9 LYNDHURST TERRACE
LONDON, NW3 5QA

DAYLIGHT & SUNLIGHT REPORT

DIRECTOR: LIAM DUNFORD
CLIENT: C/O BRINKWORTH
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VERSION: VERSION 2
PROJECT: P2392

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POINT 2

Contents

Appendices

1 Introduction

1.1 Point 2 Surveyors Ltd. have been instructed to assess the daylight and sunlight implications as a result of the redevelopment of 9 Lyndhurst Terrace, London, SW3 5QA ("the Site" / "the Proposed Development").

1.2 This report relates to Brinkworth's Proposed Development (received 7th November 2023) and provides technical support regarding the potential impact on the daylight and sunlight amenity of neighbouring receptors containing / assumed to contain residential accommodation.

1.3 The Local Planning Authority will be informed in this by the BRE document entitled *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2022* (BRE Guidelines)[1]. The BRE Guidelines are the principal guidance in this area.

1.4 The BRE Guidelines are not mandatory, though decision-takers may consider the suitability of a proposed scheme for a site using the BRE guidance. Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of several planning considerations which the local authority will weigh in the planning balance.

[1] Building Research Establishment *'Site Layout Planning for Daylight and Sunlight' – A Guide to Good Practice*, 3rd Edition, 2022 (BRE Guidelines)

2 Sources of Information

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

Point 2 Surveyors Ltd.
Site Photography

Brandon Surveys
Survey Information (received 23/05/20)
MS-5033.dwg
MS-5033A.dwg
MS-5033B.dwg

Brinkworth
Proposed Scheme Information (received 07/11/23)
4195_MASSING_MODEL.skp

3 Assessment Methodology & Application of Guidance

3.1 It is common practice to assess daylight and sunlight by reference to the guidelines set out in the 2022 Building Research Establishment ("BRE") Report 'Site layout planning for daylight and sunlight - A guide to good practice' (the "BRE Guidelines"). This document is widely accepted by planning authorities as the means by which to consider the effect of development on the daylight and sunlight enjoyed by neighbouring buildings. It is also used to assess daylight and sunlight within new development.

3.2 The BRE daylight and sunlight guidance was established in relation to a sub-urban environment. As such, the default nationwide BRE numerical criteria are based on 25° development angles, which are frequently inappropriate, and indeed unachievable, in urban areas.

3.3 The BRE Guidelines emphasise to the user, whether that be designers, consultants or planning officials to apply the guidelines in a manner that is appropriate for a particular situation. For example, in the introductory summary it states:

"This guide as a comprehensive revision of the 2011 edition of site layout planning for daylight and sunlight. ***It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location.*** *Appendix F explains how this can be done in a logical way while retaining consistency with the British Standard Recommendations on interior lighting."*

3.4 In Section 1: Introduction, at paragraph 1.6 it states:

"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 the many factors in site layout design****. In special circumstances the developer or planning authority may wish to use different target values. For example,*** *in historic city centres* ***or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings****."*

3.5 At paragraph 2.2.3 (Existing Buildings), it states:

*"****Note that the numerical values given here are purely advisory****. Different criteria may be used based on the requirement for daylighting viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. Appendix F gives further guidance"*

3.6 In Appendix F it states at section F1:

"Sections 2.1 and 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. ***These values are purely advisory and different targets may be used on special requirements of the proposed development or its location****."*

3.7 The numerical advice offered by the BRE is not mandatory and a practical application of the target values is required as natural lighting is only one of many factors that should be considered. Where appropriate, the BRE Guidelines acknowledge the use of alternative target values.

3.8 Furthermore, in recent years, National Planning Policy Framework ("NPPF") and Mayor of London Supplementary Planning Guidance ("SPG") encourages a more flexible interpretation of the BRE Guidelines to properly optimise site potential. This supports the use of considering alternate daylight targets. In urban areas, retained Vertical Sky Components ("VSCs") between 15% and 18% have frequently been considered acceptable by local authorities, the Greater London Authority ("GLA") and Inspectors at appeal.

3.9 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties. Non-habitable rooms such as bathrooms and hallways have not been considered within this report.

3.10 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25˚ from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.

3.11 The BRE Guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component ("VSC") and No-Sky Line ("NSL").

3.12 In relation to sunlight, we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.

3.13 These measures of daylight and sunlight are discussed in the following paragraphs -

Diffuse Daylight

3.14 **Vertical Sky Component ("VSC")** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.

3.15 For existing buildings, the BRE Guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.

3.16 The BRE Guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.

3.17 Where there are multiple windows serving a room, an overall VSC can be derived by weighting the VSC for each window in accordance with its window area. This method should not be used where the windows are more than 5m apart.

3.18 Where balconies and large overhangs are present on neighbouring residential properties, in the first instance, the VSC is calculated at the centre of each window on the main facade to ascertain whether the proportional reductions will be noticeable, and whether the retained VSCs would be considered suitable for the locale (as above). However, as stated at paragraph 2.2.13, the BRE Guidelines state:

"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 large relative impact on the VSC."

3.19 It is therefore suggested that a further assessment is carried out where the effect of balconies is removed to 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. The VSC results should therefore also be considered with the effects of any balconies/overhangs removed from the calculations.

3.20 **No-Sky Line ("NSL")** – NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry. It may be used where the room layouts are known.

3.21 The BRE suggests that the area of the working plane (set at 850mm above the floor) within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

3.22 It should be noted that Appendix F of the BRE Guidelines does not recommend the use of NSL where alternative urban daylight targets are used, paragraph F6 says:

"In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylit environment as a whole."

Sunlight

3.23 **Annual Probable Sunlight Hours ("APSH")** – In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

3.24 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).

3.25 The BRE Guidelines state that:

"...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms…."

3.26 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room-based figures.

4 Parameters and Assumptions

4.1 To calculate the various measures of daylight and sunlight, it is necessary to construct a three-dimensional computer model. The model is then analysed using proprietary software to calculate the various measures of daylight, sunlight, and overshadowing associated with the identified receptors.

