



GL Hearn

Daylight and Sunlight Report

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27 June 2014

Prepared by

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Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business or Associate Director.

DATE
27/06/14

ORIGINATORS
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APPROVED
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Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INSTRUCTIONS AND BRIEF

- 1.1 In accordance with your instructions we have carried out a study to assess the effect of your proposed development on the daylight and sunlight amenity to the neighbouring residential properties and to assess the light levels to the proposed residential accommodation.
- 1.2 We have received the following documents and used them in preparing this report:
- Z-map details received 30/09/13
 - KSR Architects' Plans, Sections and elevations received 11/06/14
- 1.3 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the effect of the proposed development on the daylight and sunlight levels received by the neighbouring buildings using our bespoke software. Our assessment is based on a visual inspection, the information detailed above and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

2 PLANNING POLICY

- 2.1 The 'Camden Development Policies 2010-2025 Local Development Framework' document, contains the following references to daylight and sunlight amenity:

DP26 – 'Managing the impact of development on occupiers and neighbours':

'The council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include: -

- (a) visual privacy and overlooking;*
- (b) overshadowing and outlook;*
- (c) sunlight, daylight and artificial light levels ...'*

- 2.2 The document goes on to say, in paragraph 26.3 ('Visual privacy, overlooking, overshadowing, outlook, sunlight and daylight'):

'A development's impact on visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance from artificial light, can be influenced by design and layout, the distance between properties, the vertical levels of onlookers of occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme, to prevent potential negative impacts of the development on occupiers and neighbours. To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the council will take in to account the standards recommended in the British Research Establishment's 'Site layout planning for daylight and sunlight – a guide to good practice' (1991).'

- 2.3 Part one of the core strategy adoption document, states at paragraph 5.7 ('Protecting amenity'):

'Camden's high level of amenity – the features of a place that contribute to its attractiveness and comfort – is a major factor in the quality of life of the borough's residents, workers and visitors and fundamental to Camden's attractiveness and success. However, Camden's inner London location, and close proximity of various uses and the presence of major roads and railways, can mean that privacy, noise and light can be particular issues in the borough.'

3 BRE REPORT “SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE” SECOND EDITION (2011) (‘THE REPORT’)

3.1 Principles

3.1.1 The Second Edition of the Report replaces the 1991 document of the same name with effect from October 2011.

3.1.2 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 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 (P1, para. 6) 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...” (P1, para. 1.6)

“In special circumstances the Developer or Planning Authority may wish to use different target values.” (P1, 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”. (P7 para. 2.2.3)

3.1.3 The examples given in the 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.

3.2 Daylight

3.2.1 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; or*
- *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 its 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.”

3.2.2 Further 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.” (2.2.11)

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.” (2.2.12)

3.3 Appendix F

3.3.1 This appendix gives guidelines on setting alternative target values for skylight and sunlight access. This allows a developer to set alternative targets for vertical sky component levels which can be generated from the layout dimensions of existing development or derived from the internal layouts and direct daylighting needs of the proposed development itself. The Report uses the example of a mews in an historic city centre, where a typical obstruction angle from the ground floor window level might be closer to 40 degrees, which would correspond to a VSC of 18%. This can then be used as a target value for development in that street if new development is to match the existing layout.

3.3.2 A similar approach may also be adopted in cases where an existing building has windows that are close to the site boundary and take more than their fair share of light. To ensure that new development matches the height and proportions of existing buildings, the Report suggests that the VSC and Annual Probable Sunlight Hours ('APSH') target for these windows could be set to those for a 'mirror-image' building of the same height and size and equal distance away on the other side of boundary.

3.3.3 Useful guidance is provided on the types of tests to be applied when considering the loss of light to an existing building. F6 states the following:

"In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylit environment as a whole. The average daylight factor (ADF) (Appendix C) also depends on the room and window dimensions, the reflectance of interior surfaces and the type of glass, as well as the obstruction outside. It is an appropriate measure to use in new buildings because most of these factors are within the developer's control."

"Use of the ADF for loss of light to existing buildings is not generally recommended. The use of the ADF as a criterion tends to penalise well-daylit existing buildings, because they can take a much bigger and closer obstruction and still remain above the minimum ADFs recommended in BS 8206-2. Because BS 8206-2 quotes a number of recommended ADF values for different qualities of daylight provision, such a reduction in light would still constitute a loss of amenity to the rooms. Conversely if the ADF in an existing building were only just over the recommended minimum, even a tiny reduction in light from a new development would cause it to go below the minimum, restricting what could be built nearby." (F6 and F7)

3.3.4 This appendix also clarifies the situations when meeting a set ADF target value with a new development in place could be appropriate as a criterion for loss of light. These are:

- “(i) where the existing building is one of a series of new buildings that are being built one after another, and each building has been designed as part of the larger group*
- (ii) as a special case of (i), where the existing building is proposed but not built. A typical situation might be where the neighbouring building has received planning permission but not yet been constructed*
- (iii) where the developer of the new building also owns the existing nearby building and proposes to carry out improvements to the existing building (e.g. by increasing window sizes) to compensate for the loss of light. However, where there is a long-term occupier of the existing building it would be appropriate for there to be no reduction in ADF, or at worst only a small reduction. BS 8206-2 states that a reduction in VSC to 0.8 times its former value corresponds to a reduction in the ADF in the rooms served by the window to between 0.85 times and 0.92 times its former value when the original VSC was more than >27% or 5% respectively*
- (iv) where the developer of the new building also owns the existing nearby buildings and the affected rooms are either unoccupied or would be occupied by different people following construction of the new building” (F8)*

3.3.5 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.”

3.3.6 Appendix C of the Report provides details of BS8206: Part 2 British Standard for Daylighting and the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual: Windows Design which provide advice and guidance on interior daylighting. The BRE Report is intended to be used in conjunction with these documents, and its guidance is intended to fit-in with their recommendations. The British Standard and the CIBSE manual put forward three main criteria for interior daylighting, one of which is the use of the Average Daylight Factor (df) calculation. Essentially, the documents recommend that, if a supplementary electric lighting is provided, a df value of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms should be attained.

3.3.7 The British Standard also suggests, that if a predominately daylit appearance is required, then *df* should be 5% or more if there is no supplementary electric lighting. However, in all modern living accommodation supplementary electric lighting is provided and, as such, *df* values detailed above are used as target values.

3.4 Sunlight

3.4.1 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”*

3.4.2 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.” (3.2.3)

4 DAYLIGHTING AND WINDOW DESIGN, LIGHTING GUIDE LG 10: 1999

4.1 This publication is primarily intended to provide guidance to those responsible for the design, installation, commissioning, operation and maintenance of building services. Section 2.2: Window and rooflight size, shape and position, provides guidance which can be used at several stages of the design process and considers methods of predicting daylight and criteria against which to judge the values.

4.2 Section 2.2.1 states that:

"A well daylit space needs both adequate lighting levels and light that is well distributed. In some rooms, the lighting level at the back falls dramatically below the level close to a window, to such an extent that occupants feel deprived even though their actual task illuminance is otherwise acceptable."

4.3 The guide recommends using the average daylight factor to assist in the detailed window design procedure and to determine the required window area for a typical or critical room in the building.

4.4 Section 2.2.2.1 states that:

"To start the window sizing process, find the area of glazing required for a given daylit appearance of the space. The average daylight factor is a measure of the amount of skylight in a room. If the room is not too deep or obstructed, an average daylight factor of 5% or more will ensure that an interior looks substantially daylit, except early in the morning, late in the afternoon or on exceptionally dull days. An average daylight factor below 2% generally makes a room look dull; electric lighting is likely to be in frequent use (10). In domestic interiors, however, 2% will still give a feeling of daylight, though some tasks may require electric light."

4.5 The guide also states that:

"The BS 8206 code of practice(10) recommends average daylight factors of at least 1% in bedrooms, 1.5% in living rooms and 2% in kitchens, even if a predominantly daylit appearance is not required."

5 ASSESSMENT OF SURROUNDING PROPERTIES

5.1 We have analysed the effect of the proposed development on the daylight and sunlight amenity to the properties detailed below. These properties are the only buildings, with a requirement for sunlight, which could be affected by the proposed development as all other adjacent buildings will pass the preliminary 25-degree line test recommended by the BRE Report.

5.2 The location of the tested properties and window references are shown on the drawings appended to this report; the results are also included in the appendices in the relevant spreadsheets.

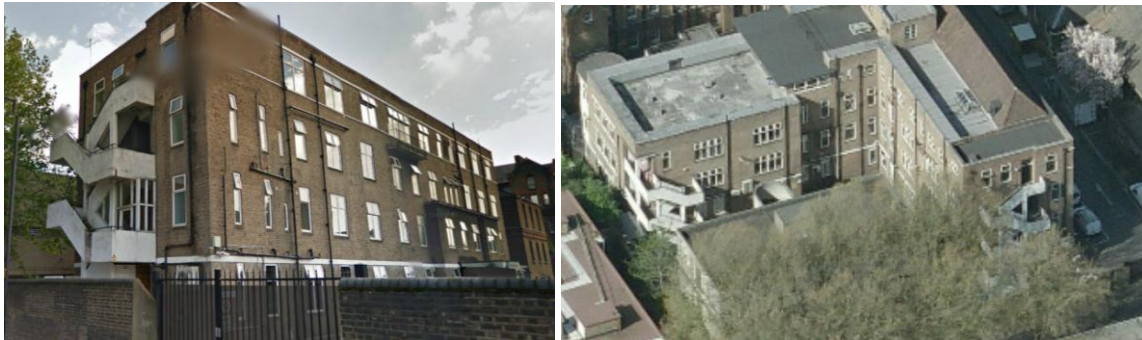
5.3 We set-out below the results of our daylight and sunlight assessment for each property:

5.4 St Pancras Hospital for Tropical Diseases (Building 1)



- 5.4.1 This is a three story building to the south west of the proposed development site. We have not been able to gain information regarding the internal layout of this building; however, external observation indicates the property is in administrative usage. External inspection shows that the placement of the windows on the façade facing the proposed development has not been developed to maximise the use of natural light, indicating that natural light penetration is not considered a key requirement of the buildings use. Buildings of this type would not normally be tested for daylight and sunlight amenity, however, the BRE Report states that one of the property types considered to have a particular requirement for daylight and sunlight amenity are hospitals. For completeness we have analysed the windows serving the property.
- 5.4.2 We have undertaken daylight amenity analysis using the Vertical Sky Component (VSC) test. Our analysis shows that despite the majority of windows transgressing the BRE Report guidance the windows will retain daylight amenity levels consistent with those normally seen in urban areas. Given the building's design and usage the daylight levels retained are appropriate.
- 5.4.3 The majority of windows facing the proposed development site do not face within 90 degrees of due south and, in line with BRE Report guidance, have not been tested for sunlight amenity. Where windows do require testing Annual Probable Sunlight Hours (APSH) testing shows there will be no modification of the existing sunlight amenity and hence the windows will remain BRE Report compliant.

5.5 St Pancras Hospital for Tropical Diseases (Building 2)

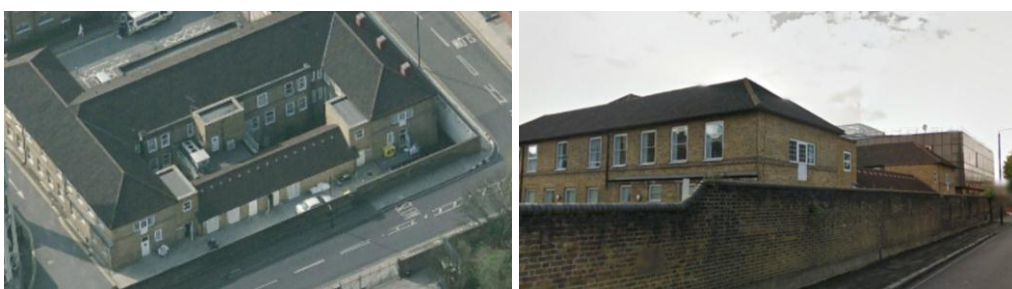


5.5.1 This is a four story property to the south west of the proposed development site. Once again we have been unable to gain details of the interior layout and have undertaken analysis of the windows serving the property in line with the BRE Report guidance. External observation shows that a large proportion of the windows directly facing the proposed development serve circulation and bathroom areas, as guided by the BRE Report these areas have not been tested for daylight or sunlight amenity.

5.5.2 Daylight analysis using the VSC test shows that of the 30 windows tested 27 (90%) would comply with BRE Report guidance. Where transgressions do occur (W10 at ground floor and windows W8 & W9 at third floor) the transgressions are either just below BRE Report guidance (W10 achieve 0.75 times the existing value, just below the BRE Report guidance of 0.8) or retain VSC levels consistent with those seen in similar urban areas.

5.5.3 As with Building 1 the majority of windows do not face within 90 degrees of due south and have not been tested for sunlight amenity. Where windows have been tested our analysis shows that all but one window will meet the BRE Report guidance. Window W10 at ground floor level will see a minor transgression of the BRE Report guidance and will see its annual sunlight access reduced to 0.68 times its former value, however will maintain sunlight levels in excess of those normally seen in urban areas.

5.6 St Pancras Hospital for Tropical Diseases building on corner of Granary Street



- 5.6.1 This is a two story building to the north west of the proposed development site. As we have been unable to gain internal layout information we have undertaken daylight and sunlight amenity analysis of the windows serving the property.
- 5.6.2 Daylight analysis using the VSC test shows that 15 (71%) of the 20 windows tested will comply fully with the BRE Report guidance. Where transgressions do occur study of the VSC values retained shows the retained levels of daylight amenity are consistent with those normally seen in urban areas. Given the transient nature of occupancy we consider these VSC values to be appropriate.
- 5.6.3 Sunlight amenity analysis shows that all windows requiring testing will remain BRE Report compliant.
- 5.7 103 Camley Street (Consented)
- 5.7.1 This is a consented development to the north of the proposed development site consisting of part 4 and part 12 story blocks. Information obtained from the planning application shows that the ground floor level is in retail usage. We have undertaken daylight and sunlight analysis of the residential units at first to fifth floor where the units have windows overlooking the proposed development.
- 5.7.2 In line with BRE Report guidance we have undertaken daylight analysis using the Average Daylight Factor (ADF) test. We have used a glazing transmittance factor of 0.68 and an internal reflectance value of 0.5 as recommended in BS 8206 part 2. Our analysis shows that of the 20 rooms tested 19 (95%) would comply with BRE Report guidance. The one transgression that does occur is to a Lounge/Kitchen/Dining (LKD) room at first floor (room R2). Our analysis shows that this room will maintain 0.77 times its former value, just marginally below the 0.8 times BRE Report guidance. This analysis is supported by VSC analysis which shows that 35 (76%) of the 40 windows tested will comply with the BRE Report guidance.
- 5.7.3 Sunlight amenity analysis shows that all rooms tested will maintain BRE Report compliant levels of APSH.
- 5.8 Overshadowing of the Canal side paths
- 5.8.1 Overshadowing analysis shows that the overwhelming majority of areas tested will maintain sunlight amenity levels greater than the BRE Report guidance. Amenity area A4, the tow-path immediately adjacent to the proposed development will see a transgression of the BRE Report guidance, however, given its proximity to areas where there will be little or no impact the effect on amenity should be considered as negligible.

6 LIGHT LEVELS TO RESIDENTIAL ACCOMMODATION WITHIN THE PROPOSED SCHEME

6.1 Daylight

6.1.1 We have analysed the internal daylighting levels using the average daylight factor (ADF) assessment. As recommended by the BRE Report, we have used a glass transmittance value of 0.68 for standard double-glazing and an internal reflectance value of 0.5.

6.1.2 We have analysed all habitable rooms from first to fifth floors.

6.1.3 The location of the tested rooms and window references are shown in the drawings appended to this report; there is also included in the appendices and relevant spreadsheets.

6.1.4 Our analysis shows that, of the 190 rooms tested, 187 (98%) would meet the ADF target values for their specific room type, with many rooms achieving values far in excess of the guidance minimum. The three transgressions that do occur are all to bedrooms. Rooms R9 at the first floor level, Room R13 at second floor level and room R13 at third floor level will see minor transgressions but will maintain ADF levels within 98% of the guidance values. All three rooms are bedrooms, it should be remembered that the BRE Report considers daylight amenity to bedrooms to be less significant.

6.2 Sunlight

6.2.1 We have used the Annual Probable Sunlight Hours (APSH) test for sunlight amenity to those rooms with windows facing within 90 degrees of due south. As with the daylight analysis, we have tested the windows on the first to the fifth floors.

6.2.2 Our analysis shows that, of the 106 rooms with windows facing within 90 degrees of due south, 81 (76%) will be fully BRE Report compliant, in terms of annual sunlight access, and 104 (98%) will be BRE Report complaint, in terms of winter sunlight amenity access.

6.2.3 Where transgressions occur, they tend to be minor in nature, with sunlight values being in excess of those normally seen within urban areas.

6.3 Overshadowing

6.3.1 Sunlight amenity analysis of the amenity spaces at ground floor level show that of the 20 areas tested 14 (70%) will comply with the BRE Report guidance. Given the orientation of the scheme and the site constraints placed upon the development by the nature of the site this level of compliance is appropriate for the area.

7 CONCLUSION

7.1 Effect on surrounding residential properties

7.2 Our analysis demonstrates that the proposed development of 101 Camley Street, Camden, London would leave the neighbouring properties with daylight and sunlight amenity appropriate to their surroundings and usage, when assessed in accordance with the guidelines given in the London Borough of Camden's planning policies and, more specifically, with the guidelines set-out in BRE Report.

7.3 Light received to proposed habitable rooms

7.3.1 Foreword to BS 8206-2:1992 states that:

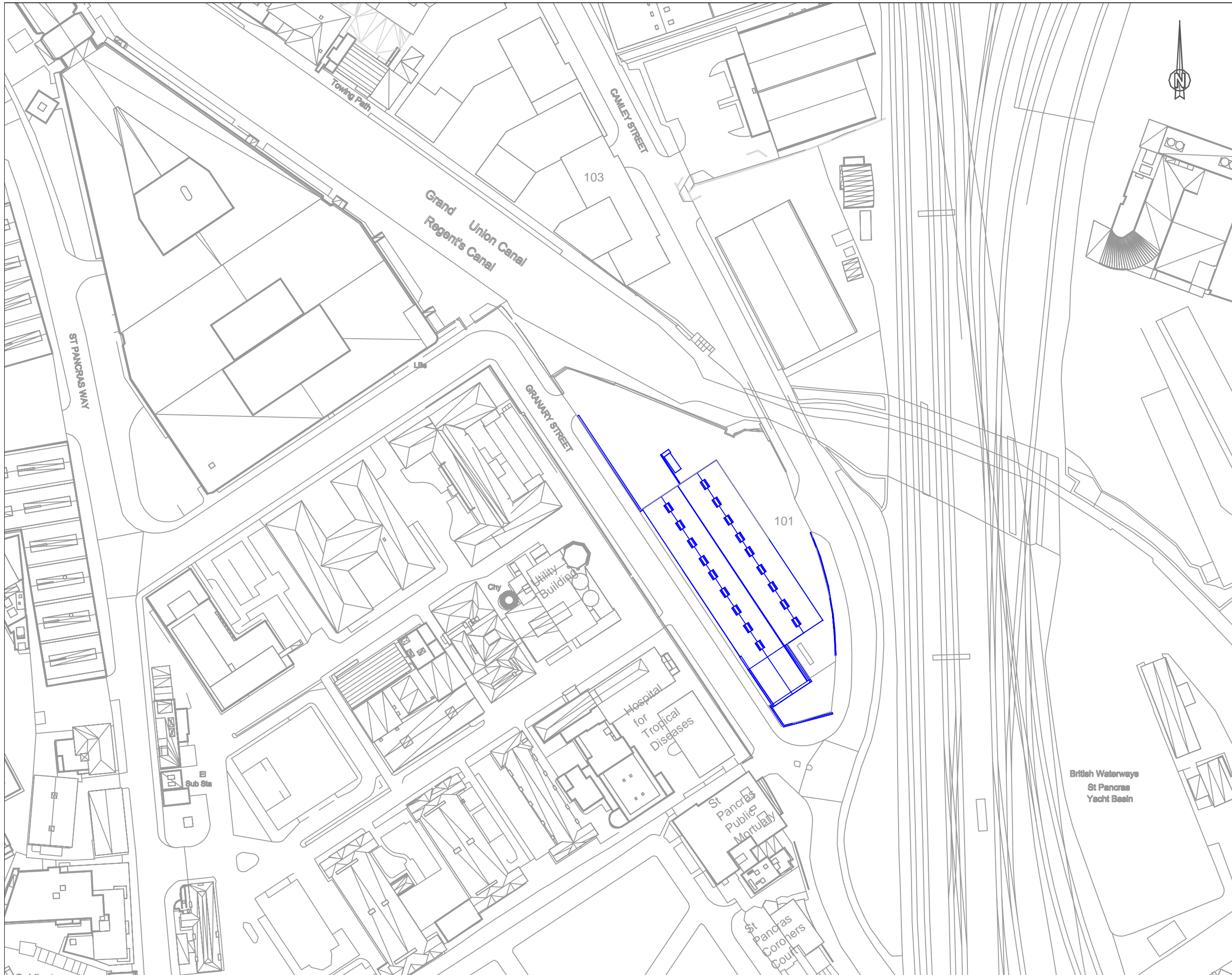
"The aim of the standard is to give guidance to architects, builders and others who carry out lighting design. It is recognised that lighting is only one of many matters that influence fenestration. These include other aspects of environmental performance (such as noise, thermal equilibrium and the control of energy use), fire hazards, constructional requirements, the external appearance and the surroundings of the site. The best design for a building does not necessarily incorporate the ideal solution for any individual function. For this reason, careful judgement should be exercised when using the criteria given in the standards for other purposes, particularly town planning control."

7.3.2 Our analysis shows the vast majority of rooms assessed would meet or exceed the guideline values given in the British Standard for daylight amenity and the substantial majority of windows serving the rooms would meet the BRE Report criteria for sunlight amenity.

7.3.3 Given the high level of compliance, we would consider the levels of daylight and sunlight amenity achieved are consistent with, and in excess of, the expectations of the area.

7.3.4 We therefore submit that our analysis demonstrates the residential accommodation within the proposed development would receive adequate and appropriate light, when assessed in accordance with the guidelines given in the London Borough of Camden's planning policies and, more specifically, with the guidelines set out in the BRE Report.

APPENDIX A
DRAWINGS



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NOTES :

- INFORMATION USED IN ANALYSIS:**
1. Measured Survey Drawings from KSR Architects. Received 30/09/2013.
 2. Proposed Plans in DWG format from KSR Architects. Proposed Sections & Elevations in PDF format. Received 15/05/2014.
 3. Proposed Sections & Elevations in DWG format. Received 29/05/2014.
 4. Revised Plan, Sections & Elevations in DWG format. Received 11/06/2014.

