RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

11 January 2023

335 Euston Road
Camden
London
NW1 3AD

RICS
Regulated by RICS

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CONTENTS

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Mohammad Mashayekhi to undertake a daylight and sunlight assessment of the proposed development at 335 Euston Road, Camden, London NW1 3AD.

1.1.2 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.

1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at 329, 331, 333, 337 & 339 Euston Road and 52 to 56 Warren Street.

1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendix 2 gives the numerical results of the various daylight and sunlight tests.

1.1.5 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.

1.1.6 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

The Gillett Macleod Partnership

22/3519/2	Existing Site Plan	Rev C
22/3519/4	Existing Floor Plan	Rev C
22/3519/6	Existing Elevations	Rev C
22/3519/3	Proposed Site Plan	Rev C
22/3519/5 A	Proposed Floor Plans	Rev A
22/3519/7	Proposed Elevations	Rev C

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

331 Euston Road:		
4000/1	Proposed Change of use of First and Second Floor Offices To 2 Separate Flatlets	Rev -
337 Euston Road:		
01	Existing Floor Plans	Rev -
52 Warren Street:		
52WS/P04	Plans as Proposed	Rev -
53 Warren Street:		
Nla204 /01	Existing plans	Rev -
Nla204 /02	Existing plans	Rev -
56 Warren Street:		
157	Basement ,Ground and First Floor Plans	Rev -
157	Second , Third and Fourth Floor Plans	Rev -

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, by P J Littlefair. This report is based on the 3rd edition of the BRE guide which was published on 8 June 2022.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.1.4 In reference to applying different numerical target values in different locations, the BRE guide states:

3.1.5 "These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

3.2.2 "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)."

3.3 National Planning Practice Guidance

3.3.1 The BRE numerical guidelines should also be considered in the context of the National Planning Practice Guidance (NPPG). The NPPG states that developments should maintain acceptable living standards. It goes on to explain that what this means in practice is that appropriate levels of sunlight and daylight, will depend to some extent on the context for the development. This is consistent with the BRE guide which as noted in paragraphs 3.1.4 to 3.1.5 above, states that site location is a relevant factor when setting sunlight and daylight targets.

3.4 Daylight to Windows

3.4.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

3.4.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.4.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.4.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."

3.4.5 The BRE guide contains two tests which measure diffuse daylight:

Test 1 Vertical Sky Component

3.4.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.4.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. However, the guide states that if there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall Vertical Sky Component may be derived by weighting each Vertical Sky Component element in accordance with the proportion of the total glazing area represented by its window.

Test 2 Daylight Distribution

3.4.8 The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.4.9 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that the daylight distribution calculation can only be carried out where room layouts are known. It states that using estimated room layouts is likely to give inaccurate results and is not recommended. Therefore, we don't endorse the practice of applying the test based on assumed room layouts. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed.

3.5 Sunlight availability to Windows

3.5.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. It also states that normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms which also comprise a living space. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.5.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected 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 received over the whole year greater than 4% of annual probable sunlight hours.

3.6 Overshadowing to Gardens and Open Spaces

3.6.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

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

3.6.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this assessment.

3.6.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this assessment. The guide recommends that at least 50% of the area of each amenity space listed above should receive at least two 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 two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring properties at 329, 331, 333, 337 & 339 Euston Road and 52 to 56 Warren Street.

4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this assessment. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms pass the daylight distribution test.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

5.1.2 The assessment is limited to assessing daylight, sunlight and overshadowing to neighbouring windows, gardens and open spaces as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.

5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken on 29 March 2021. We have not had access to neighbouring properties.

5.1.4 This assessment does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.

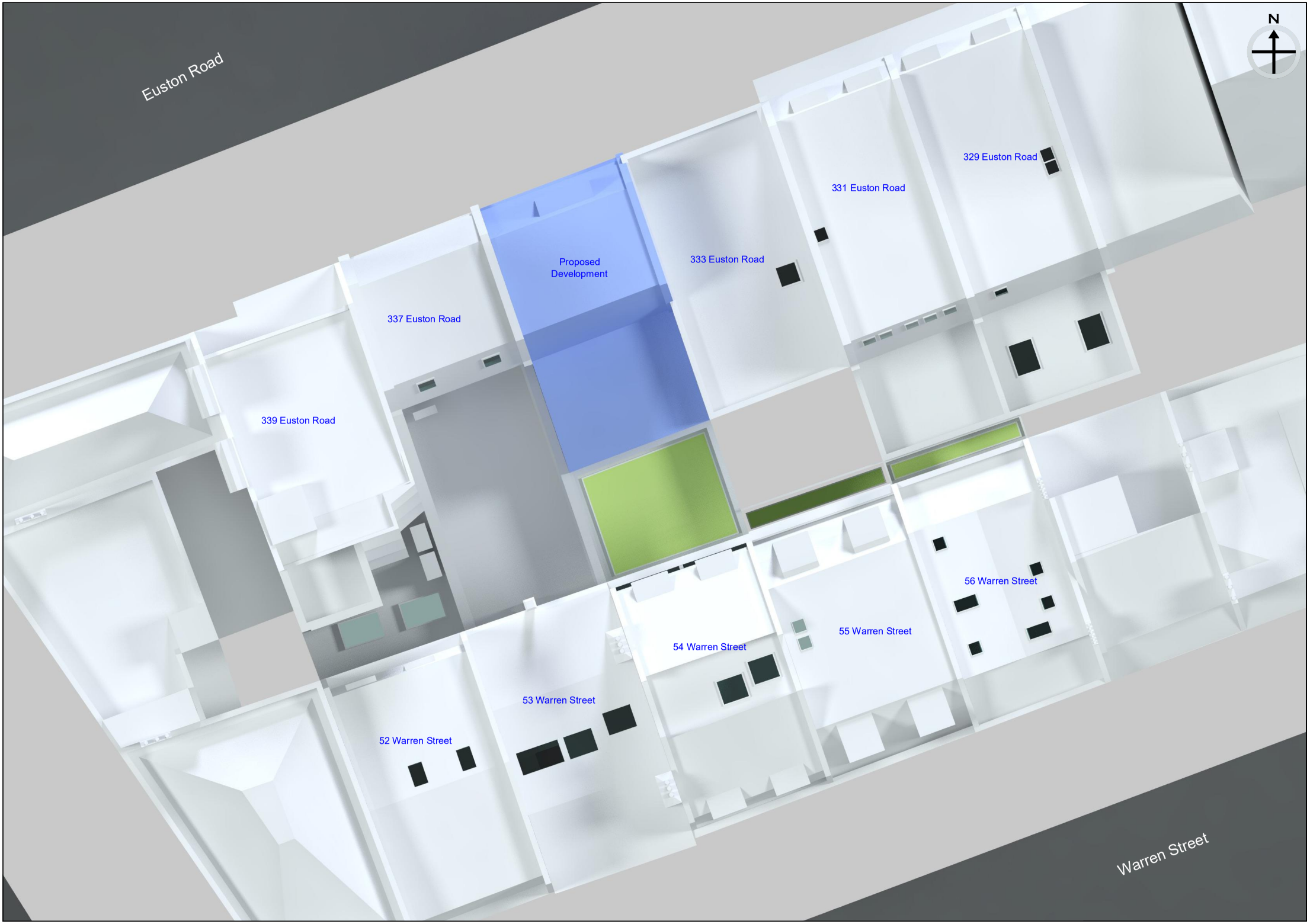
5.1.5 We have undertaken the assessment following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.

