New Homes on Regent's Park Estate

SD9 Daylight and Sunlight Assessment

May 2015

Camden

Tibbalds
planning and urban design

MatthewLloydArchitectsLLP

mæ

CampbellReith
consulting engineers

tga CONSULTING ENGINEERS

East

Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London SE1 3JB

Telephone
020 7089 2121

mail@tibbalds.co.uk
www.tibbalds.co.uk

5436 RPE

RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Right of Light Consulting
Burley House
15-17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk

Daylight and Sunlight Study (Neighbouring Properties)

Regents Park Estate, London NW1 4BX

22 May 2015

Right of Light Consulting

Burley House
15 to 17 High Street
Rayleigh
Essex SS6 7EW

Tel: 0800 197 4836

CONTENTS

1 EXECUTIVE SUMMARY 3
1.1 Overview 3

2 INFORMATION SOURCES 4
2.1 Documents Considered 4

3 METHODOLOGY OF THE STUDY 6
3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight 6
3.2 Daylight to Windows 6
3.3 Sunlight availability to Windows 7
3.4 Overshadowing to Gardens and Open Spaces 7
3.5 Setting alternative Daylight and Sunlight targets 8

4 RESULTS OF THE STUDY 9
4.1 Windows & Amenity Areas Considered 9
4.2 Numerical Results 9
4.3 Daylight to Windows 9
4.4 Sunlight to Windows 22
4.5 Overshadowing to Gardens and Open Spaces 25
4.6 Conclusion 27

5 CLARIFICATIONS 28
5.1 General 28
5.2 Project Specific 28

APPENDICES

APPENDIX 1 ROBERT STREET

APPENDIX 1.1 WINDOW & GARDEN KEY
APPENDIX 1.2 DAYLIGHT AND SUNLIGHT RESULTS
APPENDIX 1.3 OVERSHADOWING TO GARDENS AND OPEN SPACES
APPENDIX 1.4 ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

APPENDIX 2 FORMER ONE STOP SHOP

APPENDIX 2.1 WINDOW & GARDEN KEY
APPENDIX 2.2 DAYLIGHT AND SUNLIGHT RESULTS
APPENDIX 2.3 OVERSHADOWING TO GARDENS AND OPEN SPACES
APPENDIX 2.4 ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

APPENDIX 3 VARNDELL STREET

APPENDIX 3.1 WINDOW & GARDEN KEY
APPENDIX 3.2 DAYLIGHT AND SUNLIGHT RESULTS
APPENDIX 3.3 OVERSHADOWING TO GARDENS AND OPEN SPACES
APPENDIX 3.4 ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

APPENDIX 4 **NEWLANDS PLOT**

APPENDIX 4.1 **WINDOW & GARDEN KEY**
APPENDIX 4.2 **DAYLIGHT AND SUNLIGHT RESULTS**
APPENDIX 4.3 **OVERSHADOWING TO GARDENS AND OPEN SPACES**
APPENDIX 4.4 **ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS**

APPENDIX 5 **DICK COLLINS TRA HALL**

APPENDIX 5.1 **WINDOW & GARDEN KEY**
APPENDIX 5.2 **DAYLIGHT AND SUNLIGHT RESULTS**
APPENDIX 5.3 **ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS**

APPENDIX 6 **CAPE OF GOOD HOPE**

APPENDIX 6.1 **WINDOW & GARDEN KEY**
APPENDIX 6.2 **DAYLIGHT AND SUNLIGHT RESULTS**
APPENDIX 6.3 **OVERSHADOWING TO GARDENS AND OPEN SPACES**
APPENDIX 6.4 **ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS**

APPENDIX 7 **VICTORY PUB**

APPENDIX 7.1 **WINDOW & GARDEN KEY**
APPENDIX 7.2 **DAYLIGHT AND SUNLIGHT RESULTS**
APPENDIX 7.3 **OVERSHADOWING TO GARDENS AND OPEN SPACES**
APPENDIX 7.4 **ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS**

APPENDIX 8 **ST BEDE'S MEWS**

APPENDIX 8.1 **WINDOW & GARDEN KEY**
APPENDIX 8.2 **DAYLIGHT AND SUNLIGHT RESULTS**
APPENDIX 8.3 **OVERSHADOWING TO GARDENS AND OPEN SPACES**
APPENDIX 8.4 **ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS**

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by London Borough of Camden to undertake a daylight and sunlight study of the proposed redevelopment at the Regents Park Estate, London NW1 4BX.

1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring surrounding properties. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011.

1.1.3 The window keys in Appendix 1.1 to 8.1 identify the windows and gardens analysed in this study. Appendix 1.2 to 8.2 and 1.4 to 8.4 give the numerical results of the various daylight and sunlight tests.

1.1.4 The results confirm that the majority of the development sites at the Regents Park Estate will have a relatively low impact on the light receivable by its neighbouring properties. Although there are isolated areas which do not fully comply with the BRE numerical guidelines, the BRE guide makes clear that, 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. We are of the opinion that this principle applies to the Regents Park Estate re-development given the existing and planned high rise buildings in the area. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. The local authority should therefore balance daylight and sunlight considerations against all other material planning considerations when deciding whether to grant planning permission.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

Mae Architects

Robert Street

S1-001	Existing Site Plan	Rev –
S1-100	Proposed Site Plan	Rev –
S1-101	Ground Floor Plan	Rev –
S1-102	First Floor Plan	Rev –
S1-103	Second Floor Plan	Rev –
S1-104	Third Floor Plan	Rev –
S1-105	Fourth Floor Plan	Rev –
S1-106	Roof Plan	Rev –
S1-201	Section AA	Rev –
S1-202	Section BB	Rev –
S1-301	South Elevation	Rev –
S1-302	North Elevation	Rev –
S1-303	East Elevation	Rev –
S1-304	West Elevation	Rev –

Varndell Street

S3-001	Existing Site Plan	Rev –
S3-100	Proposed Site Plan	Rev –
S3-101	Ground Floor Plan	Rev –
S3-102	First Floor Plan	Rev –
S3-103	Second Floor Plan	Rev –
S3-104	Third Floor Plan	Rev –
S3-105	Fourth Floor Plan	Rev –
S3-106	Fifth Floor Plan	Rev –
S3-107	Roof Plan	Rev –
S3-201	Section AA	Rev –
S3-301	East Elevation	Rev –
S3-302	North Elevation	Rev –
S3-303	South Elevation	Rev –
S3-304	West Elevation	Rev –

