

GVA Schatunowski Brooks

A Bilfinger Real Estate  
company

Detailed Daylight  
& Sunlight Report

GVA  
10 Stratton Street  
London  
W1J 8JR



# Proposed Development at 16 Rochester Mews London NW1

BB Partnership Limited

September 2014

Gregory Francis MBA  
For and on behalf of  
GVA GRIMLEY LTD

[gva.co.uk](http://gva.co.uk)

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<b>Appendix 1</b>	Drawings R046/04 BRE/22 to RO46/04 BRE/28 inclusive plus associated detailed results tables	

## 1. Introduction

- 1.1 GVA Schatunowski Brooks has been instructed by BB Partnership Limited to undertake a detailed review of the potential effects to daylight and sunlight amenity of existing neighbours adjacent their proposed development at 16 Rochester Mews, London NW1.
- 1.2 The following report has been based upon a site inspection and measured land survey undertaken by Laser Surveys indicating the existing site buildings and those adjacent. The proposed development was issued by BB Partnership Limited dated July 2014.

## 2. Daylight/Sunlight Planning Principles

2.1 The Building Research Establishment (BRE) 2011 guidelines – Site Layout Planning for Daylight and Sunlight: a guide to good practice is the document referred to by most local authorities. The BRE Guide covers amenity requirements for sunlight and daylight to buildings around any development site.

2.2 The introduction to the guidelines (para 1.6) states: -

*“The guide is intended for building designers and their clients, consultants and planning officials. 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 developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design.”*

and:

*“In special circumstances, the developer or planning authority may wish to use different target values. 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.”*

### Daylighting to Existing Neighbours

2.3 The requirements governing daylighting to existing residential buildings around a development site are set out in Part 2.2 of the guidelines.

2.4 The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the vertical sky component at the centre of the window.

2.5 The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines also suggest that where layouts of existing neighbours are known that the distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.

2.6 The Vertical Sky Component (VSC) can be calculated by using the skylight indicator provided as part of the guidelines, by mathematical methods using what is known as a Waldram diagram or by 3D CAD modelling.

2.7 The guidelines states the following:-

*"If this vertical sky component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the vertical sky component with the new development in place, is both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of skylight."*

2.8 The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is potential light rather than actual. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above.

## Sunlighting to Existing Neighbours

2.9 Requirements for protection of sunlighting to existing residential buildings around a development site are set out in Part 3.2 of the BRE guidelines. There is a requirement to assess windows of surrounding properties where the main windows face within 90 degrees of due south.

2.10 The calculations are taken at the window reference point at the centre of each window on the plane of the inside surface of the wall. The guidelines further state that kitchens and bedrooms are less important in the context of considering sunlight, although care should be taken not to block too much sun.

2.11 The guidelines sets the following standard:-

*"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should still receive enough sunlight. The sunlight availability indicator in Appendix A can be used to check this."*

*Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount given and less than 0.8 times*

*their former value, either over the whole year or just during the winter months then the occupants of the existing building will notice the loss of sunlight."*

- 2.12 To summarize the above, a good level of sunlight to a window is 25% annual probable sunlight hours, of which 5% should be in winter months. Where sunlight levels fall below the suggested level, a comparison with the existing condition is reviewed and if the ratio reduction is within 0.8 (the same as saying a 20% reduction) its former value then the sunlight loss will not be noticeable. Sunlight reduction that fall below 0.8, ie 0.7 (greater than 20%) then the sunlight losses will be noticed by the occupants.

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## 3. Report

- 3.1 Please refer to the Appendix 1 which contains the detailed assessment drawings.
- 3.2 Drawing RO46/04 BRE/22 indicates in 3D the existing site conditions and neighbouring properties. Drawing BRE/23 is the same view with the proposed mapping in place.
- 3.3 BRE/24 is a site plan in the proposed condition indicating the assessed neighbouring properties and the associated detailed drawings for each property.
- 3.4 Based on the site inspection and desktop research the following nearby affected properties were identified as containing residential uses, which were therefore considered for effects to their existing daylight and sunlight amenity as recommended in the BRE Guidelines:
- 85-89 Camden Road (drawing BRE/25);
  - 81 Rochester Place (drawing BRE/26);
  - 6-12 Rochester Mews (drawing BRE/47);
  - 18 Eton Villas (drawing BRE/27); and
  - 1-7, 26 and 28 Rochester Place (drawing BRE/28).

### 85-89 Camden Road

- 3.5 Attached drawing BRE/25 indicates the daylight distribution pre- and post-development.
- 3.6 As can be seen from the drawing and associated results tables there would be no difference post development, with all rooms assessed retaining in excess of 95% of room area directly lit from the sky.
- 3.7 The VSC assessment of the windows indicated all would retain in excess of the minimum recommended BRE target of at least 27% VSC.

- 
- 3.8 As several windows serving this property were orientated within 90° due south the occupants are considered by the BRE Guidelines to have a reasonable expectation of sunlight amenity and therefore these types of effect were also considered.
- 3.9 The results of the APSH analysis indicated that all of the potentially affected windows would retain sunlight levels greatly in excess of the minimum BRE recommended target values post development.
- 3.10 The effects to daylight and sunlight amenity of occupants of 85-89 Camden Road are therefore considered to be fully compliant with the recommendations set out in the BRE Guidelines.

### 81 Rochester Place

- 3.11 Attached drawing BRE/26 indicates the daylight distribution pre- and post-development. As can be seen from the drawing and associated results tables there would be a slight difference in a small number of rooms; however none would be considered noticeable.
- 3.12 The windows were also assessed by application of the VSC methodology, finding that the vast majority of windows would either retain in excess of the BRE minimum recommended target of at least 27%VSC or experience differences in baseline VSC less than 20%, the point at which BRE typically considers differences may be noticeable to occupants.
- 3.13 In one ground floor room (denoted R1/20 on attached drawing BRE/26) the two potentially affected windows facing the site serving this room (W1/20 and W2/20) were identified as having very low existing levels of VSC, 6.19% and 5.73% VSC respectively.
- 3.14 Post development, these VSC levels would be very slightly reduced to 4.39% VSC and 4.37% VSC respectively.
- 3.15 Although these are considered to be small differences (as they equate to reductions roughly between 1%VSC and 2% VSC) when expressed as percentages they would represent a 29.08% and a 23.73% reduction respectively.



- 
- 3.16 Ordinarily the BRE Guidelines would consider a reduction in excess of 20% of existing VSC likely to be noticeable to occupants; however when dealing with such small figures this rule of thumb is considered misleading.
- 3.17 As the potentially affected windows are not oriented within 90% of due south, the occupants were not considered to have a reasonable expectation of sunlight amenity which was therefore not considered.
- 3.18 The effects to daylight and sunlight amenity of occupants of 81 Rochester Place are therefore considered acceptable.

### **6-12 Rochester Mews**

- 3.19 Attached drawing BRE/27 indicates the daylight distribution pre- and post-development. As can be seen from the results there would be hardly any differences, with any changes considered slight and unnoticeable to occupants.
- 3.20 The VSC assessments also indicated all of the windows assessed would retain in excess of the BRE minimum recommended target of at least 27% VSC.
- 3.21 The windows oriented in a southerly direction were assessed given that occupants would be considered to have an expectation of sunlight amenity.
- 3.22 The APSH assessments indicated all windows would retain in excess of the minimum BRE target recommendations for sunlight with the proposed development in place.
- 3.23 The effects to daylight and sunlight amenity of occupants of 6-12 Rochester Mews are therefore considered acceptable.

### **1-7, 26 and 28 Rochester Place**

- 3.24 Attached drawing BRE/28 indicates that there will be no difference in daylight distribution with the proposed massing in place.
- 3.25 The VSC assessments of the windows indicate that all would retain in excess of the BRE minimum target recommendation of at least 27% VSC with the proposed massing in place.

- 3.26 The potentially affected windows oriented in a southerly direction were also assessed given that occupants would be expected to have a reasonable expectation of sunlight amenity.
- 3.27 The APSH results indicated that all windows assessed would retain in excess of the BRE minimum recommended target sunlight values with the proposed development in place.
- 3.28 The effects to daylight and sunlight amenity of occupants of 1-7, 26 and 28 Rochester Place are therefore considered acceptable.

