



waldrams

Waldrams Ltd.  
Chartered Surveyors  
Suite 303, The Light Bulb,  
1 Filament Walk,  
London SW18 4GQ

02 November 2023

Jason Russell  
Reef Estates Ltd  
51 Welbeck Street  
London  
W1G 9HL

By email

Dear Jason,

## **RE: 2-6 ST PANCRAS WAY - DAYLIGHT & SUNLIGHT ADDENDUM**

### **1. INTRODUCTION**

We submitted a daylight & sunlight report dated 7 March 2018 (the "Daylight and Sunlight Report") for the site at 2-6 St Pancras Way, London in respect of the application 2017/5497/P. This was granted full planning permission on the 17th March 2020 for the following development: *Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work.*

In respect of the application (2021/2671/P), which made amendments to the original application 2017/5497/P, we submitted a daylight and sunlight addendum letter dated 20 April 2021 (the "2021 Addendum Letter"). This scheme was consented on 7 November 2022 for the following: *Demolition of existing building, and redevelopment to provide a mixed use development comprising a 9 storey building (Plot B) with two basement levels, for use as Class E and Drinking Establishment (Sui Generis), a two-storey Pavilion (Plot C4) for Class E and Drinking Establishment (Sui Generis), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works, alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision in Plot C2.*

This letter for the S.73 Application therefore serves as a further addendum to both the Daylight and Sunlight Report and the 2021 Addendum Letter. We have analysed the impact of the S.73 scheme, which includes design enhancements proposed to Plot B and Plot C of the scheme, against the consented scheme massing 2021/2671/P. The consented position can be seen on drawings 1661-20-01 to -20-03, with the proposed S.73 scheme on drawings 1661-22-01 to -22-03, all attached in Appendix 1. The numerical results of the daylight and sunlight analysis comparing the proposed scheme against the consented position can be found in Appendix 2. Plots of the internal sunlight amenity analysis can be seen on drawing 1661-20-05 in Appendix 3. This analysis has been based on scheme drawings by Perkins & Will while all other assumptions and sources of information remain as per our Daylight and Sunlight Report submitted with the consented scheme.



It should be noted that since the submission of the previous applications, the Building Research Establishment (BRE) published a new version of BR 209 *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (the “BRE Guidelines”) on 9 June 2022. This document has now superseded the previous 2011 edition, upon which the Daylight and Sunlight Report and 2021 Addendum Letter were based. However, the guidance and methodologies relating to the daylight and sunlight impact on existing buildings and overshadowing remain largely unchanged and so still allow for direct comparison.

## **2. DAYLIGHT AND SUNLIGHT ANALYSIS**

The daylight and sunlight analysis shows that the S.73 scheme will have a materially similar impact on the surrounding properties as compared to the consented scheme. Where reductions beyond the consented position in terms of daylight (VSC) do occur, these are all (with the exception of nine windows) within 10% which, in our view, is not materially different from the consented position. Furthermore, 29% of windows analysed will see an improvement in their level of VSC as compared to the consented scheme.

Five of the nine windows which experience reductions in VSC of more than 10% from the consented position are located within 11-13 St Pancras Way Block C-D, which is student accommodation. These windows retain between 0.66 times and 0.88 times their consented levels of VSC. However, these windows all serve living rooms which are dual aspect with a second main window which will be unaffected in daylight terms. Therefore, in our view, these rooms will remain well daylit with the proposed scheme in place. This is supported by the good NSL results for these rooms as they will all retain either 0.99 times or 1.0 times their consented level of NSL, and all these rooms will be able to see the sky over at least 81% of their areas at desk height with the scheme in place.

The remaining four windows which experience VSC reductions of more than 10% from the consented position are located within 103 Camley Street. These four windows serve three LKDs and are all located in inset balconies which exacerbates any relative reduction as overhangs and obstructions naturally cause lower levels of daylight. These four windows will only experience between a 0.11% and 1.47% absolute reduction in VSC as compared to the consented position which, in our view, is materially similar. Furthermore, these windows all serve living rooms which are served by other windows which will retain between 0.95 and 0.99 times their consented levels of VSC, and all three rooms will retain at least 0.87 times their consented level of NSL, which further supports that the impact of the S.73 scheme is materially similar to that of the consented scheme.

The level of sunlight retained by the surrounding properties' living rooms will be materially similar to that in the consented position.

Overall therefore, the daylight and sunlight impact of the S.73 scheme should, in our opinion, be considered acceptable as it has a materially similar impact as compared to the consented scheme.

## **3. SUNLIGHT AMENITY ANALYSIS**

In terms of the overshadowing impact to the canal, with the proposed S.73 scheme in place, the canal will remain well above the recommended levels as set out in the BRE Guidelines for sunlight amenity with 81% of its assessed area receiving at least 2 hours of sunlight on March 21st. As the proposed changes are to plots B and C of the



scheme, we have not analysed the roof top amenity space at 8-14 St Pancras Way as this will be unchanged compared to the consented scheme.


Kind Regards,

Associate Director

James Bowman

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# **APPENDIX 1**

Drawings

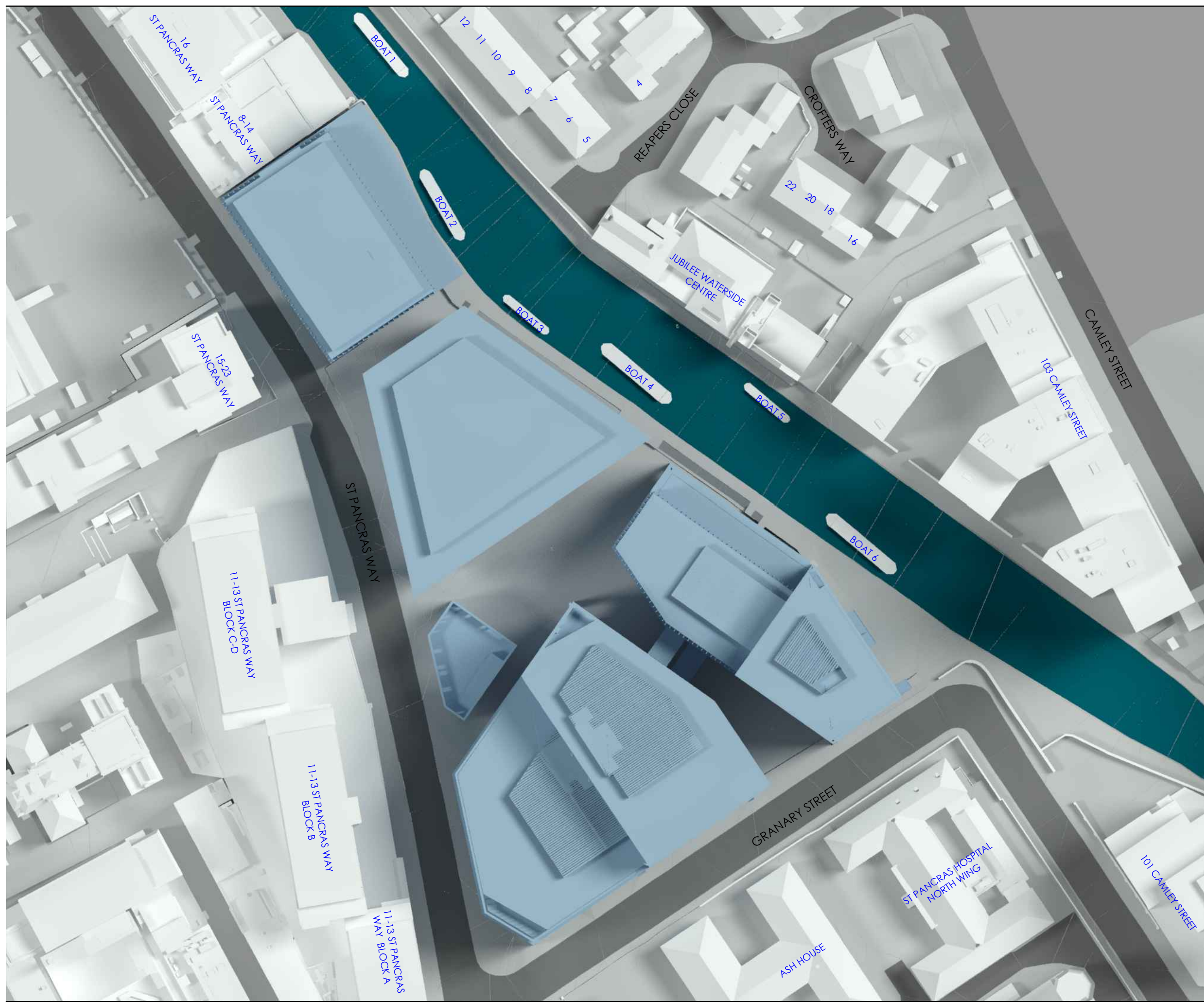
**SOURCES OF INFORMATION:**

SOURCE 1  
 IR48 (RECEIVED 08.12.2020)  
 IR49 (RECEIVED 10.12.2020)

WALDRAMS LTD  
 1661-19

**NOTES:**

PROPOSED BUILDING SHOWN IN BLUE



**PROJECT**  
 ST PANCRAS WAY  
 LONDON NW1

**DRAWING**  
 PLAN VIEW  
 PROPOSED SCHEME

**SCALE @ A3**  
 1:750

**DATE**  
 15.12.2020

**MODELLED BY**  
 MZ

**DRAWN BY**  
 MZ

**PROJECT No.**  
 1661

**REL No.- DWG No.**  
 20-01

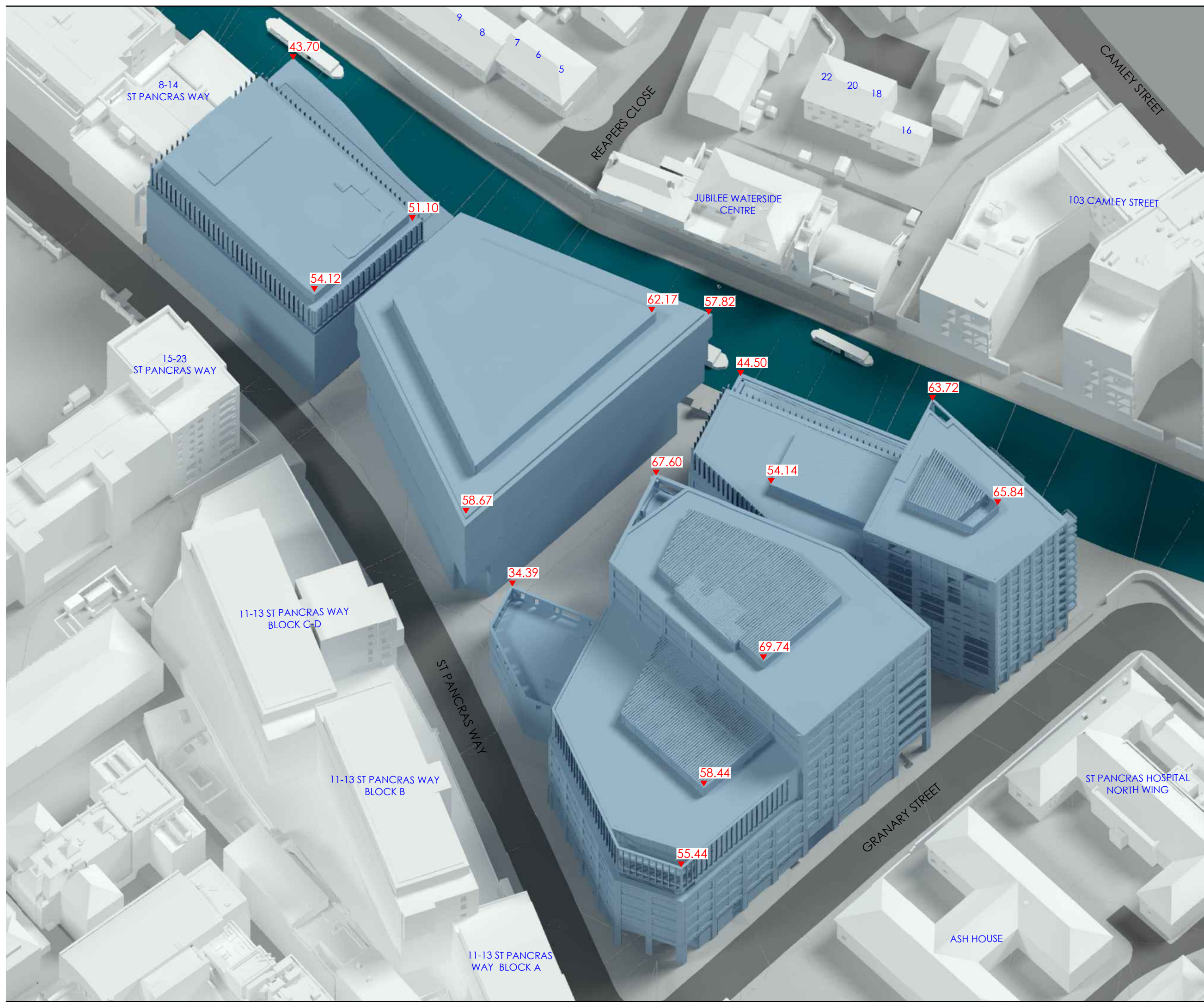
**SOURCES OF INFORMATION:**

SOURCE 1  
IR48 (RECEIVED 08.12.2020)  
IR49 (RECEIVED 10.12.2020)

WALDRAMS LTD  
1661-19

**NOTES:**

PROPOSED BUILDING SHOWN IN BLUE  
AOD HEIGHTS SHOWN IN METRES



**PROJECT**  
ST PANCRAS WAY  
LONDON NW1

**DRAWING**  
3D VIEW  
PROPOSED SCHEME

**SCALE @ A3**      **DATE**  
NTS                      17.12.2020

**MODELLED BY**      **DRAWN BY**  
MZ                        MZ

**PROJECT No.**      **REL No. - DWG No.**  
1661                    20-02

**SOURCES OF INFORMATION:**

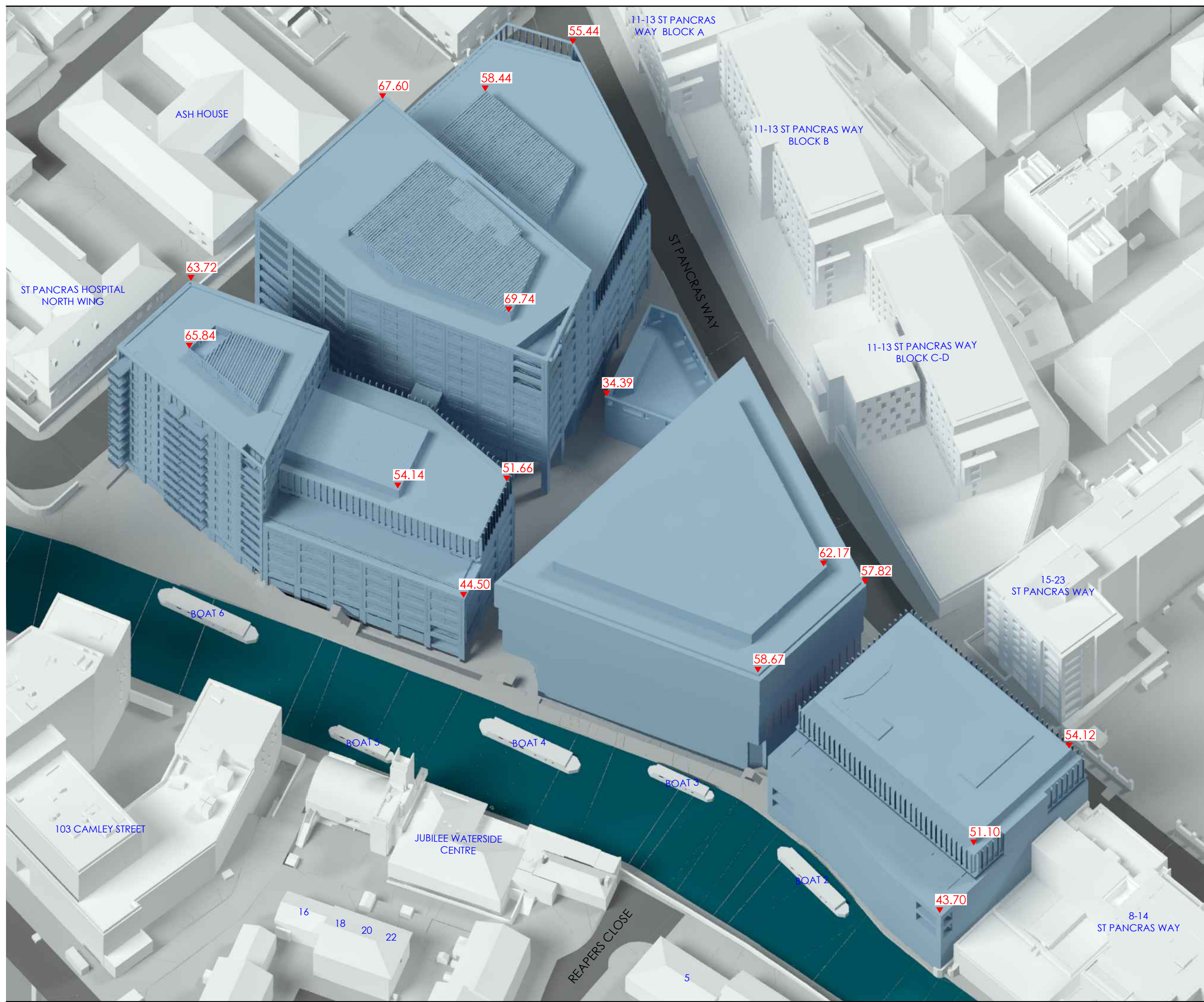
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IR49 (RECEIVED 10.12.2020)

