DAYLIGHT & SUNLIGHT REPORT

for

PROPOSED DEVELOPMENT

at

140-146 CAMDEN STREET, LONDON NW1

REF: MC/AJ/ROL6842

26th June 2014

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APPENDICES

Figure 1: Oblique aerial photograph of the site looking east

(Source: Microsoft Bing)

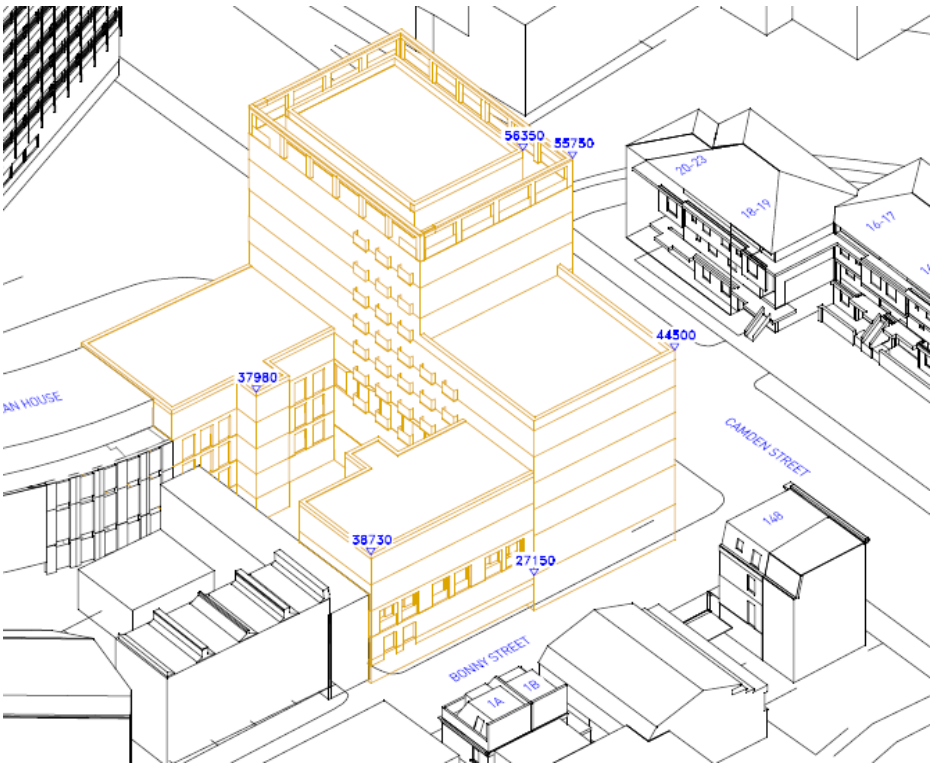

Figure 2: 3D view of computer model in the proposed condition

1. INTRODUCTION

1.1 Elebro Limited is proposing a development at 140-146 Camden Street and they are conscious of the need to minimise impact on the light to neighbouring properties, particularly those with residential content, and therefore instructed Anstey Horne to work with the project architect so that the effects of the proposed development could be properly understood and, wherever possible, minimised.

1.2 Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the planning application scheme upon the existing surrounding properties around the site, having regard to the recommendations in BRE Report 209 *'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'* (second edition, 2011). Anstey Horne has also been commissioned to undertake a study of the levels of light that will be achieved within the proposed development, which is the subject of a separate report.

1.3 Our study has been carried out using 3D computer modelling and our specialist computer simulation software.

1.4 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

1.5 The application site is situated on the corner of Camden Street and Bonny Street at 140-146 Camden Street. The site is bounded by the following neighbouring properties, 1a-1b Bonny Street, 148 Camden Street, 12-23 Camden Street and the consented residential proposals at Twyman House.

1.6 The proposed development is designed by Chassay + Last and comprises of a part ten storey development fronting Camden Street, stepping down to four storeys on Bonny Street.

2. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

2.1 The document 'The Planning System: General Principles', published in 2005 by the Office of the Deputy Prime Minister (now Communities and Local Government) explains: *'The planning system does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases... The basic question is... whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest'*.

2.2 A useful advisory text is BRE Report 209 *'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'* (second edition, 2011) by PJ Littlefair. The BRE guide gives advice on site layout planning to achieve good daylighting and sunlighting in new buildings and to retain it in existing surrounding buildings. Whilst the guide is intended for use by designers, consultants and planning officials it specifically states in its introduction that "*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.*"

Local Planning Policy and Guidance

2.3 The development site is located within London Borough of Camden.

2.4 London Borough of Camden adopted their Core strategy (2010-2025) was adopted in 2011 as part of the Local Development Framework. Policy CS5 (Managing the Effect of Growth and Development) provides " *the Council will protect the amenity of Camden's residents and those working in and visiting the borough by...e) making sure that the effect of developments on their occupiers and neighbours is fully considered... g) requiring mitigation measures where necessary*."

2.5 London Borough of Camden published additional advice on their planning policies, in their document '*Camden Planning Guidance*'. CPG2 (Housing) cites the BRE guidelines and provides that "*residential developments should maximise sunlight and daylight, both within new development and to neighbouring properties whilst minimising overshadowing or blocking of light to adjoining properties*." This document provides minimum requirements which need to be met to avoid an unacceptable loss of daylight and/or sunlight resulting from a development.

2.6 Chapter 6 of CPG6 (Amenity) specifically refers to daylight and sunlight, setting out the provisions within the BRE Guidelines and how the Council will apply these. In regards to daylight, this documents states that the Council "will base their considerations on the Average Daylight Factor and Vertical Sky Component".

2.7 Paragraph 6.1 provides that the "Council will carefully assess proposals that have the potential to reduce daylight and sunlight levels for existing and future occupiers".

2.8 CPG6 Amenity cites the latest BRE guidance and provides that daylight and sunlight reports should assess the impact of the development following the methodology set out in the most recent version of Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice".

2.9 The Guidance notes that "whilst we strongly support the aims of the BRE methodology for assessing sunlight and daylight we will view the results flexibly and where appropriate we may accept alternative targets…"

2.10 It goes on to state "as the BRE guidance suggests, the readings should be interpreted flexibly and the aim of them is to help rather than constrain – natural lighting is only one of the many factors in site layout design. Therefore in applying these standards in Camden it is reasonable to take account of other relevant factors."

2.11 The Council's Planning Guidance states that daylight studies must "include before development and post development figures for the VSC and the ADF … Other methods can be used to measure daylight and these can be incorporated in daylight and sunlight reports where necessary, as a supplement to VSC and ADF measurements." (Note: VSC stands for 'vertical sky component' and ADF stands for 'average daylight factor'. They are both a means of daylight measurement.)

3. APPLICATION OF BRE GUIDELINES

3.1 In its introduction the BRE Report 209 (second edition, 2011) states:

3.2 (Its) *"main aim is … to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (Para 1.5)

3.3 *"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 designer."* (Para 1.6)

3.4 *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (Para 1.6)

3.5 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

3.6 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes, *"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… The calculation methods … are entirely flexible in this respect."* (Para 1.6)

3.7 At paragraph 2.2.3 it states *"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."* Appendix F of the BRE Guide gives advice on setting alternative target values for skylight access. At page 62 it states *"different targets may be used, based on the special requirements of the proposed development or its location"*.

3.8 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

4. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

4.1 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. 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° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*

- *the VSC [vertical sky component] 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 in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

4.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25°, the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

4.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') and daylight distribution. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants. "Noticeable" does not necessarily equate to "unacceptable" and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.

4.4 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.

4.5 The daylight distribution test calculates the area at working plane level inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not.

4.6 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.

4.7 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

Sunlight to existing surrounding buildings

4.8 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.1 that *"obstruction to sunlight may become an issue if:*

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room."*

4.9 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.

4.10 The guide suggests "*all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway."* (Para. 3.2.3)

4.11 The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as *"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)."*

4.12 Paragraph 3.2.11 of the BRE Report summarises its sunlight guidance as follows:

"If a living room of an existing dwelling has a main window facing within 90º of due south, and any part of a new development subtends an angle of more than 25º 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 received over the whole year greater than 4% of annual probable sunlight hours".*

Computer simulation

4.13 Appendix A of the BRE guide describes a method for calculating VSC and APSH using various indicator templates and Appendix D shows how the no-sky line may be plotted inside a room. Where the obstructions on the skyline are complex these manual methods can be difficult to apply and the results can be crude. We therefore prefer to use computer simulation and our specialist software, which is based on the more accurate Waldram method, which is described in Appendix B of the BRE guide.

4.14 The information upon which our computer model was based is explained in the next section of this report.

5. INFORMATION USED IN THE TECHNICAL STUDY

5.1 In order to carry out the tests recommended in the BRE Report, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme, based on the information listed below.

Proposed scheme:

- Chassay + Last's drawings for proposed drawing nos:

D_CSC2-A112-123, A213-216 and 311-314 dated (02/06/2014).