## 4. Conclusions

- 4.1 The range of detailed analyses is considered to demonstrate adequate compliance with the BRE recommendations.
- 4.2 As a result the effect to existing daylight and sunlight amenity of residential neighbours is concluded as fully compliant with London Borough of Camden planning policy.



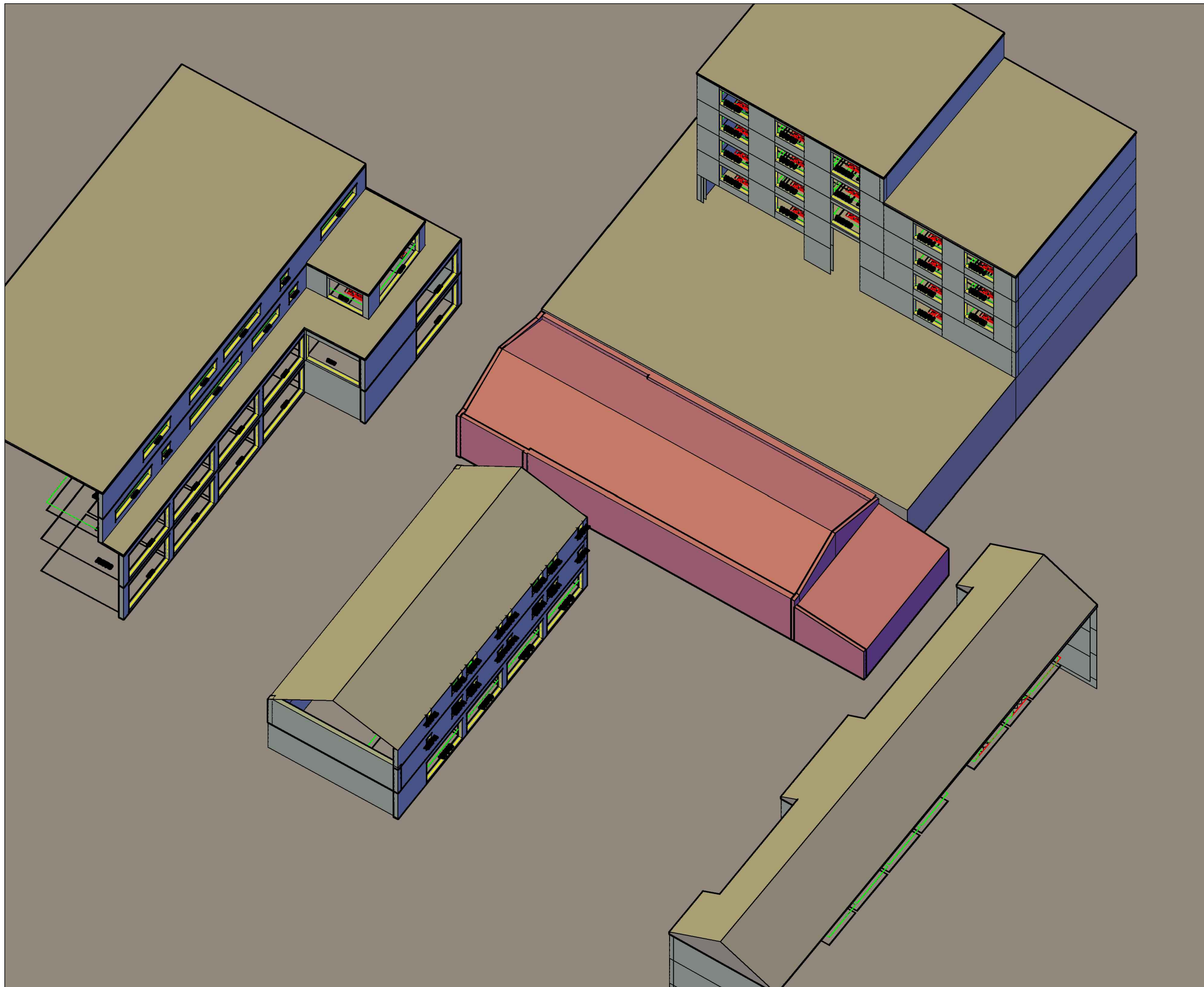
Report

**Appendices**



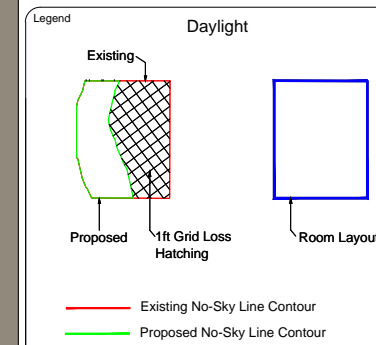
# Report

Appendix I –  
Drawing RO46  
BRE/22- BRE/28  
Inclusive plus  
Associated  
Technical Results  
Tables



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Sources of Information

**EXISTING SITE**

- L6318-ELEVATIONS.DWG
- L6318-G.DWG
- L6318-R.DWG
- L6318-SECTIONS.DWG
- PHOTOS
- BING MAPS
- GOOGLE STREET VIEW

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- Proposed Floor Plans for 26-28 Rochester Place.PDF

**PROPOSED SITE**

- Architects scheme drawings in AutoCAD dwg format
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Project Name  
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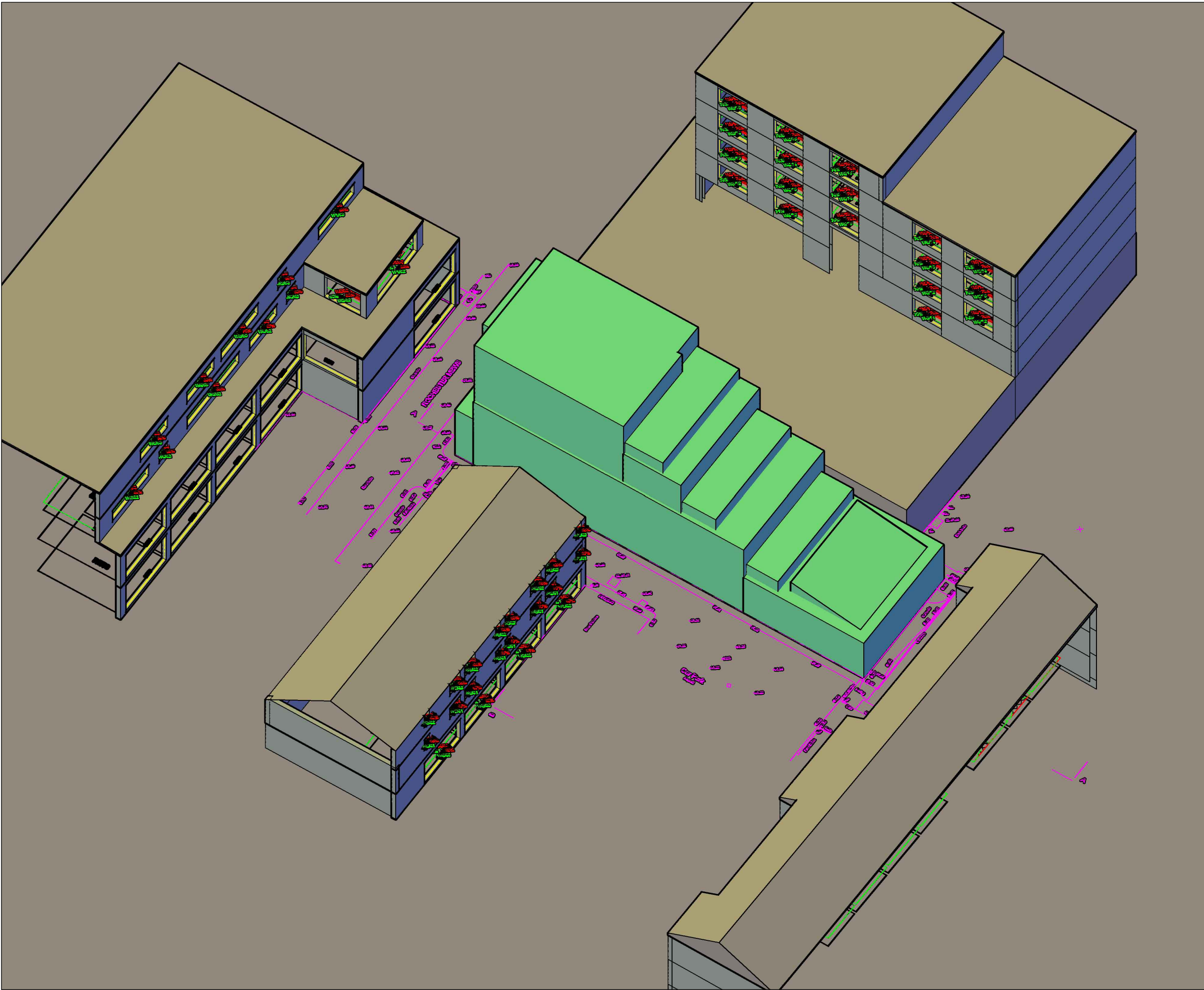
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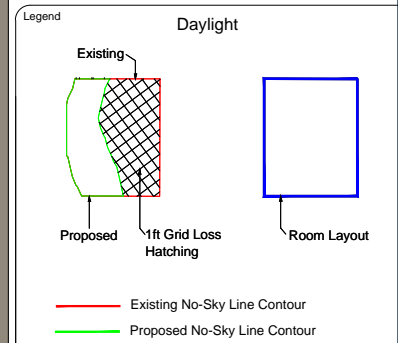
DAYLIGHT

A3



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Date

12 Aug 2014

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RO46/04

Drawing No.