WALDRAMS LTD  
1661-19

**NOTES:**

PROPOSED BUILDING SHOWN IN BLUE

AOD HEIGHTS SHOWN IN METRES



**PROJECT**  
ST PANCRAS WAY  
LONDON NW1

**DRAWING**  
3D VIEW  
PROPOSED SCHEME

**SCALE @ A3**      **DATE**  
NTS                      17.12.2020

**MODELLED BY**      **DRAWN BY**  
MZ                        MZ

**PROJECT No.**      **REL No. - DWG No.**  
1661                    20-03

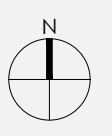
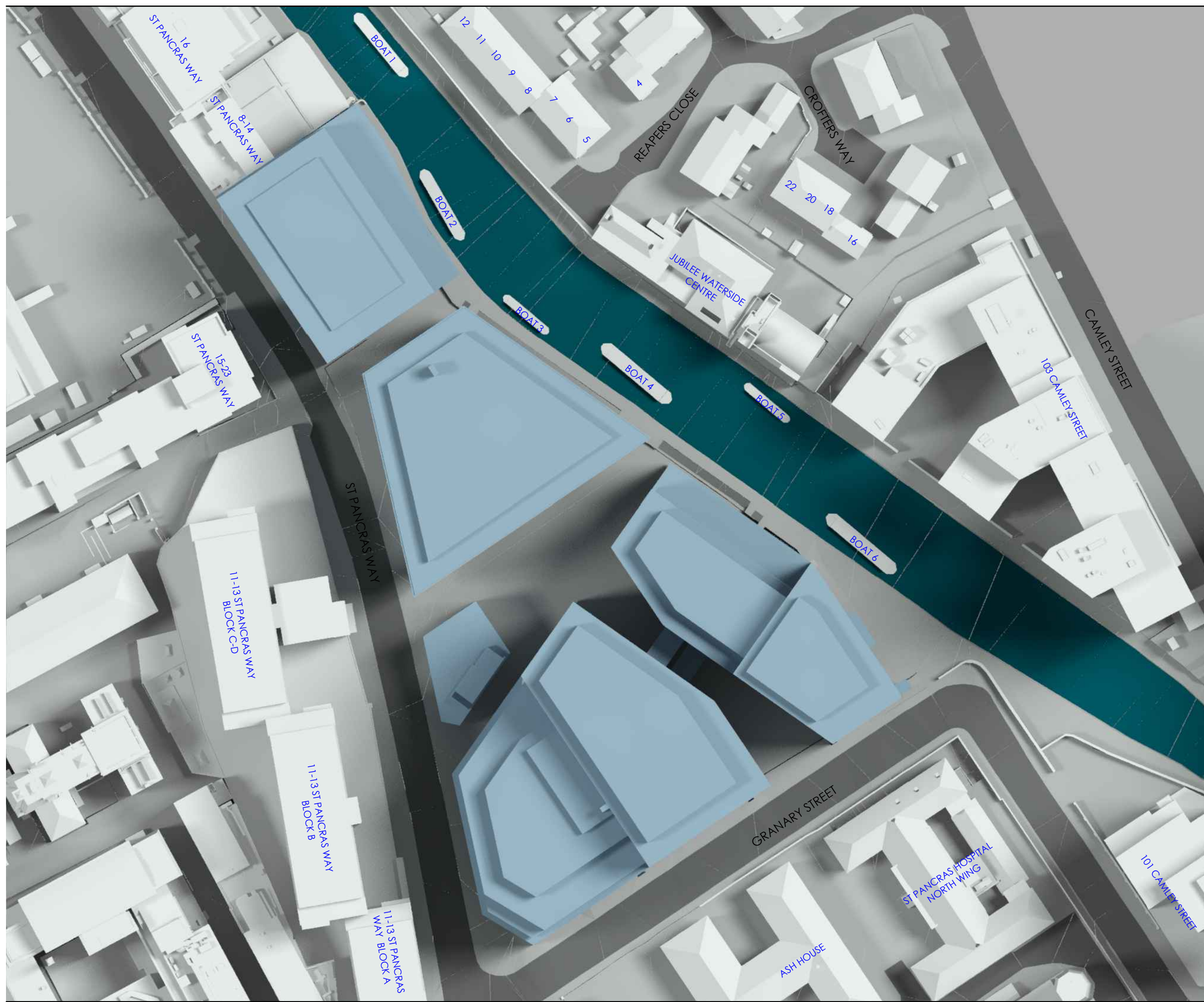
**SOURCES OF INFORMATION:**

PERKINS & WILL  
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WALDRAMS LTD  
1661\_20

**NOTES:**

PROPOSED BUILDING SHOWN IN BLUE



**PROJECT**  
ST PANCRAS WAY  
LONDON NW1

**DRAWING**  
PLAN VIEW  
PROPOSED SCHEME

**SCALE @ A3**  
1:750

**DATE**  
31.10.2023

**MODELLED BY**  
VR

**DRAWN BY**  
VR

**PROJECT No.**  
1661

**REL No.- DWG No.**  
22-01



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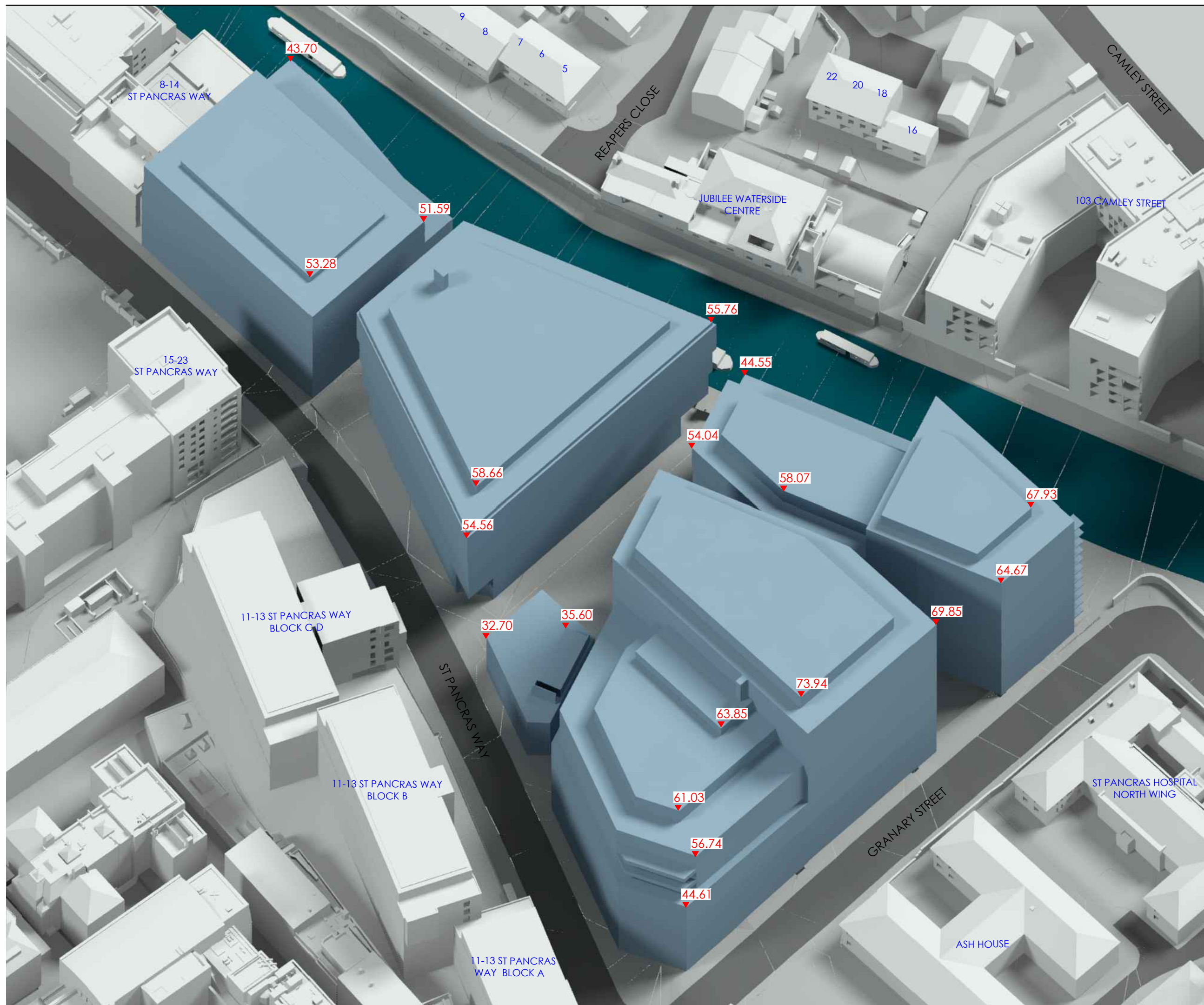
PERKINS & WILL  
IR53 (RECEIVED 23.10.2023)

WALDRAMS LTD  
1661\_20

**NOTES:**

PROPOSED BUILDING SHOWN IN BLUE

AOD HEIGHTS SHOWN IN METRES



**PROJECT**  
ST PANCRAS WAY  
LONDON NW1

**DRAWING**  
3D VIEW  
PROPOSED SCHEME

**SCALE @ A3**      **DATE**  
NTS                      31.10.2023

**MODELLED BY**      **DRAWN BY**  
VR                        VR

**PROJECT No.**      **REL No. - DWG No.**  
1661                    22-02

**SOURCES OF INFORMATION:**

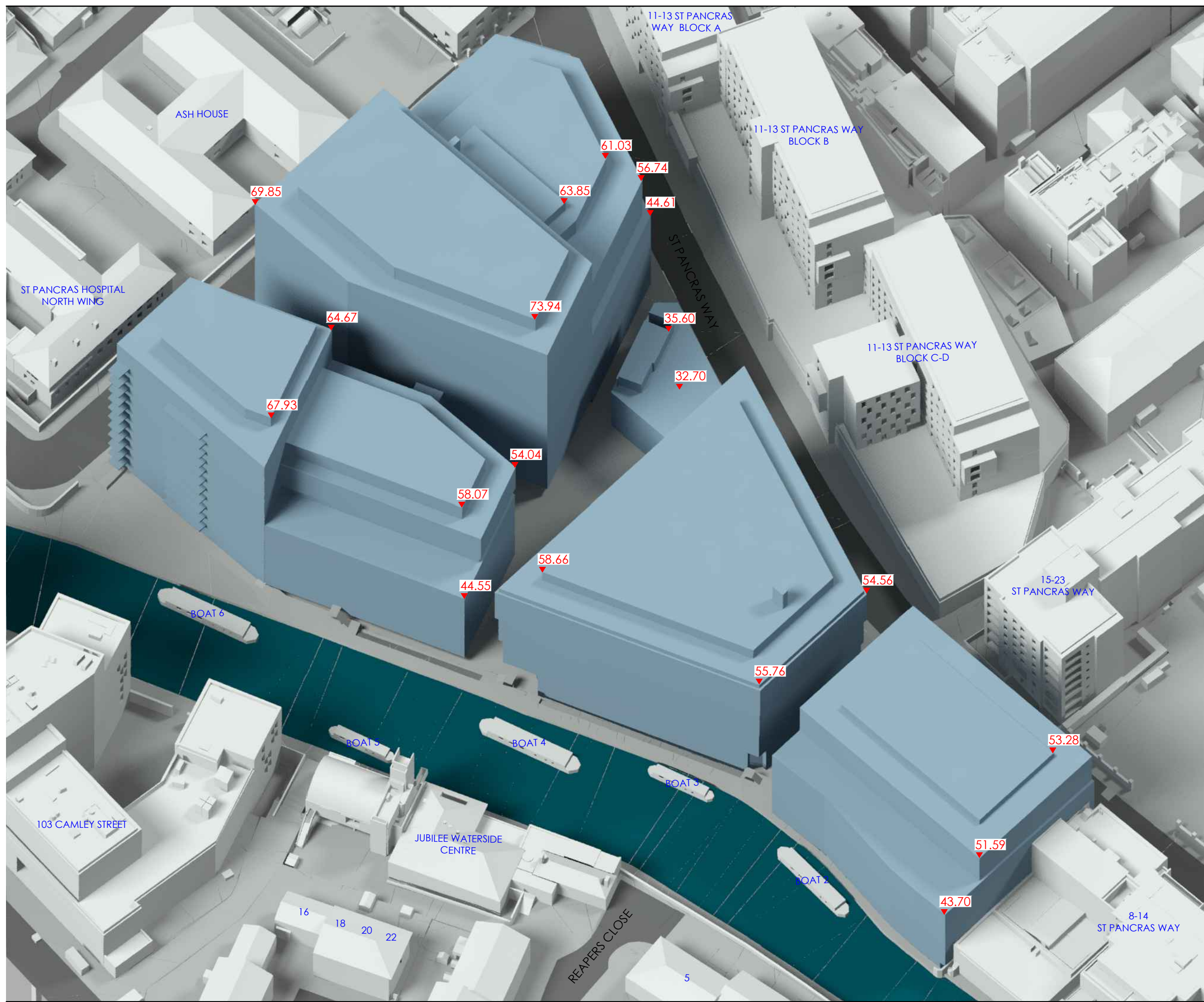
PERKINS & WILL  
IR53 (RECEIVED 23.10.2023)