Dick Collins TRA Hall Site

S5-001	Existing Site Plan	Rev –
S5-100	Proposed Site Plan	Rev –
S5-101	Ground Floor Plan	Rev –
S5-102	First Floor Plan	Rev –
S5-103	Second Floor Plan	Rev –
S5-104	Third Floor Plan	Rev –
S5-105	Fourth Floor Plan	Rev –

S5-106	Roof Plan	Rev –
S5-201	Section AA	Rev –
S5-202	Section BB	Rev –
S3-301	East Elevation	Rev –
S3-302	North Elevation	Rev –
S3-303	South Elevation	Rev –
S3-304	West Elevation	Rev –

Matthew Lloyd Architects

Former One Stop Shop

TBC

Newlands Plot

TBC

Cape of Good Hope

TBC

Victory Pub

TBC

St Bede's Mews

TBC

3 METHODOLOGY OF THE STUDY

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight

3.1.1 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011. In general, the BRE tests are based on the requirements of the British Standard, BS 8206 Part 2.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The following statement is quoted directly from the BRE guide:

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide 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, since natural lighting is only one of many factors in site layout design."

3.2 Daylight to Windows

3.2.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

Diffuse daylight calculations should be undertaken to all rooms where daylight is required, including living rooms, kitchens and bedrooms. Usually, if a kitchen is less than 13m^2, it is considered to be a non-habitable room and the daylight tests need not be applied. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

3.2.2 The BRE guide contains two tests which measure diffuse daylight:

3.2.3 Test 1 <u>Vertical Sky Component</u>

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.2.4 Test 2 Daylight Distribution

The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, 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.

3.3 Sunlight availability to Windows

3.3.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight.

3.3.2 The BRE guide states that sunlight availability may be adversely affected 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.

3.4 Overshadowing to Gardens and Open Spaces

3.4.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.4.2 The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

3.5 Setting alternative Daylight and Sunlight targets

3.5.1 The BRE guide acknowledges that the numerical criteria outlined in section 3.2 to 3.4 above is purely advisory and in some circumstances different targets may be used based on special requirements of the proposed development or its location. Below are some examples of alternative target setting methodologies which have been considered for the purpose of the assessment at the Regents Park Estate.

3.5.2 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. The guide notes that one way to demonstrate this would be to carry out an additional calculation of the VSC, for both the existing and proposed situations, without the balcony in place. 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 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.

3.5.3 A similar approach may be adopted in cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a ‘mirror-image’ building of the same height and size, an equal distance away from the other side of the boundary.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 Appendices 1.1 to 8.1 provides plans and photographs to indicate the positions of the windows and gardens analysed in this study.

4.2 Numerical Results

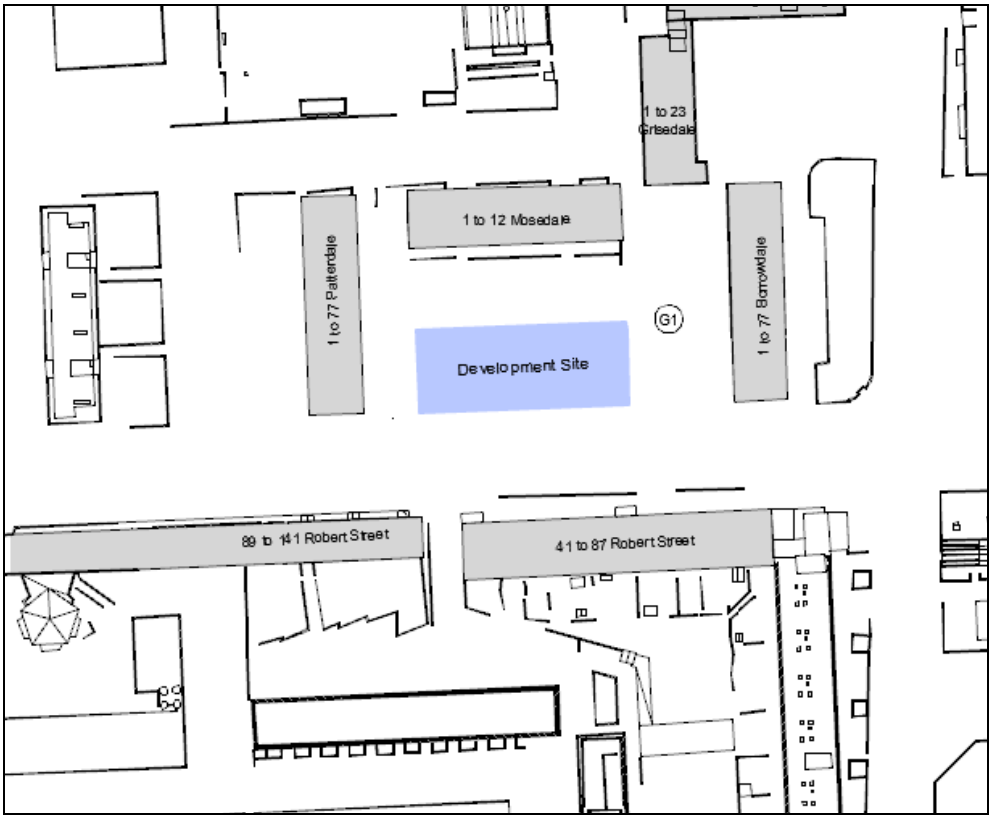
4.2.1 Appendix 1.2 to 8.2 and 1.4 to 8.4 lists the detailed numerical daylight and sunlight test results. The results for each site are interpreted below.

4.3 Daylight to Windows

4.3.1 **Robert Street**

4.3.1.1 Please see below site plan indicating the proposed development and its relationship to the surrounding properties. Please refer to Appendix 1.1 for the window reference points analysed in this study.

4.3.1.2 Robert Street Site Plan



4.3.1.3 Refer to Appendix 1.2 for the daylight results pertaining to the neighbouring properties. 81% of the habitable room windows tested meet or surpass the standard BRE Vertical Sky Component VSC) target. 19% of the windows fall short of the standard targets (106 windows out of 515 tested). Where windows do not meet the standard BRE targets it does not automatically follow that daylight will be adversely affected. As explained below with reference to the 19% of windows that do not meet the standard BRE targets, the BRE guide contains special provisions in certain situations. For example, in the case urban development sites or where neighbouring windows are already obstructed by balcony overhangs.