5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY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Proposed Development
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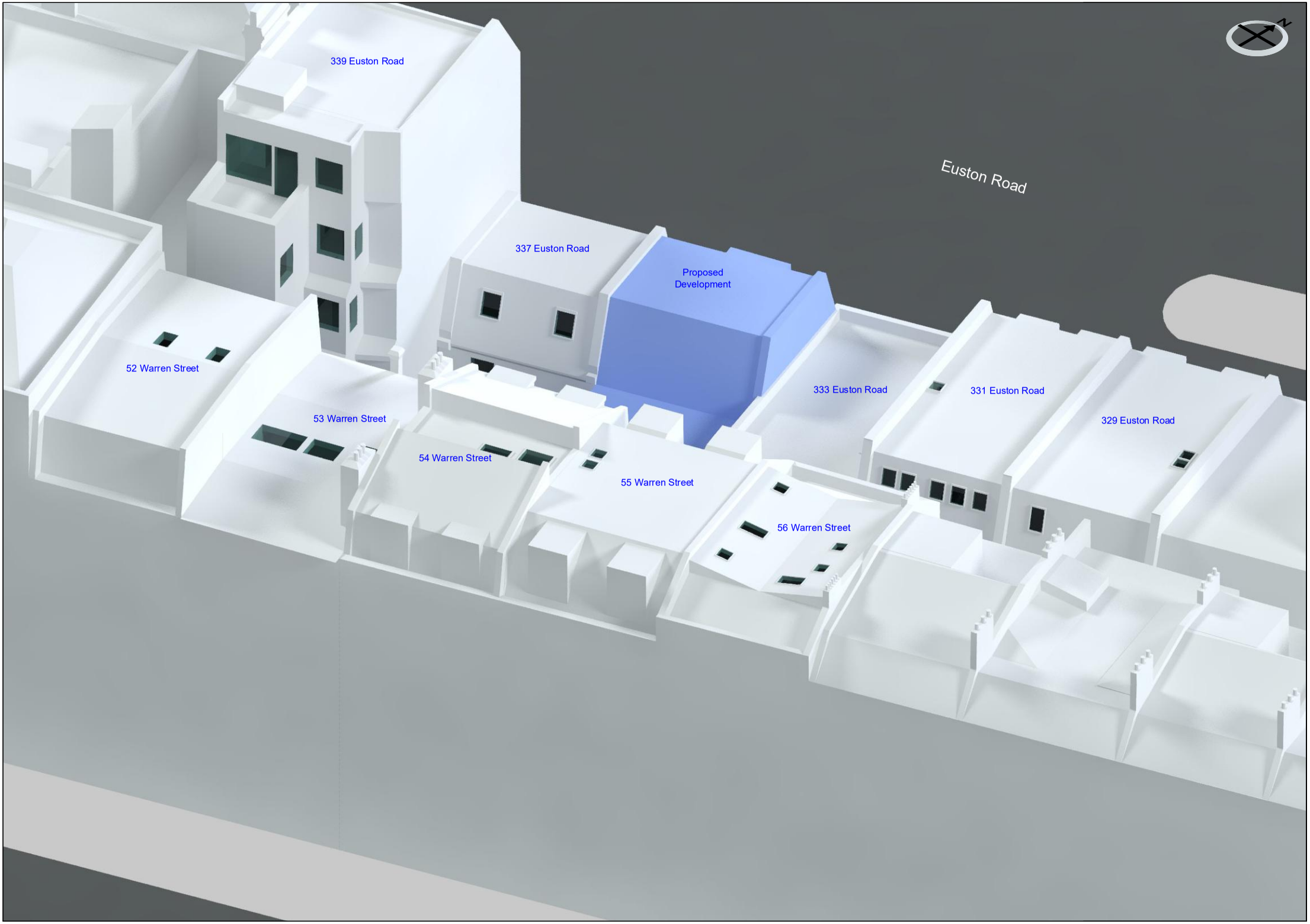
Warren Street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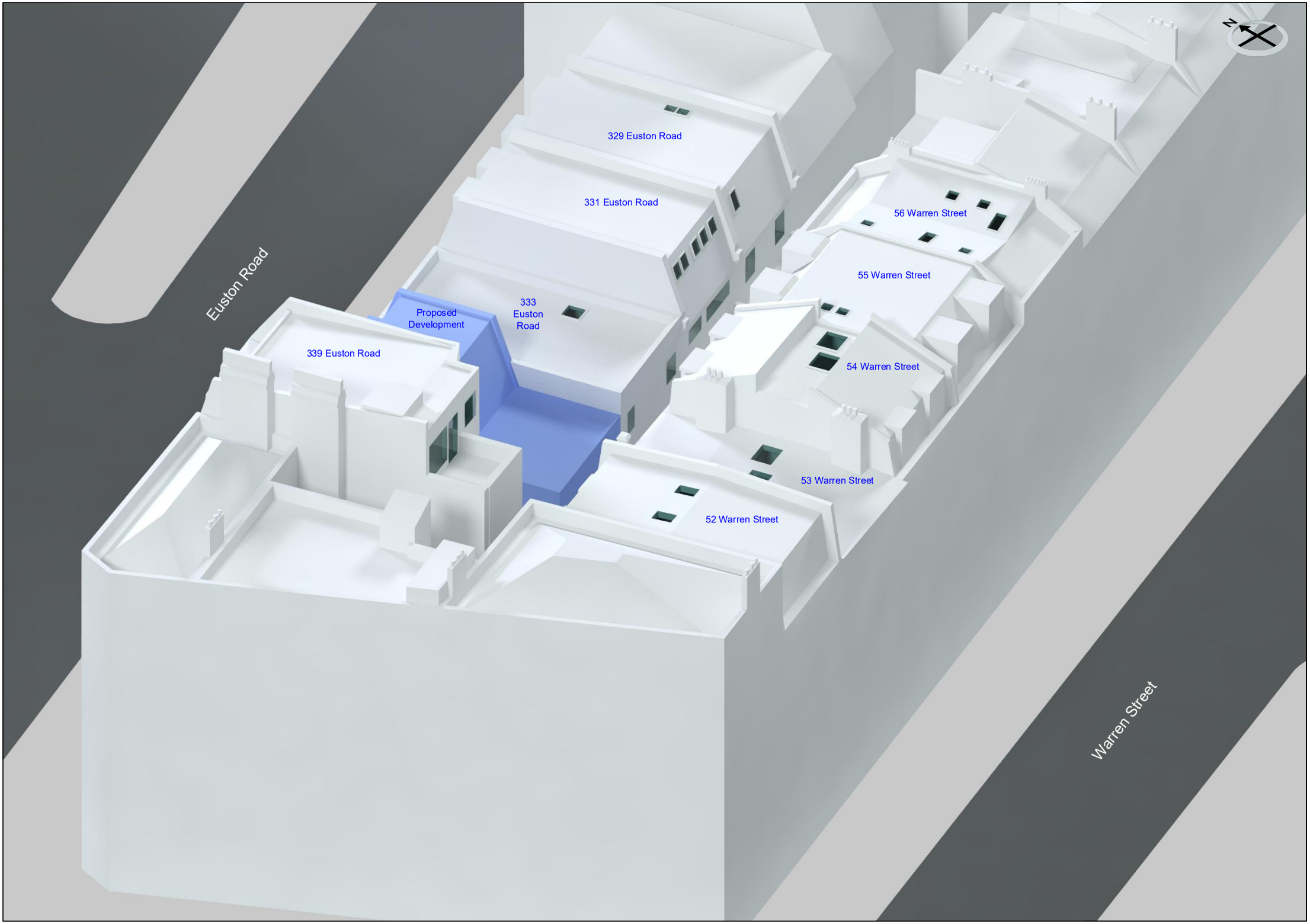
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339 Euston Road
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Proposed Development
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331 Euston Road
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Grafton Mews
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Proposed Development
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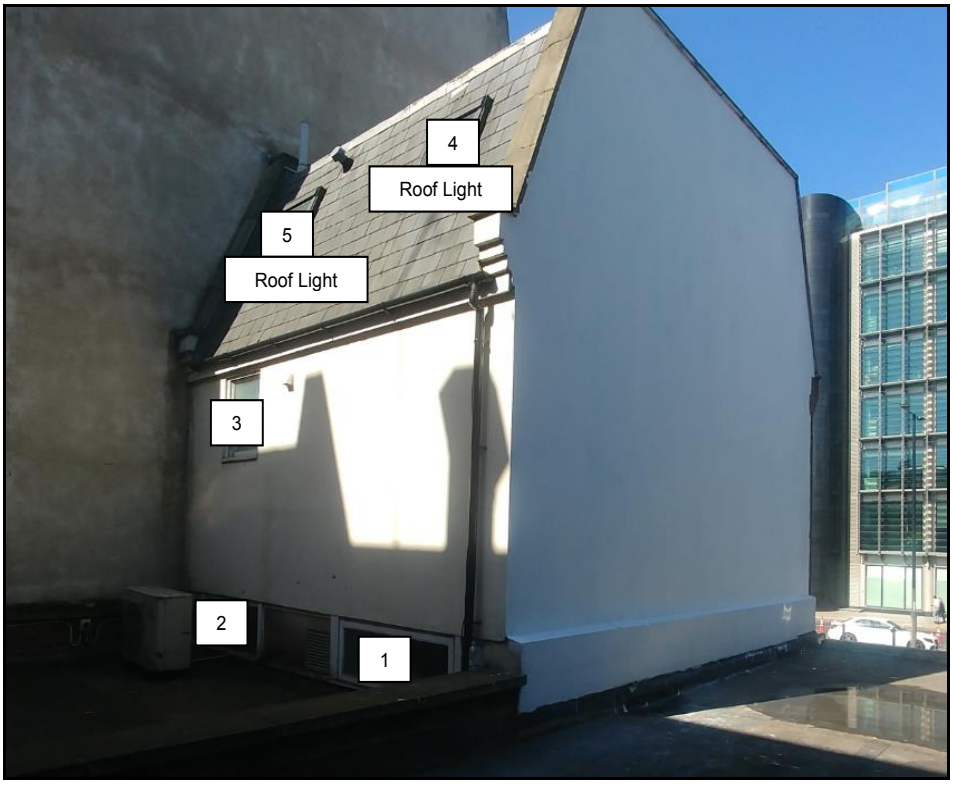
Euston Road