WALDRAMS LTD  
1661\_20

**NOTES:**

PROPOSED BUILDING SHOWN IN BLUE

AOD HEIGHTS SHOWN IN METRES



**PROJECT**  
ST PANCRAS WAY  
LONDON NW1

**DRAWING**  
3D VIEW  
PROPOSED SCHEME

**SCALE @ A3**      **DATE**  
NTS                      31.10.2023

**MODELLED BY**      **DRAWN BY**  
VR                        VR

**PROJECT No.**      **REL No. - DWG No.**  
1661                    22-03



## **APPENDIX 2**

Daylight & Sunlight Results

Daylight\_Sunlight Analysis Table  
 Surroundings



Ex				Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
<b>10 Reapers Close</b>																
Ground	R1	WC	W1	11.17	11.1	0.99	1.95	50.93	47.56	0.93	30	31	1.03	8	9	1.13
Ground	R2	Hall	W2	18.81	18.74	1.00	3.51	37.23	34.79	0.93	37	38	1.03	8	9	1.13
Ground	R3	Kitchen	W3	23.5	23.42	1.00	8.71	71.91	70.88	0.99	44	44	1.00	7	7	1.00
First	R1	Bathroom	W1	14.6	14.55	1.00	5.32	63.39	60.79	0.96	33	33	1.00	8	9	1.13
First	R2	Bedroom	W2	17.57	17.51	1.00	11.59	56.92	56.39	0.99	37	37	1.00	8	9	1.13
<b>101 Camley Street</b>																
Ground	R1	Bedroom	W1	30.27	30.04	0.99	15.20	95.56	95.04	0.99	54	54	1.00	18	18	1.00
Ground	R2	Bedroom	W2	25.69	25.38	0.99	10.40	99.89	99.89	1.00	11	11	North	1	1	North
Ground	R2	Bedroom	W4	18.49	18.27	0.99	10.40	99.89	99.89	1.00	27	27	1.00	7	7	1.00
First	R1	KD	W1	32.66	32.4	0.99	11.44	98.54	98.54	1.00	55	55	1.00	19	19	1.00
First	R2	Living Room	W2	27.65	27.32	0.99	12.61	99.90	99.90	1.00	12	12	North	2	2	North
First	R2	Living Room	W4	14.71	14.47	0.98	12.61	99.90	99.90	1.00	20	20	1.00	9	9	1.00
First	R3	Bedroom	W3	27.44	27.12	0.99	13.24	91.23	90.41	0.99	12	12	North	2	2	North
Second	R1	KD	W1	33.82	33.54	0.99	11.44	98.51	98.51	1.00	55	55	1.00	19	19	1.00
Second	R2	Living Room	W2	29.01	28.66	0.99	12.61	99.92	99.92	1.00	13	12	North	2	2	North
Second	R2	Living Room	W4	15.59	15.33	0.98	12.61	99.92	99.92	1.00	20	20	1.00	9	9	1.00
Second	R3	Bedroom	W3	28.8	28.48	0.99	13.24	93.23	92.32	0.99	13	12	North	2	2	North
Third	R1	KD	W1	34.93	34.63	0.99	11.44	98.53	98.53	1.00	57	56	0.98	20	20	1.00
Third	R2	Living Room	W2	30.39	30.02	0.99	12.61	99.90	99.90	1.00	13	13	North	2	2	North
Third	R2	Living Room	W4	16.43	16.14	0.98	12.61	99.90	99.90	1.00	22	21	0.95	10	10	1.00
Third	R3	Bedroom	W3	30.2	29.85	0.99	13.24	95.05	94.37	0.99	13	13	North	2	2	North
Fourth	R1	KD	W1	35.87	35.55	0.99	11.44	98.52	98.52	1.00	60	59	0.98	21	21	1.00
Fourth	R2	Living Room	W2	31.75	31.36	0.99	12.61	99.90	99.90	1.00	14	13	North	2	2	North
Fourth	R2	Living Room	W4	17.22	16.9	0.98	12.61	99.90	99.90	1.00	24	23	0.96	11	11	1.00
Fourth	R3	Bedroom	W3	31.59	31.23	0.99	13.24	95.30	95.30	1.00	14	13	North	2	2	North
Fifth	R1	KD	W1	36.74	36.4	0.99	11.44	98.52	98.52	1.00	64	63	0.98	24	24	1.00
Fifth	R2	Living Room	W2	33.06	32.64	0.99	12.61	99.90	99.90	1.00	14	13	North	2	2	North
Fifth	R2	Living Room	W4	15.68	15.34	0.98	12.61	99.90	99.90	1.00	24	22	0.92	12	12	1.00
Fifth	R3	Bedroom	W3	32.93	32.54	0.99	13.24	95.30	95.30	1.00	14	14	North	2	2	North
<b>103 Camley Street</b>																
Ground	R1	Bedroom	W1	21.53	21.34	0.99	14.99	96.63	96.28	1.00	44	44	1.00	15	15	1.00
Ground	R2	LKD	W2	28.64	28.23	0.99	18.99	99.88	99.88	1.00	59	56	0.95	20	20	1.00
Ground	R2	LKD	W3	14.58	14.32	0.98	18.99	99.88	99.88	1.00	15	15	North	1	1	North
Ground	R3	Bedroom	W4	5.62	5.51	0.98	15.80	9.01	9.01	1.00	7	7	North	0	0	North

Daylight\_Sunlight Analysis Table  
 Surroundings



Address/Floor	Room Ref	Room Usage	Window Ref	Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
				Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Ground	R4	Bedroom	W5	5.08	4.96	0.98	13.83	17.61	17.62	1.00	6	6	North	0	0	North
Ground	R5	LKD	W6	8.84	8.44	0.95	31.56	88.66	77.42	0.87	6	6	1.00	0	0	1.00
Ground	R5	LKD	W7	0.87	0.76	0.87	31.56	88.66	77.42	0.87	5	4	North	0	0	North
Ground	R5	LKD	W8	1.55	1.11	0.72	31.56	88.66	77.42	0.87	3	2	0.67	1	1	1.00
Ground	R6	LKD	W9	16.81	16.78	1.00	25.77	93.17	91.99	0.99	39	39	1.00	16	16	1.00
Ground	R6	LKD	W10	24.2	23.49	0.97	25.77	93.17	91.99	0.99	50	50	1.00	16	16	1.00
Ground	R6	LKD	W11	4.16	3.89	0.94	25.77	93.17	91.99	0.99	9	8	North	0	0	North
Ground	R6	LKD	W12	6.58	5.99	0.91	25.77	93.17	91.99	0.99	12	11	0.92	7	7	1.00
Ground	R7	Bedroom	W13	22.9	22.03	0.96	11.17	93.20	85.17	0.91	49	49	1.00	14	15	1.07
Ground	R8	Bedroom	W14	20.98	20.75	0.99	10.71	84.90	84.75	1.00	15	14	North	0	0	North
Ground	R9	Bedroom	W15	14.95	14.57	0.97	50.91	77.52	67.25	0.87	12	12	1.00	0	0	1.00
Ground	R9	Bedroom	W16	3.18	3.13	0.98	50.91	77.52	67.25	0.87	13	13	North	1	1	North
Ground	R10	LKD	W17	18.52	18.35	0.99	25.77	78.35	74.85	0.96	32	31	0.97	10	10	1.00
Ground	R10	LKD	W18	21.76	20.47	0.94	25.77	78.35	74.85	0.96	48	45	0.94	9	9	1.00
Ground	R10	LKD	W19	4.58	4.51	0.98	25.77	78.35	74.85	0.96	18	17	North	0	0	North
Ground	R10	LKD	W20	4.7	3.38	0.72	25.77	78.35	74.85	0.96	12	10	0.83	1	0	0.00
Ground	R11	Bedroom	W21	21.63	20.38	0.94	11.17	93.34	85.20	0.91	49	49	1.00	10	9	0.90
Ground	R12	Bedroom	W22	25.01	25.1	1.00	10.23	75.32	75.32	1.00	17	17	North	0	0	North
Ground	R13	Bedroom	W23	25.51	25.64	1.01	9.71	79.81	79.78	1.00	16	16	North	0	0	North
First	R1	Bedroom	W1	22.38	22.16	0.99	14.99	97.17	96.95	1.00	45	44	0.98	15	15	1.00
First	R2	LKD	W2	30.58	30.29	0.99	29.78	99.66	99.66	1.00	62	62	1.00	21	21	1.00
First	R2	LKD	W3	30.02	29.63	0.99	29.78	99.66	99.66	1.00	61	61	1.00	21	21	1.00
First	R2	LKD	W4	5.46	5.29	0.97	29.78	99.66	99.66	1.00	8	8	1.00	4	4	1.00
First	R2	LKD	W5	2.49	2.29	0.92	29.78	99.66	99.66	1.00	9	8	North	3	3	North
First	R3	Bedroom	W6	6.54	6.46	0.99	11.63	14.78	14.78	1.00	7	7	North	0	0	North
First	R4	Bedroom	W7	5.92	5.83	0.98	17.41	26.41	26.44	1.00	7	8	North	0	0	North
First	R5	Bedroom	W8	10.43	9.96	0.95	16.11	95.75	93.48	0.98	9	9	1.00	0	0	1.00
First	R6	Bedroom	W9	12.72	12.21	0.96	12.93	71.11	70.10	0.99	16	15	0.94	2	2	1.00
First	R7	LKD	W10	17.58	17.56	1.00	25.77	93.91	92.44	0.98	40	40	1.00	16	16	1.00
First	R7	LKD	W11	25.51	24.75	0.97	25.77	93.91	92.44	0.98	55	55	1.00	16	16	1.00
First	R7	LKD	W12	4.71	4.42	0.94	25.77	93.91	92.44	0.98	14	13	North	0	0	North
First	R7	LKD	W13	7.51	6.77	0.90	25.77	93.91	92.44	0.98	16	14	0.88	7	7	1.00
First	R8	Bedroom	W14	24.28	23.34	0.96	11.17	93.57	90.27	0.96	51	53	1.04	15	15	1.00
First	R9	Bedroom	W15	24.7	24.48	0.99	10.71	90.39	90.27	1.00	17	15	North	0	0	North
First	R10	Bedroom	W16	17.53	17.16	0.98	50.91	64.08	54.23	0.85	15	15	1.00	0	0	1.00
First	R11	LKD	W17	20.02	19.85	0.99	25.77	84.26	79.44	0.94	33	33	1.00	11	11	1.00
First	R11	LKD	W18	23.44	22.08	0.94	25.77	84.26	79.44	0.94	54	53	0.98	11	11	1.00

Daylight\_Sunlight Analysis Table  
 Surroundings



Address/Floor	Room Ref	Room Usage	Window Ref	Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
				Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
First	R11	LKD	W19	5.18	5.13	0.99	25.77	84.26	79.44	0.94	19	18	North	0	0	North
First	R11	LKD	W20	6.01	4.54	0.76	25.77	84.26	79.44	0.94	15	13	0.87	1	1	1.00
First	R12	Bedroom	W21	23.4	22.09	0.94	11.17	94.11	91.37	0.97	56	54	0.96	11	10	0.91
First	R13	Bedroom	W22	30.46	30.58	1.00	10.23	97.85	97.85	1.00	18	21	North	0	0	North
First	R14	Bedroom	W23	30.96	31.08	1.00	9.71	98.06	98.04	1.00	20	20	North	1	0	North
Second	R1	Bedroom	W1	23.1	22.86	0.99	14.99	97.55	97.39	1.00	46	46	1.00	16	16	1.00
Second	R2	LKD	W2	31.49	31.13	0.99	30.44	99.31	98.70	0.99	65	63	0.97	21	21	1.00
Second	R2	LKD	W3	11.39	11.06	0.97	30.44	99.31	98.70	0.99	19	18	0.95	13	13	1.00
Second	R3	Bedroom	W4	7.8	7.69	0.99	11.63	18.71	18.71	1.00	8	8	North	0	0	North
Second	R4	Bedroom	W5	7.06	6.95	0.98	17.41	29.82	29.59	0.99	9	8	North	0	0	North
Second	R5	Bedroom	W6	5.53	5.08	0.92	27.76	49.86	40.54	0.81	9	8	0.89	0	0	1.00
Second	R6	Bedroom	W7	0.92	0.87	0.95	10.23	78.02	75.40	0.97	10	9	0.90	1	1	1.00
Second	R6	Bedroom	W8	13.96	13.47	0.96	10.23	78.02	75.40	0.97	17	15	0.88	2	2	1.00
Second	R7	Bedroom	W9	14.21	13.88	0.98	10.12	49.13	45.15	0.92	20	19	0.95	4	4	1.00
Second	R8	Bedroom	W10	13.8	13.51	0.98	10.12	77.99	72.44	0.93	21	20	0.95	5	5	1.00
Second	R9	LKD	W11	12.36	12.14	0.98	24.09	69.07	68.87	1.00	19	18	0.95	5	5	1.00
Second	R10	LKD	W12	18.69	17.88	0.96	22.35	96.28	94.71	0.98	50	49	0.98	17	17	1.00
Second	R11	Bedroom	W13	25.86	24.93	0.96	13.93	96.40	95.80	0.99	57	58	1.02	16	16	1.00
Second	R11	Bedroom	W14	28.99	28.78	0.99	13.93	96.40	95.80	0.99	18	19	North	0	0	North
Second	R12	Bedroom	W15	28.76	28.57	0.99	10.71	93.70	93.58	1.00	17	18	North	0	0	North
Second	R13	Bedroom	W16	18.61	18.37	0.99	8.47	97.31	97.31	1.00	17	16	0.94	1	0	0.00
Second	R14	Bedroom	W17	21.53	21.11	0.98	8.47	97.25	97.24	1.00	22	21	0.95	1	0	0.00
Second	R15	Bedroom	W18	22.4	21.95	0.98	8.52	83.82	82.84	0.99	25	24	0.96	2	1	0.50
Second	R16	Bedroom	W19	23.19	22.81	0.98	10.26	97.76	97.61	1.00	28	27	0.96	3	2	0.67
Second	R17	Bedroom	W20	22.69	22.34	0.98	10.26	92.91	92.57	1.00	29	28	0.97	4	3	0.75
Second	R18	Bedroom	W21	18.62	18.25	0.98	10.26	88.22	81.97	0.93	30	29	0.97	4	3	0.75
Second	R19	LKD	W22	16.9	15.83	0.94	22.35	94.57	86.04	0.91	50	49	0.98	12	11	0.92
Second	R20	Bedroom	W23	25.09	23.89	0.95	13.93	98.26	98.26	1.00	60	58	0.97	13	12	0.92
Second	R20	Bedroom	W24	33.74	33.91	1.01	13.93	98.26	98.26	1.00	23	23	North	1	0	North
Second	R21	Bedroom	W25	34.01	34.16	1.00	10.71	96.86	96.84	1.00	21	22	North	1	0	North
Second	R22	Bedroom	W26	34.7	34.82	1.00	9.87	97.21	97.21	1.00	22	22	North	1	1	North
Third	R1	Bedroom	W1	23.81	23.54	0.99	14.99	97.69	97.55	1.00	50	49	0.98	18	18	1.00
Third	R2	LKD	W2	32.53	32.14	0.99	30.44	99.41	99.27	1.00	66	66	1.00	21	21	1.00
Third	R2	LKD	W3	12.25	11.79	0.96	30.44	99.41	99.27	1.00	19	19	1.00	13	13	1.00
Third	R3	Bedroom	W4	9.46	9.37	0.99	11.63	24.00	24.00	1.00	9	9	North	0	0	North
Third	R4	Bedroom	W5	8.55	8.45	0.99	17.41	35.61	35.62	1.00	9	8	North	0	0	North
Third	R5	Bedroom	W6	6.6	6.11	0.93	27.76	58.53	47.27	0.81	11	11	1.00	0	0	1.00

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 Surroundings



				Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight	Proposed Sunlight	Ratio Proposed /Existing	Existing Sunlight	Proposed Sunlight	Ratio Proposed /Existing
											Annual%	Annual%	Annual	Winter%	Winter%	Winter
Third	R6	Bedroom	W7	0.98	0.93	0.95	10.23	79.61	78.96	0.99	10	9	0.90	2	1	0.50
Third	R6	Bedroom	W8	15.69	15.15	0.97	10.23	79.61	78.96	0.99	19	17	0.89	3	2	0.67
Third	R7	Bedroom	W9	15.89	15.53	0.98	10.12	55.48	54.52	0.98	24	23	0.96	6	5	0.83
Third	R8	Bedroom	W10	15.36	15.04	0.98	10.12	81.57	78.43	0.96	23	22	0.96	6	5	0.83
Third	R9	LKD	W11	13.55	13.31	0.98	24.09	70.79	70.55	1.00	21	20	0.95	6	5	0.83
Third	R10	LKD	W12	12.65	11.92	0.94	25.53	97.64	94.72	0.97	32	31	0.97	19	19	1.00
Third	R10	LKD	W13	9.5	9.46	1.00	25.53	97.64	94.72	0.97	27	25	0.93	18	16	0.89
Third	R10	LKD	W14	27.67	26.84	0.97	25.53	97.64	94.72	0.97	62	60	0.97	18	17	0.94
Third	R11	Bedroom	W15	27.31	26.4	0.97	12.37	98.04	98.04	1.00	59	60	1.02	17	17	1.00
Third	R11	Bedroom	W16	32.88	32.67	0.99	12.37	98.04	98.04	1.00	18	19	North	0	0	North
Third	R12	Bedroom	W17	32.89	32.7	0.99	10.40	96.77	96.63	1.00	21	18	North	0	0	North
Third	R13	Bedroom	W18	20.19	19.98	0.99	8.47	97.31	97.31	1.00	19	18	0.95	1	0	0.00
Third	R14	Bedroom	W19	23.63	23.3	0.99	8.47	97.25	97.25	1.00	25	24	0.96	2	1	0.50
Third	R15	Bedroom	W20	24.88	24.52	0.99	8.52	84.96	84.88	1.00	26	25	0.96	2	1	0.50
Third	R16	Bedroom	W21	27.47	27.09	0.99	10.26	97.80	97.80	1.00	35	35	1.00	5	5	1.00
Third	R17	Bedroom	W22	28.23	27.85	0.99	10.26	93.46	93.46	1.00	36	37	1.03	5	5	1.00
Third	R18	Bedroom	W23	29.33	28.96	0.99	10.26	93.47	86.87	0.93	41	41	1.00	5	5	1.00
Third	R19	LKD	W24	11.41	10.25	0.90	25.53	97.74	87.11	0.89	29	26	0.90	13	12	0.92
Third	R19	LKD	W25	7.98	7.82	0.98	25.53	97.74	87.11	0.89	20	20	1.00	11	11	1.00
Third	R19	LKD	W26	26.63	25.63	0.96	25.53	97.74	87.11	0.89	62	60	0.97	14	12	0.86
Third	R20	Bedroom	W27	26.73	25.7	0.96	12.37	98.04	98.04	1.00	61	61	1.00	13	13	1.00
Third	R20	Bedroom	W28	35.32	35.49	1.00	12.37	98.04	98.04	1.00	25	23	North	2	0	North
Third	R21	Bedroom	W29	35.56	35.72	1.00	10.40	97.01	96.99	1.00	25	24	North	2	1	North
Third	R22	Bedroom	W30	36.14	36.26	1.00	9.87	97.21	97.21	1.00	23	25	North	1	1	North
Fourth	R1	Bedroom	W1	24.49	24.19	0.99	14.99	97.85	97.73	1.00	50	50	1.00	18	18	1.00
Fourth	R2	LKD	W2	33.65	33.27	0.99	31.40	99.68	99.68	1.00	68	67	0.99	21	21	1.00
Fourth	R2	LKD	W3	33.19	32.72	0.99	31.40	99.68	99.68	1.00	70	69	0.99	24	24	1.00
Fourth	R2	LKD	W4	6.67	6.43	0.96	31.40	99.68	99.68	1.00	10	9	0.90	4	4	1.00
Fourth	R2	LKD	W5	4.25	3.91	0.92	31.40	99.68	99.68	1.00	16	14	North	3	3	North
Fourth	R3	Bedroom	W6	11.66	11.56	0.99	11.63	31.27	31.27	1.00	11	10	North	0	0	North
Fourth	R4	Bedroom	W7	10.47	10.36	0.99	17.41	50.11	50.07	1.00	10	10	North	0	0	North
Fourth	R5	Bedroom	W8	8.09	7.59	0.94	27.76	64.33	55.34	0.86	12	12	1.00	0	0	1.00
Fourth	R6	Bedroom	W9	1.03	0.99	0.96	10.23	81.17	77.12	0.95	10	10	1.00	2	2	1.00
Fourth	R6	Bedroom	W10	18.22	17.75	0.97	10.23	81.17	77.12	0.95	20	20	1.00	3	3	1.00
Fourth	R7	Bedroom	W11	18.29	17.88	0.98	10.12	79.90	75.97	0.95	21	21	1.00	4	4	1.00
Fourth	R8	Bedroom	W12	16.61	16.29	0.98	10.12	61.40	56.59	0.92	25	25	1.00	7	7	1.00
Fourth	R9	LKD	W13	15.17	14.9	0.98	26.74	72.17	71.35	0.99	24	24	1.00	6	6	1.00

