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light assessors

Analysis of site layout for **Sunlight And Daylight**

DATE

APRIL 2024

ADDRESS

63-65 CAMDEN HIGH STREET,
LONDON, NW1 7JL

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63-65 Camden High Street, London NW1 7JL

Analysis of Site Layout with Regard to Daylight and Sunlight

1. Introduction

An application has been submitted for a one-story upward extension and the conversion of part of the commercial space at 63-65 Camden High Street.

This daylight and sunlight assessment has been prepared to support the planning application for the proposed development.

The report assesses the proposals in regards to daylight and sunlight matters within habitable rooms in the proposed building and its effects on the nearby buildings. The report concludes that the proposal is acceptable and in accordance with the planning policy requirements in relation to daylight and sunlight for the assessed rooms.

There is no existing specific National Planning Policy relating to the prospective impacts of developments on daylight and sunlight to their surrounding environment. However, the Building Research Establishment publication 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 'is the established National guidance to aid the developer to prevent or minimise the impact of a new development on the existing buildings and on the availability of daylight within the new proposals. The BRE guide has been revised and published a third edition in June 2022. It has been developed in conjunction with daylight and sunlight recommendations in the BS EN 17037:2018.

The 2022 document is referred to as the 'BRE Guide' in this report.

2. Description of Proposed Development

The development is located at 63-65 Camden High Street in the area of Camden Town in North West London and is located within the administrative boundaries of the London Borough of Camden.

The proposal is for a one-storey upward extension and for the conversion of the first, second and third floors to residential use to contain nine flats.

The assessment is based on the following floor plans provided by UPP Architects.

Location Plan	6365C-A-01-001
Block plans	6365C-A-01-002
Proposed Front Visualization	6365C-A-02-101
Proposed Rear Visualization	6365C-A-02-102
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3. Daylight and Sunlight Requirements

3.1. Regional Planning Policy

The London Plan adopted in March 2021, Policy D6, does not provide clear guidance on daylight and sunlight standards. Instead, it refers to the London Plan 2016 for guidance.

Housing quality and standards

> *D The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.*
>
> *3.6.11 Other components of housing design are also important to improving the attractiveness of new homes as well as the Mayor's wider objectives to improve the quality of Londoners' environment. The Mayor intends to produce a single guidance document which clearly sets out the standards which need to be met in order to implement Policy D6 Housing quality and standards for all housing tenures, as well as wider qualitative aspects of housing developments. This will include guidance on daylight and sunlight standards. This will build on the guidance set out in the 2016 Housing SPG and the previous London Housing Design Guide.*

London Plan 2016

The Mayor of London Supplementary Planning Guidance Housing (2016) makes recommendations that the BRE Guide should be applied sensitively to higher density development in London, particularly in central and urban areas.

> *1.3.45 Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. 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. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.*
>
> *1.3.46 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.

The SPG includes Standard 32 regarding direct sunlight

Standard 32 - All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight

2.3.45 Daylight enhances residents' enjoyment of an interior and reduces the energy needed to provide light for everyday activities, while controlled sunlight can help to meet part of the winter heating requirement. Sunlight is particularly desirable in living areas and kitchen dining spaces. The risk of overheating should be taken into account when designing for sunlight alongside the need to ensure appropriate levels of privacy. In addition to the above standards, BRE good practice guidelines and methodology146 can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3.

2.3.46 Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents. They should also demonstrate how the design has sought to optimise the amount of daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development.

2.3.47 BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London.

4. General

4.1. General Effects of New Development on Light to Surrounding Buildings

Appendix A of this report is a site plan showing the development and its nearby buildings.

The development that is being proposed is part of the shopping parade on Camden High

Street. The proposed extension will not exceed the front outline of the building, so it will not have any impact on the neighbouring window to the front. To the rear, the extension will exceed some neighbouring windows. In this report, we have analysed the impact on the rear windows to 61 & 67 Camden High Street.

On the other side of the road is 56-62 Camden High Street, all the windows on their front elevation are analysed in this report.

To the back of the development is a large block of flats, Three Fields Estates. The roof height of the proposed development above the middle point of the ground floor windows will be 13.5m. The angle subtended from the middle of the windows is 24 degrees above the horizontal. The BRE Guide states that there is no significant loss of light where buildings are below the 25-degree line, and therefore, no further analysis is necessary.

4.2. Daylight & Sunlight to Rooms within the Development

These are analysed in this report.

5. Criteria for Assessment of Daylight and Sunlight to Neighbouring Windows

5.1. Daylight assessment

The impacts of a development on daylight and sunlight to nearby buildings are considered using the Building Research Establishment (BRE) criteria. The principal measure of the impacts on daylight is the Vertical Sky Component (VSC) test.

The BRE Guide recommends that a room with 27% VSC or at least 80% of the former value will be adequately lit. In cases where rooms are lit by more than one window, the average of their VSC should be taken.

The Building Research Establishment (BRE) also states that if the angle of obstruction caused by a development from a ground-floor window is below 25 degrees, it is unlikely to have a significant impact on the diffuse skylight that the existing building enjoys.

> *2.2.5 If the proposed development is taller or closer than this, a modified form of the procedure adopted for new buildings can be used to find out whether an existing building still receives enough skylight. First, draw a section in a plane perpendicular to each affected main window wall of the existing building (Figure 14). Measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building. Both the total amount of skylight and its distribution within the building are important.*
>
> *"2.2.6 Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window. In the case of a floor-to-ceiling window such as a patio door, a point 1.6 m above ground 15 (or*

balcony level for an upper storey) on the centre line of the window may be used. For a bay window, the centre window facing directly outwards can be taken as the main window. If a room has two or more windows of equal size, the mean of their VSCs may be taken. The reference point is in the external plane of the window wall. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed. The VSC can be found by using the skylight indicator (Figure A1 in Appendix A) or Waldram Diagram (Figure B1 in Appendix B), or appropriate computer software.

2.2.7 If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. This value of VSC typically supplies enough daylight to a standard room when combined with a window of normal dimensions, with glass area around 10% or more of the floor area. Any reduction below this level should be kept to a minimum. If the VSC, with the new development in place, is both less than 27% and less than 0.80 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear gloomier, and electric lighting will be needed more of the time. In presenting results, ratios of VSC should be given to at least two decimal places (for example 0.79 or 0.81) or as the equivalent percentage loss (for example 21% or 19%).

2.2.8 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 VSC may be derived by weighting each VSC element in accordance with the proportion of the total glazing area represented by its window. For example, a room has a main window of area 2 m2 whose VSC would drop from 24% to 18%, 0.75 times the value before. However, it also has a smaller window, area 1 m2, for which the VSC would be unchanged at 30%. The area weighted VSC 'before' would be (24x2+30)/3 = 26%. 'After' it would be (18x2+30)/3 = 22%, 0.85 times the value 'before'. Thus, loss of VSC to the room as a whole would meet the guideline. This method would only be appropriate in situations where the windows light the same areas of the room. It should not be used in situations such as a through lounge more than 5m from window to window, where, for example, a loss of light to the front windows and front portion of the room may not be mitigated by daylight from the rear windows."