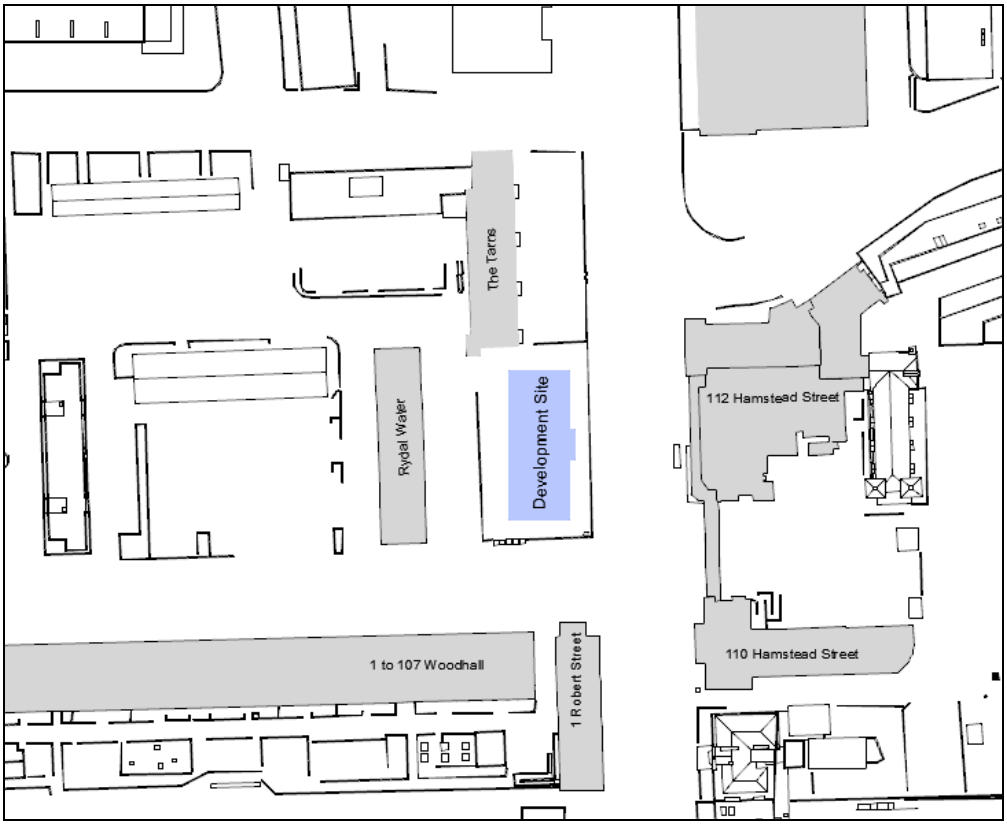
4.3.1.4 The analysis confirms that 64 of the 106 windows at the surrounding properties (41 to 87 Robert Street, Patterdale and Mosedale) are obstructed by overhanging balconies or deck access walkways. The BRE guide acknowledges that existing windows with balconies above them typically receive less daylight. This is because the balcony cuts out light from the top part of the sky. Therefore, even a modest obstruction opposite may result in a large relative impact on the VSC. The guide goes on to explain that an additional calculation may be carried out assuming that the balconies do not exist. If the windows meet the targets on this basis then this confirms that it is the overhanging obstruction that prevents the targets from being met as opposed to an unreasonable level of obstruction caused by the development. The majority of the windows which are already obstructed pass the Vertical Sky Component test without the overhanging obstructions in place (see Appendix 1.4). The results of the windows which do not pass the test without the overhangs in place are marginal.

4.3.1.5 The remaining areas (windows at 41 to 87 Robert Street and 1 to 12 Mosedale and 1 to 77 Patterdale) that do not achieve an ideal standard of daylight are either marginal or in very isolated areas (26 of the 42 windows in this category achieve a reduction ratio of below 0.7 – results highlighted in bold in Appendix 1.2). Moreover, the guide acknowledges that in a historic city centre, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. We note that the proposed development block at Robert Street is to be of similar height and proportion to that of the existing surrounding buildings (e.g. Grisedale building and the Woodhall building on Robert Street). We are therefore of the opinion that the VSC scores in this case are acceptable.

4.3.2 **Former One Stop Shop**

4.3.2.1 Please see below site plan indicating the proposed development and its relationship to the surrounding properties. Please refer to Appendix 2.1 for the window reference points analysed in this study.

4.3.2.2 Former One Stop Shop Site Plan



4.3.2.3 Refer to Appendix 2.2 for the daylight results pertaining to the neighbouring properties. Around 80% of the habitable room windows tested meet or surpass the standard BRE Vertical Sky Component VSC) target. Around 20% of the windows fall short of the standard targets (102 windows out of 524 tested).