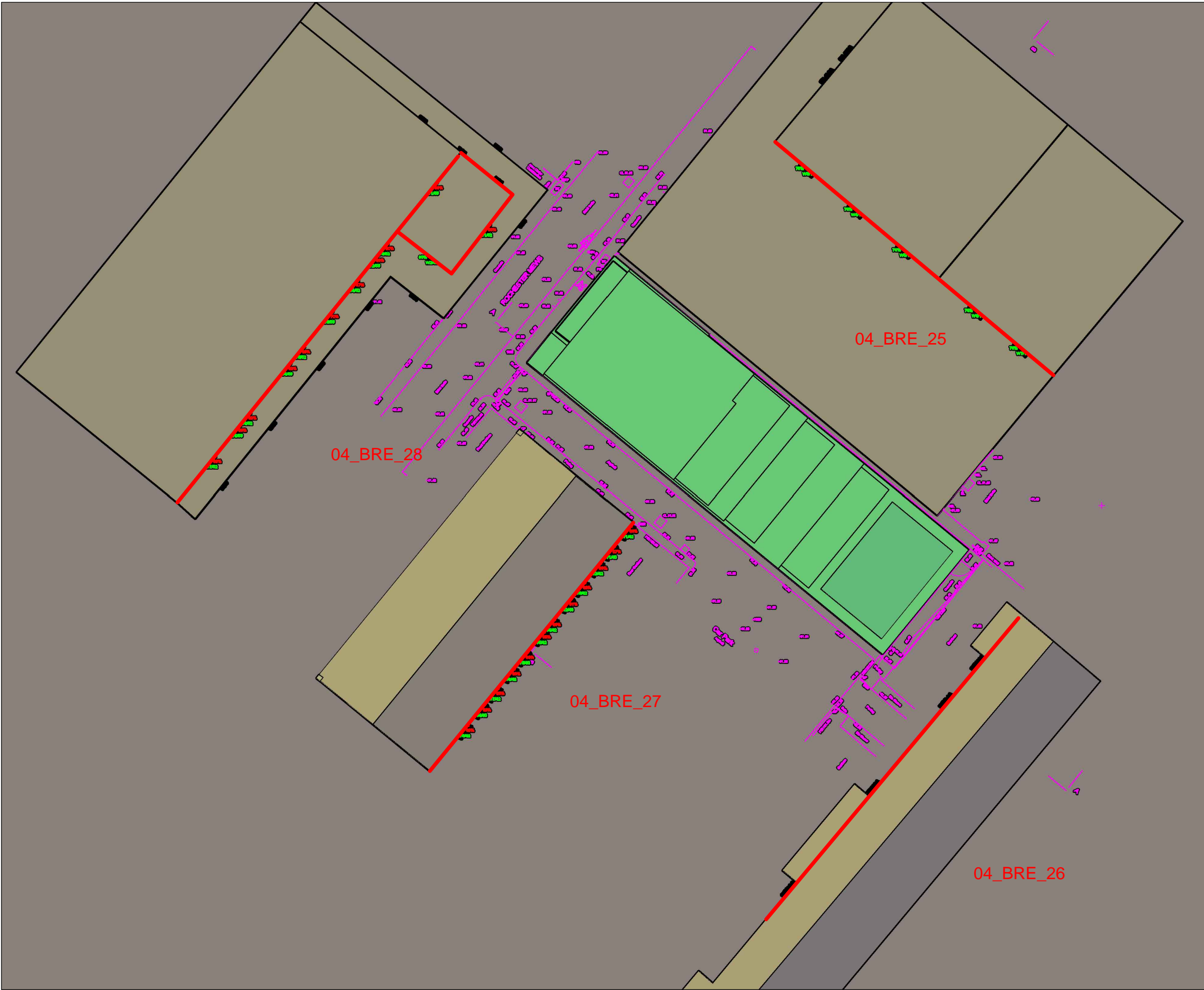
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DAYLIGHT

