100 Chalk Farm Road

Daylight and Sunlight Report

Prepared by Consil

Submitted on behalf of Regal Chalk Farm Ltd

January 2024

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Appendices

1 INSTRUCTIONS AND BRIEF

1.1 This daylight and sunlight report has been prepared by Consil on behalf of Regal Chalk Farm Limited ('the Applicant') in support of an application for full planning permission for the redevelopment of 100 Chalk Farm Road ('the Site') within the London Borough of Camden ('LBC').

1.2 A listed building consent application accompanies the application for works to the adjacent Roundhouse, which is a Grade II* listed building.

1.3 The Site is located on the south-western side of Chalk Farm Road and borders the mainline railway into Euston, with the Juniper Crescent Housing Estate to the south. It lies within the Regents Canal Conservation Area, to which the existing building on the Site is a neutral contributor. To the west, the Site is adjacent to the Grade II* listed Roundhouse theatre and live music venue. Beyond that, to the north-west is Chalk Farm Underground Station. To the east is the Petrol Filling Station site, which forms part of the Camden Goods Yard development and is currently in use as a temporary supermarket.

1.4 The Development will provide 265 student accommodation units, together with 824 sqm (GIA) of commercial space, 24 affordable residential units, with public realm improvements, new areas of landscaping, amenity and play space, and improved accessibility to the Site ('the Development').

1.5 The description of Development is as follows:

"Demolition of existing buildings and redevelopment of the site to provide two buildings containing purpose-built student accommodation with associated amenity and ancillary space (Sui Generis), affordable residential homes (Class C3), ground floor commercial space (Class E) together with public realm, access, servicing, and other associated works."

1.6 Full details and scope of the planning application is described in the submitted Town Planning Statement, prepared by Gerald Eve LLP.

1.7 Consil have analysed the effect that the Development will have on the daylight and sunlight amenity to the neighbouring properties. Consil have also considered the potential for adequate light to be received to the proposed habitable rooms within the Development. A separate report has been prepared in relation to solar glare.

1.8 Our study has been undertaken by preparing a three-dimensional computer model of the Site and surrounding buildings and analysing the daylight and sunlight levels received by the neighbouring buildings and within the Development using our bespoke software. The assessment is based on a visual inspection, the information detailed below and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

1.9 We have received the following documents and used them in preparing our technical analysis and this report:

- Cloud 10 Limited 3D survey model of the Site and surrounding properties received on 11 October 2022;
- DSDHA proposed scheme drawings received on 16 January 2024.

2 THE DEVELOPMENT SITE

2.1 Our 3D model of the Site, surrounding buildings and Development are shown in Image 1 and 2 below. The existing buildings within the Site are shaded green and the Development is shaded blue.

Image 1: 3D view of the Site

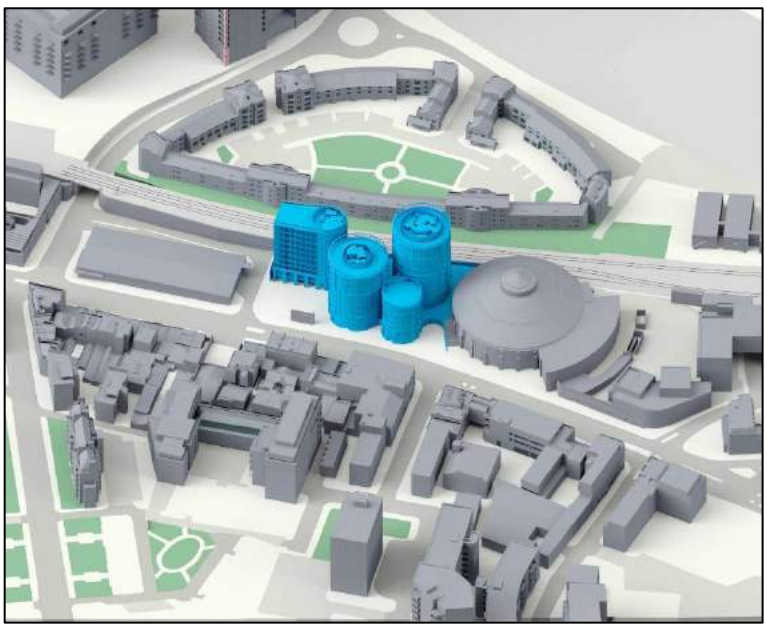


Image 2: 3D view of the Development

2.2 To the east is the former Morrisons petrol filling station (PFS) which is being redeveloped as part of a wider development known as Camden Goods Yard (CGY). The wider development is currently under construction through a joint venture between Berkeley Homes and Morrisons. The replacement Morrisons supermarket and new flats are under construction and will be complete in advance of the Development. As such, these buildings have been included as part of the existing surrounding context.

2.3 The adjacent site is currently in use as a temporary supermarket but has planning permission for a 6-storey building with replacement PFS and ground floor retail with circa 8,000 sqm of office floorspace on upper floors. There is also a Section 73 approval to provide an electric vehicle charging facility and to undertake various design changes to the approved scheme, including extending the building towards the boundary with the application site. The new building adjacent to the Site will be known as the Juniper Building.

2.4 The Juniper Building, as amended in the Section 73 approval (Ref: 2022/3646/P), is not yet under construction however, for completeness, we have undertaken a further daylight and sunlight assessment to show the cumulative effect of the Development and this building on the existing neighbouring properties. This scenario is illustrated in Image 3 below, the Development is shaded blue and the Juniper Building shaded pink.

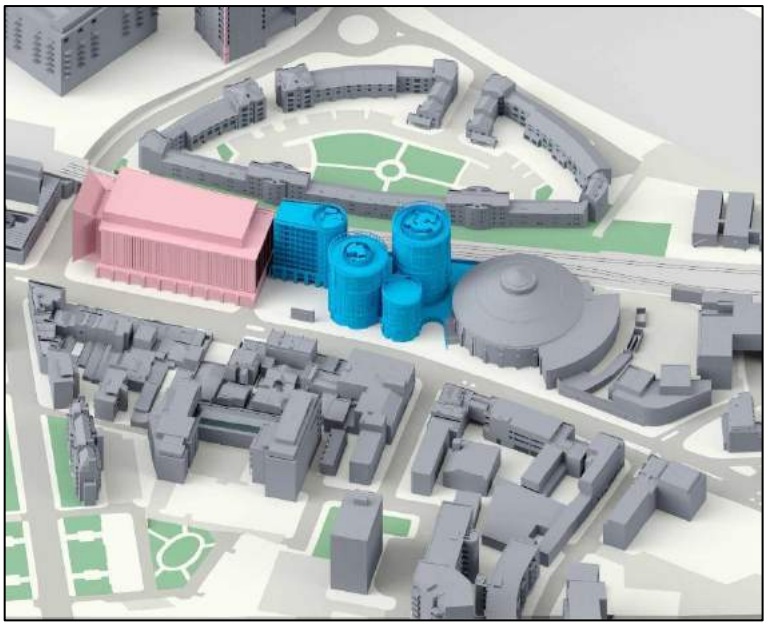


Image 3: 3D view of the Development and adjacent Juniper Building scheme

3 PLANNING POLICY

3.1 National Policy

3.1.1 The revised National Planning Policy Framework ('NPPF') 2023 addresses the need for the flexible application of guidance relating to daylight and sunlight under Section 11 'Making effective use of land'. Paragraph 125(c) under subsection "*Achieving appropriate densities"* states the following;

"c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.2 Regional Policy – Greater London Authority

3.2.1 Paragraph D of Policy D6 'Housing Quality and Standard' of The London Plan (2021) states the following in respect of daylight and sunlight amenity:

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

3.2.2 This echo's The Mayor's 2016 Housing SPG with a move away from the rigid application of the standard numerical values provided in the BRE Report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". It is useful to further consider the guidance given in the Housing SPG which states the following:

"an appropriate degree of flexibility needs to be applied when using BRE Guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets".

"The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."

3.2.3 Policy at national or regional level does not provide further detail in relation to daylight and sunlight amenity, whereas local policy is more specific, as detailed below.

3.3 Local Policy – LBC

3.3.1 Policy A1 "Managing the impact of development" of LBC's Local Plan (2017) states:

"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

a. seek to ensure that the amenity of communities, occupiers and neighbours is protected…

The factors we will consider include…

f. sunlight, daylight and overshadowing."

3.3.2 Paragraph 6.5 of the Local Plan states:

"Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity."

3.3.3 Camden Planning Guidance on Amenity (2021) provides further details of the tests recommended by the Building Research Establishment ('BRE'). Paragraphs 3.14 and 3.15 state:

"The Council notes the intentions of the BRE document is to provide advice to developers and decision makers and therefore it should be regarded as a guide rather than policy.

While we support the aims of the BRE methodology for assessing sunlight and daylight we will consider the outcomes of the assessments flexibility where appropriate, taking into account site specific circumstances and context. For example, to enable new development to respect the existing layout and form in some historic areas, or dense urban environments, it may be necessary to consider exceptions to the recommendations cited in the BRE guidance. Any exceptions will assessed on a case-by-case basis."

3.3.4 The 2011 version of the Building Research Establishment ('BRE') guidance document was superseded in 2022. Whilst the guidance relating to the impact of development on neighbouring properties remains largely unchanged, the latest version of the BRE report provides new methodologies and guidance relating to natural light within new development.

4 BRE GUIDANCE

4.1 Principles

4.1.1 The BRE Report *"Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice"* was updated in June 2022, with the 2011 version now withdrawn. Appendix A of this report provides an explanatory note which summarises the guidance provided by the BRE.

4.1.2 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It states that:

"The advice given here is not mandatory and this document 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 because natural lighting is only one of many factors in site layout design. (para. 1.6)

"In special circumstances the Developer or Planning Authority may wish to use different target values." (para. 1.6)

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area 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". (para. 2.2.3)

4.1.3 The BRE guidelines should be used in conjunction with the interior daylighting recommendations in BS EN 17037 *"Daylight in buildings"* and the CIBSE publication LG10 *"Daylighting – a guide for designers"*.

4.2 Glossary of Terms

4.2.1 Below is a simplified glossary of the daylight and sunlight terminology referred to in this report. Appendix A contains a technical glossary, together with a summary of the recommendations provided by the BRE:

4.2.2 **25-degree line test –** the preliminary test recommended by the BRE to establish whether detailed analysis is required to determine the effect of a development on neighbouring properties daylight and sunlight amenity.

4.2.3 **Vertical Sky Component ('VSC')** – the proportion of the sky dome that can be seen from a point in the centre of a window; the maximum VSC achievable from an unobstructed view from a vertical window is nearly 40%.

4.2.4 **No Sky Line ('NSL')** – the area of the working plane in a room that can and cannot receive direct skylight. This test is sometimes termed daylight distribution.

4.2.5 **Annual Probable Sunlight Hours ('APSH')** – the total number of hours in the year that the sun is expected to shine on a window, allowing for average levels of cloudiness.

4.2.6 **Illuminance** – the median lux received to assessment points across a room over a typical year;

4.2.7 **Sunlight Exposure ('SE')** – the total number of hours on 21 March that sunlight is expected to shine on a window.

4.2.8 **Sun Hours on Ground ('SOG')** – the total number of hours on a specific date that the sun could shine on the ground, assuming a cloudless sky. Usually assessed on 21 March.

4.3 Alternative Testing Methods – Omitting Balconies

4.3.1 The BRE provide the following guidance for windows located below balconies, aimed at establishing whether the presence of the balcony, or the proposed development, is the main factor in light loss:

"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 may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light."

"A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above."

5 JUDGING ACCEPTIBILITY OF DAYLIGHT AND SUNLIGHT IMPACTS

5.1 As noted in Section 4, the BRE guidelines are not mandatory and should be considered flexibly depending on the local context. Indeed, numerous planning decisions and appeal decisions have made it clear that noticeable reductions in daylight and sunlight amenity should not be equated to "unacceptable losses". Similarly, it is not expected that all proposed habitable rooms or external amenity areas would comply with the guidance for daylight and sunlight amenity.

5.2 When considering the policies and guidance set-out above, the National Planning Policy Framework and the London Plan acknowledge that new development can cause some degree of "harm" or "impact" to neighbouring amenity. The Mayor's Housing SPG states:

"The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm" (Para. 1.3.46)

5.3 It has been held at appeal that 'noticeable' reductions in daylight and sunlight amenity do not necessarily equate to 'unacceptable' losses of light. Indeed, previous appeal decisions, such as the Graphite Square decision (Ref No: APP/N5660/W/18/3211223 and Ref No: APP/N5660/W/19/3225761), set out a two-stage process. The first stage is based on the testing and numerical guidelines given within the BRE Report and the second is an exercise of judgement based on context. These two steps arrive at an overall view as to whether the impact would be acceptable or unacceptable. This two-stage approach has been supported by numerous further planning and appeal decisions since.

5.4 Both the BRE Report and NPPF highlight the need for the flexible application of the numerical guidelines relating to daylight and sunlight amenity. While the BRE Report suggests that reductions beyond 0.8 times the existing light levels may be noticeable, this does not necessarily mean that reductions beyond this ratio are unacceptable. Alongside the level of reduction, it is therefore important to consider the retained levels of daylight and sunlight amenity in the context of the local area, the characteristics of the neighbouring properties and what has been accepted elsewhere for similar typologies.

5.5 Professional judgement is required when determining what constitutes adequate levels of daylight and sunlight amenity, by reference to the BRE guidance, planning and appeal decisions and by comparison to what has been considered acceptable elsewhere in the locality.

5.6 In terms of what may be considered acceptable impacts to neighbouring properties, the inspectorate for the Whitechapel Estate Appeal (Ref: APP/E5900/W/17/3171437) stated that *"VSC values in the mid-teens have been found acceptable in major developments across London"*. This appeal referenced a decision by the Mayor of London at Monmouth House, Islington (Ref: D&P/3698/03), which concluded that VSC values in the mid-teens, including a proportion below 15% were acceptable in the context of the local urban environment.

5.7 VSC values in the mid-teens were further discussed in the 17-37 William Road Appeal last year (Ref: APP/X5210/W/21/3284957). This scheme is located in LBC and is therefore of particular relevance to the Development. The following points coming out of the appeal are of particular relevance when considering the acceptability of impacts to neighbouring properties:

- The appeal reiterated the two stage approach to daylight and sunlight with the inspector stating that: *"First it is necessary to consider whether there would be a material deterioration in day and sunlight and then to consider whether any losses would be acceptable."*
- The appeal noted that the target values provided by the BRE are *"advisory"*.
- The inspector stated that: *"The default VSC target of 27% is derived from a 25˚ development angle between buildings of 2-3 storeys in height. However, in many urban situations, especially in Central London, such street typologies are not necessarily the norm… During the discussion at the inquiry, both of the expert witnesses agreed that a lower VSC could be justifiable in this case. The Council suggested 17.5% and the Appellant favoured 15%. This is the so-called "mid-teens" approach, which is often adopted in densely developed urban areas."*
- The results contained in the applicant's daylight and sunlight report, when omitting balconies to the neighbouring properties, showed that only the first floor windows to one neighbouring property would not reach 17.5% VSC and all windows would retain 15% VSC. However, including the balconies to the neighbouring properties, we note that some of the VSC figures were reduced to significantly less than 15%.

5.8 It can be said that the William Road appeal site and the Development are of a similar typology, both located in an inner urban part of London with similar distances to neighbouring properties, which are a range of heights and uses.

5.9 The Site is located in the 'Chalk Farm Road' Area within Camden Goods Yard Planning Framework SPD 2017 and is allocated for development in LBC's draft Site Allocations Local Plan 2020 and recent Regulation 18 the draft Local Plan. The SPD classifies the Site as a *"central location"* and *"appropriate for higher densities".* Accordingly, existing residents should be prepared for change and would not necessarily expect the existing standards of daylight and sunlight to persist after development

5.10 In their report on William Road, the inspector also discussed daylight levels within new student accommodation, concluding that a median illuminance target value of 150 lux is appropriate in student bedrooms and studio apartments. At William Road, 85% of the rooms complied with the BRE guidance, using the 150 lux target value, and 15% did not. Overall, the interior daylight levels were considered acceptable as the majority of the desk areas *"would be close to the window and within a well-lit part of the room. Furthermore, the proposal would include a large amenity area on the 14th floor, which would have excellent daylight levels"* and *"…the student accommodation overall would enjoy very good levels of daylight and the lower level achieved in a relatively small proportion of the units would be acceptable in these circumstances".*

6 ASSESSMENT OF SURROUNDING PROPERTIES

6.1 We have analysed the effect of the Development on the properties with a reasonable expectation of daylight and sunlight amenity situated around the Site. Properties further afield would either comply with the preliminary 25-degree line test or of a use that is not considered to have a specific requirement for natural light and therefore do not require detailed assessment.

6.2 The analysis drawings and results spreadsheet for the neighbouring buildings can be found in Appendices B, C and D, respectively.

6.3 The full list of assessed properties is as follows and the locations of these buildings are shown on the plan below, shaded green:

1. Juniper Crescent Estate;
2. The Chalk House;
3. 71 Chalk Farm Road;
4. 67-70 Chalk Farm Road;
5. 65-66 Chalk Farm Road;
6. The Juniper Building.

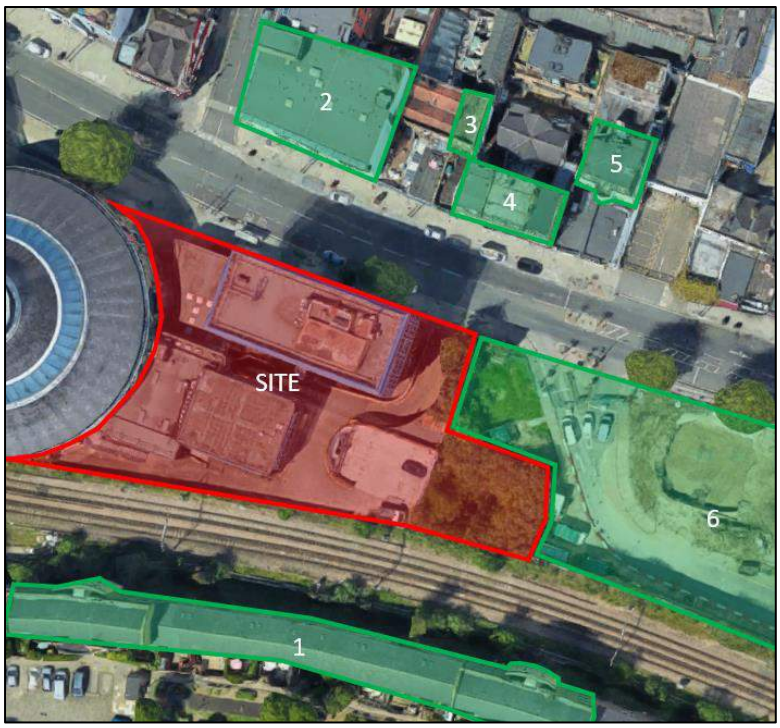


Image 4: Location of neighbouring residential properties.

6.4 We have undertaken the analysis in two scenarios:

1. The effect of the Development compared to the existing conditions, prior to the Juniper Building being constructed; and
2. The cumulative effect of the Development and the Juniper Building compared to the existing conditions.

6.5 The results of our assessments are set out below on a property-by-property basis, with the results for the two scenarios under separate headings.

6.6 **Juniper Crescent Estate**

Image: 05

Location: South of the Site.

Description: Housing estate comprising flats and townhouses.

6.6.1 One Housing Group and Countryside are bringing forward plans to redevelop this estate to provide new housing and are in the process of agreeing alternative housing arrangements with the current occupiers. We understand that the intention is to submit a planning application this year and whilst detailed plans are not available, the initial sketches show that the new buildings will be more distant from the Site.

6.6.2 We have assessed the part of the existing estate closest to the Site, comprising 24 to 64 Juniper Crescent. The remaining buildings on the Juniper Crescent Estate do require assessment as they would comply with the preliminary 25-degree line test.

6.6.3 34-44 and 54-64 Juniper Crescent are four storey apartment blocks separated by a terrace of three storey townhouses (45 to 53 Juniper Crescent). We have been unable to obtain floor plans for these properties but have obtained estate agent particulars for a couple of apartments elsewhere on the estate, which have been used to inform the room uses and internal arrangements.

6.6.4 The design of the buildings and size of windows suggests with some certainty that the main rooms (living and bedrooms) are served by windows on the south elevation facing away from the Site. This would be expected given the proximity of the railway line. The majority of windows opposite the Site appear to serve non-habitable rooms such as stairwells, landings and bathrooms and, in accordance with BRE guidance, these windows and rooms do not require analysis.

6.6.5 We believe that there are eight windows, serving four kitchens at each level in 34-44 and 54-64 Juniper Crescent and daylight amenity has been tested to each of these rooms. It is also possible that the ground floor windows to 5 to 53 Juniper Crescent serve kitchens and we have included these in our assessment for completeness.

6.6.6 As the Development is located north of the Site, sunlight amenity to Juniper Crescent would not be adversely affected by the Development.

Effect of the Development

6.6.7 The analysis results show that 21 of the 41 kitchen windows assessed would comply with the BRE guidelines using the VSC test.

6.6.8 At 34-44 Juniper Crescent, there are 7 kitchen windows that would deviate from the numerical guidelines provided by the BRE. At ground floor, the two affected windows would retain 0.67 and 0.68 times the VSC received in the existing conditions, compared to the 0.80 recommendation, with the first, second and third floor windows retaining between 0.69 and 0.73 times the VSC in the existing conditions.

6.6.9 At 54-64 Juniper Crescent, there are four kitchen windows that would deviate from the BRE guidelines. These windows are at ground and first floors and would retain between 0.70 and 0.73 times the VSC in the existing conditions, only marginally below the 0.80 recommended by the BRE.

6.6.10 The ground floor kitchen windows at 45 to 53 Juniper Crescent would retain between 0.53 and 0.66 the VSC in the existing conditions.

6.6.11 As outlined in Section 4 and 5 of this report, the BRE guidelines highlight instances where noticeable reductions in daylight may occur and it is important to consider the retained levels of daylight amenity when considering the acceptability of any impacts. In this case the affected ground floor windows would retain between 18.36% and 25.41% VSC and the windows on the upper floors would retain higher levels. The retained figures can be considered acceptable in the context of the local environment and each window would retain well in excess of 17.5% VSC, which LBC considered acceptable at William Street.

6.6.12 In addition to the VSC test, we have considered how daylight would be distributed using the NSL test. We have needed to estimate the size and layout of the kitchens and have taken a worst-case scenario that the room is solely lit from the north, rather than being part of a larger rooms which is also lit by windows on the south elevation. Given that the windows are small, we have assumed that the rooms could be around 6 sqm.

6.6.13 The results show that the kitchens to the apartments, which are each served by two windows, would comply with the BRE guidelines using the NSL test. At 45 to 53 Juniper Crescent, deviations of the NSL guidance would occur to seven rooms, with each retaining direct skylight to between 34% and 54% of the kitchen area.

Cumulative Effect of the Development and the Juniper Building

6.6.14 The Development and the Juniper Building would not materially affect the daylight to the kitchens at 34-44 Juniper Crescent, when compared to the effect of the Development. At 54-64 Juniper Crescent, the combined effect of both schemes would result in deviations from the BRE guidelines

to all 16 kitchen windows. The ground floor kitchen windows would retain between 16.50% and 16.72% VSC and the first floor kitchen windows would retain between 18.70% and 18.82% VSC.

6.6.15 Similar reductions would occur to some of the kitchen windows at 45 to 53 Juniper Crescent, with each window retaining between 16.29% and 21.17% VSC.

6.6.16 Turning to NSL, the cumulative effect on the kitchens at 54-64 Juniper Crescent would result in further deviations of the BRE guidelines, with the rooms retaining direct skylight to between 29% and 68% of the room area.

Summary

6.6.17 The light to the living areas and bedrooms would be unaffected by the Development and, despite some loss of daylight to the rooms which could be kitchens, given the retained VSC figures, we consider the effect to be acceptable.

6.6.18 Whilst we have considered the effect on the existing estate, there is a strong possibility that it will be comprehensibly redeveloped in the short to medium term and based on initial sketches, the relationship between the proposed buildings, the Juniper Building and the Development will allow sufficient daylight to be received.

6.7 **The Chalk House, 74-77 Chalk Farm Road**

Image: 06

Location: North of the Site.

Description: Four storey building containing ground floor retail units with apartments above.

6.7.1 Floor plans for this property have been obtained from LBC's online planning database and show that the windows facing the Site serve eleven main living areas and ten bedrooms.

6.7.2 Three of the main living rooms are dual aspect, served by windows on the corner of Chalk Farm Road and Belmont Street. At second floor, three main living room windows are set back from the Chalk Farm Road elevation to provide the occupiers with a balcony. The balcony reveals and soffit restrict natural light in the existing conditions, as does the brise soleil projecting above the third floor windows.

Effect of the Development

6.7.3 Starting with daylight, the VSC results show that 21 of the 33 windows assessed would comply with the BRE guidelines. The 12 windows not meeting the guidance serve the three living room windows at second floor with inset balconies and nine third floor windows located below the brise soleil. All the windows that are not obstructed by balconies or the brise soleil, including all the first floor windows, would comply with the BRE guidelines.

6.7.4 The VSC to the three second floor living room windows that do not meet the guidance would be reduced from 11.39%, 12.69% and 14.08% to 7.46%, 9.15% and 10.43%, respectively. This represents absolute reduction in VSC of between 3.54% and 3.93%.

6.7.5 As referenced in Section 4.3 of this report, where balconies or other design features obstruct natural light, the BRE recommend a supplementary test to establish whether the presence of the obstruction, or the Development itself, is the main factor in light loss. Supplementary analysis has therefore been undertaken omitting the brise soleil in the existing and proposed conditions and moving the inset second floor living room windows to align with the Chalk Farm Road elevation, effectively removing the obstruction.

6.7.6 The supplementary analysis results are detailed in Table 1 below and show that all the affected windows would comply with the BRE guidelines using the VSC test, each retaining at least 24% VSC.

Table 1: VSC Results Omitting Chalk House Obstructions

Room / Window Ref.	Room Use	Retained VSC (No Balcony / Overhang)	Retained Ratio
Second R2 / W4	Living/Diner	27.03	0.87
Second R4 / W7	Living/Diner	25.92	0.88
Second R6 / W10	Living/Diner	24.16	0.85
Third R1 / W1	Living/Diner	36.99	1.00
Third R1 / W2		36.85	1.00
Third R1 / W3		30.08	0.88
Third R1 / W4		29.74	0.87
Third R2 / W5	Bedroom	29.12	0.87
Third R3 / W6	Bedroom	28.59	0.86
Third R4 / W7	Living/Diner	27.94	0.86
Third R5 / W8	Bedroom	27.63	0.86
Third R5 / W9		27.15	0.85
Third R6 / W10	Living/Diner	26.43	0.84
Third R7 / W11	Bedroom	26.19	0.83

Table 1: VSC Results Omitting Chalk House Obstructions			
Room / Window Ref.	**Room Use**	**Retained VSC (No Balcony / Overhang)**	**Retained Ratio**
Third R7 / W12	Bedroom	25.84	0.82

6.7.7 This supplementary analysis demonstrates that, where deviations from the BRE guidance occur, this is predominantly due to the design of the Chalk House rather than the height and mass of the Development.

6.7.8 The first floor windows that are not obstructed by any design features would all comply with the BRE guidelines, retaining between 21.71% and 26.31% VSC, well in excess of values in the "mid-teens" that have been considered acceptable elsewhere in the borough.

6.7.9 Using the NSL test, with the exception of one third floor living room, all the rooms would comply with the BRE guidelines using the NSL test. The third floor living room deviating from the guidance would retain 0.60 times the NSL in the existing conditions, compared to the 0.80 recommendation. If the brise soleil were removed in the existing and proposed conditions, this room would comply with the BRE guidelines.

6.7.10 Turning to sunlight amenity, with the exception of the three second floor living rooms served by windows behind the inset balconies, all the rooms assessed would comply with the BRE guidelines for both annual and winter sunlight.

6.7.11 The three living rooms not meeting the BRE guidance would retain 0.79, 0.73 and 0.67 times the APSH in the existing conditions, marginally below the 0.80 recommended by the BRE. As with daylight, supplementary analysis moving these windows to align with the main elevation, would result in all three rooms complying with the BRE guidelines, retaining 71%, 66% and 65% APSH, well in excess of the 25% recommended by the BRE.

Cumulative Effect of the Development and the Juniper Building

6.7.12 The cumulative effect with the Juniper Building would not materially change the daylight and sunlight received to these apartments, when compared to the effect of the Development in isolation.

Summary

6.7.13 Analysis shows that the majority of windows would comply with the numerical guidelines given by the BRE, with any deviations mainly due to the design of the building. Supplementary analysis which removes the obstruction caused by the balconies and brise soleil, shows full compliance with the BRE guidelines. Indeed, even where the percentage reductions exceed the numerical guidelines, the absolute reductions are small and, in our opinion, would be acceptable.

6.8 **71 Chalk Farm Road**

Image: 07

Location: North of the Site.

Description: Second floor apartment above a restaurant, served by the windows circled red.

6.8.1 Valuation Office Agency records indicate that there is an apartment at second floor in this building. We have been unable to source floor plans for this building and have assumed that the two windows facing the Site serve a single aspect studio apartment.

Effect of the Development

6.8.2 The analysis results show that the windows would comply with the BRE guidelines using the VSC test. There would be a minor deviation from the guidelines using the NSL test, this room would retain direct skylight to 70% of the room area, only marginally below the 80% recommendation.

6.8.3 The APSH results show that both windows would comply with the BRE report guidelines for both annual and winter sunlight amenity.

Cumulative Effect of the Development and the Juniper Building

6.8.4 The Juniper Building would have no additional impact on this apartment.

Summary

6.8.5 All the windows would comply with the BRE guidelines for VSC and APSH. Whilst there would be a marginal deviation from the guidelines using the NSL test, the retained levels of daylight are considered acceptable.

6.9 **67-70 Chalk Farm Road**

Image: 08

Location: North of the Site.

Description: Four storey building containing ground floor retail units with apartments above.

6.9.1 There are three apartments at each first, second and third floor and plans for six of the nine apartments served by windows facing the Site have been obtained from LBC's online planning database. The layouts in the remaining three apartments, served by the middle three windows have been informed by these. The floor plans show that the windows facing the Site serve living areas and bedrooms.

Effect of the Development

6.9.2 The analysis results show that the Development would cause minor transgressions of the BRE guidelines to occur to 20 of the 21 windows facing the Site. The affected windows would retain between 0.72 and 0.77 times the VSC in the existing conditions, only marginally below the BRE recommendation of 0.80.

6.9.3 At first floor, the affected windows would retain between 20.16% and 23.40% VSC with higher levels of VSC retained at second and third floors. These figures are higher than those often seen in similar inner urban locations and which have been accepted elsewhere.

6.9.4 Five of the 15 rooms assessed would comply with the BRE guidelines using the NSL test, with the remaining 10 rooms retaining direct skylight to between 48% and 77% of each room area, reductions of between 23% and 49% compared to the 20% recommendation given by the BRE. These rooms currently enjoy direct sky visibility to the back of each room as they have a largely unobstructed view over the car park entrance. As such, any new development on this part of the Site which allows higher density to be achieved, will likely result in some deviation of the numerical guidelines.

6.9.5 Turning to sunlight amenity, all the windows would comply with the BRE guidelines for both annual and winter sunlight.

Cumulative Effect of the Development and the Juniper Building

6.9.6 Including the Juniper Building would slightly increase the light loss to this building, with the affected windows retaining between 0.61 and 0.72 times the VSC in the existing conditions.

6.9.7 Whilst there would be a slightly greater impact, the first floor windows would still retain between 18.43% and 19.62% VSC.

6.9.8 Thirteen rooms would deviate from the BRE guidelines using the NSL test, retaining direct skylight to between 48% and 76% of each room area.

6.9.9 All windows would comply with the BRE guidelines for both annual and winter sunlight.

Summary

6.9.10 There would not be a noticeable effect on sunlight and all windows would retain a VSC in excess of 18%. Whilst there would be a noticeable change in the position of the NSL within the rooms, this is mainly due to the part of the Site opposite being largely clear. As such, the effect of the Development on these apartments is considered acceptable.

6.10 **65-66 Chalk Farm Road**

Image: 09

Location: North of the Site.

Description: Four storey building containing apartments, located to the rear of single storey retail units.

6.10.1 Floor plans for this building have been obtained from LBC's online planning database, showing that the windows facing the Site serving living rooms, kitchens and bedrooms. Image 9 shows the windows at first to third floor, with the ground floor windows concealed behind the boundary wall serving the retail unit.

Effect of the Development

6.10.2 All 11 windows would comply with the BRE guidelines using the VSC test and 7 of the 8 rooms would comply with the BRE guidelines using the NSL test.

6.10.3 The one room not meeting the BRE guidelines for NSL is a living room at first floor and would retain 0.76 times the NSL in the existing condition, only marginally below the 0.80 recommendation. By reference to the appended contour drawings it can be seen that the NSL moves in the rear corner of the room, opposite the entrance door, where daylight is likely to be of less value to the occupiers.

6.10.4 The APSH results show that all the windows and rooms assessed would comply with the BRE guidelines for both annual and winter sunlight.

Cumulative Effect of the Development and the Juniper Building

6.10.5 As with 67-68 Chalk Farm Road, the Juniper Building would increase the light loss to these apartments resulting in minor VSC transgressions to six windows. These living room, kitchen and bedroom windows would retain between 0.70 and 0.78 times the VSC in the existing conditions, marginally below the 0.80 recommendation.

6.10.6 The affected windows would retain an average VSC of 18.69%, with the lowest retained VSC being 13.18%, reduced from 18.27%, a proportional reduction of 28%. All other windows not meeting the BRE guidance would retain in excess of 16% VSC.

6.10.7 Six rooms would deviate from the numerical guidelines provided by the BRE for NSL, with each room retaining between 0.63 and 0.78 times the NSL in the existing conditions, compared to the 0.80 recommendation.

6.10.8 All the windows and rooms assessed would comply with the BRE guidelines for both annual and winter sunlight.

Summary

6.10.9 All the rooms assessed would fully comply with the BRE guidelines for sunlight amenity. As with 67-68 Chalk Farm Road, there would be some noticeable effects to the daylight received, however, the reductions are minor and the retained levels typical for an inner urban area. Indeed, the change is largely due to the windows and rooms currently receiving high levels of daylight over the Morrisons store and vacant area of the Site. Consequently, the effect on these apartments is considered acceptable.

6.11 **Juniper Building, Camden Goods Yard**

Image: 10

Location: East of the Site.

Description: Approved six storey building comprising ground floor retail with office space above.

6.11.1 Whilst the approved retail and office uses will not have a specific requirement for daylight and sunlight amenity and are not served by windows facing the Site, the approved design includes an external amenity space, known as St George Youth Space, located immediately north of the proposed Building 2. The area is edged blue in Image 10.

Effect of the Development

6.11.2 The result shows that this amenity space would be largely overshadowed on 21st March once the Development is complete, with no part receiving the recommended 2 hours of sunlight. On 21st June, 34% of the area would receive at least 2 hours of direct sunlight.

6.11.3 Some overshadowing is inevitable given its location in relation to the Site and it is therefore important to consider what has previously been accepted by LBC.

6.11.4 The CGY first received planning permission in 2018, with the approved design including a provision for this external space. At the time, there was an extant permission on the Site for a residential led redevelopment including new buildings up to eight storeys (Ref: 2013/5403/P). We have undertaken analysis for this scenario which shows that only marginally (1%) more of the St George Youth Space receiving two hours of direct sunlight on 21st March.

Summary

6.11.5 Whilst some overshadowing of the approved youth space is inevitable to achieve efficient use of the Site and the PFS, the affordable housing block (Building 2) has purposely been designed to be lower to maximise the amount of sunlight that can reach the space , particularly in the summer months when it will be used most. Given the precedent set by earlier approved schemes and marginal difference, the effect is considered acceptable.

7 LIGHT LEVELS WITHIN THE PROPOSED SCHEME

7.1 We have analysed the daylight and sunlight availability to the proposed habitable rooms within the Development and the results are set out below. The illuminance results, along with the location of the tested rooms and window references are shown on the drawing in Appendix E. The illuminance and sunlight exposure results spreadsheet are also included in Appendix F.

7.2 We have assessed all the rooms in Building 2, which comprises affordable housing, together with the habitable rooms within the purpose built student accommodation ('PBSA') buildings.

7.3 The assessment has been undertaken in the existing conditions, with the temporary Morrisons supermarket occupying the land to the east. The inclusion of the Juniper Building is unlikely to materially affect the analysis results as only a limited number of windows within the PBSA would face it and none of the windows serving the affordable housing are orientated east.

7.4 Whilst the design team have sought to maximise the amount of natural light within the scheme, daylight and sunlight levels need to be balanced against other design considerations, including the need to avoid overheating. Part O of the Building Regulations deals with overheating in buildings and sets a number of requirements for windows and ventilation. Whilst there has been an overheating test in GLA policy for some time, there has not been an equivalent in Building Regulations, until recently.

7.5 This means that designers have a higher priority to design for overheating than for daylight, as compliance with overheating is now a mandatory requirement, whereas compliance with daylight guidance is not. This means inevitably that where there is a choice to be made between meeting overheating criteria in a design and achieving daylight guidance, the designer is forced to meet the overheating criteria.

7.6 In this case, solar shading has been utilised to help prevent overheating and the size of glazing carefully chosen to maximise internal daylight levels whilst preventing overheating. The design team have sought to achieve a balance between these competing factors as well as other planning and design considerations in order to provide accommodation which is of a high quality and sustainable.

7.7 Daylight

7.7.1 We have assessed daylight amenity using the illuminance methodology described in the appended explanatory note. As explained in more detail in the explanatory note, the BRE give median illuminance (MI) recommendations of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. In multi-use rooms, such as the proposed Living/Kitchen/Dining rooms (LKDs) and Living/Dining rooms (LDs), the target value for living rooms can be used. As outlined in the William Road appeal, as the student bedrooms will be used for studying, we have applied the 150 lux target value to these.

7.7.2 It is recommended that at least 50% of a room should exceed the recommended lux, for 50% of the total daylight hours in a year, for its use.

7.7.3 Starting with the proposed affordable housing, the analysis results show that, overall, 72 of the 75 rooms assessed (96%) would comply with the guidance for daylight amenity, this includes 23 of the 24 LKDs or LDs (96%).

7.7.4 The one LKD not meeting the numerical BRE guidance is at first floor and 41% of the room would achieve at least 150 lux, for half the total daylight hours in a year, only marginally below the 50% recommendation. This room has been designed so that the living area is located close to the windows, with the kitchen towards the rear of the room and designed to be predominantly artificially lit. Image 9 below shows the illuminance result for the room in question, the area receiving higher levels of daylight is shaded yellow, orange and red with the area where daylight is more restricted, shaded purple.

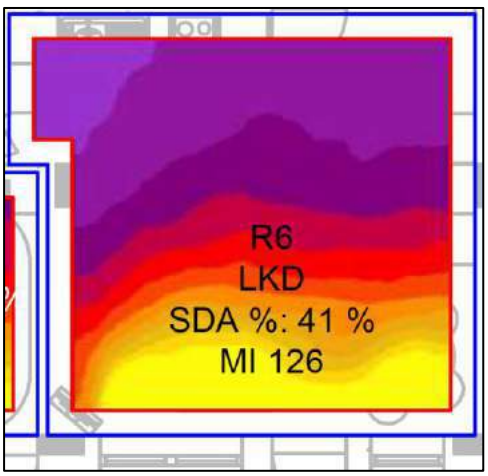


Image 9: Illustration of illuminance result at first floor.

7.7.5 Turning to the PBSA, 219 of the 272 rooms assessed (81%) would comply with the BRE guidelines using the illuminance test with most exceeding the recommended minimum values for living rooms.