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

- PLAN KEY:**
- Existing Buildings and Structures
 - Existing Buildings on site



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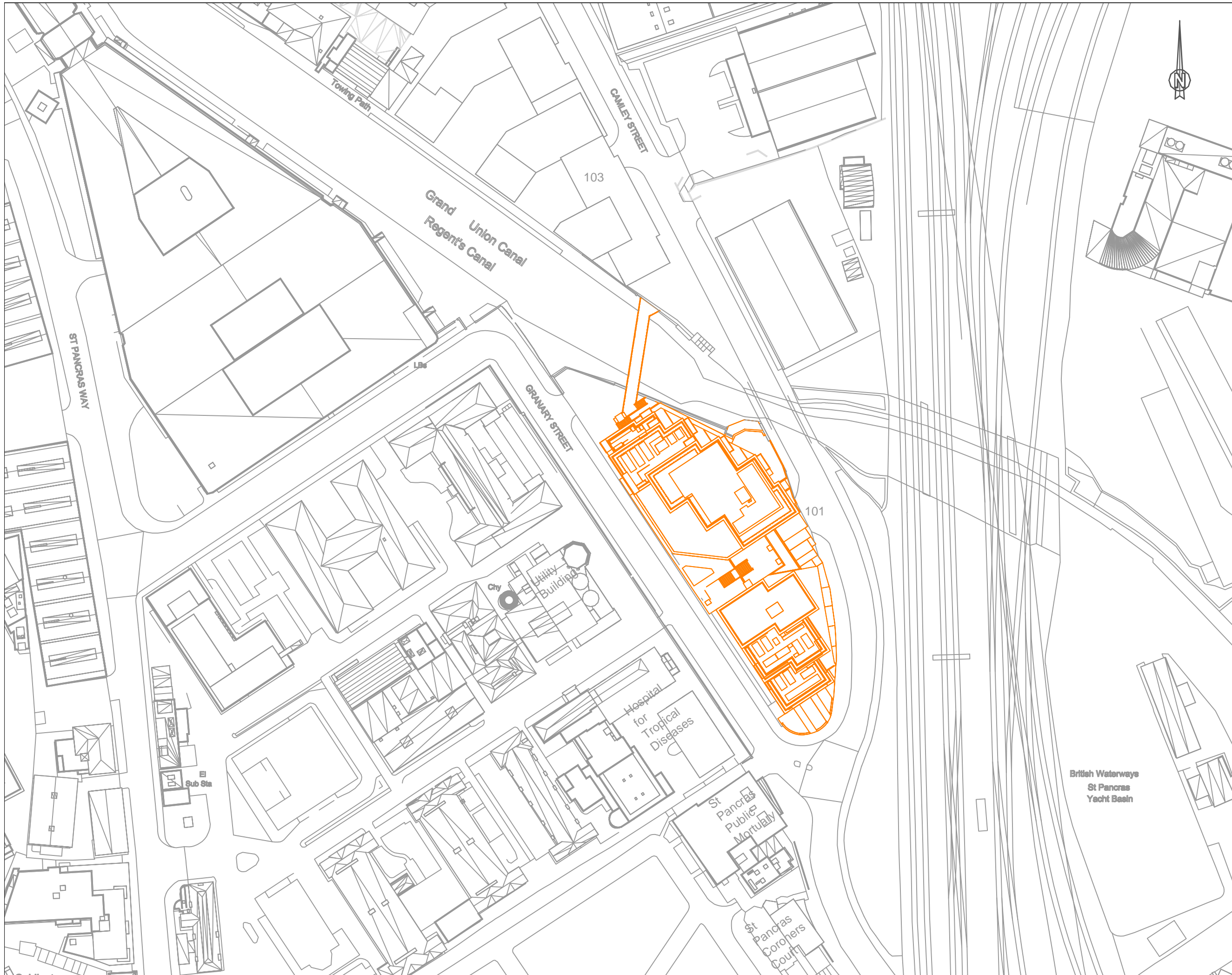
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 Existing Site Plan

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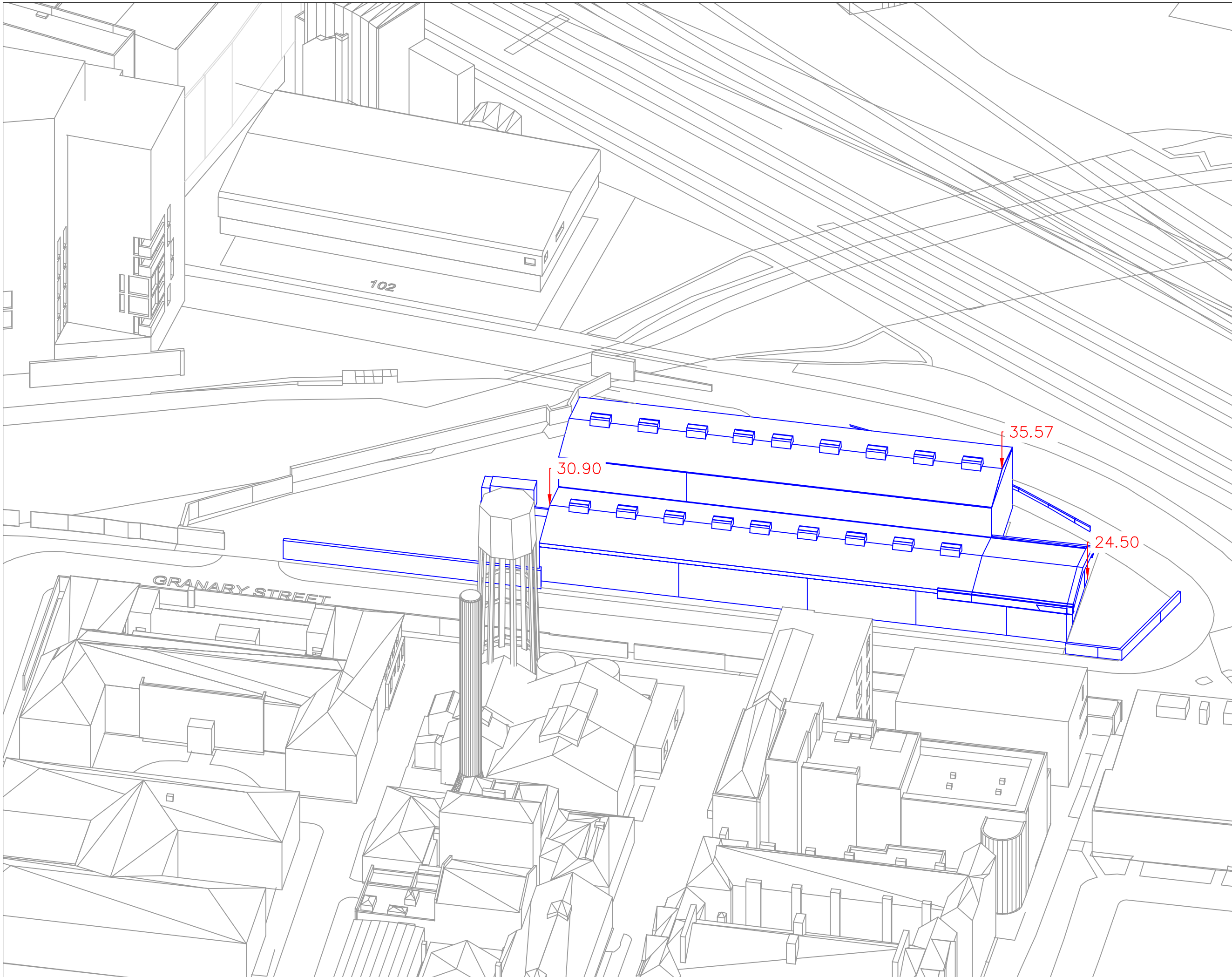
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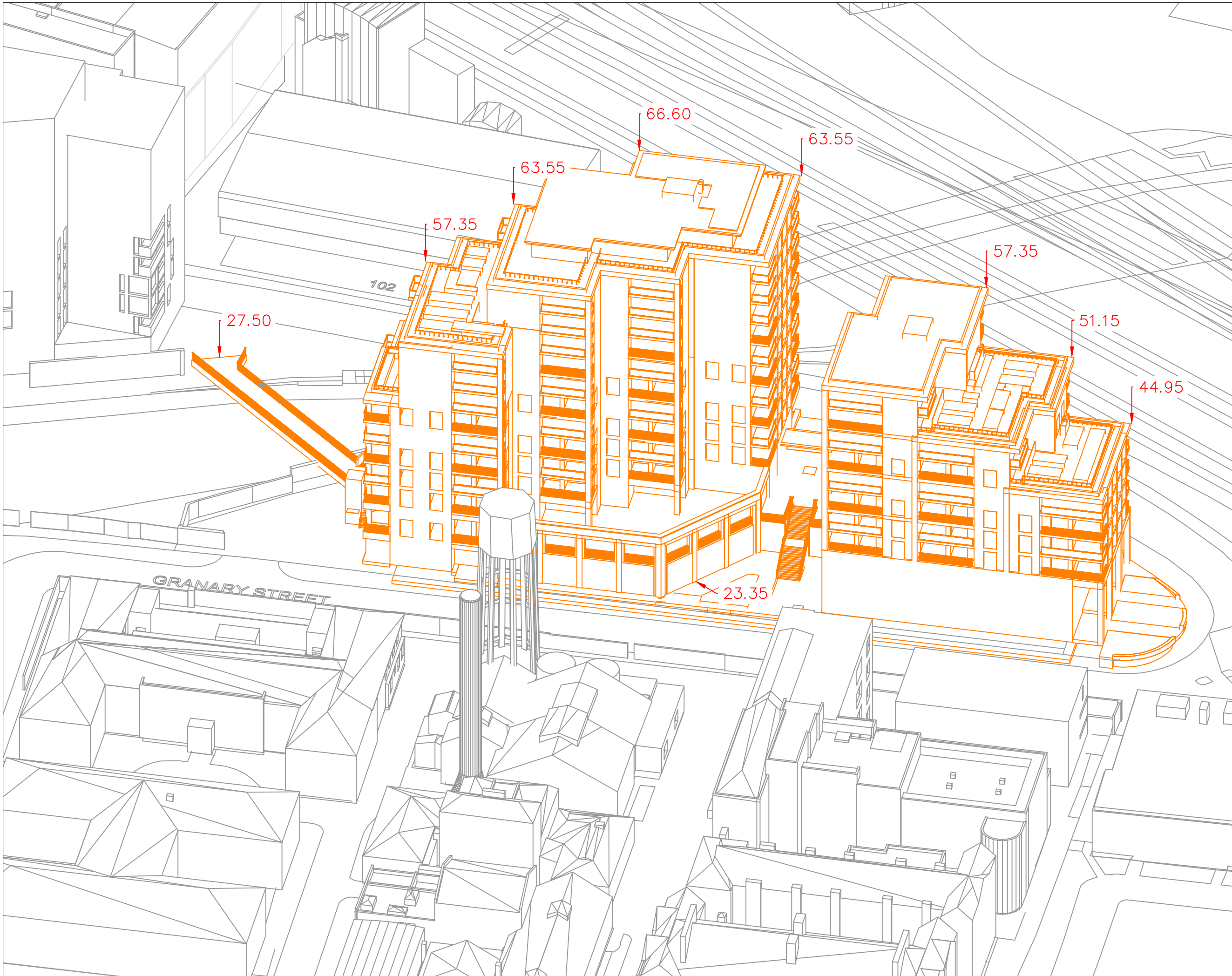
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 Existing 3D Views

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SCALE:
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NOTES :

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LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
 — Existing Buildings and Structures
 — Proposed Buildings on Site



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CLIENT:
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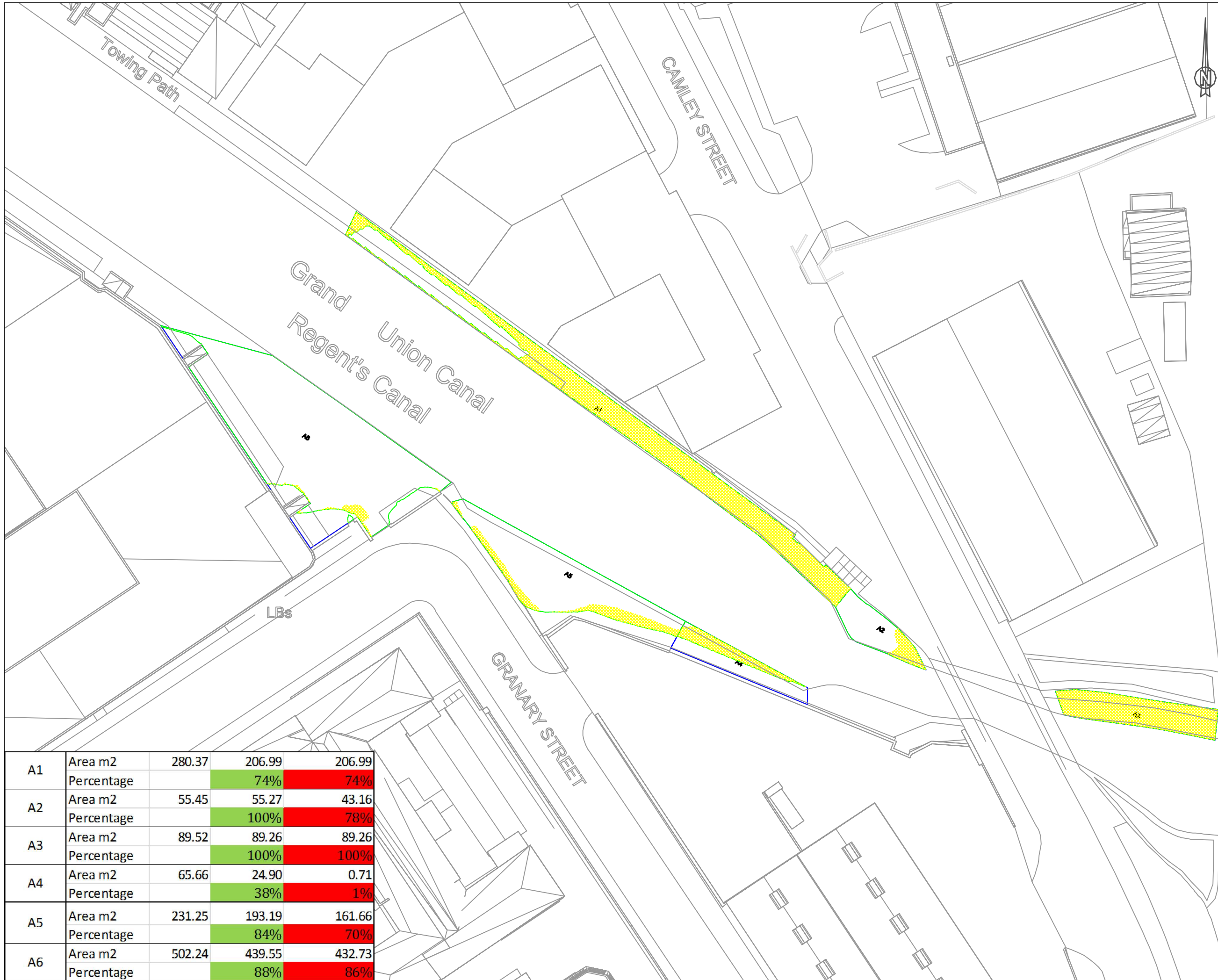
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LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
 Existing Buildings and Structures
 Amenity Area
 Lit Amenity Area Existing
 Lit Amenity Area Proposed
 Area of Loss/Gain



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DRAWING TITLE:
 Overshadowing Analysis for
 Amenity Space

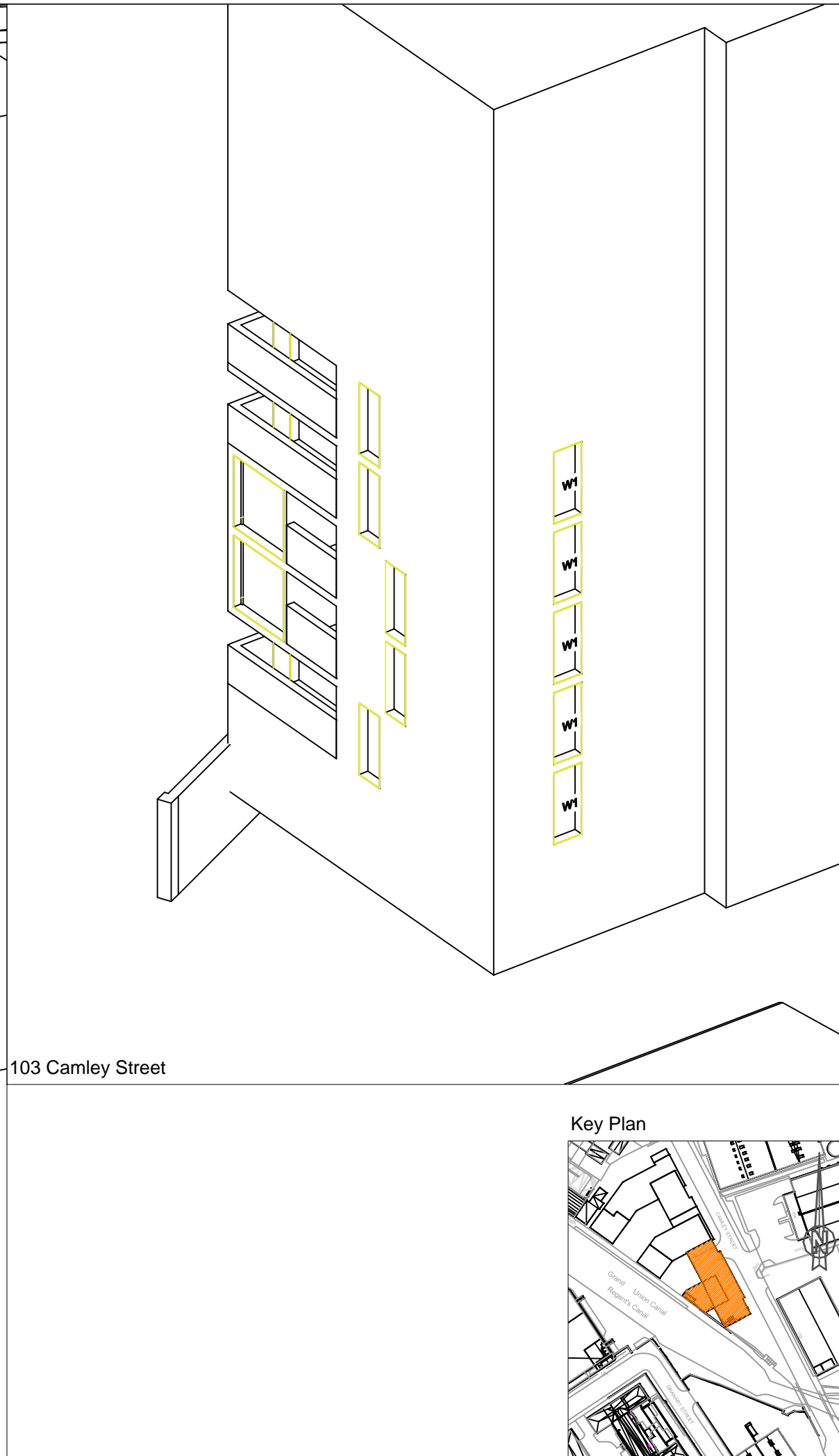
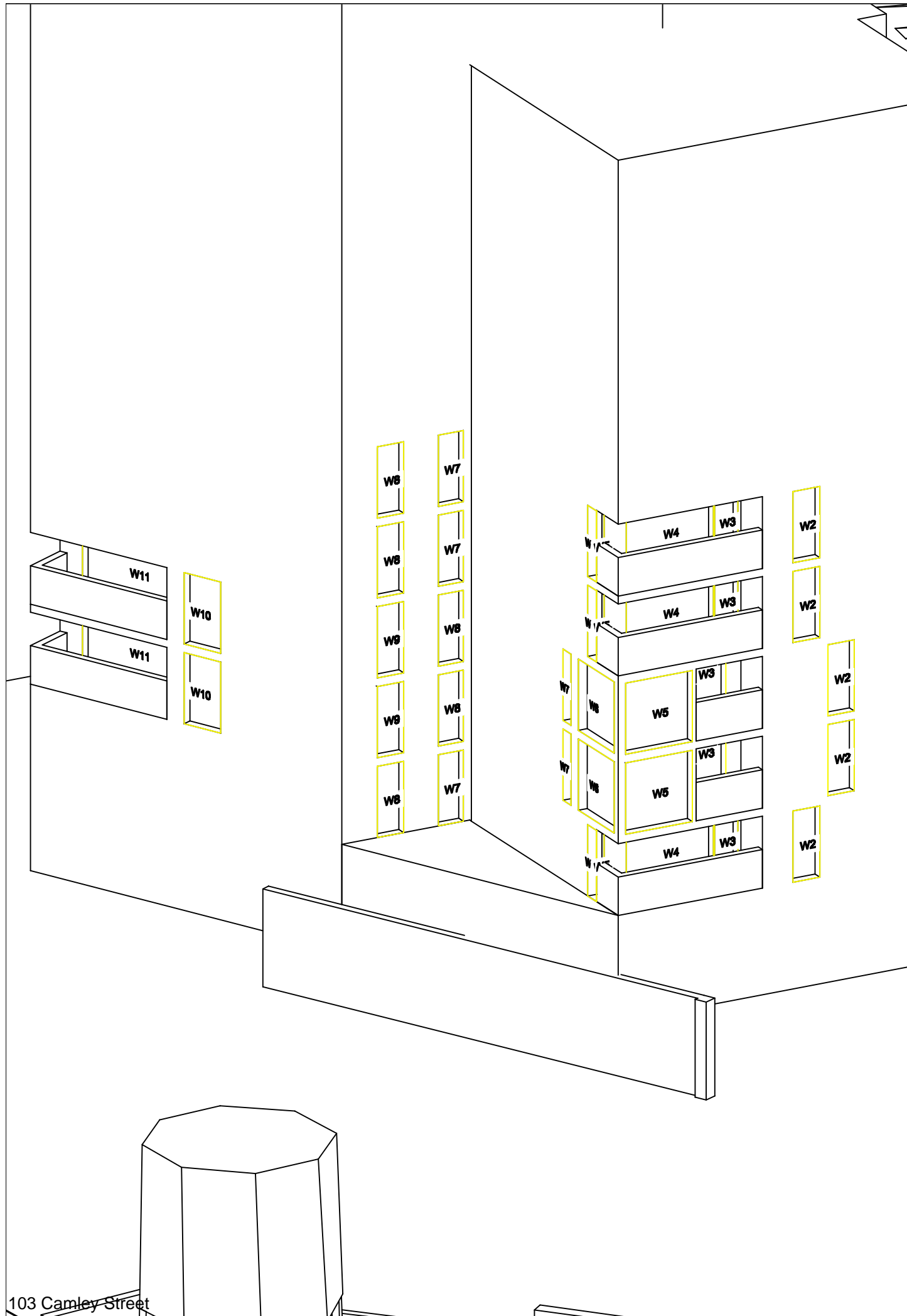
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A1	Area m2	280.37	206.99	206.99
	Percentage		74%	74%
A2	Area m2	55.45	55.27	43.16
	Percentage		100%	78%
A3	Area m2	89.52	89.26	89.26
	Percentage		100%	100%
A4	Area m2	65.66	24.90	0.71
	Percentage		38%	1%
A5	Area m2	231.25	193.19	161.66
	Percentage		84%	70%
A6	Area m2	502.24	439.55	432.73
	Percentage		88%	86%