Existing building on the site and existing surrounding buildings:

- Plowman Craven drawings received 18/01/13
- OS map
- Aerial photography from Microsoft Bing
- Site visit, photographs and measurements

Internal arrangements within existing surrounding buildings:

Property	Drawings with planning application ref.
12-23 Camden Street	Site inspection and measurements of the internal configurations of a selection of rooms facing towards the development site.
Twyman House	Planning Application 2011/2072/P

Where drawings were not available we estimated the internal arrangements and room uses based on our external inspection

5.2 The computer model is illustrated on the drawings at Appendix C.

5.3 Where we have had to estimate the internal arrangements and room uses, as noted above, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window being tested and windows have been accurately drawn from the survey information. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

6. SCOPE OF TECHNICAL STUDY

6.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.

6.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

Properties	**Daylight**	**Sunlight**
12-23 Camden Street	Yes	No
148 Camden Street	Yes	Yes
1a & 1b Bonny Street	Yes	Yes
Twyman House	Yes	No

6.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc.

6.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix C of this report.

6.5 The daylight distribution contour plans at Appendix G show the window positions and room layouts that have been tested in each of the buildings concerned.

7. IMPACT UPON SURROUNDING PROPERTIES

7.1 In this section of the report we set out the analysis of the results of our impact study under the headings of daylight and sunlight. For each element we will provide commentary on the results taking each property, or groups of properties, in turn in a clockwise order.

Daylight to existing surrounding buildings

7.2 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix D. For the daylight distribution test, numerical results are tabulated at Appendix E and no-sky contour plans are shown on our drawings at Appendix G. On the plans, the area of the room with a view of sky is enclosed by the red contour in the proposed condition and by the green contour in the existing condition. Where there is no change in the no-sky contour the red sits on top of the green and only the red is visible. Where there is a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.

12-23 Camden Street (Circle 33 Building)

7.3 These properties are located to the west of the development site and are part of Circle 33 ownership. We have had the opportunity to inspect a number of the flats which has allowed us to model the internal configurations relatively accurately. Whilst we have only been into a small number of apartments, the layouts are repeated to such a degree that it is reasonable to assume that the other flats have the same layouts and room uses.

7.4 The design of this property is such that there are significant walkway projections and recessed designs that limit daylight potential for the current occupants. In addition, the development site has limited massing at present allowing low level daylight that would not be expected in an inner city environment.

7.5 With regard to the VSC tests, 12-23 Camden Street will have reductions in light that are noticeable. The VSC ratio reductions in daylight range from 0.26-0.79 when comparing the existing and proposed conditions. The higher levels of light reduction, these being windows with ratio reductions of circa 0.3 are due to windows already receiving daylight levels below the BRE guideline recommendations. We highlight further that the largest reductions in daylight occur at the upper floor level where the recessed walkway and projecting roof construction severely limits daylight potential. In these instances the existing VSC levels are at circa 12% VSC, whereas the BRE guidelines suggest a 27% VSC is a good level of daylight. Clearly the existing conditions have a significant effect on the daylight levels to the current occupants.

7.6 Where windows are not affected by balcony projections and/or recessed design the daylight levels are significantly improved. Whilst the ratio reductions in daylight to the windows without overhead obstructions average out at circa 0.6 times the former value, the retained proposed VSC averages out at 20% which demonstrates that the proposed development has the ability to retain good daylight levels. The BRE guidelines allow for a comparison in daylight levels where there are projecting balconies affecting neighbouring properties. The basis is to check the effects on the development with and without the balconies and if it can be demonstrated that good levels of daylight will be maintained without the balcony effect, the development can be deemed acceptable. We consider that the balcony effects and recessed design contributes heavily to the daylight reductions to the occupants within 12-23 Camden Street.

7.7 With regard to the daylight distribution test, the flats at 16-23 Camden Street will have daylight reductions greater than the BRE guideline recommendations. On average the ratio reductions range between 0.32-0.66, whereas the BRE guideline recommendations suggest ratio reductions lower than 0.8 times their former value will be noticeable. As highlighted above, the overhead projections and recessed design contribute to the reductions in daylight distribution to these properties. The flats at 12-15 Camden Street pass the BRE guideline recommendations with ratio reductions of 0.8 or higher to the habitable rooms. These properties are located opposite Bonny Street and are less affected by the recessed design.

7.8 Sunlight need not be tested to these properties as the windows face due north.

7.9 To summarise the effects on 12-23 Camden Street, the occupants on the whole will notice the reduction in daylight to the kitchens and bedrooms, especially to the flats at 16-23 Camden Street. We have inspected a number of these properties and note that the main living areas do not face towards the development site, instead their main aspect is south over the canal. Therefore whilst occupants will have effects to their kitchens a number of bedrooms, their main habitable rooms will not be adversely affected.

<u>148 Camden Street</u>

7.10 This is a residential property located to the north of the development site, on the corner of Bonny Street and Camden Street. It is the flank elevation of this property that faces towards the development site and from site inspection we can see that some of the windows serve rooms that are also lit from Camden Street. In addition, the larger windows on this flank elevation appear to serve a staircase as each floor level appears to contain one flat. We were unable to obtain internal layout information for these properties and therefore have made assumptions.

7.11 At ground floor level the windows appear to light a lobby area and therefore the daylight and sunlight effects need not be reviewed.

7.12 At first floor level there are four windows facing the development site, three of which are likely to serve habitable rooms. The VSC ratio reductions in daylight when comparing the existing and proposed conditions shows one transgression to window W2/11 with a ratio reduction 0.76, just below the BRE guideline recommendations of 0.8 (which is considered not to be a noticeable level of light reduction). It should be noted that the proposed VSC levels are on average 29% which is a high level of daylight given the BRE guideline recommendations of 27% VSC.

7.13 At second floor level and above all the windows facing towards the development site obtain a VSC of 27% or greater.

7.14 With regard to the daylight distribution tests, all the rooms will exceed BRE guideline recommendations with no noticeable loss in daylight.

7.15 The windows facing towards the development site are facing 90º of due south and therefore have been tested for sunlight availability. All the windows will exceed the BRE guideline recommendations obtaining APSH levels of 25% or higher in the proposed condition, of which at least 5% of the APSH levels are in winter months.

7.16 To summarise the effects on 148 Camden Street, the internal daylight tests demonstrate that the occupants will not experience a noticeable reduction in daylight with the proposed development in place. The windows facing towards the development site will have small reductions in daylight at first floor level when comparing the existing and proposed conditions, however the habitable rooms have another window facing onto Camden Street which will ensure that the occupants enjoy high levels of daylight. The sunlight tests show full adherence with the BRE guidelines.

1a & 1b Bonny Street

7.17 These properties are located to the north of the development site and are of residential use to all floor levels. We have not been able to obtain internal layout information for these properties and have therefore estimated the internal configurations.

7.18 The VSC tests show that the ground floor windows to 1a Bonny Street are marginally below the BRE guideline recommendations when comparing the existing and proposed conditions. On average the VSC reduction in daylight is at 0.75 times its former value, although it should be noted that the VSC levels in the proposed condition range from 18%-23%. At first floor level there is one minor transgression of the guidelines with a ratio reduction of 0.79. However, the window will retain a VSC of 25% in the proposed condition. At second floor level and above the VSC levels are greater than 27% in the proposed condition, adhering with the BRE guidelines.

7.19 All the windows to 1b Bonny Street obtain ratio reductions of 0.8 times (or higher) the former VSC values, therefore adherent to the BRE guidelines.

7.20 With regard to the daylight distribution tests to 1a Bonny Street, the ground and first floor rooms will experience noticeable ratio reductions greater than the BRE guideline recommendations with the ground floor level having a ratio reduction of 0.66 and the first floor level obtaining a value of 0.77 times its former value. At second floor level there will be no effect on the daylight distribution.

7.21 At 1b Bonny Street all the rooms adhere with the BRE guideline recommendations with no noticeable reduction in daylight distribution.

7.22 There are south facing windows to the Bonny Street properties and therefore the sunlight assessments were undertaken. For 1a Bonny Street all the windows obtain annual APSH levels of the 25% or more which is adherent to the BRE guidelines. At ground and first floor level there is one window within each room that will obtain a winter APSH level transgression below the 5% highlighted within the BRE guidelines.

7.23 With regard to 1b Bonny Street all the windows pass the BRE guideline recommendations obtaining APSH levels of 25% or higher, of which 5% are in winter months.

7.24 To summarise the effects on 1a and 1b Bonny Street, 1b Bonny Street is adherent with the BRE guidelines for both the daylight and sunlight tests. The occupants of 1a Bonny Street will experience noticeable reductions in daylight at ground and first floor levels. However the daylight levels to the windows are good for an inner city environment. The sunlight tests show good levels of sunlight will be maintained to the occupants of 1a and 1b Bonny Street.