7.7.6 Most of rooms not meeting the guidance are served by windows on the inward facing elevations of the proposed buildings. Inevitably, when developing a brownfield site in an inner urban area such as this, there will be some rooms where natural light is more restricted and the design team have sought to maximise the levels of daylight within the proposed rooms, whilst balancing against other design considerations and statutory requirements. Despite the lower levels of daylight to a small proportion of rooms, reasonable levels of daylight would still be achieved to the study areas, close to the window.

7.7.7 Unlike the affordable housing and other types of residential accommodation, the occupation of the PBSA is transient and as an alternative to their private bedrooms and studios, students will have

access to internal and external communal areas which will provide good access to daylight and sunlight.

7.8 Sunlight

7.8.1 In new buildings, the BRE recommends calculating the Sunlight Exposure (SE) to assess whether a dwelling will appear reasonably sunlit. This test measures the hours of sunlight that could be received at the centre point of each window on 21 March.

7.8.2 In housing, the main requirement for sunlight is in living rooms. It is viewed as less important in kitchens and bedrooms.

7.8.3 The BRE guidelines recommend that:

- Site layout design aims to ensure that at least one main window wall faces within 90-degrees of due south.
- That a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.
- Where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings that meet the above recommendations.

7.8.4 As highlighted by the BRE, designers should aim to maximise the number of dwellings that meet the recommendations for sunlight amenity, however, it is widely accepted that not all new dwellings will meet the guidance and those served by windows facing north would not be expected to receive sunlight amenity.

7.8.5 For the affordable housing, 18 of the 24 living rooms would receive in excess of 1.5 hours of sunlight on 21 March. There are six apartments which would not receive the recommended 1.5 hours of sunlight on 21 March. The living rooms to these are served by south facing windows located beneath generously sized balconies and, whilst sunlight to the windows will be restricted, the balconies will receive high levels of sunlight year round.

7.8.6 In the student accommodation, 101 of the 146 rooms served by at least one window orientated within 90-degrees of due south would comply with the BRE guidelines for SE. Where the guidance is not met, these are to rooms served by windows facing predominantly east or west, where sunlight is more restricted. The majority of these windows rooms would still receive some sunlight in the morning or late afternoon.

7.9 Overshadowing

7.9.1 Overshadowing to the public and private communal amenity areas within the scheme has been assessed using the SOG test. The results for 21 March and 21 June can be found on drawing 701 and the results for 21 March and 21 June are illustrated in Images 10 and 11 below. The yellow hatching illustrates the area of each space receiving at least 2 hours of direct sunlight.

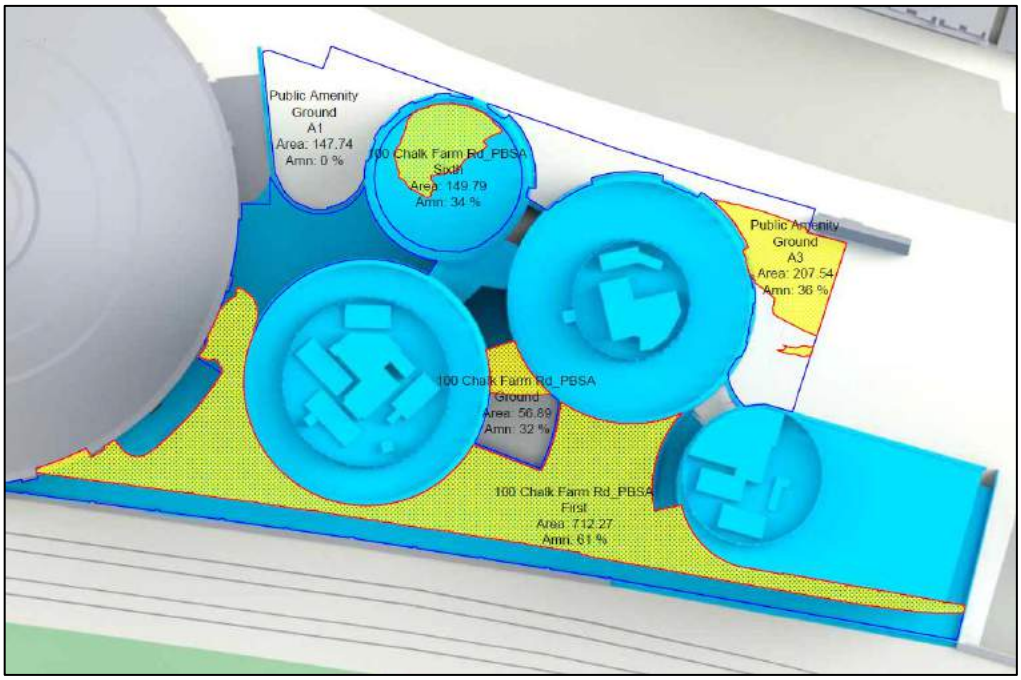


Image 10: SOG within scheme (21 March).

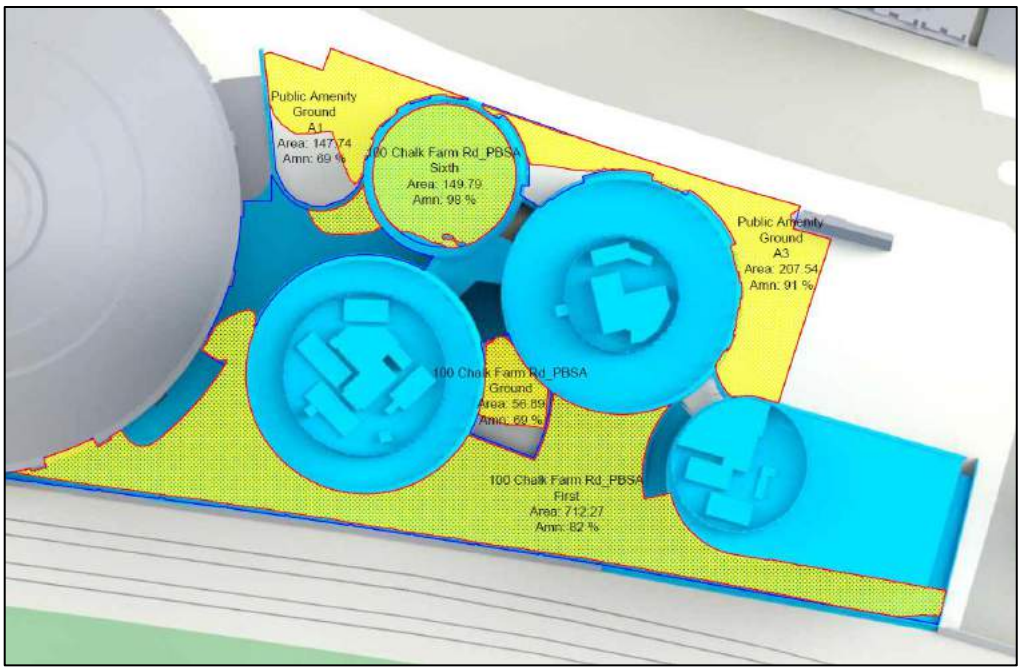


Image 11: SOG within scheme (21 June).

7.9.2 The primary communal amenity space is located on the south side of the Development to maximise sunlight availability. Comfortably over half of the space would receive at least 2 hours of direct sunlight on 21 March, in compliance with the BRE guidelines and demonstrating the potential to be well sunlit year round.

7.9.3 The ground floor level and roof top amenity spaces will also have good access to sunlight and the occupiers will have a choice of which space to enjoy.

7.9.4 As one would expect, sunlight will be more restricted to the public amenity spaces north of the Development, however, some sunlight would still be received and alternative analysis on 21 June shows that all the external amenity spaces will receive good amounts of sunlight in the summer months, when they are likely to be used more frequently by residents and the public.

8 CONCLUSION

8.1 Effect on Neighbouring Residential Properties

8.1.1 Our analysis has considered the effect that the Development would have on daylight and sunlight amenity to the neighbouring residential properties with a reasonable expectation for natural light and sufficiently close to the Development to have the potential to be adversely affected.

8.1.2 We have considered the effect of the Development together with the cumulative effect should the neighbouring Juniper Building come forward in its approved form.

8.1.3 For The Chalk House, supplementary analysis has also been undertaken to show the effect that balconies and brise soleil are having on daylight and sunlight.

8.1.4 In Section 3, we have detailed local, regional and national planning policy relating to daylight and sunlight amenity. The revised NPPF makes it clear that:

"authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

8.1.5 In accordance with LBC's Local Plan, we have followed the guidance given in the BRE report. It is important to bear in mind that the BRE highlight reductions in daylight and sunlight amenity that are likely to be noticeable to the occupiers. However, as explained in Section 5, a noticeable reduction in daylight and sunlight does not necessarily equate to being unacceptable and one must consider not only the change in light but also the retained levels in the local context and against what has been accepted for similar typologies elsewhere. This is supported in LBC's Planning Guidance on Amenity (2021) which states that *"…We will grant permission for development unless this causes unacceptable harm to amenity"* and also highlights the need to apply the BRE guidelines flexibly, on a case-by-case basis.

8.1.6 The BRE guidelines are applied nationally, to development of all scales in all locations. In an inner urban location such as this, the numerical guidance provided is often unachievable and therefore consideration needs to be given to what has previously been considered acceptable in similar locations.

8.1.7 The overwhelming majority of properties assessed would comply with the BRE guidelines for sunlight amenity and the small number of deviations are minor. Where noticeable reductions in daylight occur, the following points need to be considered:

- The Site is located in the 'Chalk Farm Road' Area within Camden Goods Yard Planning Framework SPD 2017 and is allocated for development in LBC's draft Site Allocations Local Plan

2020. The SPD classifies the Site as a *"central location"* and *"appropriate for higher densities".* Accordingly, existing residents should be prepared for change and would not necessarily expect the existing standards of daylight and sunlight to persist after development.

- All the neighbouring properties would retain VSC figures in the mid-teens or higher, levels which have been considered acceptable elsewhere in the borough notably by recent appeal decisions.
- The design of the Chalk House is a key factor in the reductions in daylight to the windows and rooms facing the Site. Supplementary analysis shows that it is the presence of balconies and the brise soleil that are the main factors in the loss of daylight, rather than the Development.
- The PFS and eastern part of the Site are largely undeveloped, leading to uncharacteristic levels of daylight in the current conditions and contributing to greater proportional changes.
- The cumulative scenario with the Juniper Building would cause some additional reductions in daylight. Nonetheless, for the same reasons as set out above, the retained levels of daylight and sunlight amenity can be considered acceptable.

8.1.8 Therefore, in accordance with the NPPF, LBC planning policy and BRE guidance, it is considered that the Development would have an acceptable effect on daylight and sunlight amenity to the neighbouring residential properties.

8.2 Light Received within the Development

8.2.1 The design team have sought to maximise the natural light within the scheme, whilst achieving all other design and statutory requirements. With any development, but particularly one such as this on a brownfield site in an inner urban area, the guidance for daylight and sunlight needs to be balanced against statutory and policy requirements.

8.2.2 Analysis results show that acceptable levels of daylight and sunlight amenity would be received within the proposed apartments and student accommodation, with the vast majority of living areas and study areas receiving good levels of amenity.

8.2.3 Across the scheme 84% of the rooms assessed would meet or exceed the minimum recommended guideline values given by the BRE for daylight amenity.

8.2.4 In Building 2, 96% of the habitable rooms will meet or exceed the BRE guidance for daylight amenity, including all but one of the living rooms.

8.2.5 Good levels of sunlight would also be received within the affordable housing, with 18 of the 24 apartments complying with the BRE guidelines. Where the guidance is not met, the living rooms benefit from balconies in front of the main windows which will be well sun-lit year round and provide

the future occupiers with direct access to a pleasant outdoor space, a trade-off for slightly less sunlight within the room.

8.2.6 Turning to the PBSA, 81% of the habitable rooms would meet or exceed the recommended minimum values, which are primarily aimed at permanent long-term residential use. We have applied the target lux for living rooms when testing the student accommodation and, if the target lux for bedrooms were applied, the overall compliance would increase to 86%.

8.2.7 Turning to sunlight, 69% of the student rooms served by a window orientated within 90-degrees of due south would meet the guidelines given by the BRE. Where the numerical guidance is not met, the majority of rooms are served by windows facing in a predominantly easterly of westerly direction and will receive some sunlight in the early or later parts of the day.

8.2.8 Future occupiers of the Development will have access to a generous outdoor communal space which will, in part, be sunlit year round. The ground floor level and roof top amenity spaces will also have good access to sunlight and the occupiers will have a choice of which space to enjoy.

8.2.9 The designated public outdoor space is situated to the north of the development to enable direct access from the public footpath. This inevitably means that sunlight is received for shorter periods or confined to smaller parts of each space.

8.2.10 In summary, the Development will provide adequate levels of daylight and sunlight amenity for future occupiers, in compliance with national and local planning policy and the guidance provided by the BRE.

APPENDIX A

BRE REPORT EXPLANATORY NOTE

BRE REPORT "SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT, A GUIDE TO GOOD PRACTICE" (2022) - EXPLANATORY NOTE AND METHODOLOGY

The 2022 edition of the BRE Report took effect in June 2022 and superseded the 2011 version. The below note summarises the recommended assessment methodologies, guidance and advice within the BRE Report, in conjunction with other key guidance documents that can be used for assessing the acceptability of developments in terms of any impact on daylight and sunlight to surrounding buildings.

Introduction

It is important to note that the introduction to the BRE Report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with *"special circumstances"* for example *"in a historic city centre, 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."* This is amplified by the following extracts from the introduction and Section 2.2:

"The advice given here is not mandatory and this document 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 because natural lighting is only one of many factors in site layout design…"

"In special circumstances the Developer or Planning Authority may wish to use different target values."

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area 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".

The examples given in the BRE Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

Daylight

In summary, the BRE Report states that:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

the vertical sky component ['VSC'] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;

the area of the working plane (0.85m above floor level in residential properties) in a room which can receive direct skylight is reduced to less than 0.8 times it former value.

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

The Report also states that:

"Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the 'no-sky line' in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed, although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated."

…Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed."

Guidance has been provided in the Second Edition of the report in relation to existing windows with balconies:

"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 may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light."

A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above."

Further guidance is provided in Appendix F on alternative target values when considering the loss of light to an existing building. F1 states the following:

"These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development"

Sunlight

The BRE Report advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the report states:

"If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

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

The report also states that:

"…It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within ninety-degrees of due south anyway."

Overshadowing

Section 3.3 of the BRE Report gives guidelines for protecting the sunlight to open spaces where it will be required. This would normally include:

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

In summary, the Report states that:

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

New Buildings

In relation to new buildings, the assessment methodology within the 2011 Edition has been withdrawn. The BRE Report has replaced the way in which we assess both daylight and sunlight amenity to new buildings.

Daylight

The BRE Report now states that: *"To check that adequate daylight is provided in new rooms, daylight factor or interior illuminance may be calculated and compared with the recommendations in BS EN 17037 Daylight in buildings."*

BS EN 17037 provides two methodologies. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at table top height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane.

Illuminance (SDA)

This method involves using climatic data for the location of the site to calculate the illuminance (lux) from daylight at each point on an assessment grid (300mm x 300mm, excluding a 300mm band from the walls) on the reference plane at an at least hourly interval for a typical year.

The UK National Annex gives illuminance recommendations of:

- 100 lux in bedrooms;
- 150 lux in living rooms; and
- 200 lux in kitchens.

Where a room has a shared use, the highest target should apply. Although, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.

These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours.

When calculating illuminance, factors such as the light transmittance and ratio of window frame to glass should be considered, together with the reflectance level of internal and external surfaces and allowances for dirt build up on the window.

Daylight Factor

The daylight factor is the illuminance at a point on the reference plane in a space, divided by the illuminance on an unobstructed horizontal surface outdoors. The CIE standard overcast sky is used, rather than climatic data, thus the assessment is independent of building orientation. Similar to the illuminance methodology, a 300mm x 300mm grid is used with a 300mm band from the edge of the walls and at least 50% of the assessment grid should achieve the target daylight factors.

The UK National Annex gives daylight recommendations of:

- 0.7% Daylight Factors for Bedrooms
- 1.1% Daylight Factors for Living Rooms
- 1.4% Daylight Factors for Kitchens

Similar to the illuminance methodology, internal and external reflectance values and glazing transmission needs to be taken into account. With the exception of living/kitchen/dining rooms, where a room has a dual use, the higher target should be applied.

Sunlight

Sunlight Exposure (SE)

The BRE Report no longer recommends the use of the APSH assessment to assess sunlight potential in new dwellings. The BRE Report concludes that a dwelling will appear reasonably sunlit provided the following criteria are met:

- At least one main window wall faces within 90 degrees of due south, and;
- A habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.

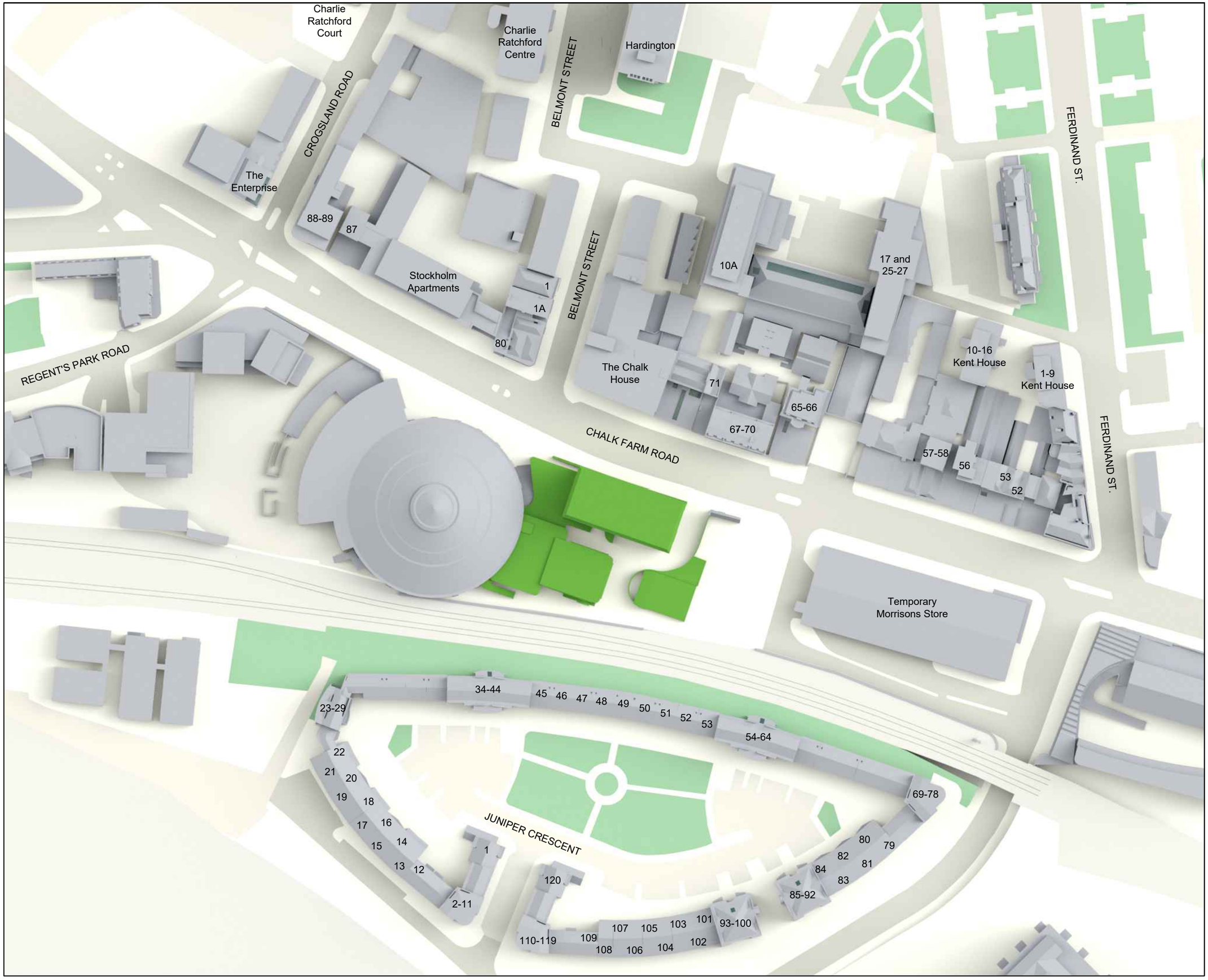
Analysis Factors Applied

The following criteria have been applied for the daylight assessment:

- Glazing Transmittance:
    - Double Glazing: 0.68;
- Maintenance Factor:
    - Obstructed Windows (Beneath Balconies): 0.76;
    - Unobstructed Windows: 0.92;
- Frame to Glazing Ratio:
    - Bespoke to Window;
- Internal Reflectance Values:
    - Walls: 0.8;
    - Floors: 0.4;
    - Ceilings: 0.8;

APPENDIX B

DRAWINGS FOR SURROUNDING PROPERTIES



DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

KEY

- Existing buildings
- Surrounding buildings

REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Existing plan view

SCALE	DATE
1:1000 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 011	

CONSIL

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

Existing buildings

Surrounding buildings

Ordnance Datum Heights

REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Existing 3D view

SCALE	DATE
Not to Scale	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 012	

CONSIL

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

Existing buildings

Surrounding buildings

Ordnance Datum Heights

REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

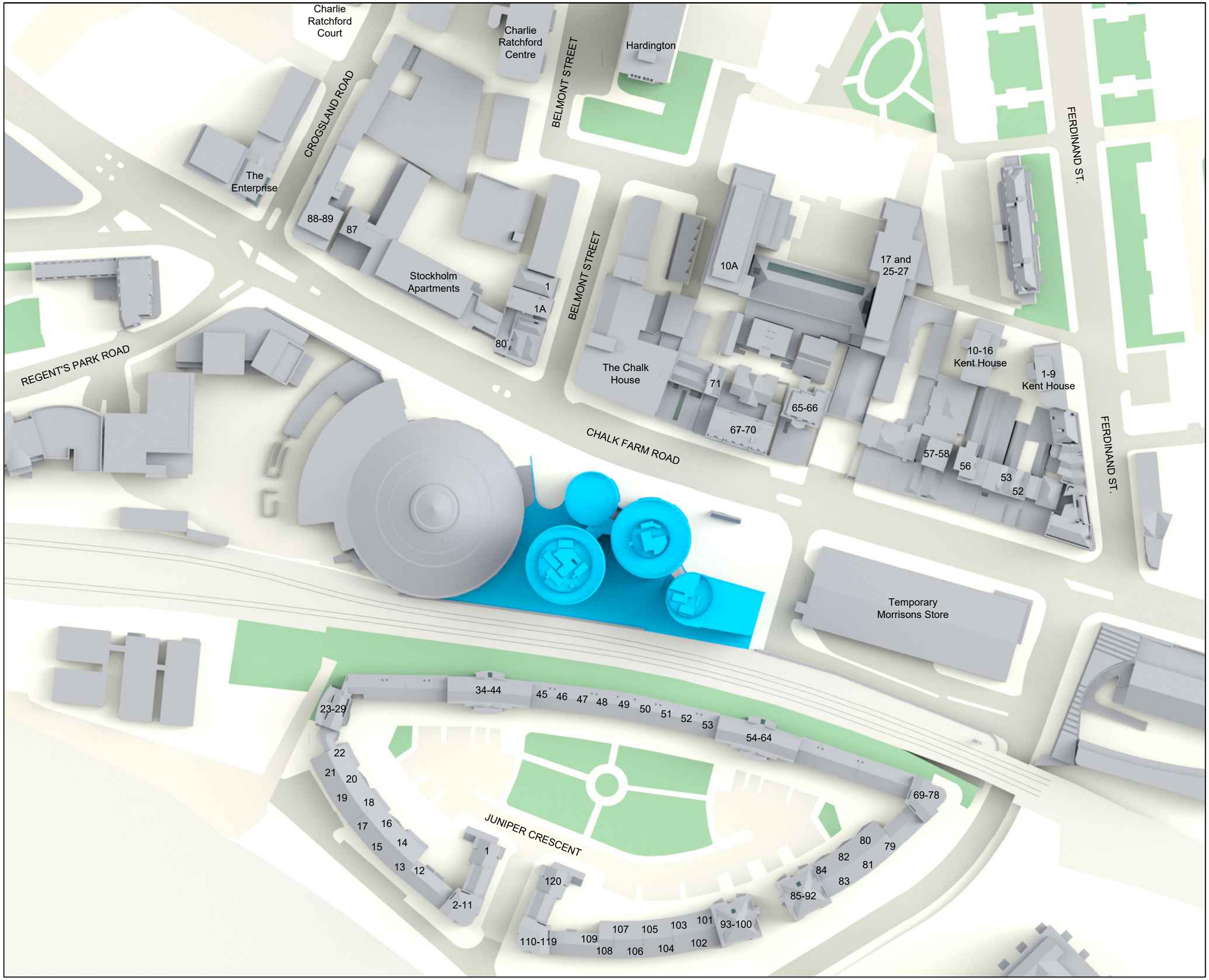
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Existing 3D view

SCALE	DATE
Not to Scale	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 013	

CONSIL



DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

- Proposed buildings
- Surrounding buildings

REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

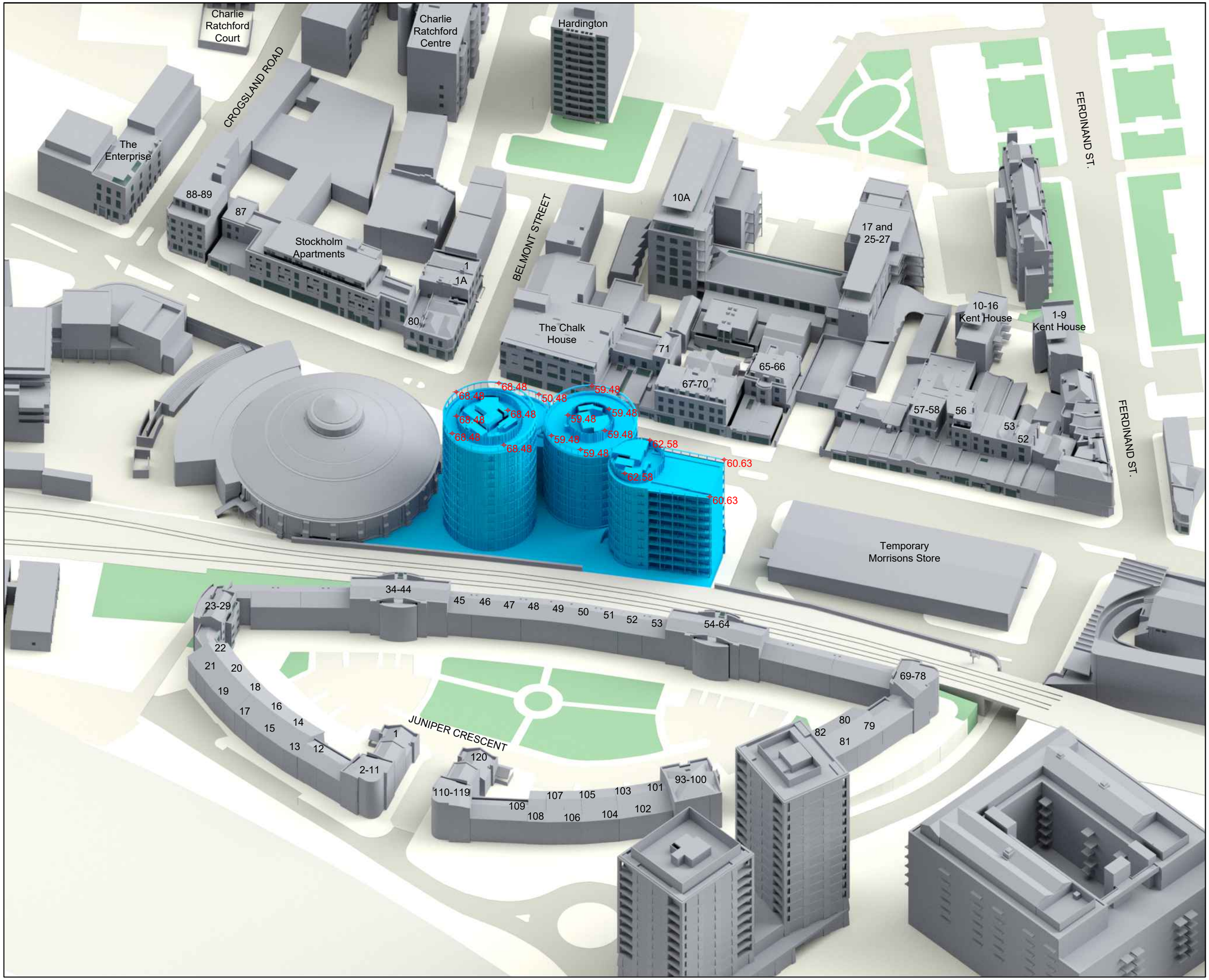
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Proposed plan view

SCALE	DATE
[Not to Scale]	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 014	

CONSIL



DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

Proposed buildings

Surrounding buildings

Ordnance Datum Heights

REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

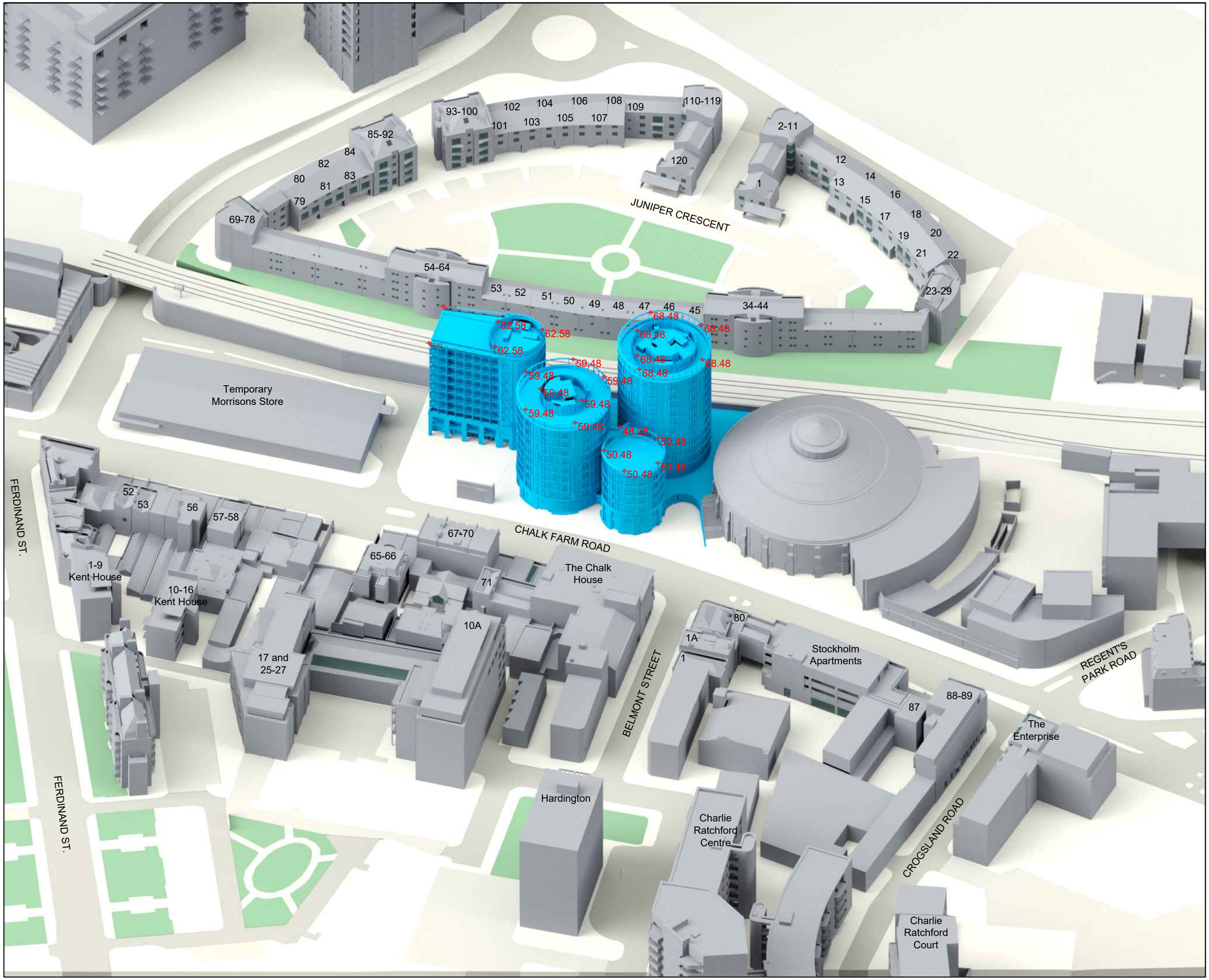
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Proposed 3D view

SCALE	DATE
Not to Scale	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 015	

CONSIL



DO NOT SCALE

SOURCES OF INFORMATION:
DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY
Proposed buildings
Surrounding buildings

Ordnance Datum Heights

REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

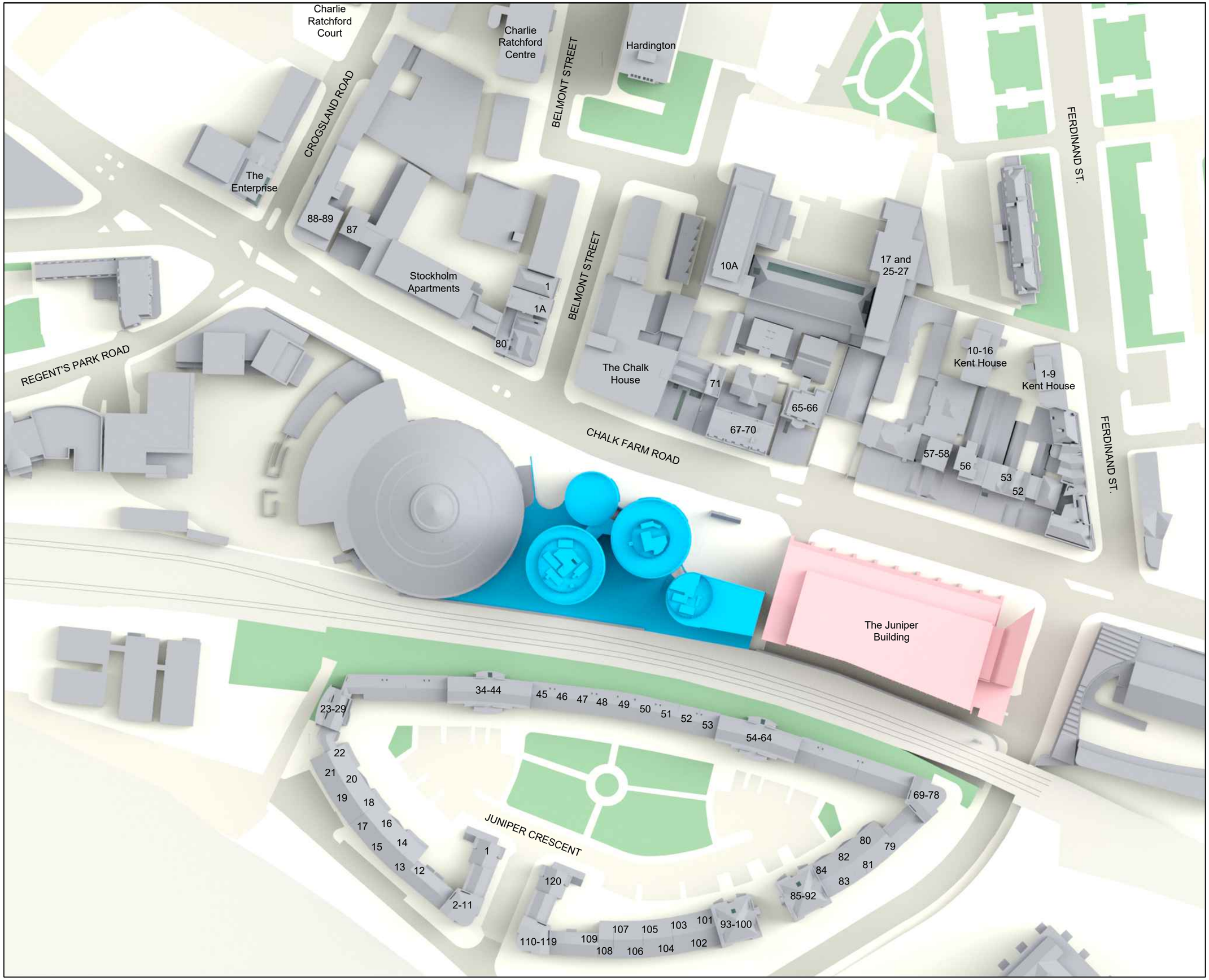
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Proposed 3D view

SCALE	DATE
Not to Scale	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 016	

CONSIL



DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

KEY

- Proposed buildings
- Consented buildings/ structures
- Surrounding buildings

REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

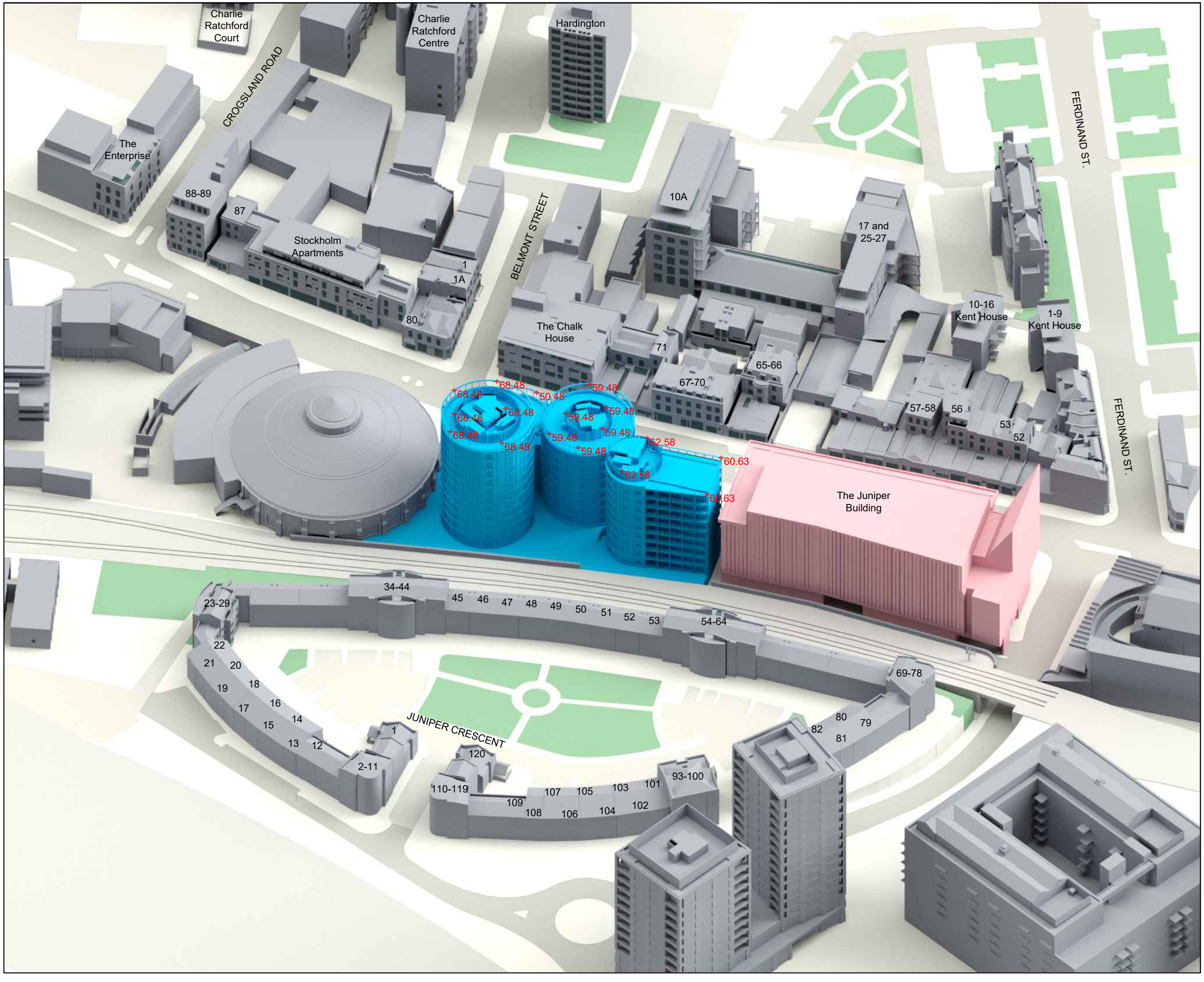
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Proposed 3D view