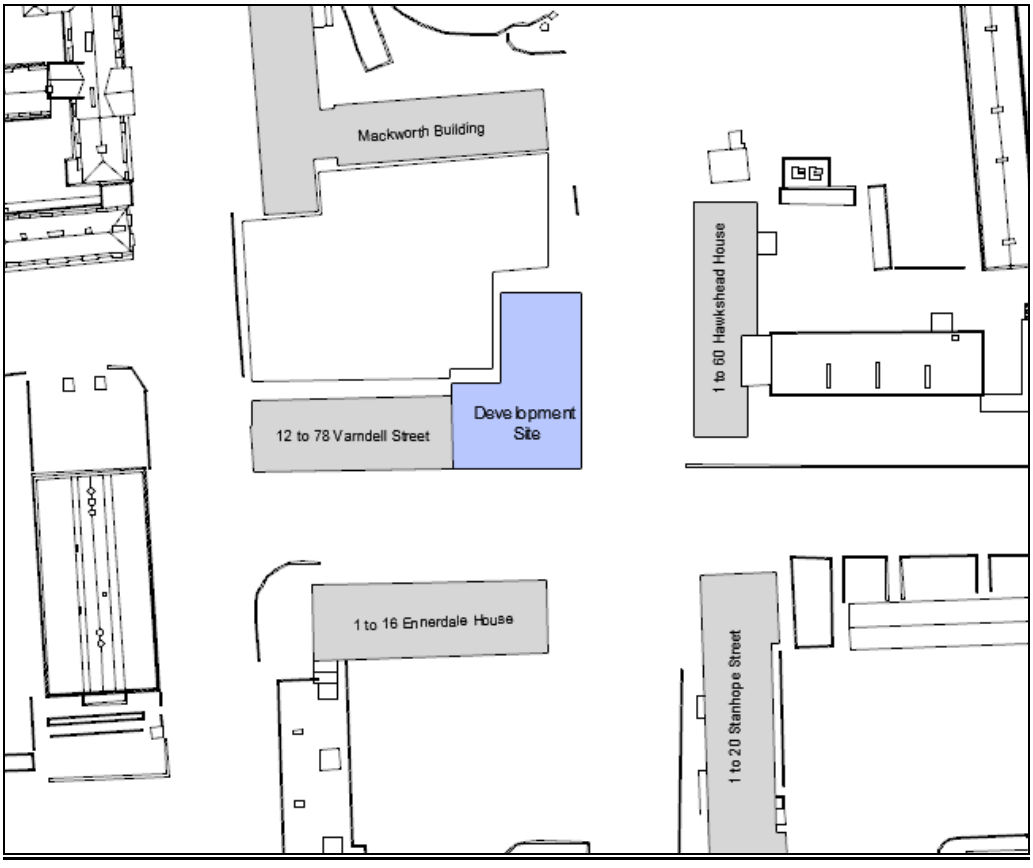
4.3.2.4 The analysis confirms that 68 of the 102 windows at the surrounding properties (Rydal Water building and 1 to 107 Woodhall Street) are obstructed by overhanging balconies or deck access walkways. The majority of the windows which are already obstructed pass the Vertical Sky Component test without the overhanging obstructions in place (see Appendix 2.4). The results of the windows which do not pass the test without the overhangs in place are marginal.

4.3.2.5 The remaining areas (windows at Rydal Water and the Tarns building) that do not achieve an ideal standard of daylight are either marginal or in very isolated areas. (24 of the 34 windows in this category achieve a reduction ratio of below 0.7 – results highlighted in bold in Appendix 2.2). Moreover, the guide acknowledges that in a historic city centre, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. We note that the proposed development block at the Rydal Water Open Space is to be of similar height and proportion to that of the existing surrounding buildings (e.g. Tarns building and 110 Hampstead Street). We are therefore of the opinion that the VSC scores in this case are acceptable.

4.3.3 **Varndell Street**

4.3.3.1 Please see below site plan indicating the proposed development and its relationship to the surrounding properties. Please refer to Appendix 3.1 for the window reference points analysed in this study.

4.3.3.2 Varndell Street Site Plan



4.3.3.3 Refer to Appendix 3.2 for the daylight results pertaining to the neighbouring properties. Around 93% of the habitable room windows tested meet or surpass the standard BRE Vertical Sky Component VSC) target. Around 7% of the windows fall short of the standard targets (31 windows out of 404 tested).

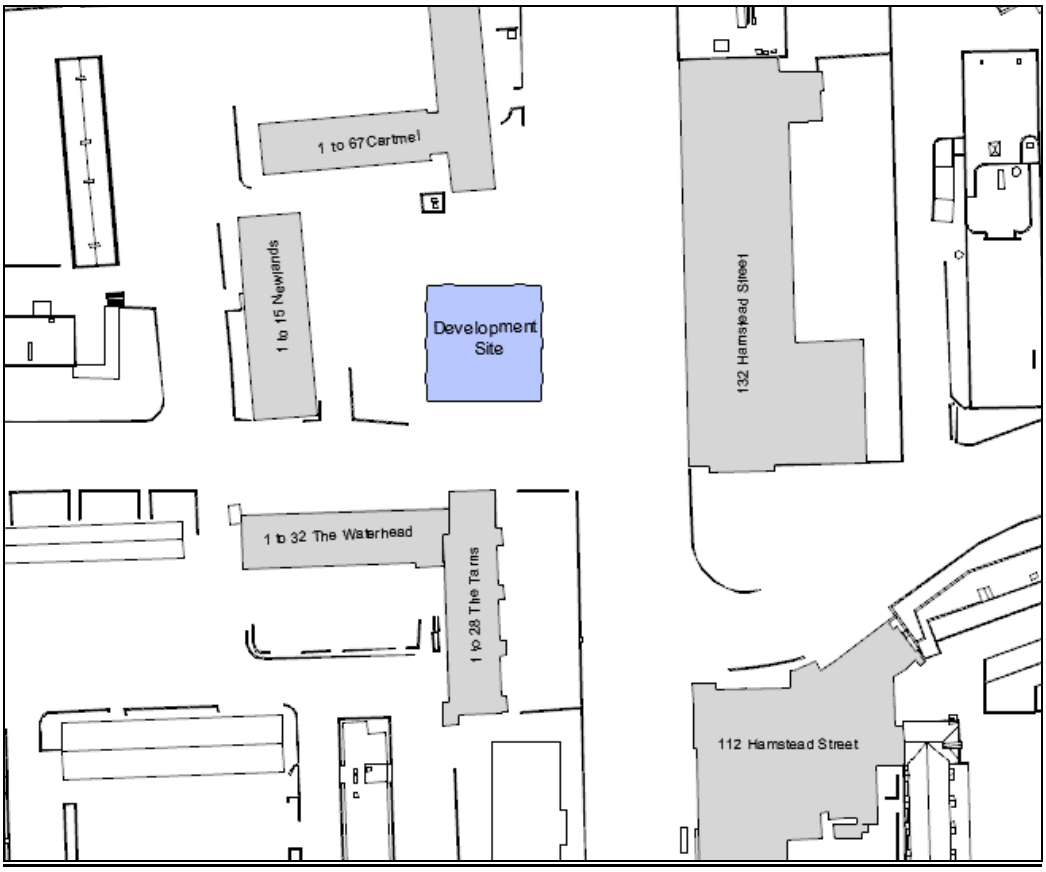
4.3.3.4 The analysis confirms that 27 of the 31 windows at the surrounding properties (1 to 60 Hawkshead House & 1 to 16 Ennerdale House) are obstructed by overhanging balconies or deck access walkways. The results confirm that 24 of the 27 windows which are already obstructed pass the Vertical Sky Component test without the overhanging obstructions in place (see Appendix 3.4). The results of the windows which do not pass the test without the overhangs in place are very marginal (reduction ratio of 0.77 against the BRE target of 0.8).