Daylight\_Sunlight Analysis Table  
 Surroundings



				Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight	Proposed Sunlight	Ratio Proposed /Existing	Existing Sunlight	Proposed Sunlight	Ratio Proposed /Existing
											Annual%	Annual%	Annual	Winter%	Winter%	Winter
Fourth	R10	LKD	W14	14.14	13.3	0.94	22.35	99.68	96.01	0.96	33	31	0.94	17	16	0.94
Fourth	R11	Bedroom	W15	28.69	27.76	0.97	13.93	95.82	95.60	1.00	64	65	1.02	17	18	1.06
Fourth	R11	Bedroom	W16	35.94	35.73	0.99	13.93	95.82	95.60	1.00	22	23	North	0	0	North
Fourth	R12	Bedroom	W17	36.08	35.91	1.00	10.71	97.90	97.90	1.00	22	23	North	0	0	North
Fourth	R13	Bedroom	W18	20.86	20.64	0.99	8.47	97.31	97.31	1.00	19	19	1.00	1	1	1.00
Fourth	R14	Bedroom	W19	23.01	22.72	0.99	8.47	75.54	75.44	1.00	22	23	1.05	2	2	1.00
Fourth	R15	Bedroom	W20	27.06	26.67	0.99	8.52	97.25	97.25	1.00	28	28	1.00	2	2	1.00
Fourth	R16	Bedroom	W21	28.11	27.69	0.99	10.26	90.41	85.66	0.95	37	37	1.00	5	5	1.00
Fourth	R17	Bedroom	W22	30.3	29.84	0.98	10.26	97.10	97.05	1.00	41	41	1.00	5	5	1.00
Fourth	R18	Bedroom	W23	30.89	30.43	0.99	10.26	94.67	92.43	0.98	46	44	0.96	8	6	0.75
<b>11 Reapers Close</b>																
Ground	R1	WC	W1	12.02	11.93	0.99	1.95	54.50	52.51	0.96	32	32	1.00	9	9	1.00
Ground	R2	Hall	W2	19.69	19.6	1.00	3.51	42.86	41.32	0.96	39	39	1.00	9	9	1.00
Ground	R3	Kitchen	W3	24.45	24.36	1.00	8.71	82.05	81.53	0.99	45	45	1.00	7	7	1.00
First	R1	Bathroom	W1	15.46	15.4	1.00	5.32	66.95	64.95	0.97	37	36	0.97	10	10	1.00
First	R2	Bedroom	W2	18.51	18.44	1.00	11.59	73.44	72.99	0.99	40	40	1.00	10	10	1.00
<b>11-13 St Pancras Way A</b>																
Ground	R2	Commercial-Sh	W2	26.17	26.13	1.00	58.48	100.00	100.00	1.00	39	39	North	10	10	North
Mezzanine	R2	Lobby	W1	16.01	16.64	1.04	16.24	5.56	5.56	1.00	39	39	North	11	11	North
First	R1	LKD	W1	11.76	12.08	1.03	72.42	93.50	93.57	1.00	0	0	North	0	0	North
First	R1	LKD	W2	15.16	16.07	1.06	72.42	93.50	93.57	1.00	35	35	North	12	12	North
First	R1	LKD	W3	19.01	19.71	1.04	72.42	93.50	93.57	1.00	40	40	North	11	11	North
First	R2	LKD	W4	23.82	24.16	1.01	19.73	93.71	93.77	1.00	44	44	North	11	11	North
First	R2	LKD	W5	25.37	25.63	1.01	19.73	93.71	93.77	1.00	43	43	North	11	11	North
First	R3	Circulation	W6	26.93	27.07	1.01	15.36	100.00	100.00	1.00	38	38	North	9	9	North
First	R4	Bedroom	W7	28.33	28.41	1.00	9.98	72.29	72.07	1.00	43	43	North	11	11	North
First	R5	Bedroom	W8	28.88	28.92	1.00	9.98	74.02	73.79	1.00	43	43	North	11	11	North
First	R6	Bedroom	W9	29.45	29.46	1.00	9.98	75.27	74.81	0.99	44	44	North	11	11	North
First	R7	Bedroom	W10	30.03	30	1.00	9.98	76.26	76.02	1.00	44	44	North	11	11	North
First	R8	Bedroom	W11	30.59	30.53	1.00	9.98	77.48	77.09	0.99	44	44	North	11	11	North
First	R9	Bedroom	W12	31.3	31.18	1.00	9.98	88.23	88.23	1.00	44	44	North	11	11	North
First	R10	Bedroom	W13	31.65	31.51	1.00	9.98	88.66	88.66	1.00	44	44	North	11	11	North
First	R11	Bedroom	W14	31.86	31.72	1.00	9.98	87.31	87.29	1.00	44	44	North	11	11	North
First	R12	LKD	W15	32.03	31.88	1.00	20.72	93.76	93.71	1.00	43	43	North	10	10	North
Second	R1	LKD	W1	6.53	6.88	1.05	20.70	44.57	46.58	1.05	0	0	North	0	0	North
Second	R1	LKD	W2	16.23	17.23	1.06	20.70	44.57	46.58	1.05	35	35	North	12	12	North
Second	R2	Bedroom	W3	17.96	18.9	1.05	9.98	27.95	28.68	1.03	37	38	North	12	12	North



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 Surroundings



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Address/Floor	Room Ref	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight	Proposed Sunlight	Ratio Proposed	Existing Sunlight	Proposed Sunlight	Ratio Proposed
											Annual%	Annual%	/Existing Annual	Winter%	Winter%	/Existing Winter
Second	R3	Bedroom	W4	19.59	20.44	1.04	9.98	33.25	33.74	1.01	40	40	North	12	12	North
Second	R4	Bedroom	W5	21.24	21.94	1.03	9.98	38.32	38.68	1.01	41	41	North	12	12	North
Second	R5	Bedroom	W6	22.62	23.19	1.03	9.98	36.93	37.29	1.01	41	41	North	12	12	North
Second	R6	Bedroom	W7	24.37	24.8	1.02	9.98	43.06	42.76	0.99	45	44	North	12	12	North
Second	R7	Bedroom	W8	25.99	26.3	1.01	9.98	52.12	51.11	0.98	44	44	North	11	11	North
Second	R8	Circulation	W9	28.09	28.23	1.00	15.36	100.00	100.00	1.00	39	39	North	9	9	North
Second	R9	Bedroom	W11	29.78	29.84	1.00	9.98	86.57	86.57	1.00	44	44	North	11	11	North
Second	R10	Bedroom	W12	30.37	30.36	1.00	9.98	86.96	86.96	1.00	44	44	North	11	11	North
Second	R11	Bedroom	W13	30.87	30.81	1.00	9.98	86.94	86.94	1.00	44	44	North	11	11	North
Second	R12	Bedroom	W14	31.31	31.22	1.00	9.98	86.89	86.89	1.00	44	44	North	11	11	North
Second	R13	Bedroom	W15	31.7	31.58	1.00	9.98	86.59	86.59	1.00	44	44	North	11	11	North
Second	R14	Bedroom	W16	32.11	31.97	1.00	9.98	86.76	86.76	1.00	45	45	North	12	12	North
Second	R15	Bedroom	W17	32.38	32.21	0.99	9.98	86.88	86.88	1.00	43	43	North	11	11	North
Second	R16	Bedroom	W18	32.6	32.43	0.99	9.98	86.41	86.41	1.00	41	41	North	10	10	North
Second	R17	LKD	W19	32.66	32.47	0.99	20.72	96.40	96.37	1.00	42	42	North	11	11	North
Second	R17	LKD	W20	15.45	15.45	1.00	20.72	96.40	96.37	1.00	28	28	1.00	24	24	1.00
Third	R1	LKD	W1	15.75	16.23	1.03	25.92	62.91	66.24	1.05	0	0	North	0	0	North
Third	R1	LKD	W2	17.66	18.72	1.06	25.92	62.91	66.24	1.05	35	35	North	12	12	North
Third	R2	Bedroom	W3	19.12	20.14	1.05	9.98	29.75	30.88	1.04	37	39	North	12	12	North
Third	R3	Bedroom	W4	20.74	21.63	1.04	9.98	35.13	35.71	1.02	40	41	North	12	12	North
Third	R4	Bedroom	W5	22.58	23.31	1.03	9.98	39.54	40.09	1.01	41	41	North	12	12	North
Third	R5	Bedroom	W6	24.56	25.11	1.02	9.98	78.88	79.04	1.00	43	43	North	12	12	North
Third	R6	Bedroom	W7	26.21	26.64	1.02	9.98	85.67	85.67	1.00	45	45	North	12	12	North
Third	R7	Bedroom	W8	27.78	28.07	1.01	9.98	85.73	85.73	1.00	45	45	North	12	12	North
Third	R8	Circulation	W9	29.03	29.15	1.00	15.36	100.00	100.00	1.00	39	39	North	9	9	North
Third	R9	Bedroom	W10	30.69	30.71	1.00	9.98	73.32	72.87	0.99	45	45	North	12	12	North
Third	R10	Bedroom	W11	31.25	31.22	1.00	9.98	75.32	74.71	0.99	45	45	North	12	12	North
Third	R11	Bedroom	W12	31.74	31.66	1.00	9.98	76.61	75.77	0.99	45	45	North	12	12	North
Third	R12	Bedroom	W13	32.18	32.06	1.00	9.98	77.74	77.04	0.99	45	45	North	12	12	North
Third	R13	Bedroom	W14	32.57	32.41	1.00	9.98	79.18	77.97	0.98	45	45	North	12	12	North
Third	R14	Bedroom	W15	33.1	32.91	0.99	9.98	86.74	86.74	1.00	45	45	North	12	12	North
Third	R15	Bedroom	W16	33.25	33.05	0.99	9.98	86.76	86.76	1.00	45	45	North	12	12	North
Third	R16	Bedroom	W17	33.43	33.22	0.99	9.98	86.45	86.45	1.00	41	41	North	9	9	North
Third	R17	LKD	W18	33.74	33.52	0.99	28.64	96.30	96.14	1.00	45	45	North	12	12	North
Third	R17	LKD	W19	38.37	38.37	1.00	28.64	96.30	96.14	1.00	88	88	1.00	29	29	1.00
Fourth	R1	LKD	W1	17.43	17.89	1.03	25.92	67.05	70.89	1.06	0	0	North	0	0	North
Fourth	R1	LKD	W2	19.35	20.49	1.06	25.92	67.05	70.89	1.06	35	36	North	12	12	North

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 Surroundings



Address/Floor	Room Ref	Room Usage	Window Ref	Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
				Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Fourth	R2	Bedroom	W3	20.81	21.86	1.05	9.98	33.04	34.21	1.04	38	40	North	12	12	North
Fourth	R3	Bedroom	W4	22.42	23.32	1.04	9.98	38.06	38.97	1.02	40	41	North	12	12	North
Fourth	R4	Bedroom	W5	24.04	24.79	1.03	9.98	42.16	43.28	1.03	41	41	North	12	12	North
Fourth	R5	Bedroom	W6	25.29	25.91	1.02	9.98	40.68	41.23	1.01	41	41	North	12	12	North
Fourth	R6	Bedroom	W7	26.94	27.4	1.02	9.98	45.99	46.42	1.01	45	44	North	12	12	North
Fourth	R7	Bedroom	W8	28.45	28.76	1.01	9.98	55.03	54.58	0.99	45	45	North	12	12	North
Fourth	R8	Circulation	W9	30.08	30.16	1.00	15.36	100.00	100.00	1.00	39	39	North	9	9	North
Fourth	R9	Bedroom	W10	31.91	31.85	1.00	9.98	86.24	86.24	1.00	45	45	North	12	12	North
Fourth	R10	Bedroom	W11	32.41	32.29	1.00	9.98	86.35	86.35	1.00	45	45	North	12	12	North
Fourth	R11	Bedroom	W12	32.86	32.69	0.99	9.98	86.37	86.37	1.00	45	45	North	12	12	North
Fourth	R12	Bedroom	W13	33.24	33.03	0.99	9.98	86.36	86.36	1.00	45	45	North	12	12	North
Fourth	R13	Bedroom	W14	33.56	33.34	0.99	9.98	86.20	86.20	1.00	45	45	North	12	12	North
Fourth	R14	Bedroom	W15	33.94	33.69	0.99	9.98	86.75	86.75	1.00	45	45	North	12	12	North
Fourth	R15	Bedroom	W16	34.17	33.91	0.99	9.98	86.85	86.85	1.00	45	45	North	12	12	North
Fourth	R16	Bedroom	W17	34.32	34.06	0.99	9.98	86.57	86.57	1.00	42	42	North	10	10	North
Fourth	R17	LKD	W18	34.6	34.33	0.99	28.64	97.25	97.09	1.00	45	45	North	12	12	North
Fourth	R17	LKD	W19	38.97	38.97	1.00	28.64	97.25	97.09	1.00	89	89	1.00	30	30	1.00
Fifth	R1	LKD	W1	19.73	20.14	1.02	20.70	57.94	60.16	1.04	0	0	North	0	0	North
Fifth	R1	LKD	W2	20.64	21.83	1.06	20.70	57.94	60.16	1.04	35	36	North	12	12	North
Fifth	R2	Bedroom	W3	22.75	23.74	1.04	9.98	44.01	46.05	1.05	38	40	North	12	12	North
Fifth	R3	Bedroom	W4	24.01	24.91	1.04	9.98	34.03	34.92	1.03	40	41	North	12	12	North
Fifth	R4	Bedroom	W5	25.74	26.43	1.03	9.98	45.76	46.46	1.02	41	41	North	12	12	North
Fifth	R5	Bedroom	W6	27.47	28.01	1.02	9.98	84.96	85.76	1.01	44	45	North	12	12	North
Fifth	R6	Bedroom	W7	28.96	29.36	1.01	9.98	86.06	86.06	1.00	45	45	North	12	12	North
Fifth	R7	Bedroom	W8	30.33	30.55	1.01	9.98	86.06	86.06	1.00	45	45	North	12	12	North
Fifth	R8	Circulation	W9	31.13	31.12	1.00	15.36	100.00	100.00	1.00	39	39	North	9	9	North
Fifth	R9	Bedroom	W10	32.76	32.63	1.00	9.98	76.72	75.38	0.98	45	45	North	12	12	North
Fifth	R10	Bedroom	W11	33.24	33.05	0.99	9.98	78.86	77.17	0.98	45	45	North	12	12	North
Fifth	R11	Bedroom	W12	33.65	33.4	0.99	9.98	80.56	78.55	0.97	45	45	North	12	12	North
Fifth	R12	Bedroom	W13	34.01	33.72	0.99	9.98	81.51	79.50	0.98	45	45	North	12	12	North
Fifth	R13	Bedroom	W14	34.32	34.01	0.99	9.98	82.37	80.54	0.98	45	45	North	12	12	North
Fifth	R14	Bedroom	W15	34.78	34.44	0.99	9.98	87.86	87.86	1.00	45	45	North	12	12	North
Fifth	R15	Bedroom	W16	34.99	34.66	0.99	9.98	87.96	87.96	1.00	45	45	North	12	12	North
Fifth	R16	Bedroom	W17	35.08	34.76	0.99	9.98	87.38	87.38	1.00	42	42	North	10	10	North
Fifth	R17	LKD	W18	35.26	34.95	0.99	20.72	99.60	99.60	1.00	45	45	North	12	12	North
Fifth	R17	LKD	W19	39.33	39.33	1.00	20.72	99.60	99.60	1.00	89	89	1.00	30	30	1.00
Sixth	R1	Bedroom	W1	24.83	25.71	1.04	19.73	64.71	65.55	1.01	39	41	North	12	12	North