SCALE	DATE
[Not to Scale]	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 017	

CONSIL



DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

- Proposed buildings
- Consented buildings/ structures
- Surrounding buildings

Ordnance Datum Heights

REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

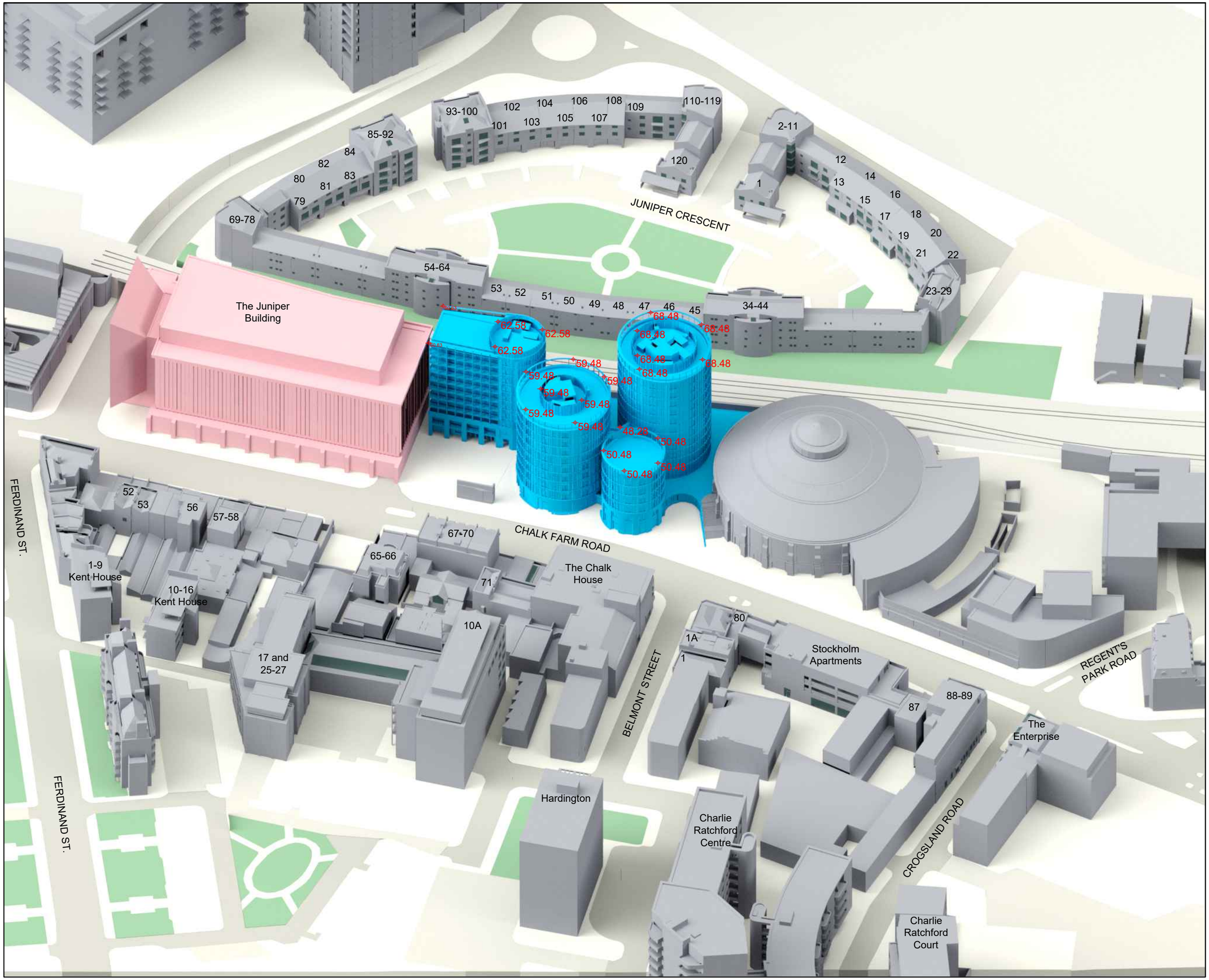
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Proposed 3D view

SCALE	DATE
Not to Scale	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 018	

CONSIL



DO NOT SCALE

SOURCES OF INFORMATION:
DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY
- Proposed buildings
- Consented buildings/ structures
- Surrounding buildings

Ordnance Datum Heights

REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

PROJECT
100 Chalk Farm Road, NW1 8EH
London

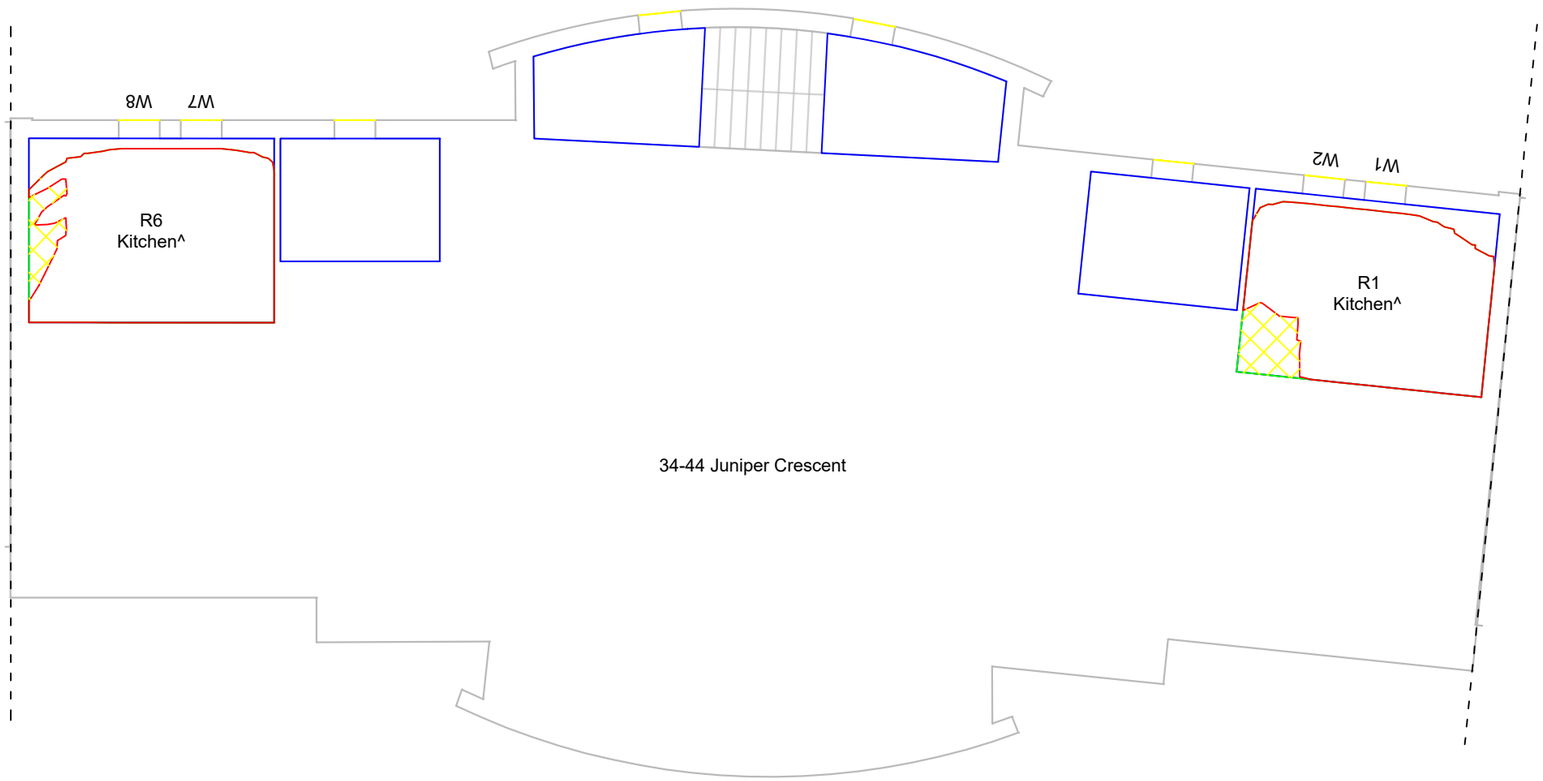
DRAWING TITLE
Proposed 3D view

SCALE	DATE
Not to Scale	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 019	

CONSIL

Ground Floor



First Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

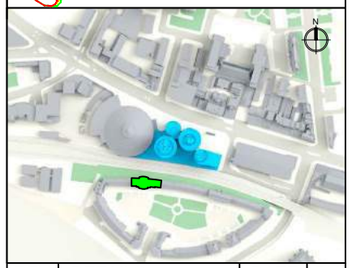
KEY

R1 Room area

Existing no-skyline

Proposed no-skyline

Area of loss / gain



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

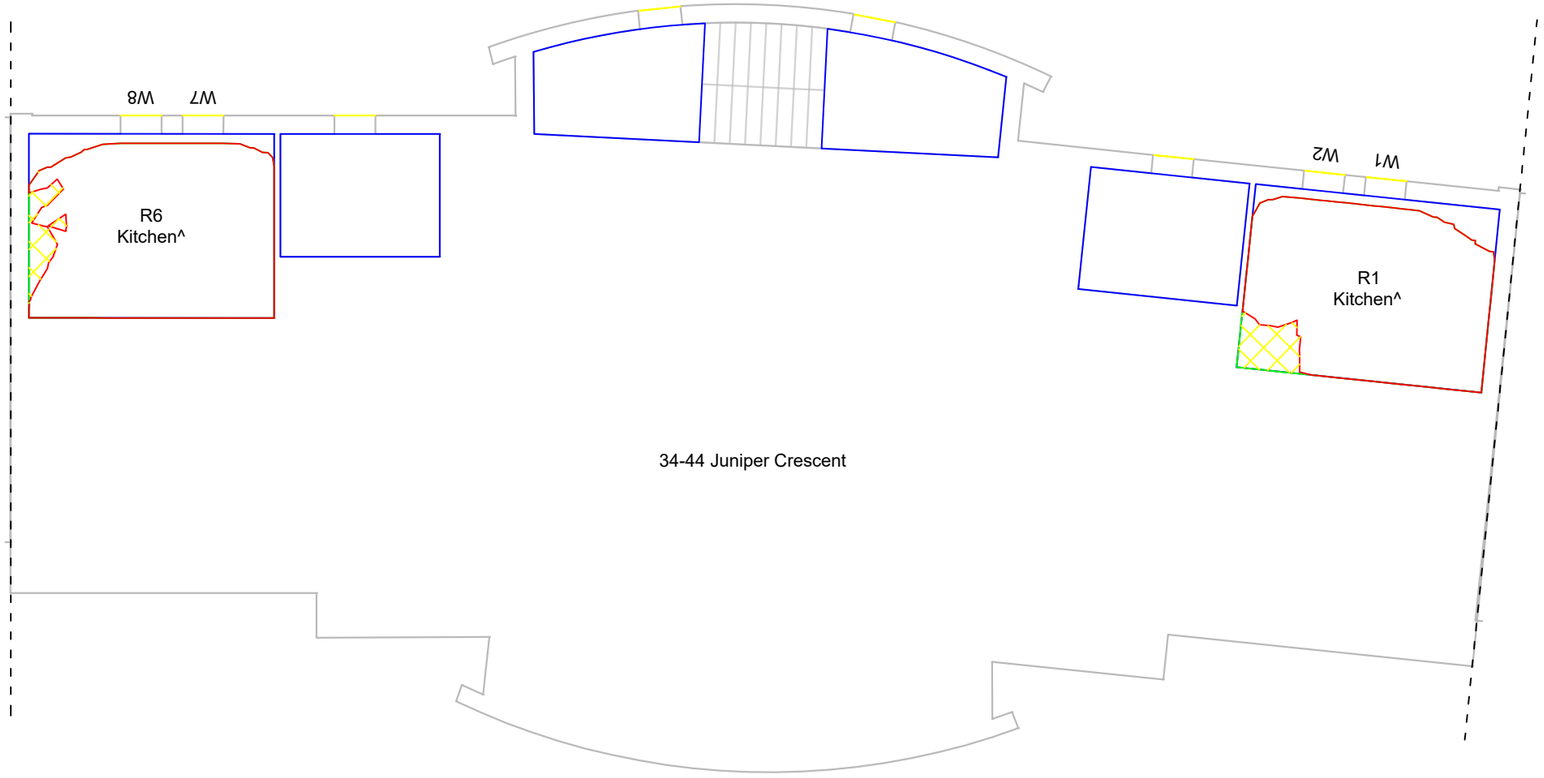
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Daylight Distribution contours
34-45 Juniper Crescent

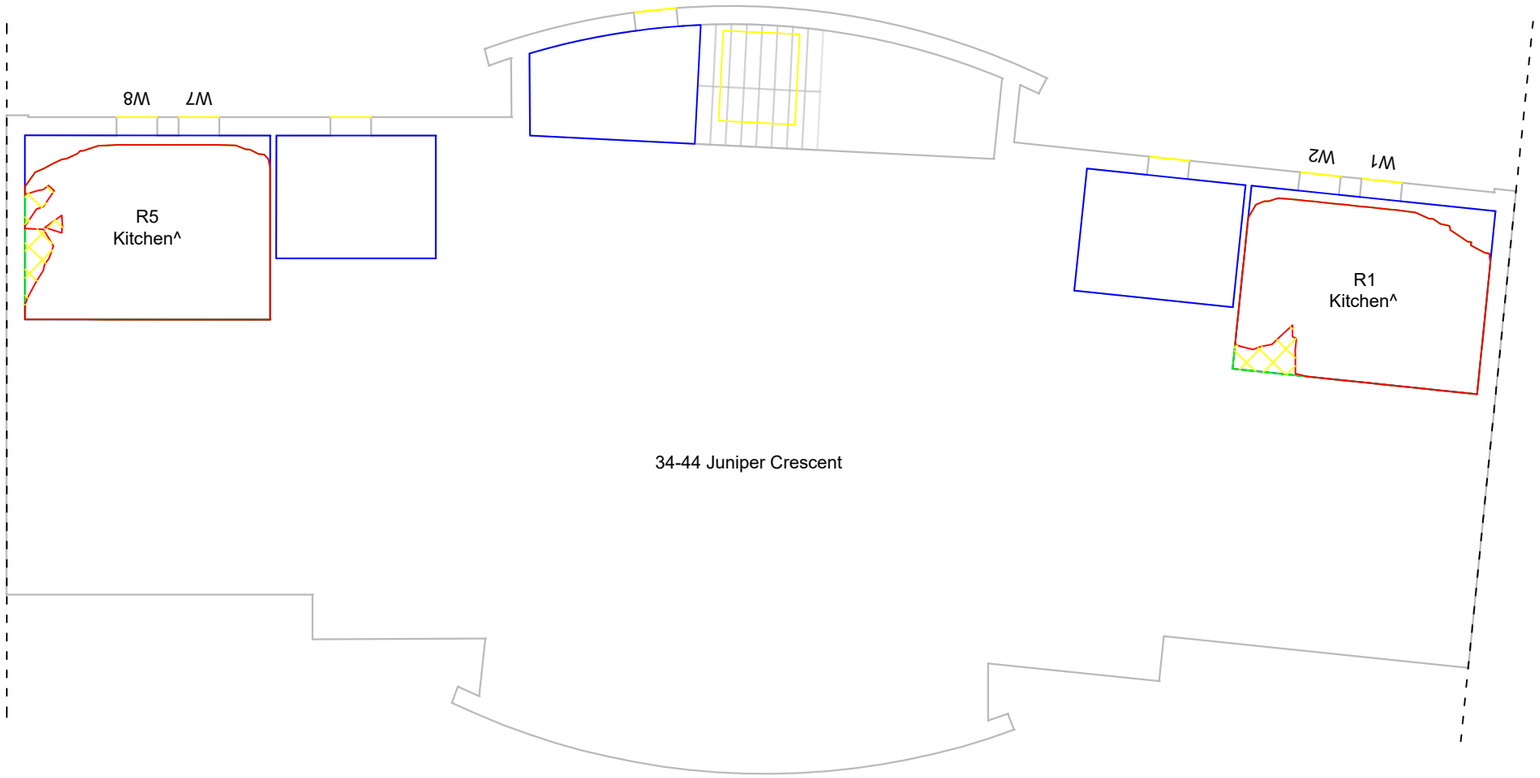
SCALE	DATE
1:100 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 201	

CONSIL



Second Floor



Third Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

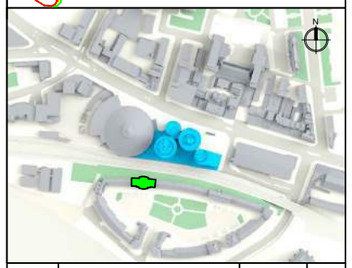
KEY

R1 Room area

Existing no-skyline

Proposed no-skyline

Area of loss / gain



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

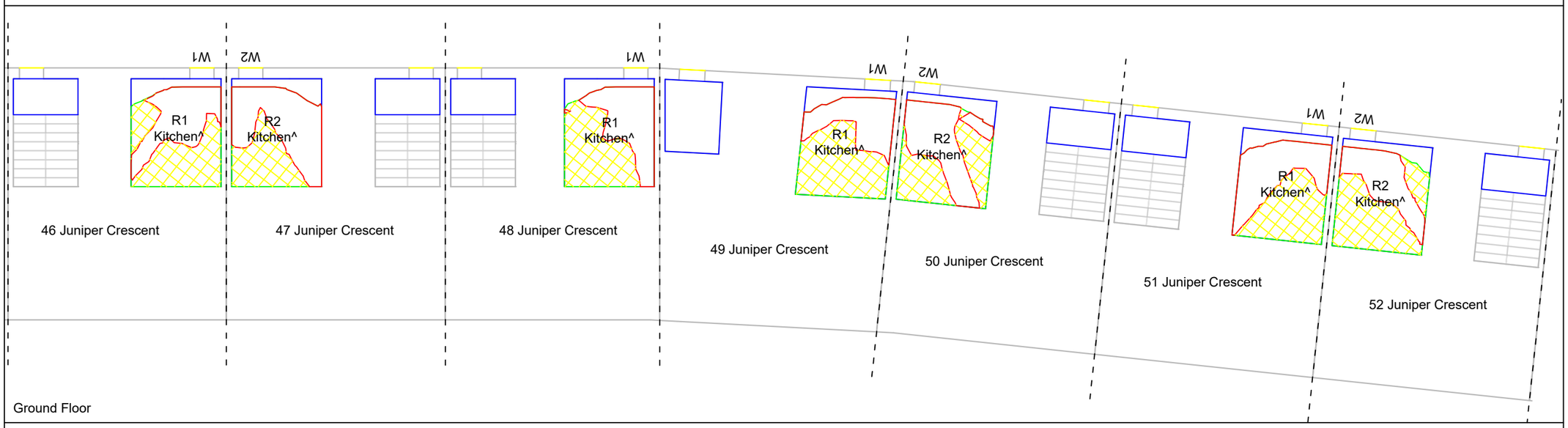
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Daylight Distribution contours
34-44 Juniper Crescent

SCALE	DATE
1:100 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 202	

CONSIL



Ground Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

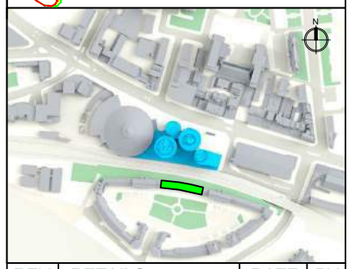
KEY

R1 Room area

Existing no-skyline

Proposed no-skyline

Area of loss / gain



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

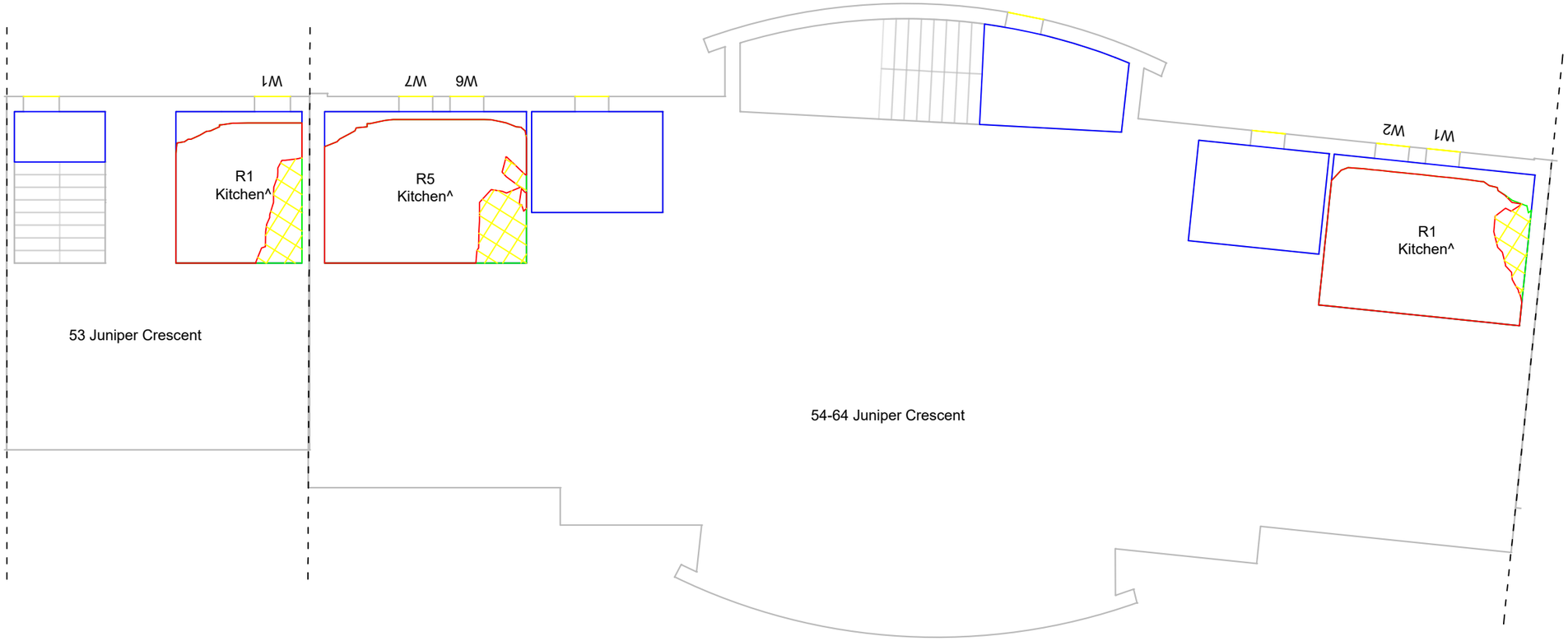
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Daylight Distribution contours
46-52 Juniper Crescent

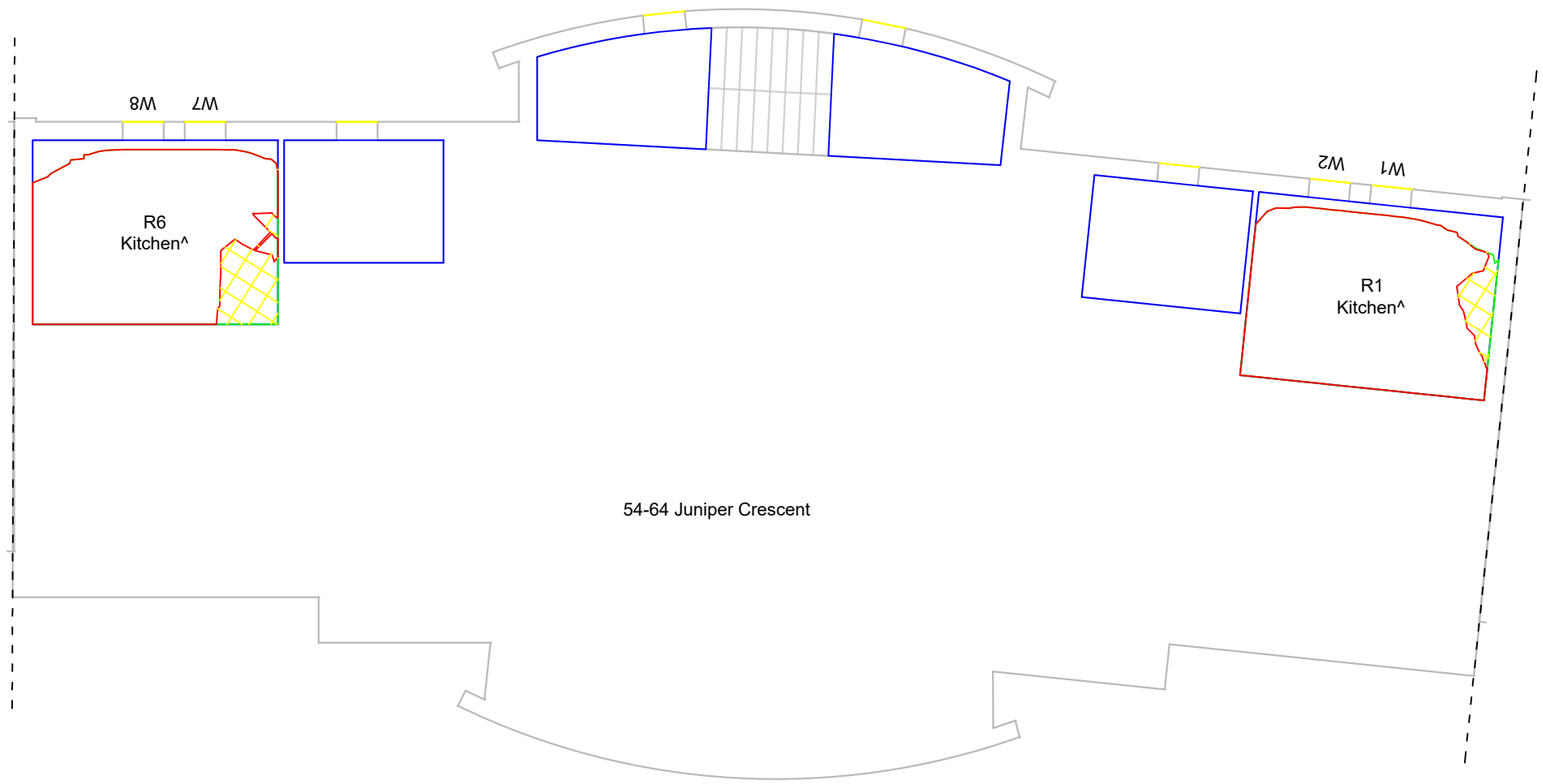
SCALE	DATE
1:125 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 203	

CONSIL



Ground Floor



First Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

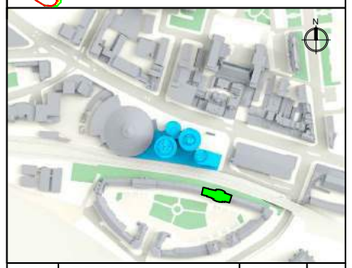
KEY

R1 Room area

Existing no-skyline

Proposed no-skyline

Area of loss / gain



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

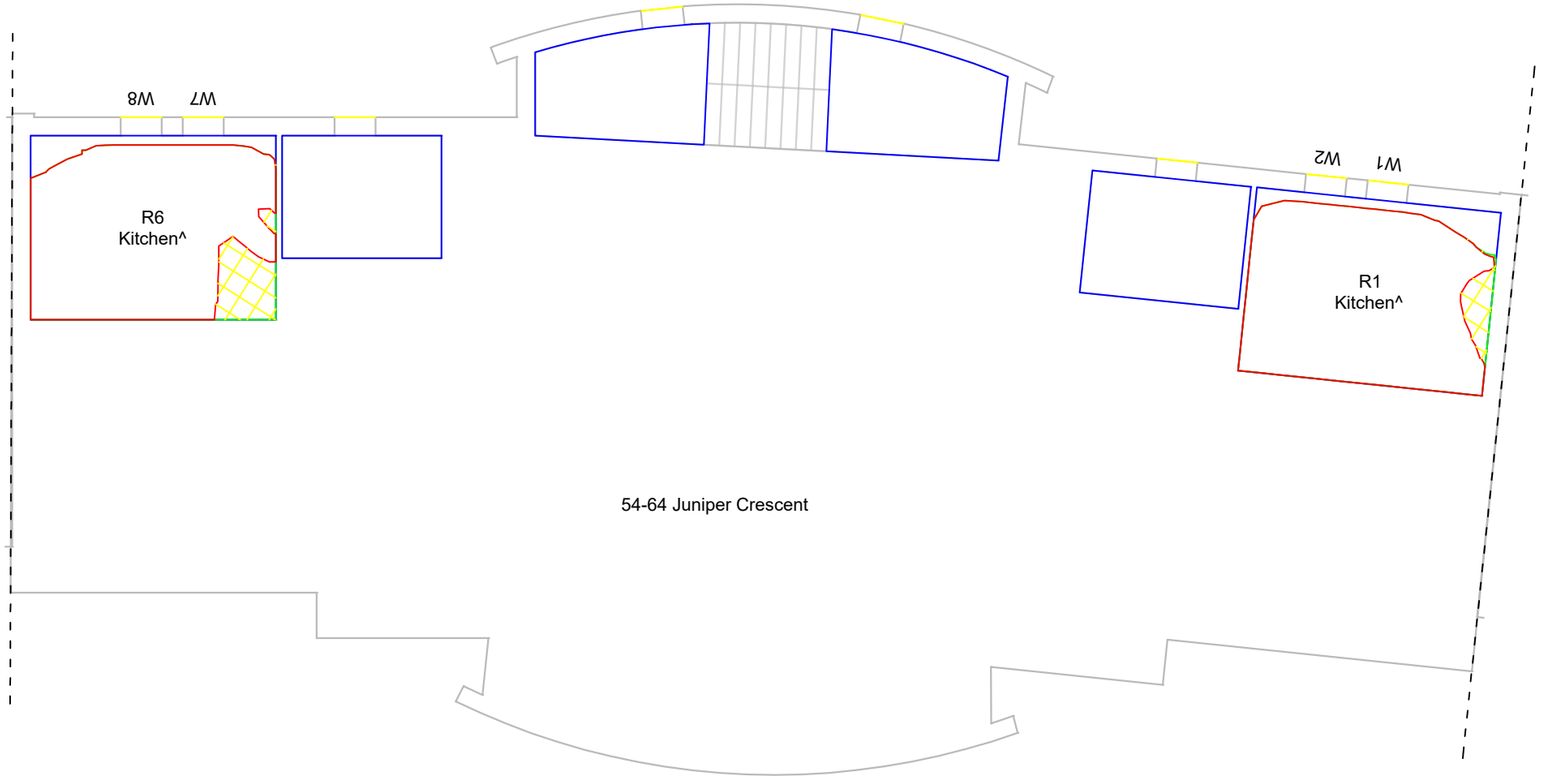
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Daylight Distribution contours
53-64 Juniper Crescent

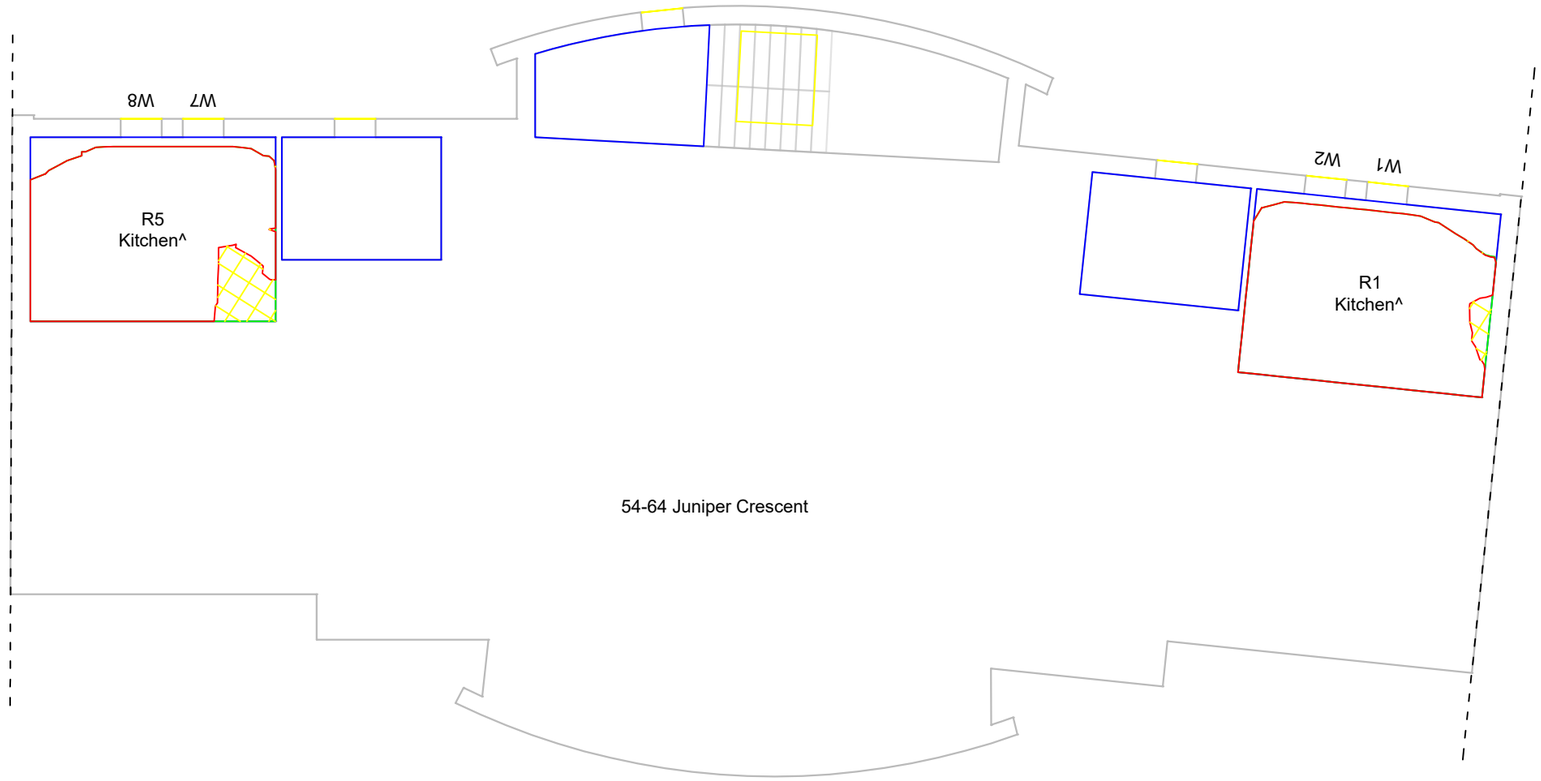
SCALE	DATE
1:100 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 204	

CONSIL



Second Floor



Third Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

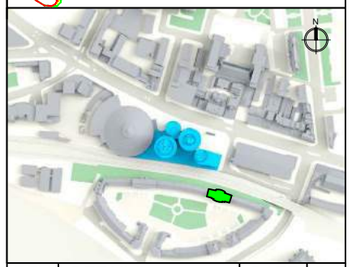
KEY

R1 Room area

Existing no-skyline

Proposed no-skyline

Area of loss / gain



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

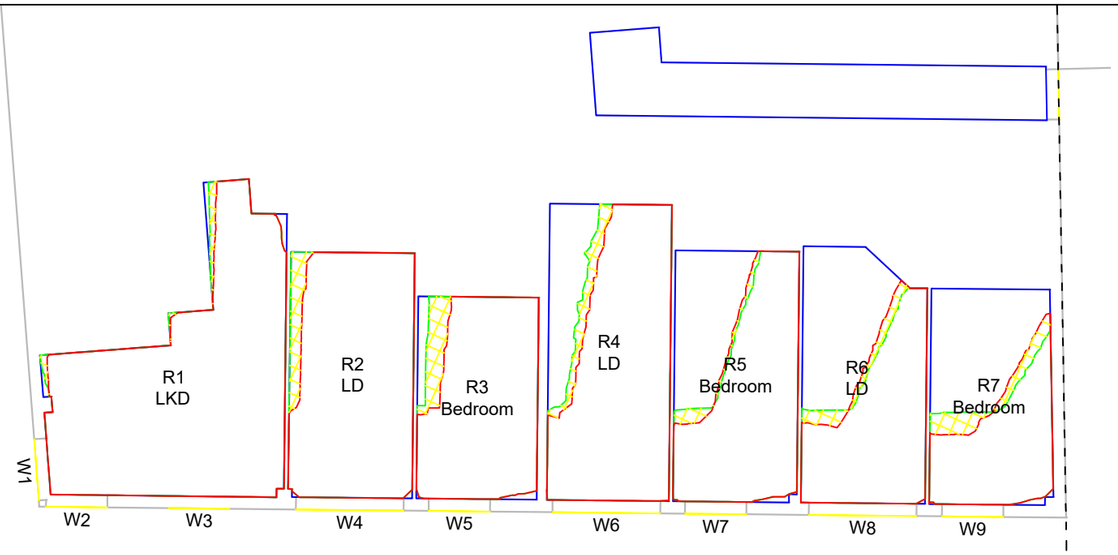
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Daylight Distribution contours
54-64 Juniper Crescent

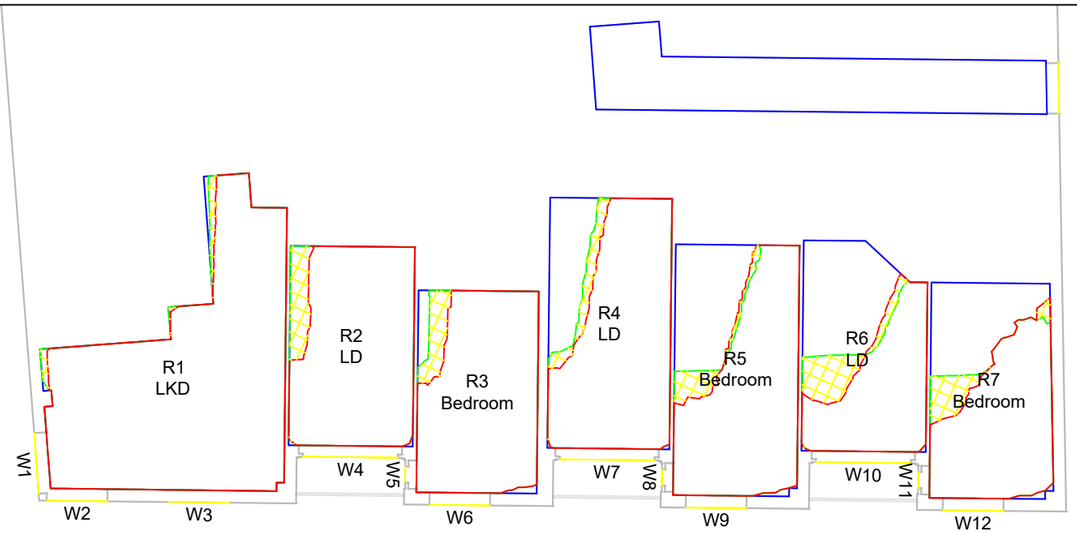
SCALE	DATE
1:100 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 205	