Neighbouring Windows



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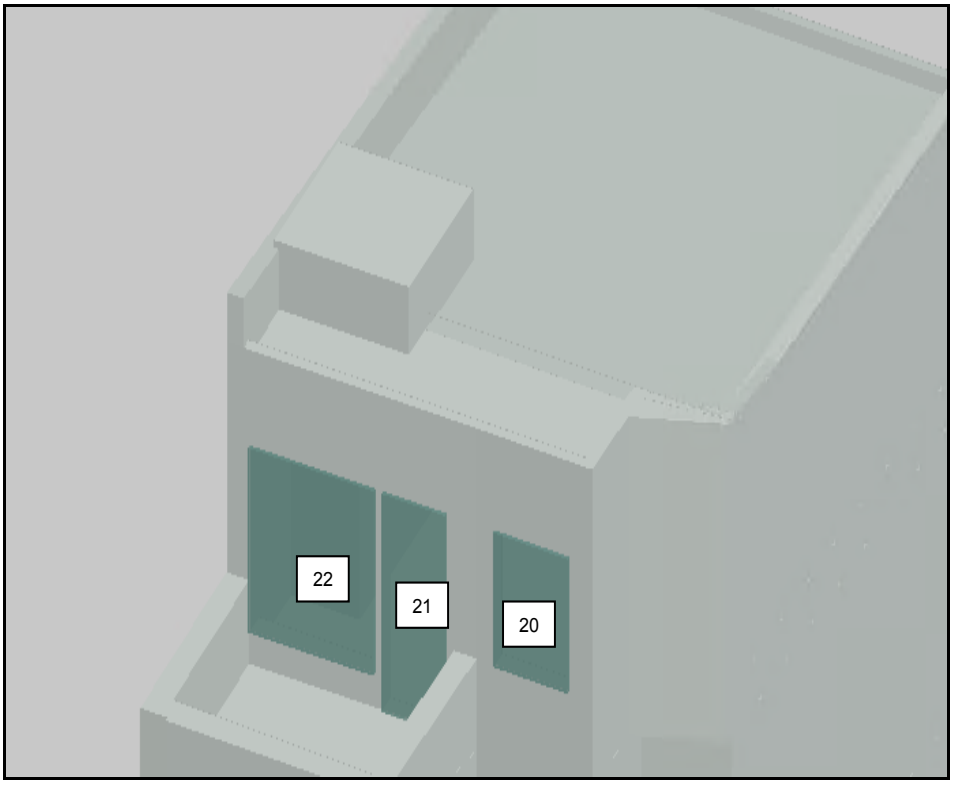