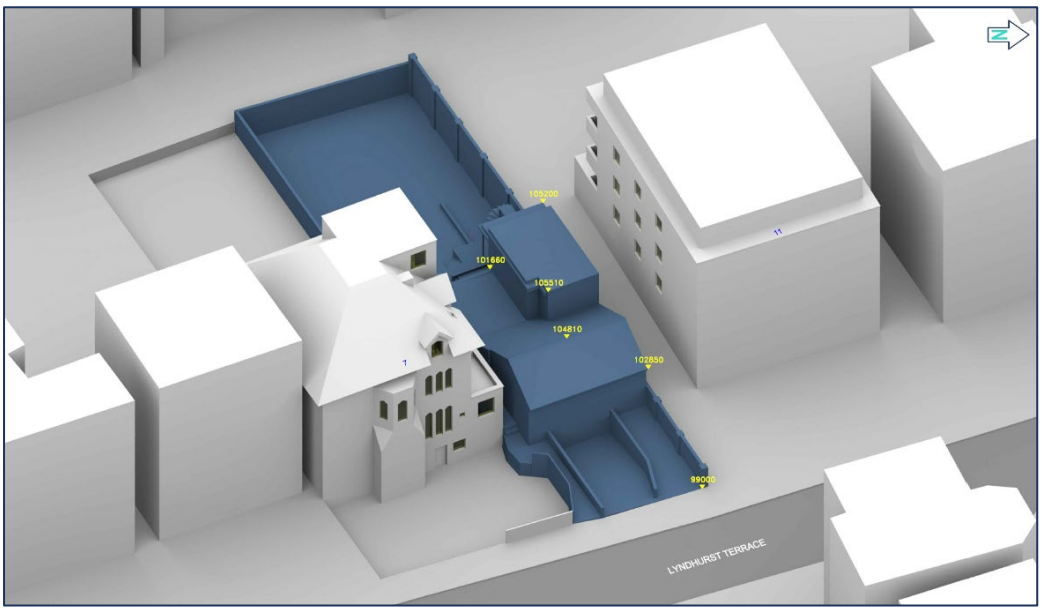
4.2 The 3D model was created to reproduce the massing of the buildings both on and surrounding the Application Site at a level of detail appropriate to the calculations performed. All heights in the model are in mm Above Ordnance Datum ("AOD").

4.3 In assessing the impact of a new development on neighbouring properties, it is usual to only consider main habitable spaces (i.e. bedrooms, living rooms and kitchens) within residential properties that contain a site-facing window. In accordance with BRE and British Standard guidance, VSC and APSH values have been calculated at the window centre, on the outside wall face.

4.4 Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observation, VOA searches and recourse to planning records where available. Where floor plan information could not be obtained, reasonable assumptions have been made as to the internal configuration of the rooms behind the fenestration. Unless the building form suggests otherwise, rooms have generally been assumed as 4.2 meters deep or half the depth of the building.

5 The Application Site

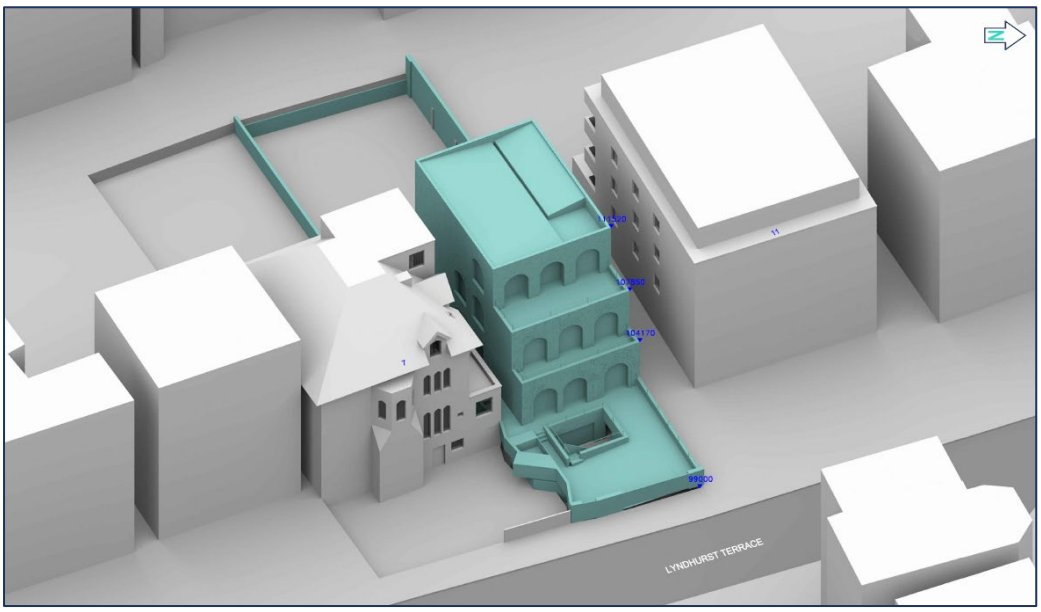
5.1 The Application Site is located in the London Borough of Camden.



Drawing Number: P2392/08– 3D View – Existing Building

5.2 Our understanding of the Application Site location and existing building(s) that occupy the Application Site are illustrated in drawing P2392/07-09, contained within Appendix 1.

6 The Proposed Development



Drawing Number: P2392/14– 3D View – Proposed Development

6.1 Our understanding of the Proposed Development is illustrated in drawing P2392/13-15, contained within Appendix 1.

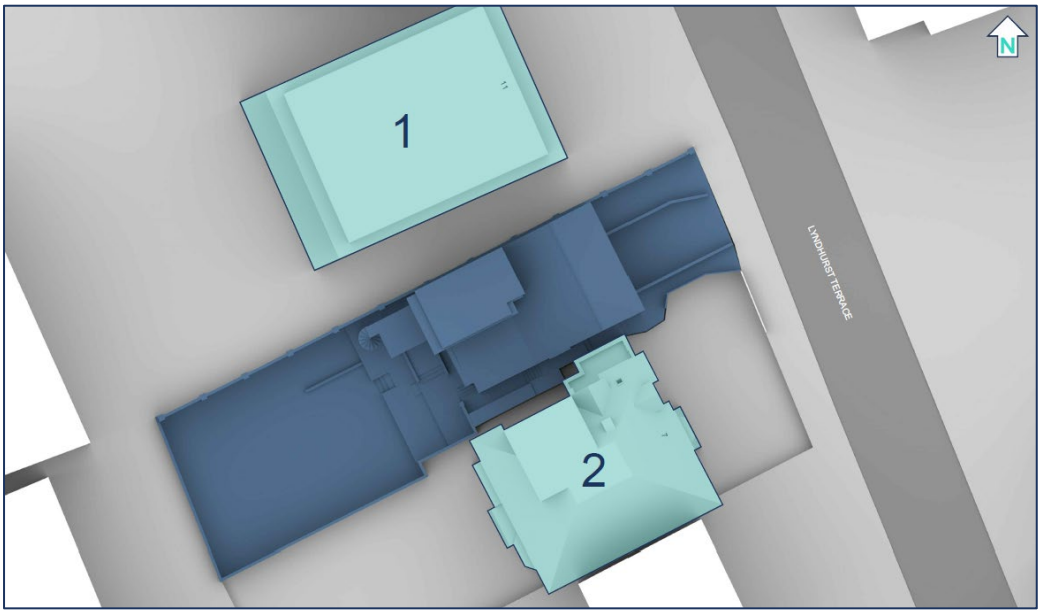
7 The Surrounding Properties

7.1 It is understood that two surrounding properties contain residential accommodation. These have been considered in detail due to their proximity to the Application Site:

1. 11 Lyndhurst Terrace

2. 7 Lyndhurst Terrace

7.2 The location of these properties can be seen illustrated in the drawings contained within Appendix 1, and on the extract below:



Identification Drawing ("the Plan")

7.3 Detailed results for each window and associated room assessed can be found in Appendix 2 and are summarised in Section 8.

8 Assessment Discussion

8.1 Due to their proximity to the Site, a total of 56 windows serving 25 identified / assumed habitable rooms have been assessed across two properties. Each property will be discussed in more detail in the following paragraphs.

11 Lyndhurst Terrace

8.2 Labelled '1' on the Plan, this residential apartment block is located to the north-west boundary of the Application Site.

8.3 We are not in receipt of the internal arrangement for the property; thus, room dimensions have been assumed from external observation and site photography.

8.4 Across 3-storeys, from first to third floor, a total of 9 windows serving 6 assumed habitable rooms have been assessed.

Daylight

8.1 VSC reductions to 4 windows will be small and in accordance with default BRE numerical guidance; see highlighted in green at Extract 01 below.

Extract 01: VSC alterations to 11 Lyndhurst Terrace

8.2 The 5 remaining windows (highlighted in yellow and amber) will derogate from default BRE numerical guidance. This is primarily due to the previously unobstructed view over the underdeveloped Existing Building, which is not only uncharacteristic for the location, but disproportionately accentuates the relative change after development.

8.3 In addition to this, daylight amenity to flank wall windows is generally more constrained due to their proximity to common boundaries and the likelihood of neighbouring development.

8.4 Nevertheless, in this instance and with reference to Extract 01, the right column of flank wall windows are assumed to serve single-aspect secondary bedrooms. Although each window and associated room will experience reductions in VSC and NSL, the BRE Guidelines consider daylight to bedrooms 'less important' than to main living areas.

8.5 The left column of flank wall windows are assumed to serve a dual aspect main living area where light is mitigated through the principal window that faces away from the Application Site; each assumed room experiences a negligible reduction in NSL.

8.6 Overall, the underdeveloped baseline and flank wall location of the windows overlooking the Application Site unfairly burden daylight amenity to the property. However, it is assumed that 3 windows serve secondary bedrooms that the BRE considers 'less important' and any impact to the remaining flank wall windows is mitigated by the principal window facing away from the Application Site. On this basis, the daylight impact to the property is considered acceptable for the locality.

Sunlight

8.7 All rooms contain a window orientated within 90° degrees due south and as such, are eligible for Annual Probable Sunlight Hours ("APSH") assessment. Nevertheless, based on our assumptions the main living area will experience a BRE compliant alteration in APSH and the impact to secondary bedrooms and possible non-habitable rooms is not considered significant.

7 Lyndhurst Terrace

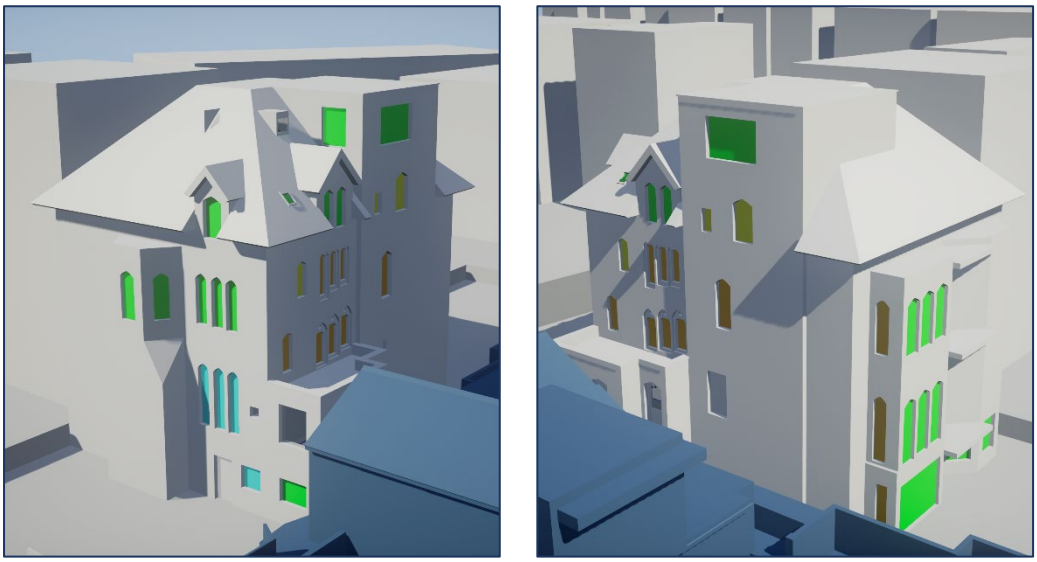
8.8 Labelled '2' on the Plan, this relatively assumed residential property is located to the south-east boundary of the Application Site.

8.9 We are in receipt of partial internal arrangement information for the property; this has been reflected in our analysis model and supplemented with external observation and site photography where necessary.

8.10 Across 5-storeys, from lower ground to third floor, a total of 47 windows serving 19 assumed habitable rooms have been assessed.

Daylight

8.11 The results show that 30 windows (highlighted in green) will experience BRE compliant alterations in VSC, once the Proposed Development is constructed. A further 4 windows (highlighted in cyan) will experience improvements in VSC after construction.



Extract 02: VSC changes to 7 Lyndhurst Terrace

8.12 The remaining windows (highlighted in yellow and amber) will derogate from default BRE numerical guidance. Much like 11 Lyndhurst Terrace, this is primarily due to the previously unobstructed view over the underdeveloped Existing Building and the flank wall location of the windows.

8.13 It appears that most windows serve dual aspect rooms or rooms served by multiple windows; thus, daylight is mitigated, and most rooms experience BRE compliant alterations in NSL.