Daylight\_Sunlight Analysis Table  
 Surroundings



				Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight	Proposed Sunlight	Ratio Proposed /Existing	Existing Sunlight	Proposed Sunlight	Ratio Proposed /Existing
											Annual%	Annual%	Annual	Winter%	Winter%	Winter
Sixth	R1	Bedroom	W2	26.29	27.06	1.03	19.73	64.71	65.55	1.01	41	41	North	12	12	North
Sixth	R2	Bedroom	W3	27.7	28.3	1.02	19.73	82.97	83.29	1.00	41	42	North	12	12	North
Sixth	R2	Bedroom	W4	29.07	29.52	1.02	19.73	82.97	83.29	1.00	42	44	North	11	11	North
Sixth	R3	Bedroom	W5	30.36	30.62	1.01	19.73	93.20	92.10	0.99	43	43	North	10	10	North
Sixth	R3	Bedroom	W6	30.56	30.67	1.00	19.73	93.20	92.10	0.99	33	33	North	6	6	North
Sixth	R4	Circulation	W7	29.71	29.55	0.99	15.36	100.00	100.00	1.00	36	36	North	9	9	North
Sixth	R5	Bedroom	W8	32.87	32.52	0.99	19.73	94.35	94.35	1.00	45	45	North	12	12	North
Sixth	R5	Bedroom	W9	34.32	33.94	0.99	19.73	94.35	94.35	1.00	45	45	North	12	12	North
Sixth	R6	Bedroom	W10	34.68	34.28	0.99	19.73	98.47	98.47	1.00	45	45	North	12	12	North
Sixth	R6	Bedroom	W11	34.95	34.56	0.99	19.73	98.47	98.47	1.00	45	45	North	12	12	North
Mezzanine	R1	Garage	W1	8.37	9.19	1.10	37.09	83.84	85.73	1.02	18	18	North	6	6	North
<b>11-13 St Pancras Way B</b>																
First	R1	LKD	W1	10.46	10.3	0.98	20.68	37.05	35.96	0.97	0	0	North	0	0	North
First	R1	LKD	W2	17.27	16.91	0.98	20.68	37.05	35.96	0.97	14	15	North	3	3	North
First	R2	Bedroom	W3	16.94	16.71	0.99	9.98	41.79	39.13	0.94	15	17	North	4	4	North
First	R3	Bedroom	W4	17.09	16.92	0.99	9.98	41.98	39.19	0.93	16	17	North	4	4	North
First	R4	Bedroom	W5	16.81	16.78	1.00	9.98	40.71	39.06	0.96	14	15	North	4	4	North
First	R5	Bedroom	W6	16.18	16.21	1.00	9.98	42.99	41.73	0.97	11	13	North	2	2	North
First	R6	Bedroom	W7	14.85	14.99	1.01	9.98	39.96	38.93	0.97	8	9	North	1	1	North
First	R7	Bedroom	W8	11.02	11.02	1.00	9.98	24.42	24.62	1.01	0	0	North	0	0	North
First	R8	Circulation	W9	15.31	15.66	1.02	13.64	100.00	100.00	1.00	18	19	North	4	4	North
First	R9	Bedroom	W10	13.27	13.59	1.02	10.92	33.72	34.28	1.02	16	16	North	1	1	North
First	R10	LKD	W11	14.23	14.6	1.03	16.89	22.42	22.98	1.03	13	14	North	0	0	North
First	R11	Bedroom	W12	13.58	14.04	1.03	9.96	27.65	27.99	1.01	10	10	North	0	0	North
First	R12	Bedroom	W13	11.53	12.09	1.05	9.98	27.13	28.55	1.05	2	4	North	2	2	North
First	R13	Bedroom	W14	9.9	10.16	1.03	9.98	17.99	18.10	1.01	0	0	North	0	0	North
Second	R1	LKD	W1	12.57	12.45	0.99	20.68	42.63	40.54	0.95	0	0	North	0	0	North
Second	R1	LKD	W2	18.93	18.56	0.98	20.68	42.63	40.54	0.95	17	18	North	3	4	North
Second	R2	Bedroom	W3	17.54	17.28	0.99	9.98	45.02	41.84	0.93	15	15	North	4	4	North
Second	R3	Bedroom	W4	17.56	17.36	0.99	9.98	45.04	42.15	0.94	15	16	North	4	5	North
Second	R4	Bedroom	W5	17.29	17.22	1.00	9.98	43.26	41.63	0.96	15	16	North	4	5	North
Second	R5	Bedroom	W6	16.81	16.84	1.00	9.98	25.65	26.03	1.01	12	12	North	2	2	North
Second	R6	Bedroom	W7	14.68	14.8	1.01	9.98	22.80	23.54	1.03	5	6	North	0	1	North
Second	R7	Bedroom	W8	11.74	11.72	1.00	9.98	26.40	26.77	1.01	0	0	North	0	0	North
Second	R8	Circulation	W9	16.85	17.2	1.02	13.64	100.00	100.00	1.00	21	21	North	5	5	North
Second	R9	Bedroom	W10	10.01	10.36	1.03	9.98	20.46	20.87	1.02	17	18	North	4	4	North
Second	R10	Bedroom	W11	15.23	15.57	1.02	9.98	29.59	30.31	1.02	15	17	North	2	2	North

Daylight\_Sunlight Analysis Table  
 Surroundings



Address/Floor	Room Ref	Room Usage	Window Ref	Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
				Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Second	R11	Bedroom	W12	15.46	15.85	1.03	9.98	30.67	31.44	1.03	14	14	North	1	1	North
Second	R12	Bedroom	W13	14.44	14.95	1.04	9.98	31.42	32.61	1.04	10	13	North	1	2	North
Second	R13	Bedroom	W14	12.78	13.33	1.04	9.98	27.48	30.35	1.10	4	5	North	0	0	North
Second	R14	Bedroom	W15	11.07	11.37	1.03	9.98	21.79	22.64	1.04	0	0	North	0	0	North
Second	R15	LKD	W16	8.49	8.75	1.03	20.70	10.78	11.07	1.03	0	0	North	0	0	North
Third	R1	LKD	W1	14.68	14.61	1.00	20.68	50.76	47.42	0.93	0	0	North	0	0	North
Third	R1	LKD	W2	20.66	20.27	0.98	20.68	50.76	47.42	0.93	21	22	North	4	5	North
Third	R2	Bedroom	W3	20.78	20.45	0.98	9.98	39.29	36.42	0.93	20	20	North	5	5	North
Third	R3	Bedroom	W4	20.6	20.38	0.99	9.98	49.36	44.79	0.91	19	19	North	4	4	North
Third	R4	Bedroom	W5	20.28	20.15	0.99	9.98	41.74	39.98	0.96	17	18	North	4	5	North
Third	R5	Bedroom	W6	19.59	19.55	1.00	9.98	37.86	35.37	0.93	15	15	North	3	3	North
Third	R6	Bedroom	W7	18.37	18.4	1.00	9.98	34.37	32.85	0.96	11	11	North	2	2	North
Third	R7	Bedroom	W8	13.74	13.68	1.00	9.98	20.75	20.56	0.99	0	0	North	0	0	North
Third	R8	Circulation	W9	18.55	18.87	1.02	13.64	100.00	100.00	1.00	22	23	North	6	6	North
Third	R9	Bedroom	W10	12.2	12.48	1.02	9.98	14.94	15.62	1.05	22	23	North	5	5	North
Third	R10	Bedroom	W11	17.3	17.56	1.02	9.98	21.88	21.74	0.99	23	23	North	5	5	North
Third	R11	Bedroom	W12	18.42	18.74	1.02	9.98	21.13	21.80	1.03	22	23	North	3	3	North
Third	R12	Bedroom	W13	17.99	18.42	1.02	9.98	20.99	21.13	1.01	20	21	North	0	0	North
Third	R13	Bedroom	W14	16.1	16.62	1.03	9.98	23.41	25.01	1.07	13	13	North	0	0	North
Third	R14	Bedroom	W15	13.89	14.24	1.03	9.98	17.53	19.47	1.11	1	1	North	0	0	North
Third	R15	LKD	W16	10.01	10.23	1.02	20.70	12.43	12.52	1.01	0	0	North	0	0	North
Fourth	R1	LKD	W1	7.04	7.14	1.01	20.68	50.01	46.03	0.92	0	0	North	0	0	North
Fourth	R1	LKD	W2	22.52	22.06	0.98	20.68	50.01	46.03	0.92	22	23	North	4	5	North
Fourth	R2	Bedroom	W3	22.6	22.2	0.98	9.98	42.69	39.21	0.92	23	23	North	5	5	North
Fourth	R3	Bedroom	W4	22.36	22.03	0.99	9.98	41.37	38.73	0.94	20	21	North	4	5	North
Fourth	R4	Bedroom	W5	22.08	21.83	0.99	9.98	38.98	37.31	0.96	18	19	North	4	5	North
Fourth	R5	Bedroom	W6	21.05	20.9	0.99	9.98	22.32	21.66	0.97	14	15	North	2	3	North
Fourth	R6	Bedroom	W7	19.14	19.1	1.00	9.98	21.20	20.67	0.97	11	11	North	2	2	North
Fourth	R7	Bedroom	W8	15.14	14.97	0.99	9.98	23.88	23.30	0.98	1	1	North	0	0	North
Fourth	R8	Circulation	W9	20.46	20.71	1.01	13.64	100.00	100.00	1.00	24	24	North	7	7	North
Fourth	R9	Bedroom	W10	13.88	14.02	1.01	9.98	19.10	18.79	0.98	25	27	North	7	7	North
Fourth	R10	Bedroom	W11	20.16	20.32	1.01	9.98	25.12	25.51	1.02	27	28	North	7	7	North
Fourth	R11	Bedroom	W12	20.8	21.05	1.01	9.98	27.46	28.48	1.04	26	27	North	5	5	North
Fourth	R12	Bedroom	W13	20.51	20.83	1.02	9.98	30.47	32.00	1.05	25	26	North	4	4	North
Fourth	R13	Bedroom	W14	19.59	19.96	1.02	9.98	27.26	28.66	1.05	25	24	North	2	2	North
Fourth	R14	Bedroom	W15	17.31	17.59	1.02	9.98	26.34	28.36	1.08	13	13	North	0	0	North
Fourth	R15	LKD	W16	12.45	12.54	1.01	20.70	16.12	15.89	0.99	0	0	North	0	0	North

Daylight\_Sunlight Analysis Table  
 Surroundings



Address/Floor	Room Ref	Room Usage	Window Ref	Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
				Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Fifth	R1	LKD	W1	24.36	24.66	1.01	25.96	67.60	68.86	1.02	0	0	North	0	0	North
Fifth	R1	LKD	W2	24.41	23.84	0.98	25.96	67.60	68.86	1.02	27	26	North	5	5	North
Fifth	R2	Bedroom	W3	24.53	23.97	0.98	9.98	46.31	42.55	0.92	30	26	North	7	7	North
Fifth	R3	Bedroom	W4	24.31	23.8	0.98	9.98	44.73	42.10	0.94	28	25	North	6	6	North
Fifth	R4	Bedroom	W5	24.05	23.59	0.98	9.98	41.98	40.26	0.96	26	24	North	6	6	North
Fifth	R5	Bedroom	W6	23.34	22.96	0.98	9.98	44.00	41.04	0.93	21	18	North	4	4	North
Fifth	R6	Bedroom	W7	22.11	21.77	0.98	9.98	40.03	37.72	0.94	17	15	North	3	3	North
Fifth	R7	Bedroom	W8	16.69	16.3	0.98	9.98	28.39	26.06	0.92	3	2	North	0	0	North
Fifth	R8	Circulation	W9	22.6	22.6	1.00	13.64	100.00	100.00	1.00	28	27	North	9	9	North
Fifth	R9	Bedroom	W10	15.76	15.6	0.99	9.98	24.37	22.56	0.93	33	32	North	10	10	North
Fifth	R10	Bedroom	W11	21.58	21.41	0.99	9.98	28.44	26.72	0.94	33	33	North	10	10	North
Fifth	R11	Bedroom	W12	23.23	23.12	1.00	9.98	27.94	26.82	0.96	31	31	North	8	8	North
Fifth	R12	Bedroom	W13	23.58	23.57	1.00	9.98	27.64	26.33	0.95	30	31	North	7	8	North
Fifth	R13	Bedroom	W14	23.33	23.41	1.00	9.98	32.66	32.34	0.99	30	30	North	7	7	North
Fifth	R14	Bedroom	W15	22.34	22.45	1.00	9.98	36.25	36.16	1.00	24	25	North	1	1	North
Fifth	R15	LKD	W16	16.88	16.81	1.00	20.70	24.39	26.21	1.07	2	3	North	0	0	North
Sixth	R1	LKD	W1	29.44	29.8	1.01	25.96	71.41	73.45	1.03	1	1	North	0	0	North
Sixth	R1	LKD	W2	26.65	25.84	0.97	25.96	71.41	73.45	1.03	33	31	North	7	7	North
Sixth	R2	Bedroom	W3	26.52	25.71	0.97	9.98	51.73	46.33	0.90	33	31	North	7	7	North
Sixth	R3	Bedroom	W4	26.34	25.55	0.97	9.98	49.66	45.43	0.91	31	29	North	6	6	North
Sixth	R4	Bedroom	W5	26.12	25.36	0.97	9.98	47.10	43.58	0.93	31	29	North	6	6	North
Sixth	R5	Bedroom	W6	25.1	24.4	0.97	9.98	35.35	30.54	0.86	21	20	North	3	3	North
Sixth	R6	Bedroom	W7	23.21	22.56	0.97	9.98	35.09	30.06	0.86	17	16	North	2	2	North
Sixth	R7	Bedroom	W8	18.37	17.68	0.96	9.98	34.81	30.92	0.89	4	3	North	0	0	North
Sixth	R8	Circulation	W9	24.99	24.57	0.98	13.64	100.00	100.00	1.00	32	33	North	9	10	North
Sixth	R9	Bedroom	W10	17.81	17.23	0.97	9.98	32.46	27.80	0.86	34	33	North	10	10	North
Sixth	R10	Bedroom	W11	25.02	24.42	0.98	9.98	37.50	34.57	0.92	34	33	North	10	10	North
Sixth	R11	Bedroom	W12	26.2	25.69	0.98	9.98	39.86	37.14	0.93	34	33	North	10	10	North
Sixth	R12	Bedroom	W13	26.74	26.3	0.98	9.98	42.78	40.98	0.96	37	36	North	12	12	North
Sixth	R13	Bedroom	W14	27	26.62	0.99	9.98	40.90	37.89	0.93	37	36	North	12	12	North
Sixth	R14	Bedroom	W15	27.04	26.74	0.99	9.98	43.73	41.81	0.96	35	34	North	9	9	North
Sixth	R15	LKD	W16	26.23	26.07	0.99	20.70	74.84	75.45	1.01	33	35	North	6	6	North
Sixth	R15	LKD	W17	23.52	23.59	1.00	20.70	74.84	75.45	1.01	61	61	1.00	9	9	1.00
Seventh	R1	LKD	W1	33.72	34.06	1.01	20.68	68.98	64.87	0.94	6	6	North	0	0	North
Seventh	R1	LKD	W2	28.38	27.34	0.96	20.68	68.98	64.87	0.94	33	31	North	7	7	North
Seventh	R2	Bedroom	W3	28.53	27.44	0.96	9.98	57.47	50.16	0.87	35	33	North	7	7	North
Seventh	R3	Bedroom	W4	28.4	27.31	0.96	9.98	55.24	48.92	0.89	33	32	North	6	6	North