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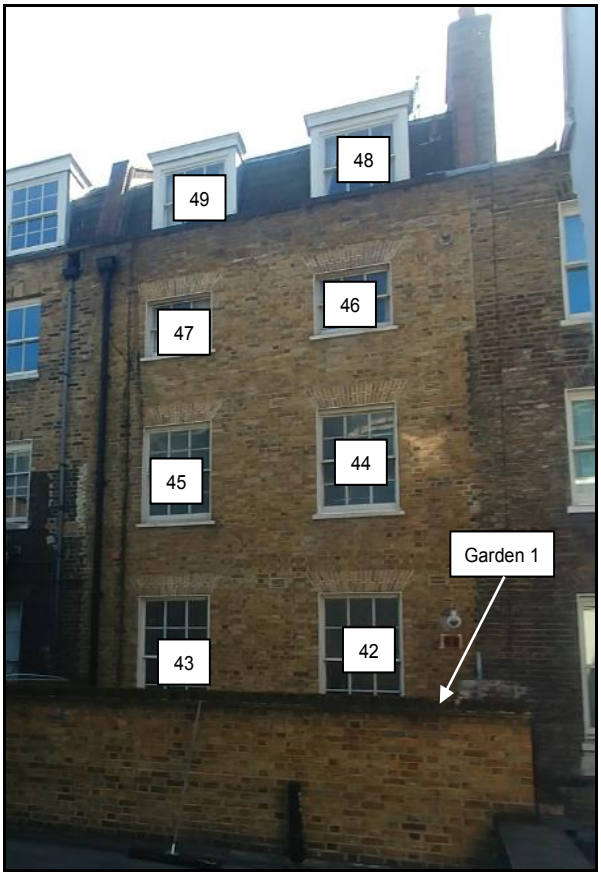

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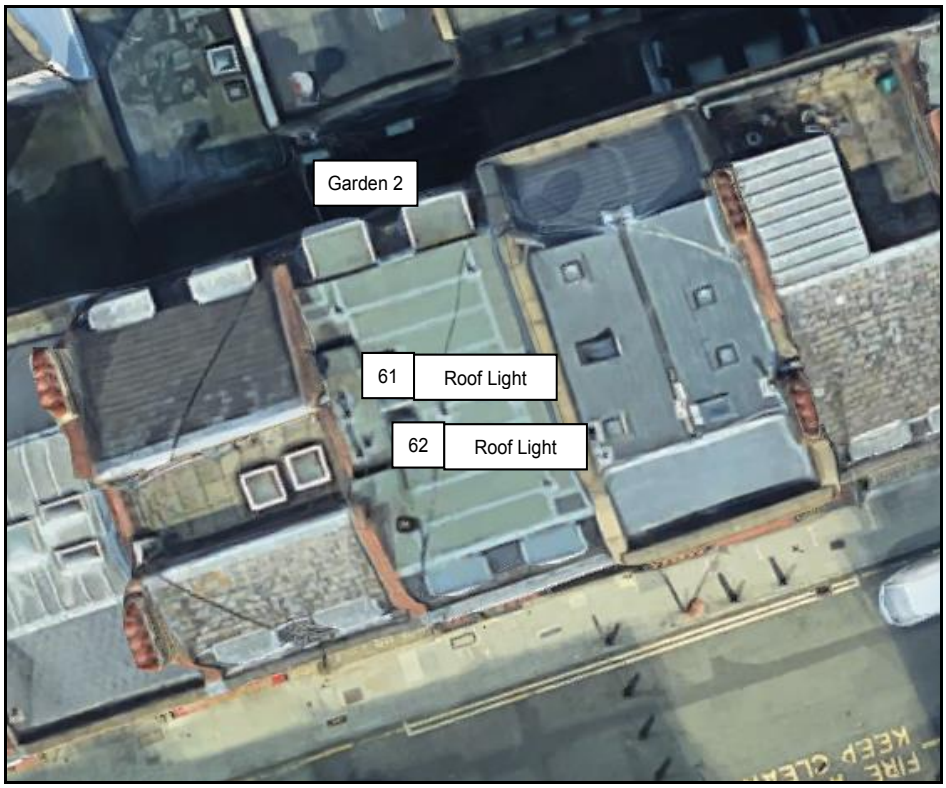

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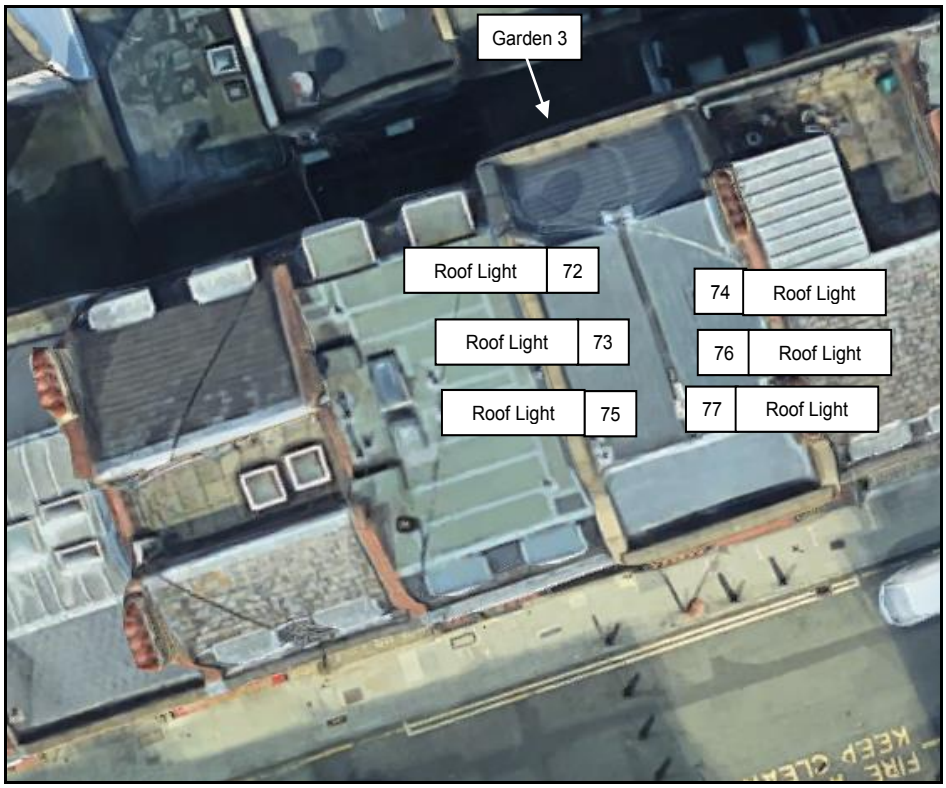