Twyman House

7.25 Twyman House is currently under construction and it is planning application 2011/2072/P that has been shown as being given consent. We have obtained the proposed drawings that Squire & Partners have produced and tested Block A as it is closest to the development site.

7.26 The VSC tests demonstrate there will be no noticeable reduction in daylight with the proposed development in place. This is due to the main aspect from the Block A being over Pulse House and 2-8 Bonny Street, with the proposed development being at an oblique angle.

7.27 The daylight distribution assessments demonstrate there will be no noticeable reduction in daylight when comparing the existing and proposed conditions.

7.28 As these windows face due north sunlight assessments were not required.

7.29 To summarise the effects on Block A of Twyman House, there will be no noticeable reductions in daylight when comparing the existing and proposed conditions, being fully adherent with the BRE guidelines.

8. SUMMARY AND CONCLUSION

8.1 The London Borough of Camden's planning policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE Report 209 '*Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*'.

8.2 We have undertaken a comprehensive study of the impact of the proposed development on the relevant rooms in all of the surrounding dwellings. The BRE guidelines give useful advice and recommend various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.

8.3 The assessments have highlighted that the occupants of 12-23 Camden Street will experience noticeable reductions in daylight to the kitchens and bedrooms with the proposed development in place. It is inevitable that there will be daylight reductions greater than the BRE guidelines due to the overhanging walkways and recessed design. The current daylight levels obtained to the bedroom and kitchens are already below the BRE guidelines in a number of areas and this is why it is inevitable that the development will have a noticeable effect in places. It should be noted that the main habitable spaces, these being the living rooms, face away from the development site over the canal. Therefore the occupant's main aspect is looking away from the development site and this can be seen by the small windows to the kitchens. The BRE guidelines highlight that where adjoining properties have limited daylight availability due to projecting balconies and overhangs tests can be undertaken with and without the balcony effects in order to establish whether the existing constraints are the key driver for the effects. It is evident when looking at the windows that are not significantly affected by the overhead walkways that good levels of daylight are obtained to the windows in the proposed condition.

8.4 148 Camden Street has some effect from the proposed works but the daylight and sunlight tests show that a good level of compliance is obtained and that the main habitable rooms are also lit by windows on Camden Street. Therefore the occupants will maintain good levels of daylight and sunlight in the proposed conditions.

8.5 With regard to 1a & 1b Bonny Street, 1a Bonny Street will have noticeable daylight reductions at ground and first floor level. The actual daylight reductions are border line for the VSC tests and therefore we consider the effects to be acceptable for this property. The occupants of 1b Bonny Street will not experience a noticeable reduction in daylight when comparing the existing and proposed conditions, with good sunlight levels being obtained also.

8.6 The future occupants within Twyman House will retain good levels of daylight in the proposed condition as the view of the development site is oblique.

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Matthew Craske BA (Hons)

Director
ANSTEY HORNE

25th June 2014

APPENDIX A

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SITE PLAN

AnsteyHorne
CHARTERED SURVEYORS
4 Chiswell Street,
London
EC1Y 4UP
Tel: 020 7065 2770
Fax: 020 7065 2779
Web: www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- Analysed Buildings
- Surrounding
- Site Boundary

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ORDNANCE SURVEY

PLOWMAN CRAVEN (PCA)
DRAWINGS RECEIVED 18/01 /13
TWY SURVEY-1834-001/002 E/T

DRAWING RECEIVED FROM GVA 23/01/13
BRE SEPT 2012.DWG

PROPOSED BUILDINGS
CHASSAY + LAST
PROPOSED SCHEME RECEIVED 02/06/14
CSC2-Elevations & Sections-02.06.14-Rev A.dwg
CSC2-Floor Plans-02.06.14-Rev A.dwg

REV	DESCRIPTION	DATE

CLIENT: ELEBRO LTD

PROJECT TITLE: 140-146 CAMDEN STREET
LONDON, NW1 9PF

DRAWING TITLE: SITE PLAN
PROPOSED SCHEME

PROJECT No:	ROL6842	SCALE:	1:500	DATE:	JUN 14
MODELLED BY:	BW	DRAWN BY:	MDPO	SHEET SIZE:	A3

DRAWING No: ROL_6842_06_004
REVISION: -

Site Plan

APPENDIX B
-
SITE PHOTOGRAPHS

Photograph 1
12-23 Camden Street

Photograph 2
12-23 Camden Street

Photograph 3
12-23 Camden Street

Photograph 4
12-23 Camden Street

Photograph 5
148 Camden Street

Photograph 6
148 Camden Street

Photograph 7
1A & 1B Bonny Street

Photograph 8
Twyman House (currently under construction)

APPENDIX C
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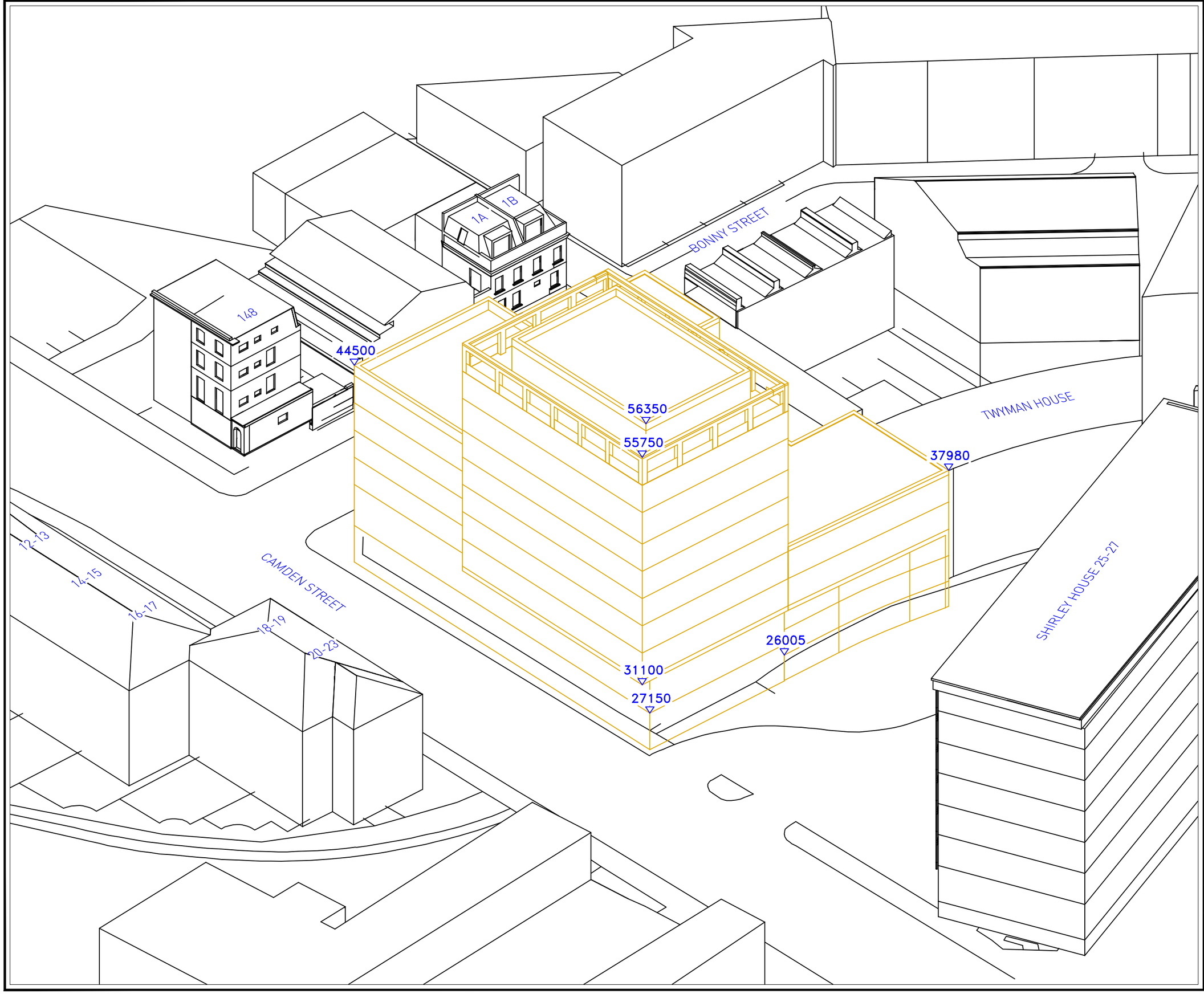
PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL6842_6_005 TO 006



AnsteyHorne
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EC1Y 4UP
Tel: 020 7065 2770
Fax: 020 7065 2779
Web: www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- Analysed Buildings
- Surrounding
- Site Boundary

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ORDNANCE SURVEY

PLOWMAN CRAVEN (PCA)
DRAWINGS RECEIVED 18/01 /13
TWY SURVEY-1834-001/002 E/T

DRAWING RECEIVED FROM GVA 23/01/13
BRE SEPT 2012.DWG

PROPOSED BUILDINGS
CHASSAY + LAST
PROPOSED SCHEME RECEIVED 02/06/14
CSC2-Elevations & Sections-02.06.14-Rev A.dwg
CSC2-Floor Plans-02.06.14-Rev A.dwg