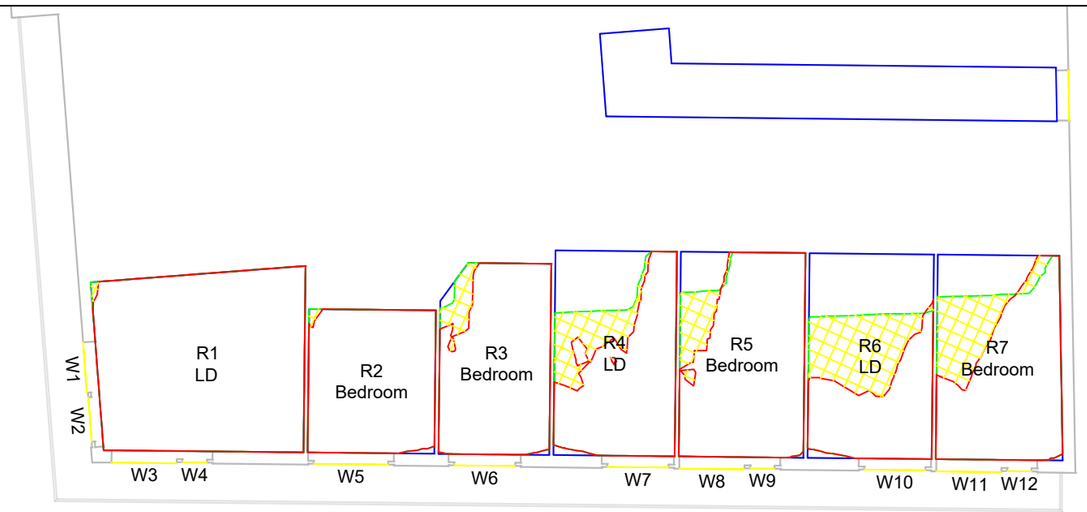
CONSIL



First Floor



Second Floor



Third Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

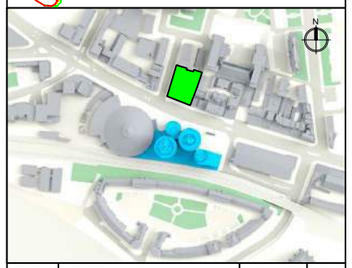
KEY

R1 Room area

Existing no-skyline

Proposed no-skyline

Area of loss / gain



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

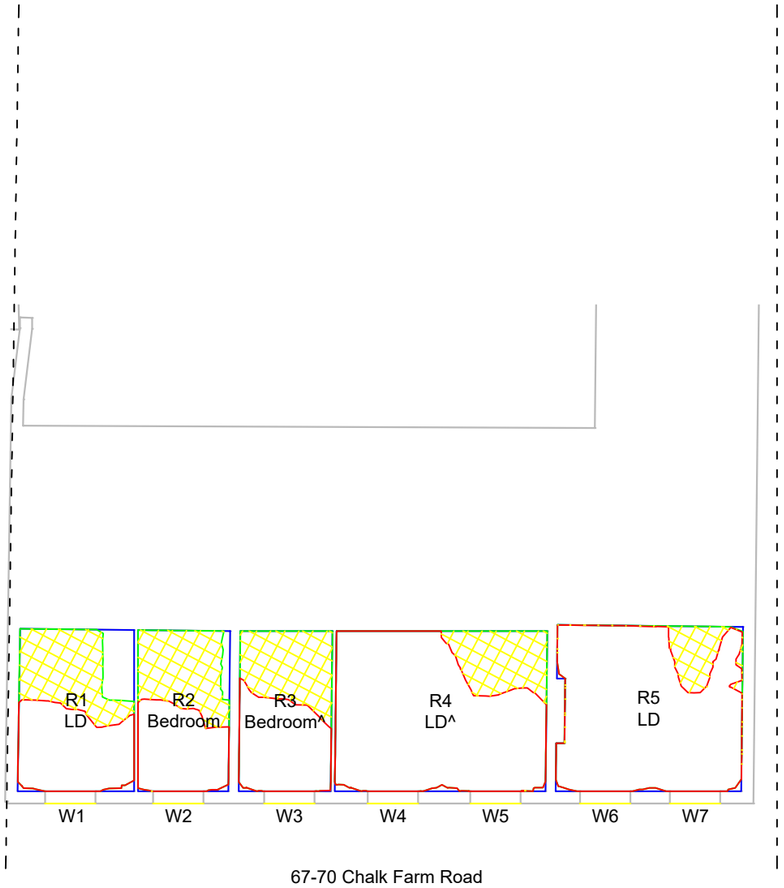
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Daylight Distribution contours
The Chalk House

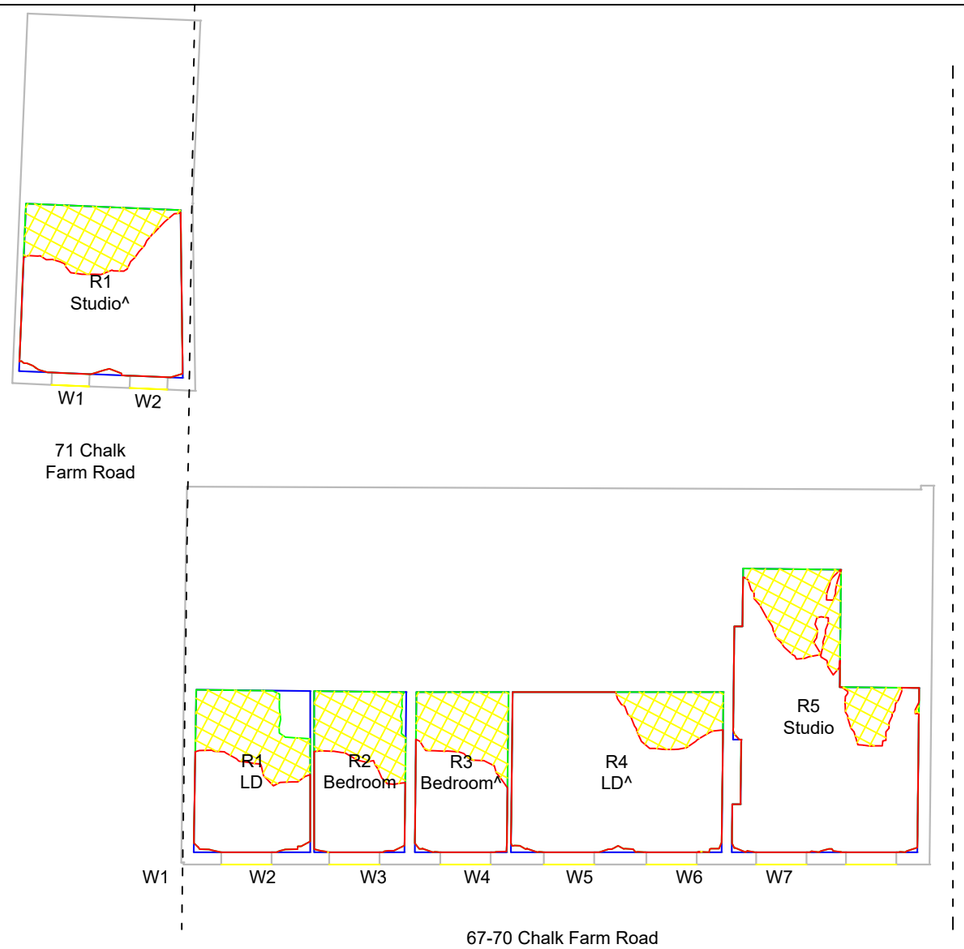
SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 206	

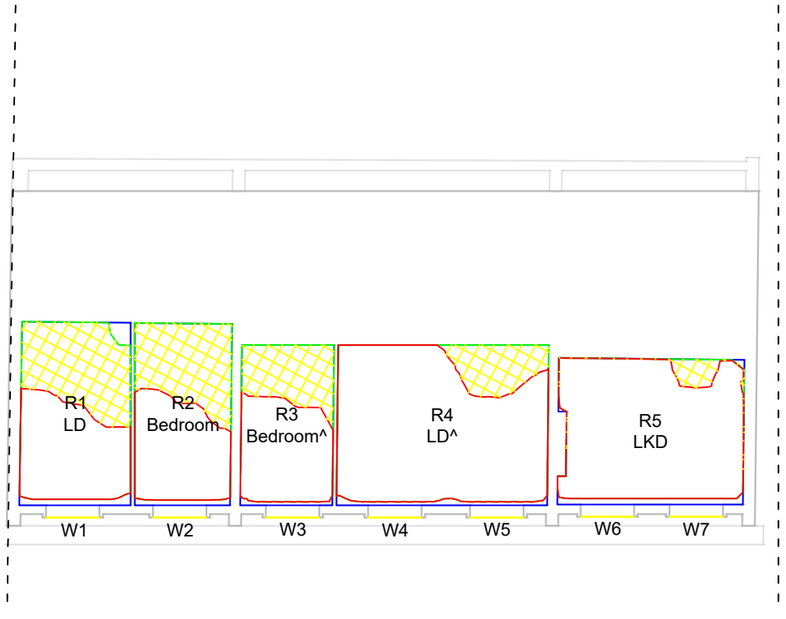
CONSIL



First Floor



Second Floor



Third Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

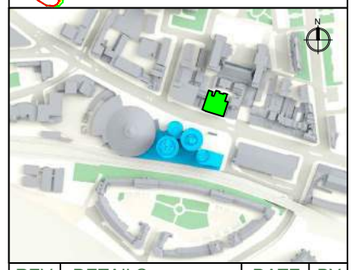
KEY

R1 Room area

Existing no-skyline

Proposed no-skyline

Area of loss / gain



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

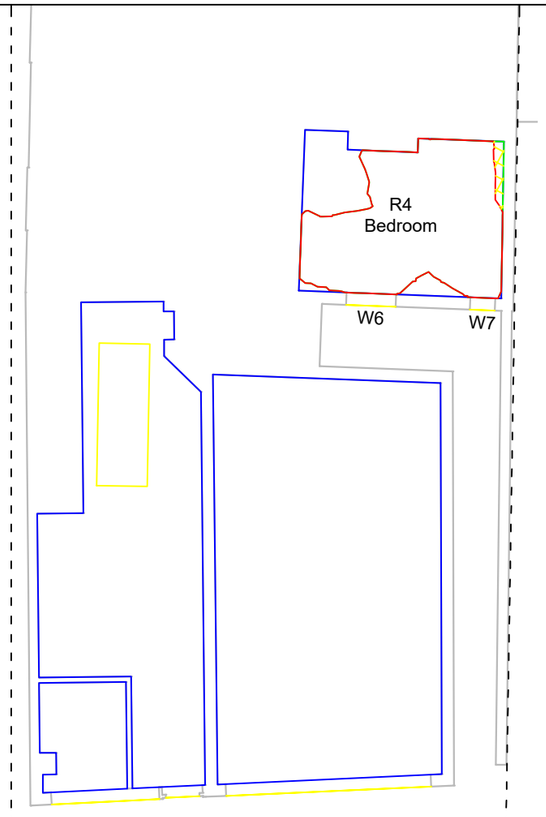
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Daylight Distribution contours
67-71 Chalk Farm Road

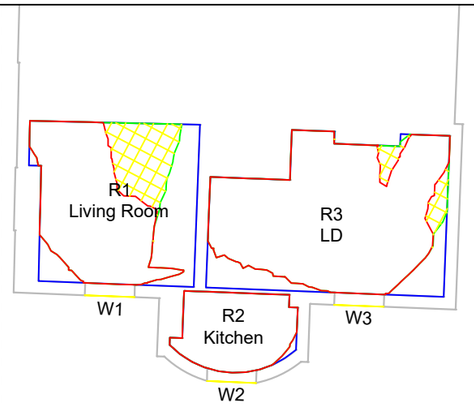
SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 207	

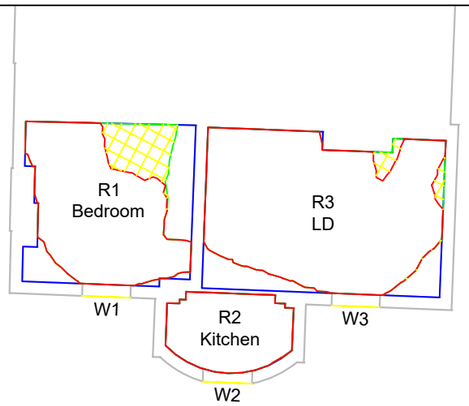
CONSIL



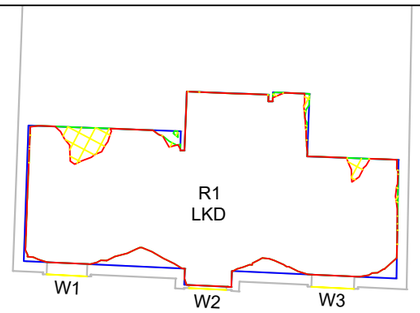
Ground Floor



First Floor



Second Floor



Third Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

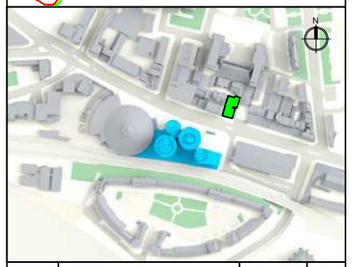
KEY

R1 Room area

Existing no-skyline

Proposed no-skyline

Area of loss / gain



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

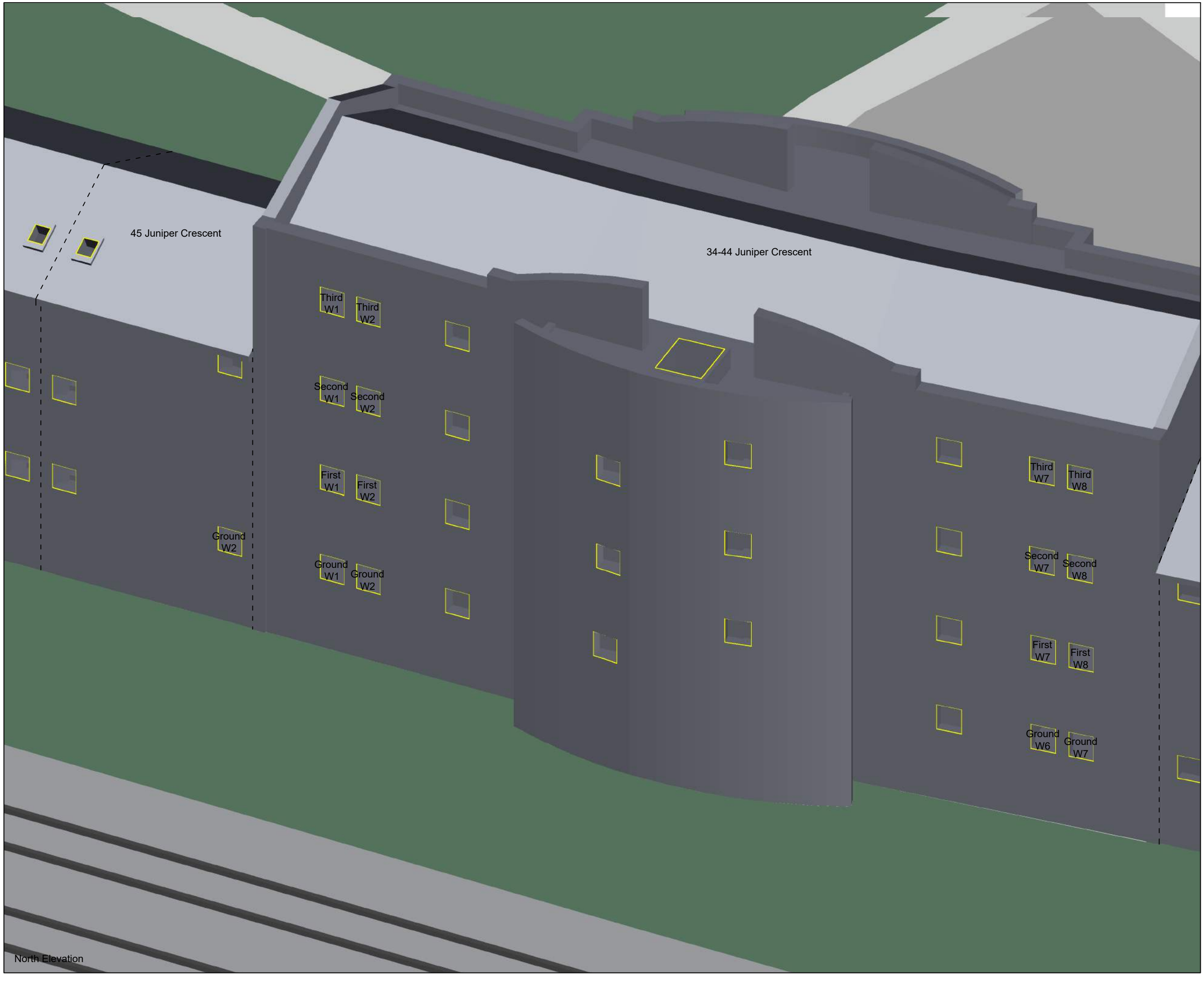
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Daylight Distribution contours
65-66 Chalk Farm Road

SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 208	

CONSIL



DO NOT SCALE

SOURCES OF INFORMATION:

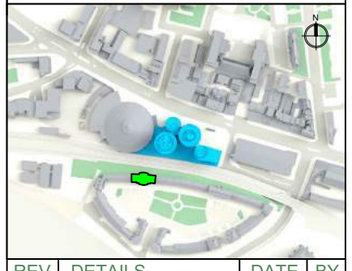
DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

- Analysed properties
- Surrounding buildings
- XXXXX WX — Window Location



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

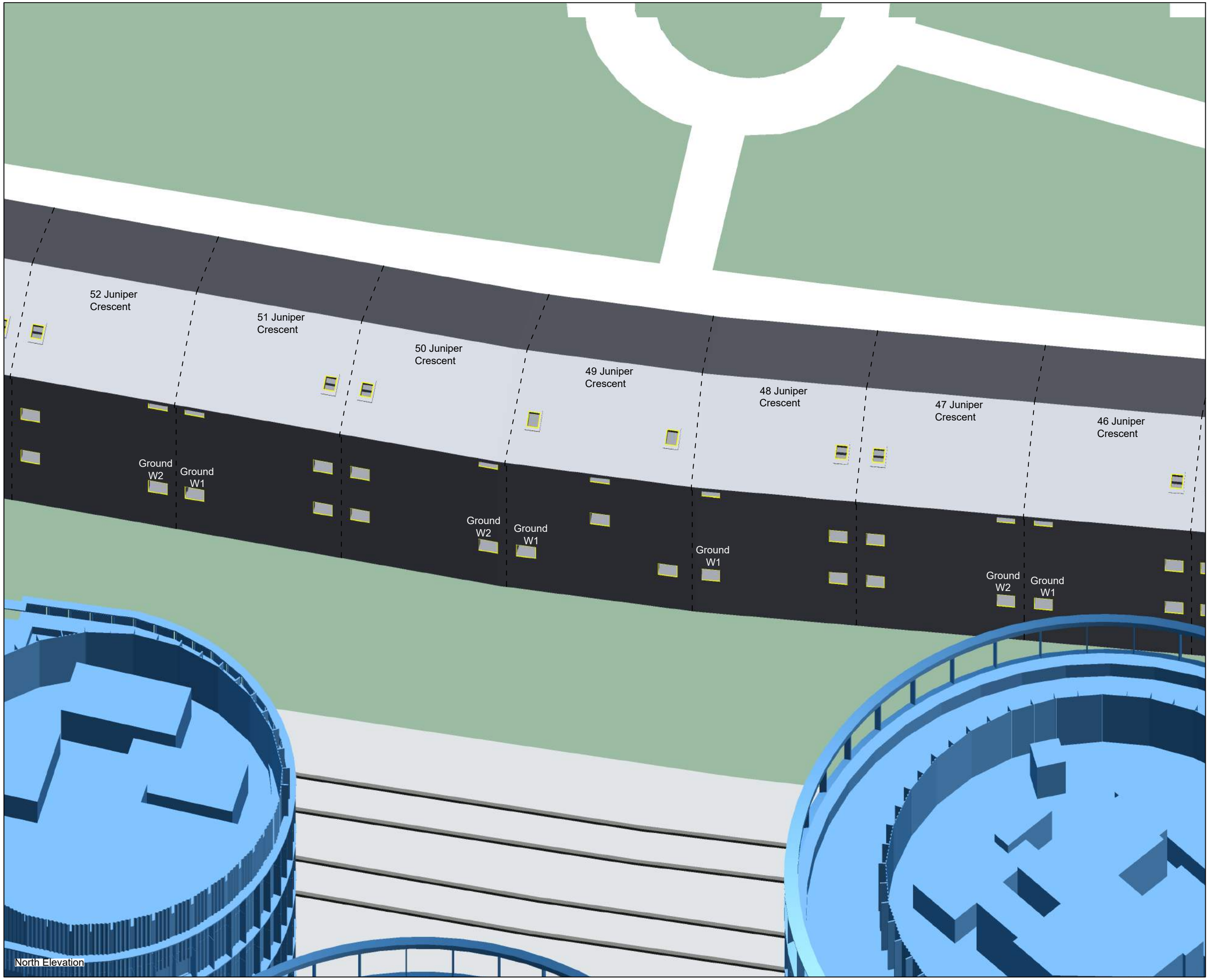
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Window Maps
34-45 Juniper Crescent

SCALE	DATE
Not to Scale	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 301	

CONSIL



DO NOT SCALE

SOURCES OF INFORMATION:

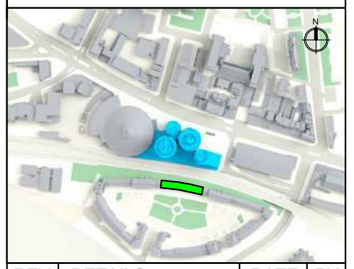
DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

- Analysed properties
- Surrounding buildings
- XXXXX WX Window Location



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

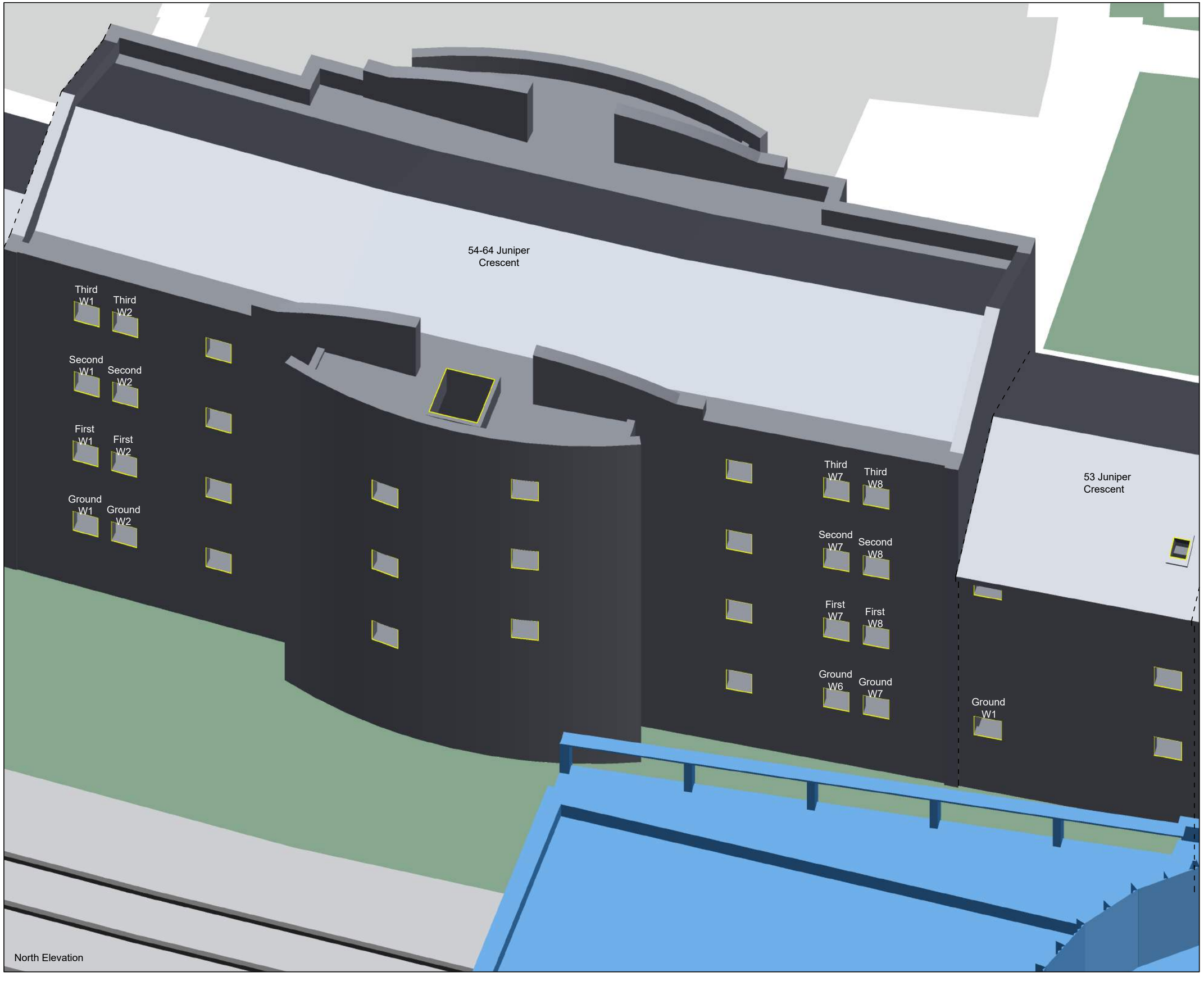
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Window Maps
46-52 Juniper Crescent

SCALE	DATE
Not to Scale	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 302	

CONSIL



DO NOT SCALE

SOURCES OF INFORMATION:

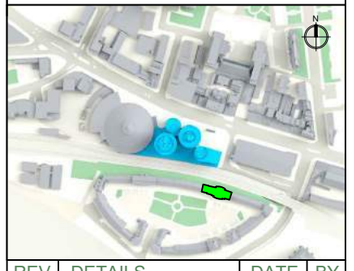
DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

- Analysed properties
- Surrounding buildings
- XXXXX WX Window Location



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

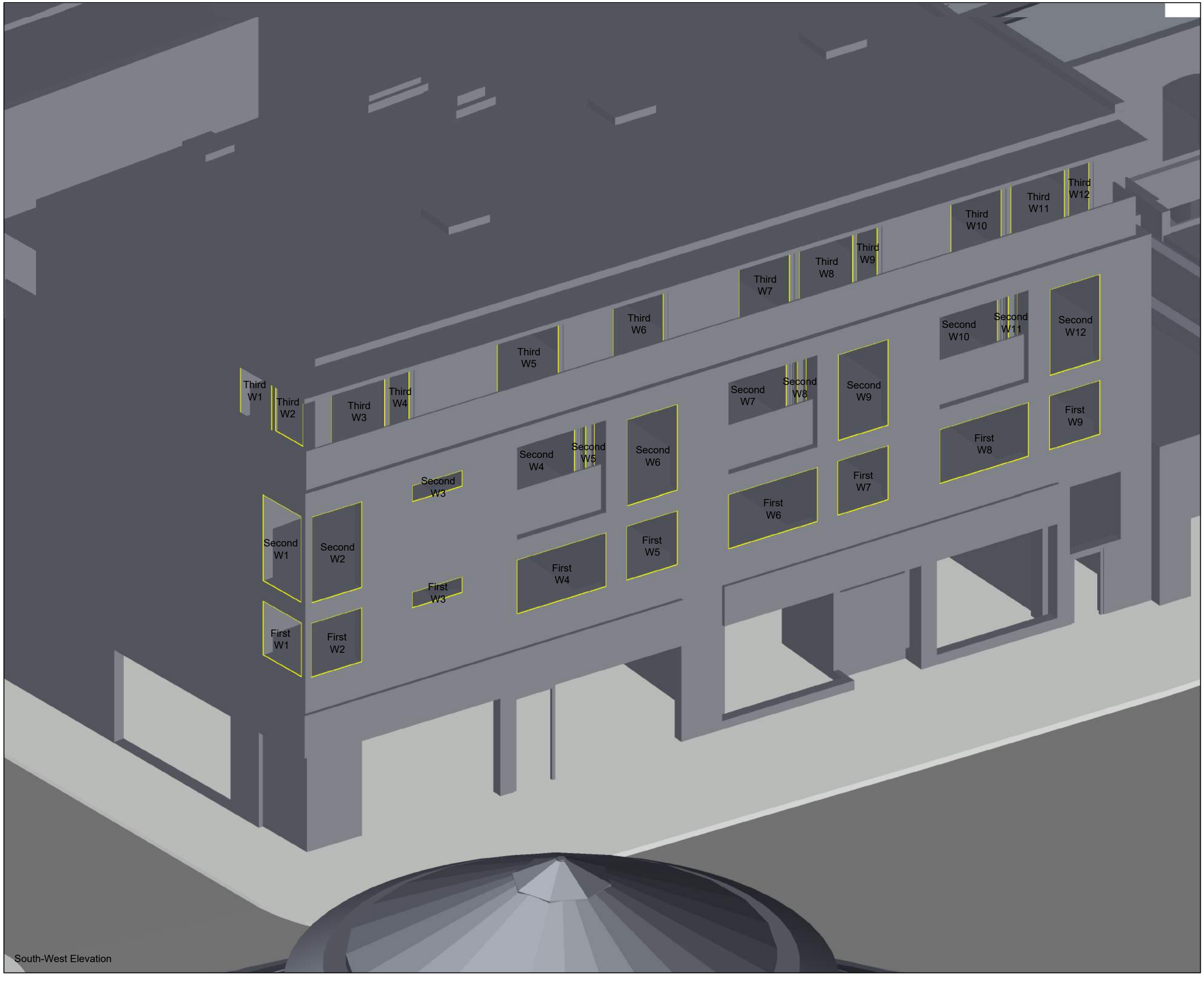
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Window Maps
53-64 Juniper Crescent

SCALE	DATE
Not to Scale	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 303	

CONSIL



DO NOT SCALE

SOURCES OF INFORMATION:

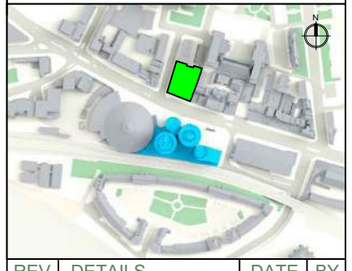
DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

- Analysed properties
- Surrounding buildings
- XXXXX WX Window Location



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

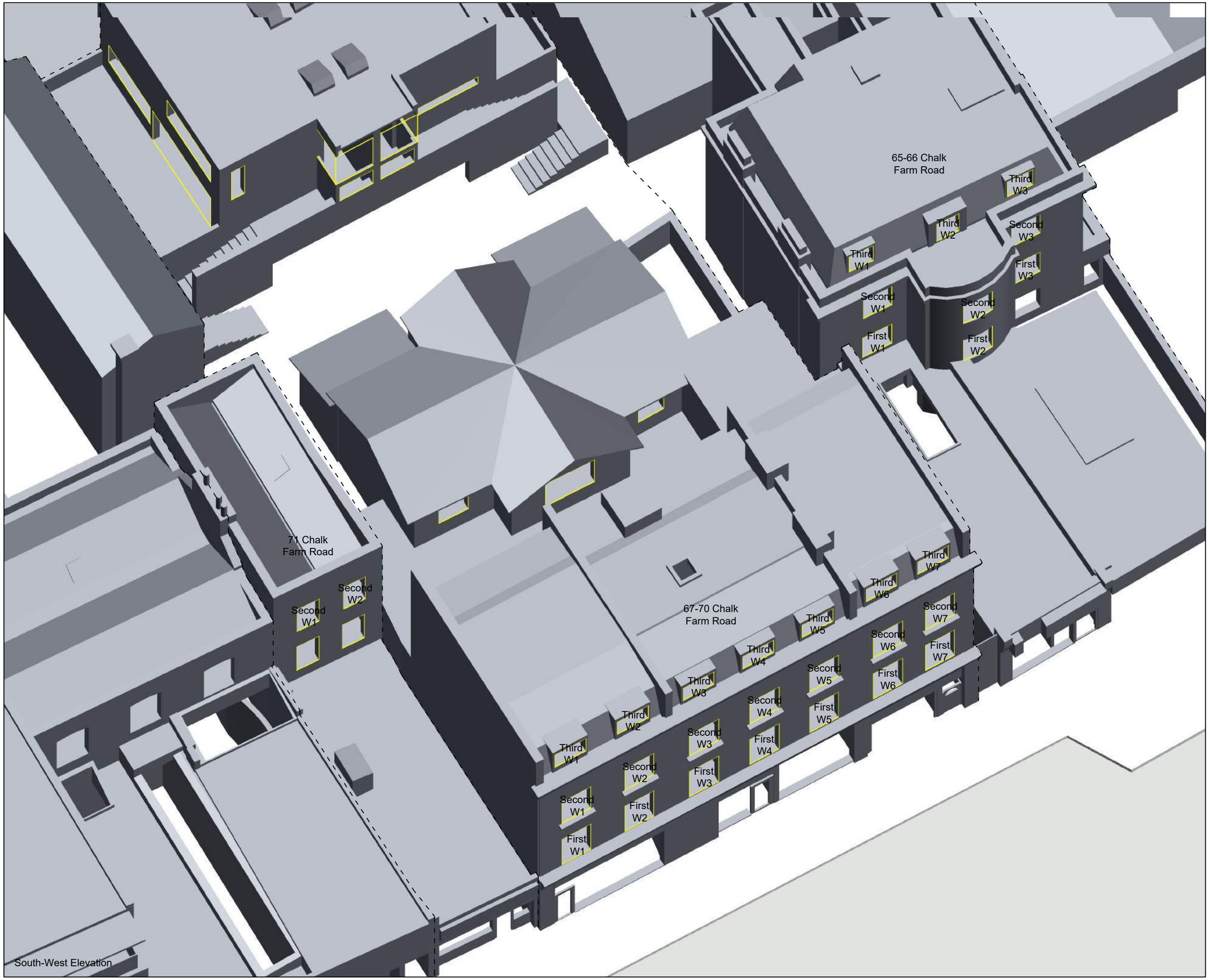
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Window Maps
The Chalk House

SCALE	DATE
Not to Scale	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 304	

CONSIL



DO NOT SCALE

SOURCES OF INFORMATION:

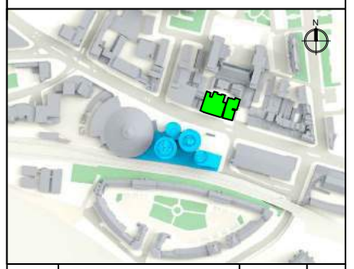
DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

- Analysed properties
- Surrounding buildings
- XXXXX WX — Window Location



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

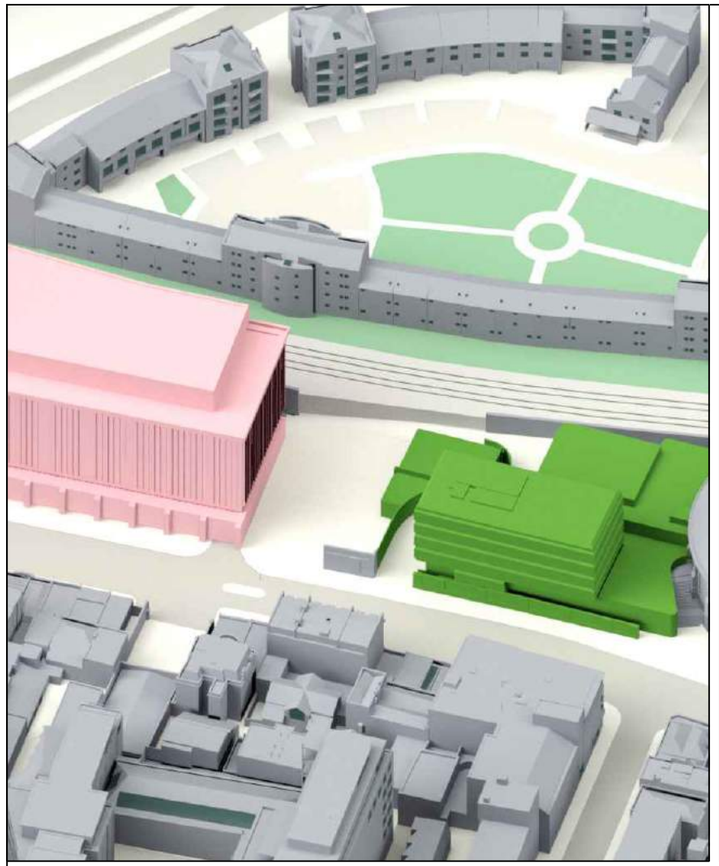
PROJECT
100 Chalk Farm Road, NW1 8EH
London

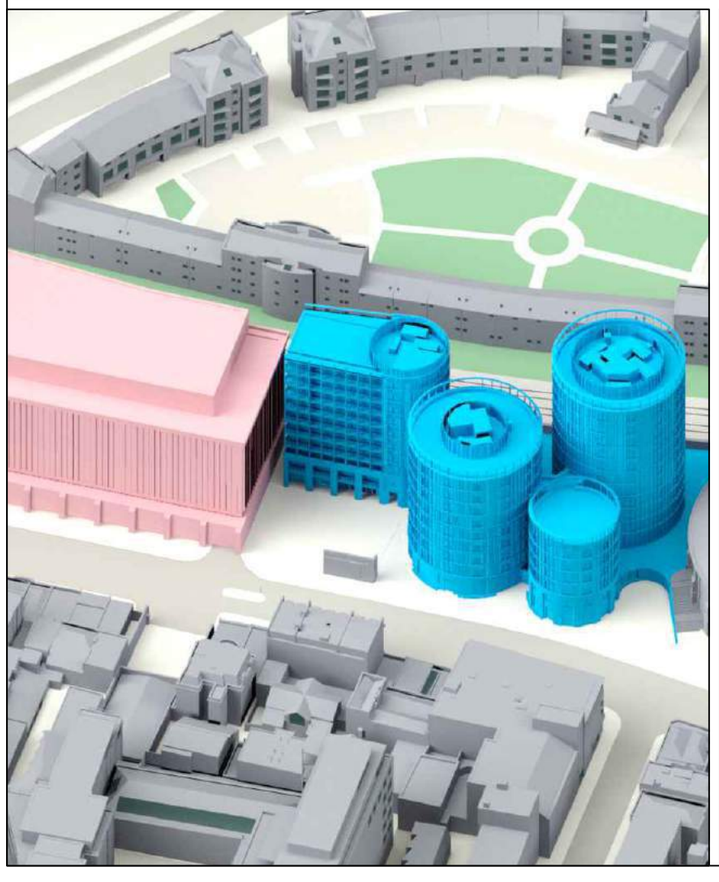
DRAWING TITLE
Window Maps
65-71 Chalk Farm Road

SCALE	DATE
Not to Scale	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 305	

CONSIL





DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

- Amenity area
- Existing area of direct sunlight
- Proposed area of direct sunlight
- Area of loss / gain

REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Permanent Overshadowing
Youth Space