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REVISION :

PLAN KEY:

- Existing Buildings and Structures
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DRAWING TITLE:
 Window Maps

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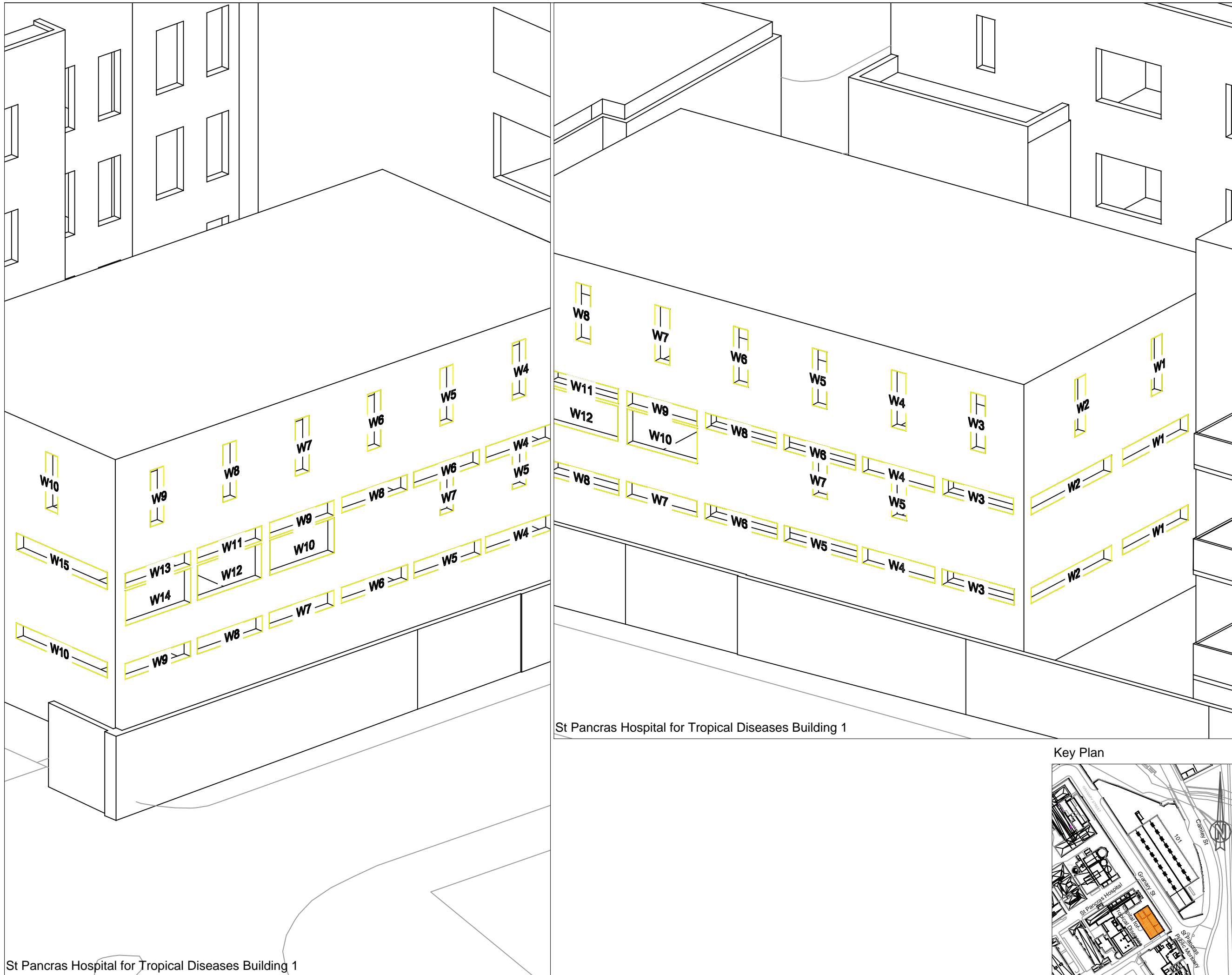
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103 Camley Street

103 Camley Street



St Pancras Hospital for Tropical Diseases Building 1

St Pancras Hospital for Tropical Diseases Building 1

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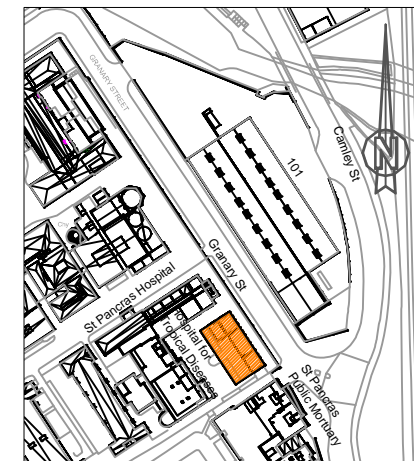
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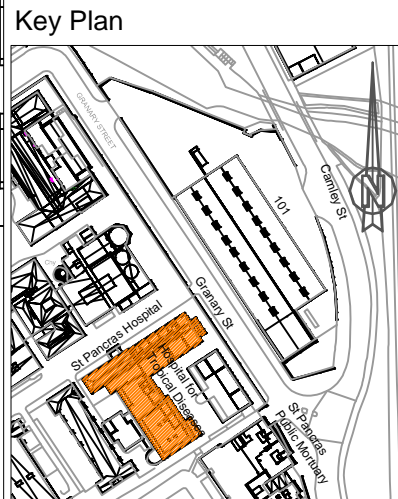
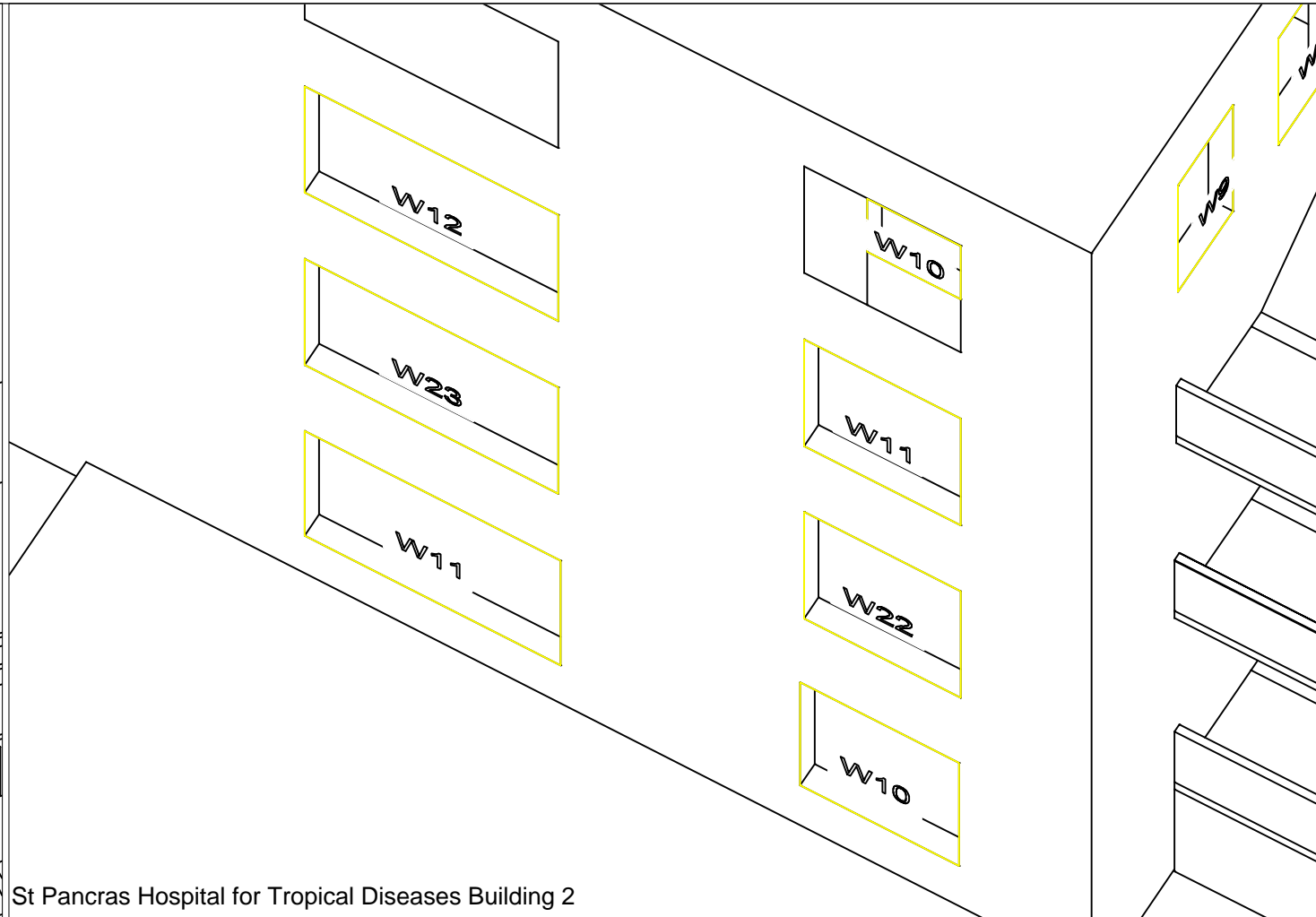
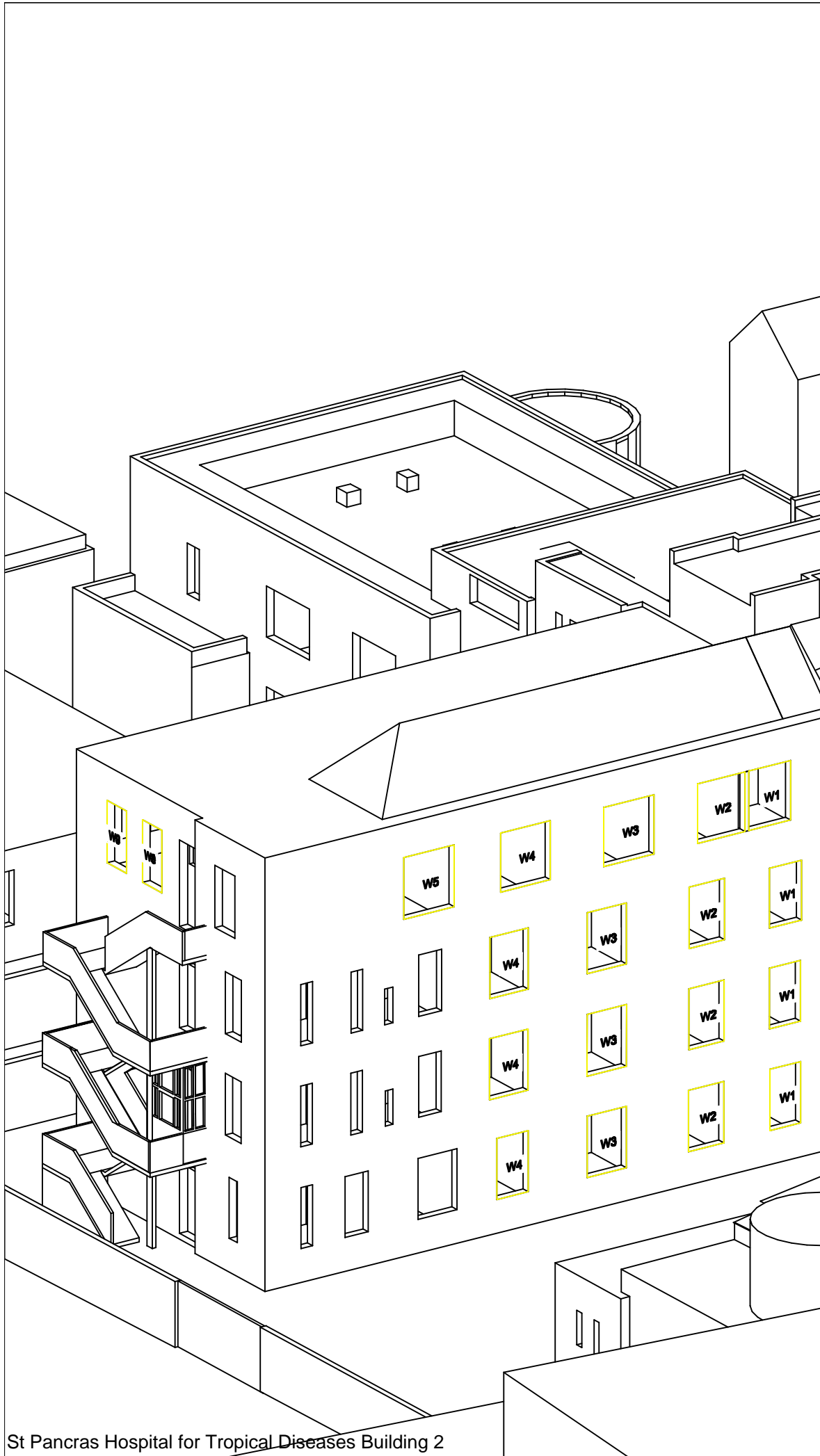
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LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
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DRAWING TITLE:
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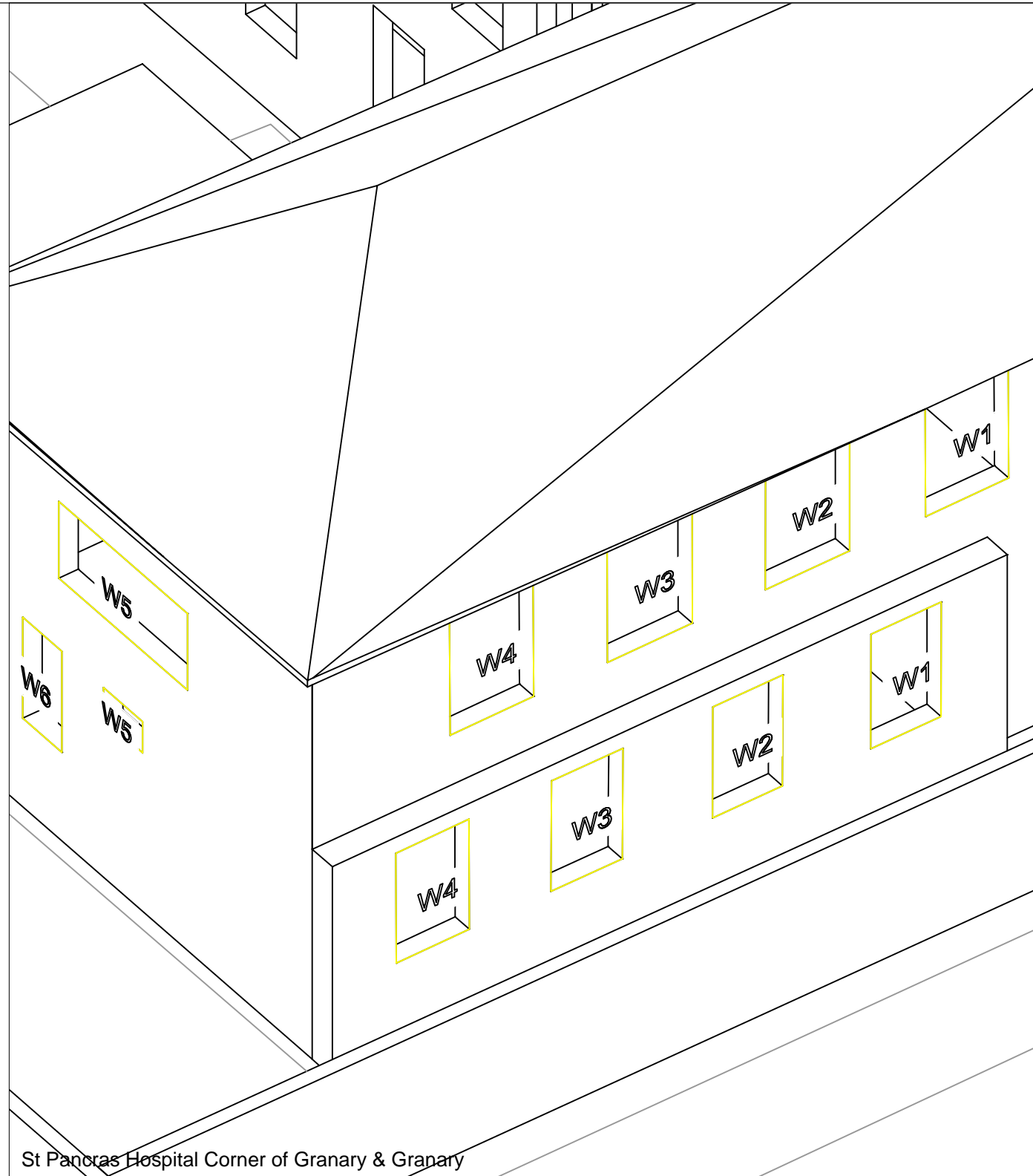
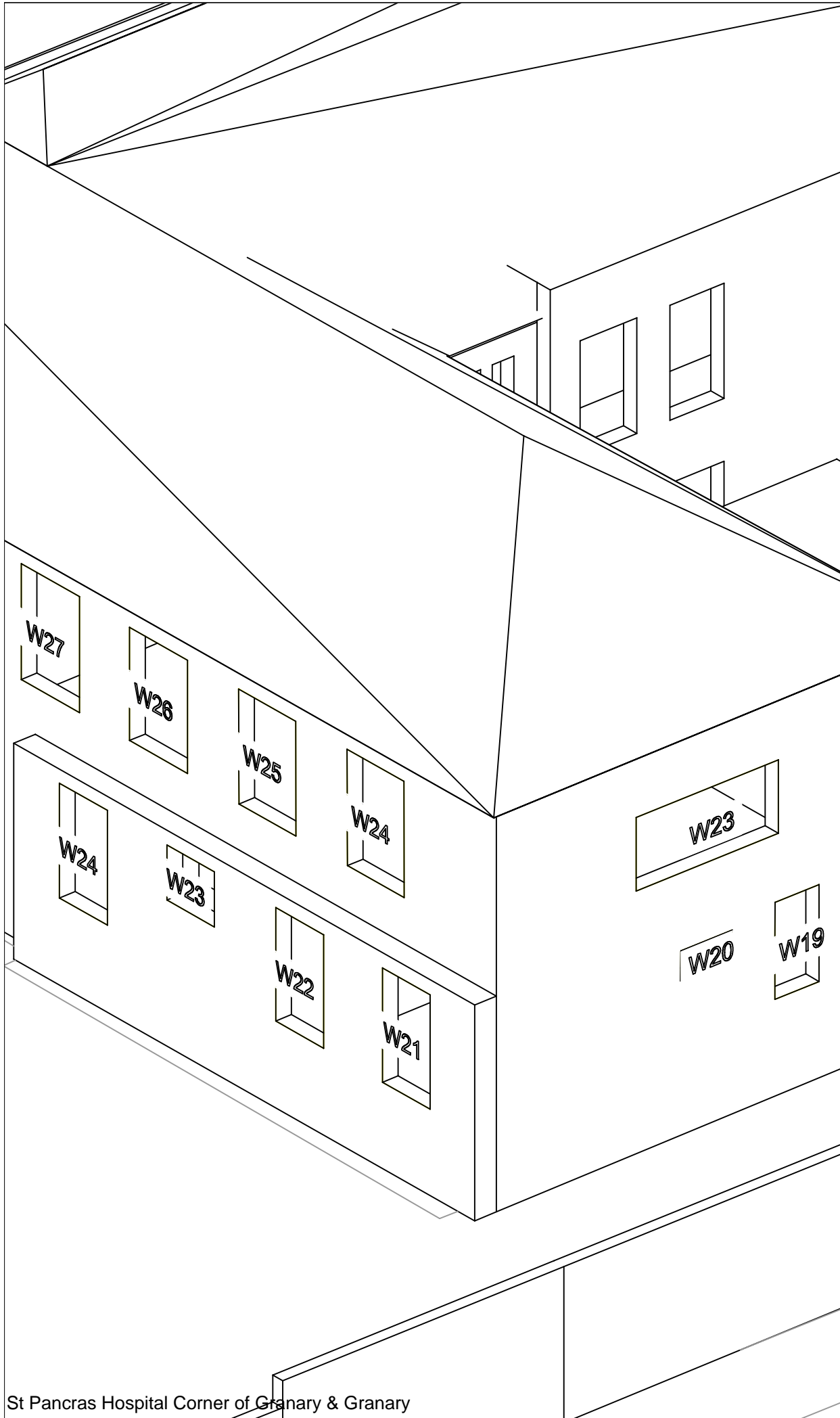
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St Pancras Hospital for Tropical Diseases Building 2

St Pancras Hospital for Tropical Diseases Building 2



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PLAN KEY:

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-  Building Location on site