REV	DESCRIPTION	DATE

CLIENT: ELEBRO LTD

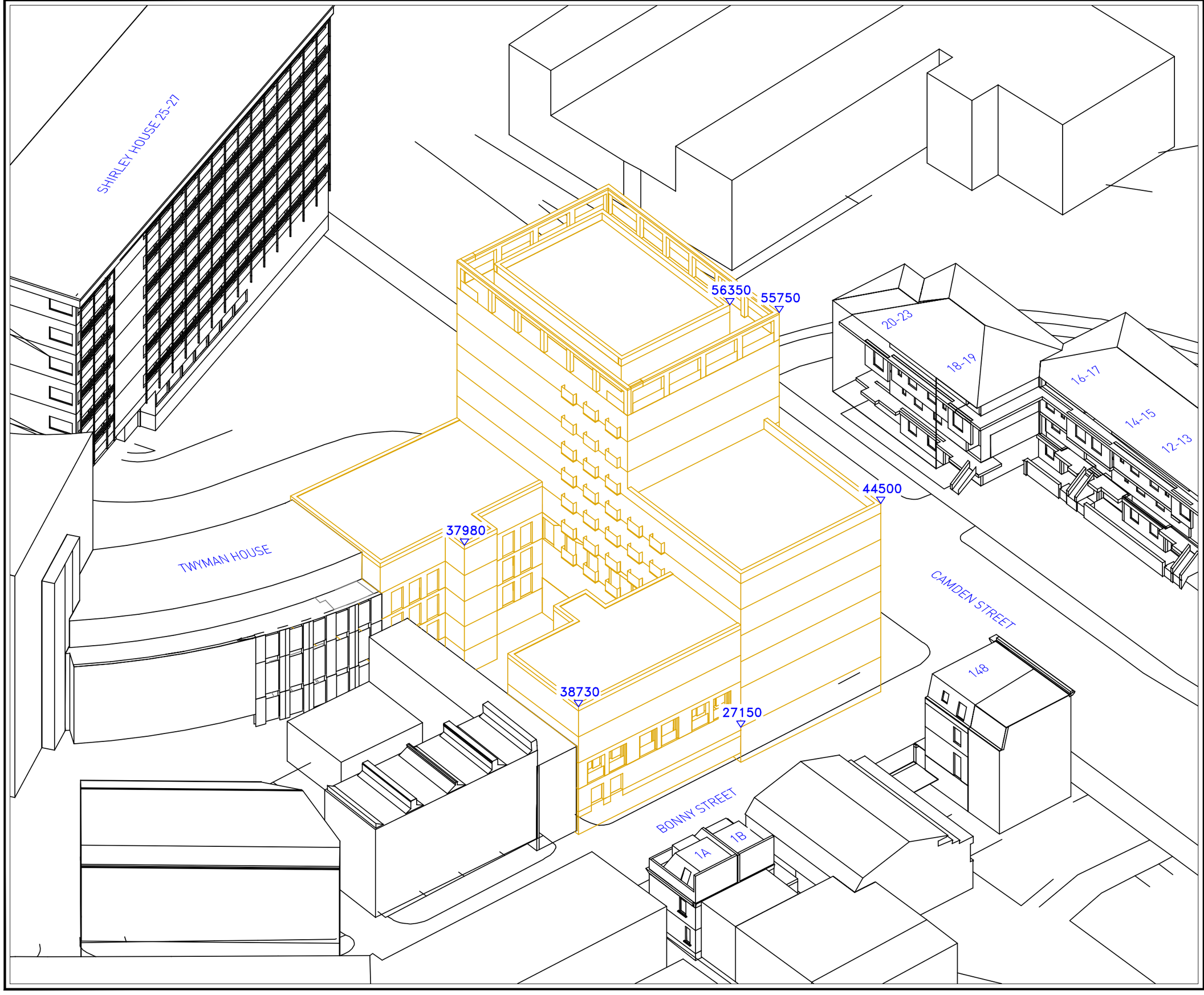
PROJECT TITLE: 140-146 CAMDEN STREET
LONDON, NW1 9PF

DRAWING TITLE: 3D VIEW
PROPOSED SCHEME

PROJECT No:	ROL6842	SCALE:	NTF	DATE:	JUN 14
MODELLED BY:	BW	DRAWN BY:	MDPO	SHEET SIZE:	A3

DRAWING No: ROL_6842_06_005
REVISION: -

3D Massing Model



AnsteyHorne
CHARTERED SURVEYORS
4 Chiswell Street,
London
EC1Y 4UP
Tel: 020 7065 2770
Fax: 020 7065 2779
Web: www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- Analysed Buildings
- Surrounding
- Site Boundary

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ORDNANCE SURVEY

PLOWMAN CRAVEN (PCA)
DRAWINGS RECEIVED 18/01 /13
TWY SURVEY-1834-001/002 E/T

DRAWING RECEIVED FROM GVA 23/01/13
BRE SEPT 2012.DWG

PROPOSED BUILDINGS
CHASSAY + LAST
PROPOSED SCHEME RECEIVED 02/06/14
CSC2-Elevations & Sections-02.06.14-Rev A.dwg
CSC2-Floor Plans-02.06.14-Rev A.dwg

REV	DESCRIPTION	DATE

CLIENT: ELEBRO LTD

PROJECT TITLE: 140-146 CAMDEN STREET
LONDON, NW1 9PF

DRAWING TITLE: 3D VIEW
PROPOSED SCHEME

PROJECT No:	ROL6842	SCALE:	NTF	DATE:	JUN 14
MODELLED BY:	BW	DRAWN BY:	MDPO	SHEET SIZE:	A3

DRAWING No: ROL_6842_06_006
REVISION: -

3D Massing Model

APPENDIX D
-
VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
148 CAMDEN STREET						
Gnd Floor						
R1/10	RESIDENTIAL		W1/10	32.44	22.11	0.68
R1/10	RESIDENTIAL		W2/10	16.13	16.13	1.00
1st Floor						
R1/11	RESIDENTIAL		W1/11	34.85	27.84	N/A
R1/11	RESIDENTIAL		W2/11	34.78	27.16	N/A
R1/11	RESIDENTIAL		W5/11	35.98	35.97	N/A
R2/11	RESIDENTIAL		W3/11	34.81	26.58	0.76
2nd Floor						
R1/12	RESIDENTIAL		W1/12	37.56	37.55	N/A
R1/12	RESIDENTIAL		W3/12	36.31	30.83	N/A
R1/12	RESIDENTIAL		W4/12	36.34	30.14	N/A
R2/12	RESIDENTIAL		W5/12	36.33	29.57	N/A
3rd Floor						
R1/13	RESIDENTIAL		W1/13	37.03	32.38	N/A
R1/13	RESIDENTIAL		W2/13	37.45	32.21	N/A
R1/13	RESIDENTIAL		W5/13	37.42	37.41	N/A
R2/13	RESIDENTIAL		W3/13	37.47	31.75	N/A
R2/13	RESIDENTIAL		W6/13	51.05	50.50	N/A
1A BONNY STREET						
Gnd Floor						
R1/20	RESIDENTIAL		W1/20	25.77	18.37	0.71
R1/20	RESIDENTIAL		W2/20	29.19	22.18	0.76
R1/20	RESIDENTIAL		W3/20	29.10	22.81	0.78
1st Floor						
R1/21	RESIDENTIAL		W1/21	19.14	17.15	0.90
R1/21	RESIDENTIAL		W2/21	32.10	25.31	0.79
R1/21	RESIDENTIAL		W3/21	31.97	25.94	0.81
2nd Floor						
R1/22	RESIDENTIAL		W1/22	33.65	29.35	N/A
R1/22	RESIDENTIAL		W7/22	56.38	53.44	N/A
1B BONNY STREET						
Gnd Floor						
R2/20	RESIDENTIAL		W4/20	29.83	24.32	0.82
R2/20	RESIDENTIAL		W5/20	28.72	24.05	0.84
R2/20	RESIDENTIAL		W6/20	16.98	16.98	1.00
R2/20	RESIDENTIAL		W7/20	13.91	13.91	1.00
1st Floor						
R2/21	RESIDENTIAL		W4/21	31.83	26.50	0.83
R2/21	RESIDENTIAL		W5/21	31.75	27.09	N/A
R2/21	RESIDENTIAL		W6/21	19.07	19.07	1.00
2nd Floor						
R2/22	RESIDENTIAL		W2/22	33.53	29.82	N/A
R2/22	RESIDENTIAL		W8/22	47.39	47.39	N/A
TWYMAN HOUSE						
Gnd Floor						
R1/40	RESIDENTIAL	LKD	W1/40	21.51	21.50	1.00
R1/40	RESIDENTIAL	LKD	W2/40	18.91	18.98	1.00
R1/40	RESIDENTIAL	LKD	W3/40	15.46	15.83	1.02
R2/40	RESIDENTIAL	BEDROOM	W4/40	12.17	13.33	1.10
R2/40	RESIDENTIAL	BEDROOM	W5/40	7.07	10.74	1.52
1st Floor						
R1/41	RESIDENTIAL	BEDROOM	W4/41	20.81	21.80	1.05
R1/41	RESIDENTIAL	BEDROOM	W5/41	12.48	16.66	1.33
2nd Floor						
R1/42	RESIDENTIAL	LKD	W4/42	32.53	31.98	N/A
R1/42	RESIDENTIAL	LKD	W5/42	27.46	29.98	1.09
20-23 CAMDEN STREET						
Gnd Floor						
R13/50	RESIDENTIAL	KITCHEN	W13/50	27.16	15.02	0.55
1st Floor						
R9/51	RESIDENTIAL		W9/51	23.04	10.26	0.45