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**Legend**

**Daylight**

Existing  
 Proposed  
 1ft Grid Loss Hatching  
 Room Layout

Existing No-Sky Line Contour  
 Proposed No-Sky Line Contour

**Sources of Information**

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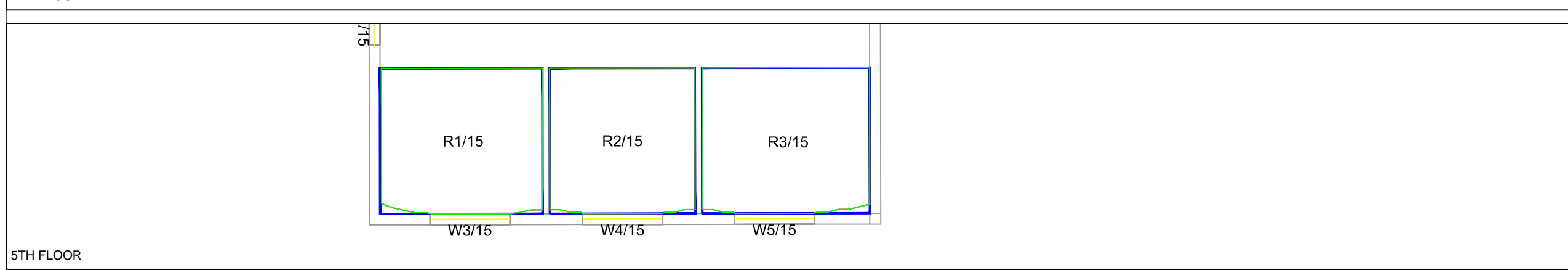
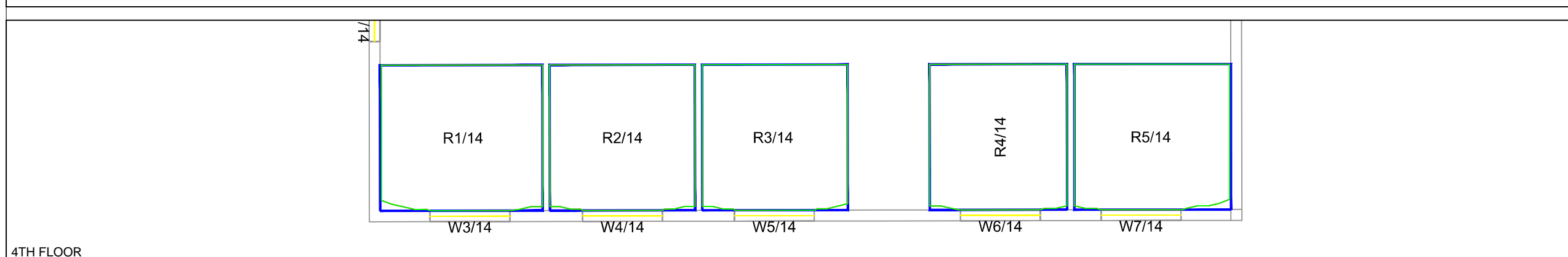
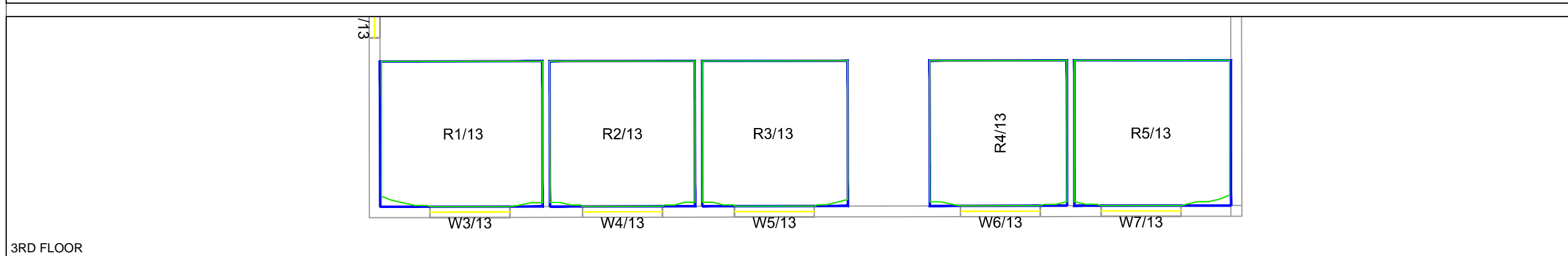
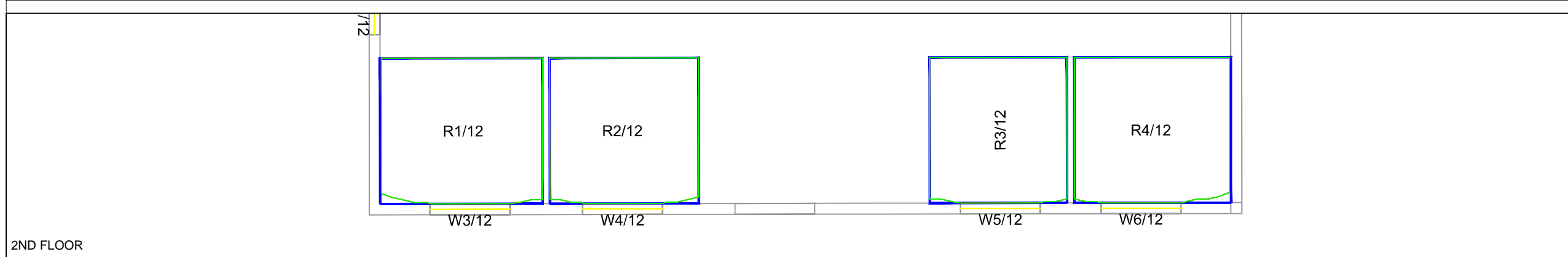
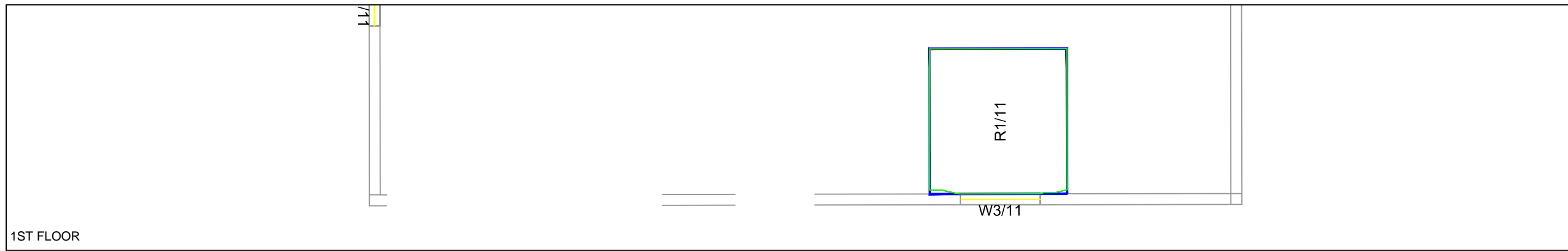
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<b>Client</b> -			
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<b>Project No.</b> RO46/04	<b>Drawing No.</b> BRE/24	<b>Revision</b> -	

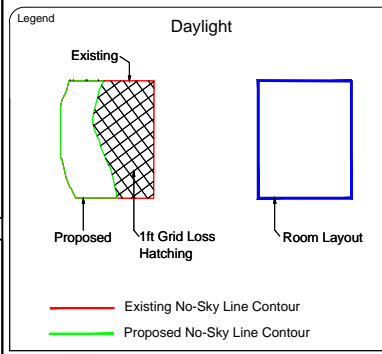
DAYLIGHT

A3





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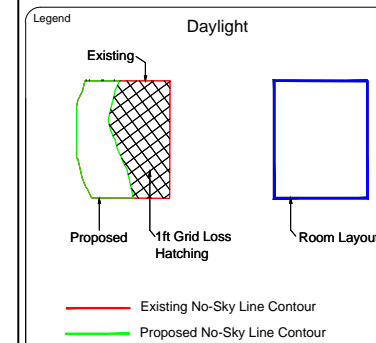
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 LONDON

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Drawing Title

NO SKYLINE CONTOUR FOR  
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Scale @ A3

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Date

12 Aug 2014

Project No.

RO46/04

Drawing No.

BRE/26

Revision

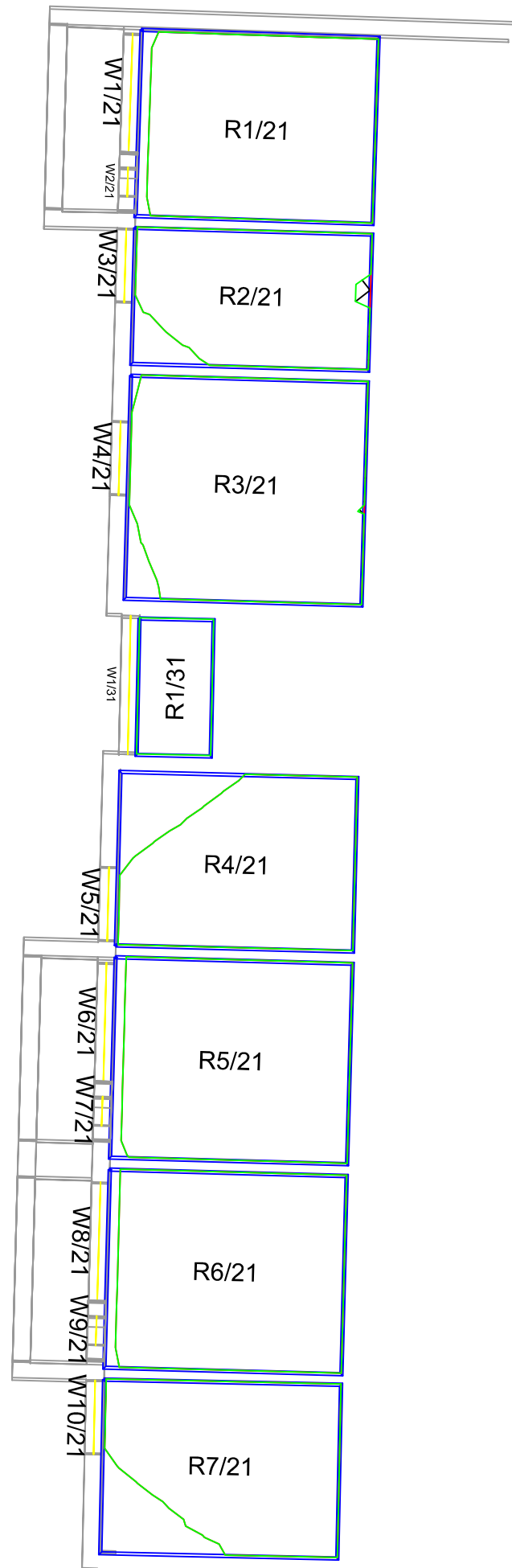
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DAYLIGHT