5.2. Sunlight assessment

The acceptable level of sunlight to adjoining properties is evaluated using BRE Guide Annual Probable Sunlight Hours (APSH) test. The acceptability criteria are greater than 25% for the whole year or more than 5% between 21st September and 21st March. Where a development causes a reduction below these values, the reduction should not be greater than 20% of its former value.

The Building Research Establishment (BRE) also states that only living rooms and conservatories need to be checked for

sunlight, as for kitchens and bedrooms it is less important.

3.2.3 To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home. In non-domestic buildings any spaces that are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway.

"3.2.6 If a room can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of APSH in the winter months between 21 September and 21 March, then it should still receive enough sunlight. Also, if the overall annual loss of APSH is 4% or less, the loss of sunlight is small. The sunlight availability indicators (Figures A2, A3 and A4) in Appendix A can be used to check this.

3.2.7 Any reduction in sunlight access below these levels should be kept to a minimum. If the available sunlight hours are both less than the amount above and less than 0.80 times their former value, either over the whole year or just in the winter months (21 September to 21 March), and the overall annual loss is greater than 4% of APSH, then the occupants of the existing building will notice the loss of sunlight; the room may appear colder and less cheerful and pleasant. In presenting results, ratios of sunlight hours should be given to at least two decimal places (for example 0.79 or 0.81) or as the equivalent percentage loss (for example 21% or 19%).

3.2.8 Care needs to be taken in applying this guideline to rooms with multiple windows. Except where the windows are in opposite walls, the annual probable sunlight hours cannot simply be added together. If the calculation method used does not avoid double counting of sunlight through multiple windows, the annual probable sunlight hours for the best sunlit window should be taken. "

6. Daylight and Sunlight to Neighbouring Windows

Appendix B of this report includes pictures of the neighbouring windows that will be affected by the development. The windows are numbered for reference.

The BRE Guide recommends that daylight is satisfactory, provided the sky component is greater than 27% or 80% of its former value. The vertical sky component (VSC) for windows is evaluated using the Waldram Sky availability indicator diagram, as described in Appendix B of the BRE Guide.

For sunlight, the Guide recommends using the Annual Probable Sunlight Hours (APSH). The

acceptability criteria are greater than 25% for the whole year and more than 5% between 21st September and 21st March. Where a development causes a reduction below these values, the reduction should not be greater than 20% of its former value. The BRE Guide recommends that north-facing windows be analysed for daylight only.

Below are two tables demonstrating the existing, proposed daylight and sunlight values as well as the percentage of their former values.

Daylight

Building Name	Vertical Sky Component					
	Floor Name	Window Name	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
56-62 Camden High Street	Ground	W1	26.53	26.19	99%	YES
56-62 Camden High Street	Ground	W2	26.65	26.29	99%	YES
56-62 Camden High Street	Ground	W3	27.05	26.73	99%	YES
56-62 Camden High Street	First	W1	31.39	31.01	99%	YES
56-62 Camden High Street	First	W2	31.35	30.94	99%	YES
56-62 Camden High Street	First	W3	31.36	30.92	99%	YES
56-62 Camden High Street	First	W4	31.4	30.97	99%	YES
56-62 Camden High Street	First	W5	31.47	31.06	99%	YES
56-62 Camden High Street	First	W7	31.58	31.19	99%	YES
56-62 Camden High Street	Second	W1	34.31	33.86	99%	YES
56-62 Camden High Street	Second	W2	34.27	33.8	99%	YES
56-62 Camden High Street	Second	W3	34.27	33.77	99%	YES
56-62 Camden High Street	Second	W4	34.3	33.8	99%	YES
56-62 Camden High Street	Second	W5	34.35	33.87	99%	YES
56-62 Camden High Street	Second	W6	34.42	33.96	99%	YES
61 Camden High Street	Second	W1	26.74	24.84	93%	YES
61 Camden High Street	Second	W2	35.95	35.53	99%	YES
67 Camden High Street	First	W1	5.92	5.81	98%	YES
67 Camden High Street	Third	W1	17.31	14.19	82%	YES

Sunlight

Building Name	Annual Probable Sunlight Hours									
	Floor Name	Window Name	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria

56-62 Camden High Street	Ground	W1	50	49	98%	YES	14	14	100%	YES
56-62 Camden High Street	Ground	W2	51	50	98%	YES	15	15	100%	YES
56-62 Camden High Street	Ground	W3	52	51	98%	YES	16	16	100%	YES
56-62 Camden High Street	First	W1	61	60	98%	YES	19	18	95%	YES
56-62 Camden High Street	First	W2	61	60	98%	YES	19	18	95%	YES
56-62 Camden High Street	First	W3	61	60	98%	YES	19	18	95%	YES
56-62 Camden High Street	First	W4	59	59	100%	YES	19	19	100%	YES
56-62 Camden High Street	First	W5	59	59	100%	YES	19	19	100%	YES
56-62 Camden High Street	First	W7	59	59	100%	YES	19	19	100%	YES
56-62 Camden High Street	Second	W1	62	61	98%	YES	20	19	95%	YES
56-62 Camden High Street	Second	W2	64	63	98%	YES	21	20	95%	YES
56-62 Camden High Street	Second	W3	63	62	98%	YES	21	20	95%	YES
56-62 Camden High Street	Second	W4	62	62	100%	YES	20	20	100%	YES
56-62 Camden High Street	Second	W5	62	62	100%	YES	20	20	100%	YES
56-62 Camden High Street	Second	W6	62	62	100%	YES	20	20	100%	YES
61 Camden High Street	Second	W1	55	55	100%	YES	22	22	100%	YES
61 Camden High Street	Second	W2	65	65	100%	YES	23	23	100%	YES
67 Camden High Street	First	W1	8	7	88%	YES	1	1	100%	YES
67 Camden High Street	Third	W1	24	16	67%	NO	4	3	75%	YES

As shown in the tables above, the reduction in daylight and sunlight to all neighbouring windows is better than the recommendations of the BRE Guide. They all remain above 80% of their former value.

Window W1 located on the third floor of 67 Camden High Street will be reduced below 80%. However, as this window serves a bedroom, there is no requirement for sunlight

as stated in the BRE guide. Therefore, it is compliant.

7. Daylight & Sunlight Methodology to Rooms within the Development

The recommendations for the adequacy of interior daylight are given in Appendix C of the BRE Guide. The Guide makes reference to the British Standard Daylight in Buildings BS EN17037 and its UK National Annex which sets out two criteria for assessing interior daylight. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at tabletop 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.