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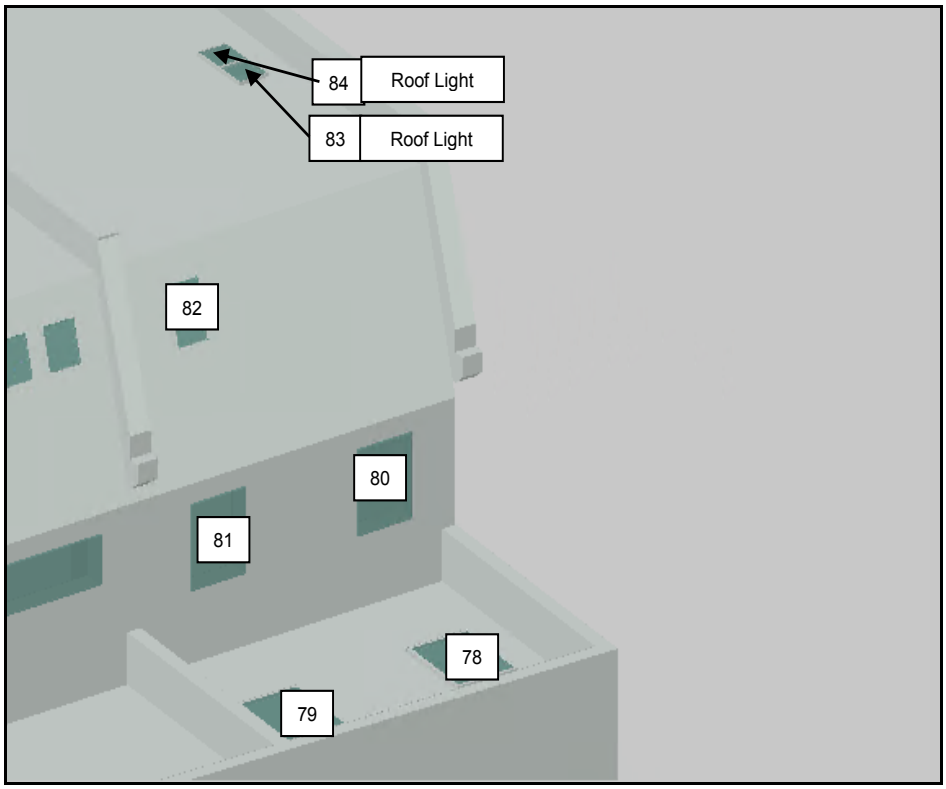

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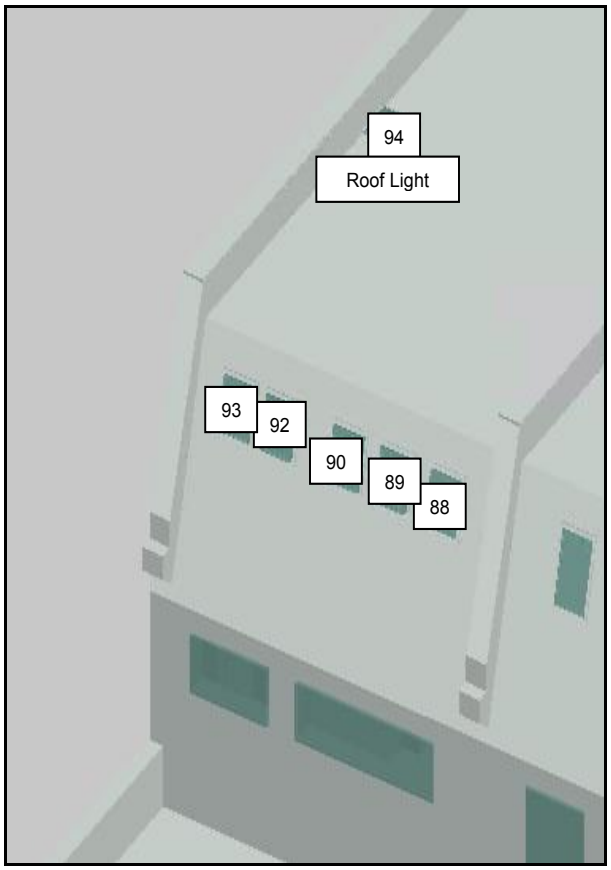

331 Euston Road

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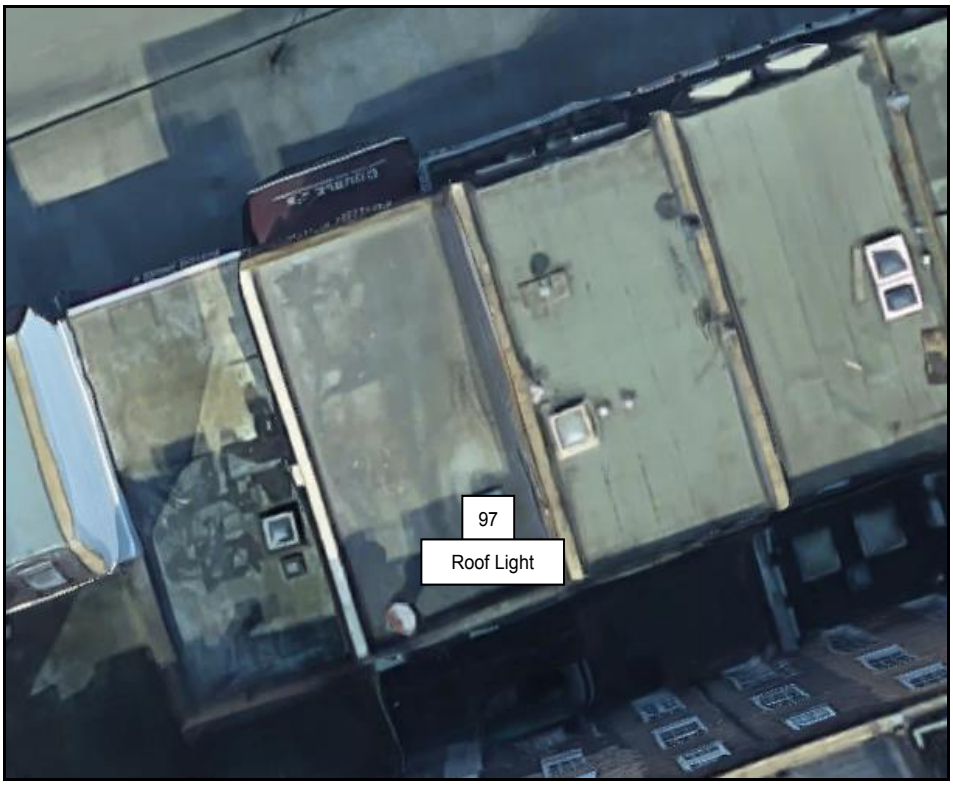
333 Euston Road