SCALE	DATE
1:500	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 401	

CONSIL

APPENDIX C

VERTICAL SKY COMPONENT, NO SKY LINE AND ANNUAL PROBABLE SUNLIGHT HOURS RESULTS SPREADSHEET FOR SURROUNDING PROPERTIES

Daylight and Sunlight Result Spreadsheet

CONSIL

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
34-44 Juniper Crescent																		
Ground R1 / W1	Kitchen^	32.77	22.07	10.70	33	No	91	81	11	Yes	*North Facing*							
Ground R1 / W2		32.59	22.17	10.42	32	No												
Ground R5 / W6	Kitchen^	31.72	27.18	4.54	14	Yes	90	84	7	Yes	*North Facing*							
Ground R5 / W7		31.83	27.46	4.37	14	Yes												
First R1 / W1	Kitchen^	34.25	23.58	10.67	31	No	91	83	9	Yes	*North Facing*							
First R1 / W2		34.09	23.69	10.40	31	No												
First R6 / W7	Kitchen^	33.44	28.96	4.48	13	Yes	91	86	6	Yes	*North Facing*							
First R6 / W8		33.56	29.24	4.32	13	Yes												
Second R1 / W1	Kitchen^	35.58	25.17	10.41	29	No	92	85	7	Yes	*North Facing*							
Second R1 / W2		35.45	25.29	10.16	29	No												
Second R6 / W7	Kitchen^	35.02	30.65	4.37	12	Yes	92	87	5	Yes	*North Facing*							
Second R6 / W8		35.13	30.93	4.20	12	Yes												
Third R1 / W1	Kitchen^	36.91	26.89	10.02	27	No	92	87	4	Yes	*North Facing*							
Third R1 / W2		36.84	27.07	9.77	27	Yes												
Third R5 / W7	Kitchen^	36.58	32.40	4.18	11	Yes	92	87	5	Yes	*North Facing*							
Third R5 / W8		36.61	32.61	4.00	11	Yes												
45 Juniper Crescent																		
Ground R2 / W2	Kitchen^	32.93	21.43	11.50	35	No	88	71	19	Yes	*North Facing*							
46 Juniper Crescent																		
Ground R1 / W1	Kitchen^	33.35	19.47	13.88	42	No	89	40	55	No	*North Facing*							
47 Juniper Crescent																		
Ground R2 / W2	Kitchen^	33.40	19.28	14.12	42	No	88	55	38	No	*North Facing*							
48 Juniper Crescent																		
Ground R1 / W1	Kitchen^	33.97	18.40	15.57	46	No	88	40	55	No	*North Facing*							
49 Juniper Crescent																		
Ground R1 / W1	Kitchen^	34.49	18.41	16.08	47	No	89	34	62	No	*North Facing*							
50 Juniper Crescent																		
Ground R2 / W2	Kitchen^	34.63	18.48	16.15	47	No	89	46	49	No	*North Facing*							
51 Juniper Crescent																		
Ground R1 / W1	Kitchen^	35.22	19.71	15.51	44	No	89	46	49	No	*North Facing*							
52 Juniper Crescent																		
Ground R2 / W2	Kitchen^	35.31	20.00	15.31	43	No	89	34	61	No	*North Facing*							
53 Juniper Crescent																		
Ground R1 / W1	Kitchen^	35.71	23.67	12.04	34	No	89	72	19	Yes	*North Facing*							
54-64 Juniper Crescent																		
Ground R1 / W1	Kitchen^	36.71	32.78	3.93	11	Yes	90	83	8	Yes	*North Facing*							
Ground R1 / W2		36.55	32.47	4.08	11	Yes												
Ground R5 / W6	Kitchen^	35.65	25.41	10.24	29	No	92	80	13	Yes	*North Facing*							
Ground R5 / W7		35.75	25.05	10.70	30	No												
First R1 / W1	Kitchen^	37.37	33.69	3.68	10	Yes	91	86	6	Yes	*North Facing*							
First R1 / W2		37.23	33.40	3.83	10	Yes												
First R6 / W7	Kitchen^	36.50	26.64	9.86	27	No	92	81	12	Yes	*North Facing*							
First R6 / W8		36.60	26.29	10.31	28	No												
Second R1 / W1	Kitchen^	38.03	34.64	3.39	9	Yes	91	87	5	Yes	*North Facing*							
Second R1 / W2		37.91	34.36	3.55	9	Yes												

Daylight and Sunlight Result Spreadsheet

CONSIL

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Second R6 / W7	Kitchen^	37.33	28.01	9.32	25	Yes	92	82	11	Yes	*North Facing*							
Second R6 / W8		37.43	27.68	9.75	26	Yes												
Third R1 / W1	Kitchen^	38.63	35.55	3.08	8	Yes	91	89	3	Yes	*North Facing*							
Third R1 / W2		38.58	35.36	3.22	8	Yes												
Third R5 / W7	Kitchen^	38.18	29.62	8.56	22	Yes	92	84	9	Yes	*North Facing*							
Third R5 / W8		38.21	29.24	8.97	23	Yes												
The Chalk House																		
First R1 / W1	LKD	33.03	33.03	0.00	0	Yes	99	97	2	Yes	74	68	8	Yes	21	15	29	Yes
First R1 / W2		29.97	26.31	3.66	12	Yes												
First R1 / W3		29.91	26.19	3.72	12	Yes												
First R2 / W4	LD	28.81	25.25	3.56	12	Yes	100	93	6	Yes	69	64	7	Yes	16	11	31	Yes
First R3 / W5	Bedroom	28.16	24.80	3.36	12	Yes	95	86	9	Yes	70	60	14	Yes	17	8	53	Yes
First R4 / W6	LD	27.07	24.17	2.90	11	Yes	82	76	7	Yes	69	62	10	Yes	15	9	40	Yes
First R5 / W7	Bedroom	26.34	23.40	2.94	11	Yes	67	67	0	Yes	68	62	9	Yes	14	9	36	Yes
First R6 / W8	LD	25.58	22.38	3.20	13	Yes	58	58	-1	Yes	66	61	8	Yes	11	9	18	Yes
First R7 / W9	Bedroom	25.24	21.72	3.52	14	Yes	51	50	1	Yes	64	57	11	Yes	9	6	33	Yes
Second R1 / W1	LKD	35.14	35.14	0.00	0	Yes	99	98	2	Yes	77	70	9	Yes	23	16	30	Yes
Second R1 / W2		31.85	27.92	3.93	12	Yes												
Second R1 / W3		32.12	28.00	4.12	13	Yes												
Second R2 / W4	LD	14.08	10.43	3.65	26	No	100	91	9	Yes	28	22	21	No	15	9	40	Yes
Second R3 / W5	Bedroom	8.40	8.40	0.00	0	Yes	96	89	7	Yes	74	66	11	Yes	21	13	38	Yes
Second R3 / W6		30.24	26.31	3.93	13	Yes												
Second R4 / W7	LD	12.69	9.16	3.53	28	No	82	76	7	Yes	26	19	27	No	13	6	54	Yes
Second R5 / W8	Bedroom	8.35	8.31	0.04	0	Yes	72	70	3	Yes	73	65	11	Yes	20	12	40	Yes
Second R5 / W9		28.63	24.90	3.73	13	Yes												
Second R6 / W10	LD	11.39	7.47	3.92	34	No	60	53	12	Yes	24	16	33	No	11	3	73	No
Second R7 / W11	Bedroom	7.93	7.84	0.09	1	Yes	68	62	8	Yes	72	63	13	Yes	17	10	41	Yes
Second R7 / W12		27.66	23.28	4.38	16	Yes												
Third R1 / W1	LD	23.54	23.53	0.01	0	Yes	100	100	0	Yes	51	44	14	Yes	25	18	28	Yes
Third R1 / W2		23.23	23.23	0.00	0	Yes												
Third R1 / W3		20.98	16.81	4.17	20	Yes												
Third R1 / W4		20.01	15.75	4.26	21	No												
Third R2 / W5	Bedroom	19.49	15.01	4.48	23	No	99	99	1	Yes	37	32	14	Yes	21	16	24	Yes
Third R3 / W6	Bedroom	19.01	14.47	4.54	24	No	99	91	7	Yes	37	29	22	Yes	21	13	38	Yes
Third R4 / W7	LD	18.34	13.80	4.54	25	No	79	62	21	No	36	29	19	Yes	20	13	35	Yes
Third R5 / W8	Bedroom	18.61	13.96	4.65	25	No	93	84	9	Yes	39	32	18	Yes	20	13	35	Yes
Third R5 / W9		17.85	13.05	4.80	27	No												
Third R6 / W10	LD	17.50	12.38	5.12	29	No	69	42	40	No	35	27	23	Yes	19	11	42	Yes
Third R7 / W11	Bedroom	18.28	12.92	5.36	29	No	83	67	19	Yes	51	43	16	Yes	22	14	36	Yes
Third R7 / W12		19.04	13.52	5.52	29	No												
71 Chalk Farm Road																		
Second R1 / W1	Studio^	24.14	20.42	3.72	15	Yes	99	70	29	No	58	52	10	Yes	10	4	60	No
Second R1 / W2		21.06	18.28	2.78	13	Yes												
67-70 Chalk Farm Road																		
First R1 / W1	LD	28.02	20.18	7.84	28	No	87	48	44	No	71	56	21	Yes	19	11	42	Yes
First R2 / W2	Bedroom	28.82	20.65	8.17	28	No	96	49	49	No	72	57	21	Yes	20	11	45	Yes
First R3 / W3	Bedroom^	29.63	21.21	8.42	28	No	100	55	45	No	74	58	22	Yes	22	11	50	Yes
First R4 / W4	LD^	30.33	21.73	8.60	28	No	99	82	17	Yes	75	60	20	Yes	23	13	43	Yes
First R4 / W5		30.95	22.23	8.72	28	No												
First R5 / W6	LD	31.52	22.83	8.69	28	No	99	89	10	Yes	81	66	19	Yes	26	16	38	Yes
First R5 / W7		31.97	23.46	8.51	27	No												
Second R1 / W1	LD	30.08	22.01	8.07	27	No	91	52	43	No	73	61	16	Yes	20	12	40	Yes
Second R2 / W2	Bedroom	30.77	22.46	8.31	27	No	98	54	45	No	75	61	19	Yes	22	12	45	Yes

Daylight and Sunlight Result Spreadsheet

CONSIL

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Second R3 / W3	Bedroom^	31.43	22.99	8.44	27	No	100	59	41	No	75	62	17	Yes	22	12	45	Yes
Second R4 / W4	LD^	32.01	23.48	8.53	27	No	99	85	14	Yes	77	64	17	Yes	23	14	39	Yes
Second R4 / W5		32.52	23.95	8.57	26	No												
Second R5 / W6	Studio	32.99	24.53	8.46	26	No	100	79	21	No	83	70	16	Yes	27	17	37	Yes
Second R5 / W7		33.35	25.10	8.25	25	No												
Third R1 / W1	LD	32.57	24.51	8.06	25	No	94	50	47	No	76	64	16	Yes	23	13	43	Yes
Third R2 / W2	Bedroom	33.04	24.89	8.15	25	No	97	52	46	No	73	60	18	Yes	22	12	45	Yes
Third R3 / W3	Bedroom^	33.50	25.35	8.15	24	No	98	61	37	No	77	66	14	Yes	24	15	38	Yes
Third R4 / W4	LD^	34.27	26.12	8.15	24	No	97	85	12	Yes	83	73	12	Yes	27	18	33	Yes
Third R4 / W5		34.19	26.11	8.08	24	No												
Third R5 / W6	LKD	34.51	26.61	7.90	23	No	95	91	5	Yes	82	72	12	Yes	27	19	30	Yes
Third R5 / W7		34.91	27.25	7.66	22	Yes												
65-66 Chalk Farm Road																		
Ground R4 / W6	Bedroom	9.99	9.99	0.00	0	Yes	81	79	2	Yes	45	43	4	Yes	11	9	18	Yes
Ground R4 / W7		15.67	14.64	1.03	7	Yes												
First R1 / W1	Living Room	18.27	15.21	3.06	17	Yes	75	57	24	No	30	26	13	Yes	14	10	29	Yes
First R2 / W2	Kitchen	28.38	23.81	4.57	16	Yes	98	98	0	Yes	68	60	12	Yes	27	19	30	Yes
First R3 / W3	LD	27.64	23.27	4.37	16	Yes	88	83	5	Yes	69	64	7	Yes	27	22	19	Yes
Second R1 / W1	Bedroom	20.81	17.90	2.91	14	Yes	83	69	16	Yes	42	39	7	Yes	14	11	21	Yes
Second R2 / W2	Kitchen	30.68	26.31	4.37	14	Yes	100	100	0	Yes	74	67	9	Yes	27	20	26	Yes
Second R3 / W3	LD	27.95	23.71	4.24	15	Yes	90	87	3	Yes	62	58	6	Yes	27	23	15	Yes
Third R1 / W1	LKD	32.79	29.70	3.09	9	Yes	96	93	3	Yes	84	80	5	Yes	28	24	14	Yes
Third R1 / W2		34.01	29.75	4.26	13	Yes												
Third R1 / W3		35.36	30.96	4.40	12	Yes												

APPENDIX D

VERTICAL SKY COMPONENT, NO SKY LINE AND ANNUAL PROBABLE SUNLIGHT HOURS RESULTS SPREADSHEET FOR SURROUNDING PROPERTIES (CUMULATIVE SCENARIO)

Daylight and Sunlight Result Spreadsheet

CONSIL

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
34-44 Juniper Crescent																		
Ground R1 / W1	Kitchen^	32.77	21.88	10.89	33	No	91	81	11	Yes	*North Facing*							
Ground R1 / W2		32.59	21.98	10.61	33	No												
Ground R5 / W6	Kitchen^	31.72	27.18	4.54	14	Yes	90	84	7	Yes	*North Facing*							
Ground R5 / W7		31.83	27.46	4.37	14	Yes												
First R1 / W1	Kitchen^	34.25	23.40	10.85	32	No	91	83	9	Yes	*North Facing*							
First R1 / W2		34.09	23.52	10.57	31	No												
First R6 / W7	Kitchen^	33.44	28.96	4.48	13	Yes	91	86	6	Yes	*North Facing*							
First R6 / W8		33.56	29.24	4.32	13	Yes												
Second R1 / W1	Kitchen^	35.58	25.02	10.56	30	No	92	85	7	Yes	*North Facing*							
Second R1 / W2		35.45	25.15	10.30	29	No												
Second R6 / W7	Kitchen^	35.02	30.65	4.37	12	Yes	92	87	5	Yes	*North Facing*							
Second R6 / W8		35.13	30.93	4.20	12	Yes												
Third R1 / W1	Kitchen^	36.91	26.77	10.14	27	No	92	87	4	Yes	*North Facing*							
Third R1 / W2		36.84	26.95	9.89	27	No												
Third R5 / W7	Kitchen^	36.58	32.40	4.18	11	Yes	92	87	5	Yes	*North Facing*							
Third R5 / W8		36.61	32.61	4.00	11	Yes												
45 Juniper Crescent																		
Ground R2 / W2	Kitchen^	32.93	21.21	11.72	36	No	88	71	19	Yes	*North Facing*							
46 Juniper Crescent																		
Ground R1 / W1	Kitchen^	33.35	19.10	14.25	43	No	89	40	55	No	*North Facing*							
47 Juniper Crescent																		
Ground R2 / W2	Kitchen^	33.40	18.89	14.51	43	No	88	55	38	No	*North Facing*							
48 Juniper Crescent																		
Ground R1 / W1	Kitchen^	33.97	17.69	16.28	48	No	88	40	55	No	*North Facing*							
49 Juniper Crescent																		
Ground R1 / W1	Kitchen^	34.49	17.14	17.35	50	No	89	32	64	No	*North Facing*							
50 Juniper Crescent																		
Ground R2 / W2	Kitchen^	34.63	16.92	17.71	51	No	89	46	48	No	*North Facing*							
51 Juniper Crescent																		
Ground R1 / W1	Kitchen^	35.22	16.41	18.81	53	No	89	31	65	No	*North Facing*							
52 Juniper Crescent																		
Ground R2 / W2	Kitchen^	35.31	16.36	18.95	54	No	89	34	61	No	*North Facing*							
53 Juniper Crescent																		
Ground R1 / W1	Kitchen^	35.71	16.30	19.41	54	No	89	37	59	No	*North Facing*							
54-64 Juniper Crescent																		
Ground R1 / W1	Kitchen^	36.71	16.64	20.07	55	No	90	29	68	No	*North Facing*							
Ground R1 / W2		36.55	16.50	20.05	55	No												
Ground R5 / W6	Kitchen^	35.65	16.72	18.93	53	No	92	58	37	No	*North Facing*							
Ground R5 / W7		35.75	16.70	19.05	53	No												
First R1 / W1	Kitchen^	37.37	18.82	18.55	50	No	91	38	58	No	*North Facing*							
First R1 / W2		37.23	18.70	18.53	50	No												
First R6 / W7	Kitchen^	36.50	18.76	17.74	49	No	92	64	31	No	*North Facing*							
First R6 / W8		36.60	18.74	17.86	49	No												
Second R1 / W1	Kitchen^	38.03	21.36	16.67	44	No	91	48	47	No	*North Facing*							
Second R1 / W2		37.91	21.25	16.66	44	No												

CONSIL

Daylight and Sunlight Result Spreadsheet

Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Second R6 / W7	Kitchen^	37.33	21.09	16.24	44	No	92	68	26	No	*North Facing*							
Second R6 / W8		37.43	21.05	16.38	44	No												
Third R1 / W1	Kitchen^	38.63	24.21	14.42	37	No	91	64	30	No	*North Facing*							
Third R1 / W2		38.58	24.18	14.40	37	No												
Third R5 / W7	Kitchen^	38.18	23.81	14.37	38	No	92	76	17	Yes	*North Facing*							
Third R5 / W8		38.21	23.70	14.51	38	No												
The Chalk House																		
First R1 / W1	LKD	33.03	33.03	0.00	0	Yes	99	97	2	Yes	74	67	9	Yes	21	14	33	Yes
First R1 / W2		29.97	26.07	3.90	13	Yes												
First R1 / W3		29.91	25.93	3.98	13	Yes												
First R2 / W4	LD	28.81	24.95	3.86	13	Yes	100	93	6	Yes	69	63	9	Yes	16	10	38	Yes
First R3 / W5	Bedroom	28.16	24.46	3.70	13	Yes	95	86	9	Yes	70	59	16	Yes	17	7	59	Yes
First R4 / W6	LD	27.07	23.79	3.28	12	Yes	82	76	7	Yes	69	61	12	Yes	15	8	47	Yes
First R5 / W7	Bedroom	26.34	22.97	3.37	13	Yes	67	67	0	Yes	68	61	10	Yes	14	8	43	Yes
First R6 / W8	LD	25.58	21.89	3.69	14	Yes	58	58	-1	Yes	66	60	9	Yes	11	8	27	Yes
First R7 / W9	Bedroom	25.24	21.17	4.07	16	Yes	51	50	1	Yes	64	55	14	Yes	9	4	56	No
Second R1 / W1	LKD	35.14	35.14	0.00	0	Yes	99	98	2	Yes	77	69	10	Yes	23	15	35	Yes
Second R1 / W2		31.85	27.71	4.14	13	Yes												
Second R1 / W3		32.12	27.78	4.34	14	Yes												
Second R2 / W4	LD	14.08	10.43	3.65	26	No	100	91	9	Yes	28	22	21	No	15	9	40	Yes
Second R3 / W5	Bedroom	8.40	8.40	0.00	0	Yes	96	89	7	Yes	74	65	12	Yes	21	12	43	Yes
Second R3 / W6		30.24	26.02	4.22	14	Yes												
Second R4 / W7	LD	12.69	9.16	3.53	28	No	82	76	7	Yes	26	19	27	No	13	6	54	Yes
Second R5 / W8	Bedroom	8.35	8.31	0.04	0	Yes	72	70	3	Yes	73	64	12	Yes	20	11	45	Yes
Second R5 / W9		28.63	24.54	4.09	14	Yes												
Second R6 / W10	LD	11.39	7.47	3.92	34	No	60	53	12	Yes	24	16	33	No	11	3	73	No
Second R7 / W11	Bedroom	7.93	7.84	0.09	1	Yes	68	62	8	Yes	72	62	14	Yes	17	9	47	Yes
Second R7 / W12		27.66	22.81	4.85	18	Yes												
Third R1 / W1	LD	23.54	23.53	0.01	0	Yes	100	100	0	Yes	51	43	16	Yes	25	17	32	Yes
Third R1 / W2		23.23	23.23	0.00	0	Yes												
Third R1 / W3		20.98	16.63	4.35	21	No												
Third R1 / W4		20.01	15.56	4.45	22	No												
Third R2 / W5	Bedroom	19.49	14.80	4.69	24	No	99	99	1	Yes	37	31	16	Yes	21	15	29	Yes
Third R3 / W6	Bedroom	19.01	14.23	4.78	25	No	99	91	7	Yes	37	28	24	Yes	21	12	43	Yes
Third R4 / W7	LD	18.34	13.53	4.81	26	No	79	62	21	No	36	28	22	Yes	20	12	40	Yes
Third R5 / W8	Bedroom	18.61	13.66	4.95	27	No	93	84	9	Yes	39	31	21	Yes	20	12	40	Yes
Third R5 / W9		17.85	12.74	5.11	29	No												
Third R6 / W10	LD	17.50	12.03	5.47	31	No	69	42	40	No	35	26	26	Yes	19	10	47	Yes
Third R7 / W11	Bedroom	18.28	12.54	5.74	31	No	83	67	19	Yes	51	42	18	Yes	22	13	41	Yes
Third R7 / W12		19.04	13.11	5.93	31	No												
71 Chalk Farm Road																		
Second R1 / W1	Studio^	24.14	20.42	3.72	15	Yes	99	70	29	No	58	52	10	Yes	10	4	60	No
Second R1 / W2		21.06	18.28	2.78	13	Yes												
67-70 Chalk Farm Road																		
First R1 / W1	LD	28.02	18.45	9.57	34	No	87	48	44	No	71	51	28	Yes	19	6	68	Yes
First R2 / W2	Bedroom	28.82	18.61	10.21	35	No	96	49	49	No	72	52	28	Yes	20	6	70	Yes
First R3 / W3	Bedroom^	29.63	18.80	10.83	37	No	100	55	45	No	74	53	28	Yes	22	6	73	Yes
First R4 / W4	LD^	30.33	19.00	11.33	37	No	99	69	31	No	75	55	27	Yes	23	8	65	Yes
First R4 / W5		30.95	19.19	11.76	38	No												
First R5 / W6	LD	31.52	19.40	12.12	38	No	99	78	22	No	81	57	30	Yes	26	7	73	Yes
First R5 / W7		31.97	19.68	12.29	38	No												
Second R1 / W1	LD	30.08	20.59	9.49	32	No	91	52	43	No	73	57	22	Yes	20	8	60	Yes
Second R2 / W2	Bedroom	30.77	20.80	9.97	32	No	98	54	45	No	75	57	24	Yes	22	8	64	Yes

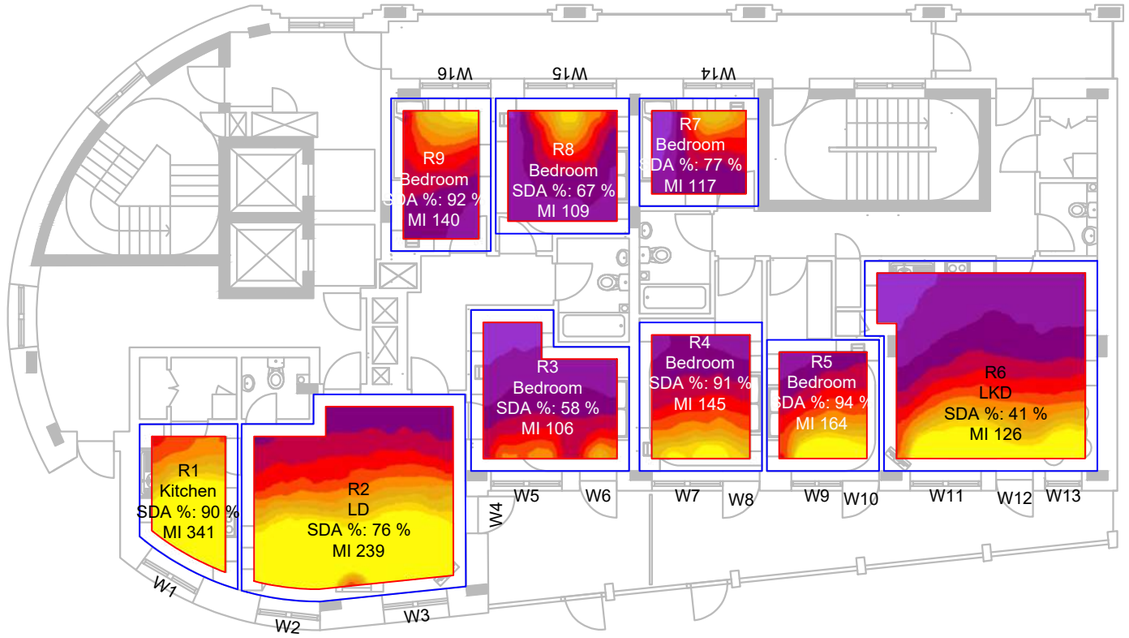
CONSIL

Daylight and Sunlight Result Spreadsheet

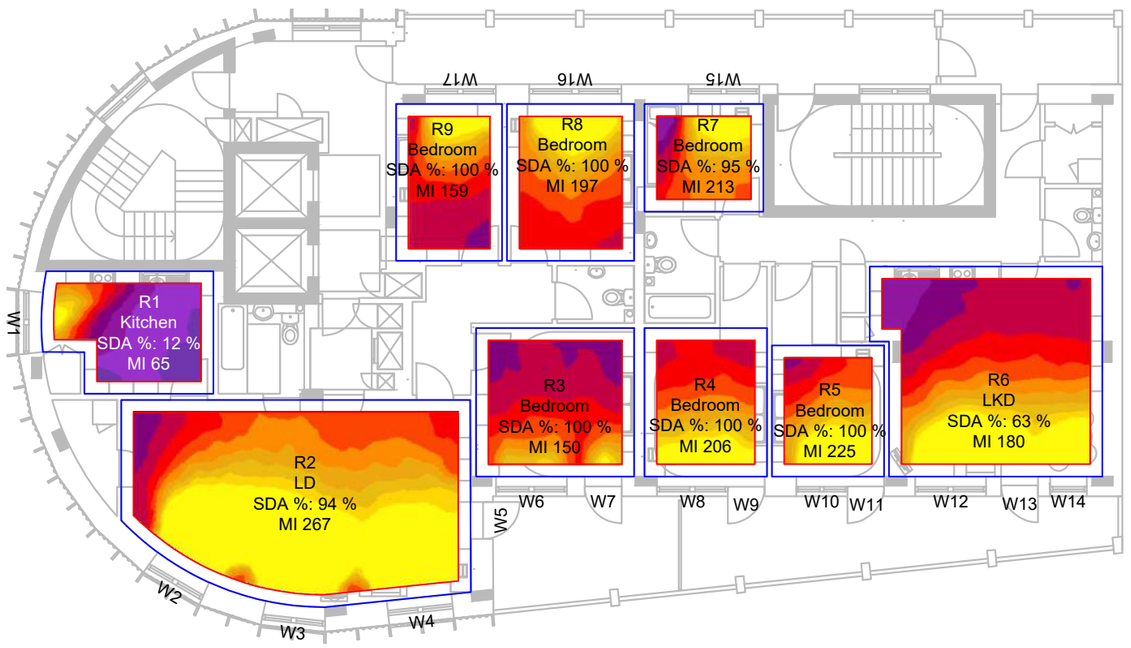
Room / Window Reference Number	Room Use. (Assumed*)	Vertical Sky Component (VSC) Results				VSC	No Sky Line (NSL) Results			NSL	Annual Probable Sunlight Hours (APSH) Results (per room)			APSH (per room)	Winter Probable Sunlight Hours (WPSH) Results (per room)			WPSH (per room)
		Existing VSC (%)	Proposed VSC (%)	Loss	% Loss	Meets BRE criteria?	Existing Lit Area (%)	Proposed Lit Area (%)	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?	Existing	Proposed	% Loss	Meets BRE criteria?
Second R3 / W3	Bedroom^	31.43	21.00	10.43	33	No	100	59	41	No	75	58	23	Yes	22	8	64	Yes
Second R4 / W4	LD^	32.01	21.22	10.79	34	No	99	76	23	No	77	60	22	Yes	23	10	57	Yes
Second R4 / W5		32.52	21.45	11.07	34	No												
Second R5 / W6	Studio	32.99	21.71	11.28	34	No	100	62	37	No	83	64	23	Yes	27	11	59	Yes
Second R5 / W7		33.35	21.98	11.37	34	No												
Third R1 / W1	LD	32.57	23.37	9.20	28	No	94	50	47	No	76	62	18	Yes	23	11	52	Yes
Third R2 / W2	Bedroom	33.04	23.59	9.45	29	No	97	52	46	No	73	56	23	Yes	22	8	64	Yes
Third R3 / W3	Bedroom^	33.50	23.76	9.74	29	No	98	61	37	No	77	62	19	Yes	24	11	54	Yes
Third R4 / W4	LD^	34.27	24.36	9.91	29	No	97	78	20	Yes	83	68	18	Yes	27	13	52	Yes
Third R4 / W5		34.19	24.18	10.01	29	No												
Third R5 / W6	LKD	34.51	24.43	10.08	29	No	95	87	9	Yes	82	67	18	Yes	27	14	48	Yes
Third R5 / W7		34.91	24.84	10.07	29	No												
65-66 Chalk Farm Road																		
Ground R4 / W6	Bedroom	9.99	9.59	0.40	4	Yes	81	55	32	No	45	39	13	Yes	11	5	55	Yes
Ground R4 / W7		15.67	13.29	2.38	15	Yes												
First R1 / W1	Living Room	18.27	13.18	5.09	28	No	75	48	37	No	30	21	30	No	14	5	64	Yes
First R2 / W2	Kitchen	28.38	20.08	8.30	29	No	98	98	0	Yes	68	53	22	Yes	27	12	56	Yes
First R3 / W3	LD	27.64	19.27	8.37	30	No	88	63	28	No	69	56	19	Yes	27	14	48	Yes
Second R1 / W1	Bedroom	20.81	16.25	4.56	22	No	83	64	22	No	42	35	17	Yes	14	7	50	Yes
Second R2 / W2	Kitchen	30.68	23.14	7.54	25	No	100	100	0	Yes	74	60	19	Yes	27	13	52	Yes
Second R3 / W3	LD	27.95	20.33	7.62	27	No	90	67	25	No	62	52	16	Yes	27	17	37	Yes
Third R1 / W1	LKD	32.79	27.61	5.18	16	Yes	96	72	25	No	84	77	8	Yes	28	21	25	Yes
Third R1 / W2		34.01	27.28	6.73	20	Yes												
Third R1 / W3		35.36	28.26	7.10	20	Yes												

APPENDIX E

DRAWINGS FOR PROPOSED SCHEME



First Floor



Second Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

R1 Room Reference

Illuminance (Lux)

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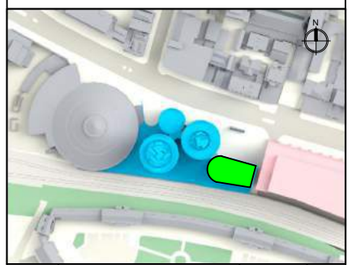
MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

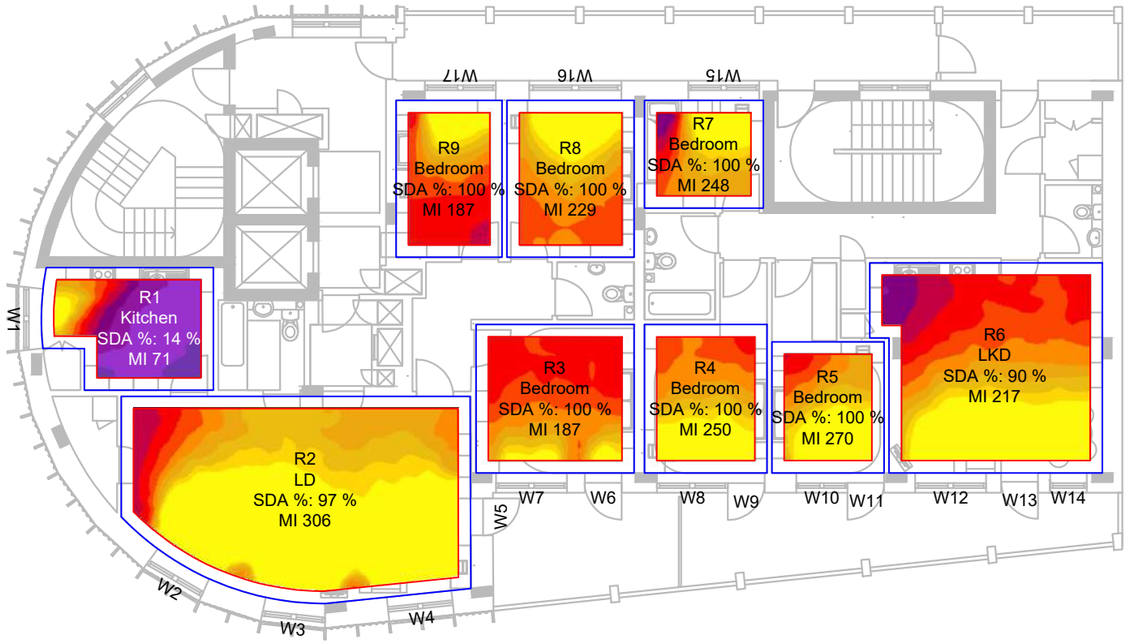
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
Affordable Housing

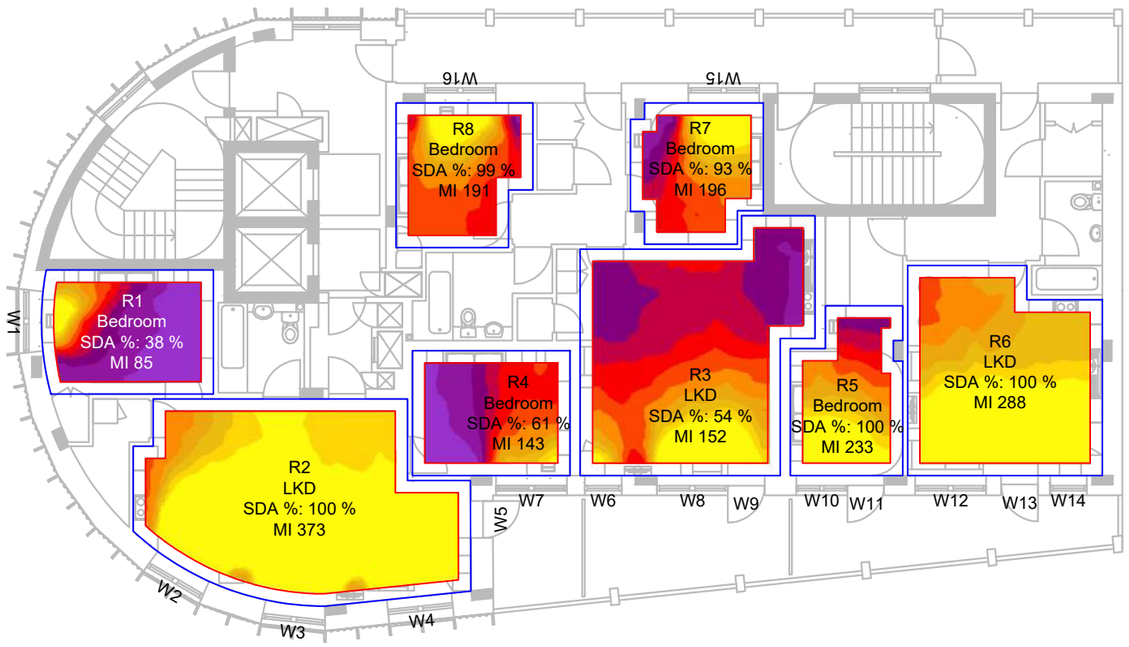
SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 501	

CONSIL



Third Floor



Fourth Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

R1 Room Reference

Illuminance (Lux)

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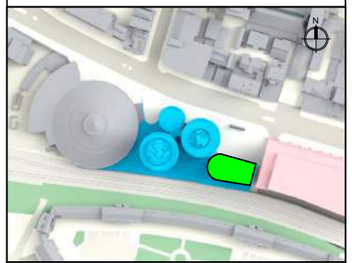
MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

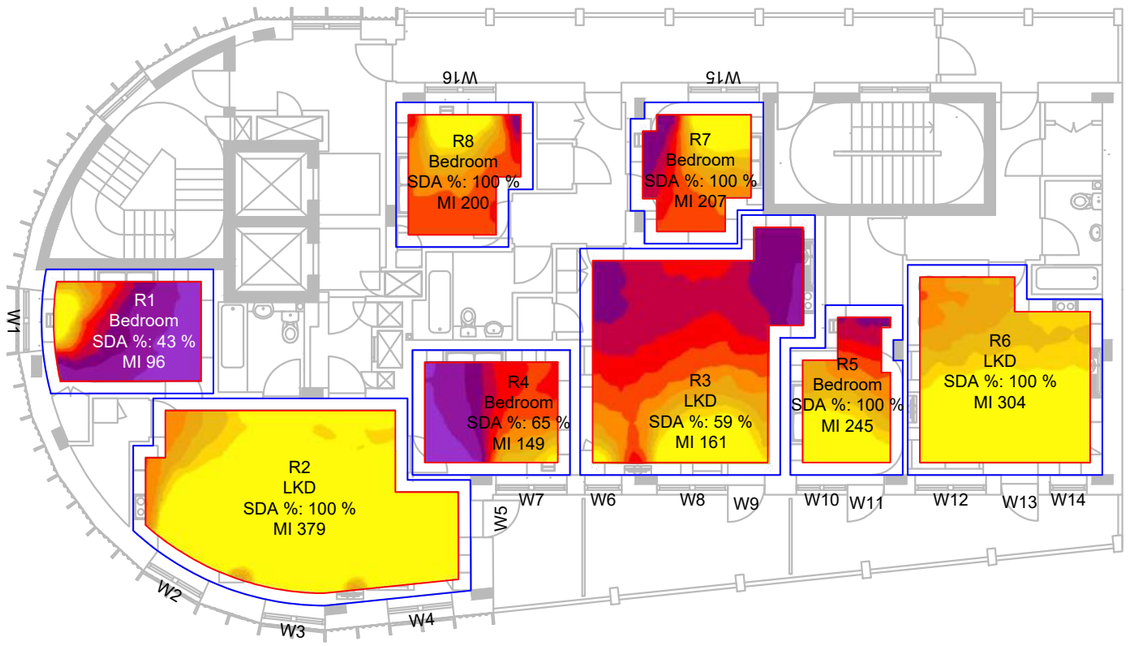
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
Affordable Housing

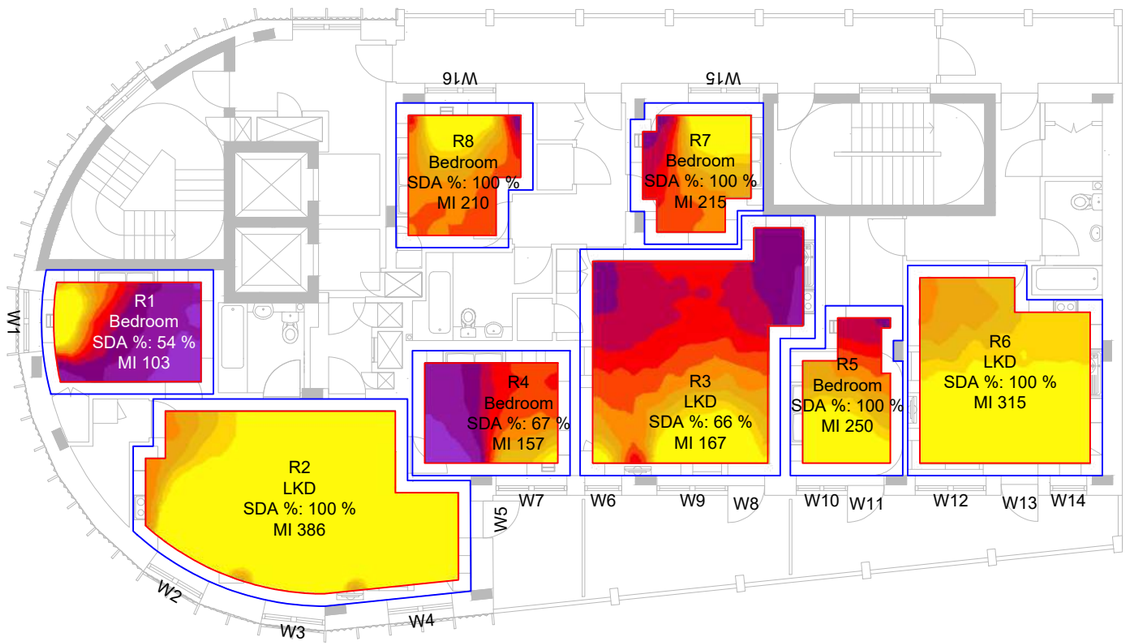
SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 502	