7.1. Illuminance Method

This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year.

The UK National Annex gives specific minimum recommendations for habitable rooms in dwellings in the United Kingdom. The National Annex therefore provides the UK guidance on minimum daylight provision in all UK dwellings.

The UK National Annex gives illuminance recommendations of:

· 100 lux in bedrooms

· 150 lux in living rooms

· 200 lux in kitchens.

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. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

The BRE Guidelines state in paragraph C17 that:

> *"Where a room has a shared use, the highest target should apply. For example, in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, 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."*

7.2. Daylight Factor Method

This method involves the computation of the daylight factor at each calculation point on an assessment grid. 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, and the ratio is usually expressed as a percentage.

Since the calculation uses an overcast sky model, the daylight factor is independent of orientation and location. For spaces with side windows, equivalent daylight factor targets to

achieve a target illuminance over at least half of the daylight hours in a year are based on the formula:

D = Target illuminance / Median external diffuse horizontal illuminance x 100 (%)

where the median external diffuse horizontal illuminance (Ev,d, med) is the illuminance from the sky on an unobstructed horizontal surface achieved for half of the yearly daylight hours at a particular location.

The table below shows the daylight factor targets to be achieved over at least 50% of the assessment grid in domestic habitable rooms with vertical and/or inclined daylight apertures. The UK National Annex gives alternative target values for rooms with diffusing horizontal rooflights. The recommendations are met if the median of the daylight factors calculated in a room meets or exceeds the specific target for room type and location.

Target daylight factors (DT) to achieve over at least 50% of the assessment grid in UK domestic habitable rooms with vertical and/or inclined daylight apertures			
Location	**DT for 100 lx (Bedroom)**	**DT for 150 lx (Living room)**	**DT for 200 lx (Kitchen)**
St Peter (Jersey)	0.6%	0.9%	1.2%
London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%

8. Sunlight Methodology

For internal sunlight, the BRE Guidelines state in paragraph 3.1.15:

"In general, a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:

- *at least one main window wall faces within 90° 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."*

9. Daylight and sunlight in Rooms within the Proposed Flats

The BRE and BS EN 17037 guidance allows for two alternative methods to assess daylight within new dwellings.

For this report, we have assessed the proposed new accommodation to determine whether the internal spaces will be provided with adequate daylight by reference to Target Illuminance (ET) Factor. This method involves the computation of the illuminance level at each calculation point on an assessment grid.

For the internal daylight calculations, the values for reflectance, transmittance, and maintenance that were utilized are as follows:

· Transmittance (T): 0.68

· Reflectance (R): 0.4 for floors, 0.7 for walls & ceilings.

· Maintenance Factor: 0.92

All habitable rooms meet the BRE recommended targets for illuminance and sunlight value.

The full results of the internal daylight and sunlight analysis are included in Appendix C.

10. Conclusion

The proposal to add an additional floor to 63-65 Camden High Street would result in a slight reduction of daylight and sunlight to the neighbouring windows.

In all cases, the reduction is not significant and remains far better than the minimum recommendations of the BRE Guide.

All the proposed flats have good windows. Daylight and Sunlight in all rooms within the proposed flats are better than the recommendations of the Building Research Establishment publication 'Site Layout and Planning for Daylight and Sunlight, a Guide to Good Practice' 2022, the London Plan, and the standard planning requirements.

Harry Morgan 8th April 2024

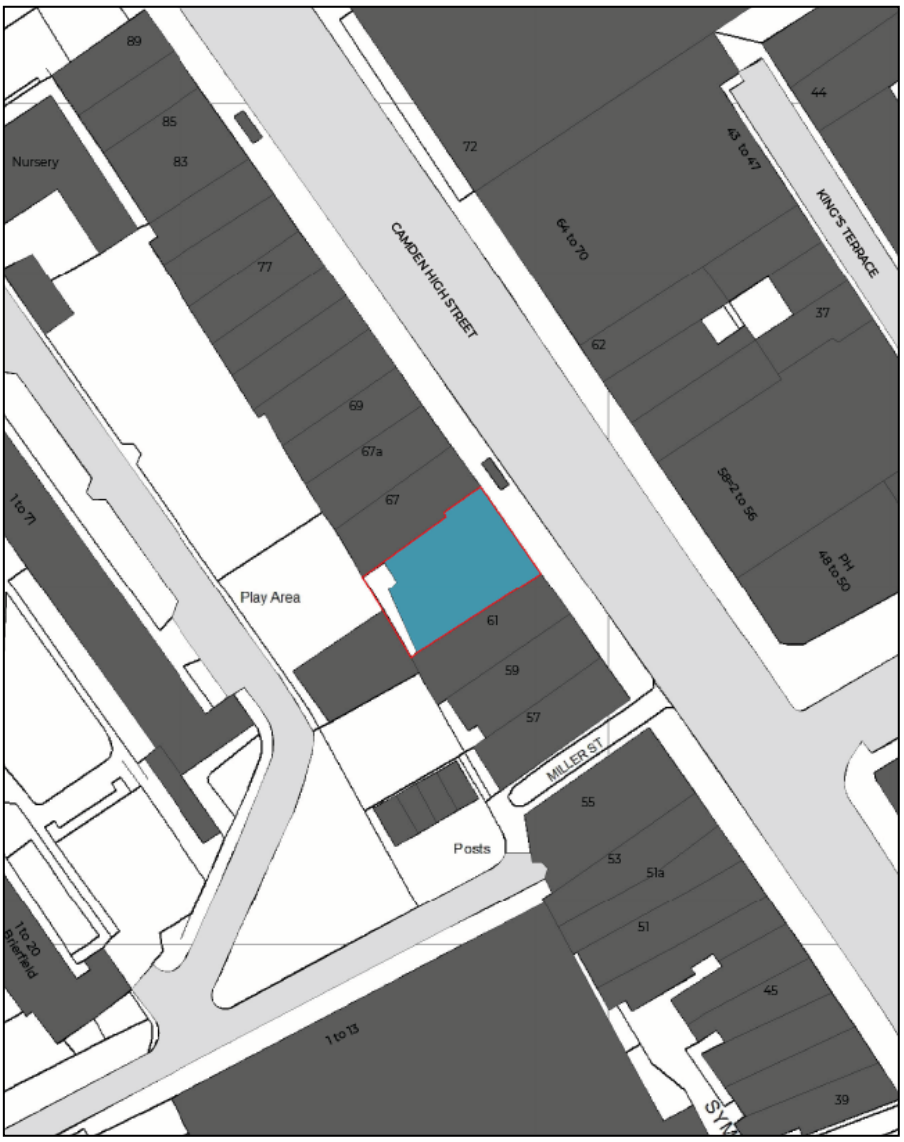
References

i. Building Research Establishment publication 'Site layout and planning for daylight and sunlight, a guide to good practice' published in 2022

ii. Housing Supplementary Planning Guidance (SPG)2016

Appendix A

Site Plan



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Proposed Front Visualization