333 Euston Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
335 Euston Road, Cameden, London NW1 3AD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
337 Euston Road					
First Floor					
Window 1	Commercial	10.2%	7.9%	2.3%	0.77
Window 2	Commercial	9.3%	8.6%	0.7%	0.92
Second Floor					
Window 3	Domestic	13.4%	13.4%	0.0%	1.0
Third Floor					
Window 4	Domestic	40.1%	40.1%	0.0%	1.0
Window 5	Domestic	33.4%	33.4%	0.0%	1.0
339 Euston Road					
Ground Floor					
Window 6	Domestic	24.5%	24.5%	0.0%	1.0
Window 7	Domestic	15.7%	15.7%	0.0%	1.0
First Floor					
Window 8	Bedroom	17.7%	17.1%	0.6%	0.97
Window 9	Bedroom	2.9%	2.9%	0.0%	1.0
Window 10	Bedroom	12.5%	12.4%	0.1%	0.99
Second Floor					
Window 11	Bedroom	22.1%	21.7%	0.4%	0.98
Window 12	Bedroom	6.4%	6.4%	0.0%	1.0
Window 13	Bedroom	17.9%	17.9%	0.0%	1.0
Third Floor					
Window 14	Bedroom	27.1%	27.1%	0.0%	1.0
Window 15	Bedroom	14.1%	14.1%	0.0%	1.0
Window 16	Bedroom	24.9%	24.9%	0.0%	1.0
Fourth Floor					
Window 17	Bedroom	29.8%	29.8%	0.0%	1.0
Window 18	Bedroom	24.0%	24.0%	0.0%	1.0
Window 19	Bedroom	31.4%	31.4%	0.0%	1.0
Fifth Floor					
Window 20	Living Room	39.2%	39.2%	0.0%	1.0
Window 21	Living Room	39.3%	39.3%	0.0%	1.0
Window 22	Living Room	38.6%	38.6%	0.0%	1.0
52 Warren Street					
Ground Floor					
Window 23	Staircase	5.7%	5.4%	0.3%	0.95

Appendix 2 - Vertical Sky Component
335 Euston Road, Cameden, London NW1 3AD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
First Floor					
Window 24	Staircase	7.0%	6.8%	0.2%	0.97
Window 25	Bedroom	11.5%	10.9%	0.6%	0.95
Second Floor					
Window 26	Staircase	8.8%	8.8%	0.0%	1.0
Window 27	Bedroom	14.5%	14.2%	0.3%	0.98
Third Floor					
Window 28	Staircase	21.3%	21.3%	0.0%	1.0
Window 29	Dining/Kitchen	17.4%	17.4%	0.0%	1.0
Fourth Floor					
Window 30	Hallway	96.5%	96.5%	0.0%	1.0
Window 31	Bedroom	24.5%	24.5%	0.0%	1.0
Window 32	Bathroom/WC	97.0%	97.0%	0.0%	1.0
53 Warren Street					
First Floor					
Window 33	Kitchen	16.1%	14.9%	1.2%	0.93
Window 34	Kitchen	19.7%	17.7%	2.0%	0.9
Second Floor					
Window 35	Kitchen	21.4%	21.1%	0.3%	0.99
Window 36	Kitchen	25.2%	24.9%	0.3%	0.99
Window 39	Staircase	71.9%	71.9%	0.0%	1.0
Window 40	Staircase	34.0%	34.0%	0.0%	1.0
Third Floor					
Window 37	Kitchen	24.6%	24.6%	0.0%	1.0
Window 38	Kitchen	28.4%	28.4%	0.0%	1.0
Window 41	Bathroom/WC	73.4%	73.4%	0.0%	1.0
54 Warren Street					
First Floor					
Window 42	Domestic	22.8%	20.2%	2.6%	0.89
Window 43	Domestic	22.9%	20.5%	2.4%	0.9
Second Floor					
Window 44	Domestic	29.0%	28.8%	0.2%	0.99
Window 45	Domestic	30.4%	30.2%	0.2%	0.99
Third Floor					
Window 46	Domestic	32.1%	32.1%	0.0%	1.0
Window 47	Domestic	33.5%	33.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component
335 Euston Road, Cameden, London NW1 3AD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Fourth Floor					
Window 48	Domestic	35.1%	35.1%	0.0%	1.0
Window 49	Domestic	35.9%	35.9%	0.0%	1.0
Window 50	Domestic	87.6%	87.6%	0.0%	1.0
Window 51	Domestic	89.2%	89.2%	0.0%	1.0
55 Warren Street					
Ground Floor					
Window 52	Domestic	1.7%	1.7%	0.0%	1.0
Window 53	Domestic	1.6%	1.6%	0.0%	1.0
First Floor					
Window 54	Domestic	20.3%	19.5%	0.8%	0.96
Window 55	Domestic	18.5%	18.5%	0.0%	1.0
Second Floor					
Window 56	Domestic	30.4%	30.1%	0.3%	0.99
Window 57	Domestic	30.0%	29.8%	0.2%	0.99
Third Floor					
Window 58	Domestic	34.2%	34.2%	0.0%	1.0
Window 59	Domestic	34.6%	34.6%	0.0%	1.0
Fourth Floor					
Window 60	Domestic	36.6%	36.6%	0.0%	1.0
Window 61	Domestic	92.3%	92.3%	0.0%	1.0
Window 62	Domestic	95.8%	95.8%	0.0%	1.0
Window 63	Domestic	36.8%	36.8%	0.0%	1.0
56 Warren Street					
First Floor					
Window 64	Domestic	17.4%	17.4%	0.0%	1.0
Window 65	Domestic	20.9%	20.9%	0.0%	1.0
Window 66	Domestic	16.7%	16.7%	0.0%	1.0
Window 67	Domestic	19.9%	19.9%	0.0%	1.0
Second Floor					
Window 68	Domestic	30.1%	30.1%	0.0%	1.0
Window 69	Domestic	29.3%	29.3%	0.0%	1.0
Third Floor					
Window 70	Domestic	35.2%	35.2%	0.0%	1.0
Window 71	Domestic	34.9%	34.9%	0.0%	1.0