CONSIL



Fifth Floor



Sixth Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

R1 Room Reference

Illuminance (Lux)

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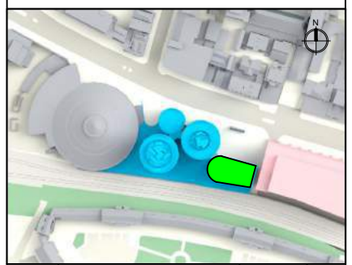
MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
Affordable Housing

SCALE	DATE
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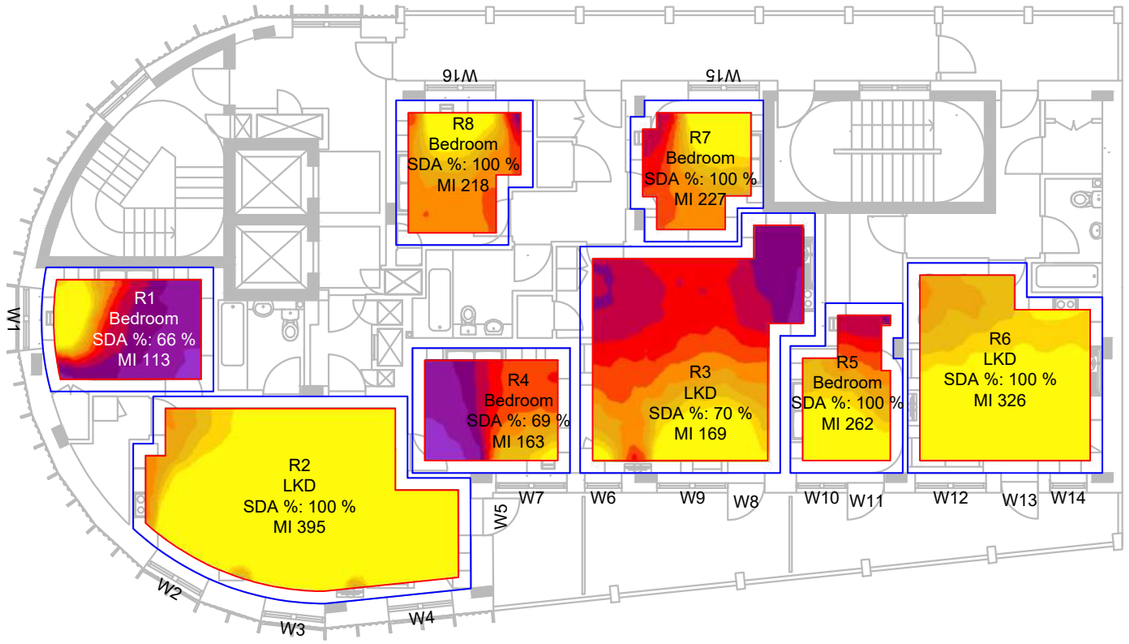
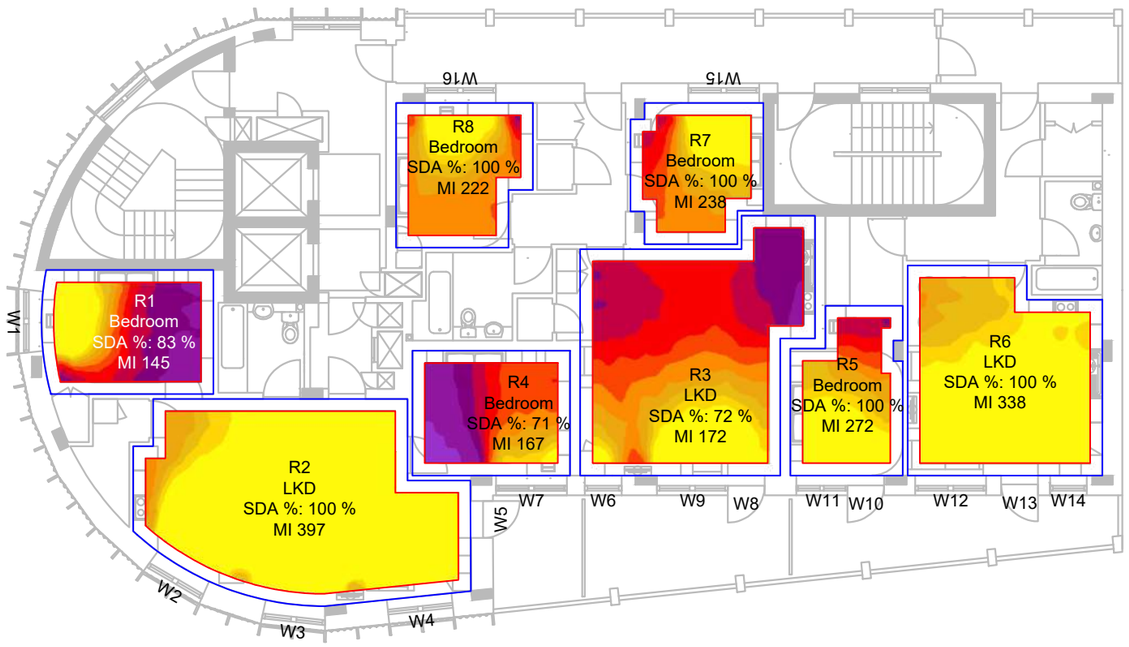
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 503	

CONSIL



Seventh Floor



Eighth Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

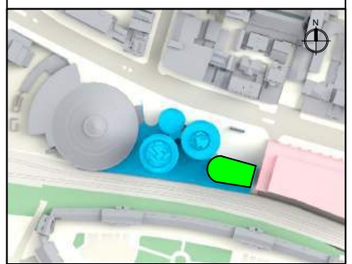
KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
Affordable Housing

SCALE	DATE
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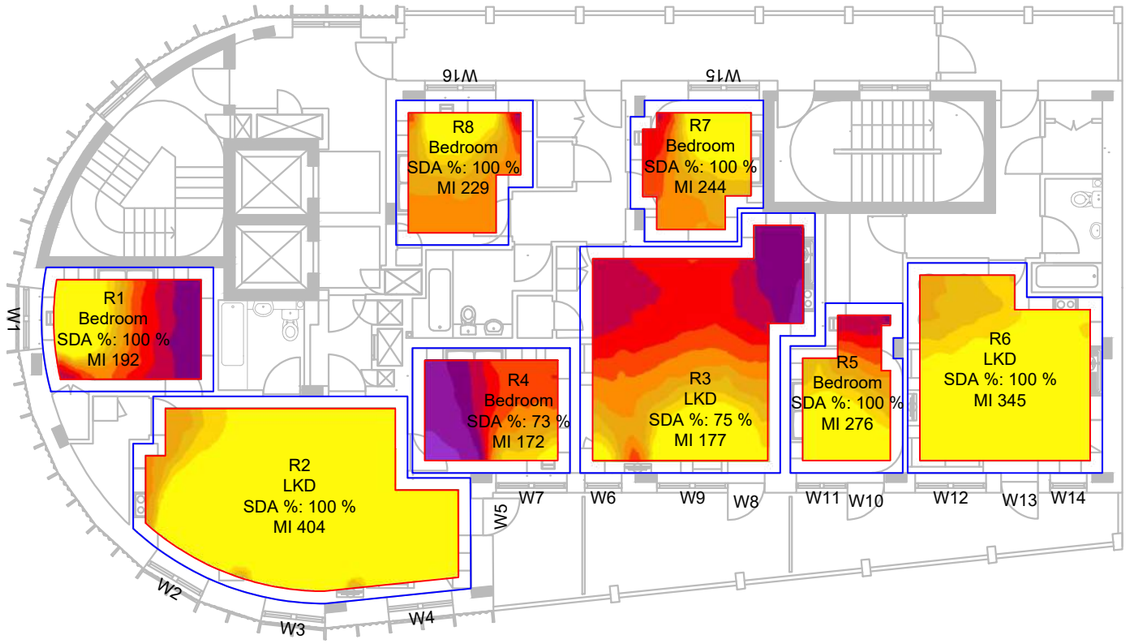
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 504	

CONSIL



Ninth Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

KEY

R1 Room Reference

Illuminance (Lux)

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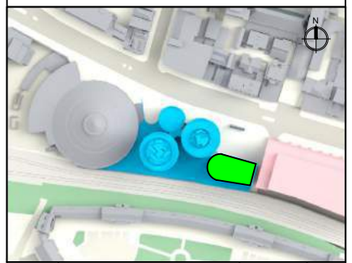
MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

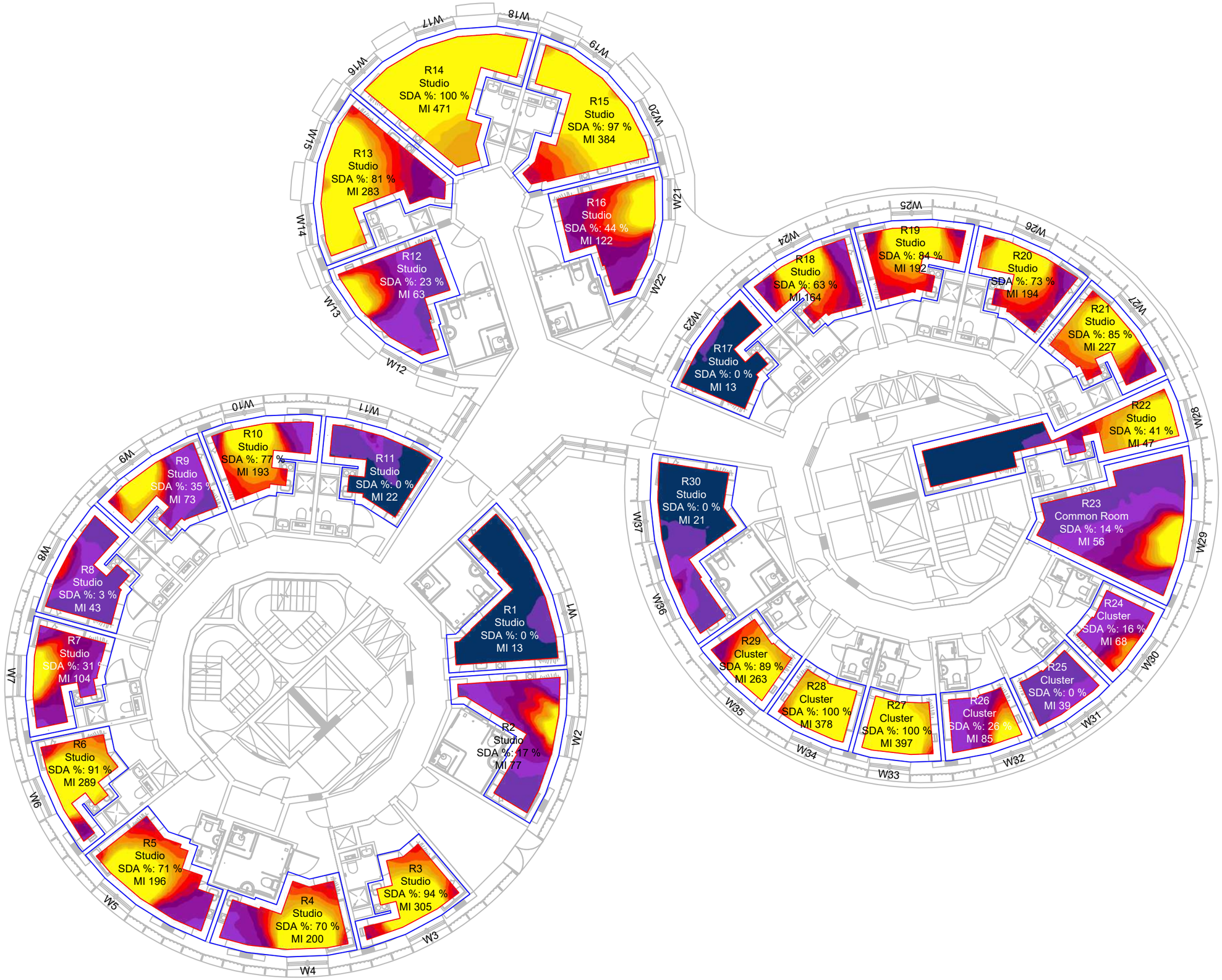
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
Affordable Housing

SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 505	

CONSIL



First Floor

DO NOT SCALE

SOURCES OF INFORMATION:
DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

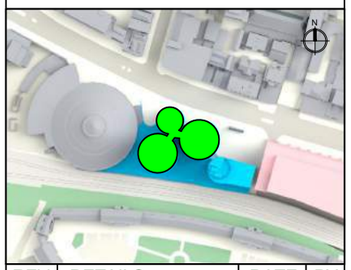
KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

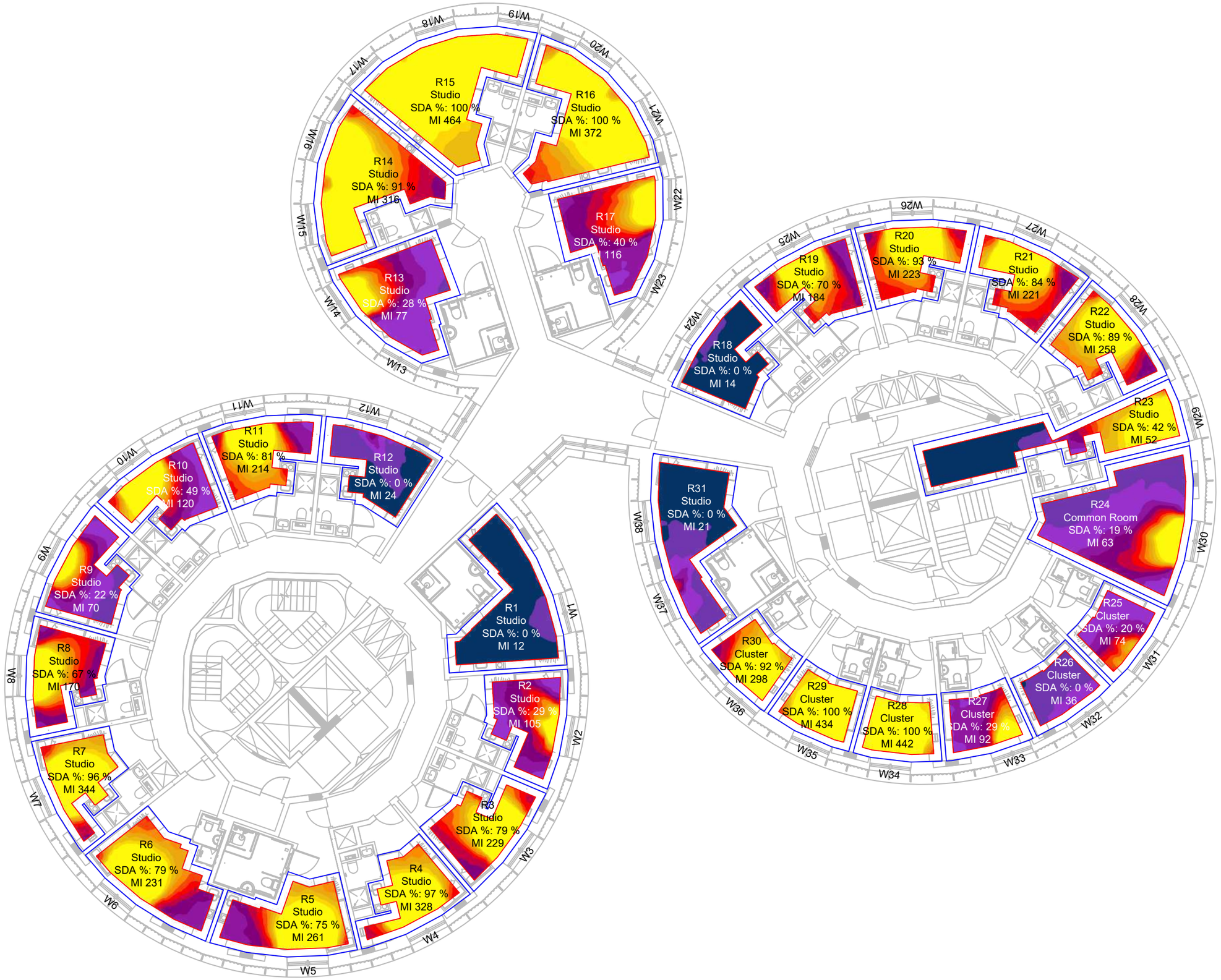
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
100 Chalk Farm Road PBSA

SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 506	

CONSIL



Second Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

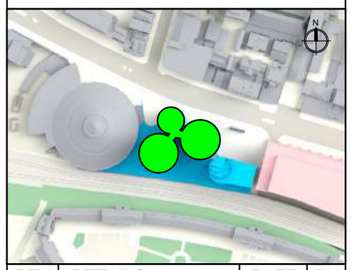
KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

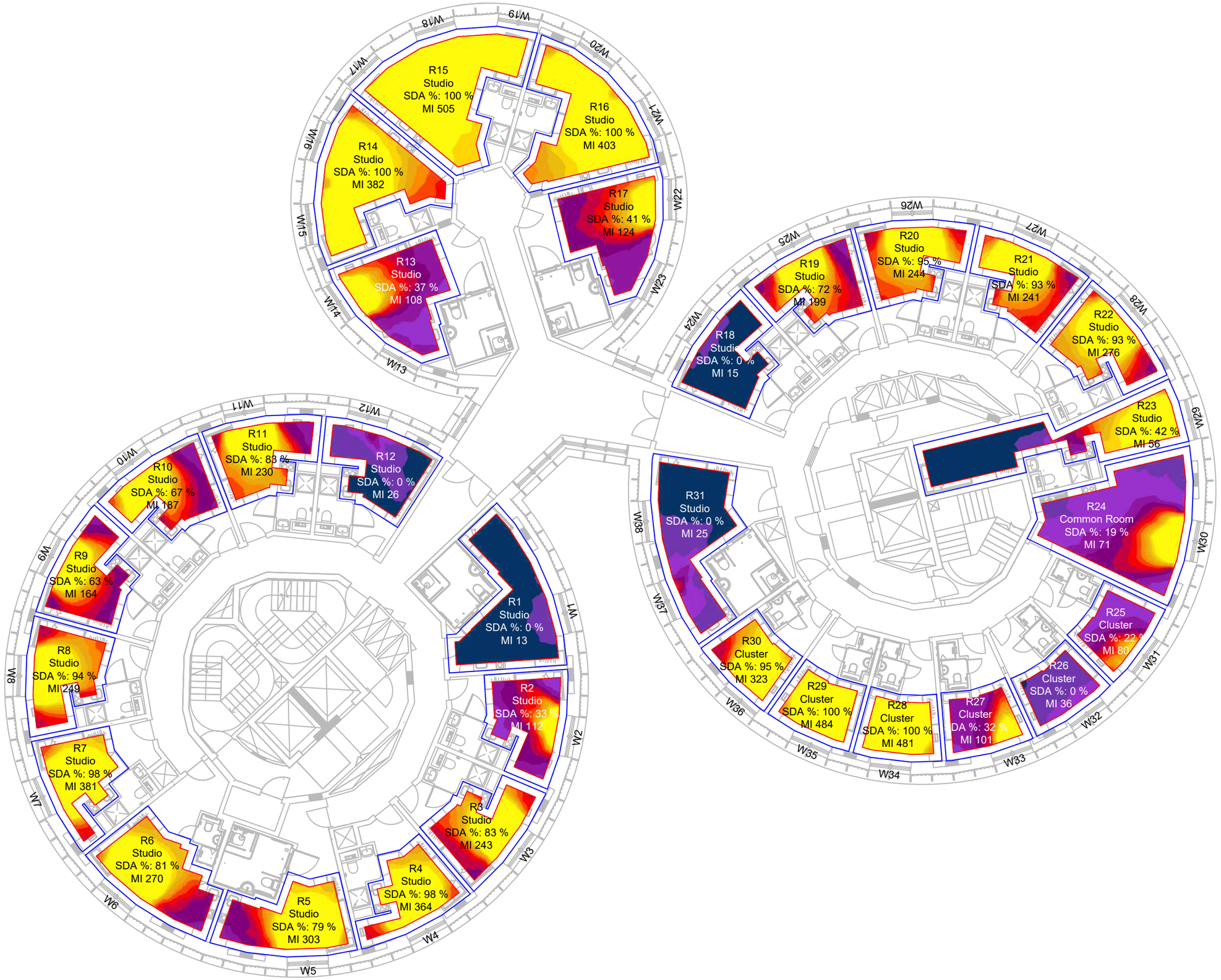
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
100 Chalk Farm Road PBSA

SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 507	

CONSIL



Third Floor

DO NOT SCALE

SOURCES OF INFORMATION:
DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

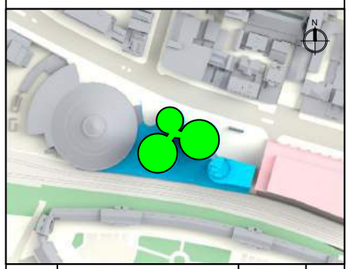
KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

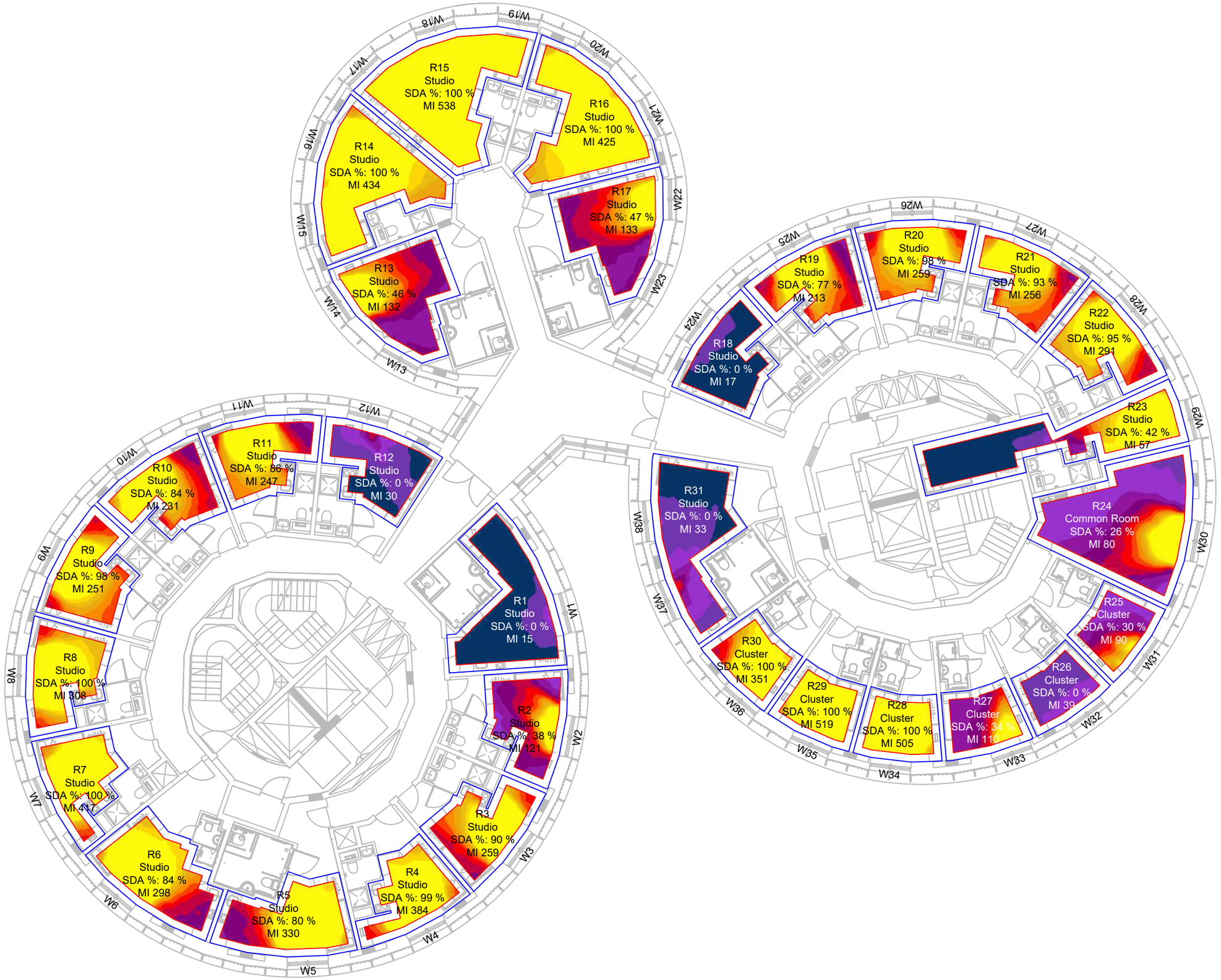
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
100 Chalk Farm Road PBSA

SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 508	

CONSIL



Fourth Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

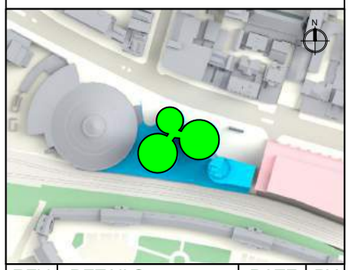
KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

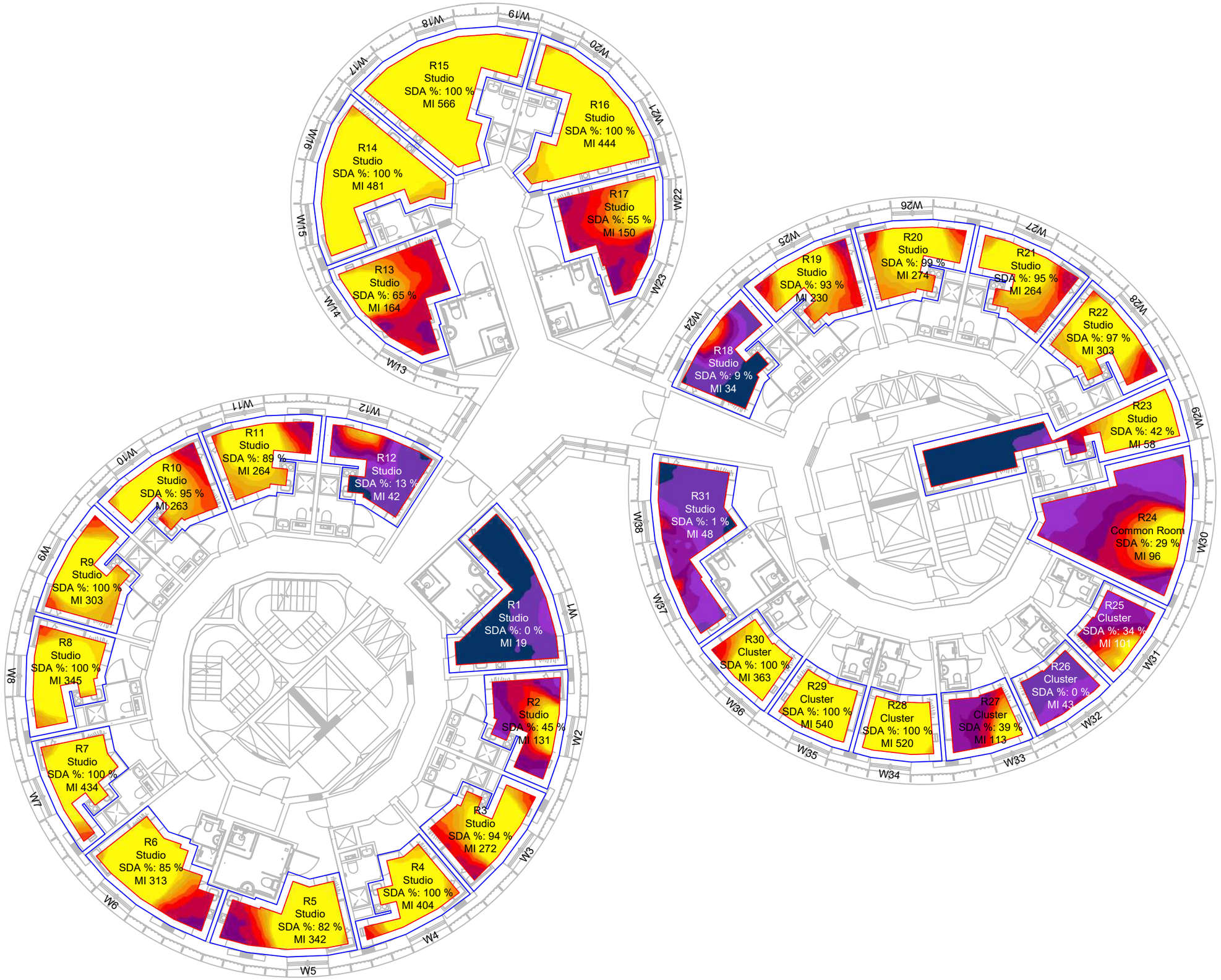
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
100 Chalk Farm Road PBSA

SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 509	

CONSIL



Fifth Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

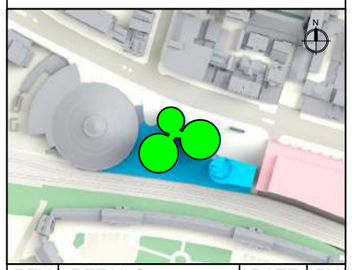
KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 | 175 150 125 100 75 | 50 25 0

MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

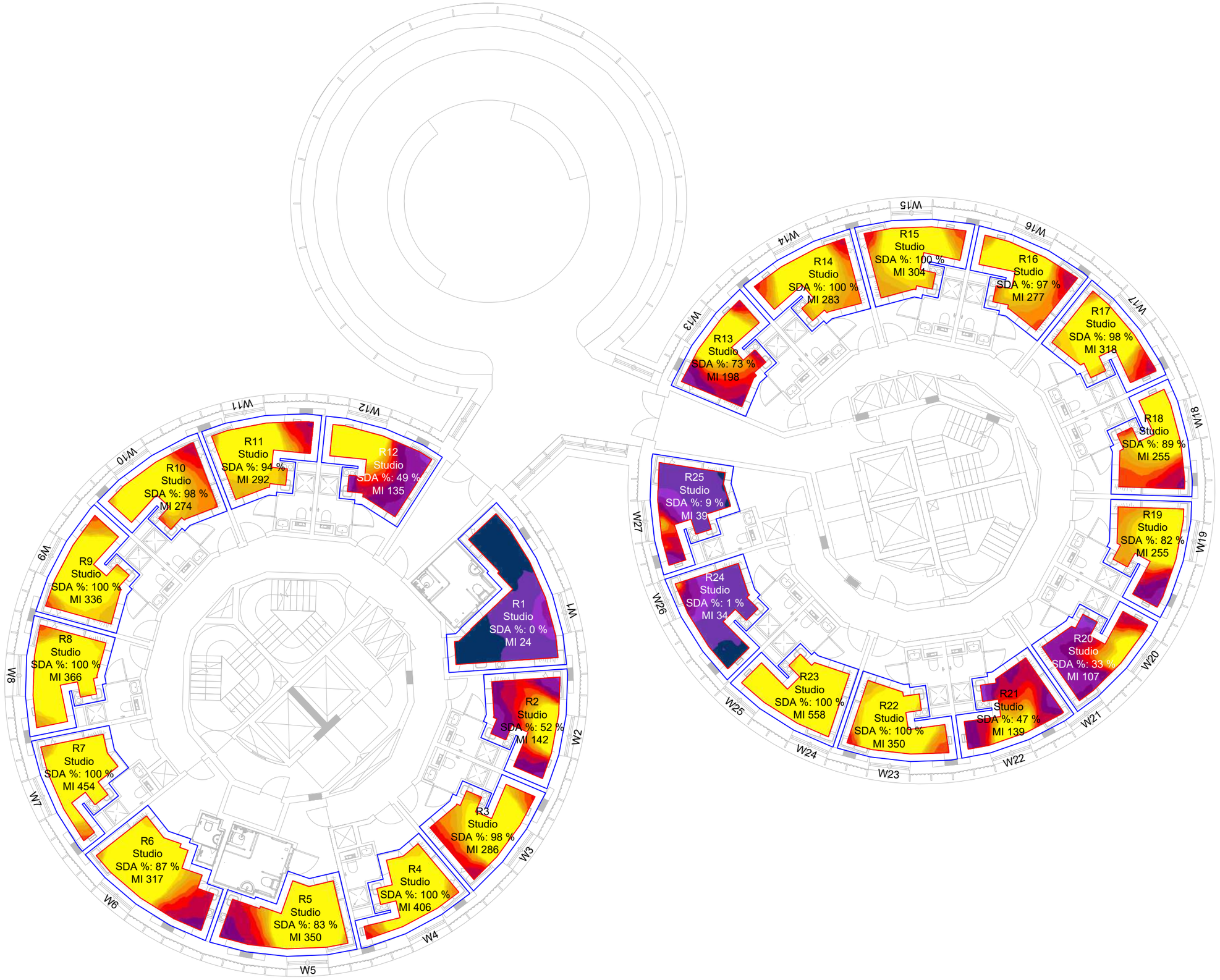
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
100 Chalk Farm Road PBSA

SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 510	

CONSIL



Sixth Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

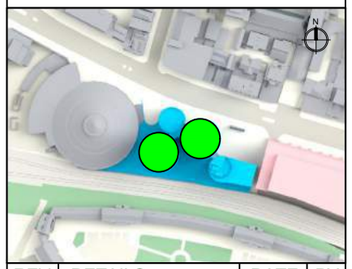
KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

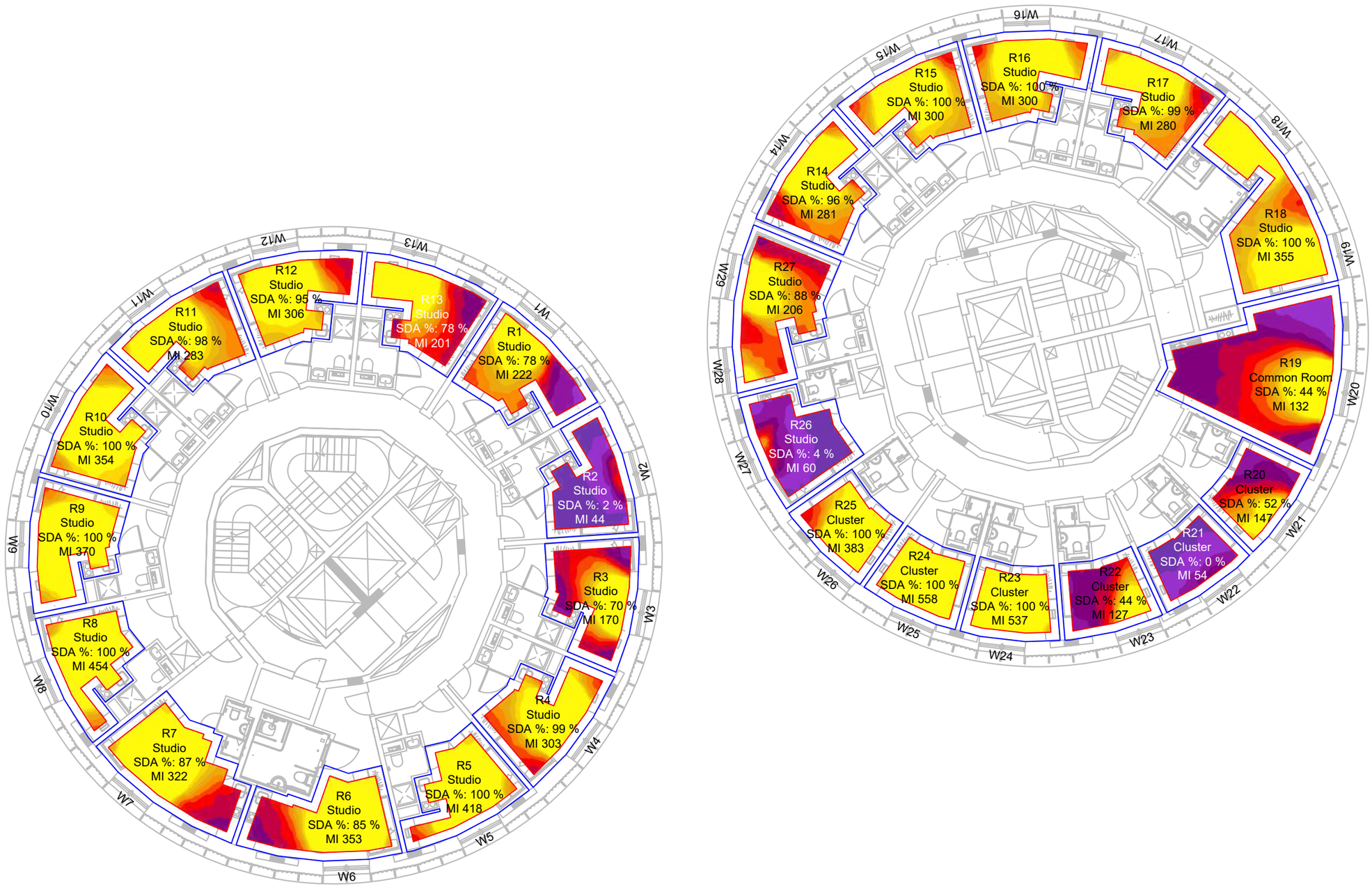
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
100 Chalk Farm Road PBSA

SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 511	

CONSIL



Seventh Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

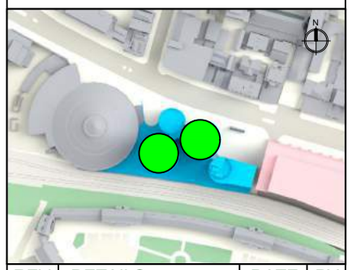
KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

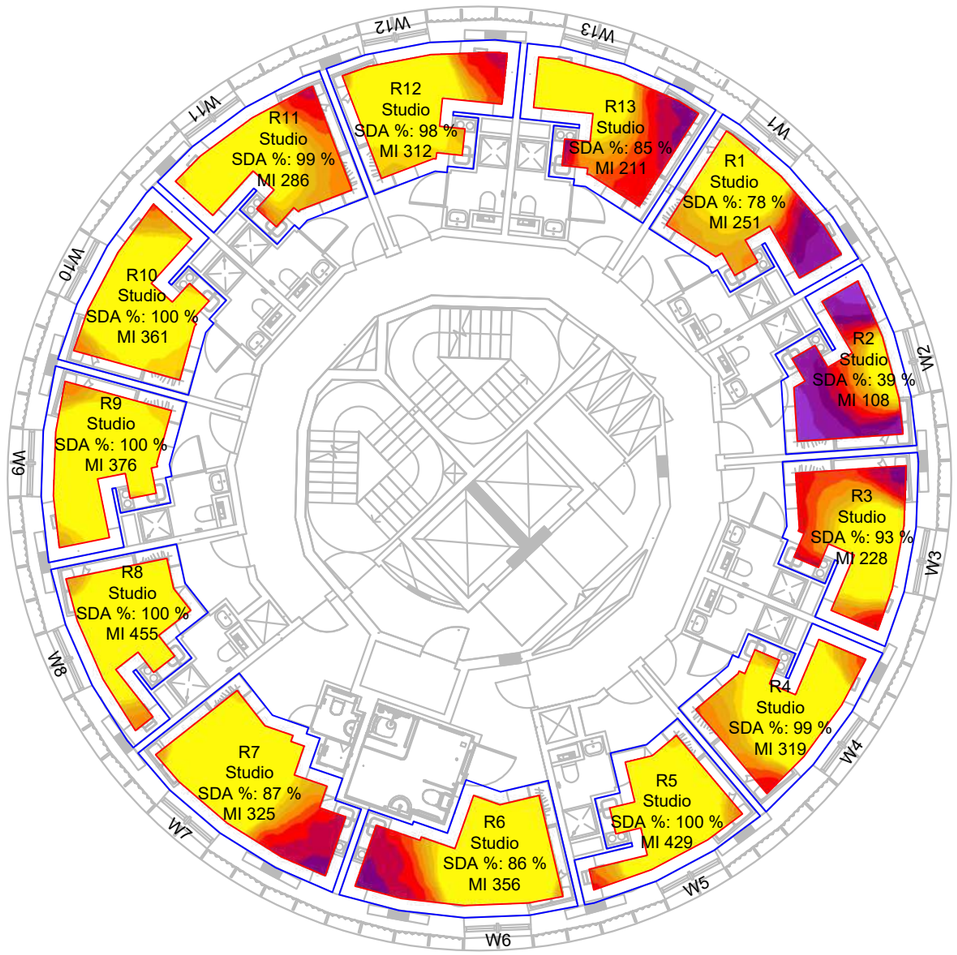
PROJECT
100 Chalk Farm Road, NW1 8EH
London