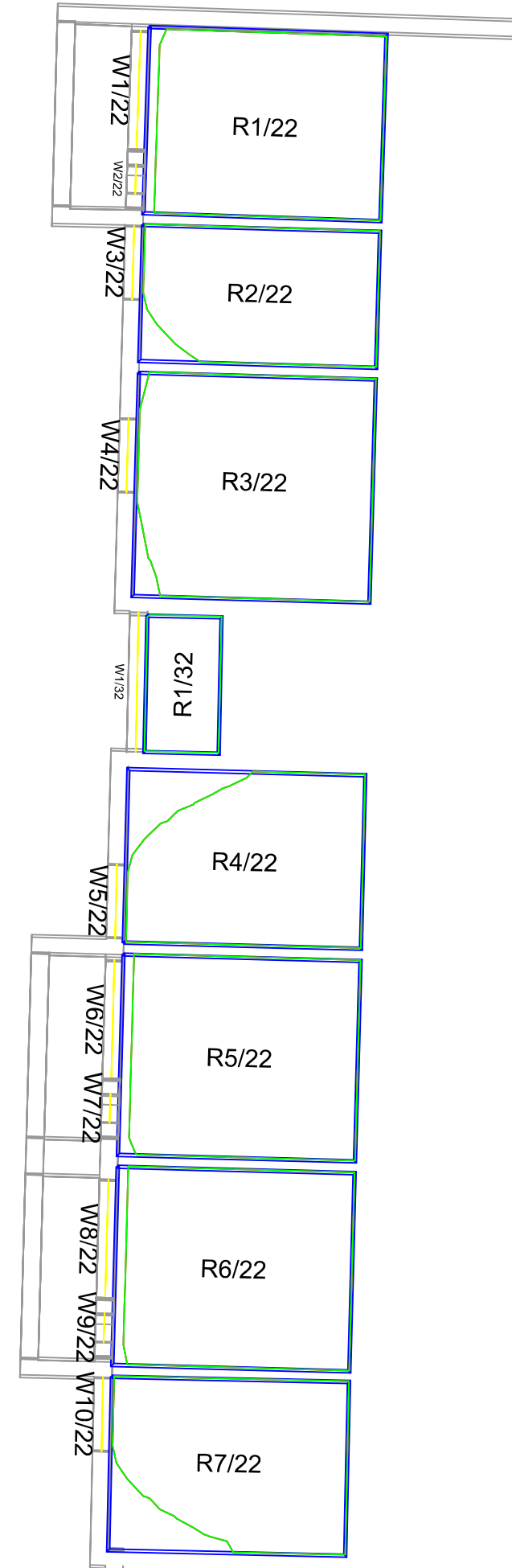
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GROUND FLOOR

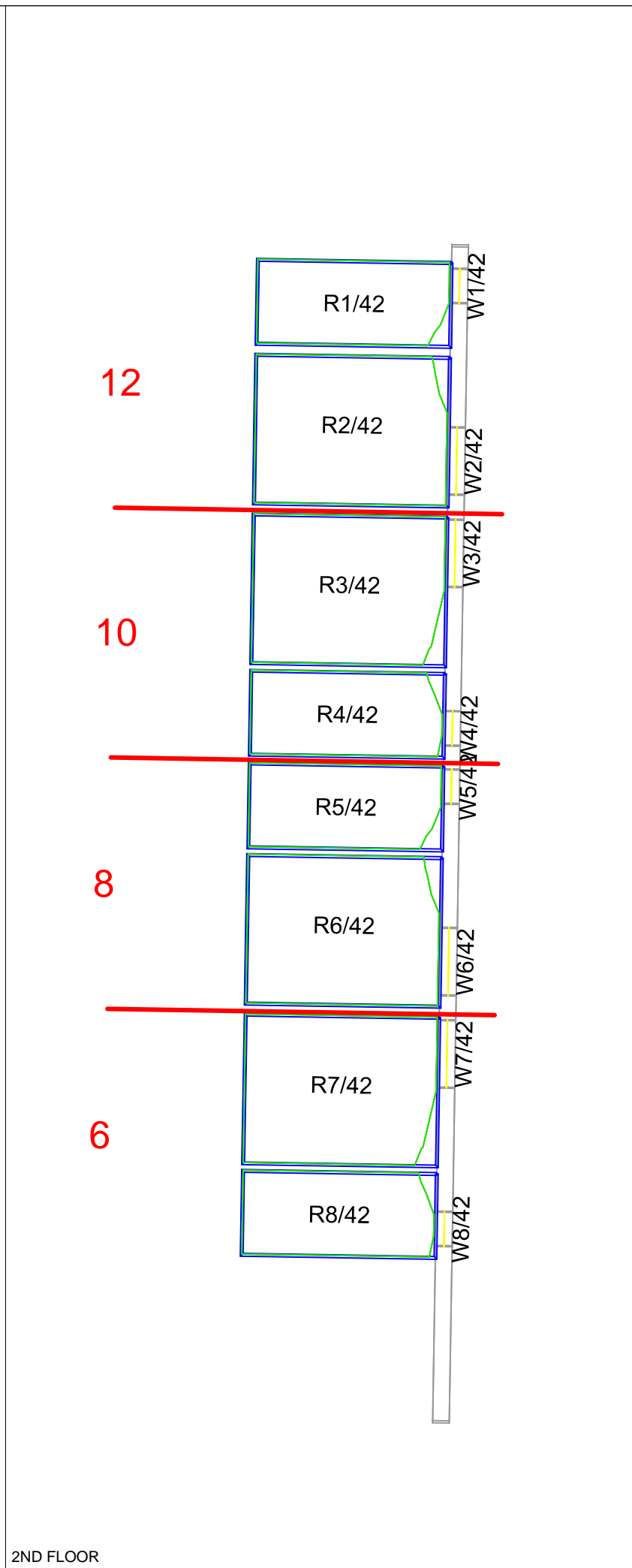
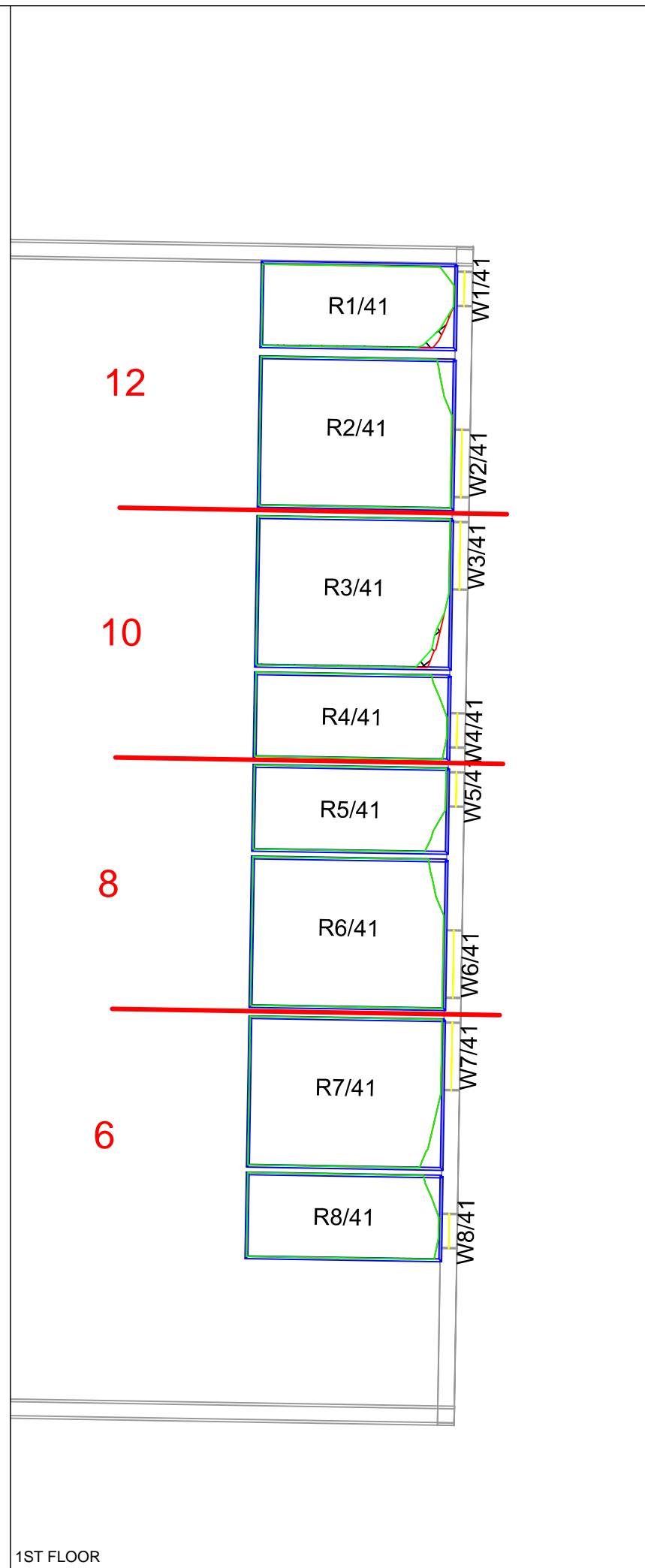