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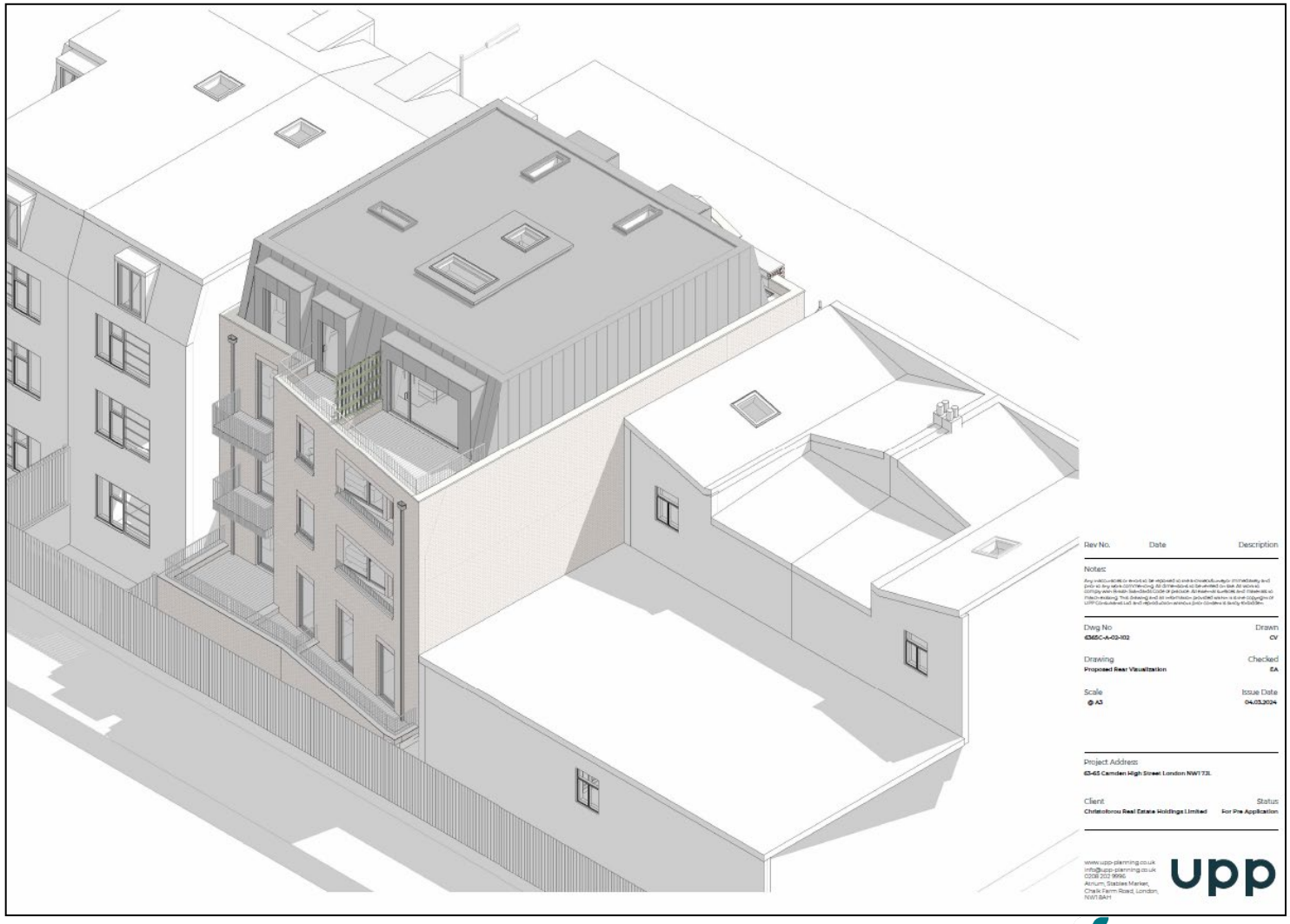
Proposed Rear Visualization



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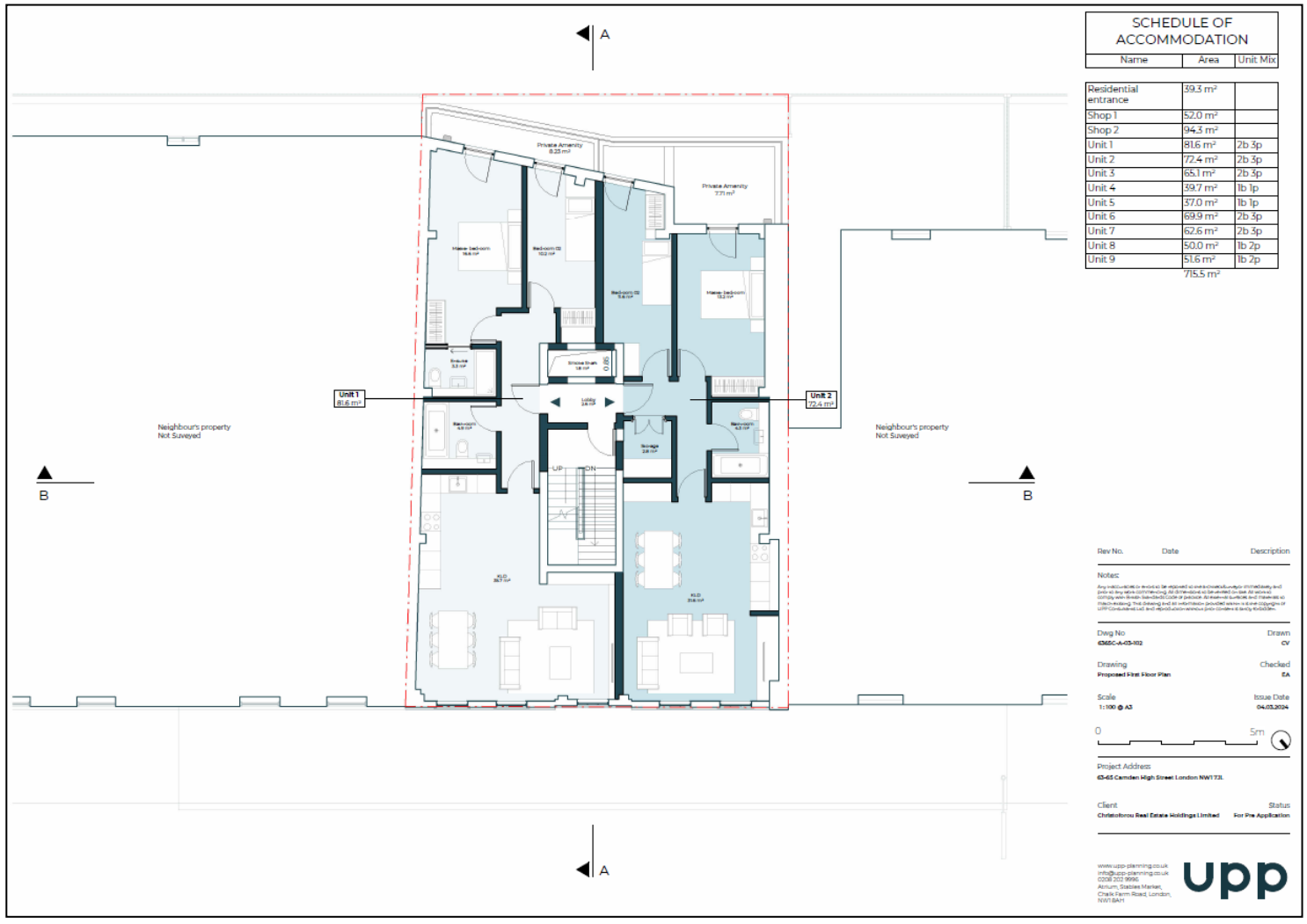
Proposed First Floor Plan