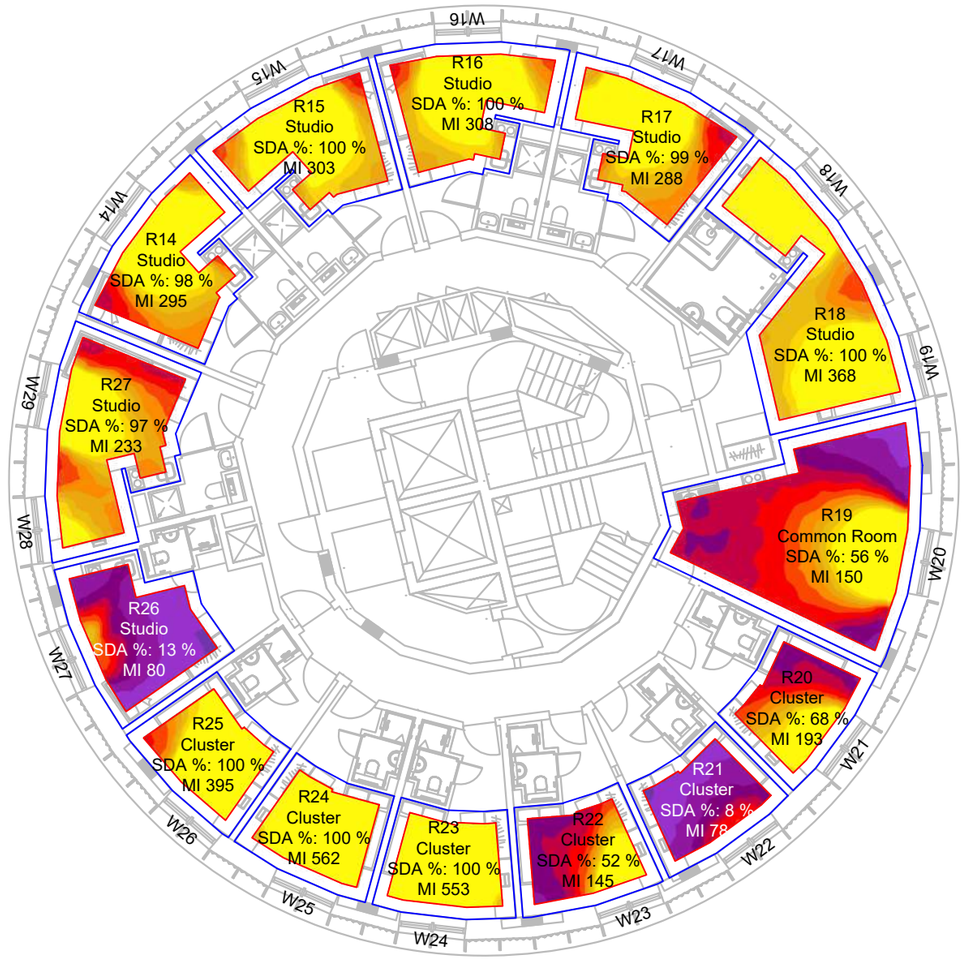
DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
100 Chalk Farm Road PBSA

SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 512	

CONSIL





Eighth Floor

DO NOT SCALE

SOURCES OF INFORMATION:
DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

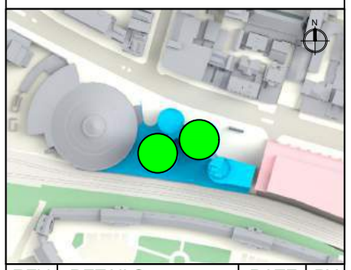
KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

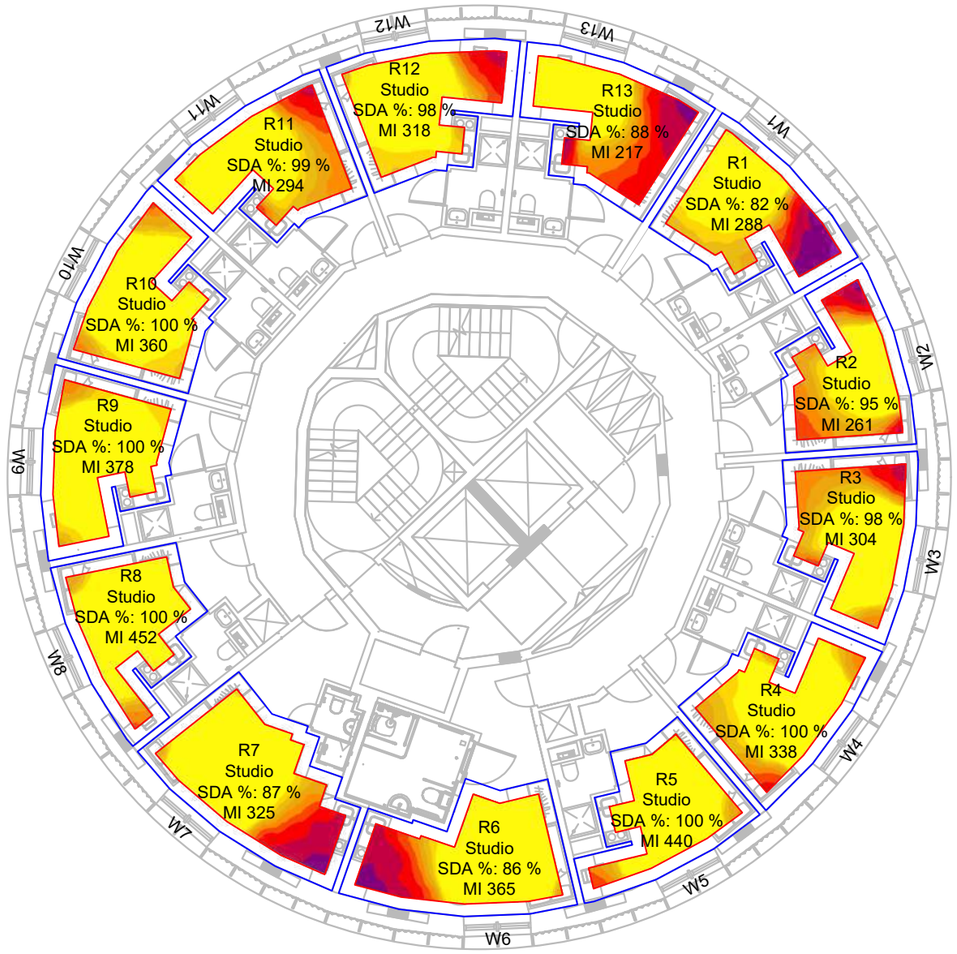
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
100 Chalk Farm Road PBSA

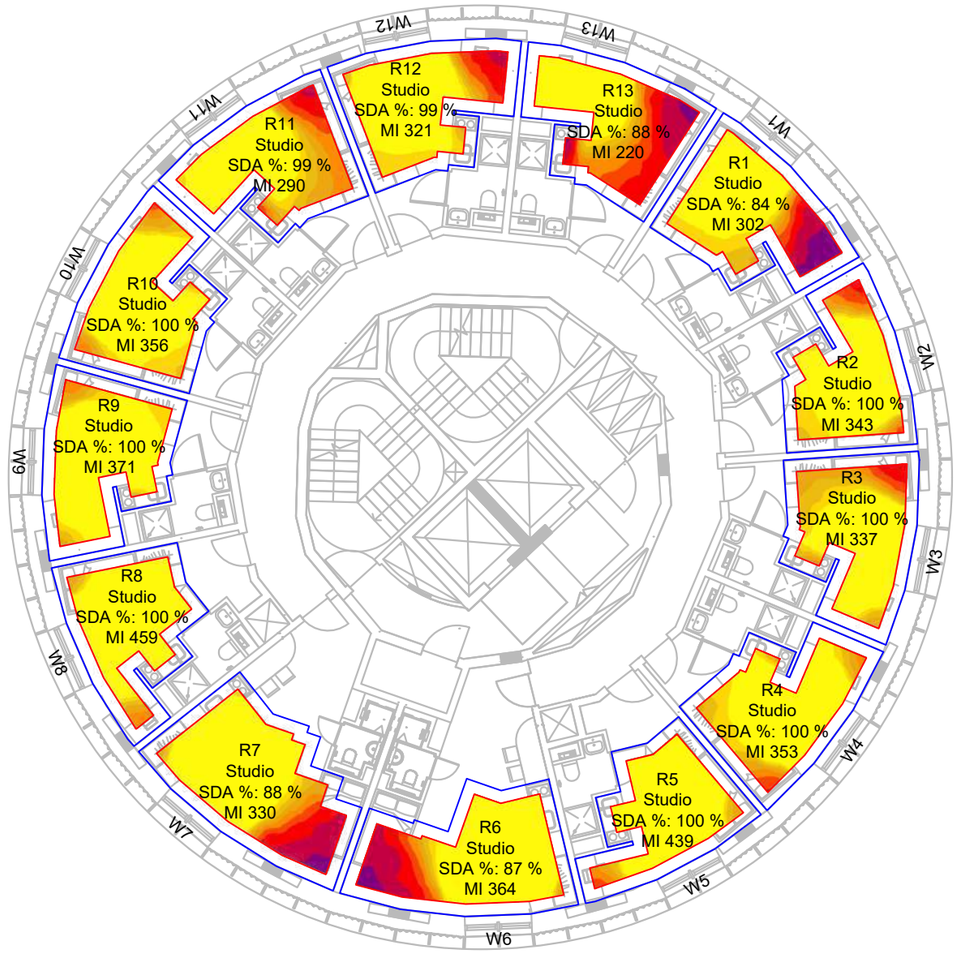
SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 513	

CONSIL



Ninth Floor



Tenth Floor

DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

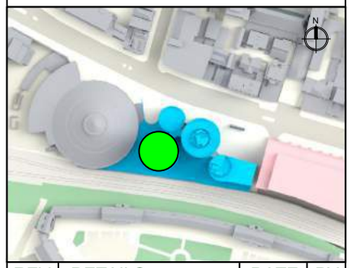
KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

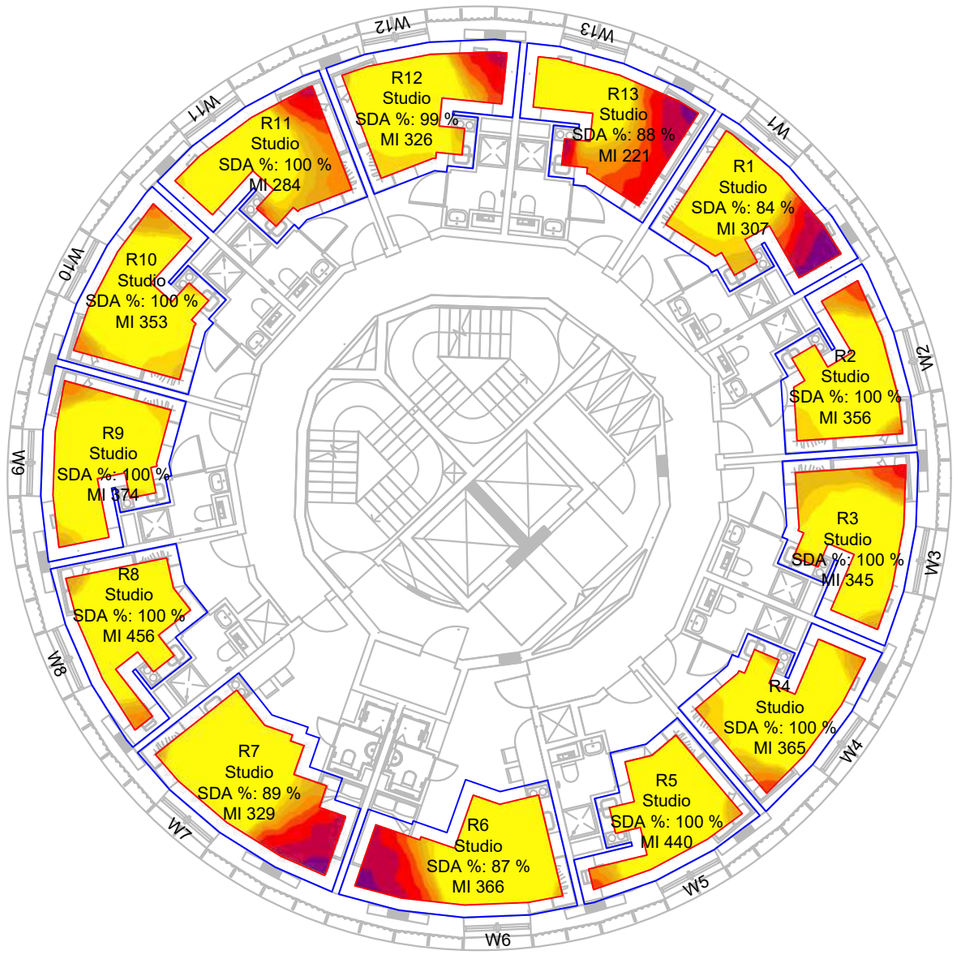
PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
100 Chalk Farm Road PBSA

SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 514	

CONSIL



Eleventh Floor

DO NOT SCALE

SOURCES OF INFORMATION:
DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

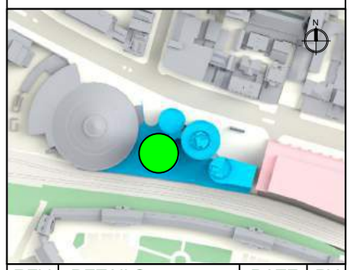
KEY

R1 Room Reference

Illuminance (Lux)

300 275 250 225 200 175 150 125 100 75 50 25 0

MI Median Illuminance (Lux)



REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

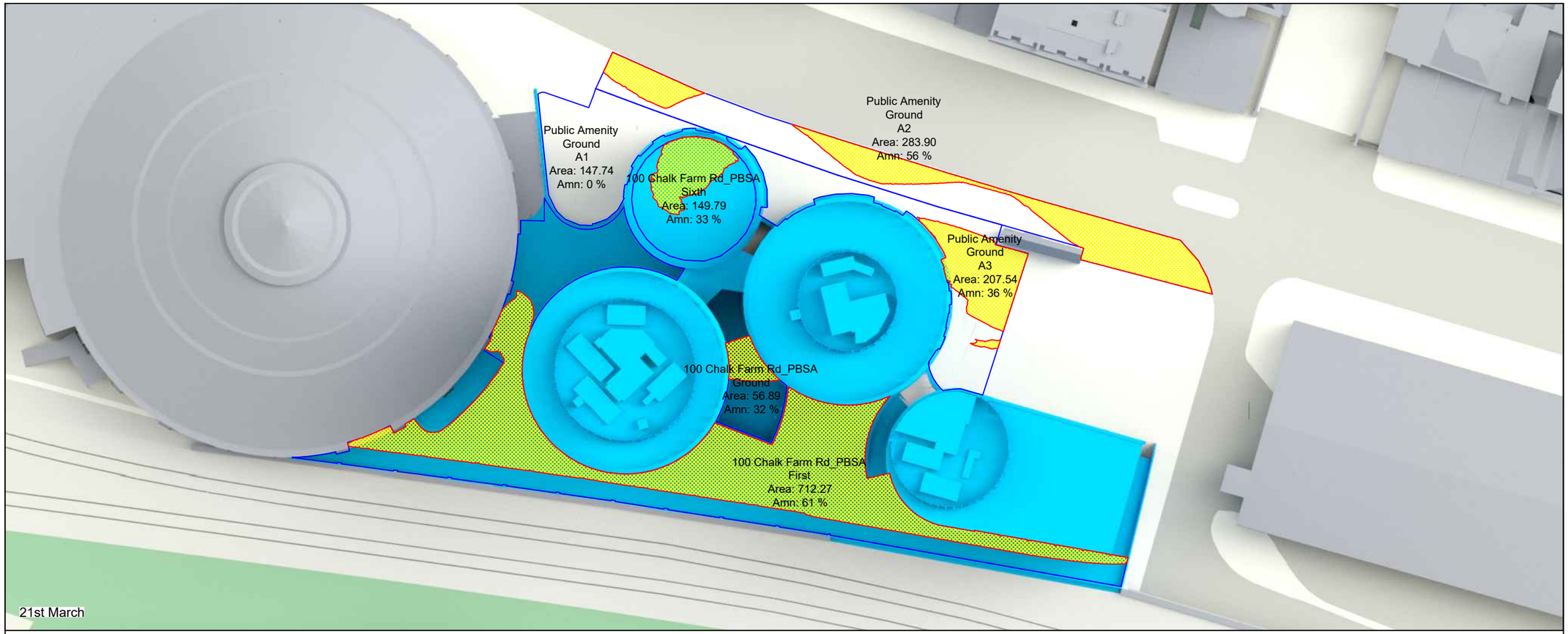
PROJECT
100 Chalk Farm Road, NW1 8EH
London

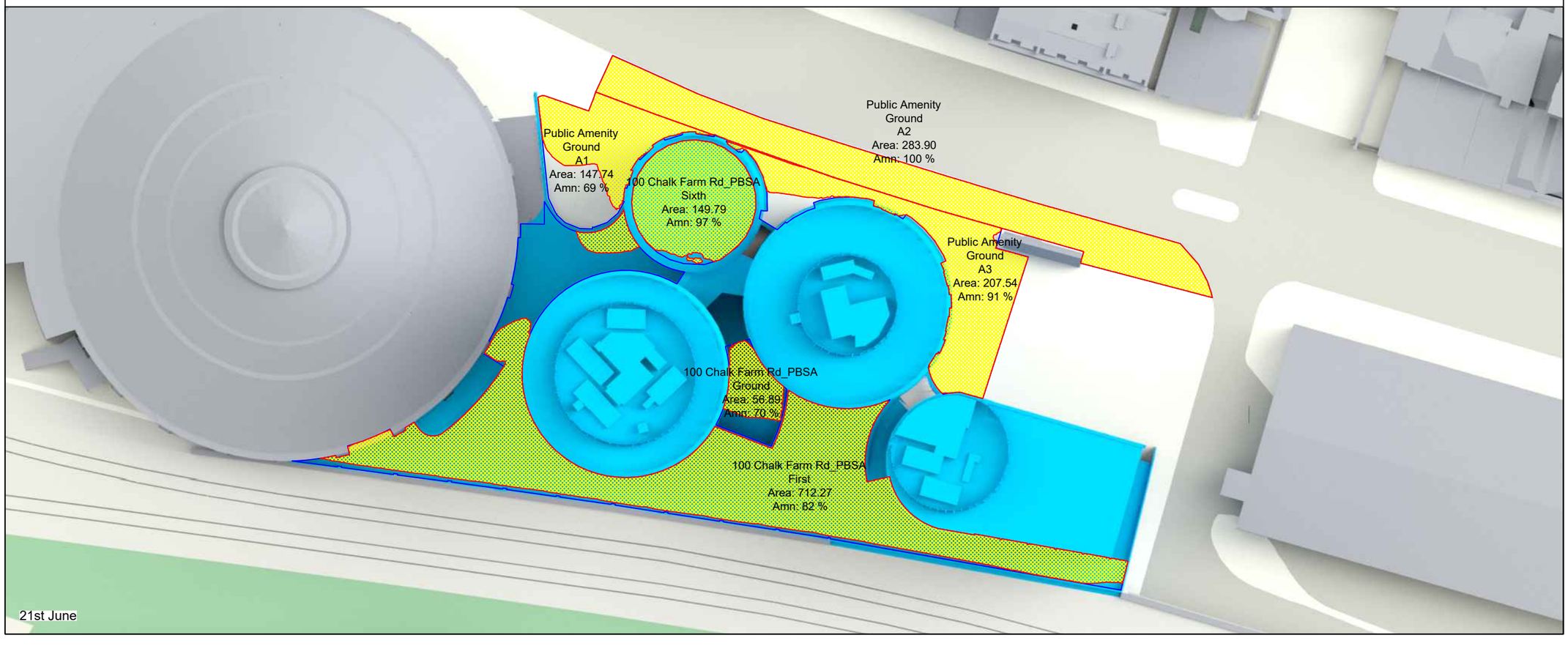
DRAWING TITLE
Illuminance (SDA or Spatial Daylight Autonomy) analysis
100 Chalk Farm Road PBSA

SCALE	DATE
1:150 @A3	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 515	

CONSIL





DO NOT SCALE

SOURCES OF INFORMATION:

DSDHA proposed scheme received on 02/01/2024

Cloud10 model and pointcloud received on 11/10/2022

Consil site photography taken on 26/09/2022 and 20/06/2023

N

KEY

Amenity area

Area receiving minimum 2 hours of direct sunlight

REV	DETAILS	DATE	BY
A	*	*	*

CLIENT
Regal Chalk Farm Limited

PROJECT
100 Chalk Farm Road, NW1 8EH
London

DRAWING TITLE
Permanent Overshadowing

SCALE	DATE
[Not to Scale]	11/01/2024
DRAWN BY	CHECKED BY
BG	JH

DWG No.	REV.
D+S /5/ 701	

CONSIL

APPENDIX F

ILLUMINANCE AND SUNLIGHT EXPOSURE RESULT SPREADSHEETS WITHIN THE PROPOSED SCHEME

CONSIL

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median Lux	Area Meeting Target Lux (m²)	Area Meeting Target Lux	Target Lux
Proposed Affordable Housing									
First	R1	Residential	Kitchen	8.38	5.17	341	4.65	90%	200
	R2	Residential	LD	25.60	19.81	239	15.09	76%	150
	R3	Residential	Bedroom	13.54	9.22	106	5.35	58%	100
	R4	Residential	Bedroom	10.86	7.25	145	6.59	91%	100
	R5	Residential	Bedroom	8.78	5.58	164	5.27	94%	100
	R6	Residential	LKD	27.62	21.49	126	8.79	41%	150
	R7	Residential	Bedroom	7.65	4.68	117	3.60	77%	100
	R8	Residential	Bedroom	10.77	7.19	109	4.80	67%	100
	R9	Residential	Bedroom	9.09	5.75	140	5.30	92%	100
Second	R1	Residential	Kitchen	11.47	7.55	65	0.93	12%	200
	R2	Residential	LD	39.32	32.06	267	30.13	94%	150
	R3	Residential	Bedroom	14.02	9.89	150	9.89	100%	100
	R4	Residential	Bedroom	10.86	7.25	206	7.25	100%	100
	R5	Residential	Bedroom	8.78	5.58	225	5.58	100%	100
	R6	Residential	LKD	27.62	21.49	180	13.56	63%	150
	R7	Residential	Bedroom	7.65	4.68	213	4.43	95%	100
	R8	Residential	Bedroom	11.91	8.11	197	8.11	100%	100
	R9	Residential	Bedroom	9.93	6.44	159	6.44	100%	100
Third	R1	Residential	Kitchen	11.47	7.55	71	1.07	14%	200
	R2	Residential	LD	39.32	32.06	306	31.15	97%	150
	R3	Residential	Bedroom	14.02	9.89	187	9.89	100%	100
	R4	Residential	Bedroom	10.86	7.25	250	7.25	100%	100
	R5	Residential	Bedroom	8.78	5.58	270	5.58	100%	100
	R6	Residential	LKD	27.62	21.49	217	19.41	90%	150
	R7	Residential	Bedroom	7.65	4.68	248	4.68	100%	100
	R8	Residential	Bedroom	11.91	8.11	229	8.11	100%	100
	R9	Residential	Bedroom	9.93	6.44	187	6.44	100%	100
Fourth	R1	Residential	Bedroom	12.55	8.65	85	3.28	38%	100
	R2	Residential	LKD	34.80	27.66	373	27.66	100%	150
	R3	Residential	LKD	30.38	23.48	152	12.64	54%	150
	R4	Residential	Bedroom	11.74	7.96	143	4.84	61%	100
	R5	Residential	Bedroom	10.38	6.47	233	6.47	100%	100
	R6	Residential	LKD	22.89	17.31	288	17.31	100%	150
	R7	Residential	Bedroom	10.28	6.62	196	6.15	93%	100
	R8	Residential	Bedroom	10.97	7.20	191	7.13	99%	100
Fifth	R1	Residential	Bedroom	12.55	8.65	96	3.69	43%	100
	R2	Residential	LKD	34.80	27.66	379	27.66	100%	150
	R3	Residential	LKD	30.38	23.48	161	13.89	59%	150
	R4	Residential	Bedroom	11.74	7.96	149	5.16	65%	100
	R5	Residential	Bedroom	10.38	6.47	245	6.47	100%	100
	R6	Residential	LKD	22.89	17.31	304	17.31	100%	150
	R7	Residential	Bedroom	10.28	6.62	207	6.62	100%	100
	R8	Residential	Bedroom	10.97	7.20	200	7.20	100%	100
Sixth	R1	Residential	Bedroom	12.55	8.65	103	4.68	54%	100
	R2	Residential	LKD	34.80	27.66	386	27.66	100%	150
	R3	Residential	LKD	30.38	23.48	167	15.47	66%	150
	R4	Residential	Bedroom	11.74	7.96	157	5.32	67%	100
	R5	Residential	Bedroom	10.38	6.47	250	6.47	100%	100
	R6	Residential	LKD	22.89	17.31	315	17.31	100%	150
	R7	Residential	Bedroom	10.28	6.62	215	6.62	100%	100
	R8	Residential	Bedroom	10.97	7.20	210	7.20	100%	100
Seventh	R1	Residential	Bedroom	12.55	8.65	113	5.69	66%	100
	R2	Residential	LKD	34.80	27.66	395	27.66	100%	150
	R3	Residential	LKD	30.38	23.48	169	16.55	70%	150
	R4	Residential	Bedroom	11.74	7.96	163	5.48	69%	100
	R5	Residential	Bedroom	10.38	6.47	262	6.47	100%	100
	R6	Residential	LKD	22.89	17.31	326	17.31	100%	150
	R7	Residential	Bedroom	10.28	6.62	227	6.62	100%	100
	R8	Residential	Bedroom	10.97	7.20	218	7.20	100%	100
Eighth	R1	Residential	Bedroom	12.55	8.65	145	7.20	83%	100
	R2	Residential	LKD	34.80	27.66	397	27.66	100%	150
	R3	Residential	LKD	30.38	23.48	172	16.89	72%	150
	R4	Residential	Bedroom	11.74	7.96	167	5.64	71%	100
	R5	Residential	Bedroom	10.38	6.47	272	6.47	100%	100
	R6	Residential	LKD	22.89	17.31	338	17.31	100%	150
	R7	Residential	Bedroom	10.28	6.62	238	6.62	100%	100
	R8	Residential	Bedroom	10.97	7.20	222	7.20	100%	100
Ninth	R1	Residential	Bedroom	12.55	8.65	192	8.65	100%	100
	R2	Residential	LKD	34.80	27.66	404	27.66	100%	150
	R3	Residential	LKD	30.38	23.48	177	17.55	75%	150
	R4	Residential	Bedroom	11.74	7.96	172	5.80	73%	100
	R5	Residential	Bedroom	10.38	6.47	276	6.47	100%	100
	R6	Residential	LKD	22.89	17.31	345	17.31	100%	150
	R7	Residential	Bedroom	10.28	6.62	244	6.62	100%	100
	R8	Residential	Bedroom	10.97	7.20	229	7.20	100%	100

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median Lux	Area Meeting Target Lux (m²)	Area Meeting Target Lux	Target Lux
100 Chalk Farm Rd_PBSA									
First	R1	Student Accommodation	Studio	18.32	12.37	13	0.00	0%	150
	R2	Student Accommodation	Studio	15.77	10.16	77	1.73	17%	150
	R3	Student Accommodation	Studio	10.63	6.17	305	5.80	94%	150
	R4	Student Accommodation	Studio	13.76	9.08	200	6.37	70%	150
	R5	Student Accommodation	Studio	14.65	9.98	196	7.13	71%	150
	R6	Student Accommodation	Studio	10.68	6.22	289	5.66	91%	150
	R7	Student Accommodation	Studio	11.86	7.39	104	2.31	31%	150
	R8	Student Accommodation	Studio	11.86	7.39	43	0.19	3%	150
	R9	Student Accommodation	Studio	11.86	7.40	73	2.57	35%	150
	R10	Student Accommodation	Studio	11.86	7.40	193	5.73	77%	150
	R11	Student Accommodation	Studio	12.13	7.62	22	0.00	0%	150
	R12	Student Accommodation	Studio	15.76	11.01	63	2.51	23%	150
	R13	Student Accommodation	Studio	19.81	13.80	283	11.22	81%	150
	R14	Student Accommodation	Studio	23.11	16.72	471	16.72	100%	150
	R15	Student Accommodation	Studio	19.68	13.65	384	13.30	97%	150
	R16	Student Accommodation	Studio	15.89	11.11	122	4.93	44%	150
	R17	Student Accommodation	Studio	11.78	7.34	13	0.00	0%	150
	R18	Student Accommodation	Studio	11.93	7.45	164	4.72	63%	150
	R19	Student Accommodation	Studio	11.93	7.45	192	6.27	84%	150
	R20	Student Accommodation	Studio	11.93	7.46	194	5.42	73%	150
	R21	Student Accommodation	Studio	11.92	7.46	227	6.33	85%	150
	R22	Student Accommodation	Studio	20.66	12.27	47	5.06	41%	150
	R23	Student Accommodation	Common Room	25.37	19.29	56	2.79	14%	150
	R24	Student Accommodation	Cluster	8.14	5.04	68	0.83	16%	150
	R25	Student Accommodation	Cluster	7.76	4.73	39	0.00	0%	150
	R26	Student Accommodation	Cluster	8.15	5.04	85	1.29	26%	150
	R27	Student Accommodation	Cluster	8.20	5.09	397	5.09	100%	150
	R28	Student Accommodation	Cluster	8.17	5.06	378	5.06	100%	150
	R29	Student Accommodation	Cluster	8.15	5.04	263	4.47	89%	150
	R30	Student Accommodation	Studio	17.83	11.95	21	0.04	0%	150
Second	R1	Student Accommodation	Studio	18.32	12.37	12	0.00	0%	150
	R2	Student Accommodation	Studio	11.86	7.39	105	2.16	29%	150
	R3	Student Accommodation	Studio	11.86	7.39	229	5.83	79%	150
	R4	Student Accommodation	Studio	10.63	6.17	328	6.01	97%	150
	R5	Student Accommodation	Studio	13.76	9.08	261	6.85	75%	150
	R6	Student Accommodation	Studio	14.65	9.98	231	7.93	79%	150
	R7	Student Accommodation	Studio	10.68	6.22	344	5.95	96%	150
	R8	Student Accommodation	Studio	11.86	7.39	170	4.96	67%	150
	R9	Student Accommodation	Studio	11.86	7.39	70	1.62	22%	150
	R10	Student Accommodation	Studio	11.86	7.40	120	3.60	49%	150
	R11	Student Accommodation	Studio	11.86	7.40	214	6.03	81%	150
	R12	Student Accommodation	Studio	12.13	7.62	24	0.00	0%	150
	R13	Student Accommodation	Studio	15.76	11.01	77	3.05	28%	150
	R14	Student Accommodation	Studio	19.81	13.80	316	12.51	91%	150
	R15	Student Accommodation	Studio	23.11	16.72	464	16.72	100%	150
	R16	Student Accommodation	Studio	19.68	13.65	372	13.65	100%	150
	R17	Student Accommodation	Studio	15.89	11.11	116	4.45	40%	150
	R18	Student Accommodation	Studio	11.78	7.34	14	0.00	0%	150
	R19	Student Accommodation	Studio	11.93	7.45	184	5.20	70%	150
	R20	Student Accommodation	Studio	11.93	7.45	223	6.94	93%	150
	R21	Student Accommodation	Studio	11.93	7.46	221	6.27	84%	150
	R22	Student Accommodation	Studio	11.92	7.46	258	6.62	89%	150
	R23	Student Accommodation	Studio	20.66	12.27	52	5.11	42%	150
	R24	Student Accommodation	Common Room	25.37	19.29	63	3.58	19%	150
	R25	Student Accommodation	Cluster	8.14	5.04	74	1.03	20%	150
	R26	Student Accommodation	Cluster	7.76	4.73	36	0.00	0%	150
	R27	Student Accommodation	Cluster	8.15	5.04	92	1.45	29%	150
	R28	Student Accommodation	Cluster	8.20	5.09	442	5.09	100%	150
	R29	Student Accommodation	Cluster	8.17	5.06	434	5.06	100%	150
	R30	Student Accommodation	Cluster	8.15	5.04	298	4.63	92%	150
	R31	Student Accommodation	Studio	17.83	11.95	21	0.04	0%	150
Third	R1	Student Accommodation	Studio	18.32	12.37	13	0.00	0%	150
	R2	Student Accommodation	Studio	11.86	7.39	112	2.47	33%	150
	R3	Student Accommodation	Studio	11.86	7.39	243	6.16	83%	150
	R4	Student Accommodation	Studio	10.63	6.17	364	6.06	98%	150
	R5	Student Accommodation	Studio	13.76	9.08	303	7.19	79%	150
	R6	Student Accommodation	Studio	14.65	9.98	270	8.11	81%	150
	R7	Student Accommodation	Studio	10.68	6.22	381	6.11	98%	150
	R8	Student Accommodation	Studio	11.86	7.39	249	6.92	94%	150
	R9	Student Accommodation	Studio	11.86	7.39	164	4.69	63%	150
	R10	Student Accommodation	Studio	11.86	7.40	187	4.96	67%	150
	R11	Student Accommodation	Studio	11.86	7.40	230	6.12	83%	150
	R12	Student Accommodation	Studio	12.13	7.62	26	0.00	0%	150
	R13	Student Accommodation	Studio	15.76	11.01	108	4.04	37%	150
	R14	Student Accommodation	Studio	19.81	13.80	382	13.80	100%	150
	R15	Student Accommodation	Studio	23.11	16.72	505	16.72	100%	150
	R16	Student Accommodation	Studio	19.68	13.65	403	13.65	100%	150

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median Lux	Area Meeting Target Lux (m²)	Area Meeting Target Lux	Target Lux
	R17	Student Accommodation	Studio	15.89	11.11	124	4.58	41%	150
	R18	Student Accommodation	Studio	11.78	7.34	15	0.00	0%	150
	R19	Student Accommodation	Studio	11.93	7.45	199	5.37	72%	150
	R20	Student Accommodation	Studio	11.93	7.45	244	7.06	95%	150
	R21	Student Accommodation	Studio	11.93	7.46	241	6.94	93%	150
	R22	Student Accommodation	Studio	11.92	7.46	276	6.91	93%	150
	R23	Student Accommodation	Studio	20.66	12.27	56	5.15	42%	150
	R24	Student Accommodation	Common Room	25.37	19.29	71	3.76	19%	150
	R25	Student Accommodation	Cluster	8.14	5.04	80	1.11	22%	150
	R26	Student Accommodation	Cluster	7.76	4.73	36	0.00	0%	150
	R27	Student Accommodation	Cluster	8.15	5.04	101	1.63	32%	150
	R28	Student Accommodation	Cluster	8.20	5.09	481	5.09	100%	150
	R29	Student Accommodation	Cluster	8.17	5.06	484	5.06	100%	150
	R30	Student Accommodation	Cluster	8.15	5.04	323	4.79	95%	150
	R31	Student Accommodation	Studio	17.83	11.95	25	0.04	0%	150
Fourth	R1	Student Accommodation	Studio	18.32	12.37	15	0.00	0%	150
	R2	Student Accommodation	Studio	11.86	7.39	121	2.80	38%	150
	R3	Student Accommodation	Studio	11.86	7.39	259	6.69	90%	150
	R4	Student Accommodation	Studio	10.63	6.17	384	6.12	99%	150
	R5	Student Accommodation	Studio	13.76	9.08	330	7.28	80%	150
	R6	Student Accommodation	Studio	14.65	9.98	298	8.34	84%	150
	R7	Student Accommodation	Studio	10.68	6.22	417	6.22	100%	150
	R8	Student Accommodation	Studio	11.86	7.39	308	7.39	100%	150
	R9	Student Accommodation	Studio	11.86	7.39	251	7.25	98%	150
	R10	Student Accommodation	Studio	11.86	7.40	231	6.23	84%	150
	R11	Student Accommodation	Studio	11.86	7.40	247	6.38	86%	150
	R12	Student Accommodation	Studio	12.13	7.62	30	0.00	0%	150
	R13	Student Accommodation	Studio	15.76	11.01	132	5.01	46%	150
	R14	Student Accommodation	Studio	19.81	13.80	434	13.80	100%	150
	R15	Student Accommodation	Studio	23.11	16.72	538	16.72	100%	150
	R16	Student Accommodation	Studio	19.68	13.65	425	13.65	100%	150
	R17	Student Accommodation	Studio	15.89	11.11	133	5.20	47%	150
	R18	Student Accommodation	Studio	11.78	7.34	17	0.00	0%	150
	R19	Student Accommodation	Studio	11.93	7.45	213	5.73	77%	150
	R20	Student Accommodation	Studio	11.93	7.45	259	7.29	98%	150
	R21	Student Accommodation	Studio	11.93	7.46	256	6.94	93%	150
	R22	Student Accommodation	Studio	11.92	7.46	291	7.07	95%	150
	R23	Student Accommodation	Studio	20.66	12.27	57	5.20	42%	150
	R24	Student Accommodation	Common Room	25.37	19.29	80	4.99	26%	150
	R25	Student Accommodation	Cluster	8.14	5.04	90	1.53	30%	150
	R26	Student Accommodation	Cluster	7.76	4.73	39	0.00	0%	150
	R27	Student Accommodation	Cluster	8.15	5.04	110	1.72	34%	150
	R28	Student Accommodation	Cluster	8.20	5.09	505	5.09	100%	150
	R29	Student Accommodation	Cluster	8.17	5.06	519	5.06	100%	150
	R30	Student Accommodation	Cluster	8.15	5.04	351	5.02	100%	150
	R31	Student Accommodation	Studio	17.83	11.95	33	0.04	0%	150
Fifth	R1	Student Accommodation	Studio	18.32	12.37	19	0.00	0%	150
	R2	Student Accommodation	Studio	11.86	7.39	131	3.34	45%	150
	R3	Student Accommodation	Studio	11.86	7.39	272	6.93	94%	150
	R4	Student Accommodation	Studio	10.63	6.17	404	6.17	100%	150
	R5	Student Accommodation	Studio	13.76	9.08	342	7.46	82%	150
	R6	Student Accommodation	Studio	14.65	9.98	313	8.52	85%	150
	R7	Student Accommodation	Studio	10.68	6.22	434	6.22	100%	150
	R8	Student Accommodation	Studio	11.86	7.39	345	7.39	100%	150
	R9	Student Accommodation	Studio	11.86	7.39	303	7.39	100%	150
	R10	Student Accommodation	Studio	11.86	7.40	263	7.00	95%	150
	R11	Student Accommodation	Studio	11.86	7.40	264	6.59	89%	150
	R12	Student Accommodation	Studio	12.13	7.62	42	0.96	13%	150
	R13	Student Accommodation	Studio	15.76	11.01	164	7.11	65%	150
	R14	Student Accommodation	Studio	19.81	13.80	481	13.80	100%	150
	R15	Student Accommodation	Studio	23.11	16.72	566	16.72	100%	150
	R16	Student Accommodation	Studio	19.68	13.65	444	13.65	100%	150
	R17	Student Accommodation	Studio	15.89	11.11	150	6.15	55%	150
	R18	Student Accommodation	Studio	11.78	7.34	34	0.66	9%	150
	R19	Student Accommodation	Studio	11.93	7.45	230	6.92	93%	150
	R20	Student Accommodation	Studio	11.93	7.45	274	7.40	99%	150
	R21	Student Accommodation	Studio	11.93	7.46	264	7.11	95%	150
	R22	Student Accommodation	Studio	11.92	7.46	303	7.22	97%	150
	R23	Student Accommodation	Studio	20.66	12.27	58	5.20	42%	150
	R24	Student Accommodation	Common Room	25.37	19.29	96	5.61	29%	150
	R25	Student Accommodation	Cluster	8.14	5.04	101	1.71	34%	150
	R26	Student Accommodation	Cluster	7.76	4.73	43	0.00	0%	150
	R27	Student Accommodation	Cluster	8.15	5.04	113	1.95	39%	150
	R28	Student Accommodation	Cluster	8.20	5.09	520	5.09	100%	150
	R29	Student Accommodation	Cluster	8.17	5.06	540	5.06	100%	150
	R30	Student Accommodation	Cluster	8.15	5.04	363	5.02	100%	150
	R31	Student Accommodation	Studio	17.83	11.95	48	0.08	1%	150

Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median Lux	Area Meeting Target Lux (m²)	Area Meeting Target Lux	Target Lux
Sixth	R1	Student Accommodation	Studio	18.32	12.37	24	0.00	0%	150
	R2	Student Accommodation	Studio	11.86	7.39	142	3.83	52%	150
	R3	Student Accommodation	Studio	11.86	7.39	286	7.21	98%	150
	R4	Student Accommodation	Studio	10.63	6.17	406	6.17	100%	150
	R5	Student Accommodation	Studio	13.76	9.08	350	7.58	83%	150
	R6	Student Accommodation	Studio	14.65	9.98	317	8.69	87%	150
	R7	Student Accommodation	Studio	10.68	6.22	454	6.22	100%	150
	R8	Student Accommodation	Studio	11.86	7.39	366	7.39	100%	150
	R9	Student Accommodation	Studio	11.86	7.39	336	7.39	100%	150
	R10	Student Accommodation	Studio	11.86	7.40	274	7.22	98%	150
	R11	Student Accommodation	Studio	11.86	7.40	292	6.96	94%	150
	R12	Student Accommodation	Studio	12.13	7.62	135	3.73	49%	150
	R13	Student Accommodation	Studio	11.24	6.88	198	5.01	73%	150
	R14	Student Accommodation	Studio	11.59	7.16	283	7.14	100%	150
	R15	Student Accommodation	Studio	11.56	7.14	304	7.14	100%	150
	R16	Student Accommodation	Studio	11.53	7.11	277	6.87	97%	150
	R17	Student Accommodation	Studio	11.34	6.96	318	6.84	98%	150
	R18	Student Accommodation	Studio	11.33	6.95	255	6.21	89%	150
	R19	Student Accommodation	Studio	11.32	6.94	255	5.72	82%	150
	R20	Student Accommodation	Studio	11.35	6.96	107	2.30	33%	150
	R21	Student Accommodation	Studio	11.42	7.02	139	3.31	47%	150
	R22	Student Accommodation	Studio	11.42	7.02	350	7.02	100%	150
	R23	Student Accommodation	Studio	11.42	7.02	558	7.02	100%	150
	R24	Student Accommodation	Studio	11.25	6.88	34	0.08	1%	150
	R25	Student Accommodation	Studio	11.27	6.74	39	0.59	9%	150
Seventh	R1	Student Accommodation	Studio	11.87	7.40	222	5.74	78%	150
	R2	Student Accommodation	Studio	10.78	6.47	44	0.12	2%	150
	R3	Student Accommodation	Studio	11.86	7.39	170	5.14	70%	150
	R4	Student Accommodation	Studio	11.86	7.39	303	7.30	99%	150
	R5	Student Accommodation	Studio	10.63	6.17	418	6.17	100%	150
	R6	Student Accommodation	Studio	13.76	9.08	353	7.70	85%	150
	R7	Student Accommodation	Studio	14.65	9.98	322	8.69	87%	150
	R8	Student Accommodation	Studio	10.68	6.22	454	6.22	100%	150
	R9	Student Accommodation	Studio	11.86	7.39	370	7.39	100%	150
	R10	Student Accommodation	Studio	11.86	7.39	354	7.39	100%	150
	R11	Student Accommodation	Studio	11.86	7.40	283	7.28	98%	150
	R12	Student Accommodation	Studio	11.86	7.40	306	7.05	95%	150
	R13	Student Accommodation	Studio	12.13	7.62	201	5.96	78%	150
	R14	Student Accommodation	Studio	11.78	7.34	281	7.07	96%	150
	R15	Student Accommodation	Studio	11.93	7.45	300	7.45	100%	150
	R16	Student Accommodation	Studio	11.93	7.45	300	7.45	100%	150
	R17	Student Accommodation	Studio	11.93	7.46	280	7.36	99%	150
	R18	Student Accommodation	Studio	18.34	12.18	355	12.18	100%	150
	R19	Student Accommodation	Common Room	25.37	19.29	132	8.50	44%	150
	R20	Student Accommodation	Cluster	8.14	5.04	147	2.62	52%	150
	R21	Student Accommodation	Cluster	7.76	4.73	54	0.00	0%	150
	R22	Student Accommodation	Cluster	8.15	5.04	127	2.20	44%	150
	R23	Student Accommodation	Cluster	8.20	5.09	537	5.09	100%	150
	R24	Student Accommodation	Cluster	8.17	5.06	558	5.06	100%	150
	R25	Student Accommodation	Cluster	8.15	5.04	383	5.04	100%	150
	R26	Student Accommodation	Studio	10.95	7.12	60	0.27	4%	150
	R27	Student Accommodation	Studio	14.68	9.58	206	8.42	88%	150
Eighth	R1	Student Accommodation	Studio	11.87	7.40	251	5.76	78%	150
	R2	Student Accommodation	Studio	10.78	6.47	108	2.50	39%	150
	R3	Student Accommodation	Studio	11.86	7.39	228	6.87	93%	150
	R4	Student Accommodation	Studio	11.86	7.39	319	7.33	99%	150
	R5	Student Accommodation	Studio	10.63	6.17	429	6.17	100%	150
	R6	Student Accommodation	Studio	13.76	9.08	356	7.79	86%	150
	R7	Student Accommodation	Studio	14.65	9.98	325	8.69	87%	150
	R8	Student Accommodation	Studio	10.68	6.22	455	6.22	100%	150
	R9	Student Accommodation	Studio	11.86	7.39	376	7.39	100%	150
	R10	Student Accommodation	Studio	11.86	7.39	361	7.39	100%	150
	R11	Student Accommodation	Studio	11.86	7.40	286	7.31	99%	150
	R12	Student Accommodation	Studio	11.86	7.40	312	7.24	98%	150
	R13	Student Accommodation	Studio	12.13	7.62	211	6.49	85%	150
	R14	Student Accommodation	Studio	11.78	7.34	295	7.22	98%	150
	R15	Student Accommodation	Studio	11.93	7.45	303	7.45	100%	150
	R16	Student Accommodation	Studio	11.93	7.45	308	7.45	100%	150
	R17	Student Accommodation	Studio	11.93	7.46	288	7.37	99%	150
	R18	Student Accommodation	Studio	18.34	12.18	368	12.18	100%	150
	R19	Student Accommodation	Common Room	25.37	19.29	150	10.85	56%	150
	R20	Student Accommodation	Cluster	8.14	5.04	193	3.45	68%	150
	R21	Student Accommodation	Cluster	7.76	4.73	78	0.38	8%	150
	R22	Student Accommodation	Cluster	8.15	5.04	145	2.61	52%	150
	R23	Student Accommodation	Cluster	8.20	5.09	553	5.09	100%	150
	R24	Student Accommodation	Cluster	8.17	5.06	562	5.06	100%	150
	R25	Student Accommodation	Cluster	8.15	5.04	395	5.04	100%	150
	R26	Student Accommodation	Studio	10.95	7.12	80	0.91	13%	150
	R27	Student Accommodation	Studio	14.68	9.58	233	9.28	97%	150

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Floor Ref.	Room Ref.	Property Type	Room Use.	Room Area (m²)	Effective Area (m²)	Median Lux	Area Meeting Target Lux (m²)	Area Meeting Target Lux	Target Lux
Ninth	R1	Student Accommodation	Studio	11.87	7.40	288	6.04	82%	150
	R2	Student Accommodation	Studio	10.78	6.47	261	6.12	95%	150
	R3	Student Accommodation	Studio	11.86	7.39	304	7.25	98%	150
	R4	Student Accommodation	Studio	11.86	7.39	338	7.39	100%	150
	R5	Student Accommodation	Studio	10.63	6.17	440	6.17	100%	150
	R6	Student Accommodation	Studio	13.76	9.08	365	7.79	86%	150
	R7	Student Accommodation	Studio	14.65	9.98	325	8.71	87%	150
	R8	Student Accommodation	Studio	10.68	6.22	452	6.22	100%	150
	R9	Student Accommodation	Studio	11.86	7.39	378	7.39	100%	150
	R10	Student Accommodation	Studio	11.86	7.39	360	7.39	100%	150
	R11	Student Accommodation	Studio	11.86	7.40	294	7.31	99%	150
	R12	Student Accommodation	Studio	11.86	7.40	318	7.27	98%	150
	R13	Student Accommodation	Studio	12.13	7.62	217	6.71	88%	150
Tenth	R1	Student Accommodation	Studio	11.87	7.40	302	6.24	84%	150
	R2	Student Accommodation	Studio	10.78	6.47	343	6.47	100%	150
	R3	Student Accommodation	Studio	11.86	7.39	337	7.39	100%	150
	R4	Student Accommodation	Studio	11.86	7.39	353	7.39	100%	150
	R5	Student Accommodation	Studio	10.63	6.17	439	6.17	100%	150
	R6	Student Accommodation	Studio	13.76	9.08	364	7.88	87%	150
	R7	Student Accommodation	Studio	14.65	9.98	330	8.80	88%	150
	R8	Student Accommodation	Studio	10.68	6.22	459	6.22	100%	150
	R9	Student Accommodation	Studio	11.86	7.39	371	7.39	100%	150
	R10	Student Accommodation	Studio	11.86	7.39	356	7.39	100%	150
	R11	Student Accommodation	Studio	11.86	7.40	290	7.31	99%	150
	R12	Student Accommodation	Studio	11.86	7.40	321	7.31	99%	150
	R13	Student Accommodation	Studio	12.13	7.62	220	6.74	88%	150
Eleventh	R1	Student Accommodation	Studio	11.87	7.40	307	6.24	84%	150
	R2	Student Accommodation	Studio	10.78	6.47	356	6.47	100%	150
	R3	Student Accommodation	Studio	11.86	7.39	345	7.39	100%	150
	R4	Student Accommodation	Studio	11.86	7.39	365	7.39	100%	150
	R5	Student Accommodation	Studio	10.63	6.17	440	6.17	100%	150
	R6	Student Accommodation	Studio	13.76	9.08	366	7.88	87%	150
	R7	Student Accommodation	Studio	14.65	9.98	329	8.91	89%	150
	R8	Student Accommodation	Studio	10.68	6.22	456	6.22	100%	150
	R9	Student Accommodation	Studio	11.86	7.39	374	7.39	100%	150
	R10	Student Accommodation	Studio	11.86	7.39	353	7.39	100%	150
	R11	Student Accommodation	Studio	11.86	7.40	284	7.37	100%	150
	R12	Student Accommodation	Studio	11.86	7.40	326	7.31	99%	150
	R13	Student Accommodation	Studio	12.13	7.62	221	6.74	88%	150

CONSIL

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Proposed Affordable Housing						
First	R1	Kitchen	W1	226°	5	
					5	High
First	R2	LD	W2	202°	5.9	
			W3	190°	5.6	
			W4	106°	0	
					6.6	High
First	R3	Bedroom	W5	196°	0	
			W6	196°	0	
					0	Below
First	R4	Bedroom	W7	196°	0	
			W8	196°	0	
					0	Below
First	R5	Bedroom	W9	196°	0.3	
			W10	196°	0.8	
					1.1	Below
First	R6	LKD	W11	196°	1.8	
			W12	196°	1.5	
			W13	196°	3.1	
					4.4	High
First	R7	Bedroom	W14	16°N	0	
					0	Below
First	R8	Bedroom	W15	16°N	0	
					0	Below
First	R9	Bedroom	W16	16°N	0	
					0	Below
Second	R1	Kitchen	W1	286°N	1.1	
					1.1	Below
Second	R2	LD	W2	226°	4.3	
			W3	202°	4.8	
			W4	190°	4.4	
			W5	106°	0	
					6.5	High
Second	R3	Bedroom	W6	196°	0	
			W7	196°	0	
					0	Below
Second	R4	Bedroom	W8	196°	0	
			W9	196°	0	
					0	Below
Second	R5	Bedroom	W10	196°	0.3	
			W11	196°	0.8	
					1.1	Below
Second	R6	LKD	W12	196°	1.8	
			W13	196°	1.5	
			W14	196°	3.1	
					4.4	High
Second	R7	Bedroom	W15	16°N	0	
					0	Below
Second	R8	Bedroom	W16	16°N	0	
					0	Below
Second	R9	Bedroom	W17	16°N	0	
					0	Below
Third	R1	Kitchen	W1	286°N	1.1	
					1.1	Below
Third	R2	LD	W2	226°	4.3	
			W3	202°	4.8	
			W4	190°	4.4	
			W5	106°	0	
					6.5	High
Third	R3	Bedroom	W6	196°	0	
			W7	196°	0	
					0	Below
Third	R4	Bedroom	W8	196°	0	
			W9	196°	0	
					0	Below
Third	R5	Bedroom	W10	196°	0.3	
			W11	196°	0.8	
					1.1	Below
Third	R6	LKD	W12	196°	1.8	
			W13	196°	1.5	
			W14	196°	3.1	
					4.4	High
Third	R7	Bedroom	W15	16°N	0	
					0	Below

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Third	R8	Bedroom	W16	16°N	0	
					0	Below
Third	R9	Bedroom	W17	16°N	0	
					0	Below
Fourth	R1	Bedroom	W1	286°N	1.1	
					1.1	Below
Fourth	R2	LKD	W2	226°	4.3	
			W3	202°	4.8	
			W4	190°	4.4	
			W5	106°	0	
					6.5	High
Fourth	R3	LKD	W6	196°	0	
			W8	196°	0	
			W9	196°	0.5	
					0.5	Below
Fourth	R4	Bedroom	W7	196°	0	
					0	Below
Fourth	R5	Bedroom	W10	196°	0	
			W11	196°	0.2	
					0.2	Below
Fourth	R6	LKD	W12	196°	1.8	
			W13	196°	1.5	
			W14	196°	3.1	
					4.4	High
Fourth	R7	Bedroom	W15	16°N	0	
					0	Below
Fourth	R8	Bedroom	W16	16°N	0	
					0	Below
Fifth	R1	Bedroom	W1	286°N	1.1	
					1.1	Below
Fifth	R2	LKD	W2	226°	4.3	
			W3	202°	4.8	
			W4	190°	4.4	
			W5	106°	0	
					6.5	High
Fifth	R3	LKD	W6	196°	0	
			W8	196°	0	
			W9	196°	0.5	
					0.5	Below
Fifth	R4	Bedroom	W7	196°	0	
					0	Below
Fifth	R5	Bedroom	W10	196°	0	
			W11	196°	0.2	
					0.2	Below
Fifth	R6	LKD	W12	196°	1.8	
			W13	196°	1.5	
			W14	196°	3.1	
					4.4	High
Fifth	R7	Bedroom	W15	16°N	0	
					0	Below
Fifth	R8	Bedroom	W16	16°N	0	
					0	Below
Sixth	R1	Bedroom	W1	286°N	1.1	
					1.1	Below
Sixth	R2	LKD	W2	226°	4.3	
			W3	202°	4.8	
			W4	190°	4.4	
			W5	106°	0	
					6.5	High
Sixth	R3	LKD	W6	196°	0	
			W8	196°	0.5	
			W9	196°	0	
					0.5	Below
Sixth	R4	Bedroom	W7	196°	0	
					0	Below
Sixth	R5	Bedroom	W10	196°	0	
			W11	196°	0.2	
					0.2	Below
Sixth	R6	LKD	W12	196°	1.8	
			W13	196°	1.5	
			W14	196°	3.1	
					4.4	High
Sixth	R7	Bedroom	W15	16°N	0	
					0	Below
Sixth	R8	Bedroom	W16	16°N	0	
					0	Below

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Seventh	R1	Bedroom	W1	286°N	1.1	
					1.1	Below
Seventh	R2	LKD	W2	226°	4.3	
			W3	202°	4.8	
			W4	190°	4.4	
			W5	106°	0	
					6.5	High
Seventh	R3	LKD	W6	196°	0	
			W8	196°	0.5	
			W9	196°	0	
					0.5	Below
Seventh	R4	Bedroom	W7	196°	0	
					0	Below
Seventh	R5	Bedroom	W10	196°	0	
			W11	196°	0.2	
					0.2	Below
Seventh	R6	LKD	W12	196°	1.8	
			W13	196°	1.5	
			W14	196°	3.1	
					4.4	High
Seventh	R7	Bedroom	W15	16°N	0	
					0	Below
Seventh	R8	Bedroom	W16	16°N	0	
					0	Below
Eighth	R1	Bedroom	W1	286°N	1.1	
					1.1	Below
Eighth	R2	LKD	W2	226°	4.3	
			W3	202°	4.8	
			W4	190°	4.4	
			W5	106°	0	
					6.5	High
Eighth	R3	LKD	W6	196°	0	
			W8	196°	0.5	
			W9	196°	0	
					0.5	Below
Eighth	R4	Bedroom	W7	196°	0	
					0	Below
Eighth	R5	Bedroom	W10	196°	0.2	
			W11	196°	0	
					0.2	Below
Eighth	R6	LKD	W12	196°	1.8	
			W13	196°	1.5	
			W14	196°	3.1	
					4.4	High
Eighth	R7	Bedroom	W15	16°N	0	
					0	Below
Eighth	R8	Bedroom	W16	16°N	0	
					0	Below
Ninth	R1	Bedroom	W1	286°N	1.1	
					1.1	Below
Ninth	R2	LKD	W2	226°	4.3	
			W3	202°	4.8	
			W4	190°	4.4	
			W5	106°	0	
					6.5	High
Ninth	R3	LKD	W6	196°	0	
			W8	196°	0.5	
			W9	196°	0	
					0.5	Below
Ninth	R4	Bedroom	W7	196°	0	
					0	Below
Ninth	R5	Bedroom	W10	196°	0.2	
			W11	196°	0	
					0.2	Below
Ninth	R6	LKD	W12	196°	1.8	
			W13	196°	1.5	
			W14	196°	3.1	
					4.4	High
Ninth	R7	Bedroom	W15	16°N	0	
					0	Below
Ninth	R8	Bedroom	W16	16°N	0	
					0	Below

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
100 Chalk Farm Rd_PBSA						
First	R1	Studio	W1	75°N	0	
					0	Below
First	R2	Studio	W2	101°	1.6	
					1.6	Minimum
First	R3	Studio	W3	152°	5.4	
					5.4	High
First	R4	Studio	W4	178°	5	
					5	High
First	R5	Studio	W5	221°	4.8	
					4.8	High
First	R6	Studio	W6	246°	3.4	
					3.4	Medium
First	R7	Studio	W7	272°N	1.4	
					1.4	Below
First	R8	Studio	W8	298°N	0	
					0	Below
First	R9	Studio	W9	323°N	0	
					0	Below
First	R10	Studio	W10	349°N	0	
					0	Below
First	R11	Studio	W11	15°N	0	
					0	Below
First	R12	Studio	W12	209°	0	
			W13	236°	0.5	
					0.5	Below
First	R13	Studio	W14	263°	1.1	
			W15	289°N	0	
					1.1	Below
First	R14	Studio	W16	316°N	0	
			W17	343°N	0	
			W18	9°N	0	
					0	Below
First	R15	Studio	W19	36°N	0	
			W20	63°N	0	
					0	Below
First	R16	Studio	W21	89°N	0	
			W22	116°	0	
					0	Below
First	R17	Studio	W23	307°N	0	
					0	Below
First	R18	Studio	W24	332°N	0	
					0	Below
First	R19	Studio	W25	358°N	0	
					0	Below
First	R20	Studio	W26	24°N	0	
					0	Below
First	R21	Studio	W27	49°N	0	
					0	Below
First	R22	Studio	W28	75°N	0	
					0	Below
First	R23	Common Room	W29	100°	0	
					0	Below
First	R24	Cluster	W30	127°	0	
					0	Below
First	R25	Cluster	W31	144°	0	
					0	Below
First	R26	Cluster	W32	161°	1.8	
					1.8	Minimum
First	R27	Cluster	W33	187°	4.5	
					4.5	High
First	R28	Cluster	W34	204°	4.6	
					4.6	High
First	R29	Cluster	W35	221°	2.9	
					2.9	Minimum
First	R30	Studio	W36	247°	0.5	
			W37	264°	0	
					0.5	Below
Second	R1	Studio	W1	75°N	0	
					0	Below
Second	R2	Studio	W2	101°	1.6	
					1.6	Minimum
Second	R3	Studio	W3	126°	3.4	
					3.4	Medium

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Second	R4	Studio	W4	152°	5.4	
					5.4	High
Second	R5	Studio	W5	178°	5	
					5	High
Second	R6	Studio	W6	221°	4.8	
					4.8	High
Second	R7	Studio	W7	246°	3.4	
					3.4	Medium
Second	R8	Studio	W8	272°N	1.6	
					1.6	Minimum
Second	R9	Studio	W9	298°N	0	
					0	Below
Second	R10	Studio	W10	323°N	0	
					0	Below
Second	R11	Studio	W11	349°N	0	
					0	Below
Second	R12	Studio	W12	15°N	0	
					0	Below
Second	R13	Studio	W13	209°	0	
			W14	236°	0.8	
					0.8	Below
Second	R14	Studio	W15	263°	1.7	
			W16	289°N	0.3	
					1.7	Minimum
Second	R15	Studio	W17	316°N	0	
			W18	343°N	0	
			W19	9°N	0	
					0	Below
Second	R16	Studio	W20	36°N	0	
			W21	63°N	0	
					0	Below
Second	R17	Studio	W22	89°N	0	
			W23	116°	0	
					0	Below
Second	R18	Studio	W24	307°N	0	
					0	Below
Second	R19	Studio	W25	332°N	0	
					0	Below
Second	R20	Studio	W26	358°N	0	
					0	Below
Second	R21	Studio	W27	24°N	0	
					0	Below
Second	R22	Studio	W28	49°N	0	
					0	Below
Second	R23	Studio	W29	75°N	0	
					0	Below
Second	R24	Common Room	W30	100°	0	
					0	Below
Second	R25	Cluster	W31	127°	0	
					0	Below
Second	R26	Cluster	W32	144°	0	
					0	Below
Second	R27	Cluster	W33	161°	1.8	
					1.8	Minimum
Second	R28	Cluster	W34	187°	4.5	
					4.5	High
Second	R29	Cluster	W35	204°	4.6	
					4.6	High
Second	R30	Cluster	W36	221°	2.9	
					2.9	Minimum
Second	R31	Studio	W37	247°	0.5	
			W38	264°	0	
					0.5	Below
Third	R1	Studio	W1	75°N	0	
					0	Below
Third	R2	Studio	W2	101°	1.6	
					1.6	Minimum
Third	R3	Studio	W3	126°	3.4	
					3.4	Medium
Third	R4	Studio	W4	152°	5.4	
					5.4	High
Third	R5	Studio	W5	178°	5	
					5	High
Third	R6	Studio	W6	221°	4.8	
					4.8	High

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Third	R7	Studio	W7	246°	3.4	
					3.4	Medium
Third	R8	Studio	W8	272°N	2.3	
					2.3	Minimum
Third	R9	Studio	W9	298°N	0.2	
					0.2	Below
Third	R10	Studio	W10	323°N	0	
					0	Below
Third	R11	Studio	W11	349°N	0	
					0	Below
Third	R12	Studio	W12	15°N	0	
					0	Below
Third	R13	Studio	W13	209°	0.1	
			W14	236°	1.1	
					1.3	Below
Third	R14	Studio	W15	263°	2.1	
			W16	289°N	0.7	
					2.1	Minimum
Third	R15	Studio	W17	316°N	0	
			W18	343°N	0	
			W19	9°N	0	
					0	Below
Third	R16	Studio	W20	36°N	0	
			W21	63°N	0	
					0	Below
Third	R17	Studio	W22	89°N	0	
			W23	116°	0	
					0	Below
Third	R18	Studio	W24	307°N	0	
					0	Below
Third	R19	Studio	W25	332°N	0	
					0	Below
Third	R20	Studio	W26	358°N	0	
					0	Below
Third	R21	Studio	W27	24°N	0	
					0	Below
Third	R22	Studio	W28	49°N	0	
					0	Below
Third	R23	Studio	W29	75°N	0	
					0	Below
Third	R24	Common Room	W30	100°	0	
					0	Below
Third	R25	Cluster	W31	127°	0	
					0	Below
Third	R26	Cluster	W32	144°	0	
					0	Below
Third	R27	Cluster	W33	161°	1.8	
					1.8	Minimum
Third	R28	Cluster	W34	187°	4.5	
					4.5	High
Third	R29	Cluster	W35	204°	4.6	
					4.6	High
Third	R30	Cluster	W36	221°	2.9	
					2.9	Minimum
Third	R31	Studio	W37	247°	0.5	
			W38	264°	0	
					0.5	Below
Fourth	R1	Studio	W1	75°N	0	
					0	Below
Fourth	R2	Studio	W2	101°	1.6	
					1.6	Minimum
Fourth	R3	Studio	W3	126°	3.4	
					3.4	Medium
Fourth	R4	Studio	W4	152°	5.4	
					5.4	High
Fourth	R5	Studio	W5	178°	5	
					5	High
Fourth	R6	Studio	W6	221°	4.8	
					4.8	High
Fourth	R7	Studio	W7	246°	3.4	
					3.4	Medium
Fourth	R8	Studio	W8	272°N	2.3	
					2.3	Minimum
Fourth	R9	Studio	W9	298°N	0.4	
					0.4	Below

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Fourth	R10	Studio	W10	323°N	0	
					0	Below
Fourth	R11	Studio	W11	349°N	0	
					0	Below
Fourth	R12	Studio	W12	15°N	0	
					0	Below
Fourth	R13	Studio	W13	209°	0.1	
			W14	236°	1.3	
					1.3	Below
Fourth	R14	Studio	W15	263°	2.5	
			W16	289°N	0.9	
					2.5	Minimum
Fourth	R15	Studio	W17	316°N	0	
			W18	343°N	0	
			W19	9°N	0	
					0	Below
Fourth	R16	Studio	W20	36°N	0	
			W21	63°N	0	
					0	Below
Fourth	R17	Studio	W22	89°N	0	
			W23	116°	0	
					0	Below
Fourth	R18	Studio	W24	307°N	0	
					0	Below
Fourth	R19	Studio	W25	332°N	0	
					0	Below
Fourth	R20	Studio	W26	358°N	0	
					0	Below
Fourth	R21	Studio	W27	24°N	0	
					0	Below
Fourth	R22	Studio	W28	49°N	0	
					0	Below
Fourth	R23	Studio	W29	75°N	0.4	
					0.4	Below
Fourth	R24	Common Room	W30	100°	0.2	
					0.2	Below
Fourth	R25	Cluster	W31	127°	0	
					0	Below
Fourth	R26	Cluster	W32	144°	0	
					0	Below
Fourth	R27	Cluster	W33	161°	1.8	
					1.8	Minimum
Fourth	R28	Cluster	W34	187°	4.5	
					4.5	High
Fourth	R29	Cluster	W35	204°	4.6	
					4.6	High
Fourth	R30	Cluster	W36	221°	2.9	
					2.9	Minimum
Fourth	R31	Studio	W37	247°	0.5	
			W38	264°	0	
					0.5	Below
Fifth	R1	Studio	W1	75°N	0	
					0	Below
Fifth	R2	Studio	W2	101°	1.6	
					1.6	Minimum
Fifth	R3	Studio	W3	126°	3.4	
					3.4	Medium
Fifth	R4	Studio	W4	152°	5.4	
					5.4	High
Fifth	R5	Studio	W5	178°	5	
					5	High
Fifth	R6	Studio	W6	221°	4.8	
					4.8	High
Fifth	R7	Studio	W7	246°	3.4	
					3.4	Medium
Fifth	R8	Studio	W8	272°N	2.3	
					2.3	Minimum
Fifth	R9	Studio	W9	298°N	0.4	
					0.4	Below
Fifth	R10	Studio	W10	323°N	0	
					0	Below
Fifth	R11	Studio	W11	349°N	0	
					0	Below
Fifth	R12	Studio	W12	15°N	0	
					0	Below

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Fifth	R13	Studio	W13	209°	0.1	
			W14	236°	1.3	
					1.3	Below
Fifth	R14	Studio	W15	263°	2.5	
			W16	289°N	1.1	
					2.5	Minimum
Fifth	R15	Studio	W17	316°N	0	
			W18	343°N	0	
			W19	9°N	0	
					0	Below
Fifth	R16	Studio	W20	36°N	0	
			W21	63°N	0	
					0	Below
Fifth	R17	Studio	W22	89°N	0	
			W23	116°	0	
					0	Below
Fifth	R18	Studio	W24	307°N	0	
					0	Below
Fifth	R19	Studio	W25	332°N	0	
					0	Below
Fifth	R20	Studio	W26	358°N	0	
					0	Below
Fifth	R21	Studio	W27	24°N	0	
					0	Below
Fifth	R22	Studio	W28	49°N	0	
					0	Below
Fifth	R23	Studio	W29	75°N	1	
					1	Below
Fifth	R24	Common Room	W30	100°	0.7	
					0.7	Below
Fifth	R25	Cluster	W31	127°	0	
					0	Below
Fifth	R26	Cluster	W32	144°	0	
					0	Below
Fifth	R27	Cluster	W33	161°	1.8	
					1.8	Minimum
Fifth	R28	Cluster	W34	187°	4.5	
					4.5	High
Fifth	R29	Cluster	W35	204°	4.6	
					4.6	High
Fifth	R30	Cluster	W36	221°	2.9	
					2.9	Minimum
Fifth	R31	Studio	W37	247°	0.5	
			W38	264°	0	
					0.5	Below
Sixth	R1	Studio	W1	75°N	0	
					0	Below
Sixth	R2	Studio	W2	101°	1.6	
					1.6	Minimum
Sixth	R3	Studio	W3	126°	3.4	
					3.4	Medium
Sixth	R4	Studio	W4	152°	5.4	
					5.4	High
Sixth	R5	Studio	W5	178°	5	
					5	High
Sixth	R6	Studio	W6	221°	4.8	
					4.8	High
Sixth	R7	Studio	W7	246°	3.4	
					3.4	Medium
Sixth	R8	Studio	W8	272°N	2.3	
					2.3	Minimum
Sixth	R9	Studio	W9	298°N	0.4	
					0.4	Below
Sixth	R10	Studio	W10	323°N	0	
					0	Below
Sixth	R11	Studio	W11	349°N	0	
					0	Below
Sixth	R12	Studio	W12	15°N	0	
					0	Below
Sixth	R13	Studio	W13	307°N	0	
					0	Below
Sixth	R14	Studio	W14	332°N	0	
					0	Below
Sixth	R15	Studio	W15	358°N	0	
					0	Below

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Sixth	R16	Studio	W16	24°N	0	
					0	Below
Sixth	R17	Studio	W17	49°N	0	
					0	Below
Sixth	R18	Studio	W18	75°N	1.4	
					1.4	Below
Sixth	R19	Studio	W19	100°	0.8	
					0.8	Below
Sixth	R20	Studio	W20	127°	0.4	
			W21	144°	0	
					0.4	Below
Sixth	R21	Studio	W22	161°	1.8	
					1.8	Minimum
Sixth	R22	Studio	W23	187°	4.5	
					4.5	High
Sixth	R23	Studio	W24	204°	4.6	
			W25	221°	2.9	
					4.9	High
Sixth	R24	Studio	W26	247°	0.5	
					0.5	Below
Sixth	R25	Studio	W27	264°	0	
					0	Below
Seventh	R1	Studio	W1	41°N	0	
					0	Below
Seventh	R2	Studio	W2	75°N	0	
					0	Below
Seventh	R3	Studio	W3	101°	1.8	
					1.8	Minimum
Seventh	R4	Studio	W4	126°	3.4	
					3.4	Medium
Seventh	R5	Studio	W5	152°	5.4	
					5.4	High
Seventh	R6	Studio	W6	178°	5	
					5	High
Seventh	R7	Studio	W7	221°	4.8	
					4.8	High
Seventh	R8	Studio	W8	246°	3.4	
					3.4	Medium
Seventh	R9	Studio	W9	272°N	2.3	
					2.3	Minimum
Seventh	R10	Studio	W10	298°N	0.4	
					0.4	Below
Seventh	R11	Studio	W11	323°N	0	
					0	Below
Seventh	R12	Studio	W12	349°N	0	
					0	Below
Seventh	R13	Studio	W13	15°N	0	
					0	Below
Seventh	R14	Studio	W14	307°N	0	
					0	Below
Seventh	R15	Studio	W15	332°N	0	
					0	Below
Seventh	R16	Studio	W16	358°N	0	
					0	Below
Seventh	R17	Studio	W17	24°N	0	
					0	Below
Seventh	R18	Studio	W18	49°N	0	
			W19	75°N	1.4	
					1.4	Below
Seventh	R19	Common Room	W20	100°	1.7	
					1.7	Minimum
Seventh	R20	Cluster	W21	127°	0.5	
					0.5	Below
Seventh	R21	Cluster	W22	144°	0	
					0	Below
Seventh	R22	Cluster	W23	161°	1.8	
					1.8	Minimum
Seventh	R23	Cluster	W24	187°	4.5	
					4.5	High
Seventh	R24	Cluster	W25	204°	4.6	
					4.6	High
Seventh	R25	Cluster	W26	221°	2.9	
					2.9	Minimum
Seventh	R26	Studio	W27	247°	0.5	
					0.5	Below

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Seventh	R27	Studio	W28	264°	0	
			W29	281°N	0	
					0	Below
Eighth	R1	Studio	W1	41°N	0	
					0	Below
Eighth	R2	Studio	W2	75°N	0.1	
					0.1	Below
Eighth	R3	Studio	W3	101°	2.1	
					2.1	Minimum
Eighth	R4	Studio	W4	126°	3.7	
					3.7	Medium
Eighth	R5	Studio	W5	152°	5.4	
					5.4	High
Eighth	R6	Studio	W6	178°	5	
					5	High
Eighth	R7	Studio	W7	221°	4.8	
					4.8	High
Eighth	R8	Studio	W8	246°	3.4	
					3.4	Medium
Eighth	R9	Studio	W9	272°N	2.3	
					2.3	Minimum
Eighth	R10	Studio	W10	298°N	0.4	
					0.4	Below
Eighth	R11	Studio	W11	323°N	0	
					0	Below
Eighth	R12	Studio	W12	349°N	0	
					0	Below
Eighth	R13	Studio	W13	15°N	0	
					0	Below
Eighth	R14	Studio	W14	307°N	0	
					0	Below
Eighth	R15	Studio	W15	332°N	0	
					0	Below
Eighth	R16	Studio	W16	358°N	0	
					0	Below
Eighth	R17	Studio	W17	24°N	0	
					0	Below
Eighth	R18	Studio	W18	49°N	0	
			W19	75°N	1.4	
					1.4	Below
Eighth	R19	Common Room	W20	100°	2.6	
					2.6	Minimum
Eighth	R20	Cluster	W21	127°	0.6	
					0.6	Below
Eighth	R21	Cluster	W22	144°	0	
					0	Below
Eighth	R22	Cluster	W23	161°	1.8	
					1.8	Minimum
Eighth	R23	Cluster	W24	187°	4.8	
					4.8	High
Eighth	R24	Cluster	W25	204°	4.6	
					4.6	High
Eighth	R25	Cluster	W26	221°	2.9	
					2.9	Minimum
Eighth	R26	Studio	W27	247°	0.5	
					0.5	Below
Eighth	R27	Studio	W28	264°	0	
			W29	281°N	0	
					0	Below
Ninth	R1	Studio	W1	41°N	0	
					0	Below
Ninth	R2	Studio	W2	75°N	1.2	
					1.2	Below
Ninth	R3	Studio	W3	101°	2.9	
					2.9	Minimum
Ninth	R4	Studio	W4	126°	4.1	
					4.1	High
Ninth	R5	Studio	W5	152°	5.4	
					5.4	High
Ninth	R6	Studio	W6	178°	5	
					5	High
Ninth	R7	Studio	W7	221°	4.8	
					4.8	High
Ninth	R8	Studio	W8	246°	3.4	
					3.4	Medium

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
Ninth	R9	Studio	W9	272°N	2.3	
					2.3	Minimum
Ninth	R10	Studio	W10	298°N	0.4	
					0.4	Below
Ninth	R11	Studio	W11	323°N	0	
					0	Below
Ninth	R12	Studio	W12	349°N	0	
					0	Below
Ninth	R13	Studio	W13	15°N	0	
					0	Below
Tenth	R1	Studio	W1	41°N	0	
					0	Below
Tenth	R2	Studio	W2	75°N	1.4	
					1.4	Below
Tenth	R3	Studio	W3	101°	3	
					3	Medium
Tenth	R4	Studio	W4	126°	4.1	
					4.1	High
Tenth	R5	Studio	W5	152°	5.4	
					5.4	High
Tenth	R6	Studio	W6	178°	5	
					5	High
Tenth	R7	Studio	W7	221°	4.8	
					4.8	High
Tenth	R8	Studio	W8	246°	3.4	
					3.4	Medium
Tenth	R9	Studio	W9	272°N	2.3	
					2.3	Minimum
Tenth	R10	Studio	W10	298°N	0.4	
					0.4	Below
Tenth	R11	Studio	W11	323°N	0	
					0	Below
Tenth	R12	Studio	W12	349°N	0	
					0	Below
Tenth	R13	Studio	W13	15°N	0	
					0	Below
Eleventh	R1	Studio	W1	41°N	0	
					0	Below
Eleventh	R2	Studio	W2	75°N	1.4	
					1.4	Below
Eleventh	R3	Studio	W3	101°	3	
					3	Medium
Eleventh	R4	Studio	W4	126°	4.1	
					4.1	High
Eleventh	R5	Studio	W5	152°	5.4	
					5.4	High
Eleventh	R6	Studio	W6	178°	5	
					5	High
Eleventh	R7	Studio	W7	221°	4.8	
					4.8	High
Eleventh	R8	Studio	W8	246°	3.4	
					3.4	Medium
Eleventh	R9	Studio	W9	272°N	2.3	
					2.3	Minimum
Eleventh	R10	Studio	W10	298°N	0.4	
					0.4	Below
Eleventh	R11	Studio	W11	323°N	0	
					0	Below
Eleventh	R12	Studio	W12	349°N	0	
					0	Below
Eleventh	R13	Studio	W13	15°N	0	
					0	Below