Appendix 2 - Vertical Sky Component
335 Euston Road, Cameden, London NW1 3AD

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Fourth Floor					
Window 72	Domestic	94.9%	94.9%	0.0%	1.0
Window 73	Domestic	95.6%	95.6%	0.0%	1.0
Window 74	Domestic	95.0%	95.0%	0.0%	1.0
Window 75	Domestic	94.8%	94.8%	0.0%	1.0
Window 76	Domestic	95.2%	95.2%	0.0%	1.0
Window 77	Domestic	95.8%	95.8%	0.0%	1.0
329 Euston Road					
Ground Floor					
Window 78	Domestic	44.7%	44.7%	0.0%	1.0
Window 79	Domestic	44.9%	44.9%	0.0%	1.0
First Floor					
Window 80	Domestic	11.5%	11.5%	0.0%	1.0
Window 81	Domestic	11.1%	11.1%	0.0%	1.0
Second Floor					
Window 82	Domestic	35.5%	35.5%	0.0%	1.0
Window 83	Domestic	87.3%	87.3%	0.0%	1.0
Window 84	Domestic	87.3%	87.3%	0.0%	1.0
331 Euston Road					
Ground Floor					
Window 85	Bed/Sitting Room	11.0%	11.0%	0.0%	1.0
Window 86	Bed/Sitting Room	34.1%	34.1%	0.0%	1.0
Window 87	Kitchen	10.6%	10.6%	0.0%	1.0
First Floor					
Window 88	Bed/Sitting Room	39.1%	39.1%	0.0%	1.0
Window 89	Bed/Sitting Room	39.8%	39.8%	0.0%	1.0
Window 90	Bed/Sitting Room	39.7%	39.7%	0.0%	1.0
Window 91	Bed/Sitting Room	35.7%	35.7%	0.0%	1.0
Window 92	Kitchen	39.3%	39.3%	0.0%	1.0
Window 93	Kitchen	38.1%	38.1%	0.0%	1.0
Window 94	Domestic	72.4%	72.4%	0.0%	1.0
333 Euston Road					
First Floor					
Window 95	Domestic	9.7%	9.7%	0.0%	1.0
Window 96	Domestic	9.3%	9.3%	0.0%	1.0
Window 97	Domestic	64.8%	64.0%	0.8%	0.99

Appendix 2 - Daylight Distribution
335 Euston Road, Cameden, London NW1 3AD

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
337 Euston Road					
First Floor					
Windows 1 & 2	Commercial	7%	7%	0.0%	1.0
Second Floor					
Window 3	Domestic	6%	6%	0.0%	1.0
Third Floor					
Windows 4 & 5	Domestic	67%	67%	0.0%	1.0
339 Euston Road					
Ground Floor					
Windows 6 & 7	Domestic	78%	78%	0.0%	1.0
First Floor					
Windows 8 & 9	Bedroom	13%	13%	0.0%	1.0
Window 10	Bedroom	35%	35%	0.0%	1.0
Second Floor					
Windows 11 & 12	Bedroom	18%	18%	0.0%	1.0
Window 13	Bedroom	40%	40%	0.0%	1.0
Third Floor					
Windows 14 & 15	Bedroom	38%	38%	0.0%	1.0
Window 16	Bedroom	57%	57%	0.0%	1.0
Fourth Floor					
Windows 17 & 18	Bedroom	81%	81%	0.0%	1.0
Window 19	Bedroom	90%	90%	0.0%	1.0
Fifth Floor					
Windows 20 to 22	Living Room	99%	99%	0.0%	1.0
52 Warren Street					
Ground Floor					
Window 23	Staircase	5%	5%	0.0%	1.0
First Floor					
Window 25	Bedroom	75%	75%	0.0%	1.0
Second Floor					
Window 27	Bedroom	76%	76%	0.0%	1.0

Appendix 2 - Daylight Distribution
335 Euston Road, Cameden, London NW1 3AD

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Third Floor					
Window 29	Dining/Kitchen	73%	73%	0.0%	1.0
Fourth Floor					
Windows 28 & 30	Hallway	98%	98%	0.0%	1.0
Window 31	Bedroom	64%	64%	0.0%	1.0
Window 32	Bathroom/WC	99%	99%	0.0%	1.0
53 Warren Street					
First Floor					
Windows 33 & 34	Kitchen	90%	90%	0.0%	1.0
Second Floor					
Windows 35 & 36	Kitchen	94%	94%	0.0%	1.0
Third Floor					
Windows 37 & 38	Kitchen	94%	94%	0.0%	1.0
Window 40	Hallway	100%	100%	0.0%	1.0
Window 41	Bathroom/WC	100%	100%	0.0%	1.0
331 Euston Road					
Ground Floor					
Windows 85 & 86	Bed/Sitting Room	78%	78%	0.0%	1.0
Window 87	Kitchen	41%	41%	0.0%	1.0
First Floor					
Windows 88 to 91	Bed/Sitting Room	96%	96%	0.0%	1.0
Windows 92 & 93	Kitchen	89%	89%	0.0%	1.0
Window 94	Domestic	98%	98%	0.0%	1.0

Appendix 2 - Sunlight to Windows

335 Euston Road, Cameden, London NW1 3AD

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
337 Euston Road									
First Floor									
Window 1	Commercial	17%	13%	4%	0.76	0%	0%	0%	1.0
Window 2	Commercial	19%	16%	3%	0.84	0%	0%	0%	1.0
Second Floor									
Window 3	Domestic	31%	31%	0%	1.0	0%	0%	0%	1.0
Third Floor									
Window 4	Domestic	50%	50%	0%	1.0	7%	7%	0%	1.0
Window 5	Domestic	40%	40%	0%	1.0	5%	5%	0%	1.0
339 Euston Road									
Ground Floor									
Window 6	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 7	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
First Floor									
Window 9	Bedroom	2%	2%	0%	1.0	0%	0%	0%	1.0
Second Floor									
Window 12	Bedroom	13%	13%	0%	1.0	0%	0%	0%	1.0
Third Floor									
Window 15	Bedroom	33%	33%	0%	1.0	1%	1%	0%	1.0
Fourth Floor									
Window 18	Bedroom	49%	49%	0%	1.0	13%	13%	0%	1.0
Fifth Floor									
Window 20	Living Room	85%	85%	0%	1.0	29%	29%	0%	1.0
Window 21	Living Room	85%	85%	0%	1.0	29%	29%	0%	1.0
Window 22	Living Room	84%	84%	0%	1.0	28%	28%	0%	1.0
53 Warren Street									
Second Floor									
Window 39	Staircase	46%	46%	0%	1.0	13%	13%	0%	1.0
Window 40	Staircase	54%	54%	0%	1.0	17%	17%	0%	1.0
Third Floor									
Window 41	Bathroom/WC	54%	54%	0%	1.0	16%	16%	0%	1.0