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC.
A factor greater than 1 indicates an increase in daylight.
A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R10/51	RESIDENTIAL		W10/51	20.00	7.15	0.36
2nd Floor						
R13/52	RESIDENTIAL	KITCHEN	W13/52	25.22	11.88	0.47
R15/52	RESIDENTIAL	BEDROOM	W15/52	33.65	19.97	0.59
3rd Floor						
R9/53	RESIDENTIAL	KITCHEN	W9/53	12.00	3.09	0.26
18-19 CAMDEN STREET						
Gnd Floor						
R12/50	RESIDENTIAL	KITCHEN	W12/50	27.30	15.20	0.56
1st Floor						
R7/51	RESIDENTIAL		W8/51	23.43	10.81	0.46
R8/51	RESIDENTIAL		W7/51	20.55	8.08	0.39
2nd Floor						
R10/52	RESIDENTIAL	BEDROOM	W10/52	34.83	22.25	0.64
R12/52	RESIDENTIAL	KITCHEN	W12/52	25.52	12.48	0.49
3rd Floor						
R7/53	RESIDENTIAL	KITCHEN	W8/53	12.45	3.59	0.29
16-17 CAMDEN STREET						
Gnd Floor						
R9/50	RESIDENTIAL	KITCHEN	W9/50	18.09	14.09	0.78
1st Floor						
R5/51	RESIDENTIAL		W5/51	11.60	6.89	0.59
R6/51	RESIDENTIAL		W6/51	11.92	8.82	0.74
2nd Floor						
R7/52	RESIDENTIAL	BEDROOM	W7/52	32.26	25.38	0.79
R9/52	RESIDENTIAL	KITCHEN	W9/52	13.08	10.52	0.80
3rd Floor						
R6/53	RESIDENTIAL	KITCHEN	W6/53	6.96	4.68	0.67
14-15 CAMDEN STREET						
Gnd Floor						
R4/50	RESIDENTIAL	KITCHEN	W4/50	31.69	25.71	0.81
1st Floor						
R3/51	RESIDENTIAL		W3/51	19.42	13.77	0.71
R4/51	RESIDENTIAL		W4/51	17.28	11.51	0.67
2nd Floor						
R4/52	RESIDENTIAL	KITCHEN	W4/52	23.37	18.01	0.77
R6/52	RESIDENTIAL	BEDROOM	W6/52	33.47	26.75	0.80
3rd Floor						
R3/53	RESIDENTIAL	KITCHEN	W3/53	10.42	6.84	0.66
12-13 CAMDEN STREET						
Gnd Floor						
R3/50	RESIDENTIAL	KITCHEN	W3/50	31.85	26.48	0.83
1st Floor						
R1/51	RESIDENTIAL		W1/51	15.88	11.26	0.71
R2/51	RESIDENTIAL		W2/51	19.79	14.72	0.74
2nd Floor						
R1/52	RESIDENTIAL	BEDROOM	W1/52	34.43	30.52	N/A
R3/52	RESIDENTIAL	KITCHEN	W3/52	23.42	18.67	0.80
3rd Floor						
R2/53	RESIDENTIAL	KITCHEN	W2/53	10.36	7.19	0.69

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC.
A factor greater than 1 indicates an increase in daylight.
A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

APPENDIX E
-
DAYLIGHT DISTRIBUTION TABLE

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
148 CAMDEN STREET						
Gnd Floor						
R1/10	RESIDENTIAL		10.03	7.97	7.97	1.00
1st Floor						
R1/11	RESIDENTIAL		8.59	8.57	8.51	0.99
R2/11	RESIDENTIAL		9.83	8.50	8.24	0.97
2nd Floor						
R1/12	RESIDENTIAL		8.59	8.57	8.57	1.00
R2/12	RESIDENTIAL		9.83	8.54	8.50	1.00
3rd Floor						
R1/13	RESIDENTIAL		8.59	8.57	8.57	1.00
R2/13	RESIDENTIAL		9.83	8.72	8.72	1.00
1A BONNY STREET						
Gnd Floor						
R1/20	RESIDENTIAL		38.30	25.14	16.56	0.66
1st Floor						
R1/21	RESIDENTIAL		22.24	21.35	16.46	0.77
2nd Floor						
R1/22	RESIDENTIAL		18.96	18.18	18.18	1.00
1B BONNY STREET						
Gnd Floor						
R2/20	RESIDENTIAL		26.93	21.07	20.45	0.97
1st Floor						
R2/21	RESIDENTIAL		26.93	22.43	20.70	0.92
2nd Floor						
R2/22	RESIDENTIAL		23.07	20.22	19.84	0.98
TWYMAN HOUSE						
Gnd Floor						
R1/40	RESIDENTIAL	LKD	23.29	22.92	22.92	1.00
R2/40	RESIDENTIAL	BEDROOM	14.05	13.48	13.52	1.00
1st Floor						
R1/41	RESIDENTIAL	BEDROOM	14.54	14.03	14.31	1.02
2nd Floor						
R1/42	RESIDENTIAL	LKD	14.54	14.30	14.30	1.00
20-23 CAMDEN STREET						
Gnd Floor						
R13/50	RESIDENTIAL	KITCHEN	11.71	10.11	3.62	0.36
1st Floor						
R9/51	RESIDENTIAL		11.71	11.52	4.11	0.36
R10/51	RESIDENTIAL		3.72	3.40	1.08	0.32
2nd Floor						
R13/52	RESIDENTIAL	KITCHEN	11.71	11.53	4.47	0.39
R15/52	RESIDENTIAL	BEDROOM	12.83	12.74	5.59	0.44
3rd Floor						
R9/53	RESIDENTIAL	KITCHEN	11.71	11.57	4.47	0.39
18-19 CAMDEN STREET						
Gnd Floor						
R12/50	RESIDENTIAL	KITCHEN	11.71	10.44	3.58	0.34
1st Floor						
R7/51	RESIDENTIAL		11.71	11.63	4.12	0.35
R8/51	RESIDENTIAL		3.72	3.52	1.60	0.45
2nd Floor						
R10/52	RESIDENTIAL	BEDROOM	12.79	12.69	6.07	0.48
R12/52	RESIDENTIAL	KITCHEN	11.71	11.53	4.54	0.39
3rd Floor						
R7/53	RESIDENTIAL	KITCHEN	11.71	11.57	4.54	0.39
16-17 CAMDEN STREET						
Gnd Floor						
R9/50	RESIDENTIAL	KITCHEN	11.71	10.64	4.83	0.45
1st Floor						
R5/51	RESIDENTIAL		3.73	3.24	2.14	0.66
R6/51	RESIDENTIAL		11.71	10.66	4.82	0.45
2nd Floor						
R7/52	RESIDENTIAL	BEDROOM	12.83	12.72	11.04	0.87
R9/52	RESIDENTIAL	KITCHEN	11.71	10.77	6.48	0.60
3rd Floor						
R6/53	RESIDENTIAL	KITCHEN	11.71	11.07	6.84	0.62
14-15 CAMDEN STREET						
Gnd Floor						
R4/50	RESIDENTIAL	KITCHEN	11.71	11.52	9.70	0.84
1st Floor						
R3/51	RESIDENTIAL		11.71	11.47	9.49	0.83
R4/51	RESIDENTIAL		3.72	3.48	3.06	0.88

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
2nd Floor						
R4/52	RESIDENTIAL	KITCHEN	11.71	11.53	10.48	0.91
R6/52	RESIDENTIAL	BEDROOM	12.83	12.72	10.40	0.82
3rd Floor						
R3/53	RESIDENTIAL	KITCHEN	11.71	11.53	10.47	0.91
12-13 CAMDEN STREET						
Gnd Floor						
R3/50	RESIDENTIAL	KITCHEN	11.71	11.53	10.34	0.90
1st Floor						
R1/51	RESIDENTIAL		3.72	3.40	3.31	0.97
R2/51	RESIDENTIAL		11.71	11.51	10.23	0.89
2nd Floor						
R1/52	RESIDENTIAL	BEDROOM	12.83	12.72	12.72	1.00
R3/52	RESIDENTIAL	KITCHEN	11.71	11.53	10.93	0.95
3rd Floor						
R2/53	RESIDENTIAL	KITCHEN	11.71	11.53	10.92	0.95