8.14 Where room layouts are not known on the first and second floors, a worse-case scenario has been adopted where all windows are assumed to serve habitable rooms. It is possible that some windows serve non-habitable spaces like bathrooms and stairwells and thus could be removed from assessment.

Sunlight

8.15 A total of 4 rooms contain a window orientated within 90° degrees of south; all of which will experience BRE compliant alterations in Annual Probable Sunlight Hours ("APSH") assessment.

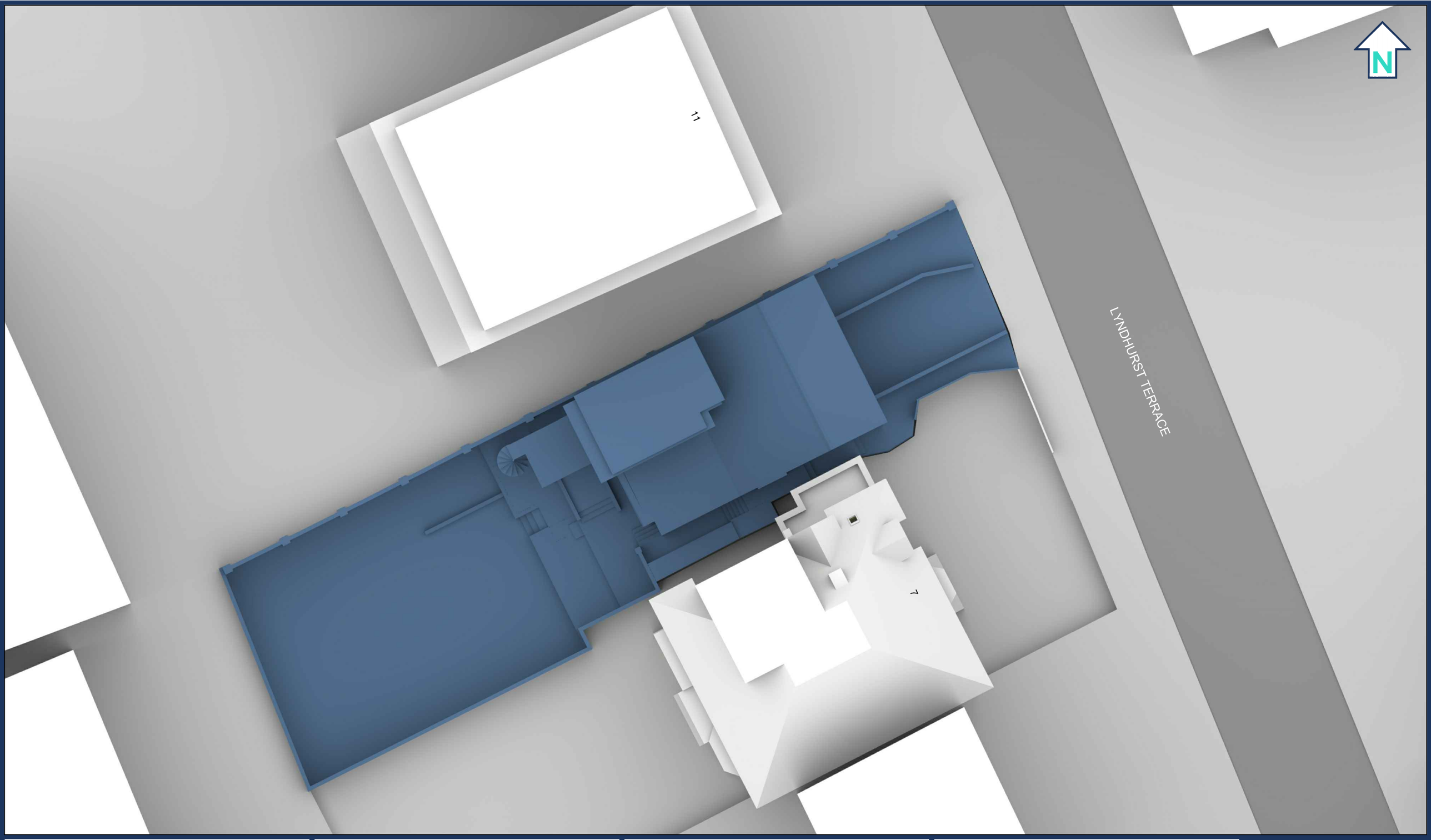
9 Conclusion

9.1 The daylight and sunlight impact of the Proposed Development has been assessed in respect of two identified residential receptors in proximity to the Application Site.

9.2 Any reductions in daylight are largely due to the under-developed nature of the Existing Building, which is not only uncharacteristic for the locality, but exacerbates the proportional reductions to the neighbouring habitable windows. Furthermore, most windows eligible for consideration are located on the flank wall, where the expectation for daylight is lower. Despite this, where impacts occur, these appear to be isolated to secondary spaces and or windows that appear to serve dual aspect spaces and daylight is mitigated through multiple windows.

9.3 Point 2 fully support of the Proposed Development in daylight and sunlight terms.

Appendix 1:
Drawings



Sources: Brandon Surveys
Survey Info (received 25/03/20)
MS-5033.dwg , MS-5033A.dwg , MS-5033B.dwg

Caruso St John Architects
Proposed Info (received 25/03/20)
474_200321_9_Lyndhurst_Terrace_3D_with_landscape - 3D View - {3D}.dwg

Key: Existing Buildings
Proposed Scheme

Project: 9 Lyndhurst Terrace
Camden
London

Title: Plan View
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	SDJ	1:200	Apr 20	P2392/07	01