4.3.3.5 The results for the remaining windows that do not achieve an ideal standard of daylight and are not already hampered by overhanging obstructions (windows 2 & 3 at 12 to 78 Varndell Street and windows 208 & 216 at 1 to 60 Hawkshead House), are very marginal (reduction ratios of 0.74 and above against the BRE target of 0.8). We are therefore of the opinion that the VSC scores in this case are acceptable.

4.3.4 **Newlands Plot**

4.3.4.1 Please see below site plan indicating the proposed development and its relationship to the surrounding properties. Please refer to Appendix 4.1 for the window reference points analysed in this study.

4.3.4.2 Newlands Plot Site Plan



4.3.4.3 Refer to Appendix 4.2 for the daylight results pertaining to the neighbouring properties. Around 83% of the habitable room windows tested meet or surpass the standard BRE Vertical Sky Component VSC) target. Around 17% of the windows fall short of the standard targets (102 windows out of 602 tested).

4.3.4.4 The analysis confirms that 67 of the 102 windows at the surrounding properties (Cartmel and Waterhead buildings) are obstructed by overhanging balconies or deck access walkways. The majority of the windows which are already obstructed pass the Vertical Sky Component test without the overhanging obstructions in place

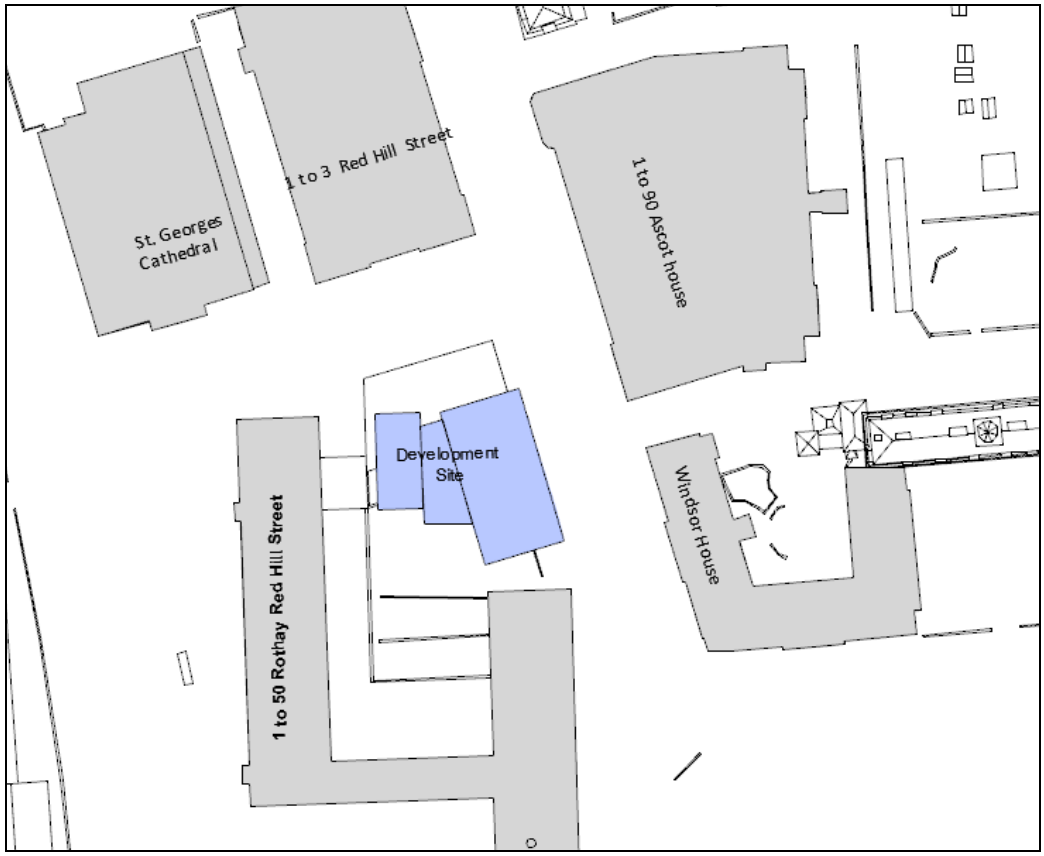
(see Appendix 4.4). The results of the windows which do not pass the test without the overhangs in place are marginal.

4.3.4.5 The remaining windows that do not achieve an ideal standard of daylight and are not already hampered by overhanging obstructions, are marginal (14 of the 35 windows in this category achieve a reduction ratio of below 0.7 – results highlighted in bold in Appendix 4.2). Furthermore, we note that the windows at the existing Newlands building which face the development are likely to serve non habitable rooms, small kitchens or bedrooms. The units at the Newlands building are dual aspect and the principle living room windows which serve the units are sited on the west elevation and will therefore remain unaffected by the proposed Newlands building.

4.3.5 **Dick Collins TRA Hall**

4.3.5.1 Please see below site plan indicating the proposed development and its relationship to the surrounding properties. Please refer to Appendix 5.1 for the window reference points analysed in this study.

4.3.5.2 Dick Collins TRA Hall Site Plan



4.3.5.3 Refer to Appendix 5.2 for the daylight results pertaining to the neighbouring properties. Around 95% of the habitable room windows tested meet or surpass the standard BRE Vertical Sky Component VSC) target. Around 5% of the windows fall short of the standard targets (19 windows out of 340 tested).