Daylight\_Sunlight Analysis Table  
 Surroundings



Address/Floor	Room Ref	Room Usage	Window Ref	Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
				Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Seventh	R4	Bedroom	W5	28.24	27.14	0.96	9.98	52.88	47.54	0.90	33	32	North	6	6	North
Seventh	R5	Bedroom	W6	27.87	26.73	0.96	9.98	46.14	38.79	0.84	29	28	North	4	4	North
Seventh	R6	Bedroom	W7	26.51	25.33	0.96	9.98	45.30	37.27	0.82	22	21	North	3	3	North
Seventh	R7	Bedroom	W8	20.53	19.36	0.94	9.98	42.46	33.95	0.80	7	6	North	0	0	North
Seventh	R8	Circulation	W9	27.53	26.53	0.96	13.64	100.00	100.00	1.00	35	33	North	9	9	North
Seventh	R9	Bedroom	W10	20.25	19.08	0.94	9.98	42.44	31.71	0.75	37	36	North	10	10	North
Seventh	R10	Bedroom	W11	27.46	26.28	0.96	9.98	46.66	36.83	0.79	37	36	North	10	10	North
Seventh	R11	Bedroom	W12	29.01	27.91	0.96	9.98	47.13	37.97	0.81	38	37	North	11	11	North
Seventh	R12	Bedroom	W13	29.68	28.69	0.97	9.98	48.21	39.87	0.83	38	39	North	11	12	North
Seventh	R13	Bedroom	W14	30.15	29.27	0.97	9.98	50.44	42.73	0.85	39	39	North	12	12	North
Seventh	R14	Bedroom	W15	30.53	29.75	0.97	9.98	52.85	46.87	0.89	36	38	North	10	10	North
Seventh	R15	LKD	W16	30.7	30.12	0.98	20.70	82.52	82.52	1.00	40	41	North	12	12	North
Seventh	R15	LKD	W17	39.06	39.13	1.00	20.70	82.52	82.52	1.00	84	84	1.00	30	30	1.00
Eighth	R1	LKD	W1	36.67	36.99	1.01	20.68	71.33	69.39	0.97	9	9	North	0	0	North
Eighth	R1	LKD	W2	30.27	29.04	0.96	20.68	71.33	69.39	0.97	36	34	North	8	8	North
Eighth	R2	Bedroom	W3	30.48	29.16	0.96	9.98	67.87	60.14	0.89	36	34	North	8	8	North
Eighth	R3	Bedroom	W4	30.44	29.09	0.96	9.98	69.85	62.72	0.90	34	34	North	7	7	North
Eighth	R4	Bedroom	W5	30.33	28.94	0.95	9.98	63.84	57.29	0.90	33	33	North	6	6	North
Eighth	R5	Bedroom	W6	30.07	28.64	0.95	9.98	55.62	45.01	0.81	32	31	North	4	4	North
Eighth	R6	Bedroom	W7	28.84	27.36	0.95	9.98	55.09	44.06	0.80	26	25	North	3	3	North
Eighth	R7	Bedroom	W8	22.33	20.97	0.94	9.98	53.45	41.13	0.77	8	7	North	0	0	North
Eighth	R8	Circulation	W9	29.88	28.39	0.95	13.64	100.00	100.00	1.00	36	35	North	9	9	North
Eighth	R9	Bedroom	W10	22.02	20.63	0.94	9.98	57.07	40.61	0.71	38	37	North	10	10	North
Eighth	R10	Bedroom	W11	29.63	28.22	0.95	9.98	61.79	45.74	0.74	39	38	North	11	11	North
Eighth	R11	Bedroom	W12	31.07	29.76	0.96	9.98	63.10	47.40	0.75	39	39	North	11	12	North
Eighth	R12	Bedroom	W13	31.62	30.41	0.96	9.98	64.39	49.79	0.77	40	41	North	12	12	North
Eighth	R13	Bedroom	W14	31.98	30.89	0.97	9.98	65.46	52.83	0.81	40	41	North	12	12	North
Eighth	R14	Bedroom	W15	32.28	31.3	0.97	9.98	66.48	55.91	0.84	39	38	North	10	10	North
Eighth	R15	LKD	W16	32.45	31.61	0.97	20.70	82.61	82.61	1.00	41	41	North	12	12	North
Eighth	R15	LKD	W17	39.27	39.32	1.00	20.70	82.61	82.61	1.00	87	87	1.00	30	30	1.00
Ninth	R1	Bedroom	W1	32.14	30.69	0.95	19.72	91.94	88.76	0.97	40	36	North	10	9	North
Ninth	R1	Bedroom	W2	32.07	30.58	0.95	19.72	91.94	88.76	0.97	39	36	North	10	9	North
Ninth	R2	Bedroom	W3	31.99	30.49	0.95	19.72	89.68	86.61	0.97	39	36	North	10	9	North
Ninth	R2	Bedroom	W4	31.79	30.27	0.95	19.72	89.68	86.61	0.97	36	33	North	7	6	North
Ninth	R3	Bedroom	W5	30.81	29.29	0.95	19.72	80.46	73.40	0.91	33	30	North	4	3	North
Ninth	R3	Bedroom	W6	24.1	22.85	0.95	19.72	80.46	73.40	0.91	7	5	North	0	0	North
Ninth	R4	Circulation	W7	31.82	30.19	0.95	13.64	100.00	100.00	1.00	39	37	North	10	10	North

Daylight\_Sunlight Analysis Table  
 Surroundings



Address/Floor	Room Ref	Room Usage	Window Ref	Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
				Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Ninth	R5	Bedroom	W8	23.9	22.54	0.94	19.72	77.52	67.18	0.87	40	38	North	11	11	North
Ninth	R5	Bedroom	W9	31.57	30.07	0.95	19.72	77.52	67.18	0.87	42	39	North	12	11	North
Ninth	R6	Bedroom	W10	32.69	31.3	0.96	19.72	85.38	76.10	0.89	41	41	North	11	12	North
Ninth	R6	Bedroom	W11	33.07	31.78	0.96	19.72	85.38	76.10	0.89	42	41	North	12	12	North
Ninth	R7	Bedroom	W12	33.34	32.17	0.96	19.72	87.76	78.73	0.90	43	41	North	12	12	North
Ninth	R7	Bedroom	W13	33.63	32.56	0.97	19.72	87.76	78.73	0.90	43	41	North	12	12	North
<b>11-13 St Pancras Way C-D</b>																
First	R1	LKD	W1	16.9	17.05	1.01	20.73	33.03	29.40	0.89	3	3	North	0	0	North
First	R1	LKD	W2	13.09	13.85	1.06	20.73	33.03	29.40	0.89	12	9	North	0	0	North
First	R2	Bedroom	W3	12.85	13.46	1.05	9.98	25.90	16.36	0.63	8	5	North	0	0	North
First	R3	Bedroom	W4	12.08	12.53	1.04	9.98	26.63	15.86	0.60	4	0	North	0	0	North
First	R4	Bedroom	W5	10.92	11.2	1.03	9.98	29.49	13.22	0.45	4	0	North	0	0	North
First	R5	Bedroom	W6	8.97	9.54	1.06	9.98	24.53	13.92	0.57	1	0	North	0	0	North
First	R6	Bedroom	W7	7.01	7.91	1.13	10.46	10.05	12.75	1.27	0	0	North	0	0	North
First	R7	Bedroom	W8	16.14	16.67	1.03	9.96	49.71	49.48	1.00	0	0	North	0	0	North
First	R8	Bedroom	W9	8.41	8.05	0.96	9.98	31.59	27.66	0.88	12	12	North	0	0	North
First	R9	Bedroom	W10	10.52	10.05	0.96	9.98	49.07	40.30	0.82	10	9	North	0	0	North
First	R10	Bedroom	W11	12.07	11.59	0.96	9.98	51.76	45.56	0.88	5	5	North	0	0	North
First	R11	Bedroom	W12	13.09	12.3	0.94	9.98	49.88	43.77	0.88	5	4	North	0	0	North
First	R12	Bedroom	W13	12.52	11.61	0.93	9.98	47.00	40.66	0.87	1	0	North	0	0	North
First	R13	LKD	W14	10.52	9.9	0.94	20.70	37.67	35.68	0.95	0	0	North	0	0	North
Second	R1	LKD	W1	17.55	17.73	1.01	20.73	37.35	35.39	0.95	4	4	North	0	0	North
Second	R1	LKD	W2	14.9	15.88	1.07	20.73	37.35	35.39	0.95	18	15	North	0	0	North
Second	R2	Bedroom	W3	14.73	15.55	1.06	9.98	30.96	19.52	0.63	15	12	North	0	0	North
Second	R3	Bedroom	W4	13.93	14.57	1.05	9.98	32.59	19.02	0.58	9	7	North	0	0	North
Second	R4	Bedroom	W5	12.61	13.06	1.04	9.98	35.42	17.15	0.48	4	1	North	0	0	North
Second	R5	Bedroom	W6	10.31	10.99	1.07	9.98	32.29	17.23	0.53	1	0	North	0	0	North
Second	R6	Bedroom	W7	7.84	8.86	1.13	10.46	11.81	15.65	1.33	0	0	North	0	0	North
Second	R7	Bedroom	W8	18.3	18.94	1.03	10.46	46.43	46.09	0.99	0	0	North	0	0	North
Second	R8	LKD	W9	2.22	1.46	0.66	20.39	81.77	81.58	1.00	2	3	North	2	3	North
Second	R8	LKD	W10	17.81	17.85	1.00	20.39	81.77	81.58	1.00	34	34	1.00	8	8	1.00
Second	R9	Bedroom	W11	16.59	16.58	1.00	9.98	64.25	64.10	1.00	32	32	1.00	7	7	1.00
Second	R10	Bedroom	W12	9.22	8.77	0.95	9.98	35.55	31.02	0.87	17	16	North	0	0	North
Second	R11	Bedroom	W13	11.78	11.21	0.95	9.98	53.30	46.31	0.87	15	12	North	0	0	North
Second	R12	Bedroom	W14	13.55	12.97	0.96	9.98	56.25	50.70	0.90	8	6	North	0	0	North
Second	R13	Bedroom	W15	14.56	13.69	0.94	9.98	54.43	48.12	0.88	6	6	North	0	0	North
Second	R14	Bedroom	W16	13.72	12.8	0.93	9.98	51.13	44.40	0.87	1	1	North	0	0	North

Daylight\_Sunlight Analysis Table  
 Surroundings



				Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Second	R15	LKD	W17	11.27	10.77	0.96	20.70	40.28	37.58	0.93	0	0	North	0	0	North
Third	R1	LKD	W1	3.3	3.2	0.97	20.73	29.90	22.92	0.77	1	1	North	0	0	North
Third	R1	LKD	W2	17.02	18.23	1.07	20.73	29.90	22.92	0.77	22	21	North	0	0	North
Third	R2	Bedroom	W3	16.96	18.03	1.06	9.98	34.58	23.24	0.67	20	19	North	0	0	North
Third	R3	Bedroom	W4	16.21	17.07	1.05	9.98	36.79	22.02	0.60	14	13	North	0	0	North
Third	R4	Bedroom	W5	14.78	15.42	1.04	9.98	39.26	19.90	0.51	5	3	North	0	0	North
Third	R5	Bedroom	W6	11.95	12.76	1.07	9.98	37.44	18.70	0.50	2	1	North	0	0	North
Third	R6	Bedroom	W7	8.75	9.9	1.13	10.46	13.58	16.73	1.23	0	0	North	0	0	North
Third	R7	Bedroom	W8	20.21	20.97	1.04	10.46	49.09	49.36	1.01	0	0	North	0	0	North
Third	R8	LKD	W9	17.77	15.21	0.86	28.84	83.34	83.21	1.00	23	22	North	5	5	North
Third	R8	LKD	W10	19.85	19.81	1.00	28.84	83.34	83.21	1.00	40	40	1.00	8	8	1.00
Third	R9	Bedroom	W11	18.63	18.54	1.00	9.98	66.35	66.30	1.00	39	37	0.95	8	8	1.00
Third	R10	Bedroom	W12	10.17	9.63	0.95	9.98	39.14	35.04	0.90	22	22	North	2	2	North
Third	R11	Bedroom	W13	13.48	12.81	0.95	9.98	58.71	51.84	0.88	19	18	North	1	1	North
Third	R12	Bedroom	W14	15.61	14.92	0.96	9.98	62.67	56.39	0.90	10	8	North	0	0	North
Third	R13	Bedroom	W15	16.58	15.63	0.94	9.98	61.73	54.17	0.88	6	6	North	0	0	North
Third	R14	Bedroom	W16	15.32	14.51	0.95	9.98	57.20	49.97	0.87	2	1	North	0	0	North
Third	R15	LKD	W17	12.42	12.02	0.97	20.70	43.68	39.51	0.90	0	0	North	0	0	North
Fourth	R1	LKD	W1	26.67	26.91	1.01	28.61	49.98	50.49	1.01	7	7	North	0	0	North
Fourth	R1	LKD	W2	19.4	20.87	1.08	28.61	49.98	50.49	1.01	26	27	North	4	4	North
Fourth	R2	Bedroom	W3	19.64	20.95	1.07	9.98	38.99	29.22	0.75	23	24	North	1	1	North
Fourth	R3	Bedroom	W4	19.11	20.14	1.05	9.98	43.43	29.05	0.67	21	20	North	0	0	North
Fourth	R4	Bedroom	W5	17.8	18.61	1.05	9.98	46.22	27.53	0.60	15	13	North	0	0	North
Fourth	R5	Bedroom	W6	14.35	15.27	1.06	9.98	43.73	24.16	0.55	3	2	North	0	0	North
Fourth	R6	Bedroom	W7	9.89	11.17	1.13	10.46	17.01	20.68	1.22	0	0	North	0	0	North
Fourth	R7	Bedroom	W8	22.94	23.88	1.04	10.46	49.75	51.28	1.03	0	0	North	0	0	North
Fourth	R8	LKD	W9	19.6	16.67	0.85	28.84	72.74	72.02	0.99	25	23	North	5	5	North
Fourth	R8	LKD	W10	22.17	22.02	0.99	28.84	72.74	72.02	0.99	49	46	0.94	8	8	1.00
Fourth	R9	Bedroom	W11	21.55	21.35	0.99	9.98	69.36	69.34	1.00	48	46	0.96	8	8	1.00
Fourth	R10	Bedroom	W12	11.34	10.7	0.94	9.98	42.71	38.81	0.91	24	23	North	2	2	North
Fourth	R11	Bedroom	W13	15.97	15.2	0.95	9.98	64.95	56.88	0.88	22	21	North	1	1	North
Fourth	R12	Bedroom	W14	18.5	17.61	0.95	9.98	68.76	62.89	0.91	14	13	North	0	0	North
Fourth	R13	Bedroom	W15	19.13	18.15	0.95	9.98	67.56	61.07	0.90	7	6	North	0	0	North
Fourth	R14	Bedroom	W16	17.36	16.67	0.96	9.98	61.54	54.74	0.89	3	2	North	0	0	North
Fourth	R15	LKD	W17	13.72	13.45	0.98	20.70	48.57	42.30	0.87	1	1	North	0	0	North
Fifth	R1	LKD	W1	30.19	30.47	1.01	28.61	66.50	66.13	0.99	7	7	North	0	0	North
Fifth	R1	LKD	W2	22.52	24.02	1.07	28.61	66.50	66.13	0.99	30	32	North	7	7	North