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

APPENDIX F
-
ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY				ANNUAL SUNLIGHT (% APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Window ref.	Room Use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
148 CAMDEN STREET									
Gnd Floor									
R1/10	RESIDENTIAL	W1/10		78	55	N/A	24	14	N/A
R1/10	RESIDENTIAL	W2/10		29	29	N/A	8	8	N/A
1st Floor									
R1/11	RESIDENTIAL	W1/11		79	66	N/A	25	17	N/A
R1/11	RESIDENTIAL	W2/11		79	65	N/A	25	16	N/A
R1/11	RESIDENTIAL	W5/11		61	61	N/A	20	20	N/A
R2/11	RESIDENTIAL	W3/11		81	66	N/A	27	16	N/A
2nd Floor									
R1/12	RESIDENTIAL	W1/12		63	63	N/A	22	22	N/A
R1/12	RESIDENTIAL	W3/12		80	73	N/A	26	19	N/A
R1/12	RESIDENTIAL	W4/12		79	70	N/A	26	17	N/A
R2/12	RESIDENTIAL	W5/12		80	70	N/A	27	17	N/A
3rd Floor									
R1/13	RESIDENTIAL	W1/13		75	68	N/A	27	20	N/A
R1/13	RESIDENTIAL	W2/13		80	72	N/A	26	18	N/A
R1/13	RESIDENTIAL	W5/13		59	59	N/A	23	23	N/A
R2/13	RESIDENTIAL	W3/13		82	75	N/A	28	21	N/A
R2/13	RESIDENTIAL	W6/13		42	40	N/A	8	6	N/A
1A BONNY STREET									
Gnd Floor									
R1/20	RESIDENTIAL	W1/20		53	38	N/A	14	0	0.00
R1/20	RESIDENTIAL	W2/20		69	58	N/A	20	9	N/A
R1/20	RESIDENTIAL	W3/20		69	57	N/A	18	6	N/A
1st Floor									
R1/21	RESIDENTIAL	W1/21		35	25	N/A	13	3	0.23
R1/21	RESIDENTIAL	W2/21		76	64	N/A	23	11	N/A
R1/21	RESIDENTIAL	W3/21		76	65	N/A	25	14	N/A
2nd Floor									
R1/22	RESIDENTIAL	W1/22		78	70	N/A	25	17	N/A
R1/22	RESIDENTIAL	W7/22		72	67	N/A	23	18	N/A
1B BONNY STREET									
Gnd Floor									
R2/20	RESIDENTIAL	W4/20		71	60	N/A	19	8	N/A
R2/20	RESIDENTIAL	W5/20		70	59	N/A	18	7	N/A
R2/20	RESIDENTIAL	W6/20		26	26	N/A	1	1	1.00
R2/20	RESIDENTIAL	W7/20		19	19	1.00	2	2	1.00
1st Floor									
R2/21	RESIDENTIAL	W4/21		74	64	N/A	23	13	N/A
R2/21	RESIDENTIAL	W5/21		74	64	N/A	23	13	N/A
R2/21	RESIDENTIAL	W6/21		19	19	1.00	4	4	1.00
2nd Floor									
R2/22	RESIDENTIAL	W2/22		78	70	N/A	25	17	N/A
R2/22	RESIDENTIAL	W8/22		39	39	N/A	7	7	N/A

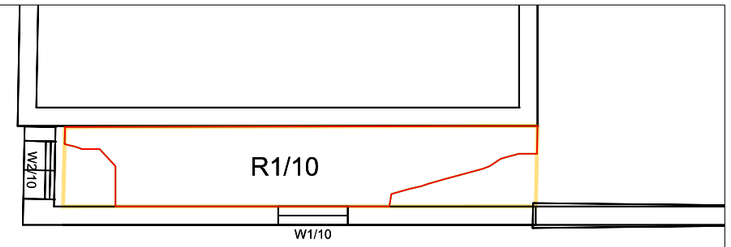
*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.
An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.
Total annual sunlight (100% APSH) in London is 1486 hours.