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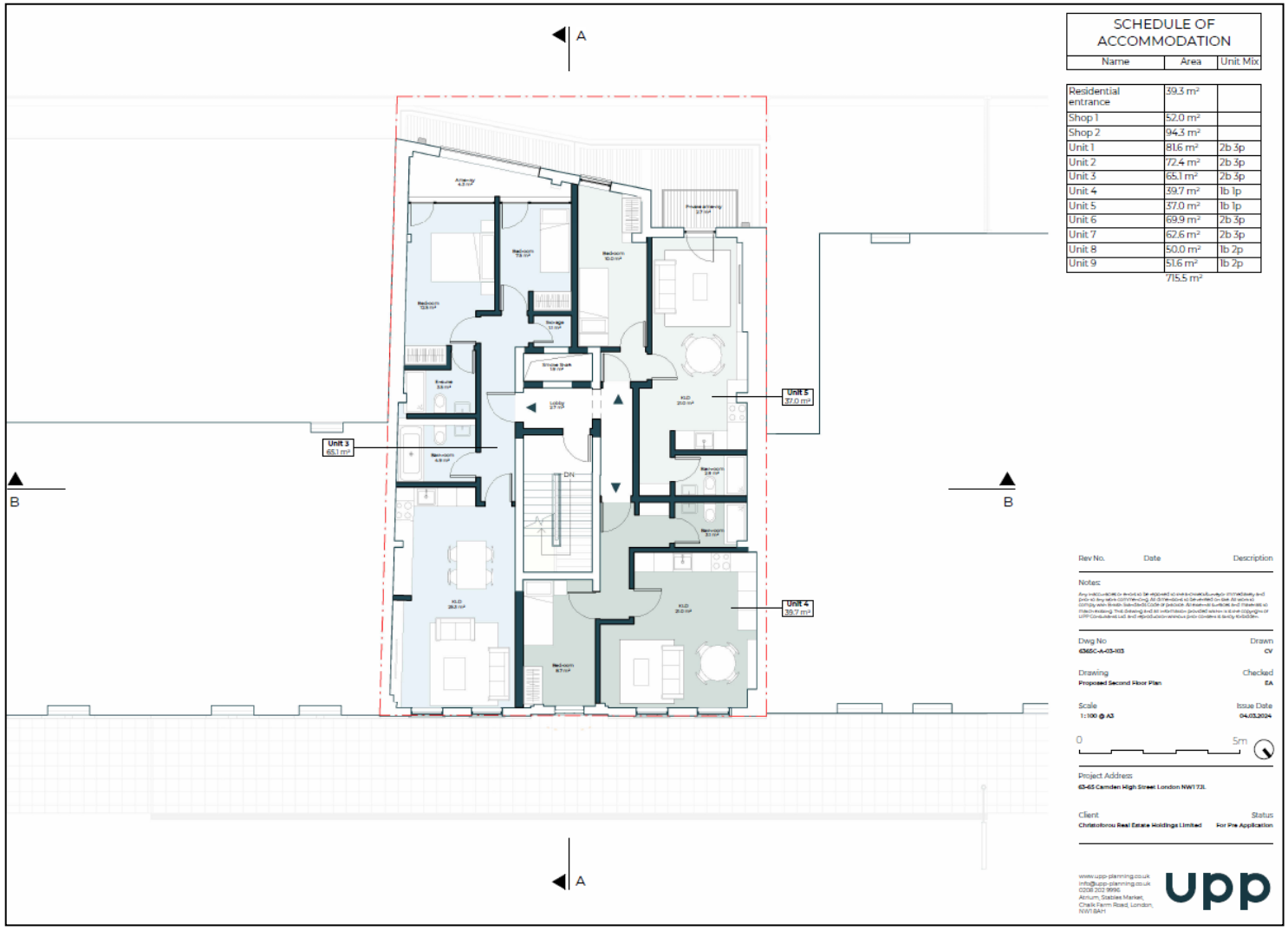
Proposed Second Floor Plan