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Window Maps

DRAWING NO:
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REVISION:
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DATE:
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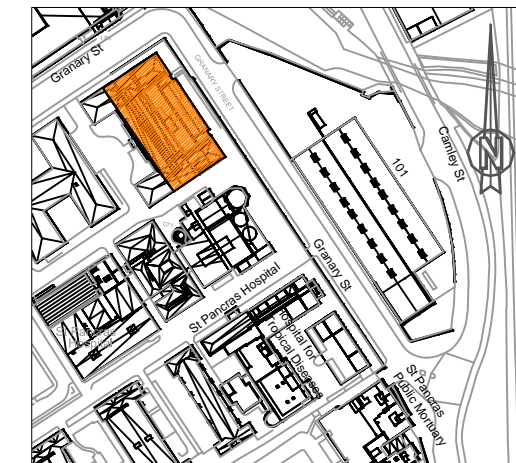
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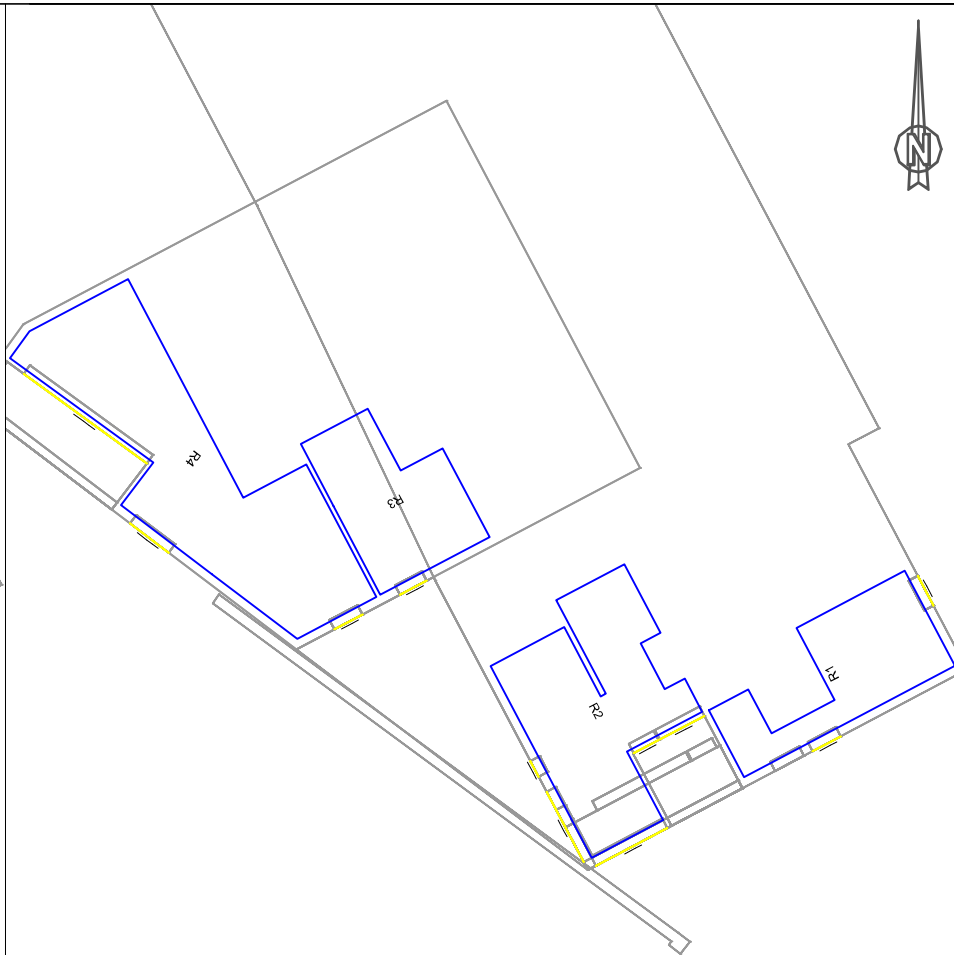
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Key Plan

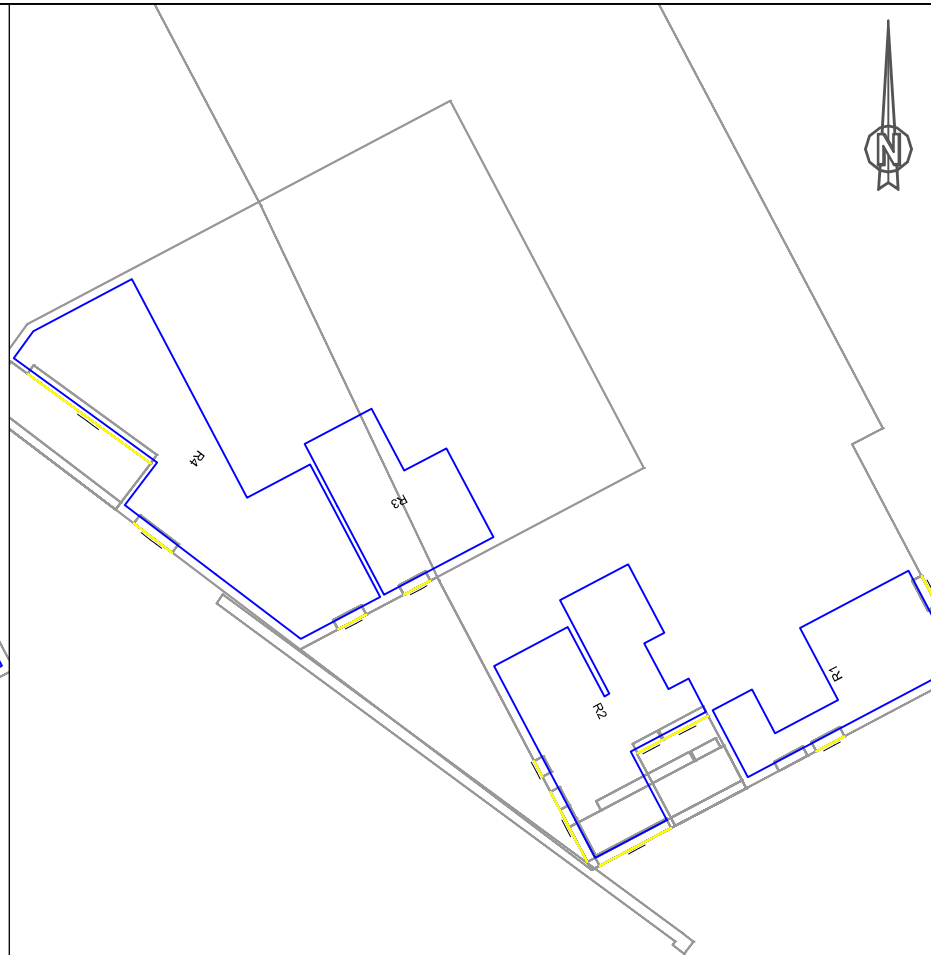




103 Camley Street First Floor 1:250@A3



103 Camley Street Second Floor 1:250@A3



103 Camley Street Third Floor 1:250@A3



103 Camley Street Fourth Floor 1:250@A3



103 Camley Street Fifth Floor 1:250@A3

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LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:
 Existing Buildings and Structures
 Proposed Buildings on Site
 Room Layout
 Building Location on site



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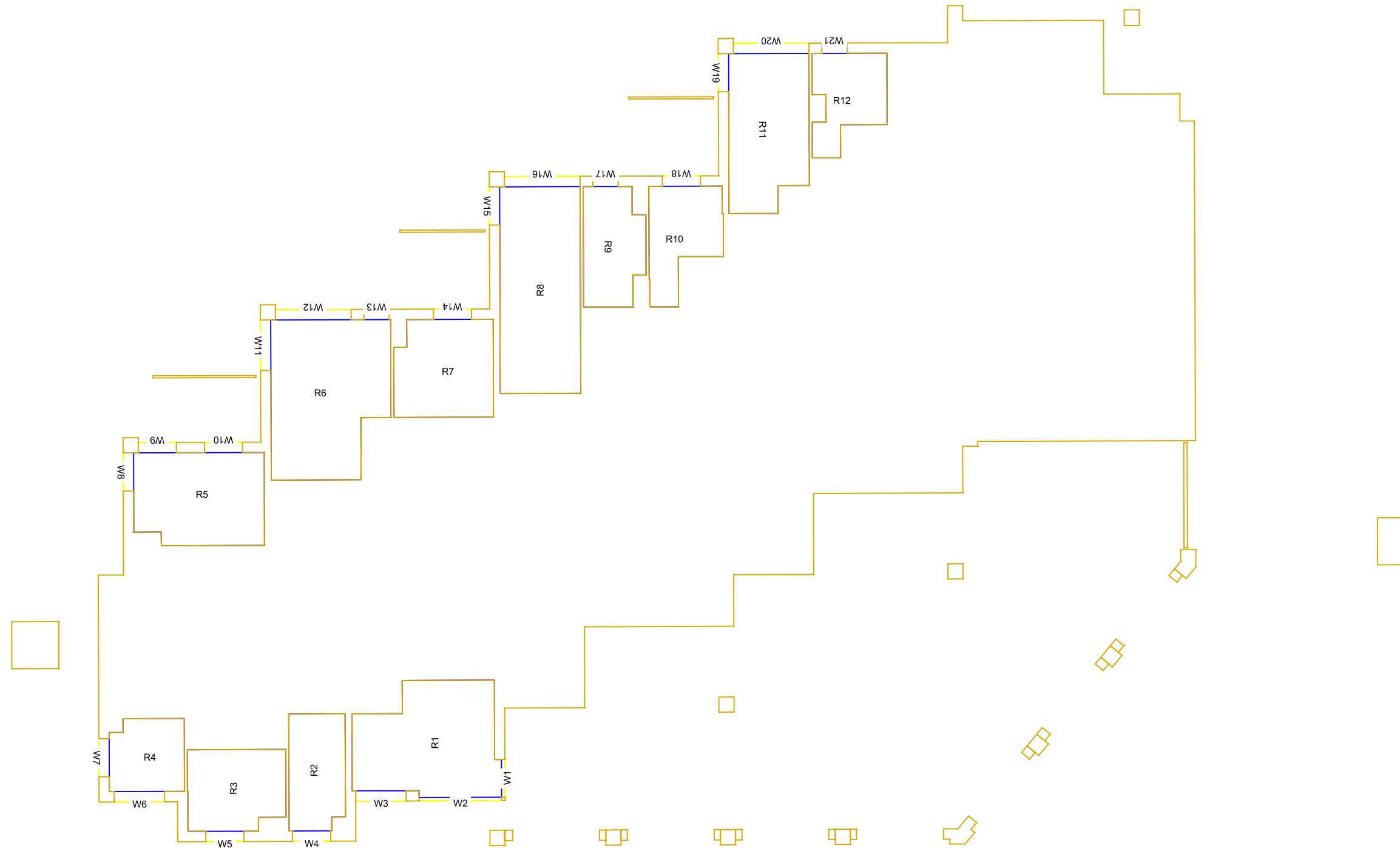
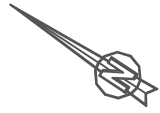
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LAND REGISTRY AND PLANNING HISTORY INF :

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— Proposed Buildings on Site
— Room Layout
▨ Building Location on site



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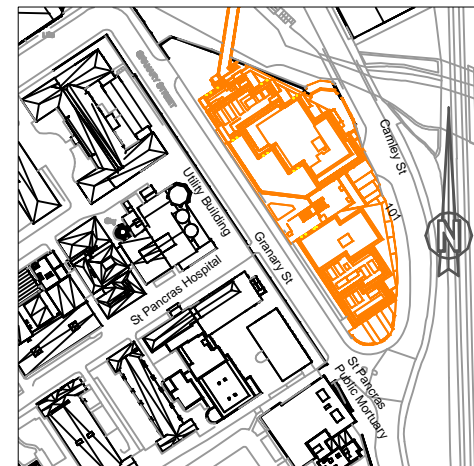
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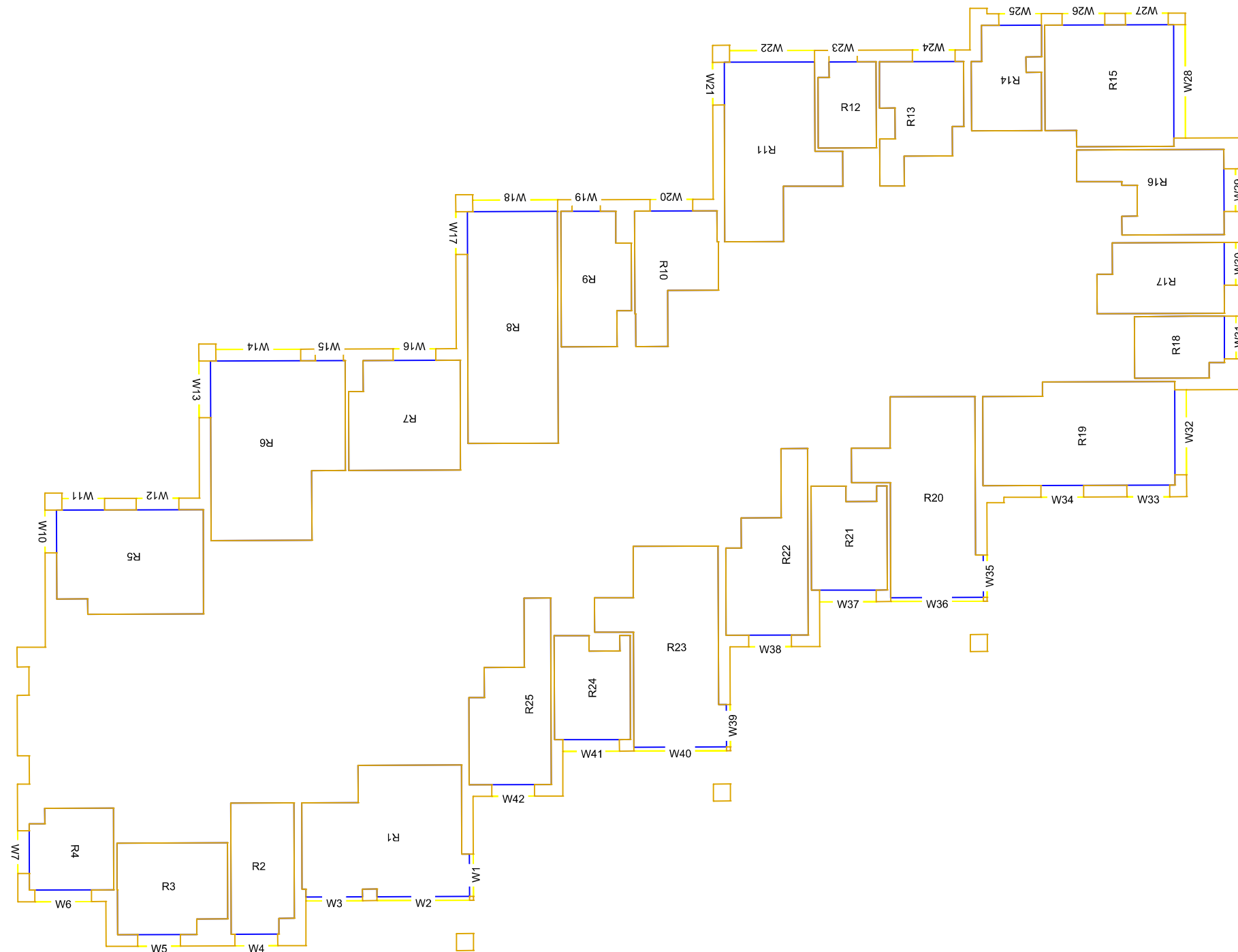
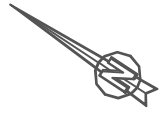
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101 Camley Street North Proposal Upper Ground Floor 1:200@A3

Key Plan NTS





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LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:

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- Proposed Buildings on Site
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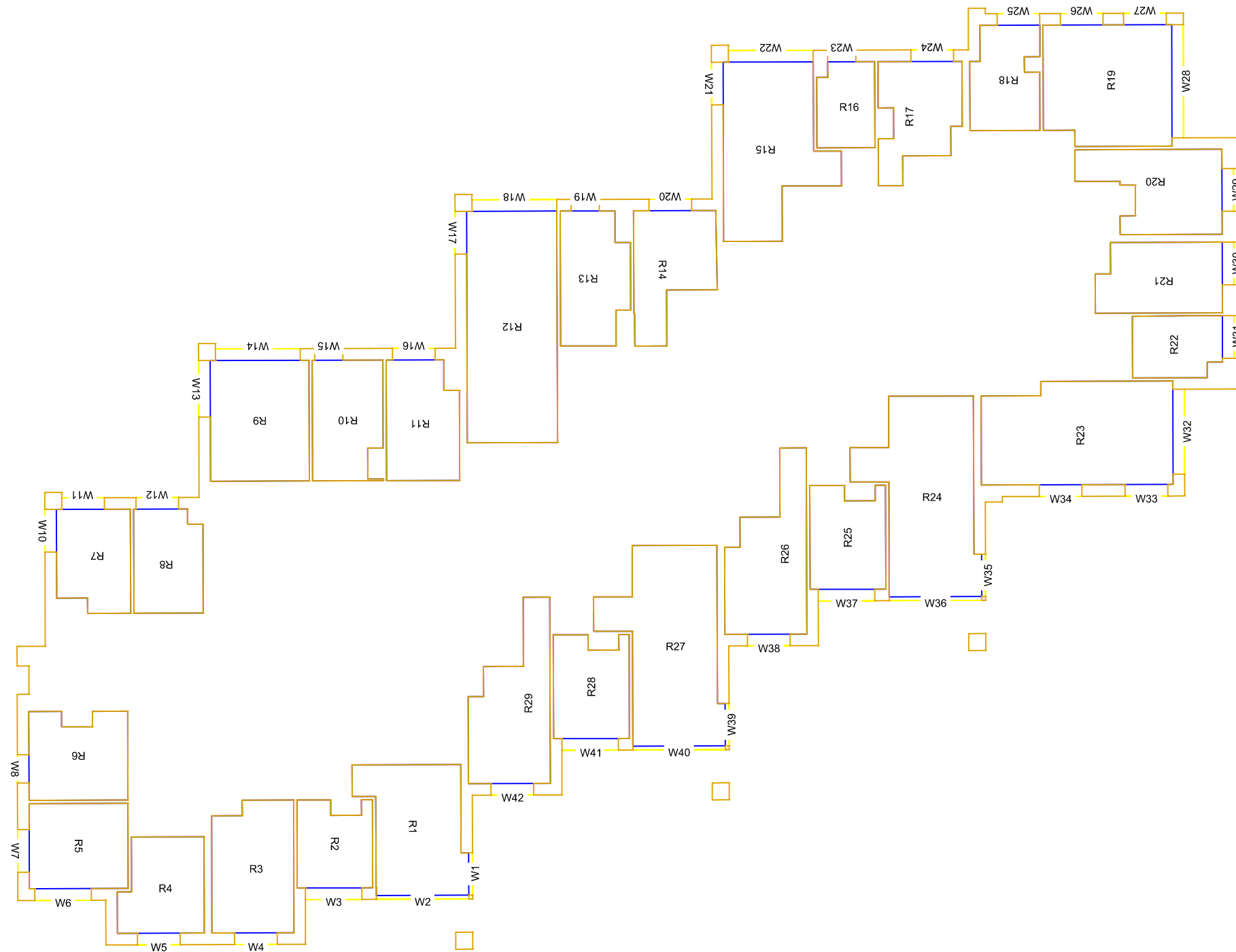
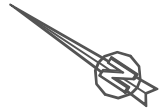
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101 Camley Street North Proposal First Floor 1:200@A3

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LAND REGISTRY AND PLANNING HISTORY INF :

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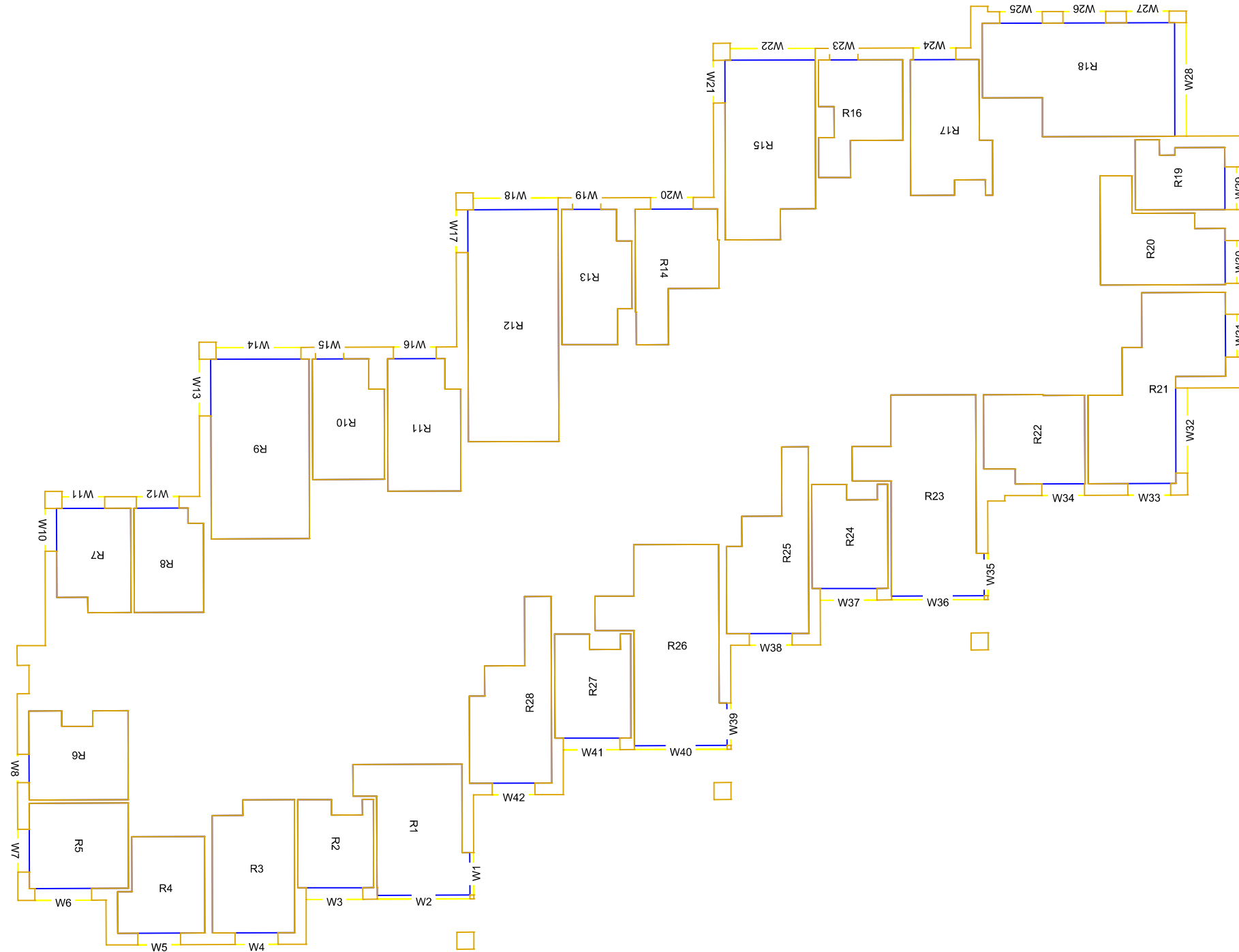
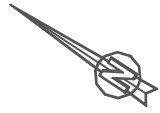
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101 Camley Street North Proposal Second Floor 1:200@A3

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LAND REGISTRY AND PLANNING HISTORY INF :