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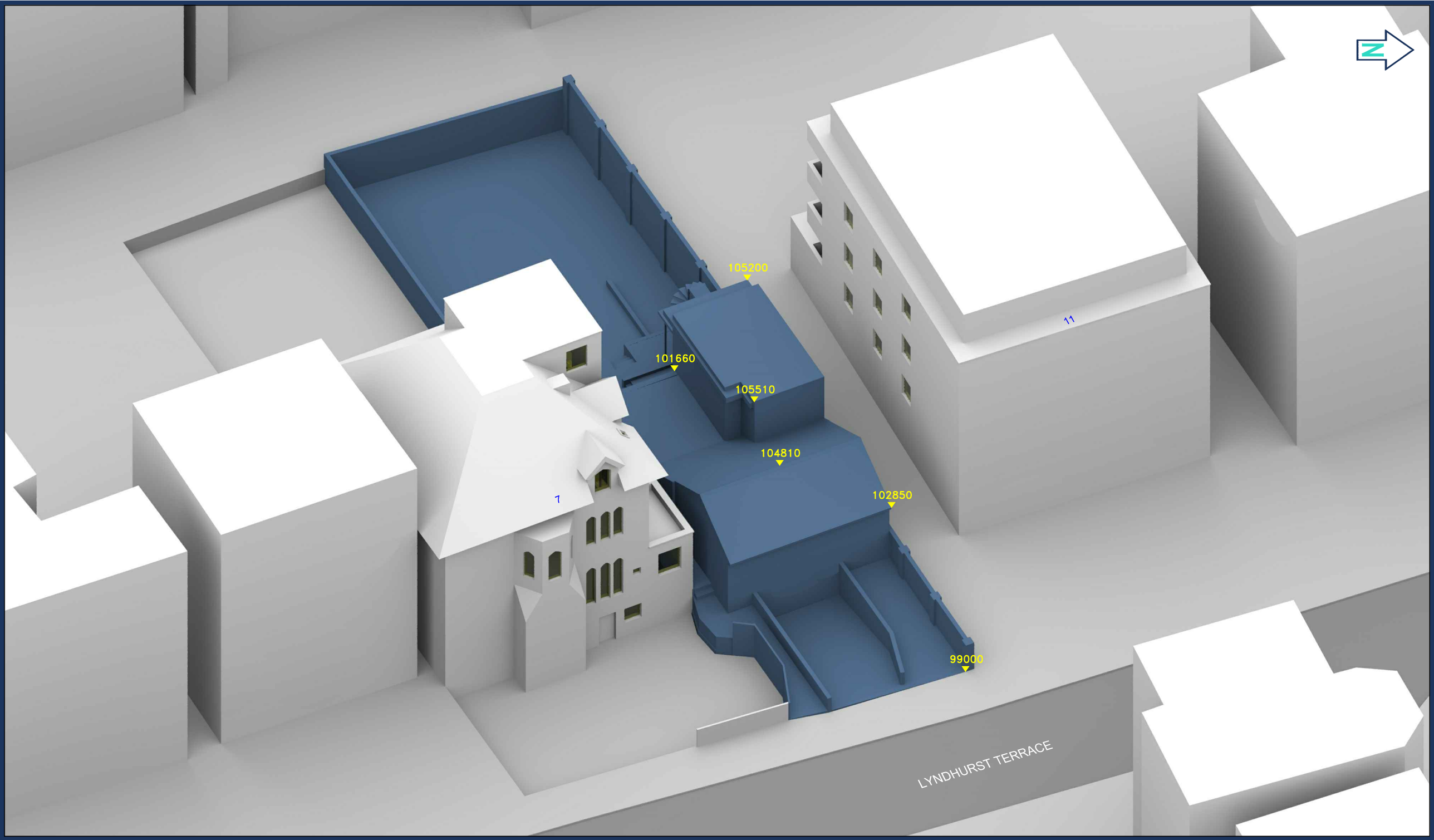

Sources: Brandon Surveys
Survey Info (received 25/03/20)
MS-5033.dwg , MS-5033A.dwg , MS-5033B.dwg

Caruso St John Architects
Proposed Info (received 25/03/20)
474_200321_9_Lyndhurst_Terrace_3D_with_landscape - 3D View - {3D}.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 9 Lyndhurst Terrace
Camden
London

Title: 3D View
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	SDJ	NTS	Apr 20	P2392/08	01

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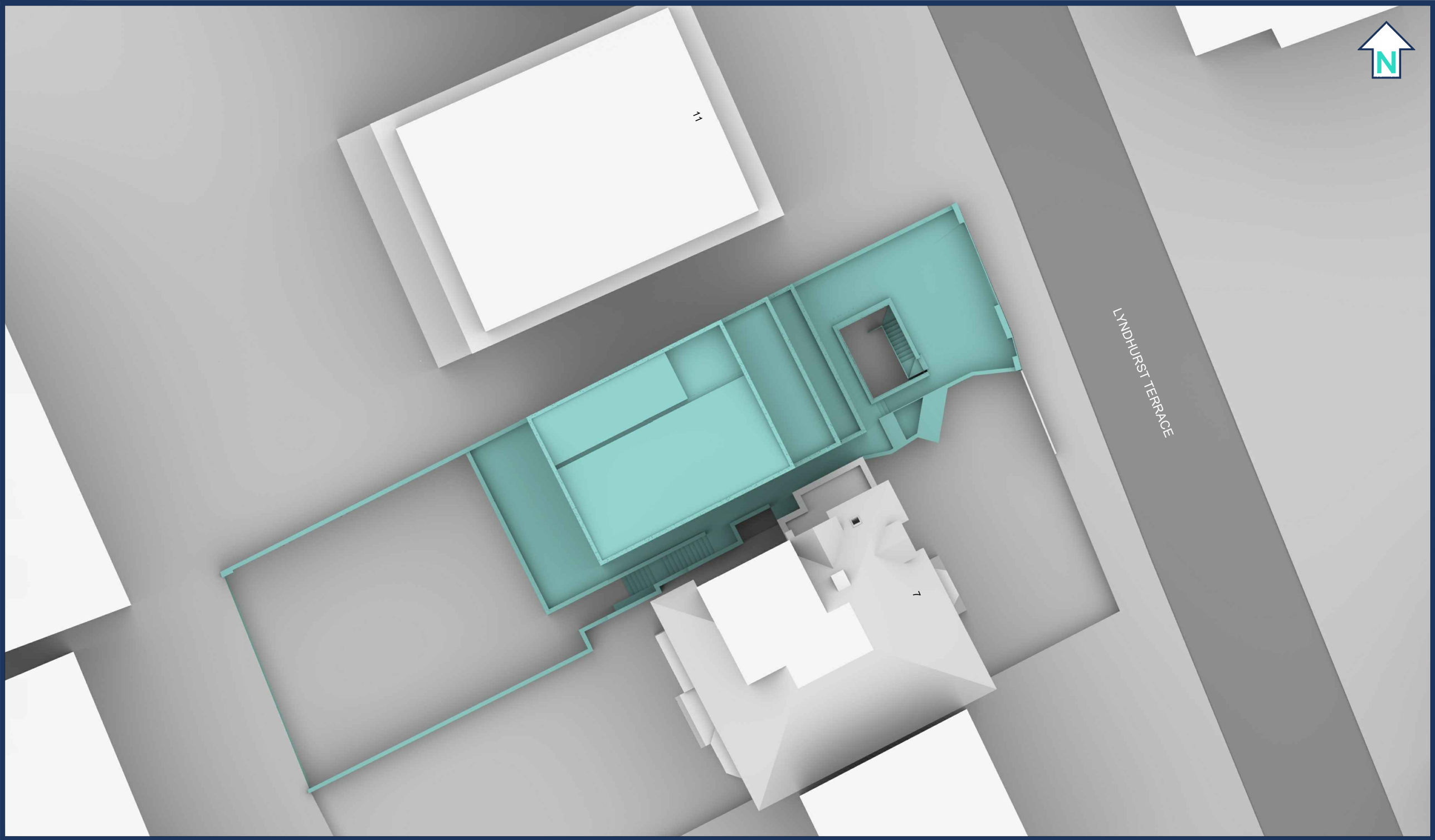