APPENDIX G

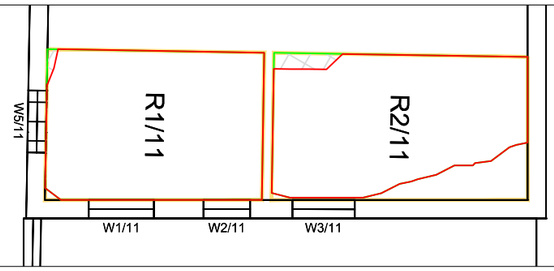
-

DAYLIGHT DISTRIBUTION CONTOUR PLANS

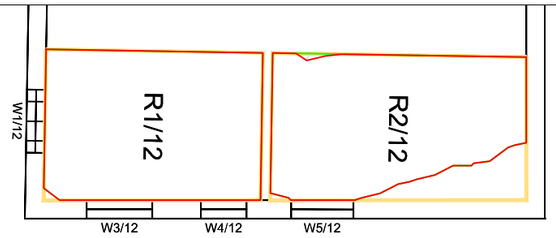
DRAWING NOS. ROL6842_6_101 TO 102



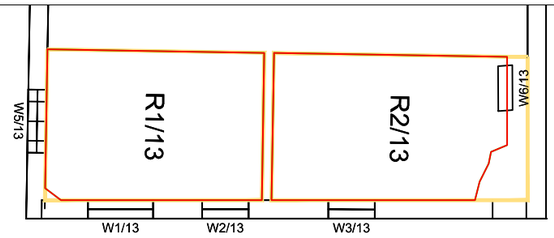
148 CAMDEN STREET
GROUND FLOOR



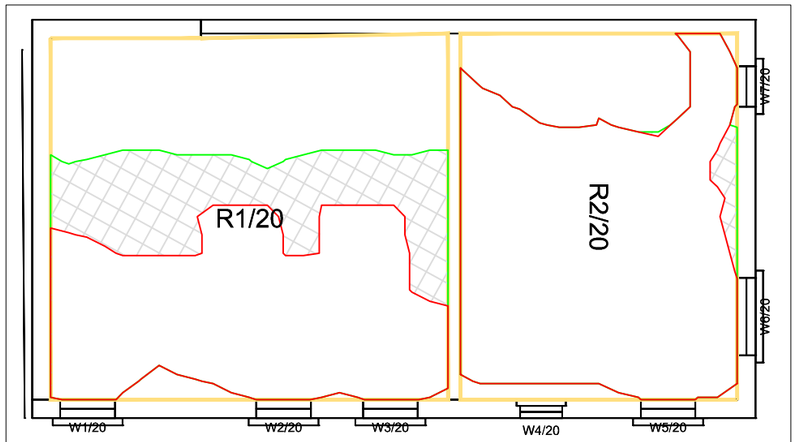
148 CAMDEN STREET
1ST FLOOR



148 CAMDEN STREET
2ND FLOOR

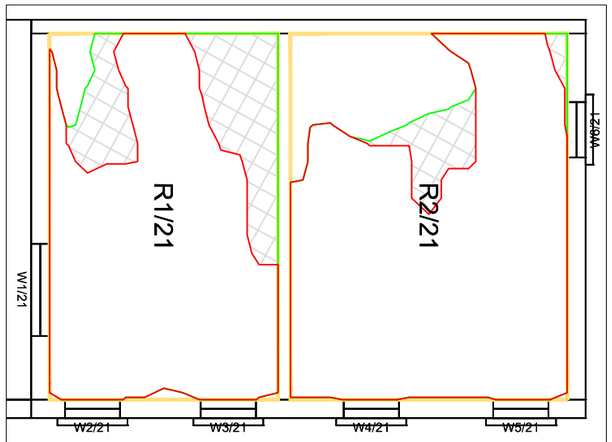


148 CAMDEN STREET
3RD FLOOR



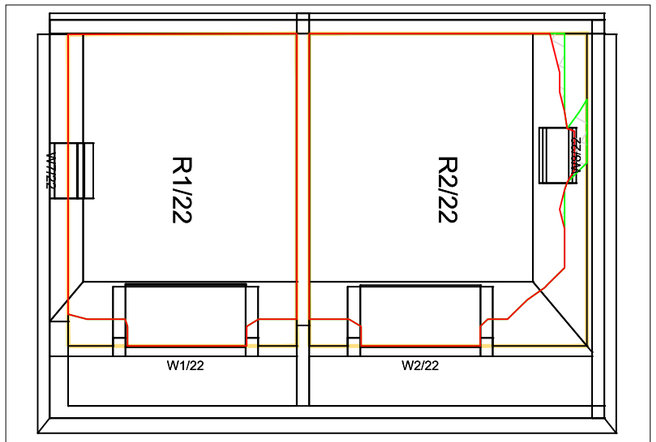
1A 1B

BONNY STREET
GROUND FLOOR



1A 1B

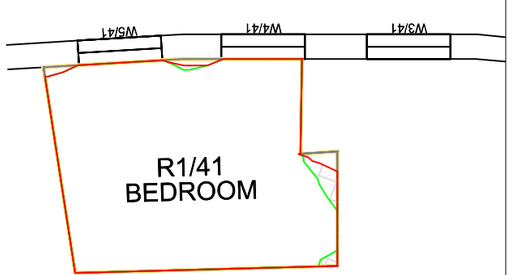
BONNY STREET
1ST FLOOR



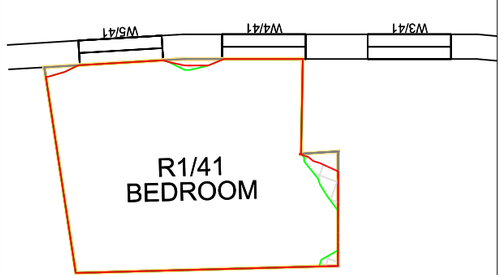
1A 1B

BONNY STREET
2ND FLOOR

TWYMAN HOUSE
GROUND FLOOR



TWYMAN HOUSE
1ST FLOOR

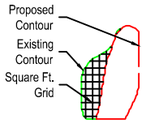


TWYMAN HOUSE
2ND FLOOR

AnsteyHorne
CHARTERED SURVEYORS
4 Chiswell Street,
London
EC1Y 4UP
Tel: 020 7065 2770
Fax: 020 7065 2779
Web: www.ansteyhorne.co.uk

LEGEND:

Existing
Analysed Buildings
Proposed
Surrounding



Room Layout from Plan/ Inspection
Room Layout - Notional
Assumed Room Layout

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ORDNANCE SURVEY

PLOWMAN CRAVEN (PCA)
DRAWINGS RECEIVED 18/01 /13
TWY SURVEY-1834-001/002 E/T

DRAWING RECEIVED FROM GVA 23/01/13
BRE SEPT 2012.DWG

PROPOSED BUILDINGS
CHASSAY + LAST
PROPOSED SCHEME RECEIVED 02/06/14
CSC2-Elevations & Sections-02.06.14-Rev A.dwg
CSC2-Floor Plans-02.06.14-Rev A.dwg

REV	DESCRIPTION	DATE

CLIENT: ELEBRO LTD

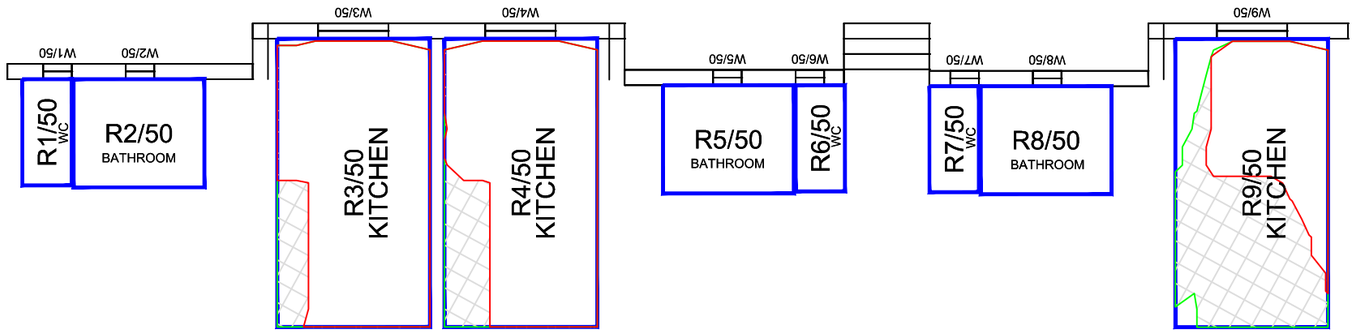
PROJECT TITLE: 140-146 CAMDEN STREET
LONDON, NW1 9PF

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
148 CAMDEN STREET
1A-1B BONNY STREET
TWYMAN HOUSE

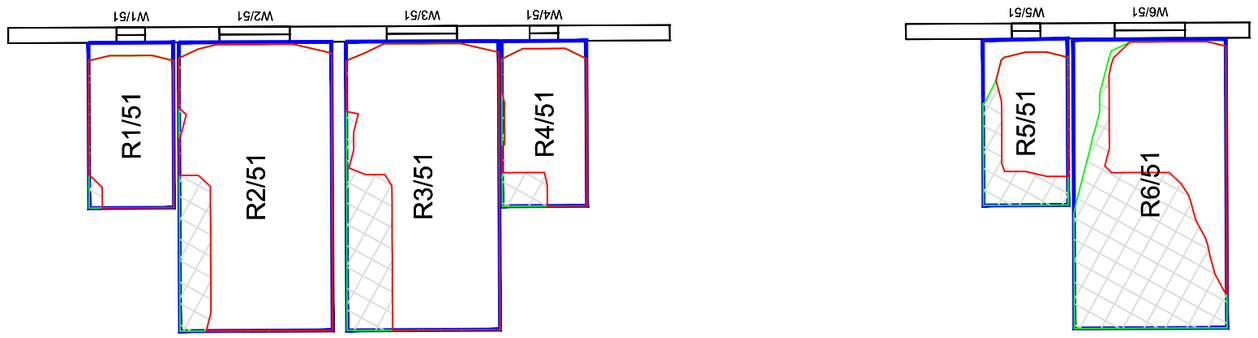
PROJECT No:	ROL6842	SCALE:	1:100	DATE:	JUN 14
MODELLED BY:	BW	DRAWN BY:	MDPO	SHEET SIZE:	A3

DRAWING No: ROL_6842_06_101
REVISION: -

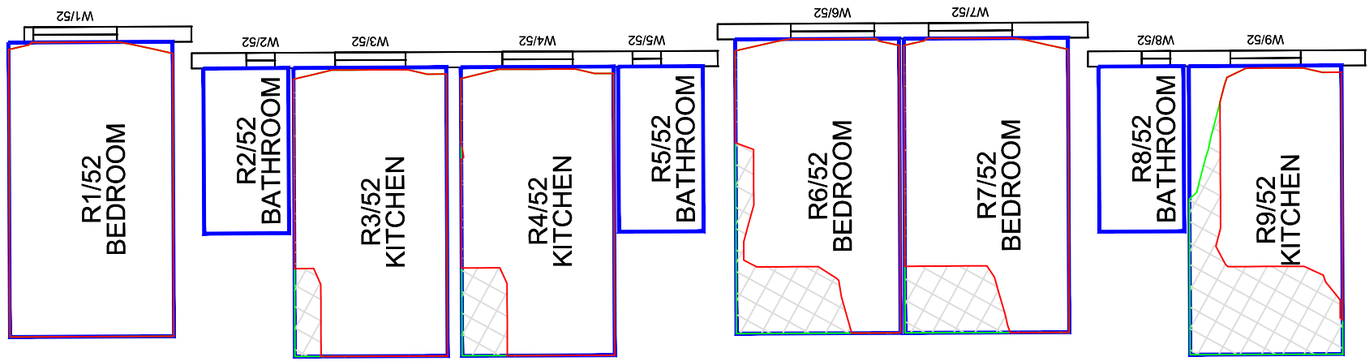
Daylight & Sunlight



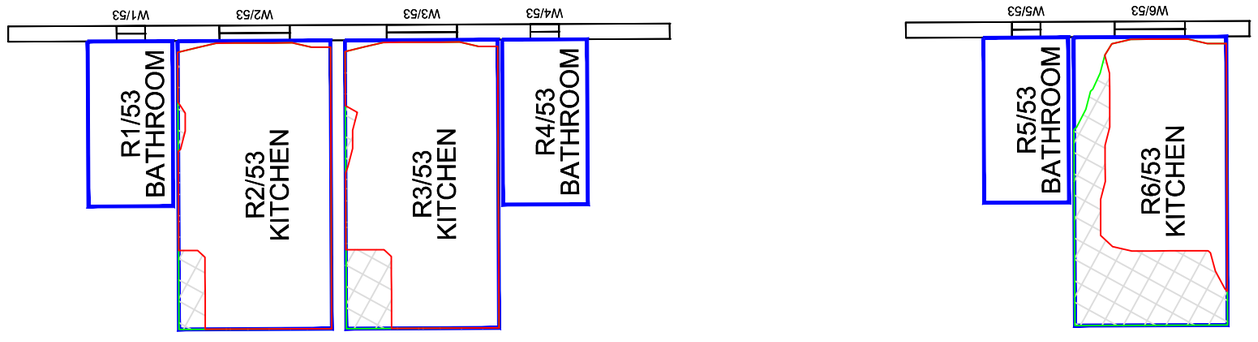
12-17 CAMDEN STREET
GROUND FLOOR



12-17 CAMDEN STREET
1ST FLOOR



12-17 CAMDEN STREET
2ND FLOOR

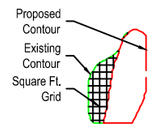


12-17 CAMDEN STREET
3RD FLOOR

AnsteyHorne
CHARTERED SURVEYORS
4 Chiswell Street,
London
EC1Y 4UP
Tel: 020 7065 2770
Fax: 020 7065 2779
Web: www.ansteyhorne.co.uk