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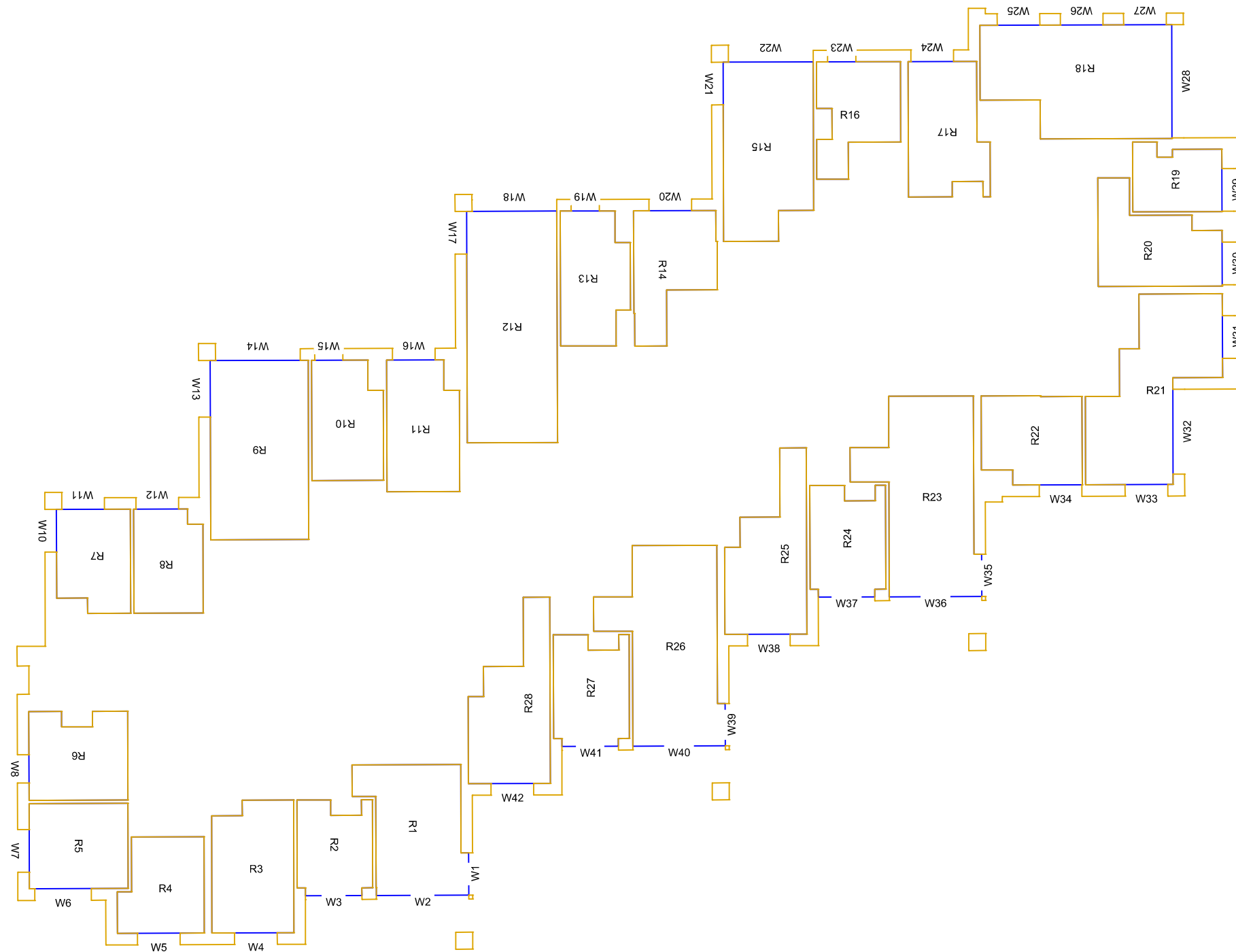
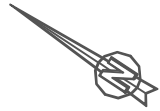
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101 Camley Street North Proposal Third Floor 1:200@A3

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LAND REGISTRY AND PLANNING HISTORY INF :

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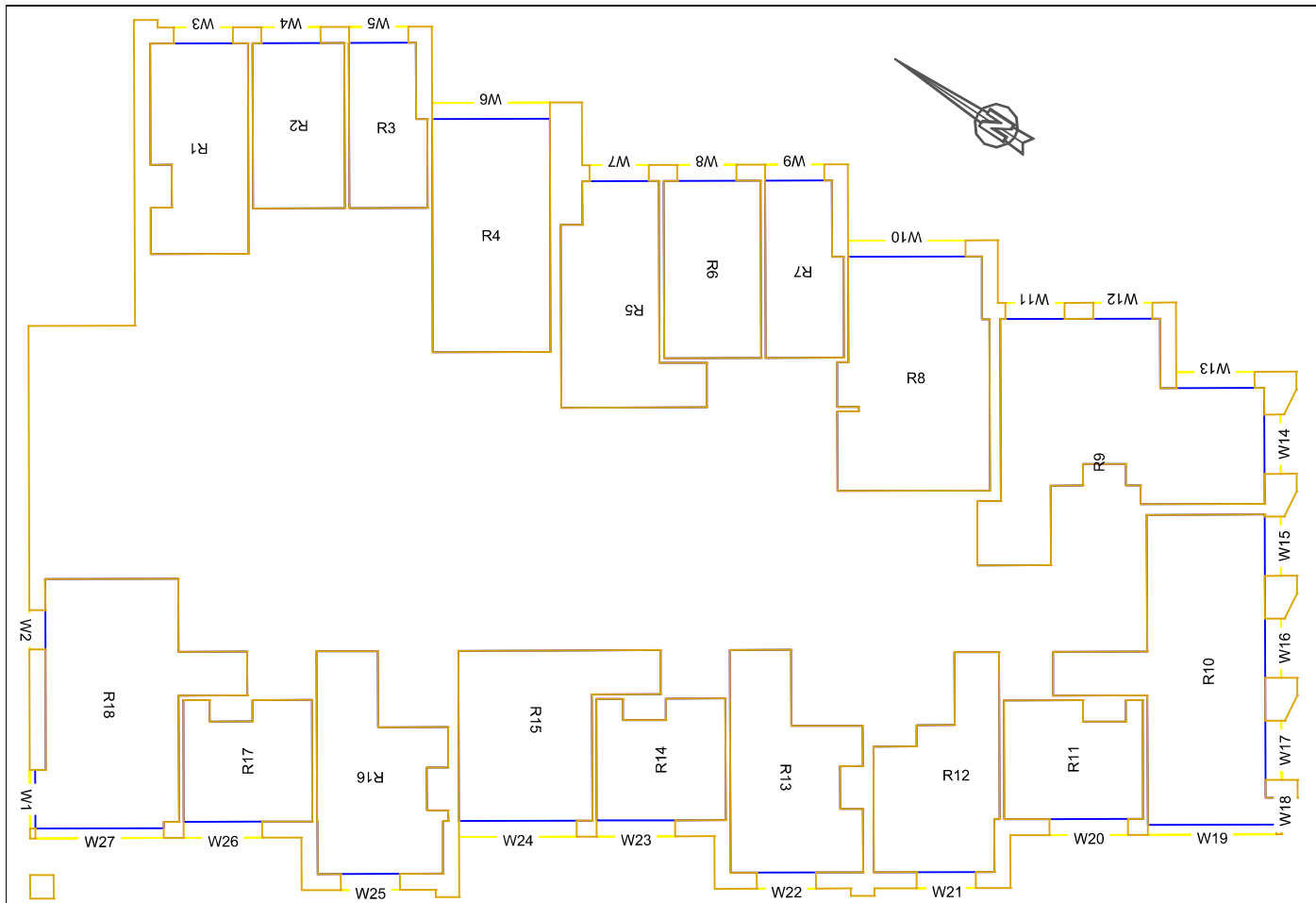
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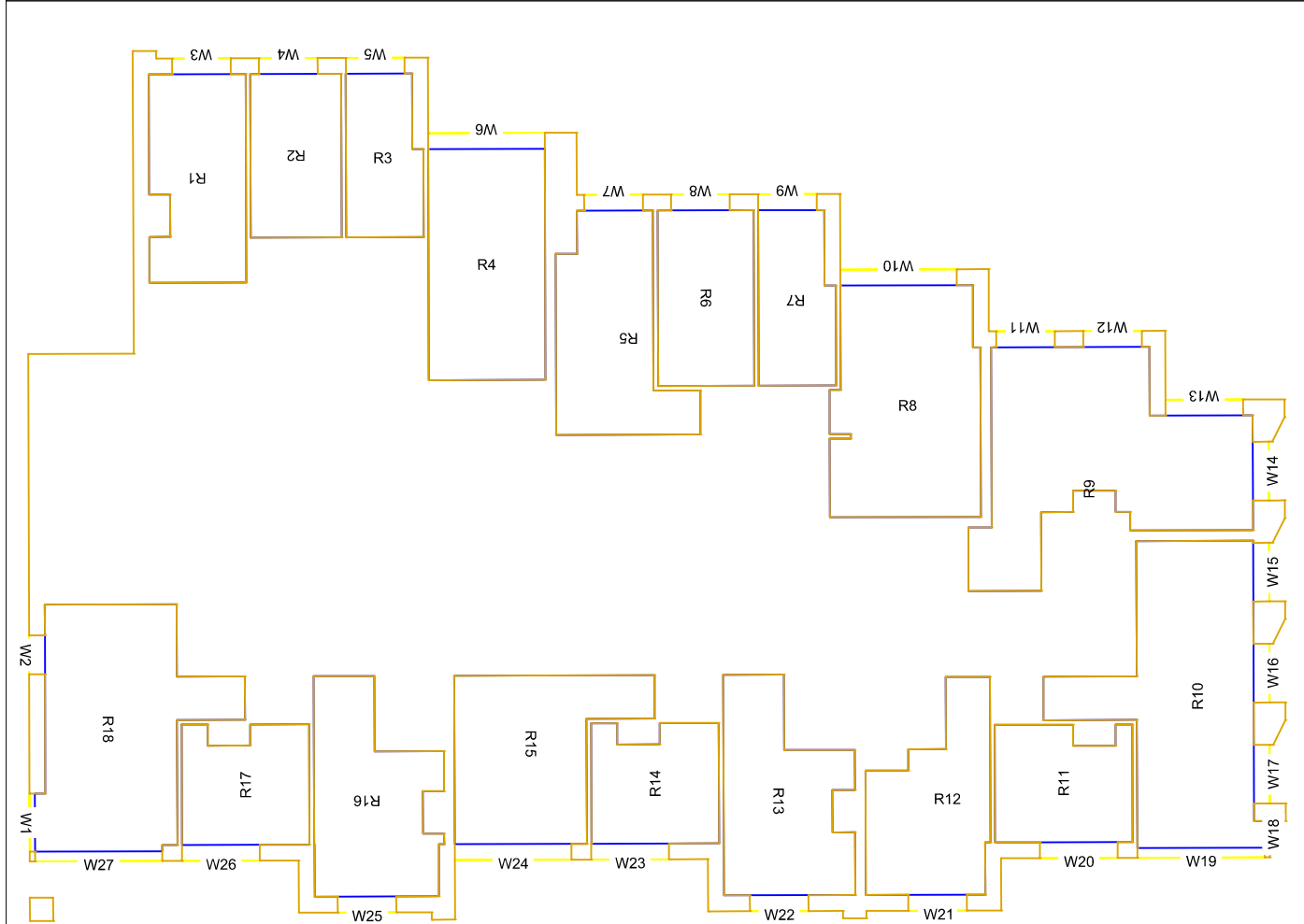
101 Camley Street North Proposal Fifth Floor 1:200@A3

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101 Camley Street South Proposal First Floor 1:200@A3



101 Camley Street South Proposal Second Floor 1:200@A3

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1. Measured Survey Drawings from KSR Architects. Received 30/09/2013.
 2. Proposed Plans in DWG format from KSR Architects. Proposed Sections & Elevations in PDF format. Received 15/05/2014.
 3. Proposed Sections & Elevations in DWG format. Received 29/05/2014.
 4. Revised Plan, Sections & Elevations in DWG format. Received 11/06/2014.

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:

-  Existing Buildings and Structures
-  Proposed Buildings on Site
-  Room Layout
-  Building Location on site



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PROJECT:
101 Camley Street
Camden

CLIENT:
Gateway Evolution
Limited

DRAWING TITLE:
Average Daylight Factor

DRAWING NO:
J030332/ 24

REVISION:
A

DATE:
27/06/14

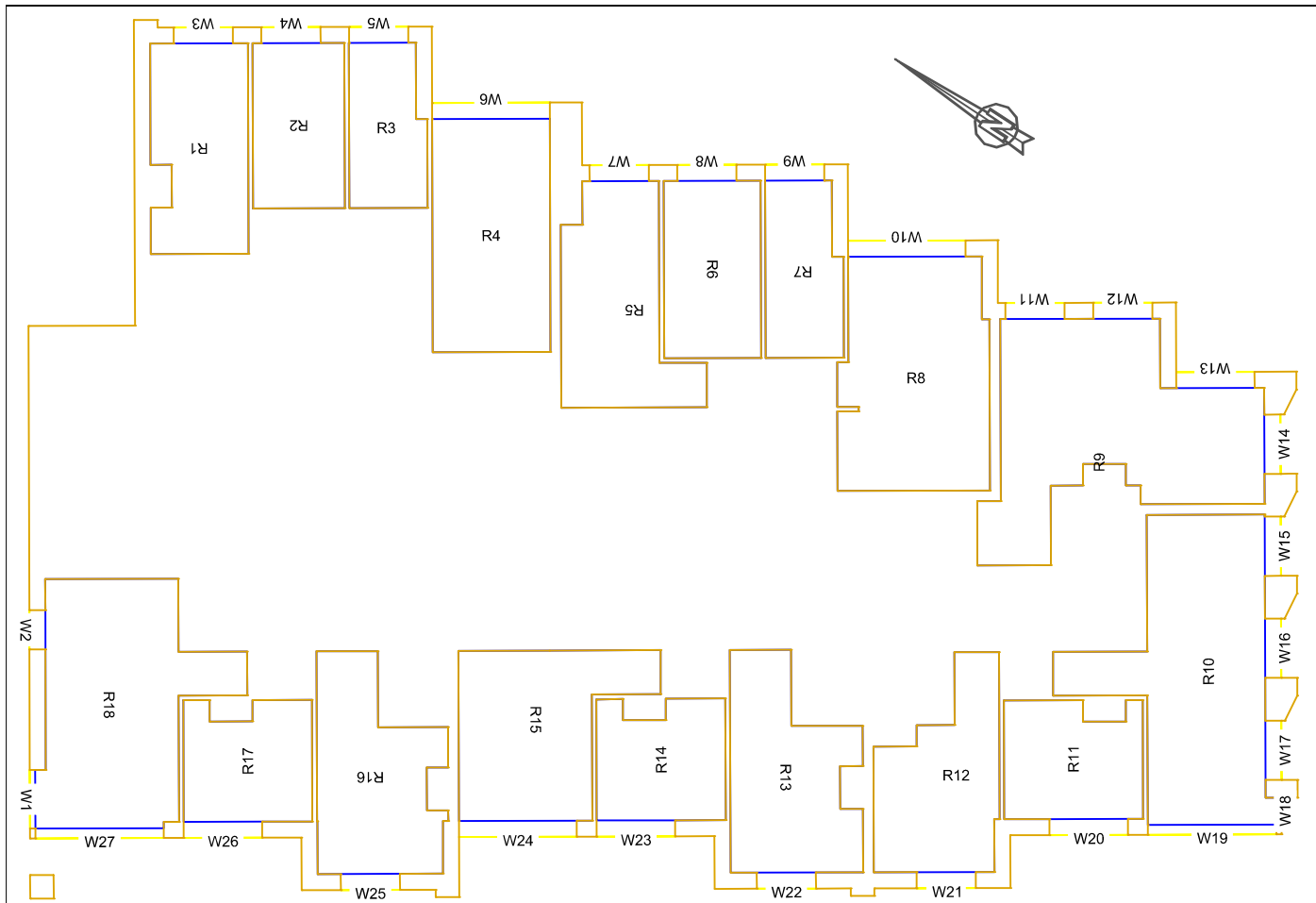
DRAWN BY:
JC

SCALE:
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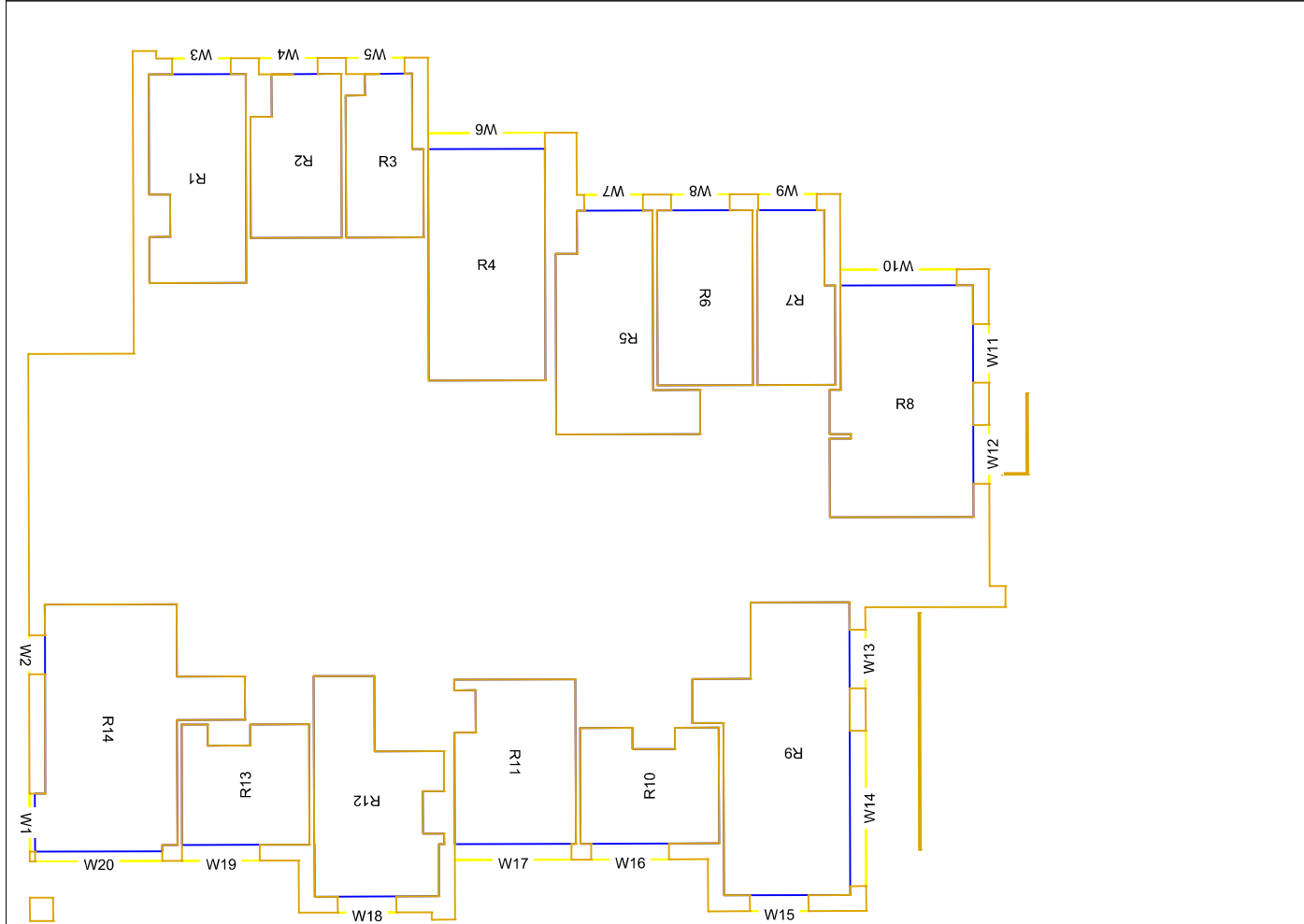
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Evolution\Camley Street
Camden\Analysis\2014_06_17\Drawings\DWG

Key Plan NTS





101 Camley Street South Proposal Third Floor 1:200@A3



101 Camley Street South Proposal Fifth Floor 1:200@A3

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LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:

-  Existing Buildings and Structures
-  Proposed Buildings on Site
-  Room Layout
-  Building Location on site



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CLIENT:
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DRAWING TITLE:
Average Daylight Factor

DRAWING NO:
J030332/ 25

REVISION:
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DATE:
27/06/14

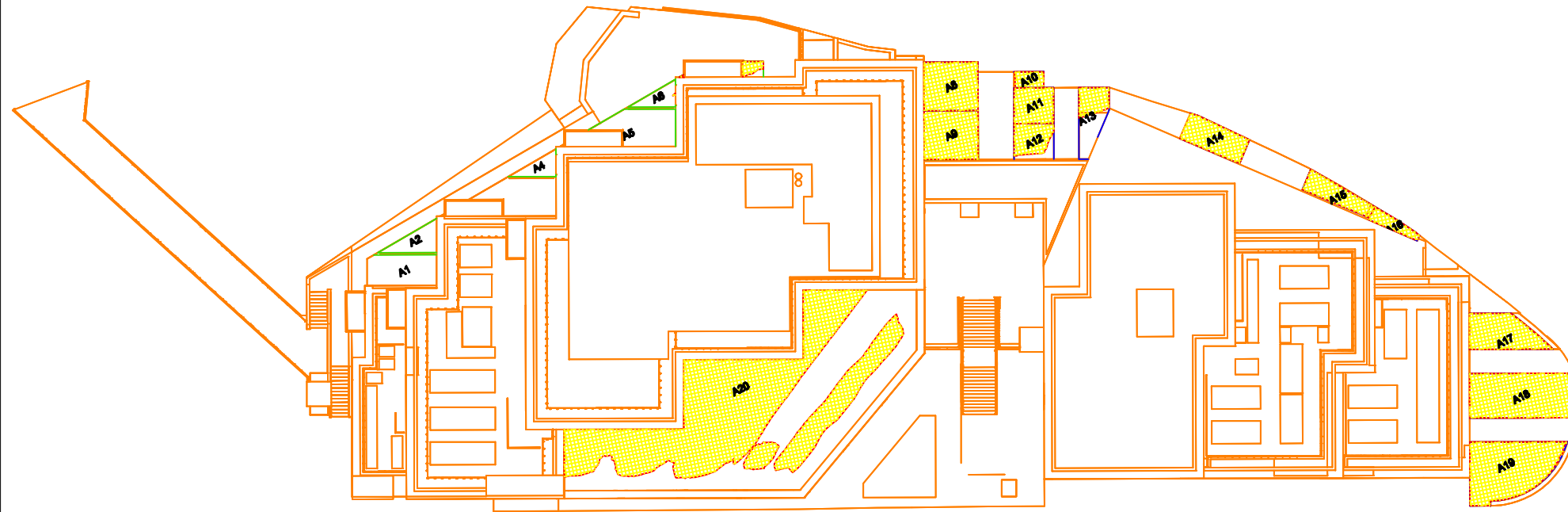
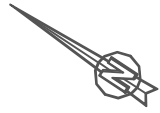
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FILE PATH:
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Key Plan NTS





A1	Area m2	15.85	0.00
	Percentage		0%
A2	Area m2	6.98	0.00
	Percentage		0%
A3	Area m2	23.60	0.00
	Percentage		0%
A4	Area m2	4.59	0.00
	Percentage		0%
A5	Area m2	23.63	0.00
	Percentage		0%
A6	Area m2	4.59	0.02
	Percentage		0%
A7	Area m2	9.04	7.91
	Percentage		88%
A8	Area m2	18.36	18.27
	Percentage		100%
A9	Area m2	18.36	18.27
	Percentage		100%
A10	Area m2	3.40	3.19
	Percentage		94%
A11	Area m2	9.89	9.83
	Percentage		99%
A12	Area m2	9.91	7.63
	Percentage		77%
A13	Area m2	11.54	5.40
	Percentage		47%
A14	Area m2	12.31	12.23
	Percentage		99%
A15	Area m2	8.79	8.71
	Percentage		99%
A16	Area m2	3.92	3.85
	Percentage		98%
A17	Area m2	15.92	15.83
	Percentage		99%
A18	Area m2	31.91	31.78
	Percentage		100%
A19	Area m2	32.45	31.97
	Percentage		99%
A20	Area m2	265.54	156.93
	Percentage		59%

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4. Revised Plan, Sections & Elevations in DWG format. Received 11/06/2014.