Sources: Brandon Surveys
Survey Info (received 25/03/20)
MS-5033.dwg , MS-5033A.dwg , MS-5033B.dwg

Brinkworth
Proposed 3D Model (received 07/11/23)
4195_MASSING_MODEL.skp

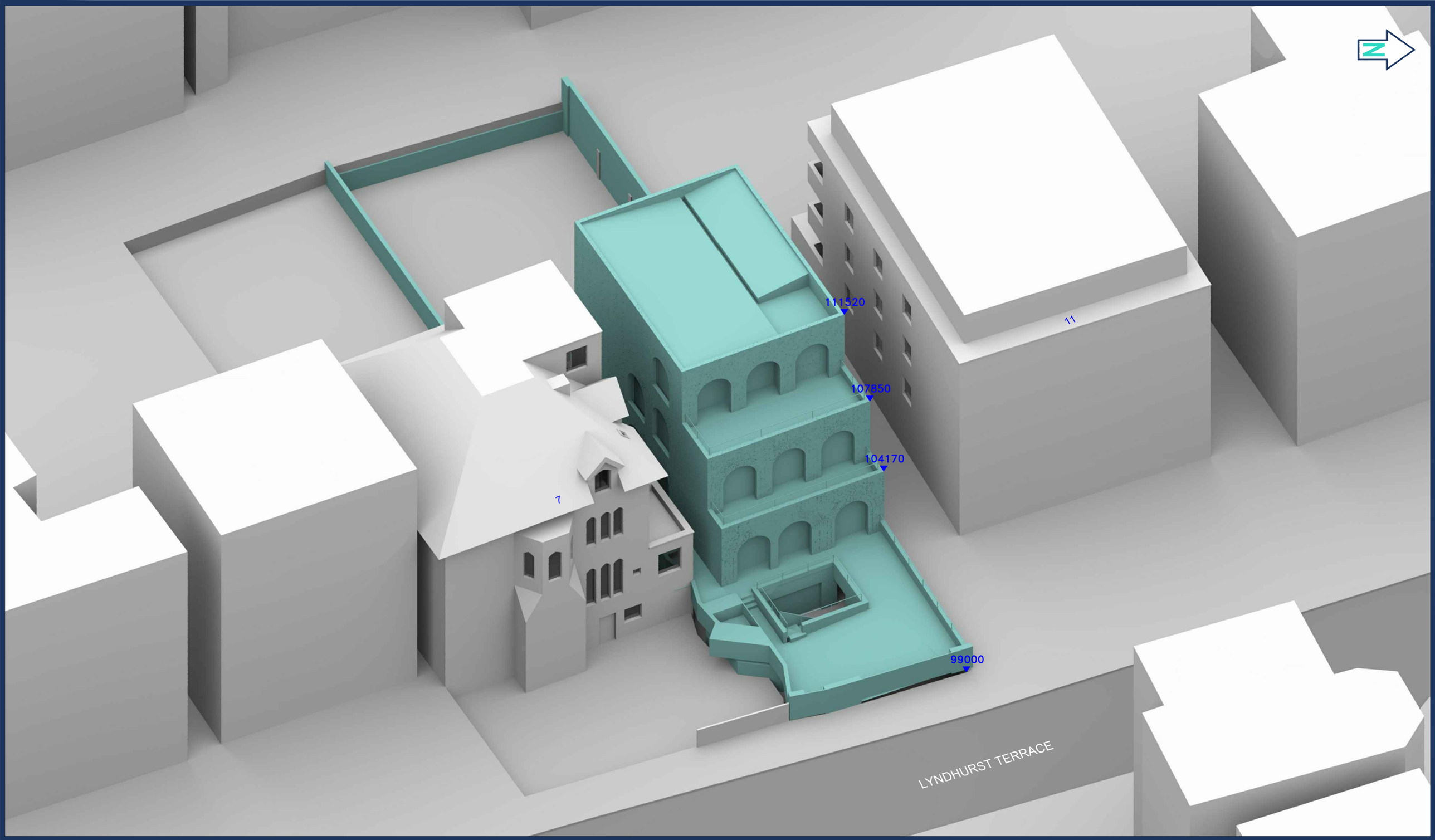
Key: Existing Buildings
Proposed Scheme

Project: 9 Lyndhurst Terrace
Camden
London

Title: Plan View
Proposed Scheme 07/11/23

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	BW	1:200	Nov 23	P2392/13	03

POINT 2



Sources: Brandon Surveys
Survey Info (received 25/03/20)
MS-5033.dwg , MS-5033A.dwg , MS-5033B.dwg

Brinkworth
Proposed 3D Model (received 07/11/23)
4195_MASSING_MODEL.skp

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 9 Lyndhurst Terrace
Camden
London