1ST FLOOR



2ND FLOOR

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Legend

Daylight

Existing:

Proposed:

1ft Grid Loss Hatching:

Room Layout:

Existing No-Sky Line Contour:

Proposed No-Sky Line Contour:

Sources of Information

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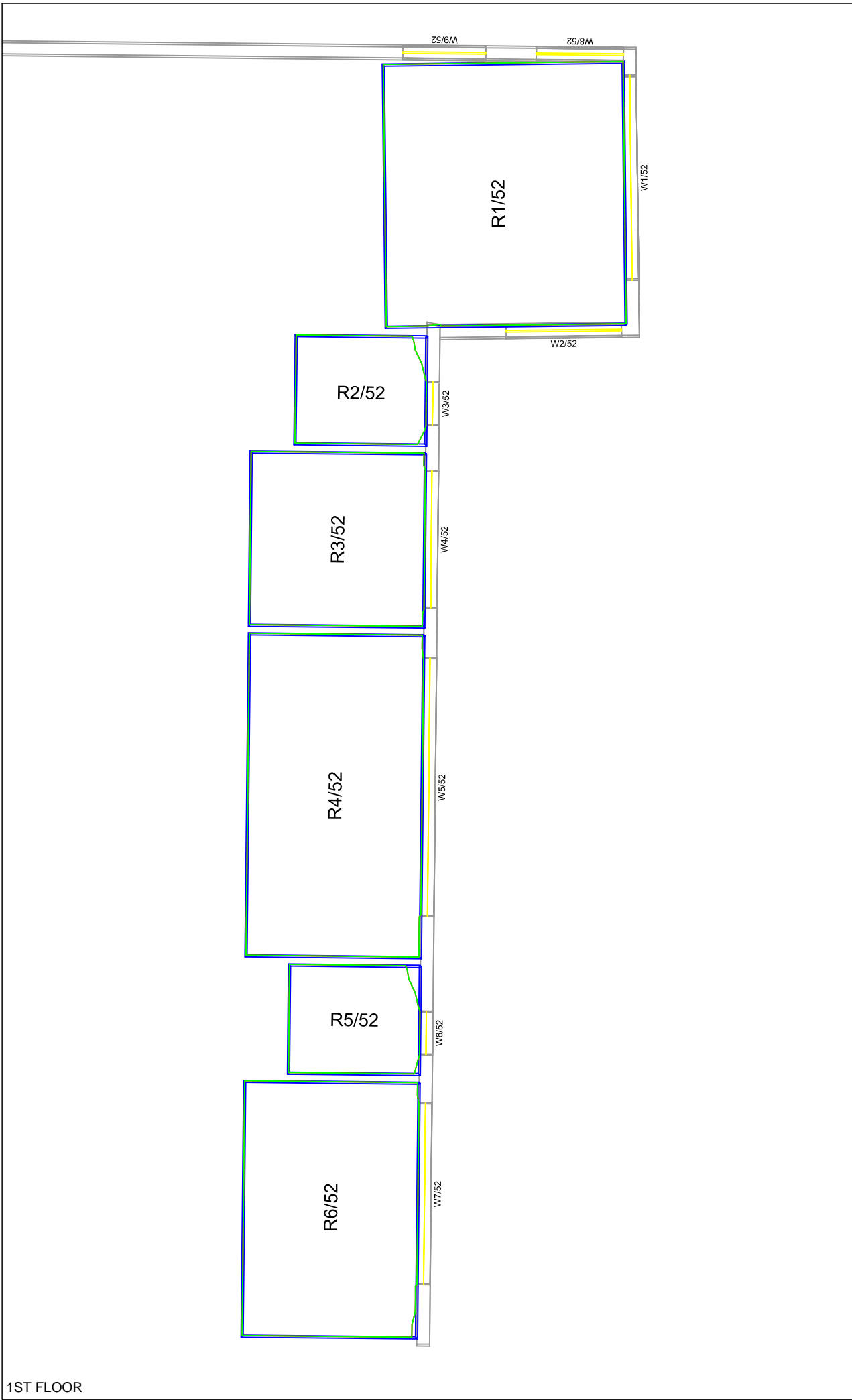
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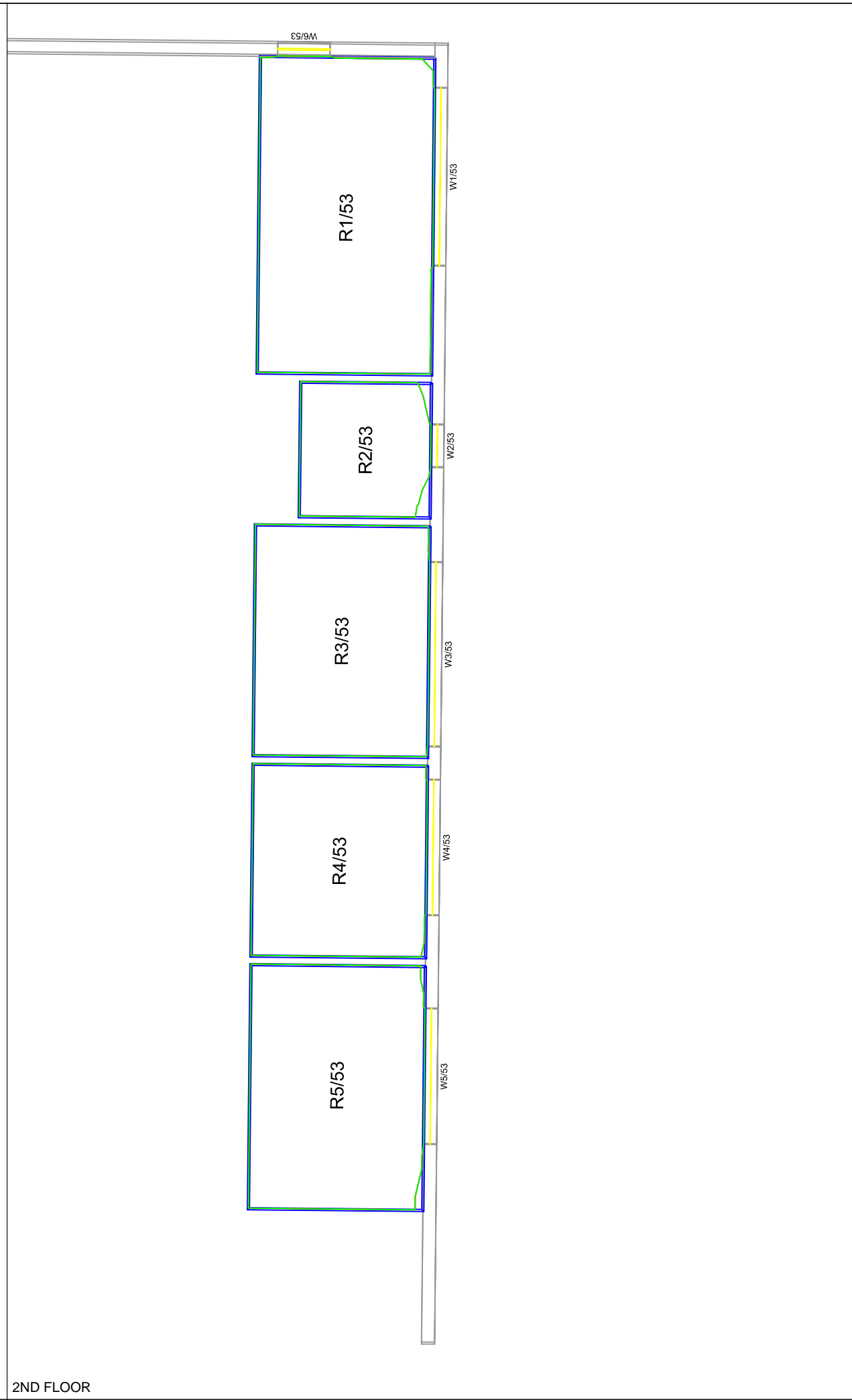
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Drawing Title			
NO SKYLINE CONTOUR FOR 6-12 ROCHESTER MEWS			
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AC	-	1/125	12 Aug 2014
Project No.	Drawing No.	Revision	
RO46/04	BRE/27	-	

