

The vertical sky component and average daylight factor tables (see tables 5 and 6 in appendix C) show the daylight improves slightly to all windows and rooms of this property. You will note that the figures for the windows and rooms in the dormer roof of this property are not shown on the above-mentioned daylight tables. This is because the windows are on a sloping plane and they therefore fall outside of the strict definition of a vertical sky component assessment; which is also a component in the average daylight factor assessment. It is, nevertheless, highly likely that a similar pattern of improved daylight will apply to these windows and rooms also.

With reference to the daylight distribution table there is a slight diminution to various rooms of this property (see table 6 in appendix C), most of which are circulation areas, however, the losses will not be material. The remaining rooms to this property will benefit from a slight improvement to their daylight.

Consequently, all windows and rooms to this property meet the BRE's guidelines with regards to daylight.

Generally, in terms of daylight, all properties assessed will meet the BRE's guidelines.

8.3 Sunlight

Of the properties noted in section 8.1 of this report all properties have windows that face within 90° of due south. These windows have therefore been assessed for sunlight.

The results of the sunlight tests are summarised below in table 2.

TABLE 4: SUNLIGHT ANALYSIS RESULTS SUMMARY (APSH)										
	Total that meet BRE Guidelines	No. of windows that do not meet BRE suggested Guidelines								Total No. of Windows
		% loss for windows below threshold for Winter APSH				% loss for windows below threshold for Total APSH				
		20- 29.99%	30- 39.99%	> 40%	Total	20- 29.99%	30- 39.99%	> 40%	Total	
30-32 Whitfield St (Tescos)	6	0	0	0	0	0	0	0	0	6
30-32 Whitfield St (offices)	12	0	0	0	0	0	0	0	0	12
40 Whitfield St	14	0		0	0	0	0	0	0	14
23 Scala Street	12	0	0	0	0	0	0	0	0	12
TOTALS	44	0	0	0	0	0	0	0	0	44

As the table shows, the windows assessed will not be materially affected by the proposed development, in fact the majority of the windows will remain far in excess of the BRE Report's recommended target values for both annual and winter sunlight, in some cases the sunlight will improve slightly.

23 August 2006

Our reference: AJC/JN/100366

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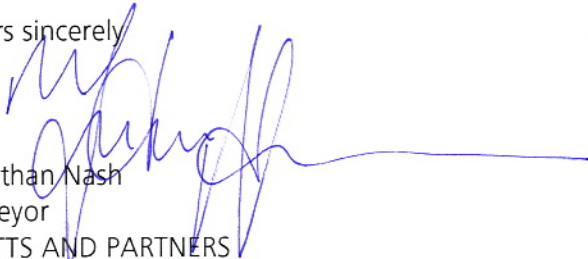
9. Conclusion

The guidelines in BRE Report 209, "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" and BS8206 Part 2 "Code of practice for daylighting" have been applied in undertaking our assessment.

It is evident that care has been taken in designing the proposed scheme to preserve the amenity of existing neighbouring properties. The results of this study demonstrate that the proposed development will not have a significant effect upon daylight and sunlight amenity to the surrounding properties, in some cases the daylight and sunlight amenity will improve slightly.

The development therefore satisfies the London Borough of Camden's planning policies in respect of daylight and sunlight.

Yours sincerely



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Enc: Appendices A – D inc.

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Appendix A

Site Photographs

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Photograph 1. 40 Whitfield Street



Photograph 2. 40 Whitfield Street