Daylight\_Sunlight Analysis Table  
 Surroundings



Address/Floor	Room Ref	Room Usage	Window Ref	Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
				Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Fifth	R2	Bedroom	W3	22.46	23.86	1.06	9.98	34.05	36.20	1.06	28	30	North	5	5	North
Fifth	R3	Bedroom	W4	22.33	23.45	1.05	9.98	44.65	36.29	0.81	28	30	North	4	4	North
Fifth	R4	Bedroom	W5	21.65	22.42	1.04	9.98	50.39	36.37	0.72	27	27	North	1	1	North
Fifth	R5	Bedroom	W6	18.24	19.01	1.04	9.98	51.73	33.90	0.66	12	12	North	0	0	North
Fifth	R6	Bedroom	W7	11.52	12.8	1.11	10.46	20.46	25.92	1.27	4	4	North	0	0	North
Fifth	R7	Bedroom	W8	25.62	26.7	1.04	10.46	54.63	54.77	1.00	0	0	North	0	0	North
Fifth	R8	LKD	W9	21.73	18.74	0.86	20.39	78.61	78.69	1.00	30	26	North	7	6	North
Fifth	R8	LKD	W10	25.49	25.2	0.99	20.39	78.61	78.69	1.00	62	59	0.95	13	12	0.92
Fifth	R9	Bedroom	W11	24.75	24.45	0.99	9.98	76.48	76.46	1.00	57	55	0.96	11	10	0.91
Fifth	R10	Bedroom	W12	13.1	12.38	0.95	9.98	46.97	42.52	0.91	28	25	North	2	2	North
Fifth	R11	Bedroom	W13	20.23	19.27	0.95	9.98	74.94	68.71	0.92	26	24	North	1	1	North
Fifth	R12	Bedroom	W14	22.37	21.26	0.95	9.98	73.14	69.53	0.95	21	19	North	0	0	North
Fifth	R13	Bedroom	W15	22.1	21.21	0.96	9.98	70.63	66.60	0.94	12	10	North	0	0	North
Fifth	R14	Bedroom	W16	19.77	19.19	0.97	9.98	66.36	61.41	0.93	5	3	North	0	0	North
Fifth	R15	LKD	W17	15.24	15.07	0.99	20.70	54.24	45.93	0.85	0	0	North	0	0	North
Sixth	R1	LKD	W1	33.56	33.86	1.01	20.73	66.44	66.21	1.00	8	8	North	0	0	North
Sixth	R1	LKD	W2	24.59	26.07	1.06	20.73	66.44	66.21	1.00	33	35	North	9	9	North
Sixth	R2	Bedroom	W3	25.07	26.39	1.05	9.98	40.37	46.37	1.15	33	36	North	9	9	North
Sixth	R3	Bedroom	W4	25.34	26.38	1.04	9.98	50.57	46.75	0.92	34	36	North	9	9	North
Sixth	R4	Bedroom	W5	25.62	26.3	1.03	9.98	55.37	47.31	0.85	35	35	North	8	8	North
Sixth	R5	Bedroom	W6	24.44	24.88	1.02	9.98	56.80	46.30	0.82	30	30	North	3	3	North
Sixth	R6	Bedroom	W7	16.57	17.84	1.08	10.46	37.49	41.28	1.10	14	14	North	3	3	North
Sixth	R7	Bedroom	W8	28.74	30.03	1.04	10.46	52.53	55.88	1.06	3	3	North	0	0	North
Sixth	R8	LKD	W9	23.8	20.83	0.88	20.39	94.22	94.17	1.00	35	29	North	8	7	North
Sixth	R8	LKD	W10	28.18	27.78	0.99	20.39	94.22	94.17	1.00	70	67	0.96	17	16	0.94
Sixth	R9	Bedroom	W11	28.1	27.69	0.99	9.98	80.66	80.65	1.00	69	66	0.96	17	16	0.94
Sixth	R10	Bedroom	W12	20.05	19.23	0.96	9.98	71.82	66.09	0.92	31	30	North	4	4	North
Sixth	R11	Bedroom	W13	27.03	25.76	0.95	9.98	80.24	77.75	0.97	30	29	North	2	2	North
Sixth	R12	Bedroom	W14	26.27	25.27	0.96	9.98	76.07	72.53	0.95	25	23	North	0	0	North
Sixth	R13	Bedroom	W15	24.98	24.21	0.97	9.98	73.70	70.06	0.95	19	17	North	0	0	North
Sixth	R14	Bedroom	W16	22.23	21.65	0.97	9.98	69.90	65.20	0.93	6	5	North	0	0	North
Sixth	R15	LKD	W17	17.31	17.11	0.99	20.70	58.33	50.32	0.86	0	0	North	0	0	North
Seventh	R1	Bedroom	W1	27.22	28.41	1.04	19.73	64.48	69.34	1.08	35	36	North	9	9	North
Seventh	R1	Bedroom	W2	27.43	28.39	1.03	19.73	64.48	69.34	1.08	36	36	North	9	9	North
Seventh	R2	Bedroom	W3	27.68	28.36	1.02	19.73	74.87	70.33	0.94	36	36	North	9	9	North
Seventh	R2	Bedroom	W4	28.03	28.34	1.01	19.73	74.87	70.33	0.94	36	36	North	9	9	North

12 Reapers Close

Daylight\_Sunlight Analysis Table  
 Surroundings

				Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight	Proposed Sunlight	Ratio	Existing Sunlight	Proposed Sunlight	Ratio
											Annual%	Annual%	/Existing Annual	Winter%	Winter%	/Existing Winter
Ground	R1	WC	W1	13.07	12.98	0.99	1.95	73.74	72.41	0.98	32	32	1.00	9	9	1.00
Ground	R2	Hall	W2	20.79	20.71	1.00	3.51	65.10	64.52	0.99	39	39	1.00	9	9	1.00
Ground	R3	Kitchen	W3	25.78	25.71	1.00	8.71	89.58	89.48	1.00	46	46	1.00	7	7	1.00
First	R1	Bathroom	W1	16.48	16.4	1.00	5.32	70.92	69.38	0.98	36	36	1.00	10	10	1.00
First	R2	Bedroom	W2	19.49	19.42	1.00	11.59	85.02	84.82	1.00	40	40	1.00	9	9	1.00
<b>15-23 St Pancras Way</b>																
Ground	R1	Office	W1	27.44	27.31	1.00	210.34	67.02	67.07	1.00	7	7	North	0	0	North
Ground	R1	Office	W2	17.77	17.64	0.99	210.34	67.02	67.07	1.00	8	8	North	0	0	North
Ground	R1	Office	W3	5.48	5.34	0.97	210.34	67.02	67.07	1.00	3	5	North	0	0	North
Ground	R1	Office	W4	5.74	5.68	0.99	210.34	67.02	67.07	1.00	9	10	North	1	1	North
Ground	R1	Office	W5	5.7	5.7	1.00	210.34	67.02	67.07	1.00	9	9	North	1	1	North
Ground	R1	Office	W6	5.75	5.81	1.01	210.34	67.02	67.07	1.00	8	9	North	1	1	North
Ground	R1	Office	W7	5.93	6.08	1.03	210.34	67.02	67.07	1.00	8	9	North	1	1	North
Ground	R1	Office	W8	5.77	6.13	1.06	210.34	67.02	67.07	1.00	8	9	North	1	1	North
Ground	R1	Office	W9	16.15	16.69	1.03	210.34	67.02	67.07	1.00	41	40	0.98	7	7	1.00
Ground	R1	Office	W10	17.02	17.54	1.03	210.34	67.02	67.07	1.00	33	35	1.06	5	5	1.00
Ground	R1	Office	W11	16.22	16.78	1.03	210.34	67.02	67.07	1.00	41	42	1.02	6	6	1.00
Ground	R1	Office	W12	16.35	16.9	1.03	210.34	67.02	67.07	1.00	39	40	1.03	6	6	1.00
First	R1	Office	W1	28.94	28.78	0.99	229.54	68.46	67.73	0.99	8	8	North	0	0	North
First	R1	Office	W2	28.79	28.62	0.99	229.54	68.46	67.73	0.99	12	12	North	0	0	North
First	R1	Office	W3	6.76	6.56	0.97	229.54	68.46	67.73	0.99	4	5	North	0	0	North
First	R1	Office	W4	7.02	6.91	0.98	229.54	68.46	67.73	0.99	10	12	North	2	1	North
First	R1	Office	W5	6.98	6.99	1.00	229.54	68.46	67.73	0.99	9	12	North	1	1	North
First	R1	Office	W6	7.22	7.38	1.02	229.54	68.46	67.73	0.99	9	11	North	1	1	North
First	R1	Office	W7	7.06	7.48	1.06	229.54	68.46	67.73	0.99	9	10	North	1	1	North
First	R1	Office	W8	19.53	20	1.02	229.54	68.46	67.73	0.99	46	48	1.04	12	12	1.00
First	R1	Office	W9	19.58	20.1	1.03	229.54	68.46	67.73	0.99	38	39	1.03	8	8	1.00
First	R1	Office	W10	20.03	20.5	1.02	229.54	68.46	67.73	0.99	49	48	0.98	11	10	0.91
First	R1	Office	W11	20.11	20.57	1.02	229.54	68.46	67.73	0.99	48	49	1.02	10	10	1.00
Second	R1	Kitchen	W1	30.34	30.15	0.99	27.19	98.81	98.81	1.00	8	8	North	0	0	North
Second	R1	Kitchen	W2	30.41	30.19	0.99	27.19	98.81	98.81	1.00	12	12	North	0	0	North
Second	R1	Kitchen	W3	8.46	8.16	0.96	27.19	98.81	98.81	1.00	5	6	North	0	0	North
Second	R2	Bedroom	W4	8.76	8.59	0.98	10.77	18.25	17.91	0.98	12	13	North	1	1	North
Second	R3	Bedroom	W5	8.83	8.76	0.99	10.77	20.70	21.76	1.05	12	13	North	1	1	North
Second	R4	Bedroom	W6	8.89	8.91	1.00	10.77	20.89	20.73	0.99	11	13	North	1	1	North
Second	R5	Bedroom	W7	8.98	9.15	1.02	10.77	20.23	20.45	1.01	11	12	North	2	1	North
Second	R6	Kitchen	W8	8.74	9.24	1.06	32.22	89.58	86.31	0.96	10	12	North	2	1	North

Daylight\_Sunlight Analysis Table  
 Surroundings



Address/Floor	Room Ref	Room Usage	Window Ref	Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
				Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Second	R6	Kitchen	W9	21.74	22.35	1.03	32.22	89.58	86.31	0.96	51	51	1.00	15	14	0.93
Second	R6	Kitchen	W10	21.64	22.27	1.03	32.22	89.58	86.31	0.96	42	41	0.98	11	10	0.91
Second	R7	Bedroom	W11	22.71	23.29	1.03	12.39	79.36	79.24	1.00	53	53	1.00	15	13	0.87
Third	R1	Kitchen	W1	31.41	31.2	0.99	27.19	98.82	98.82	1.00	8	8	North	0	0	North
Third	R1	Kitchen	W2	31.61	31.35	0.99	27.19	98.82	98.82	1.00	12	12	North	0	0	North
Third	R1	Kitchen	W3	10.29	9.9	0.96	27.19	98.82	98.82	1.00	6	6	North	0	0	North
Third	R2	Bedroom	W4	10.63	10.37	0.98	10.77	22.34	21.17	0.95	13	14	North	1	1	North
Third	R3	Bedroom	W5	10.7	10.58	0.99	10.77	24.80	25.03	1.01	12	13	North	1	1	North
Third	R4	Bedroom	W6	10.76	10.75	1.00	10.77	24.83	24.16	0.97	12	13	North	1	1	North
Third	R5	Bedroom	W7	10.83	11.01	1.02	10.77	23.83	24.40	1.02	13	13	North	2	1	North
Third	R6	Kitchen	W8	10.52	11.09	1.05	32.22	92.41	90.57	0.98	13	13	North	2	1	North
Third	R6	Kitchen	W9	23.67	24.42	1.03	32.22	92.41	90.57	0.98	54	54	1.00	18	17	0.94
Third	R6	Kitchen	W10	23.64	24.38	1.03	32.22	92.41	90.57	0.98	46	48	1.04	15	15	1.00
Third	R7	Bedroom	W11	24.85	25.51	1.03	12.39	89.89	89.89	1.00	57	62	1.09	18	18	1.00
Fourth	R1	Kitchen	W1	32.48	32.24	0.99	27.19	98.89	98.84	1.00	8	8	North	0	0	North
Fourth	R1	Kitchen	W2	32.72	32.43	0.99	27.19	98.89	98.84	1.00	12	12	North	0	0	North
Fourth	R1	Kitchen	W3	12.64	12.13	0.96	27.19	98.89	98.84	1.00	7	10	North	0	1	North
Fourth	R2	Bedroom	W4	13.05	12.68	0.97	10.77	28.12	25.74	0.92	13	16	North	1	2	North
Fourth	R3	Bedroom	W5	13.11	12.91	0.98	10.77	30.53	29.70	0.97	13	15	North	1	1	North
Fourth	R4	Bedroom	W6	13.15	13.1	1.00	10.77	30.13	28.87	0.96	13	14	North	1	1	North
Fourth	R5	Bedroom	W7	13.2	13.37	1.01	10.77	30.03	29.28	0.97	14	14	North	2	1	North
Fourth	R6	Kitchen	W8	12.74	13.4	1.05	32.22	93.36	93.19	1.00	14	14	North	2	1	North
Fourth	R6	Kitchen	W9	25.65	26.54	1.03	32.22	93.36	93.19	1.00	57	58	1.02	20	19	0.95
Fourth	R6	Kitchen	W10	25.72	26.55	1.03	32.22	93.36	93.19	1.00	50	56	1.12	18	19	1.06
Fourth	R7	Bedroom	W11	27.1	27.79	1.03	12.39	98.11	98.11	1.00	61	64	1.05	20	20	1.00
Fifth	R1	Kitchen	W1	33.62	33.37	0.99	27.19	98.97	98.96	1.00	8	8	North	0	0	North
Fifth	R1	Kitchen	W2	33.97	33.65	0.99	27.19	98.97	98.96	1.00	12	12	North	0	0	North
Fifth	R1	Kitchen	W3	15.67	15.05	0.96	27.19	98.97	98.96	1.00	10	12	North	1	1	North
Fifth	R2	Bedroom	W4	16.15	15.68	0.97	10.77	36.32	32.40	0.89	15	21	North	1	4	North
Fifth	R3	Bedroom	W5	16.2	15.92	0.98	10.77	38.96	36.12	0.93	14	22	North	1	4	North
Fifth	R4	Bedroom	W6	16.21	16.11	0.99	10.77	38.41	35.22	0.92	14	22	North	1	4	North
Fifth	R5	Bedroom	W7	16.19	16.37	1.01	10.77	37.73	35.80	0.95	15	22	North	2	4	North
Fifth	R6	Kitchen	W8	15.52	16.28	1.05	32.22	94.40	95.41	1.01	14	18	North	2	3	North
Fifth	R6	Kitchen	W9	27.69	28.72	1.04	32.22	94.40	95.41	1.01	61	67	1.10	23	24	1.04
Fifth	R6	Kitchen	W10	27.82	28.68	1.03	32.22	94.40	95.41	1.01	57	59	1.04	21	21	1.00
Fifth	R7	Bedroom	W11	29.35	29.99	1.02	12.39	99.67	99.67	1.00	66	69	1.05	22	22	1.00
Sixth	R1	Kitchen	W1	34.91	34.69	0.99	27.19	99.08	99.04	1.00	8	8	North	0	0	North