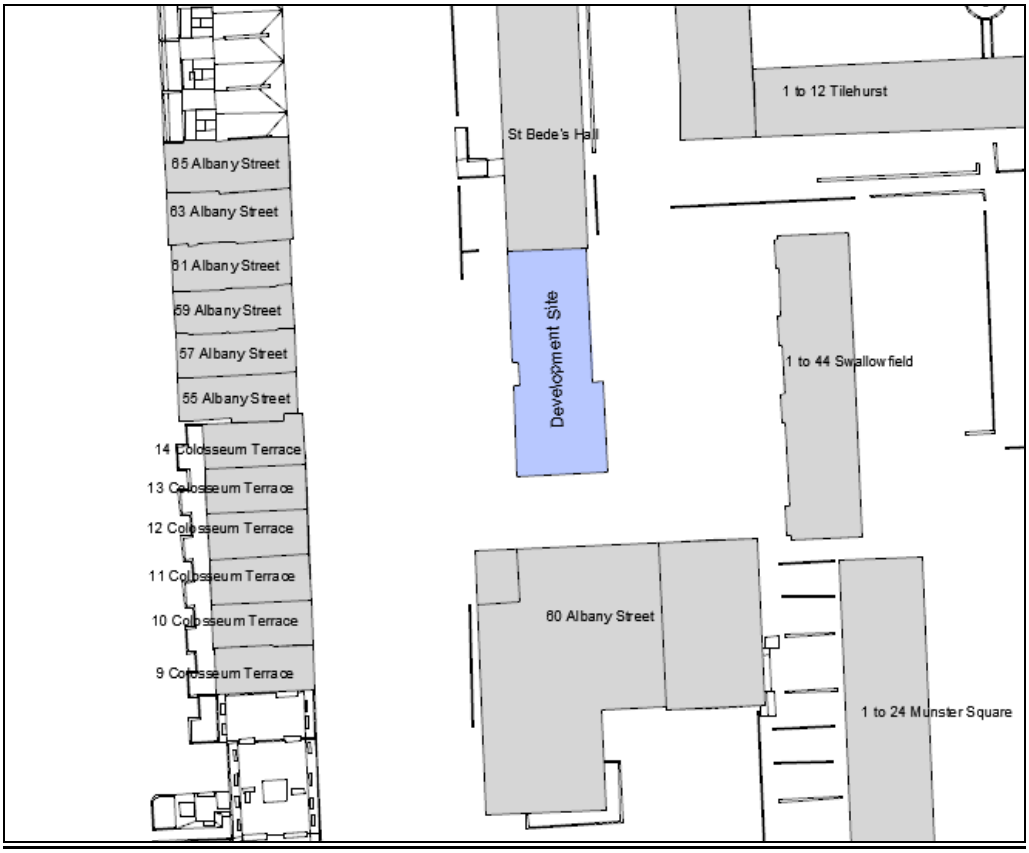
4.3.5.4 The analysis confirms that 7 of the 19 windows at the surrounding properties (1 to 50 Rothay Red Hill Street) are obstructed by overhanging balconies or deck access walkways. All 7 of the windows which are already obstructed pass the Vertical Sky Component test without the overhanging obstructions in place (see Appendix 5.4).

4.3.5.5 The results for the remaining windows that do not achieve an ideal standard of daylight and are not already hampered by overhanging obstructions, are marginal (4 of the 12 windows in this category achieve a reduction ratio of below 0.7 – results highlighted in bold in Appendix 5.2). We are therefore of the opinion that the VSC scores in this case are acceptable.

4.3.6 **Cape of Good Hope**

4.3.6.1 Please see below site plan indicating the proposed development and its relationship to the surrounding properties. Please refer to Appendix 6.1 for the window reference points analysed in this study.

4.3.6.2 Cape of Good Hope Site Plan



4.3.6.1 Refer to Appendix 6.2 for the daylight results pertaining to the neighbouring properties. Around 82% of the habitable room windows tested meet or surpass the standard BRE Vertical Sky Component VSC) target. Around 12% of the windows fall short of the standard targets (82 windows out of 453 tested).

4.3.6.2 The analysis confirms that 73 of the 82 windows at the surrounding property at the Swallowfield building are obstructed by overhanging balconies. The results confirm that 52 of the 73 windows which are already obstructed pass the Vertical Sky Component test without the overhanging obstructions in place (see Appendix 6.4). The results of the windows which do not pass the test without the overhangs in place are very marginal (reduction ratio of 0.71 against the BRE target of 0.8).

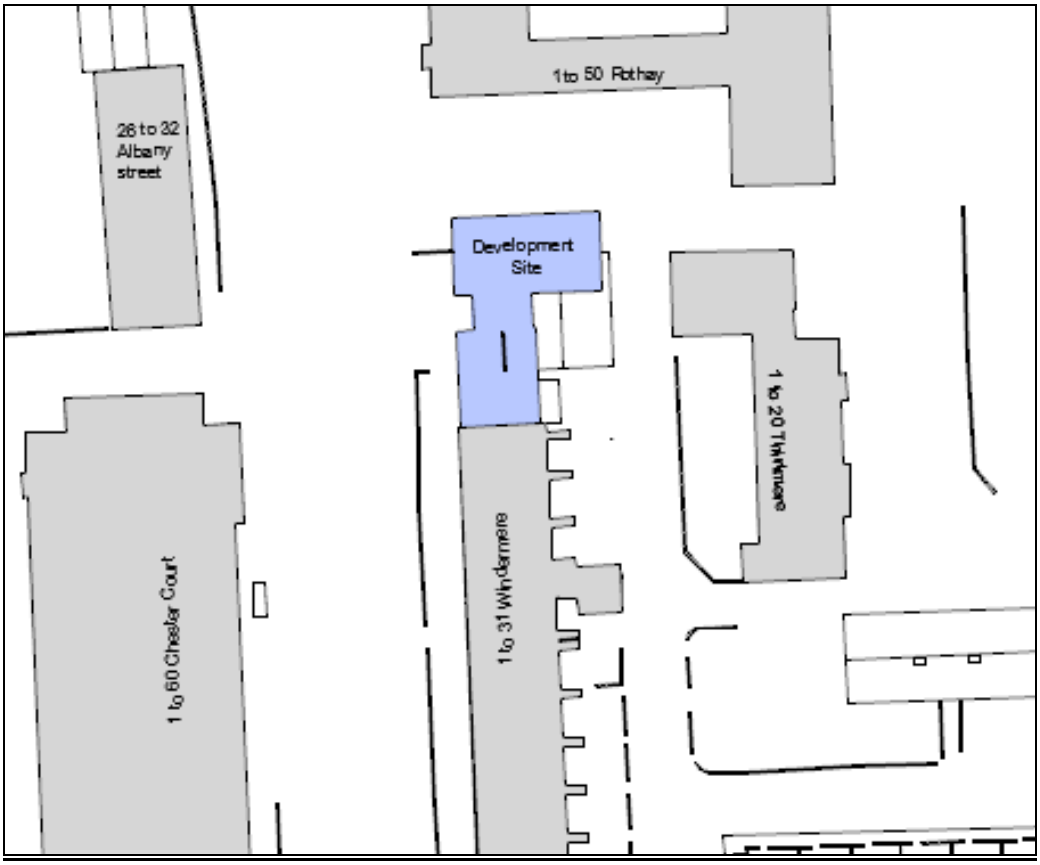
4.3.6.3 The majority of the results for the remaining windows that do not achieve an ideal standard of daylight and are not already hampered by overhanging obstructions, are marginal (with the exception of windows 267 & 331, the remaining windows achieve reduction ratios of 0.74 and above against the BRE target of 0.8). Windows 267 & 331 achieve a reduction ratio of 0.29. However, the results confirm that the existing daylight availability to these windows is already very low and therefore even a small

reduction in absolute terms results in a lower than normal before/after ratio. We are therefore of the opinion that the VSC scores in this case are acceptable.

