 Leather Lane
20-22 Leather Lane

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
		MB	nts @A3	Jun 2023	P3154/04/WM	9

24-26 Leather Lane

W1/73 W2/73 W3/73 W4/73 W5/73 W6/73

W1/72 W2/72 W3/72 W4/72 W5/72 W6/72 W3/62

W1/71 W2/71 W3/71 W4/71 W5/71 W6/71 W3/61

W6/70 W5/70 W4/70 W3/70 W2/70 W1/70 W4/60

Sources: Poin2
Survey info (received (17-04-2023)
Waterhouse Square - ReCAP

Z-mapping Ltd
Indicative Site Model

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3D Model Received 27-01-2023 (South)
No3 Waterhouse Square Model.dwg

Key:

Project: Waterhouse Square

Title: Window Maps
24-26 Leather Lane

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
		MB	nts @A3	Jun 2023	P3154/05/WM	9