Title: 3D View
Proposed Scheme 07/11/23

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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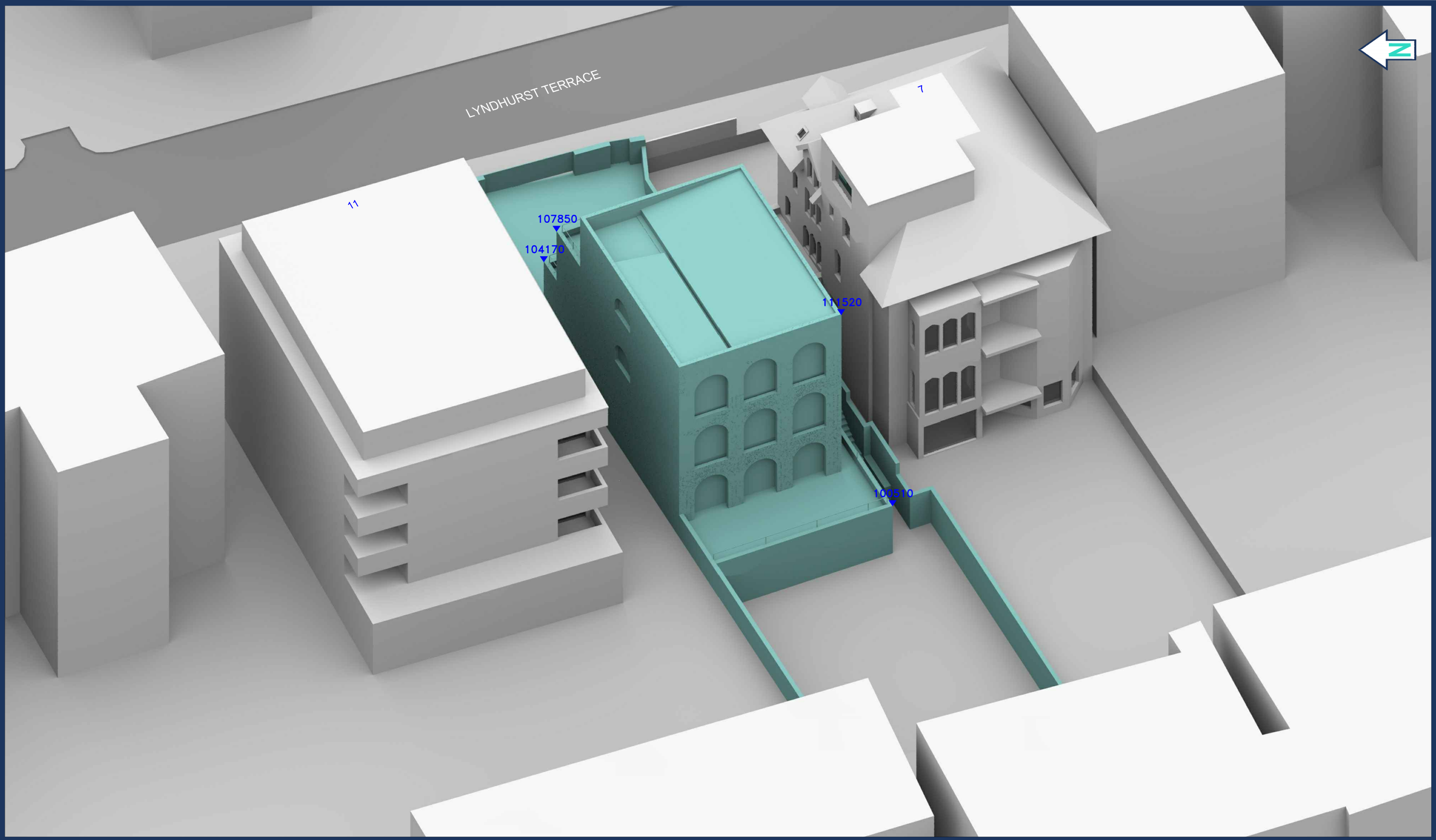

Sources: Brandon Surveys
Survey Info (received 25/03/20)
MS-5033.dwg , MS-5033A.dwg , MS-5033B.dwg

Brinkworth
Proposed 3D Model (received 07/11/23)
4195_MASSING_MODEL.skp

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 9 Lyndhurst Terrace
Camden
London

Title: 3D View
Proposed Scheme 07/11/23

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	BW	NTS	Nov 23	P2392/15	03

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Appendix 2:
Technical Analysis