4.3.7 **Victory Pub**

4.3.7.1 Please see below site plan indicating the proposed development and its relationship to the surrounding properties. Please refer to Appendix 7.1 for the window reference points analysed in this study.

4.3.7.2 Victory Pub Site Plan



4.3.7.3 Refer to Appendix 7.2 for the daylight results pertaining to the neighbouring properties. Around 82% of the habitable room windows tested meet or surpass the standard BRE Vertical Sky Component VSC) target. Around 12% of the windows fall short of the standard targets (57 windows out of 321 tested).

4.3.7.4 The analysis confirms that 32 of the 57 windows at the surrounding property at the Thirlmere building are obstructed by overhanging balconies. The results confirm that 29 of the 32 windows which are already obstructed pass the Vertical Sky Component test without the overhanging obstructions in place (see Appendix 7.4). The results of the windows which do not pass the test without the overhangs in place are very marginal (reduction ratio of 0.78 against the BRE target of 0.8).

4.3.7.5 The majority of the results for the remaining windows that do not achieve an ideal standard of daylight and are not already hampered by overhanging obstructions, are fairly marginal (with the exception of windows 283, 286 & 289 at 1 to 31 Windermere and windows 107 to 111 at 1 to 20 Thirlmere, the remaining windows achieve reduction ratios of 0.6 and above against the BRE target of 0.8). Windows 107 to

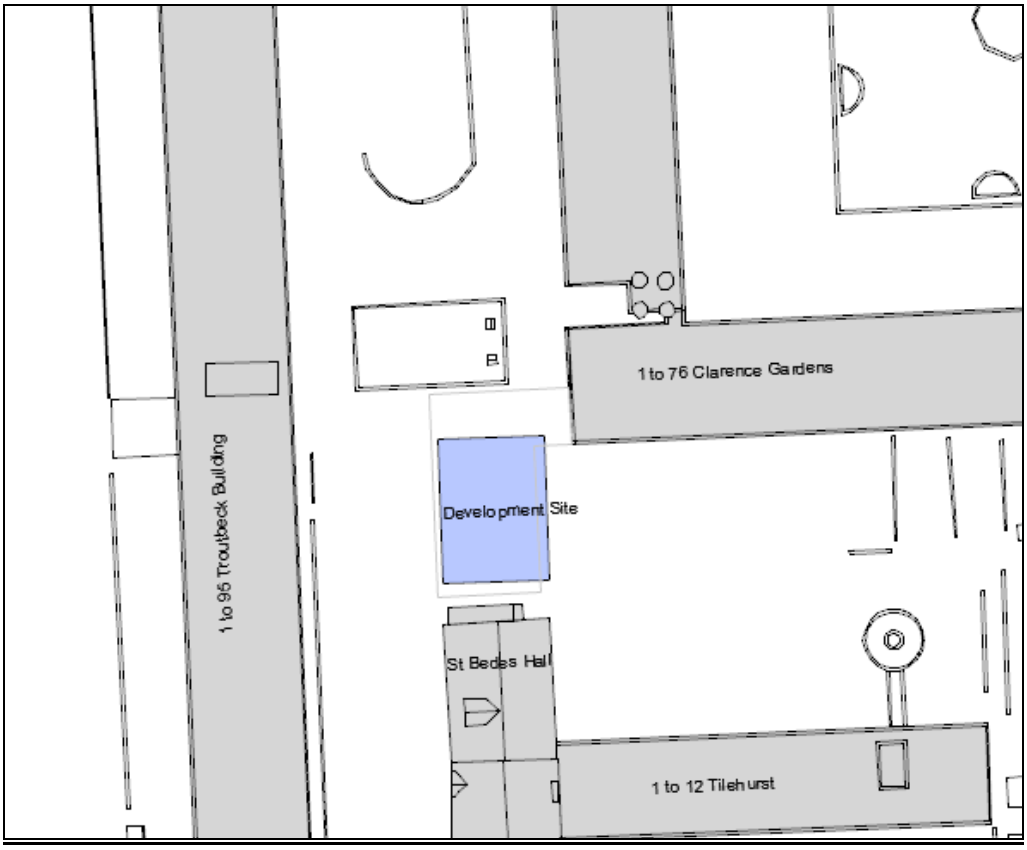
111 achieve reduction ratios of 0.45 and above. However, the guide acknowledges that in a historic city centre, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. We note that the proposed development block at the Victory Pub site is to be of similar height and proportion to that of the existing surrounding buildings. In particular, the development is matching the height of the existing Windermere building to which it adjoins.

4.3.7.6 The visible sky to windows 283, 286 & 289 will be completely blocked by the proposed development. However, we note that the aforementioned windows are secondary windows into kitchens and bedrooms. The main windows into the rooms do not face directly onto the development and therefore pass the VSC test by a significant margin (main windows are 284, 287 & 290). The results confirm therefore that rooms will continue to receive adequate daylight after the development. We are therefore of the opinion that the VSC scores in this case are acceptable.

4.3.8 **St Bede's Mews**

4.3.8.1 Please see below site plan indicating the proposed development and its relationship to the surrounding properties. Please refer to Appendix 8.1 for the window reference points analysed in this study.

4.3.8.2 St Bede's Mews Site Plan



4.3.8.1 Refer to Appendix 8.2 for the daylight results pertaining to the neighbouring properties. Around 95% of all main habitable room windows tested meet or surpass the standard BRE Vertical Sky Component VSC) target. Around 5% of the windows fall short of the standard targets (9 windows out of 168 tested).