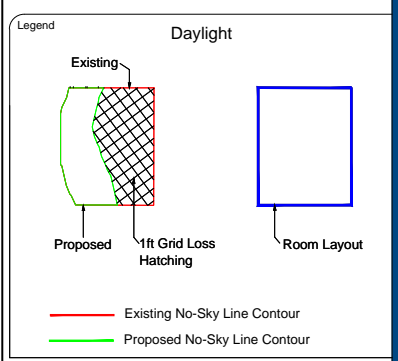


1ST FLOOR



2ND FLOOR

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Project Name  
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Drawing Title  
 NO SKYLINE CONTOUR FOR  
 1-7, 26, 28 Rochester Place

Drawn By AC	Chk'd By -	Scale @ A3 1/125	Date 12 Aug 2014
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Project No. RO46/04	Drawing No. BRE/28	Revision -
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**16 Rochester Mews, London**  
**Daylight Results for revised scheme 12 August 2014**

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
<b>85-89 Camden Road RO46/04/BRE/25</b>										
<b>First Floor</b>										
R1/11		W3/11	37.27	34.15	>27	4.83	4.46	7.52%	99.39%	0.00%
<b>Second Floor</b>										
R1/12		W3/12	38.46	34.23	>27	4.35	3.92	9.80%	97.98%	0.00%
R2/12		W4/12	38.61	34.71	>27	4.68	4.25	9.21%	99.15%	0.00%
R3/12		W5/12	38.79	37.19	>27	5.02	4.82	3.97%	99.39%	0.00%
R4/12		W6/12	38.81	37.76	>27	4.52	4.40	2.68%	97.95%	0.00%
<b>Third Floor</b>										
R1/13		W3/13	39.43	38.43	>27	4.46	4.35	2.40%	97.98%	0.00%
R2/13		W4/13	39.46	38.60	>27	4.88	4.78	2.17%	99.25%	0.00%
R3/13		W5/13	39.44	38.61	>27	6.96	6.81	2.13%	99.19%	0.00%
R4/13		W6/13	39.53	39.15	>27	5.11	5.06	0.96%	99.39%	0.00%
R5/13		W7/13	39.54	39.29	>27	4.61	4.57	0.67%	97.95%	0.00%
<b>Fourth Floor</b>										
R1/14		W3/14	39.62	39.62	>27	4.48	4.48	0.00%	97.98%	0.00%
R2/14		W4/14	39.62	39.62	>27	4.90	4.90	0.00%	99.25%	0.00%
R3/14		W5/14	39.62	39.62	>27	7.00	7.00	0.00%	99.19%	0.00%
R4/14		W6/14	39.62	39.62	>27	5.12	5.12	0.00%	99.39%	0.00%
R5/14		W7/14	39.62	39.62	>27	4.61	4.61	0.00%	97.95%	0.00%
<b>Fifth Floor</b>										
R1/15		W3/15	39.62	39.62	>27	4.48	4.48	0.00%	97.98%	0.00%
R2/15		W4/15	39.62	39.62	>27	4.90	4.90	0.00%	99.25%	0.00%
R3/15		W5/15	39.62	39.62	>27	6.24	6.24	0.00%	98.79%	0.00%
<b>81 ROCHESTER PLACE RO46/04/BRE/26</b>										
<b>Ground Floor</b>										
R1/20		W1/20	6.19	4.39	29.08%	1.53	1.17	23.91%	93.72%	0.39%
		W2/20	5.73	4.37	23.73%					
R2/20		W3/20	22.71	20.90	7.97%	1.85	1.75	5.40%	82.29%	10.76%
R3/20		W4/20	29.31	28.15	>27	1.53	1.48	3.28%	89.14%	3.54%
R4/20		W5/20	22.28	20.58	7.63%	1.54	1.45	5.91%	84.44%	0.00%
R5/20		W6/20	9.40	7.81	16.91%	1.87	1.64	11.94%	95.40%	0.00%
		W7/20	9.09	7.54	17.05%					
R6/20		W8/20	9.68	8.49	12.29%	1.92	1.77	7.56%	95.42%	0.00%
		W9/20	9.43	8.12	13.89%					
R7/20		W10/20	25.27	25.23	0.16%	1.67	1.67	0.00%	84.39%	0.00%



Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
<b>First Floor</b>										
R1/21		W1/21	9.84	8.19	16.77%	2.12	1.86	12.45%	94.16%	0.00%
		W2/21	9.03	7.29	19.27%					
R2/21		W3/21	26.00	24.32	6.46%	2.03	1.93	5.07%	91.09%	1.21%
R3/21		W4/21	33.01	31.38	>27	1.67	1.60	4.24%	95.62%	0.00%
R4/21		W5/21	24.48	22.89	6.50%	1.64	1.56	5.13%	84.44%	0.00%
R5/21		W6/21	11.17	9.73	12.89%	2.10	1.92	8.52%	95.40%	0.00%
		W7/21	10.88	9.45	13.14%					
R6/21		W8/21	11.25	10.19	9.42%	2.13	2.02	5.35%	95.42%	0.00%
		W9/21	11.25	10.05	10.67%					
R7/21		W10/21	26.62	26.58	0.15%	1.73	1.73	0.00%	84.39%	0.00%
<b>Second Floor</b>										
R1/22		W1/22	10.95	9.96	9.04%	2.26	2.12	6.50%	94.24%	0.00%
		W2/22	10.21	9.11	10.77%					
R2/22		W3/22	28.27	27.09	>27	2.14	2.07	3.27%	94.64%	0.00%
R3/22		W4/22	35.66	34.40	>27	1.77	1.71	3.11%	96.73%	0.00%
R4/22		W5/22	27.00	25.79	4.48%	1.74	1.67	3.63%	87.54%	0.00%
R5/22		W6/22	12.41	11.35	8.54%	2.26	2.13	5.54%	95.40%	0.00%
		W7/22	12.19	11.10	8.94%					
R6/22		W8/22	12.35	11.56	6.40%	2.27	2.19	3.52%	95.42%	0.00%
		W9/22	12.58	11.66	7.31%					
R7/22		W10/22	28.50	28.47	>27	1.80	1.80	0.00%	87.40%	0.00%
<b>6 ROCHESTER MEWS RO46/04/BRE/27</b>										
<b>Ground Floor</b>										
R4/40		W4/40	32.82	32.72	>27	10.11	10.08	0.25%	99.95%	0.00%
<b>First Floor</b>										
R7/41		W7/41	35.15	35.12	>27	2.42	2.42	-0.04%	96.64%	0.00%
R8/41		W8/41	35.60	35.59	>27	1.57	1.57	0.00%	96.50%	0.00%
<b>Second Floor</b>										
R7/42		W7/42	37.09	37.09	>27	2.50	2.50	0.00%	96.64%	0.00%
R8/42		W8/42	37.34	37.34	>27	1.60	1.60	0.00%	96.50%	0.00%
<b>8 ROCHESTER MEWS RO46/04/BRE/27</b>										
<b>Ground Floor</b>										
R3/40		W3/40	31.81	31.49	>27	9.91	9.83	0.78%	99.95%	0.00%
<b>First Floor</b>										
R5/41		W5/41	34.60	34.38	>27	1.53	1.53	0.00%	96.15%	0.00%
R6/41		W6/41	34.94	34.87	>27	2.41	2.40	0.04%	97.04%	0.00%
<b>Second Floor</b>										
R5/42		W5/42	36.82	36.78	>27	1.58	1.58	0.00%	96.50%	0.00%
R6/42		W6/42	36.99	36.98	>27	2.49	2.49	0.00%	97.04%	0.00%
<b>10 ROCHESTER MEWS RO46/04/BRE/27</b>										



Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
<b>Ground Floor</b>										
R2/40		W2/40	30.90	29.89	>27	9.72	9.47	2.60%	100.00%	0.00%
<b>First Floor</b>										
R3/41		W3/41	34.15	33.24	>27	2.37	2.34	1.56%	95.75%	0.92%
R4/41		W4/41	34.47	34.18	>27	1.53	1.53	0.00%	96.50%	0.00%
<b>Second Floor</b>										
R3/42		W3/42	36.62	36.36	>27	2.48	2.47	0.48%	96.64%	0.00%
R4/42		W4/42	36.75	36.70	>27	1.58	1.58	0.00%	96.50%	0.00%
<b>12 ROCHESTER MEWS RO46/04/BRE/27</b>										
<b>Ground Floor</b>										
R1/40		W1/40	29.60	26.72	9.73%	9.41	8.74	7.13%	99.95%	0.00%
<b>First Floor</b>										
R1/41		W1/41	33.55	29.16	>27	1.52	1.45	4.48%	91.42%	1.51%
R2/41		W2/41	33.97	32.38	>27	2.36	2.30	2.84%	97.13%	0.00%
<b>Second Floor</b>										
R1/42		W1/42	36.45	33.72	>27	1.58	1.56	1.77%	96.50%	0.00%
R2/42		W2/42	36.56	35.94	>27	2.48	2.45	1.05%	97.13%	0.00%
<b>1-7, 26, 28 Rochester Place RO46/04/BRE/28</b>										
<b>Second Floor</b>										
R1/52		W1/52	35.72	28.85	>27	17.10	15.94	6.83%	99.97%	0.00%
		W2/52	29.16	29.09	>27					
		W8/52	35.90	35.88	>27					
		W9/52	36.71	36.70	>27					
R2/52		W3/52	32.00	30.31	>27	2.28	2.19	4.25%	97.25%	0.00%
R3/52		W4/52	36.88	34.82	>27	4.80	4.55	5.05%	99.82%	0.00%
R4/52		W5/52	37.65	36.44	>27	5.49	5.32	3.06%	99.84%	0.00%
R5/52		W6/52	38.06	37.42	>27	2.58	2.54	1.59%	97.38%	0.00%
R6/52		W7/52	38.25	37.87	>27	4.78	4.74	0.94%	99.64%	0.00%
<b>Third Floor</b>										
R1/53		W1/53	37.63	36.34	>27	5.70	5.58	2.05%	99.17%	0.00%
		W6/53	38.02	38.02	>27					
R2/53		W2/53	38.25	37.36	>27	2.15	2.10	2.19%	96.19%	0.00%
R3/53		W3/53	38.59	38.03	>27	5.27	5.20	1.39%	99.87%	0.00%
R4/53		W4/53	38.81	38.49	>27	4.53	4.49	0.82%	99.68%	0.00%
R5/53		W5/53	39.01	38.87	>27	3.73	3.72	0.38%	99.09%	0.00%



**16 Rochester Mews, London**  
**Sunlight Results for revised scheme 12 August 2014**

Available sunlight as a percentage of  
annual unobstructed total (1486.0 Hrs)

Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
<b>85-89 Camden Road RO46/04/BRE/25</b>										
<b>Ground Floor</b>										
W3/11		49.00	27.00	76.00	46.00	24.00	70.00	6.12%	11.11%	7.89%
<b>Ground Floor</b>										
W3/12		49.00	27.00	76.00	49.00	24.00	73.00	0.00%	11.11%	3.95%
W4/12		49.00	27.00	76.00	49.00	22.00	71.00	0.00%	18.52%	6.58%
W5/12		49.00	27.00	76.00	48.00	25.00	73.00	2.04%	7.41%	3.95%
W6/12		49.00	27.00	76.00	48.00	26.00	74.00	2.04%	3.70%	2.63%
<b>Ground Floor</b>										
W3/13		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
W4/13		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
W5/13		49.00	27.00	76.00	49.00	26.00	75.00	0.00%	3.70%	1.32%
W6/13		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
W7/13		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
<b>Ground Floor</b>										
W3/14		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
W4/14		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
W5/14		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
W6/14		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
W7/14		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
<b>Ground Floor</b>										
W3/15		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
W4/15		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
W5/15		49.00	27.00	76.00	49.00	27.00	76.00	0.00%	0.00%	0.00%
<b>6 ROCHESTER MEWS RO46/04/BRE/27</b>										
<b>Ground Floor</b>										
W4/40		43.00	20.00	63.00	43.00	20.00	63.00	0.00%	0.00%	0.00%
<b>Ground Floor</b>										
W7/41		45.00	22.00	67.00	45.00	22.00	67.00	0.00%	0.00%	0.00%
W8/41		46.00	22.00	68.00	45.00	22.00	67.00	2.17%	0.00%	1.47%
<b>Ground Floor</b>										
W7/42		45.00	23.00	68.00	45.00	23.00	68.00	0.00%	0.00%	0.00%
W8/42		46.00	23.00	69.00	46.00	23.00	69.00	0.00%	0.00%	0.00%





Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
<b>8 ROCHESTER MEWS RO46/04/BRE/27</b>										
<b>Ground Floor</b>										
W3/40		44.00	19.00	63.00	44.00	19.00	63.00	0.00%	0.00%	0.00%
<b>Ground Floor</b>										
W5/41		45.00	22.00	67.00	45.00	22.00	67.00	0.00%	0.00%	0.00%
W6/41		45.00	22.00	67.00	45.00	22.00	67.00	0.00%	0.00%	0.00%
<b>Ground Floor</b>										
W5/42		45.00	23.00	68.00	45.00	23.00	68.00	0.00%	0.00%	0.00%
W6/42		45.00	23.00	68.00	45.00	23.00	68.00	0.00%	0.00%	0.00%
<b>10 ROCHESTER MEWS RO46/04/BRE/27</b>										
<b>Ground Floor</b>										
W2/40		43.00	18.00	61.00	41.00	18.00	59.00	4.65%	0.00%	3.28%
<b>Ground Floor</b>										
W3/41		45.00	22.00	67.00	45.00	22.00	67.00	0.00%	0.00%	0.00%
W4/41		45.00	22.00	67.00	45.00	22.00	67.00	0.00%	0.00%	0.00%
<b>Ground Floor</b>										
W3/42		45.00	23.00	68.00	45.00	23.00	68.00	0.00%	0.00%	0.00%
W4/42		45.00	23.00	68.00	45.00	23.00	68.00	0.00%	0.00%	0.00%
<b>12 ROCHESTER MEWS RO46/04/BRE/27</b>										
<b>Ground Floor</b>										
W1/40		40.00	17.00	57.00	40.00	17.00	57.00	0.00%	0.00%	0.00%
<b>Ground Floor</b>										
W1/41		45.00	22.00	67.00	41.00	22.00	63.00	8.89%	0.00%	5.97%
W2/41		45.00	22.00	67.00	42.00	22.00	64.00	6.67%	0.00%	4.48%
<b>Ground Floor</b>										
W1/42		45.00	23.00	68.00	41.00	23.00	64.00	8.89%	0.00%	5.88%
W2/42		45.00	23.00	68.00	45.00	23.00	68.00	0.00%	0.00%	0.00%
<b>1-7, 26, 28 Rochester Place RO46/04/BRE/28</b>										
<b>Second Floor</b>										
W1/52		42.00	24.00	66.00	41.00	17.00	58.00	2.38%	29.17%	12.12%
W2/52		36.00	24.00	60.00	36.00	24.00	60.00	0.00%	0.00%	0.00%
W3/52		36.00	24.00	60.00	36.00	21.00	57.00	0.00%	12.50%	5.00%
W4/52		43.00	24.00	67.00	42.00	22.00	64.00	2.33%	8.33%	4.48%
W5/52		44.00	24.00	68.00	44.00	24.00	68.00	0.00%	0.00%	0.00%
W6/52		45.00	24.00	69.00	44.00	24.00	68.00	2.22%	0.00%	1.45%
W7/52		45.00	24.00	69.00	45.00	24.00	69.00	0.00%	0.00%	0.00%
<b>Third Floor</b>										
W1/53		44.00	24.00	68.00	44.00	23.00	67.00	0.00%	4.17%	1.47%
W2/53		45.00	24.00	69.00	45.00	23.00	68.00	0.00%	4.17%	1.45%
W3/53		46.00	24.00	70.00	46.00	24.00	70.00	0.00%	0.00%	0.00%
W4/53		45.00	24.00	69.00	45.00	24.00	69.00	0.00%	0.00%	0.00%
W5/53		45.00	24.00	69.00	45.00	24.00	69.00	0.00%	0.00%	0.00%