LAND REGISTRY AND PLANNING HISTORY INF :

REVISION :

PLAN KEY:

-  Existing Buildings and Structures
-  Proposed Buildings on Site
-  Amenity Area
-  Area of Amenity Receiving at least 2hrs of Sunlight



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PROJECT:
101 Camley Street
Camden

CLIENT:
Gateway Evolution
Limited

DRAWING TITLE:
Overshadowing Analysis for
Amenity Space

DRAWING NO: J030332/ 26 REVISION: A

DATE: 27/06/14 DRAWN BY: JC

SCALE:
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Evolution\Camley Street
Camden\Analysis\2014_06_17\Drawings\DWG

101 Camley Street Amenity Overshadowing 1:500@A3

Key Plan NTS



APPENDIX B

VERTICAL SKY COMPONENT, ANNUAL PROBABLE SUNLIGHT HOURS AND AVERAGE DAYLIGHT FACTOR RESULTS SPREAD SHEETS FOR SURROUNDING RESIDENTIAL PROPERTIES

Gateway Evolution -
101 Camley Street,
Camden

Daylight and Sunlight - VSC and Sunlight Results



Available Sunlight Hours

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro / Ex	Annual %	Winter %
------------	-----------	-----------	-------------	-----	----------	----------	----------

Building 1 Hospital for Tropical Diseases

Ground	R1	Unknown	W1	Existing	7.3	0.57	*North Facing	
				Proposed	4.18			
Ground	R2	Unknown	W2	Existing	14.06	0.56	*North Facing	
				Proposed	7.91			
Ground	R2	Unknown	W3	Existing	32.39	0.42	*North Facing	
				Proposed	13.54			
Ground	R2	Unknown	W4	Existing	32.73	0.45	*North Facing	
				Proposed	14.66			
Ground	R3	Unknown	W5	Existing	33.13	0.48	*North Facing	
				Proposed	16.04			
Ground	R3	Unknown	W6	Existing	33.7	0.53	*North Facing	
				Proposed	17.8			
Ground	R3	Unknown	W7	Existing	34.39	0.58	*North Facing	
				Proposed	19.86			
Ground	R4	Unknown	W8	Existing	34.99	0.63	*North Facing	
				Proposed	22.19			
Ground	R4	Unknown	W9	Existing	35.39	0.70	*North Facing	
				Proposed	24.63			
Ground	R4	Unknown	W10	Existing	24.93	1.00	62	10
				Proposed	24.93		62	10
First	R1	Unknown	W1	Existing	9.46	0.65	*North Facing	
				Proposed	6.12			
First	R2	Unknown	W2	Existing	17.44	0.63	*North Facing	
				Proposed	10.98			
First	R2	Unknown	W3	Existing	35.32	0.42	*North Facing	
				Proposed	14.98			
First	R2	Unknown	W4	Existing	35.57	0.45	*North Facing	
				Proposed	16.12			
First	R2	Unknown	W5	Existing	34.79	0.45	*North Facing	
				Proposed	15.66			
First	R3	Unknown	W6	Existing	35.8	0.49	*North Facing	
				Proposed	17.55			
First	R3	Unknown	W7	Existing	35.06	0.49	*North Facing	
				Proposed	17.07			
First	R3	Unknown	W8	Existing	36.06	0.53	*North Facing	
				Proposed	19.27			
First	R3	Unknown	W9	Existing	36.4	0.59	*North Facing	
				Proposed	21.31			

Gateway Evolution -
101 Camley Street,
Camden

Daylight and Sunlight - VSC and Sunlight Results



Available Sunlight Hours								
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pro / Ex	Annual %	Winter %
First	R3	Unknown	W10	Existing	35.85	0.58	*North Facing	
				Proposed	20.85			
First	R4	Unknown	W11	Existing	36.8	0.64	*North Facing	
				Proposed	23.64			
First	R4	Unknown	W12	Existing	36.35	0.64	*North Facing	
				Proposed	23.22			
First	R4	Unknown	W13	Existing	37.09	0.70	*North Facing	
				Proposed	26.07			
First	R4	Unknown	W14	Existing	36.68	0.70	*North Facing	
				Proposed	25.68			
First	R4	Unknown	W15	Existing	34.86	1.00	81	27
				Proposed	34.86		81	27
Second	R1	Unknown	W1	Existing	12.56	0.73	*North Facing	
				Proposed	9.19			
Second	R2	Unknown	W2	Existing	20.17	0.68	*North Facing	
				Proposed	13.65			
Second	R2	Unknown	W3	Existing	37.01	0.44	*North Facing	
				Proposed	16.41			
Second	R2	Unknown	W4	Existing	37.24	0.47	*North Facing	
				Proposed	17.6			
Second	R3	Unknown	W5	Existing	37.42	0.51	*North Facing	
				Proposed	19.04			
Second	R3	Unknown	W6	Existing	37.57	0.55	*North Facing	
				Proposed	20.74			
Second	R3	Unknown	W7	Existing	37.72	0.60	*North Facing	
				Proposed	22.68			
Second	R4	Unknown	W8	Existing	37.86	0.66	*North Facing	
				Proposed	24.9			
Second	R4	Unknown	W9	Existing	37.99	0.72	*North Facing	
				Proposed	27.24			
Second	R4	Unknown	W10	Existing	39.13	1.00	82	28
				Proposed	39.13		82	28

Building 2 Hospital for Tropical Diseases

Ground	R1	Unknown	W1	Existing	27.7	0.89	*North Facing	
				Proposed	24.67			
Ground	R2	Unknown	W2	Existing	28.32	0.88	*North Facing	
				Proposed	24.97			
Ground	R3	Unknown	W3	Existing	28.5	0.86	*North Facing	
				Proposed	24.65			
Ground	R4	Unknown	W4	Existing	28.78	0.85	*North Facing	
				Proposed	24.49			
Ground	R8	Unknown	W10	Existing	11.1	0.75	28	2
				Proposed	8.33		19	2
Ground	R9	Unknown	W11	Existing	13.2	0.93	25	5
				Proposed	12.21		22	5

Gateway Evolution -
101 Camley Street,
Camden

Daylight and Sunlight - VSC and Sunlight Results



Available Sunlight Hours								
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pro / Ex	Annual %	Winter %
First	R1	Unknown	W1	Existing	32.16	0.91	*North Facing	
				Proposed	29.12			
First	R2	Unknown	W2	Existing	32.1	0.90	*North Facing	
				Proposed	28.74			
First	R3	Unknown	W3	Existing	31.95	0.88	*North Facing	
				Proposed	28.11			
First	R4	Unknown	W4	Existing	32.09	0.86	*North Facing	
				Proposed	27.73			
First	R9	Unknown	W22	Existing	19.37	0.85	47	3
				Proposed	16.45		39	3
First	R10	Unknown	W23	Existing	21.04	0.95	46	9
				Proposed	19.91		43	9
First	R14	Unknown	W28	Existing	27.07	0.90	*North Facing	
				Proposed	24.27			
First	R15	Unknown	W29	Existing	25.18	0.89	*North Facing	
				Proposed	22.29			
Second	R1	Unknown	W1	Existing	34.98	0.92	*North Facing	
				Proposed	32.07			
Second	R2	Unknown	W2	Existing	34.99	0.91	*North Facing	
				Proposed	31.75			
Second	R3	Unknown	W3	Existing	34.72	0.89	*North Facing	
				Proposed	31			
Second	R4	Unknown	W4	Existing	34.61	0.88	*North Facing	
				Proposed	30.35			
Second	R8	Unknown	W11	Existing	36.04	0.92	78	25
				Proposed	33.32		73	25
Second	R9	Unknown	W12	Existing	35.44	0.95	77	23
				Proposed	33.72		72	23
Second	R13	Unknown	W17	Existing	35.89	0.82	*North Facing	
				Proposed	29.26			
Second	R14	Unknown	W18	Existing	37.18	0.82	*North Facing	
				Proposed	30.65			
Third	R1	Unknown	W1	Existing	36.38	0.92	*North Facing	
				Proposed	33.58			
Third	R2	Unknown	W2	Existing	36.32	0.92	*North Facing	
				Proposed	33.33			
Third	R3	Unknown	W3	Existing	36.07	0.91	*North Facing	
				Proposed	32.65			
Third	R4	Unknown	W4	Existing	35.93	0.89	*North Facing	
				Proposed	31.97			
Third	R5	Unknown	W5	Existing	36.02	0.87	*North Facing	
				Proposed	31.44			
Third	R8	Unknown	W8	Existing	38.7	0.50	*North Facing	
				Proposed	19.19			
Third	R8	Unknown	W9	Existing	38.76	0.50	*North Facing	
				Proposed	19.43			
Third	R8	Unknown	W10	Existing	39.38	0.94	81	27
				Proposed	37.15		76	27

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Camden\Analysis\2014_06_17\Spreadsheets\Excel\2014_06_25_Day-Sunlight.xls

Gateway Evolution -
101 Camley Street,
Camden

Daylight and Sunlight - VSC and Sunlight Results



Available Sunlight Hours

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro / Ex	Annual %	Winter %
------------	-----------	-----------	-------------	-----	----------	----------	----------

St Pancras Hospital Cnr Granary & Granary

Ground	R1	Unknown	W1	Existing	20.97	1.00	*North Facing	
				Proposed	20.97			
Ground	R1	Unknown	W2	Existing	22.03	1.00	*North Facing	
				Proposed	22.03			
Ground	R1	Unknown	W3	Existing	23.15	1.00	*North Facing	
				Proposed	23.15			
Ground	R1	Unknown	W4	Existing	24.07	1.00	*North Facing	
				Proposed	24.07			
Ground	R1	Unknown	W5	Existing	29.02	0.88	*North Facing	
				Proposed	25.67			
Ground	R1	Unknown	W6	Existing	29.05	0.88	*North Facing	
				Proposed	25.44			
Ground	R4	Unknown	W19	Existing	32.36	0.55	*North Facing	
				Proposed	17.94			
Ground	R4	Unknown	W20	Existing	32.63	0.52	*North Facing	
				Proposed	17.09			
Ground	R4	Unknown	W21	Existing	27.24	0.77	60	16
				Proposed	20.91		45	13
Ground	R4	Unknown	W22	Existing	25.26	0.77	58	16
				Proposed	19.41		46	13
Ground	R5	Unknown	W23	Existing	25.86	0.81	65	19
				Proposed	21.02		54	17
Ground	R5	Unknown	W24	Existing	24.75	0.85	61	16
				Proposed	20.99		52	16
First	R1	Unknown	W1	Existing	20.62	1.00	*North Facing	
				Proposed	20.62			
First	R1	Unknown	W2	Existing	21.53	1.00	*North Facing	
				Proposed	21.53			
First	R1	Unknown	W3	Existing	22.73	1.00	*North Facing	
				Proposed	22.73			
First	R1	Unknown	W4	Existing	24.05	1.00	*North Facing	
				Proposed	24.05			
First	R1	Unknown	W5	Existing	28.57	0.89	*North Facing	
				Proposed	25.38			
First	R6	Unknown	W23	Existing	32.89	0.53	*North Facing	
				Proposed	17.36			
First	R6	Unknown	W24	Existing	27.15	0.78	60	21
				Proposed	21.17		46	18
First	R6	Unknown	W25	Existing	26.24	0.80	64	24
				Proposed	20.92		51	21
First	R6	Unknown	W26	Existing	26.55	0.83	63	25
				Proposed	22.14		51	22
First	R6	Unknown	W27	Existing	26.67	0.86	58	22
				Proposed	23.03		48	21

Gateway Evolution -
101 Camley Street,
Camden

Daylight and Sunlight - VSC and Sunlight Results



Available Sunlight Hours

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro / Ex	Annual %	Winter %
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103 Camley Street Consented


First	R1	Bedroom	W1	Existing	37.82	1.00	*North Facing	
				Proposed	37.82			
First	R1	Bedroom	W2	Existing	38.45	0.83	82	28
				Proposed	31.83		73	19
First	R2	LKD	W3	Existing	13.76	0.56	23	20
				Proposed	7.76		15	12
First	R2	LKD	W4	Existing	19.2	0.68	34	25
				Proposed	13.06		26	17
First	R2	LKD	W5	Existing	0	0.00	0	0
				Proposed	0		0	0
First	R2	LKD	W6	Existing	35.29	0.96	64	23
				Proposed	33.83		58	17
First	R3	Bedroom	W7	Existing	20.46	0.79	49	22
				Proposed	16.13		44	17
First	R4	Bedroom	W8	Existing	24.8	0.79	56	24
				Proposed	19.7		51	19
Second	R1	Bedroom	W1	Existing	39.05	1.00	*North Facing	
				Proposed	39.05			
Second	R1	Bedroom	W2	Existing	39.09	0.84	82	28
				Proposed	32.98		75	21
Second	R2	LKD	W3	Existing	6.45	0.24	7	7
				Proposed	1.54		2	2
Second	R2	LKD	W4	Existing	5.97	0.62	8	8
				Proposed	3.69		6	6
Second	R2	LKD	W5	Existing	39.03	0.83	82	28
				Proposed	32.43		75	21
Second	R2	LKD	W6	Existing	36.01	0.96	64	23
				Proposed	34.65		58	17
Second	R2	LKD	W7	Existing	34.77	0.96	64	23
				Proposed	33.55		58	17
Second	R3	Bedroom	W8	Existing	20.75	0.81	49	22
				Proposed	16.75		44	17
Second	R4	LKD	W9	Existing	25.07	0.81	56	24
				Proposed	20.36		52	20
Second	R4	LKD	W10	Existing	38.33	0.95	77	27
				Proposed	36.52		73	23
Second	R4	LKD	W11	Existing	16.18	0.98	28	17
				Proposed	15.81		27	16
Third	R1	Bedroom	W1	Existing	39.13	1.00	*North Facing	
				Proposed	39.13			
Third	R1	Bedroom	W2	Existing	39.32	0.86	82	28
				Proposed	33.8		76	22
Third	R2	LKD	W3	Existing	6.45	0.28	7	7
				Proposed	1.82		2	2

Gateway Evolution -
101 Camley Street,
Camden

Daylight and Sunlight - VSC and Sunlight Results





								Available Sunlight Hours	
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pro / Ex	Annual %	Winter %	
Third	R2	LKD	W4	Existing	5.97	0.64	8	8	
				Proposed	3.8		6	6	
Third	R2	LKD	W5	Existing	39.28	0.85	82	28	
				Proposed	33.32		76	22	
Third	R2	LKD	W6	Existing	36.53	0.97	64	23	
				Proposed	35.31		59	18	
Third	R2	LKD	W7	Existing	35.28	0.97	64	23	
				Proposed	34.19		59	18	
Third	R3	Bedroom	W8	Existing	20.97	0.83	49	22	
				Proposed	17.36		46	19	
Third	R4	LKD	W9	Existing	25.39	0.83	56	24	
				Proposed	21.18		52	20	
Third	R4	LKD	W10	Existing	38.87	0.96	77	27	
				Proposed	37.26		73	23	
Third	R4	LKD	W11	Existing	16.46	0.98	28	17	
				Proposed	16.16		27	16	
Fourth	R1	Bedroom	W1	Existing	39.18	1.00	*North Facing		
				Proposed	39.18				
Fourth	R1	Bedroom	W2	Existing	39.45	0.88	82	28	
				Proposed	34.52		76	22	
Fourth	R2	LKD	W3	Existing	13.91	0.71	23	20	
				Proposed	9.94		18	15	
Fourth	R2	LKD	W4	Existing	19.35	0.79	34	25	
				Proposed	15.3		30	21	
Fourth	R2	LKD	W5	Existing	0	0.00	0	0	
				Proposed	0		0	0	
Fourth	R2	LKD	W6	Existing	36.79	0.97	64	23	
				Proposed	35.77		61	20	
Fourth	R3	Bedroom	W7	Existing	21.13	0.85	49	22	
				Proposed	17.96		46	19	
Fourth	R4	Bedroom	W8	Existing	25.67	0.86	56	24	
				Proposed	22		53	21	
Fifth	R1	Bedroom	W1	Existing	39.19	1.00	*North Facing		
				Proposed	39.19				
Fifth	R1	Bedroom	W2	Existing	39.51	0.89	82	28	
				Proposed	35.29		79	25	
Fifth	R2	LKD	W3	Existing	13.96	0.77	23	20	
				Proposed	10.69		20	17	
Fifth	R2	LKD	W4	Existing	19.4	0.83	34	25	
				Proposed	16.07		31	22	
Fifth	R2	LKD	W5	Existing	0	0.00	0	0	
				Proposed	0		0	0	
Fifth	R2	LKD	W6	Existing	37	0.98	64	23	
				Proposed	36.16		61	20	
Fifth	R3	Bedroom	W7	Existing	21.22	0.87	50	22	
				Proposed	18.55		47	19	
Fifth	R4	Bedroom	W8	Existing	25.85	0.88	56	24	
				Proposed	22.74		54	22	


Gateway Evolution - 101 Camley Street, Camden							Average Daylight Factor - ADF Results			
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pro / Ex			

103 Camley Street Consented

First	R1	Bedroom	W1-L	0.09	0.09	1.00	0.92
			W1-U	1.26	1.26		
			W2-L	0.08	0.07		
			W2-U	1.22	1.03		
				2.65	2.44		
First	R2	LKD	W3-L	0.02	0.02	2.00	0.77
			W3-U	0.30	0.18		
			W4-L	0.08	0.08		
			W4-U	1.37	0.98		
			W5-L	0.01	0.01		
			W5-U	0.16	0.13		
			W6-L	0.03	0.03		
			W6-U	0.49	0.47		
	2.45	1.89					
First	R3	Bedroom	W7-L	0.05	0.05	1.00	0.86
			W7-U	0.80	0.69		
				0.85	0.73		
First	R4	Bedroom	W8-L	0.07	0.06	1.00	0.86
			W8-U	1.04	0.89		
				1.11	0.96		
Second	R1	Bedroom	W1-L	0.08	0.08	1.00	0.93
			W1-U	1.19	1.19		
			W2-L	0.08	0.07		
			W2-U	1.11	0.95		
				2.46	2.29		
Second	R2	LKD	W3-L	0.02	0.02	2.00	0.88
			W3-U	0.33	0.16		
			W4-L	0.01	0.01		
			W4-U	0.18	0.14		
			W5-L	0.14	0.12		
			W5-U	2.04	1.72		
			W6-L	0.13	0.12		
			W6-U	1.86	1.80		
			W7-L	0.03	0.03		
W7-U	0.38	0.38					
	5.13	4.50					
Second	R3	Bedroom	W8-L	0.05	0.05	1.00	0.87
			W8-U	0.79	0.69		
				0.85	0.74		
Second	R4	LKD	W10-L	0.06	0.06	2.00	0.96
			W10-U	0.94	0.89		
			W11-L	0.08	0.08		
			W11-U	1.28	1.26		
			W9-L	0.03	0.03		
			W9-U	0.44	0.38		
				2.83	2.70		
Third	R1	Bedroom	W1-L	0.08	0.08	1.00	0.94
			W1-U	1.19	1.19		
			W2-L	0.08	0.07		
			W2-U	1.12	0.97		
				2.47	2.31		

Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results						
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pro / Ex	
Third	R2	LKD	W3-L	0.02	0.02	2.00	0.88	
			W3-U	0.33	0.16			
			W4-L	0.01	0.01			
			W4-U	0.18	0.14			
			W5-L	0.14	0.12			
			W5-U	2.06	1.76			
			W6-L	0.13	0.13			
			W6-U	1.89	1.83			
			W7-L	0.03	0.03			
			W7-U	0.39	0.39			
				5.18	4.58			
Third	R3	Bedroom	W8-L	0.05	0.05	1.00	0.89	
			W8-U	0.80	0.71			
								0.85
Third	R4	LKD	W10-L	0.07	0.06	2.00	0.96	
			W10-U	0.95	0.91			
			W11-L	0.08	0.08			
			W11-U	1.31	1.30			
			W9-L	0.03	0.03			
			W9-U	0.44	0.39			
								2.88
Fourth	R1	Bedroom	W1-L	0.09	0.09	1.00	0.94	
			W1-U	1.30	1.30			
			W2-L	0.09	0.08			
			W2-U	1.25	1.10			
								2.72
Fourth	R2	LKD	W3-L	0.02	0.02	2.00	0.83	
			W3-U	0.31	0.22			
			W4-L	0.08	0.08			
			W4-U	1.41	1.12			
			W5-L	0.01	0.01			
			W5-U	0.17	0.14			
			W6-L	0.03	0.03			
			W6-U	0.51	0.49			
								2.52
Fourth	R3	Bedroom	W7-L	0.06	0.05	1.00	0.90	
			W7-U	0.84	0.76			
								0.90
Fourth	R4	Bedroom	W8-L	0.07	0.07	1.00	0.90	
			W8-U	1.06	0.96			
								1.14

Gateway Evolution - 101 Camley Street, Camden							Average Daylight Factor - ADF Results		
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pro / Ex		
Fifth	R1	Bedroom	W1-L	0.09	0.09	1.00	0.95		
			W1-U	1.30	1.30				
			W2-L	0.09	0.08				
			W2-U	1.25	1.12				
				2.72	2.58				
Fifth	R2	LKD	W3-L	0.02	0.02	2.00	0.86		
			W3-U	0.31	0.23				
			W4-L	0.08	0.08				
			W4-U	1.41	1.17				
			W5-L	0.01	0.01				
			W5-U	0.17	0.15				
			W6-L	0.03	0.03				
			W6-U	0.51	0.50				
				2.53	2.18				
Fifth	R3	Bedroom	W7-L	0.06	0.05	1.00	0.92		
			W7-U	0.84	0.78				
				0.90	0.83				
Fifth	R4	Bedroom	W8-L	0.07	0.07	1.00	0.92		
			W8-U	1.07	0.98				
				1.14	1.05				