Daylight\_Sunlight Analysis Table  
 Surroundings

				Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight	Proposed Sunlight	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
											Annual%	Annual%	Annual	Winter%	Winter%	Winter
Sixth	R1	Kitchen	W2	35.34	35	0.99	27.19	99.08	99.04	1.00	13	13	North	0	0	North
Sixth	R1	Kitchen	W3	19.57	18.87	0.96	27.19	99.08	99.04	1.00	15	15	North	1	1	North
Sixth	R2	Bedroom	W4	20.04	19.49	0.97	10.77	48.91	43.08	0.88	24	23	North	4	4	North
Sixth	R3	Bedroom	W5	20.04	19.7	0.98	10.77	52.12	46.35	0.89	21	23	North	3	4	North
Sixth	R4	Bedroom	W6	20.02	19.85	0.99	10.77	52.04	45.64	0.88	20	23	North	3	4	North
Sixth	R5	Bedroom	W7	19.92	20.06	1.01	10.77	50.86	46.26	0.91	17	24	North	3	4	North
Sixth	R6	Kitchen	W8	19.02	19.86	1.04	32.22	96.51	96.75	1.00	16	22	North	2	4	North
Sixth	R6	Kitchen	W9	29.78	30.82	1.03	32.22	96.51	96.75	1.00	68	70	1.03	25	25	1.00
Sixth	R6	Kitchen	W10	30.02	30.79	1.03	32.22	96.51	96.75	1.00	59	62	1.05	22	22	1.00
Sixth	R7	Bedroom	W11	31.52	32.08	1.02	12.39	99.67	99.67	1.00	71	72	1.01	25	25	1.00
Below Ground	R1	Plant Room	W1	4.65	4.8	1.03	19.40	0.00	0.00	1.00	6	9	North	1	1	North
Below Ground	R2	Plant Room	W2	4.04	4.36	1.08	13.84	13.50	14.68	1.09	6	9	North	1	1	North
Below Ground	R2	Plant Room	W3	5.48	5.84	1.07	13.84	13.50	14.68	1.09	5	7	North	0	0	North
Below Ground	R2	Plant Room	W4	11.87	12.39	1.04	13.84	13.50	14.68	1.09	30	32	1.07	2	2	1.00
Below Ground	R3	Plant Room	W5	11.51	11.98	1.04	6.91	16.79	16.98	1.01	28	28	1.00	3	3	1.00
<b>16 Crofters Way</b>																
Ground	R1	Unknown	W2	25.87	25.72	0.99	13.92	89.66	85.83	0.96	56	57	1.02	10	11	1.10
Ground	R2	Unknown	W1	25.74	25.58	0.99	13.92	72.41	69.59	0.96	60	60	1.00	12	12	1.00
First	R1	Unknown	W1	21.43	21.22	0.99	13.92	79.21	75.01	0.95	51	50	0.98	14	13	0.93
First	R2	Unknown	W2	21.43	21.27	0.99	13.92	88.09	84.51	0.96	47	49	1.04	10	12	1.20
<b>16 St Pancras Way</b>																
First	R1	KD	W1	13.99	13.73	0.98	12.64	45.10	44.72	0.99	23	23	1.00	0	0	1.00
First	R1	KD	W2	12.71	12.46	0.98	12.64	45.10	44.72	0.99	20	19	0.95	0	0	1.00
First	R2	Bedroom	W3	14.74	14.74	1.00	7.80	38.32	37.86	0.99	8	8	North	0	0	North
First	R3	Bedroom	W4	9.52	9.52	1.00	11.58	28.68	28.23	0.98	4	4	North	0	0	North
First	R4	Bedroom	W5	7.29	7.29	1.00	10.63	32.12	31.97	1.00	0	0	North	0	0	North
First	R5	Office	W6	9.08	9.08	1.00	16.85	42.34	42.34	1.00	0	0	North	0	0	North
Second	R1	KD	W1	20.67	20.3	0.98	12.64	75.81	73.05	0.96	40	40	1.00	2	2	1.00
Second	R1	KD	W2	18.89	18.5	0.98	12.64	75.81	73.05	0.96	35	34	0.97	1	0	0.00
Second	R2	Bedroom	W3	22.72	22.49	0.99	7.80	51.80	50.11	0.97	30	30	North	0	0	North
Second	R3	Bedroom	W4	16.54	16.3	0.99	11.58	39.86	38.15	0.96	24	24	North	0	0	North
Second	R4	Bedroom	W5	13	12.93	0.99	10.63	52.61	50.01	0.95	15	14	North	0	0	North
Second	R5	Office	W6	19.19	19.11	1.00	15.51	77.29	77.25	1.00	20	20	North	0	0	North
Third	R1	KD	W1	23.85	23.44	0.98	12.64	83.72	82.25	0.98	51	51	1.00	5	5	1.00
Third	R1	KD	W2	21.93	21.51	0.98	12.64	83.72	82.25	0.98	43	43	1.00	1	1	1.00
Third	R2	Bedroom	W3	24.87	24.64	0.99	7.80	61.13	59.75	0.98	34	33	North	0	0	North
Third	R3	Bedroom	W4	18.33	18.07	0.99	11.58	46.66	45.48	0.97	28	27	North	0	0	North

Daylight\_Sunlight Analysis Table  
 Surroundings

				Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight	Proposed Sunlight	Ratio Proposed /Existing Annual	Existing Sunlight	Proposed Sunlight	Ratio Proposed /Existing Winter
											Annual%	Annual%	Annual	Winter%	Winter%	Winter
Third	R4	Bedroom	W5	13.24	13.17	0.99	10.63	58.52	56.40	0.96	14	14	North	0	0	North
Third	R5	Office	W6	22.21	22.07	0.99	15.51	77.65	77.59	1.00	23	22	North	0	0	North
Fourth	R1	Bedroom	W1	27.37	27.14	0.99	11.58	47.14	45.93	0.97	39	38	North	4	3	North
Fourth	R2	Bedroom	W2	20.39	20.12	0.99	12.12	58.68	57.09	0.97	33	32	North	2	1	North
Fourth	R5	Office	W6	23.94	23.8	0.99	23.85	78.64	77.60	0.99	27	25	North	1	1	North
Fifth	R1	Bedroom	W1	25.48	25.28	0.99	12.12	64.29	62.69	0.98	40	39	North	5	4	North
Fifth	R5	Office	W6	25.12	25.01	1.00	23.10	67.55	64.13	0.95	27	27	North	2	2	North
<b>18 Crofters Way</b>																
Ground	R1	Unknown	W1	25.21	25.09	1.00	18.39	83.17	78.64	0.95	48	49	1.02	10	11	1.10
First	R1	Unknown	W1	23.43	23.19	0.99	8.99	94.48	90.01	0.95	39	40	1.03	5	6	1.20
First	R2	Unknown	W2	28.03	27.81	0.99	8.99	94.28	90.50	0.96	58	60	1.03	12	13	1.08
Second	R1	Unknown	W1	20.85	20.59	0.99	8.99	92.60	88.26	0.95	48	49	1.02	16	17	1.06
Second	R2	Unknown	W2	20.84	20.62	0.99	8.99	91.92	87.34	0.95	48	49	1.02	16	17	1.06
<b>19 Ploughmans Close</b>																
First	R1	Office	W1	22.96	23.03	1.00	12.80	86.76	89.52	1.03	49	48	0.98	16	15	0.94
<b>20 Crofters Way</b>																
Ground	R1	Unknown	W1	26.3	26.33	1.00	18.39	84.15	80.63	0.96	56	57	1.02	10	11	1.10
First	R1	Unknown	W1	28.04	27.83	0.99	8.99	93.11	90.11	0.97	59	60	1.02	14	14	1.00
First	R2	Unknown	W2	27.95	27.78	0.99	8.99	91.60	88.21	0.96	58	60	1.03	13	14	1.08
Second	R1	Unknown	W1	20.81	20.61	0.99	8.99	90.23	86.48	0.96	47	45	0.96	15	13	0.87
Second	R2	Unknown	W2	20.75	20.58	0.99	8.99	88.78	85.08	0.96	46	45	0.98	14	13	0.93
<b>22 Crofters Way</b>																
Ground	R1	Unknown	W1	26.04	26.06	1.00	18.39	78.59	65.80	0.84	55	55	1.00	12	12	1.00
First	R1	Unknown	W1	27.84	27.7	0.99	8.99	89.68	85.52	0.95	58	59	1.02	14	14	1.00
First	R2	Unknown	W2	27.78	27.67	1.00	8.99	99.79	99.79	1.00	58	59	1.02	15	15	1.00
First	R2	Unknown	W3	29.16	29.18	1.00	8.99	99.79	99.79	1.00	22	21	North	3	2	North
Second	R1	Unknown	W1	20.68	20.54	0.99	8.99	86.93	80.27	0.92	47	45	0.96	15	13	0.87
Second	R2	Unknown	W2	20.68	20.57	0.99	8.99	99.75	99.59	1.00	47	45	0.96	15	13	0.87
Second	R2	Unknown	W3	25.05	25.05	1.00	8.99	99.75	99.59	1.00	13	13	North	1	1	North
<b>4 Reapers Close</b>																
First	R1	Bathroom	W1	29.73	29.97	1.01	4.80	99.02	99.25	1.00	59	60	1.02	15	16	1.07
<b>5 Reapers Close</b>																
Ground	R1	WC	W1	9.86	10.13	1.03	1.95	77.08	72.98	0.95	29	30	1.03	6	7	1.17
Ground	R2	Hall	W2	17.37	17.61	1.01	3.51	48.64	48.36	0.99	32	33	1.03	5	7	1.40
Ground	R3	Kitchen	W3	21.84	22.07	1.01	8.71	64.05	66.58	1.04	39	40	1.03	3	4	1.33
First	R1	Bathroom	W1	13.25	13.56	1.02	5.32	70.18	71.98	1.03	32	32	1.00	7	7	1.00
First	R2	Bedroom	W2	15.82	16.1	1.02	11.59	48.50	49.33	1.02	36	35	0.97	7	6	0.86

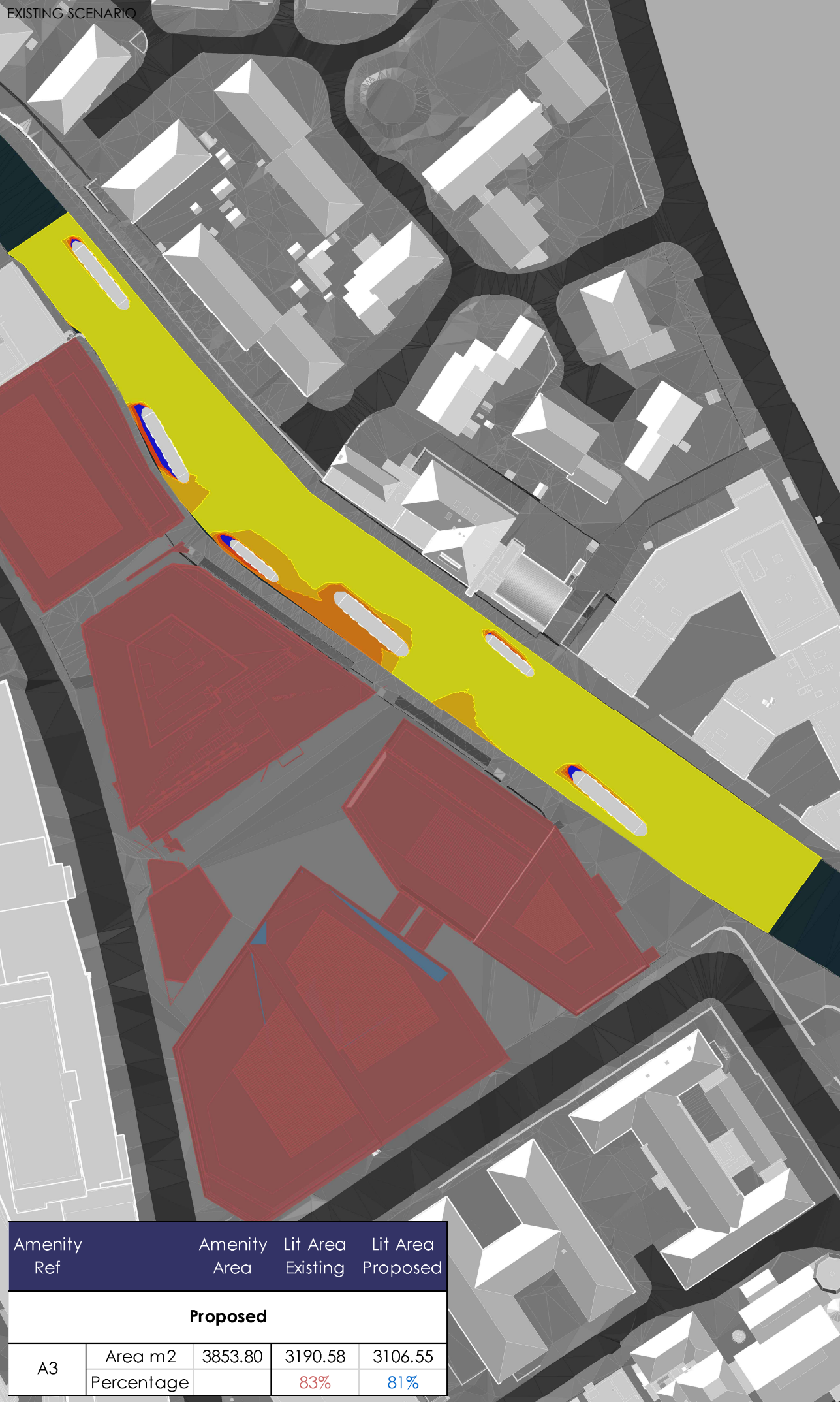
Daylight\_Sunlight Analysis Table  
 Surroundings

				Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m <sup>2</sup>	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
<b>6 Reapers Close</b>																
Ground	R1	Hall	W1	10	10.2	1.02	1.95	65.37	63.94	0.98	26	27	1.04	5	6	1.20
Ground	R2	Hall	W2	17.38	17.54	1.01	3.51	44.71	44.02	0.98	32	32	1.00	5	6	1.20
Ground	R3	Kitchen	W3	21.8	21.96	1.01	8.71	60.45	61.12	1.01	38	39	1.03	4	6	1.50
First	R1	Bathroom	W1	13.4	13.68	1.02	5.32	66.83	68.76	1.03	33	31	0.94	8	6	0.75
First	R2	Bedroom	W2	16.06	16.27	1.01	11.59	44.78	44.58	1.00	35	35	1.00	7	7	1.00
<b>7 Reapers Close</b>																
Ground	R1	WC	W1	9.63	9.74	1.01	1.95	62.55	58.79	0.94	28	27	0.96	7	8	1.14
Ground	R2	Hall	W2	14.54	14.62	1.01	3.51	43.62	41.29	0.95	33	31	0.94	8	8	1.00
Ground	R3	Kitchen	W3	15.02	15.15	1.01	8.71	57.53	57.03	0.99	34	34	1.00	6	7	1.17
First	R1	Bathroom	W1	13.26	13.44	1.01	5.32	67.43	68.82	1.02	32	32	1.00	8	8	1.00
First	R2	Bedroom	W2	12.59	12.77	1.01	11.59	42.95	41.95	0.98	31	30	0.97	9	8	0.89
<b>8 Reapers Close</b>																
Ground	R1	WC	W1	10.06	10.05	1.00	1.95	53.66	49.62	0.92	32	33	1.03	9	10	1.11
Ground	R2	Hall	W2	17.6	17.58	1.00	3.51	37.91	35.27	0.93	36	37	1.03	8	9	1.13
Ground	R3	Kitchen	W3	22.15	22.12	1.00	8.71	56.97	55.04	0.97	42	42	1.00	6	6	1.00
First	R1	Bathroom	W1	13.52	13.56	1.00	5.32	62.34	59.99	0.96	34	35	1.03	8	9	1.13
First	R2	Bedroom	W2	16.2	16.22	1.00	11.59	41.50	40.65	0.98	37	35	0.95	8	8	1.00
<b>9 Reapers Close</b>																
Ground	R1	WC	W1	10.52	10.47	1.00	1.95	51.67	47.73	0.92	29	30	1.03	8	9	1.13
Ground	R2	Hall	W2	18.12	18.05	1.00	3.51	36.64	34.18	0.93	36	36	1.00	8	8	1.00
Ground	R3	Kitchen	W3	22.73	22.67	1.00	8.71	61.68	60.03	0.97	43	44	1.02	6	7	1.17
First	R1	Bathroom	W1	13.9	13.91	1.00	5.32	61.86	59.03	0.95	33	31	0.94	8	8	1.00
First	R2	Bedroom	W2	16.8	16.77	1.00	11.59	45.64	45.04	0.99	36	37	1.03	8	9	1.13








## **APPENDIX 3**

Sunlight Amenity Results



**SOURCES OF INFORMATION:**  
 PERKINS & WILL  
 IR53 (RECEIVED 23.10.2023)  
 WALDRAMS LTD  
 1661\_20

**NOTES:**  
 CONSENTED SCENARIO SHOWN IN RED  
 PROPOSED SCENARIO SHOWN IN BLUE

-  MORE THAN 2 HOURS OF SUN
-  1.5 TO 2 HOURS OF SUN
-  1 TO 1.5 HOURS OF SUN
-  0.5 TO 1 HOURS OF SUN
-  LESS THAN 0.5 HOURS OF SUN



**PROJECT**  
 ST PANCRAS WAY  
 LONDON NW1

**DRAWING**  
 AMENITY ANALYSIS  
 CONSENTED VS PROPOSED SCENARIO

**SCALE @ A3** 1:1000      **DATE** 31.10.2023

**MODELLED BY** VR      **DRAWN BY** VR

**PROJECT No.** 1661      **REL No. - DWG No.** 22-05

Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed
<b>Proposed</b>			
A3	Area m2	3853.80	3190.58
	Percentage		83%
			81%



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