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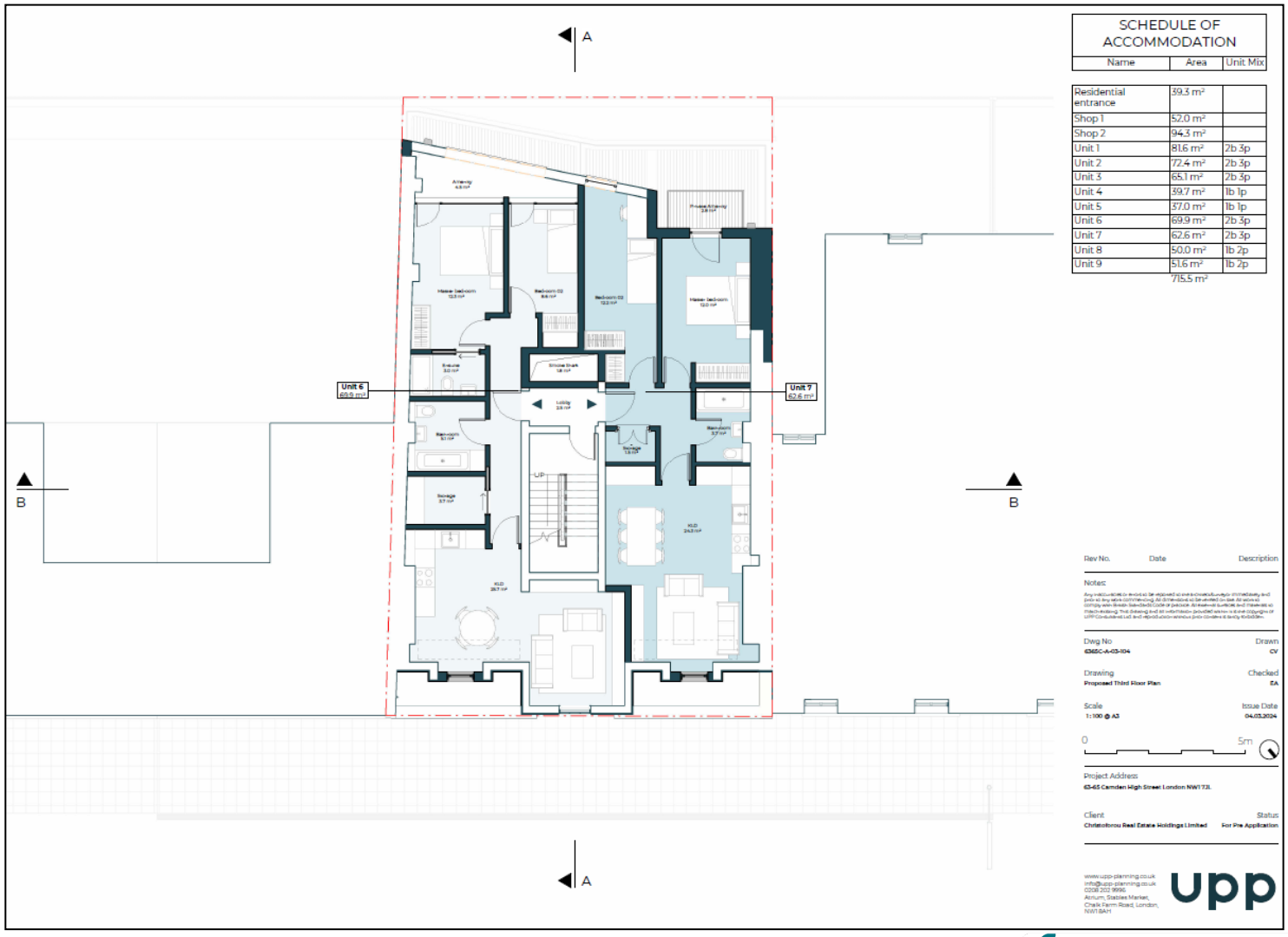
Proposed Third Floor Plan



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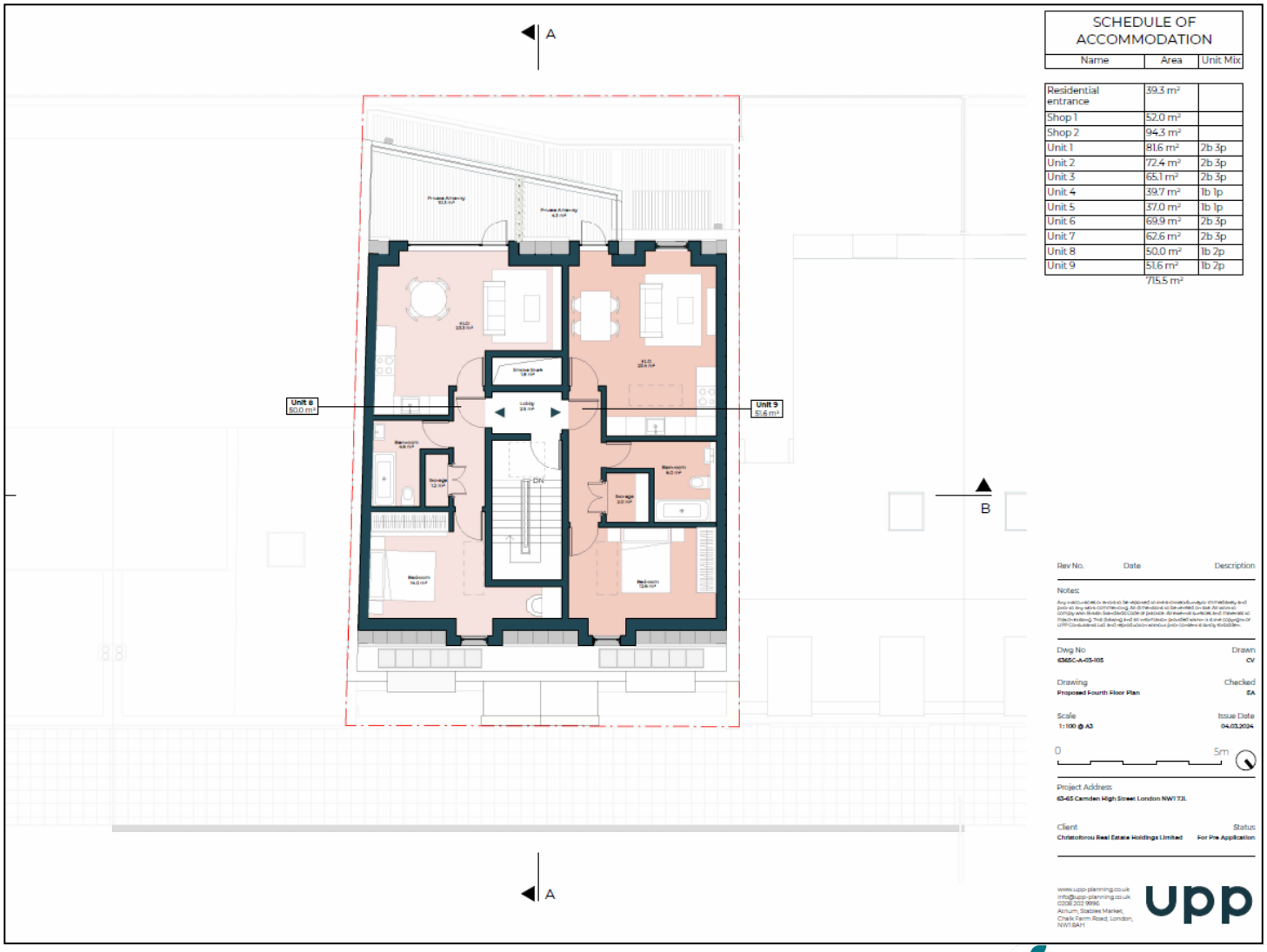
Proposed Fourth Floor Plan



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Appendix B

Front Elevation of 56-62 Camden High Street

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Rear Windows to 61 & 67 Camden High Street