Gateway Evolution - 101 Camley Street, Camden		Permanent Overshadowing for Amenity Areas			
Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pro / Ex

Regents Canal Towpath

Ground	A1	Area m2	280.37	206.99	206.99	1.00
		Percentage		74%	74%	
Ground	A2	Area m2	55.45	55.27	43.16	0.78
		Percentage		100%	78%	
Ground	A3	Area m2	89.52	89.26	89.26	1.00
		Percentage		100%	100%	
Ground	A4	Area m2	65.66	24.90	0.71	0.03
		Percentage		38%	1%	
Ground	A5	Area m2	231.25	193.19	161.66	0.84
		Percentage		84%	70%	
Ground	A6	Area m2	502.24	439.55	432.73	0.98
		Percentage		88%	86%	


APPENDIX C


AVERAGE DAYLIGHT FACTOR AND SUNLIGHT RESULTS TO PROPOSED SCHEME


Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results			
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value


101 Camley Street North Proposal


Ground	R1	Lounge	W1-L	0.05	1.50
			W1-U	0.74	
			W2-L	0.14	
			W2-U	1.74	
			W3-L	0.08	
			W3-U	0.97	
				3.73	
Ground	R2	Bedroom	W4-L	0.18	1.00
			W4-U	2.38	
				2.55	
Ground	R3	Bedroom	W5-L	0.16	1.00
			W5-U	2.18	
				2.34	
Ground	R4	Bedroom	W6-L	0.21	1.00
			W6-U	2.54	
			W7-L	0.19	
			W7-U	2.64	
				5.58	
Ground	R5	Bedroom	W8-L	0.07	1.00
			W8-U	1.24	
			W9-L	0.09	
			W9-U	1.37	
			W10-L	0.07	
			W10-U	1.17	
				4.01	
Ground	R6	LKD	W11-L	0.08	2.00
			W11-U	1.20	
			W12-L	0.15	
			W12-U	1.96	
			W13-L	0.05	
			W13-U	0.62	
				4.06	
Ground	R7	Bedroom	W14-L	0.09	1.00
			W14-U	1.40	
				1.50	
Ground	R8	LKD	W15-L	0.06	2.00
			W15-U	0.85	
			W16-L	0.16	
			W16-U	2.02	
				3.09	
Ground	R9	Bedroom	W17-L	0.09	1.00
			W17-U	1.20	
				1.29	
Ground	R10	Bedroom	W18-L	0.11	1.00
			W18-U	1.65	
				1.76	


Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Ground	R11	LKD	W19-L	0.08	2.00	
			W19-U	1.13		
			W20-L	0.23		
			W20-U	2.78		
				4.22		
Ground	R12	Bedroom	W21-L	0.11	1.00	
			W21-U	1.43		
				1.54		
First	R1	Lounge	W1-L	0.07		
			W1-U	0.94		
			W2-L	0.14		
			W2-U	1.44		
First	R1	Lounge	W3-L	0.08	1.50	
			W3-U	0.81		
				3.48		
First	R2	Bedroom	W4-L	0.19	1.00	
			W4-U	2.50		
				2.68		
First	R3	Bedroom	W5-L	0.17	1.00	
			W5-U	2.30		
				2.47		
First	R4	Bedroom	W6-L	0.20	1.00	
			W6-U	2.04		
			W7-L	0.21		
			W7-U	2.77		
				5.22		
First	R5	Bedroom	W10-L	0.07	1.00	
			W10-U	0.85		
			W11-L	0.11		
			W11-U	1.43		
			W12-L	0.09		
			W12-U	1.22		
				3.77		
First	R6	LKD	W13-L	0.09	2.00	
			W13-U	1.26		
			W14-L	0.13		
			W14-U	1.38		
			W15-L	0.04		
			W15-U	0.46		
				3.36		
First	R7	Bedroom	W16-L	0.11	1.00	
			W16-U	1.45		
				1.55		
First	R8	LKD	W17-L	0.07	2.00	
			W17-U	0.89		
			W18-L	0.14		
			W18-U	1.44		
				2.53		


Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
First	R9	Bedroom	W19-L	0.08	1.00	
			W19-U	0.90		
				0.98		
First	R10	Bedroom	W20-L	0.13	1.00	
			W20-U	1.68		
				1.81		
First	R11	LKD	W21-L	0.08	2.00	
			W21-U	1.10		
			W22-L	0.17		
			W22-U	1.80		
				3.16		
First	R12	Bedroom	W23-L	0.13	1.00	
			W23-U	1.66		
				1.79		
First	R13	Bedroom	W24-L	0.15	1.00	
			W24-U	2.07		
				2.22		
First	R14	Bedroom	W25-L	0.22	1.00	
			W25-U	2.92		
				3.14		
First	R15	LKD	W26-L	0.14	2.00	
			W26-U	1.80		
			W27-L	0.14		
			W27-U	1.80		
			W28-L	0.18		
			W28-U	1.79		
				5.84		
First	R16	Bedroom	W29-L	0.11	1.00	
			W29-U	1.28		
				1.39		
First	R17	Bedroom	W30-L	0.12	1.00	
			W30-U	1.43		
				1.55		
First	R18	Bedroom	W31-L	0.15	1.00	
			W31-U	1.74		
				1.89		
First	R19	LKD	W32-L	0.06	2.00	
			W32-U	0.58		
			W33-L	0.08		
			W33-U	1.10		
			W34-L	0.08		
			W34-U	1.01		
				2.91		
First	R20	LKD	W35-L	0.05	2.00	
			W35-U	0.68		
			W36-L	0.13		
			W36-U	1.30		
				2.16		


Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
First	R21	Bedroom	W37-L	0.15	1.00	
			W37-U	1.51		
				1.66		
First	R22	Bedroom	W38-L	0.10	1.00	
			W38-U	1.32		
				1.42		
First	R23	LKD	W39-L	0.06	2.00	
			W39-U	0.84		
			W40-L	0.13		
			W40-U	1.34		
				2.37		
First	R24	Bedroom	W41-L	0.15	1.00	
			W41-U	1.48		
				1.63		
First	R25	Bedroom	W42-L	0.10	1.00	
			W42-U	1.31		
				1.40		
Second	R1	Lounge	W1-L	0.10	1.50	
			W1-U	1.33		
			W2-L	0.16		
			W2-U	1.83		
				3.41		
Second	R2	Bedroom	W3-L	0.14	1.00	
			W3-U	1.54		
				1.69		
Second	R3	Bedroom	W4-L	0.16	1.00	
			W4-U	2.17		
				2.33		
Second	R4	Kitchen	W5-L	0.20	2.00	
			W5-U	2.74		
				2.94		
Second	R5	Lounge	W6-L	0.15	1.50	
			W6-U	1.78		
			W7-L	0.18		
			W7-U	2.43		
				4.54		
Second	R6	Bedroom	W8-L	0.11	1.00	
			W8-U	1.47		
				1.58		
Second	R7	Bedroom	W10-L	0.12	1.00	
			W10-U	1.44		
			W11-L	0.18		
			W11-U	2.39		
				4.13		
Second	R8	Bedroom	W12-L	0.16	1.00	
			W12-U	2.11		
				2.27		


Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Second	R9	Lounge	W13-L	0.16	1.50	
			W13-U	2.08		
			W14-L	0.18		
			W14-U	2.26		
				4.68		
Second	R10	Bedroom	W15-L	0.06	1.00	
			W15-U	0.93		
				0.99		
Second	R11	Bedroom	W16-L	0.14	1.00	
			W16-U	1.83		
				1.96		
Second	R12	LKD	W17-L	0.07	2.00	
			W17-U	0.90		
			W18-L	0.11		
			W18-U	1.46		
				2.54		
Second	R13	Bedroom	W19-L	0.06	1.00	
			W19-U	0.92		
				0.98		
Second	R14	Bedroom	W20-L	0.13	1.00	
			W20-U	1.71		
				1.83		
Second	R15	LKD	W21-L	0.08	2.00	
			W21-U	1.12		
Second	R15	LKD	W22-L	0.14	2.00	
			W22-U	1.82		
				3.17		
Second	R16	Bedroom	W23-L	0.11	1.00	
			W23-U	1.69		
				1.79		
Second	R17	Bedroom	W24-L	0.15	1.00	
			W24-U	2.09		
				2.24		
Second	R18	Bedroom	W25-L	0.22	1.00	
			W25-U	2.94		
				3.17		
Second	R19	LKD	W26-L	0.14	2.00	
			W26-U	1.81		
			W27-L	0.14		
			W27-U	1.81		
			W28-L	0.16		
			W28-U	1.81		
				5.86		
Second	R20	Bedroom	W29-L	0.11	1.00	
			W29-U	1.24		
				1.35		
Second	R21	Bedroom	W30-L	0.12	1.00	
			W30-U	1.38		
				1.50		


Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Second	R22	Bedroom	W31-L	0.15	1.00	
			W31-U	1.67		
				1.82		
Second	R23	LKD	W32-L	0.05	2.00	
			W32-U	0.60		
			W33-L	0.08		
			W33-U	1.13		
			W34-L	0.08		
			W34-U	1.04		
				2.98		
Second	R24	LKD	W35-L	0.05	2.00	
			W35-U	0.71		
			W36-L	0.11		
			W36-U	1.21		
				2.08		
Second	R25	Bedroom	W37-L	0.13	1.00	
			W37-U	1.41		
				1.54		
Second	R26	Bedroom	W38-L	0.10	1.00	
			W38-U	1.35		
				1.45		
Second	R27	LKD	W39-L	0.06	2.00	
			W39-U	0.87		
			W40-L	0.11		
			W40-U	1.24		
				2.28		
Second	R28	Bedroom	W41-L	0.13	1.00	
			W41-U	1.37		
				1.50		
Second	R29	Bedroom	W42-L	0.10	1.00	
			W42-U	1.34		
				1.43		
Third	R1	Lounge	W1-L	0.10	1.50	
			W1-U	1.36		
			W2-L	0.20		
			W2-U	2.07		
				3.73		
Third	R2	Bedroom	W3-L	0.17	1.00	
			W3-U	1.75		
				1.93		
Third	R3	Bedroom	W4-L	0.17	1.00	
			W4-U	2.22		
				2.38		
Third	R4	Kitchen	W5-L	0.21	2.00	
			W5-U	2.80		
				3.01		

Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Third	R5	Lounge	W6-L	0.18	1.50	
			W6-U	1.82		
			W7-L	0.19		
			W7-U	2.48		
				4.66		
Third	R6	Bedroom	W8-L	0.11	1.00	
			W8-U	1.51		
				1.62		
Third	R7	Bedroom	W10-L	0.13	1.00	
Third	R7	Bedroom	W10-U	1.48		
			W11-L	0.18		
			W11-U	2.39		
				4.17		
Third	R8	Bedroom	W12-L	0.16	1.00	
			W12-U	2.12		
				2.27		
Third	R9	LKD	W13-L	0.12	2.00	
			W13-U	1.57		
			W14-L	0.16		
			W14-U	1.67		
				3.52		
Third	R10	Bedroom	W15-L	0.08	1.00	
			W15-U	0.96		
				1.04		
Third	R11	Bedroom	W16-L	0.13	1.00	
			W16-U	1.70		
				1.82		
Third	R12	LKD	W17-L	0.07	2.00	
			W17-U	0.92		
			W18-L	0.14		
			W18-U	1.46		
				2.58		
Third	R13	Bedroom	W19-L	0.08	1.00	
			W19-U	0.91		
				0.99		
Third	R14	Bedroom	W20-L	0.13	1.00	
			W20-U	1.70		
				1.82		
Third	R15	LKD	W21-L	0.09	2.00	
			W21-U	1.20		
			W22-L	0.18		
			W22-U	1.95		
				3.43		
Third	R16	Bedroom	W23-L	0.09	1.00	
			W23-U	1.11		
				1.20		
Third	R17	Bedroom	W24-L	0.14	1.00	
			W24-U	1.89		
				2.03		

Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Third	R18	LKD	W25-L	0.11	2.00	
			W25-U	1.44		
			W26-L	0.11		
			W26-U	1.45		
			W27-L	0.11		
			W27-U	1.45		
			W28-L	0.15		
			W28-U	1.45		
				6.26		
Third	R19	Bedroom	W29-L	0.17	1.00	
			W29-U	2.08		
				2.25		
Third	R20	Bedroom	W30-L	0.11	1.00	
			W30-U	1.28		
				1.38		
Third	R21	LKD	W31-L	0.06	2.00	
			W31-U	0.73		
			W32-L	0.06		
			W32-U	0.61		
			W33-L	0.09		
			W33-U	1.17		
				2.72		
Third	R22	Bedroom	W34-L	0.14	1.00	
			W34-U	1.91		
				2.06		
Third	R23	LKD	W35-L	0.05	2.00	
			W35-U	0.75		
			W36-L	0.13		
			W36-U	1.38		
				2.32		
Third	R24	Bedroom	W37-L	0.16	1.00	
			W37-U	1.62		
				1.78		
Third	R25	Bedroom	W38-L	0.10	1.00	
			W38-U	1.36		
				1.46		
Third	R26	LKD	W39-L	0.07	2.00	
			W39-U	0.90		
Third	R26	LKD	W40-L	0.13		
			W40-U	1.42		
				2.51		
Third	R27	Bedroom	W41-L	0.16	1.00	
			W41-U	1.59		
				1.75		
Third	R28	Bedroom	W42-L	0.10	1.00	
			W42-U	1.35		
				1.45		


Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Fifth	R1	Lounge	W1-L	0.10	1.50	
			W1-U	1.41		
			W2-L	0.21		
			W2-U	2.19		
				3.91		
Fifth	R2	Bedroom	W3-L	0.17	1.00	
			W3-U	1.76		
				1.93		
Fifth	R3	Bedroom	W4-L	0.17	1.00	
			W4-U	2.29		
				2.46		
Fifth	R4	Kitchen	W5-L	0.22	2.00	
			W5-U	2.87		
				3.09		
Fifth	R5	Lounge	W6-L	0.17	1.50	
			W6-U	1.68		
			W7-L	0.19		
			W7-U	2.58		
				4.63		
Fifth	R6	Bedroom	W8-L	0.12	1.00	
			W8-U	1.57		
				1.69		
Fifth	R7	Bedroom	W10-L	0.16	1.00	
			W10-U	2.76		
			W11-L	0.18		
			W11-U	2.29		
				5.39		
Fifth	R8	Bedroom	W12-L	0.16	1.00	
			W12-U	2.02		
				2.18		
Fifth	R9	LKD	W13-L	0.13	2.00	
			W13-U	1.76		
			W14-L	0.16		
			W14-U	1.69		
				3.74		
Fifth	R10	Bedroom	W15-L	0.08	1.00	
			W15-U	0.96		
				1.04		
Fifth	R11	Bedroom	W16-L	0.13	1.00	
			W16-U	1.70		
				1.83		
Fifth	R12	LKD	W17-L	0.07	2.00	
			W17-U	0.97		
			W18-L	0.14		
			W18-U	1.46		
				2.64		
Fifth	R13	Bedroom	W19-L	0.08	1.00	
			W19-U	0.91		
				0.99		


Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Fifth	R14	Bedroom	W20-L W20-U	0.13 1.70 1.82	1.00	
Fifth	R15	LKD	W21-L W21-U W22-L W22-U	0.09 1.23 0.18 1.95 3.46	2.00	
Fifth	R16	Bedroom	W23-L W23-U	0.09 1.12 1.20	1.00	
Fifth	R17	Bedroom	W24-L W24-U	0.14 1.89 2.03	1.00	
Fifth	R18	LKD	W25-L W25-U W26-L W26-U	0.11 1.44 0.11 1.45		
Fifth	R18	LKD	W27-L W27-U W28-L W28-U	0.11 1.45 0.15 1.45 6.26	2.00	
Fifth	R19	Bedroom	W29-L W29-U	0.18 2.13 2.31	1.00	
Fifth	R20	Bedroom	W30-L W30-U	0.12 1.33 1.45	1.00	
Fifth	R21	LKD	W31-L W31-U W32-L W32-U W33-L W33-U	0.07 0.79 0.07 0.61 0.09 1.23 2.85	2.00	
Fifth	R22	Bedroom	W34-L W34-U	0.15 1.99 2.14	1.00	
Fifth	R23	LKD	W35-L W35-U W36-L W36-U	0.06 0.85 0.13 1.43 2.48	2.00	
Fifth	R24	Bedroom	W37-L W37-U	0.15 1.60 1.75	1.00	


Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Fifth	R25	Bedroom	W38-L	0.10	1.00	
			W38-U	1.39		
				1.49		
Fifth	R26	LKD	W39-L	0.07	2.00	
			W39-U	0.95		
			W40-L	0.14		
			W40-U	1.48		
				2.64		
Fifth	R27	Bedroom	W41-L	0.15	1.00	
			W41-U	1.59		
				1.74		
Fifth	R28	Bedroom	W42-L	0.10	1.00	
			W42-U	1.39		
				1.49		


101 Camley Street South Proposal


First	R1	Bedroom	W3-L	0.16	1.00
			W3-U	2.07	
				2.23	
First	R2	Bedroom	W4-L	0.21	1.00
			W4-U	2.72	
				2.92	
First	R3	Bedroom	W5-L	0.24	1.00
			W5-U	3.10	
				3.33	
First	R4	Lounge	W6-L	0.16	1.50
			W6-U	1.60	
				1.76	
First	R5	Bedroom	W7-L	0.11	1.00
			W7-U	1.39	
				1.50	
First	R6	Bedroom	W8-L	0.17	1.00
			W8-U	2.31	
				2.49	
First	R7	Bedroom	W9-L	0.22	1.00
			W9-U	2.88	
				3.09	
First	R8	LKD	W10-L	0.14	2.00
			W10-U	1.34	
				1.48	
First	R9	Bedsit	W11-L	0.06	2.00
			W11-U	0.83	
			W12-L	0.08	
			W12-U	1.01	
			W13-L	0.07	
			W13-U	0.67	
			W14-L	0.08	
W14-U	0.91				
				3.70	


Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
First	R10	LKD	W15-L	0.08		
			W15-U	0.97		
First	R10	LKD	W16-L	0.08		
			W16-U	0.97		
			W17-L	0.08		
			W17-U	0.97		
			W18-L	0.03		
			W18-U	0.44		
			W19-L	0.14		
			W19-U	1.48		
				5.25	2.00	
First	R11	Bedroom	W20-L	0.17		
			W20-U	1.84		
				2.02	1.00	
First	R12	Bedroom	W21-L	0.15		
			W21-U	2.01		
				2.16	1.00	
First	R13	Bedroom	W22-L	0.14		
			W22-U	1.80		
				1.94	1.00	
First	R14	Bedroom	W23-L	0.18		
			W23-U	1.85		
				2.03	1.00	
First	R15	Lounge	W24-L	0.17		
			W24-U	1.80		
				1.97	1.50	
First	R16	Bedroom	W25-L	0.14		
			W25-U	1.81		
				1.95	1.00	
First	R17	Bedroom	W26-L	0.17		
			W26-U	1.84		
				2.02	1.00	
First	R18	LKD	W1-L	0.07		
			W1-U	0.92		
			W2-L	0.04		
			W2-U	0.51		
			W27-L	0.14		
			W27-U	1.57		
				3.25	2.00	
Second	R1	Bedroom	W3-L	0.16		
			W3-U	2.08		
				2.24	1.00	
Second	R2	Bedroom	W4-L	0.21		
			W4-U	2.73		
				2.94	1.00	
Second	R3	Bedroom	W5-L	0.24		
			W5-U	3.12		
				3.35	1.00	

Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Second	R4	Lounge	W6-L	0.14	1.50	
			W6-U	1.62		
				1.76		
Second	R5	Bedroom	W7-L	0.10	1.00	
			W7-U	1.40		
				1.51		
Second	R6	Bedroom	W8-L	0.17	1.00	
			W8-U	2.33		
				2.51		
Second	R7	Bedroom	W9-L	0.22	1.00	
			W9-U	2.89		
				3.11		
Second	R8	LKD	W10-L	0.12	2.00	
			W10-U	1.36		
				1.48		
Second	R9	Bedsit	W11-L	0.06	2.00	
			W11-U	0.84		
			W12-L	0.08		
			W12-U	1.02		
			W13-L	0.06		
			W13-U	0.67		
			W14-L	0.07		
			W14-U	0.87		
				3.67		
Second	R10	LKD	W15-L	0.08	2.00	
			W15-U	0.93		
			W16-L	0.08		
			W16-U	0.93		
			W17-L	0.08		
			W17-U	0.93		
			W18-L	0.01		
			W18-U	0.44		
Second	R10	LKD	W19-L	0.12	2.00	
			W19-U	1.53		
				5.13		
Second	R11	Bedroom	W20-L	0.15	1.00	
			W20-U	1.90		
				2.05		
Second	R12	Bedroom	W21-L	0.15	1.00	
			W21-U	2.06		
				2.21		
Second	R13	Bedroom	W22-L	0.14	1.00	
			W22-U	1.85		
				1.99		
Second	R14	Bedroom	W23-L	0.15	1.00	
			W23-U	1.74		
				1.88		
Second	R15	Lounge	W24-L	0.14	1.50	
			W24-U	1.69		
				1.83		

Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Second	R16	Bedroom	W25-L	0.14	1.00	
			W25-U	1.87		
				2.01		
Second	R17	Bedroom	W26-L	0.15	1.00	
			W26-U	1.74		
				1.88		
Second	R18	LKD	W1-L	0.07	2.00	
			W1-U	0.95		
			W2-L	0.04		
			W2-U	0.53		
			W27-L	0.12		
			W27-U	1.49		
				3.20		
Third	R1	Bedroom	W3-L	0.16	1.00	
			W3-U	2.09		
				2.25		
Third	R2	Bedroom	W4-L	0.21	1.00	
			W4-U	2.74		
				2.95		
Third	R3	Bedroom	W5-L	0.24	1.00	
			W5-U	3.13		
				3.37		
Third	R4	Lounge	W6-L	0.16	1.50	
			W6-U	1.63		
				1.79		
Third	R5	Bedroom	W7-L	0.10	1.00	
			W7-U	1.40		
				1.51		
Third	R6	Bedroom	W8-L	0.17	1.00	
			W8-U	2.33		
				2.51		
Third	R7	Bedroom	W9-L	0.22	1.00	
			W9-U	2.90		
				3.12		
Third	R8	LKD	W10-L	0.14	2.00	
			W10-U	1.36		
				1.50		
Third	R9	Bedsit	W11-L	0.06	2.00	
			W11-U	0.84		
			W12-L	0.08		
			W12-U	1.02		
			W13-L	0.07		
			W13-U	0.68		
			W14-L	0.08		
			W14-U	0.91		
				3.72		


Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Third	R10	LKD	W15-L	0.08	2.00	
			W15-U	0.97		
			W16-L	0.08		
			W16-U	0.97		
			W17-L	0.08		
			W17-U	0.97		
			W18-L	0.03		
			W18-U	0.44		
Third	R10	LKD	W19-L	0.14	2.00	
			W19-U	1.56		
Third	R11	Bedroom	W20-L	0.18	1.00	
			W20-U	1.94		
Third	R12	Bedroom	W21-L	0.16	1.00	
			W21-U	2.09		
Third	R13	Bedroom	W22-L	0.14	1.00	
			W22-U	1.89		
Third	R14	Bedroom	W23-L	0.18	1.00	
			W23-U	1.99		
Third	R15	Lounge	W24-L	0.17	1.50	
			W24-U	1.92		
Third	R16	Bedroom	W25-L	0.14	1.00	
			W25-U	1.91		
Third	R17	Bedroom	W26-L	0.18	1.00	
			W26-U	1.97		
Third	R18	LKD	W1-L	0.07	2.00	
			W1-U	0.99		
			W2-L	0.04		
			W2-U	0.55		
			W27-L	0.15		
			W27-U	1.66		
Fifth	R1	Bedroom	W3-L	0.16	1.00	
			W3-U	2.10		
Fifth	R2	Bedroom	W4-L	0.21	1.00	
			W4-U	2.83		
Fifth	R3	Bedroom	W5-L	0.24	1.00	
			W5-U	3.19		

Gateway Evolution - 101 Camley Street, Camden		Average Daylight Factor - ADF Results				
Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	
Fifth	R4	Lounge	W6-L	0.16	1.50	
			W6-U	1.63		
				1.79		
Fifth	R5	Bedroom	W7-L	0.11	1.00	
			W7-U	1.41		
				1.51		
Fifth	R6	Bedroom	W8-L	0.18	1.00	
			W8-U	2.35		
				2.52		
Fifth	R7	Bedroom	W9-L	0.22	1.00	
			W9-U	2.90		
				3.12		
Fifth	R8	LKD	W10-L	0.14	2.00	
			W10-U	1.41		
			W11-L	0.08		
			W11-U	1.60		
			W12-L	0.06		
			W12-U	1.59		
				4.88		
Fifth	R9	LKD	W13-L	0.05	2.00	
			W13-U	0.96		
			W14-L	0.14		
			W14-U	2.17		
			W15-L	0.11		
			W15-U	1.40		
				4.82		
Fifth	R10	Bedroom	W16-L	0.18	1.00	
			W16-U	1.96		
				2.14		
Fifth	R11	Bedroom	W17-L	0.22	1.00	
			W17-U	2.43		
				2.65		
Fifth	R12	Bedroom	W18-L	0.15	1.00	
			W18-U	1.93		
				2.08		
Fifth	R13	Bedroom	W19-L	0.19	1.00	
			W19-U	2.01		
				2.20		
Fifth	R14	LKD	W1-L	0.08	2.00	
			W1-U	1.07		
			W2-L	0.05		
			W2-U	0.61		
			W20-L	0.15		
			W20-U	1.63		
				3.58		

Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme			
				Available Sunlight Hours	
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Annual %	Winter %


101 Camley Street North Proposal

Ground	R1	Lounge	W1	Proposed	28	9
Ground	R1	Lounge	W2	Proposed	33	9
Ground	R1	Lounge	W3	Proposed	25	13
Ground	R2	Bedroom	W4	Proposed	45	11
Ground	R3	Bedroom	W5	Proposed	44	9
Ground	R4	Bedroom	W6	Proposed	29	7
Ground	R4	Bedroom	W7	Proposed	*North Facing	
Ground	R5	Bedroom	W8	Proposed	*North Facing	
Ground	R5	Bedroom	W9	Proposed	*North Facing	
Ground	R5	Bedroom	W10	Proposed	*North Facing	
Ground	R6	LKD	W11	Proposed	*North Facing	
Ground	R6	LKD	W12	Proposed	*North Facing	
Ground	R6	LKD	W13	Proposed	*North Facing	
Ground	R7	Bedroom	W14	Proposed	*North Facing	
Ground	R8	LKD	W15	Proposed	*North Facing	
Ground	R8	LKD	W16	Proposed	*North Facing	
Ground	R9	Bedroom	W17	Proposed	*North Facing	


Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Ground	R10	Bedroom	W18	Proposed	*North Facing	
Ground	R11	LKD	W19	Proposed	*North Facing	
Ground	R11	LKD	W20	Proposed	*North Facing	
Ground	R12	Bedroom	W21	Proposed	*North Facing	
First	R1	Lounge	W1	Proposed	46	18
First	R1	Lounge	W2	Proposed	31	15
First	R1	Lounge	W3	Proposed	20	12
First	R2	Bedroom	W4	Proposed	48	13
First	R3	Bedroom	W5	Proposed	46	11
First	R4	Bedroom	W6	Proposed	20	8
First	R4	Bedroom	W7	Proposed	*North Facing	
First	R5	Bedroom	W10	Proposed	*North Facing	
First	R5	Bedroom	W11	Proposed	*North Facing	
First	R5	Bedroom	W12	Proposed	*North Facing	
First	R6	LKD	W13	Proposed	*North Facing	
First	R6	LKD	W14	Proposed	*North Facing	
First	R6	LKD	W15	Proposed	*North Facing	
First	R7	Bedroom	W16	Proposed	*North Facing	

Gateway
Evolution - 101 Camley Street


Daylight and Sunlight - VSC and Sunlight
Results for Proposed Scheme





				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
First	R8	LKD	W17	Proposed	*North Facing	
First	R8	LKD	W18	Proposed	*North Facing	
First	R9	Bedroom	W19	Proposed	*North Facing	
First	R10	Bedroom	W20	Proposed	*North Facing	
First	R11	LKD	W21	Proposed	*North Facing	
First	R11	LKD	W22	Proposed	*North Facing	
First	R12	Bedroom	W23	Proposed	*North Facing	
First	R13	Bedroom	W24	Proposed	*North Facing	
First	R14	Bedroom	W25	Proposed	*North Facing	
First	R15	LKD	W26	Proposed	*North Facing	
First	R15	LKD	W27	Proposed	*North Facing	
First	R15	LKD	W28	Proposed	14	8
First	R16	Bedroom	W29	Proposed	32	8
First	R17	Bedroom	W30	Proposed	28	6
First	R18	Bedroom	W31	Proposed	22	4
First	R19	LKD	W32	Proposed	5	5
First	R19	LKD	W33	Proposed	38	10
First	R19	LKD	W34	Proposed	38	12


Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
First	R20	LKD	W35	Proposed	32	11
First	R20	LKD	W36	Proposed	23	8
First	R21	Bedroom	W37	Proposed	15	12
First	R22	Bedroom	W38	Proposed	37	15
First	R23	LKD	W39	Proposed	44	17
First	R23	LKD	W40	Proposed	29	15
First	R24	Bedroom	W41	Proposed	16	12
First	R25	Bedroom	W42	Proposed	35	12
Second	R1	Lounge	W1	Proposed	47	18
Second	R1	Lounge	W2	Proposed	24	12
Second	R2	Bedroom	W3	Proposed	14	10
Second	R3	Bedroom	W4	Proposed	48	13
Second	R4	Kitchen	W5	Proposed	47	12
Second	R5	Lounge	W6	Proposed	20	8
Second	R5	Lounge	W7	Proposed	*North Facing	
Second	R6	Bedroom	W8	Proposed	*North Facing	
Second	R7	Bedroom	W10	Proposed	*North Facing	
Second	R7	Bedroom	W11	Proposed	*North Facing	
Second	R8	Bedroom	W12	Proposed	*North Facing	


Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
					Available Sunlight Hours	
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Second	R9	Lounge	W13	Proposed	*North Facing	
Second	R9	Lounge	W14	Proposed	*North Facing	
Second	R10	Bedroom	W15	Proposed	*North Facing	
Second	R11	Bedroom	W16	Proposed	*North Facing	
Second	R12	LKD	W17	Proposed	*North Facing	
Second	R12	LKD	W18	Proposed	*North Facing	
Second	R13	Bedroom	W19	Proposed	*North Facing	
Second	R14	Bedroom	W20	Proposed	*North Facing	
Second	R15	LKD	W21	Proposed	*North Facing	
Second	R15	LKD	W22	Proposed	*North Facing	
Second	R16	Bedroom	W23	Proposed	*North Facing	
Second	R17	Bedroom	W24	Proposed	*North Facing	
Second	R18	Bedroom	W25	Proposed	*North Facing	
Second	R19	LKD	W26	Proposed	*North Facing	
Second	R19	LKD	W27	Proposed	*North Facing	
Second	R19	LKD	W28	Proposed	14	8
Second	R20	Bedroom	W29	Proposed	32	8
Second	R21	Bedroom	W30	Proposed	28	6


Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Second	R22	Bedroom	W31	Proposed	22	4
Second	R23	LKD	W32	Proposed	5	5
Second	R23	LKD	W33	Proposed	40	10
Second	R23	LKD	W34	Proposed	38	12
Second	R24	LKD	W35	Proposed	34	11
Second	R24	LKD	W36	Proposed	17	7
Second	R25	Bedroom	W37	Proposed	13	10
Second	R26	Bedroom	W38	Proposed	38	15
Second	R27	LKD	W39	Proposed	45	17
Second	R27	LKD	W40	Proposed	22	13
Second	R28	Bedroom	W41	Proposed	15	11
Second	R29	Bedroom	W42	Proposed	36	12
Third	R1	Lounge	W1	Proposed	48	19
Third	R1	Lounge	W2	Proposed	31	14
Third	R2	Bedroom	W3	Proposed	16	11
Third	R3	Bedroom	W4	Proposed	49	14
Third	R4	Kitchen	W5	Proposed	49	14
Third	R5	Lounge	W6	Proposed	20	8

Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme			
Available Sunlight Hours					
Floor Ref.	Room Ref.	Room Use.	Window Ref.		
Third	R5	Lounge	W7	Proposed	*North Facing
Third	R6	Bedroom	W8	Proposed	*North Facing
Third	R7	Bedroom	W10	Proposed	*North Facing
Third	R7	Bedroom	W11	Proposed	*North Facing
Third	R8	Bedroom	W12	Proposed	*North Facing
Third	R9	LKD	W13	Proposed	*North Facing
Third	R9	LKD	W14	Proposed	*North Facing
Third	R10	Bedroom	W15	Proposed	*North Facing
Third	R11	Bedroom	W16	Proposed	*North Facing
Third	R12	LKD	W17	Proposed	*North Facing
Third	R12	LKD	W18	Proposed	*North Facing
Third	R13	Bedroom	W19	Proposed	*North Facing
Third	R14	Bedroom	W20	Proposed	*North Facing
Third	R15	LKD	W21	Proposed	*North Facing
Third	R15	LKD	W22	Proposed	*North Facing
Third	R16	Bedroom	W23	Proposed	*North Facing
Third	R17	Bedroom	W24	Proposed	*North Facing

Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Third	R18	LKD	W25	Proposed	*North Facing	
Third	R18	LKD	W26	Proposed	*North Facing	
Third	R18	LKD	W27	Proposed	*North Facing	
Third	R18	LKD	W28	Proposed	14	8
Third	R19	Bedroom	W29	Proposed	35	8
Third	R20	Bedroom	W30	Proposed	31	6
Third	R21	LKD	W31	Proposed	25	4
Third	R21	LKD	W32	Proposed	5	5
Third	R21	LKD	W33	Proposed	40	10
Third	R22	Bedroom	W34	Proposed	40	12
Third	R23	LKD	W35	Proposed	37	11
Third	R23	LKD	W36	Proposed	23	8
Third	R24	Bedroom	W37	Proposed	16	11
Third	R25	Bedroom	W38	Proposed	36	14
Third	R26	LKD	W39	Proposed	47	18
Third	R26	LKD	W40	Proposed	31	16
Third	R27	Bedroom	W41	Proposed	16	11
Third	R28	Bedroom	W42	Proposed	36	13


Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Fifth	R1	Lounge	W1	Proposed	52	23
Fifth	R1	Lounge	W2	Proposed	33	16
Fifth	R2	Bedroom	W3	Proposed	16	11
Fifth	R3	Bedroom	W4	Proposed	51	16
Fifth	R4	Kitchen	W5	Proposed	51	16
Fifth	R5	Lounge	W6	Proposed	18	8
Fifth	R5	Lounge	W7	Proposed	*North Facing	
Fifth	R6	Bedroom	W8	Proposed	*North Facing	
Fifth	R7	Bedroom	W10	Proposed	*North Facing	
Fifth	R7	Bedroom	W11	Proposed	*North Facing	
Fifth	R8	Bedroom	W12	Proposed	*North Facing	
Fifth	R9	LKD	W13	Proposed	*North Facing	
Fifth	R9	LKD	W14	Proposed	*North Facing	
Fifth	R10	Bedroom	W15	Proposed	*North Facing	
Fifth	R11	Bedroom	W16	Proposed	*North Facing	
Fifth	R12	LKD	W17	Proposed	*North Facing	
Fifth	R12	LKD	W18	Proposed	*North Facing	
Fifth	R13	Bedroom	W19	Proposed	*North Facing	


Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Fifth	R14	Bedroom	W20	Proposed	*North Facing	
Fifth	R15	LKD	W21	Proposed	*North Facing	
Fifth	R15	LKD	W22	Proposed	*North Facing	
Fifth	R16	Bedroom	W23	Proposed	*North Facing	
Fifth	R17	Bedroom	W24	Proposed	*North Facing	
Fifth	R18	LKD	W25	Proposed	*North Facing	
Fifth	R18	LKD	W26	Proposed	*North Facing	
Fifth	R18	LKD	W27	Proposed	*North Facing	
Fifth	R18	LKD	W28	Proposed	14	8
Fifth	R19	Bedroom	W29	Proposed	39	10
Fifth	R20	Bedroom	W30	Proposed	34	6
Fifth	R21	LKD	W31	Proposed	30	4
Fifth	R21	LKD	W32	Proposed	5	5
Fifth	R21	LKD	W33	Proposed	43	11
Fifth	R22	Bedroom	W34	Proposed	42	14
Fifth	R23	LKD	W35	Proposed	43	14
Fifth	R23	LKD	W36	Proposed	28	13
Fifth	R24	Bedroom	W37	Proposed	16	11

Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Fifth	R25	Bedroom	W38	Proposed	38	15
Fifth	R26	LKD	W39	Proposed	50	21
Fifth	R26	LKD	W40	Proposed	31	16
Fifth	R27	Bedroom	W41	Proposed	16	11
Fifth	R28	Bedroom	W42	Proposed	37	14


101 Camley Street South Proposal


First	R1	Bedroom	W3	Proposed	*North Facing	
First	R2	Bedroom	W4	Proposed	*North Facing	
First	R3	Bedroom	W5	Proposed	*North Facing	
First	R4	Lounge	W6	Proposed	*North Facing	
First	R5	Bedroom	W7	Proposed	*North Facing	
First	R6	Bedroom	W8	Proposed	*North Facing	
First	R7	Bedroom	W9	Proposed	*North Facing	
First	R8	LKD	W10	Proposed	*North Facing	
First	R9	Bedsit	W11	Proposed	*North Facing	
First	R9	Bedsit	W12	Proposed	*North Facing	
First	R9	Bedsit	W13	Proposed	*North Facing	
First	R9	Bedsit	W14	Proposed	50	18


Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
First	R10	LKD	W15	Proposed	50	18
First	R10	LKD	W16	Proposed	50	18
First	R10	LKD	W17	Proposed	50	18
First	R10	LKD	W18	Proposed	49	21
First	R10	LKD	W19	Proposed	37	19
First	R11	Bedroom	W20	Proposed	30	15
First	R12	Bedroom	W21	Proposed	49	16
First	R13	Bedroom	W22	Proposed	50	15
First	R14	Bedroom	W23	Proposed	27	11
First	R15	Lounge	W24	Proposed	26	14
First	R16	Bedroom	W25	Proposed	48	14
First	R17	Bedroom	W26	Proposed	25	10
First	R18	LKD	W1	Proposed	*North Facing	
First	R18	LKD	W2	Proposed	*North Facing	
First	R18	LKD	W27	Proposed	27	15
Second	R1	Bedroom	W3	Proposed	*North Facing	
Second	R2	Bedroom	W4	Proposed	*North Facing	
Second	R3	Bedroom	W5	Proposed	*North Facing	
Second	R4	Lounge	W6	Proposed	*North Facing	

Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme			
				Available Sunlight Hours	
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Annual %	Winter %
Second	R5	Bedroom	W7	Proposed	*North Facing
Second	R6	Bedroom	W8	Proposed	*North Facing
Second	R7	Bedroom	W9	Proposed	*North Facing
Second	R8	LKD	W10	Proposed	*North Facing
Second	R9	Bedsit	W11	Proposed	*North Facing
Second	R9	Bedsit	W12	Proposed	*North Facing
Second	R9	Bedsit	W13	Proposed	*North Facing
Second	R9	Bedsit	W14	Proposed	47 18
Second	R10	LKD	W15	Proposed	47 18
Second	R10	LKD	W16	Proposed	47 18
Second	R10	LKD	W17	Proposed	47 18
Second	R10	LKD	W18	Proposed	49 21
Second	R10	LKD	W19	Proposed	37 19
Second	R11	Bedroom	W20	Proposed	30 15
Second	R12	Bedroom	W21	Proposed	51 16
Second	R13	Bedroom	W22	Proposed	51 16
Second	R14	Bedroom	W23	Proposed	22 11
Second	R15	Lounge	W24	Proposed	20 13
Second	R16	Bedroom	W25	Proposed	49 15

Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Second	R17	Bedroom	W26	Proposed	21	11
Second	R18	LKD	W1	Proposed	*North Facing	
Second	R18	LKD	W2	Proposed	*North Facing	
Second	R18	LKD	W27	Proposed	25	15
Third	R1	Bedroom	W3	Proposed	*North Facing	
Third	R2	Bedroom	W4	Proposed	*North Facing	
Third	R3	Bedroom	W5	Proposed	*North Facing	
Third	R4	Lounge	W6	Proposed	*North Facing	
Third	R5	Bedroom	W7	Proposed	*North Facing	
Third	R6	Bedroom	W8	Proposed	*North Facing	
Third	R7	Bedroom	W9	Proposed	*North Facing	
Third	R8	LKD	W10	Proposed	*North Facing	
Third	R9	Bedsit	W11	Proposed	*North Facing	
Third	R9	Bedsit	W12	Proposed	*North Facing	
Third	R9	Bedsit	W13	Proposed	*North Facing	
Third	R9	Bedsit	W14	Proposed	50	18

Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Third	R10	LKD	W15	Proposed	50	18
Third	R10	LKD	W16	Proposed	50	18
Third	R10	LKD	W17	Proposed	50	18
Third	R10	LKD	W18	Proposed	49	21
Third	R10	LKD	W19	Proposed	37	19
Third	R11	Bedroom	W20	Proposed	30	15
Third	R12	Bedroom	W21	Proposed	51	16
Third	R13	Bedroom	W22	Proposed	51	16
Third	R14	Bedroom	W23	Proposed	28	12
Third	R15	Lounge	W24	Proposed	27	15
Third	R16	Bedroom	W25	Proposed	50	16
Third	R17	Bedroom	W26	Proposed	28	12
Third	R18	LKD	W1	Proposed	*North Facing	
Third	R18	LKD	W2	Proposed	*North Facing	
Third	R18	LKD	W27	Proposed	28	16
Fifth	R1	Bedroom	W3	Proposed	*North Facing	
Fifth	R2	Bedroom	W4	Proposed	*North Facing	
Fifth	R3	Bedroom	W5	Proposed	*North Facing	

Gateway Evolution - 101 Camley Street		Daylight and Sunlight - VSC and Sunlight Results for Proposed Scheme				
				Available Sunlight Hours		
Floor Ref.	Room Ref.	Room Use.	Window Ref.		Annual %	Winter %
Fifth	R4	Lounge	W6	Proposed	*North Facing	
Fifth	R5	Bedroom	W7	Proposed	*North Facing	
Fifth	R6	Bedroom	W8	Proposed	*North Facing	
Fifth	R7	Bedroom	W9	Proposed	*North Facing	
Fifth	R8	LKD	W10	Proposed	*North Facing	
Fifth	R8	LKD	W11	Proposed	62	23
Fifth	R8	LKD	W12	Proposed	57	18
Fifth	R9	LKD	W13	Proposed	38	18
Fifth	R9	LKD	W14	Proposed	31	21
Fifth	R9	LKD	W15	Proposed	51	16
Fifth	R10	Bedroom	W16	Proposed	29	12
Fifth	R11	Bedroom	W17	Proposed	27	15
Fifth	R12	Bedroom	W18	Proposed	51	16
Fifth	R13	Bedroom	W19	Proposed	29	12
Fifth	R14	LKD	W1	Proposed	*North Facing	
Fifth	R14	LKD	W2	Proposed	*North Facing	
Fifth	R14	LKD	W20	Proposed	25	15

Gateway Evolution - 101 Camley Street, Camden		Permanent Overshadowing for Amenity Areas		
Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Proposed	

101 Camley Street Proposal

Ground	A1	Area m2 Percentage	15.85 0.00	0.00 0%
Ground	A2	Area m2 Percentage	6.98 0.00	0.00 0%
Ground	A3	Area m2 Percentage	23.60 0.00	0.00 0%
Ground	A4	Area m2 Percentage	4.59 0.00	0.00 0%
Ground	A5	Area m2 Percentage	23.63 0.00	0.00 0%
Ground	A6	Area m2 Percentage	4.59 0.02	0.02 0%
Ground	A7	Area m2 Percentage	9.04 7.91	7.91 88%
Ground	A8	Area m2 Percentage	18.36 18.27	18.27 100%
Ground	A9	Area m2 Percentage	18.36 18.27	18.27 100%
Ground	A10	Area m2 Percentage	3.40 3.19	3.19 94%
Ground	A11	Area m2 Percentage	9.89 9.83	9.83 99%
Ground	A12	Area m2 Percentage	9.91 7.63	7.63 77%
Ground	A13	Area m2 Percentage	11.54 5.40	5.40 47%
Ground	A14	Area m2 Percentage	12.31 12.23	12.23 99%
Ground	A15	Area m2 Percentage	8.79 8.71	8.71 99%
Ground	A16	Area m2 Percentage	3.92 3.85	3.85 98%
Ground	A17	Area m2 Percentage	15.92 15.83	15.83 99%
Ground	A18	Area m2 Percentage	31.91 31.78	31.78 100%
Ground	A19	Area m2 Percentage	32.45 31.97	31.97 99%
Ground	A20	Area m2 Percentage	265.54 156.93	156.93 59%