DAYLIGHT ANALYSIS

9 LYNDHURST TERRACE, CAMDEN

EXISTING vs PROPOSED SCHEME 07/11/23

DAYLIGHT / SUNLIGHT

Location			Vertical Sky Component (VSC)				No-Sky Line (NSL)					Window		Annual Probable Sunlight Hours (APSH) (window)						Annual Probable Sunlight Hours (APSH) (room)					
														EXISTING		PROPOSED				EXISTING		PROPOSED			
Room	Room Use	Window	Existing VSC	Proposed VSC	Actual % Loss	% Loss	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	% Loss	Angle from South	Aspect	Winter %	Annual %	Winter %	Annual %	Winter % Loss	Annual % Loss	Winter %	Annual %	Winter %	Annual %	Winter % Loss	Annual % Loss
11 LYNDHURST TERRACE																									
R1/101	ASSUMED_LIVINGROOM	W1/101	11.4	11.3	0.1	0.5						66°W	Southerly	16	28	15	27	6.3	3.6						
R1/101	ASSUMED_LIVINGROOM	W2/101	29.4	10.7	18.7	63.6	219.8	217.2	214.4	2.8	1.3	24°E	Southerly	17	71	6	28	64.7	60.6	19	81	16	47	15.8	42.0
R2/101	ASSUMED_BEDROOM	W3/101	27.5	8.8	18.7	68.0	162.8	141.7	28.4	113.3	80.0	24°E	Southerly	13	68	3	24	76.9	64.7	13	68	3	24	76.9	64.7
R1/102	ASSUMED_LIVINGROOM	W1/102	14.0	14.0	0.1	0.4						66°W	Southerly	18	32	17	31	5.6	3.1						
R1/102	ASSUMED_LIVINGROOM	W2/102	34.1	15.8	18.3	53.7	219.8	219.7	216.9	2.8	1.3	24°E	Southerly	24	79	7	38	70.8	51.9	25	89	18	59	28.0	33.7
R2/102	ASSUMED_BEDROOM	W3/102	33.5	14.4	19.1	57.0	162.8	156.8	43.4	113.3	72.3	24°E	Southerly	24	79	4	39	83.3	50.6	24	79	4	39	83.3	50.6
R1/103	ASSUMED_LIVINGROOM	W1/103	16.5	16.5	0.0	0.2						66°W	Southerly	20	35	19	34	5.0	2.9						
R1/103	ASSUMED_LIVINGROOM	W2/103	36.8	27.5	9.3	25.3	219.8	219.7	219.3	0.4	0.2	24°E	Southerly	27	82	15	69	44.4	15.9	29	94	22	86	24.1	8.5
R2/103	ASSUMED_BEDROOM	W3/103	36.5	26.6	9.9	27.0	162.8	157.4	147.5	10.0	6.4	24°E	Southerly	27	82	14	69	48.1	15.9	27	82	14	69	48.1	15.9
7 LYNDHURST TERRACE																									
R1/199	RECEPTION	W1/199	28.3	28.3	0.0	0.0						19.2°W	Southerly	16	55	16	55	0.0	0.0						
R1/199	RECEPTION	W2/199	28.8	28.7	0.0	0.1						62.6°W	Southerly	16	51	16	51	0.0	0.0						
R1/199	RECEPTION	W3/199	5.2	5.1	0.1	2.3	300.1	253.6	253.6	0.0	0.0	106°W	Northerly	4	11	4	11	0.0	0.0	16	55	16	55	0.0	0.0
R2/199	KD	W4/199	4.8	4.8	0.0	0.0						27.4°E	Southerly	8	12	8	12	0.0	0.0						
R2/199	KD	W5/199	28.6	28.4	0.2	0.8						62.6°W	Southerly	13	46	13	46	0.0	0.0						
R2/199	KD	W6/199	17.0	9.0	8.0	47.0	398.2	202.2	202.2	0.0	0.0	152.6°W	Northerly	0	9	0	9	-	0.0	13	46	13	46	0.0	0.0
R3/199	BEDROOM	W7/199	27.6	26.8	0.8	2.9	69.3	68.3	68.4	-0.1	-0.1														
R4/199	FAMILY_ROOM	W8/199	29.5	29.9	-0.4	-1.5	235.0	154.5	158.1	-3.6	-2.3														
R1/200	BEDROOM	W1/200	29.0	29.1	-0.1	-0.2																			
R1/200	BEDROOM	W2/200	31.3	31.4	-0.1	-0.3																			
R1/200	BEDROOM	W3/200	32.2	32.3	-0.1	-0.4	74.2	70.0	70.0	0.0	0.0														
R3/200	BEDROOM	W5/200	21.1	12.3	8.8	41.7						152.6°W	Northerly	0	12	0	12	-	0.0						
R3/200	BEDROOM	W6/200	32.1	31.9	0.2	0.5						62.6°W	Southerly	17	55	17	55	0.0	0.0						
R3/200	BEDROOM	W7/200	32.0	31.9	0.1	0.4						62.6°W	Southerly	17	53	17	53	0.0	0.0						
R3/200	BEDROOM	W8/200	31.7	31.6	0.1	0.2						62.6°W	Southerly	17	50	17	50	0.0	0.0						
R3/200	BEDROOM	W9/200	8.5	8.5	0.0	0.0	435.1	430.7	429.1	1.6	0.4	27.4°E	Southerly	14	25	14	25	0.0	0.0	18	56	18	56	0.0	0.0
R1/201		W4/201	32.5	32.5	0.0	0.0																			
R1/201		W5/201	33.7	33.7	0.0	0.0																			
R1/201		W6/201	34.2	34.2	0.0	0.0	78.1	75.7	75.7	0.0	0.0														
R2/201		W7/201	31.8	11.4	20.4	64.2	104.6	100.1	26.3	73.8	73.7														
R3/201		W8/201	22.8	14.6	8.2	35.9						152.6°W	Northerly	1	16	1	16	0.0	0.0						
R3/201		W9/201	35.8	35.7	0.1	0.4						62.6°W	Southerly	19	60	19	60	0.0	0.0						
R3/201		W10/201	35.8	35.7	0.1	0.3						62.6°W	Southerly	20	60	20	60	0.0	0.0						
R3/201		W11/201	35.7	35.6	0.1	0.2						62.6°W	Southerly	20	57	20	57	0.0	0.0						
R3/201		W12/201	8.9	8.9	0.0	0.0	192.0	189.5	188.9	0.6	0.3	27.4°E	Southerly	14	25	14	25	0.0	0.0	20	61	20	61	0.0	0.0
R4/201		W1/201	28.8	28.8	0.0	0.0						64.1°E	Southerly	7	36	7	36	0.0	0.0						
R4/201		W2/201	35.7	35.7	0.0	0.0						117.4°E	Northerly	6	35	6	35	0.0	0.0						
R4/201		W3/201	29.5	29.5	0.0	0.0	148.2	148.1	148.1	0.0	0.0	170.6°E	Northerly	0	10	0	10	-	0.0	7	36	7	36	0.0	0.0
R1/202		W1/202	35.9	35.9	0.0	0.0																			
R1/202		W2/202	74.5	73.7	0.8	1.0	97.7	97.7	97.7	0.0	0.0														

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DAYLIGHT ANALYSIS

9 LYNDHURST TERRACE, CAMDEN

EXISTING vs PROPOSED SCHEME 07/11/23

DAYLIGHT / SUNLIGHT

Location			Vertical Sky Component (VSC)				No-Sky Line (NSL)					Window		Annual Probable Sunlight Hours (APSH) (window)						Annual Probable Sunlight Hours (APSH) (room)					
														EXISTING		PROPOSED				EXISTING		PROPOSED			
Room	Room Use	Window	Existing VSC	Proposed VSC	Actual % Loss	% Loss	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	% Loss	Angle from South	Aspect	Winter %	Annual %	Winter %	Annual %	Winter % Loss	Annual % Loss	Winter %	Annual %	Winter %	Annual %	Winter % Loss	Annual % Loss
R2/202		W3/202	34.6	29.8	4.8	13.8																			
R2/202		W4/202	34.4	28.6	5.8	16.8	135.0	130.8	130.8	0.0	0.0														
R3/202		W5/202	35.7	26.0	9.7	27.1	55.3	51.5	32.9	18.6	36.1														
R4/202		W6/202	36.0	26.8	9.2	25.7	154.2	144.6	144.6	0.0	0.0														
R2/203	LKD_HALF_DEPTH	W2/203	36.6	36.6	0.0	0.0																			
R2/203	LKD_HALF_DEPTH	W3/203	38.9	38.9	0.0	0.0	280.5	278.3	278.3	0.0	0.0														
R1/221		W1/221	30.0	20.3	9.7	32.3	25.1	19.1	18.2	0.9	4.7														
R1/222		W1/222	30.5	23.0	7.5	24.6	25.1	16.2	15.7	0.5	3.1														
R2/231		W1/231	28.9	13.1	15.8	54.6																			
R2/231		W2/231	30.1	15.2	14.9	49.4																			
R2/231		W3/231	29.0	11.6	17.4	60.1																			
R2/231		W4/231	30.2	13.7	16.5	54.6																			
R2/231		W5/231	28.3	9.7	18.6	65.7																			
R2/231		W6/231	29.5	11.7	17.8	60.3	135.0	118.2	57.4	60.8	51.4														
R2/232		W1/232	31.6	21.3	10.3	32.6																			
R2/232		W2/232	31.9	20.1	11.8	37.0																			
R2/232		W3/232	31.6	18.2	13.3	42.2	135.0	130.9	116.8	14.0	10.7														

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