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Appendix C

Proposed Internal Illuminance Factor

First Floor

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Second Floor

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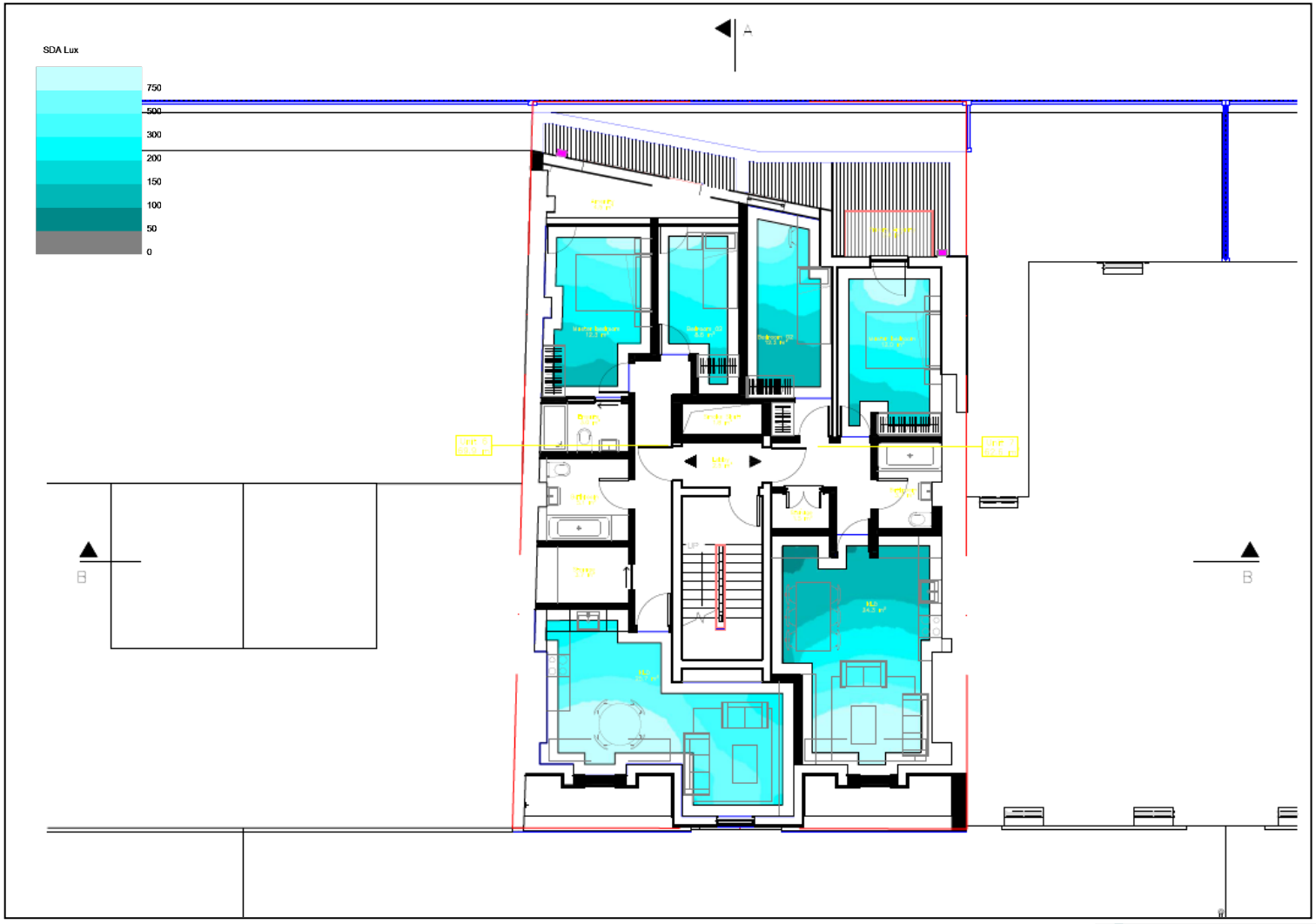
Third Floor



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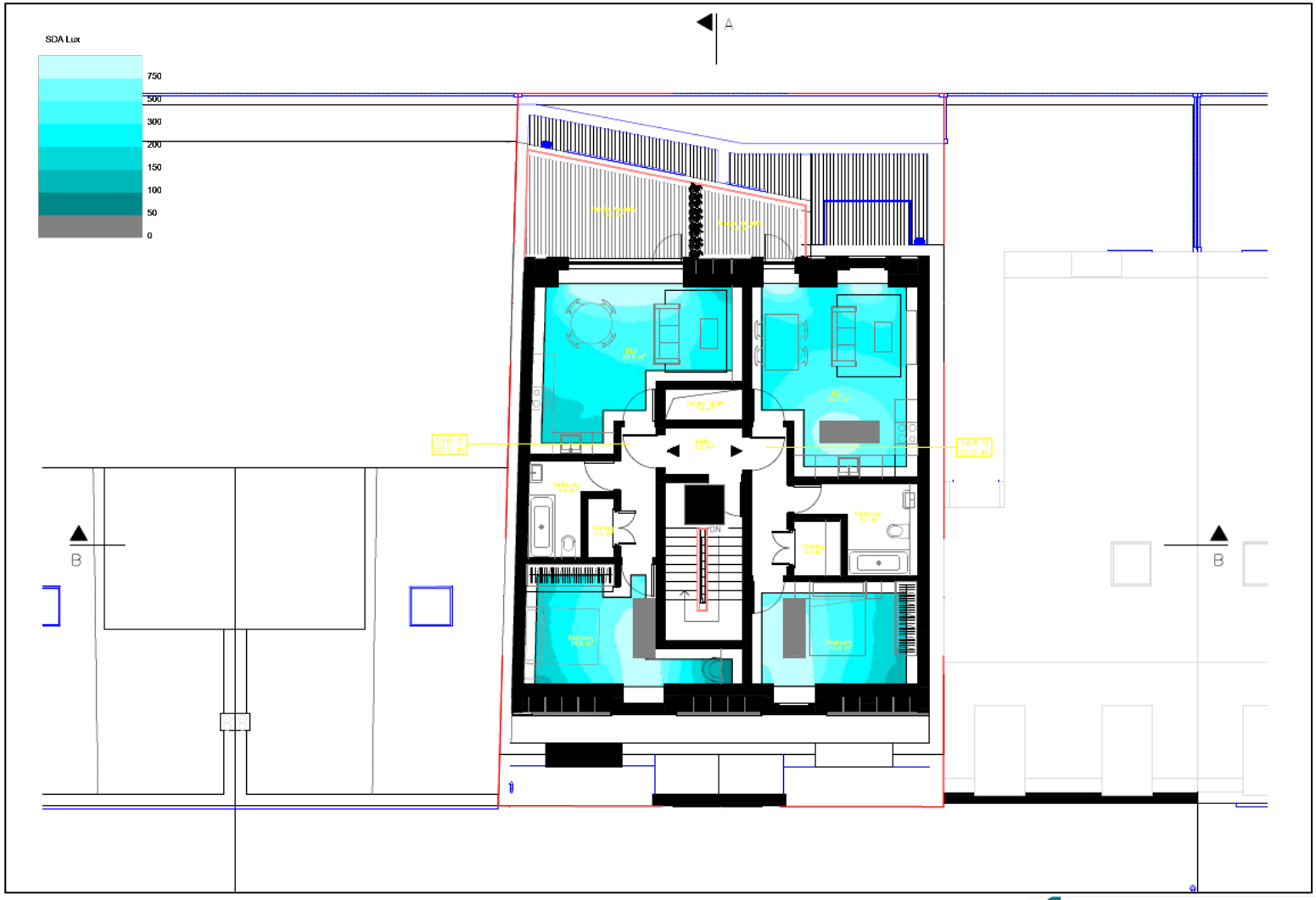
Fourth Floor