Appendix 2 - Sunlight to Windows

335 Euston Road, Cameden, London NW1 3AD

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
54 Warren Street									
Fourth Floor									
Window 50	Domestic	65%	65%	0%	1.0	4%	4%	0%	1.0
Window 51	Domestic	75%	75%	0%	1.0	11%	11%	0%	1.0
55 Warren Street									
Fourth Floor									
Window 61	Domestic	81%	81%	0%	1.0	27%	27%	0%	1.0
Window 62	Domestic	88%	88%	0%	1.0	25%	25%	0%	1.0
56 Warren Street									
Fourth Floor									
Window 75	Domestic	88%	88%	0%	1.0	25%	25%	0%	1.0
Window 76	Domestic	88%	88%	0%	1.0	25%	25%	0%	1.0
Window 77	Domestic	90%	90%	0%	1.0	27%	27%	0%	1.0
329 Euston Road									
Ground Floor									
Window 78	Domestic	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 79	Domestic	9%	9%	0%	1.0	0%	0%	0%	1.0
First Floor									
Window 80	Domestic	34%	34%	0%	1.0	0%	0%	0%	1.0
Window 81	Domestic	31%	31%	0%	1.0	0%	0%	0%	1.0
Second Floor									
Window 82	Domestic	57%	57%	0%	1.0	5%	5%	0%	1.0
Window 83	Domestic	75%	75%	0%	1.0	17%	17%	0%	1.0
Window 84	Domestic	76%	76%	0%	1.0	18%	18%	0%	1.0
331 Euston Road									
Ground Floor									
Window 85	Bed/Sitting Room	32%	32%	0%	1.0	0%	0%	0%	1.0
Window 87	Kitchen	29%	29%	0%	1.0	1%	1%	0%	1.0
First Floor									
Window 88	Bed/Sitting Room	61%	61%	0%	1.0	5%	5%	0%	1.0
Window 89	Bed/Sitting Room	62%	62%	0%	1.0	5%	5%	0%	1.0
Window 90	Bed/Sitting Room	60%	60%	0%	1.0	4%	4%	0%	1.0
Window 92	Kitchen	60%	60%	0%	1.0	3%	3%	0%	1.0
Window 93	Kitchen	57%	57%	0%	1.0	5%	5%	0%	1.0
Window 94	Domestic	48%	48%	0%	1.0	8%	8%	0%	1.0

Appendix 2 - Sunlight to Windows

335 Euston Road, Cameden, London NW1 3AD

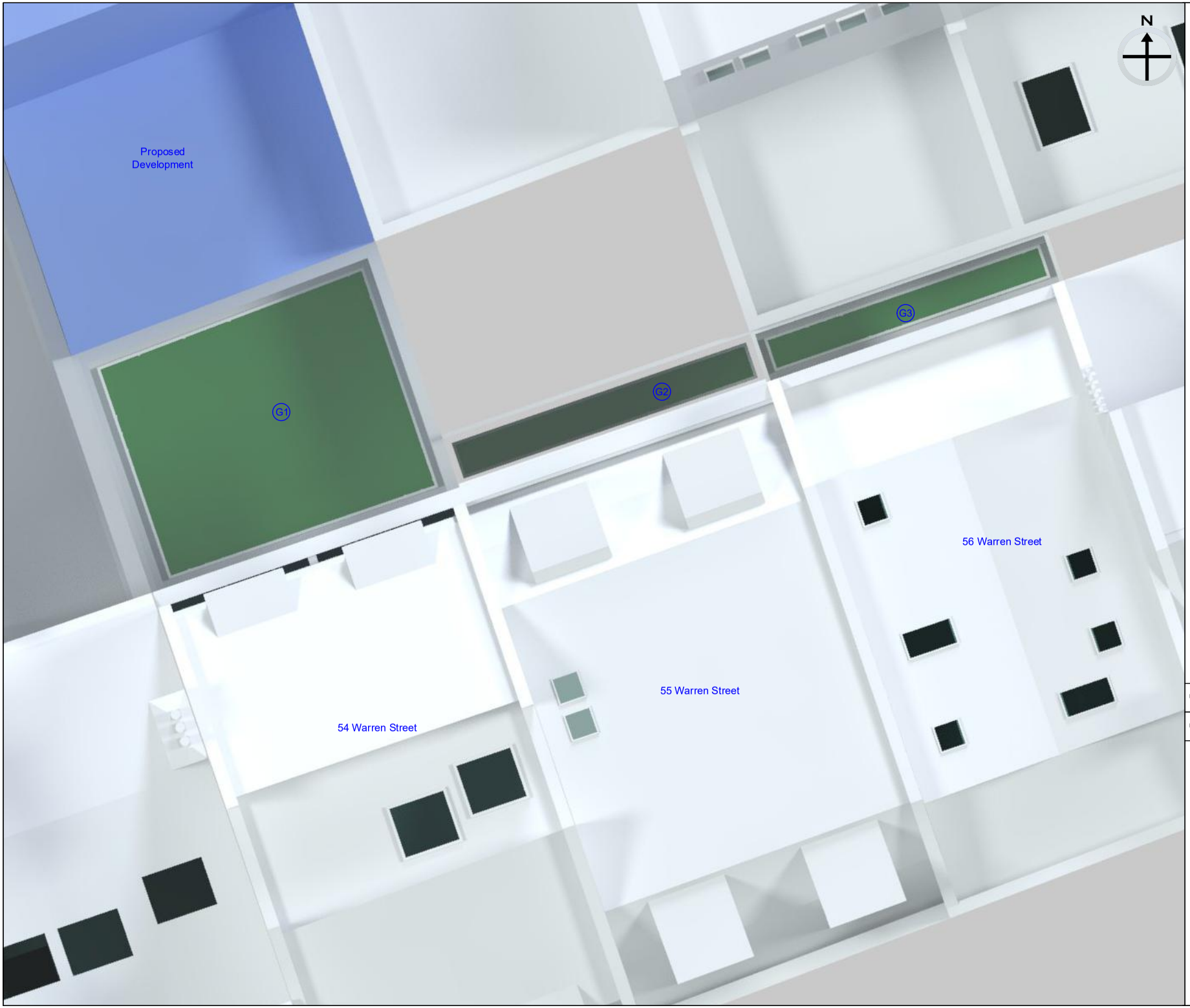
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
333 Euston Road									
First Floor									
Window 95	Domestic	27%	27%	0%	1.0	0%	0%	0%	1.0
Window 96	Domestic	24%	24%	0%	1.0	0%	0%	0%	1.0
Window 97	Domestic	48%	42%	6%	0.88	7%	7%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
335 Euston Road, Cameden, London NW1 3AD

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
54 Warren Street												
First Floor												
Garden 1	19.66	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0
55 Warren Street												
Ground Floor												
Garden 2	3.26	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0
56 Warren Street												
First Floor												
Garden 3	2.87	m2	0.0	m2	0%	0.0	m2	0%	0.0	m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Project Name: 335 Euston Road, Cameden, London NW1 3AD

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces

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