LEGEND:

- Existing
- Analysed Buildings
- Proposed
- Surrounding



- Room Layout from Plan/ Inspection
- Room Layout - Notional
- Assumed Room Layout

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ORDNANCE SURVEY

PLOWMAN CRAVEN (PCA)
DRAWINGS RECEIVED 18/01 /13
TWY SURVEY-1834-001/002 E/T

DRAWING RECEIVED FROM GVA 23/01/13
BRE SEPT 2012.DWG

PROPOSED BUILDINGS
CHASSAY + LAST
PROPOSED SCHEME RECEIVED 02/06/14
CSC2-Elevations & Sections-02.06.14-Rev A.dwg
CSC2-Floor Plans-02.06.14-Rev A.dwg

REV	DESCRIPTION	DATE

CLIENT: ELEBRO LTD

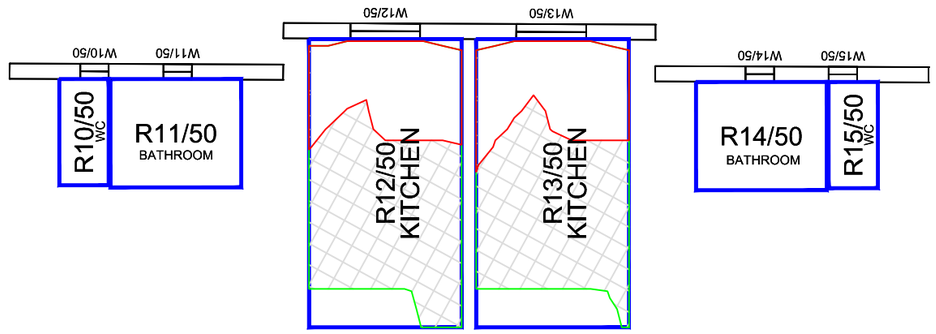
PROJECT TITLE: 140-146 CAMDEN STREET
LONDON, NW1 9PF

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
12-17 CAMDEN STREET

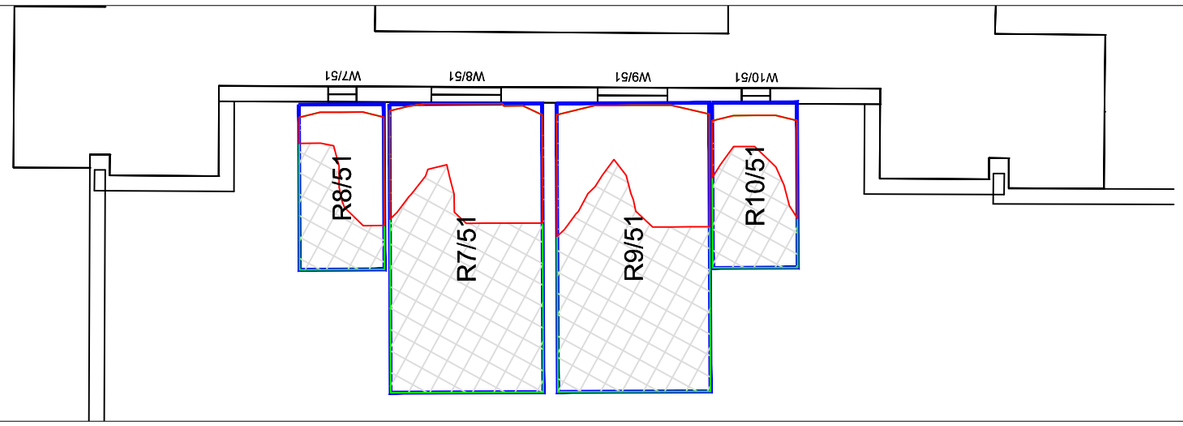
PROJECT No:	ROL6842	SCALE:	1:100	DATE:	JUN 14
MODELLED BY:	BW	DRAWN BY:	MDPO	SHEET SIZE:	A3

DRAWING No: ROL_6842_06_102
REVISION: -

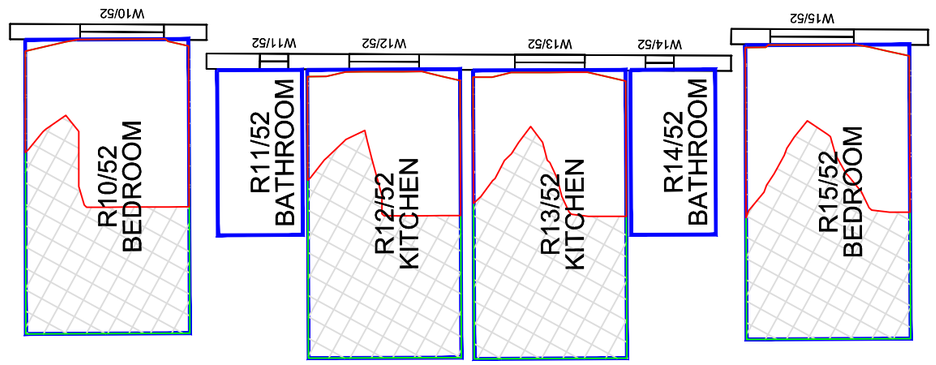
Daylight & Sunlight



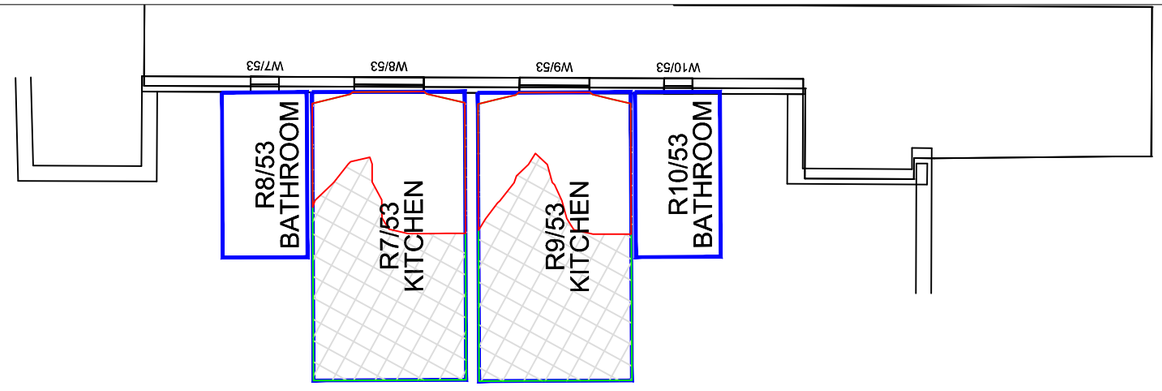
18-23 CAMDEN STREET
GROUND FLOOR



18-23 CAMDEN STREET
1ST FLOOR



18-23 CAMDEN STREET
2ND FLOOR



18-23 CAMDEN STREET
3RD FLOOR

AnsteyHorne
CHARTERED SURVEYORS
4 Chiswell Street,
London
EC1Y 4UP
Tel: 020 7065 2770
Fax: 020 7065 2779
Web: www.ansteyhorne.co.uk

LEGEND:

Existing
Analysed Buildings
Proposed
Surrounding

Proposed Contour
Existing Contour
Square Ft. Grid

Room Layout from Plan/ Inspection
Room Layout - Notional
Assumed Room Layout

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
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PLOWMAN CRAVEN (PCA)
DRAWINGS RECEIVED 18/01 /13
TWY SURVEY-1834-001/002 E/T

DRAWING RECEIVED FROM GVA 23/01/13
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PROPOSED BUILDINGS
CHASSAY + LAST
PROPOSED SCHEME RECEIVED 02/06/14
CSC2-Elevations & Sections-02.06.14-Rev A.dwg
CSC2-Floor Plans-02.06.14-Rev A.dwg

REV	DESCRIPTION	DATE

CLIENT: ELEBRO LTD

PROJECT TITLE: 140-146 CAMDEN STREET
LONDON, NW1 9PF

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
18-23 CAMDEN STREET

PROJECT No:	ROL6842	SCALE:	1:100	DATE:	JUN 14
MODELLED BY:	BW	DRAWN BY:	MDPO	SHEET SIZE:	A3

DRAWING No: ROL_6842_06_103
REVISION: -

Daylight & Sunlight

Chartered Surveyors, founded 1795

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