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Detailed Internal Daylight Results

Project Name: 63-65 Camden High Street, London, NW1 7JL
Project No.: 1
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 01/04/2024

										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
First	R1	Flat1	Residential	LKD	35.67	27.63	315	21.19	77%	200	50%	50%	4380	YES
	R2	Flat1	Residential	Bedroom	16.71	11.63	162	9.72	84%	100	50%	50%	4380	YES
	R3	Flat1	Residential	Bedroom	9.09	5.61	304	5.61	100%	100	50%	50%	4380	YES
	R4	Flat1	Residential	Bedroom	10.09	6.03	152	4.75	79%	100	50%	50%	4380	YES
	R5	Flat2	Residential	LKD	31.68	23.88	214	12.96	54%	200	50%	50%	4380	YES
	R6	Flat2	Residential	Bedroom	12.03	7.72	169	7.52	97%	100	50%	50%	4380	YES
Second	R1	Flat3	Residential	LKD	25.37	18.79	221	10.00	53%	200	50%	50%	4380	YES
	R2	Flat3	Residential	Bedroom	12.24	8.08	272	8.08	100%	100	50%	50%	4380	YES
	R3	Flat3	Residential	Bedroom	7.98	4.47	360	4.47	100%	100	50%	50%	4380	YES
	R4	Flat4	Residential	LKD	20.95	15.48	300	13.57	88%	200	50%	50%	4380	YES
	R5	Flat5	Residential	LKD	19.32	13.92	281	9.54	68%	200	50%	50%	4380	YES
	R6	Flat5	Residential	Bedroom	10.13	6.29	191	6.09	97%	100	50%	50%	4380	YES
	R7	Flat4	Residential	Bedroom	9.15	5.72	365	5.72	100%	100	50%	50%	4380	YES
Third	R1	Flat6	Residential	LKD	24.90	17.58	504	17.58	100%	200	50%	50%	4380	YES
	R2	Flat6	Residential	Bedroom	12.19	7.99	257	7.99	100%	100	50%	50%	4380	YES
	R3	Flat6	Residential	Bedroom	8.53	4.91	300	4.91	100%	100	50%	50%	4380	YES
	R4	Flat7	Residential	LKD	25.41	18.51	225	9.56	52%	200	50%	50%	4380	YES
	R5	Flat7	Residential	Bedroom	10.68	6.73	197	6.73	100%	100	50%	50%	4380	YES
	R6	Flat7	Residential	Bedroom	12.24	7.88	288	7.88	100%	100	50%	50%	4380	YES
Fourth	R1	Flat8	Residential	LKD	22.29	16.30	283	14.39	88%	200	50%	50%	4380	YES
	R2	Flat8	Residential	Bedroom	15.87	10.17	374	9.95	98%	100	50%	50%	4380	YES
	R3	Flat9	Residential	LKD	23.23	17.56	384	17.39	99%	200	50%	50%	4380	YES
	R4	Flat9	Residential	Bedroom	14.16	9.93	398	9.93	100%	100	50%	50%	4380	YES

Detailed Sunlight Results

Project Name: 63-65 Camden High Street, London, NW1 7JL
Project No.: 1
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 01/04/2024

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
B1								
First	R1	Flat1	Residential	LKD	W1	56°N	2.9	
					W2	56°N	2.9	
					W3	56°N	2.9	
							2.9	Minimum
First	R2	Flat1	Residential	Bedroom	W9	247°	4.3	
							4.3	High
First	R3	Flat1	Residential	Bedroom	W8	247°	3.8	
							3.8	Medium
First	R4	Flat1	Residential	Bedroom	W7	247°	3.5	
							3.5	Medium
First	R5	Flat2	Residential	LKD	W4	56°N	2.9	
					W5	56°N	2.9	
							2.9	Minimum
First	R6	Flat2	Residential	Bedroom	W6	236°	2	
							2	Minimum
Second	R1	Flat3	Residential	LKD	W1	56°N	2.9	
					W2	56°N	2.9	
							2.9	Minimum
Second	R2	Flat3	Residential	Bedroom	W9	236°	0.7	
							0.7	Failed
Second	R3	Flat3	Residential	Bedroom	W8	236°	1.9	
							1.9	Minimum
Second	R4	Flat4	Residential	LKD	W3	56°N	2.9	
					W4	56°N	2.9	
					W5	56°N	2.9	
							2.9	Minimum

Second	R5	Flat5	Residential	LKD	W6	236°	2.4	
					W7	247°	3.7	
							3.8	Medium
Second	R6	Flat5	Residential	Bedroom	W7	247°	3.7	
							3.7	Medium
Second	R7	Flat4	Residential	Bedroom	W3	56°N	2.9	
							2.9	Minimum
Third	R1	Flat6	Residential	LKD	W1	56°N	2.9	
					W2	56°N	2.9	
					W9	90° Hz	3.4	
							4.4	High
Third	R2	Flat6	Residential	Bedroom	W7	236°	0.6	
							0.6	Failed
Third	R3	Flat6	Residential	Bedroom	W6	236°	2	
							2	Minimum
Third	R4	Flat7	Residential	LKD	W3	56°N	1.7	
					W10	90° Hz	3.8	
							3.8	Medium
Third	R5	Flat7	Residential	Bedroom	W5	247°	4.2	
							4.2	High
Third	R6	Flat7	Residential	Bedroom	W4	236°	3.6	
							3.6	Medium
Fourth	R1	Flat8	Residential	LKD	W5	236°	5.6	
							5.6	High
Fourth	R2	Flat8	Residential	Bedroom	W1	56°N	2.9	
					W10	90° Hz	9.4	
							9.4	High
Fourth	R3	Flat9	Residential	LKD	W3	236°	5.3	
					W4	236°	5.5	
					W12	90° Hz	9.1	
							9.1	High
Fourth	R4	Flat9	Residential	Bedroom	W2	56°N	2.9	
					W11	90° Hz	9.4	
							9.4	High

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