4.3.8.2 The analysis confirms that all 9 windows at the surrounding properties (1 to 95 Troutbeck) are obstructed by overhanging balconies. The results confirm that all 9 windows, which are already obstructed, pass the Vertical Sky Component test without the overhanging obstructions in place (see Appendix 2.4). The proposed development therefore satisfies the BRE daylight requirements.

4.4 Sunlight to Windows

4.4.1 **Robert Street**

4.4.1.1 Refer to Appendix 1.2 and 1.4 for the sunlight results pertaining to the neighbouring properties. 90% of the windows tested meet or surpass the total annual sunlight hours test and the winter sunlight hours test. The points made above in connection with the daylight results (paragraph 4.3.1.2 and 4.3.1.3) apply equally to the direct

sunlight results. Given the very high level of compliance, we are of the opinion that the proposed development has an acceptable impact on direct sunlight achievable by the neighbouring properties.

4.4.2 **Former One Stop Shop**

4.4.2.1 Refer to Appendix 2.2 and 2.4 for the sunlight results pertaining to the neighbouring properties. 87% of the windows tested meet or surpass the total annual sunlight hours test and the winter sunlight hours test. The points made above in connection with the daylight results (paragraph 4.3.2.2 and 4.3.2.3) apply equally to the direct sunlight results. Given the very high level of compliance, we are of the opinion that the proposed development has an acceptable impact on direct sunlight achievable by the neighbouring properties.

4.4.3 **Varndell Street**

4.4.3.1 Refer to Appendix 3.2 for the sunlight results pertaining to the neighbouring properties. All windows pass both the total annual sunlight hours test and the winter sunlight hours test (annual probable sunlight hours between 21 September and 21 March). The proposed development therefore satisfies the BRE direct sunlight to windows recommendations.

4.4.4 **Newlands Plot**

4.4.4.1 Refer to Appendix 4.2 for the sunlight results pertaining to the neighbouring properties. All windows pass both the total annual sunlight hours test and the winter sunlight hours test with the exception of windows 53 & 56 at 1 to 67 Cartmel. However, from our external observations it appears unlikely that these windows serve a main living room and therefore would not be required to be tested under the BRE guidelines. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4.5 **Dick Collins TRA Hall**

4.4.5.1 Refer to Appendix 5.2 for the sunlight results pertaining to the neighbouring properties. All windows pass both the total annual sunlight hours test and the winter sunlight hours test (annual probable sunlight hours between 21 September and 21

March). The proposed development therefore satisfies the BRE direct sunlight to windows recommendations.

4.4.6 **Cape of Good Hope**

4.4.6.1 Refer to Appendix 6.2 and 6.4 for the sunlight results pertaining to the neighbouring properties. 82% of the windows tested meet or surpass the total annual sunlight hours test and the winter sunlight hours test. The points made above in connection with the daylight results (paragraph 4.3.6.2 and 4.3.6.3) apply equally to the direct sunlight results. The windows at Swallowfield building which are already obstructed by overhanging balconies and fail the standard direct sunlight numerical criteria, pass the direct sunlight hours test without the overhanging obstructions in place (see Appendix 6.4). We are of the opinion that the proposed development has an acceptable impact on direct sunlight achievable by the neighbouring properties.

4.4.7 **Victory Pub**

4.4.7.1 Refer to Appendix 7.2 for the sunlight results pertaining to the neighbouring properties. 94% of the windows tested meet or surpass the total annual sunlight hours test and the winter sunlight hours test. Isolated windows (windows 56 to 58, 62 & 63, 67 and 107 at 1 to 20 Thirlmere and 124, 125, 128, 129, 132 & 133 at 1 to 50 Rothay) fall marginally short of the direct sunlight targets. However, from our external observations it appears unlikely that all of the aforementioned windows serve a main living room and therefore would not be required to be tested under the BRE guidelines. Given the very high level of compliance, we are of the opinion that the proposed development has an acceptable impact on direct sunlight achievable by the neighbouring properties.

4.4.8 **St Bede's Mews**

4.4.8.1 Refer to Appendix 8.2 and 8.4 for the sunlight results pertaining to the neighbouring properties. All of the main habitable room windows tested (with the exception of window 21 at 1 to 76 Clarence Gardens) meet or surpass the total annual sunlight hours test and the winter sunlight hours test. However, window 21 which is already obstructed by overhanging balcony, passes the direct sunlight hours test without the overhanging obstruction in place (see Appendix 8.4). The proposed development therefore satisfies the BRE direct sunlight to windows recommendations.

4.5 Overshadowing to Gardens and Open Spaces

4.5.1 **Robert Street**

4.5.1.1 We note that the existing amenity space at the Robert Street site has been expanded as part of the re-development. The results show that 55% or more of the new amenity space will receive at least two hours of sunlight on 21 March. This is better than the BRE recommendation which states that at least 50% of any garden or amenity area should receive at least two hours of sunlight on 21 March. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test. The overshadowing to gardens and open spaces contour is presented in Appendix 1.3.

4.5.2 **Former One Stop Shop**

4.5.2.1 The results show that 84% of the amenity space will receive at least two hours of sunlight on 21 March. This is significantly better than the BRE recommendation which states that at least 50% of any garden or amenity area should receive at least two hours of sunlight on 21 March. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test.

4.5.3 **Varndell Street**

4.5.3.1 The results show that 74% or more of the amenity space will receive at least two hours of sunlight on 21 March. This is significantly better than the BRE recommendation which states that at least 50% of any garden or amenity area should receive at least two hours of sunlight on 21 March. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test. The overshadowing to gardens and open spaces contour is presented in Appendix 3.3.

4.5.4 **Newlands Plot**

4.5.4.1 The results show that 68% or more of the area of each amenity space will receive at least two hours of sunlight on 21 March. This is significantly better than the BRE recommendation which states that at least 50% of any garden or amenity area should receive at least two hours of sunlight on 21 March. The proposed development therefore passes the BRE overshadowing to gardens and open

spaces test. The overshadowing to gardens and open spaces contours are presented in Appendix 4.3.

4.5.5 **Dick Collins TRA Hall**

4.5.5.1 There are no nearby gardens or amenity areas directly to the north of the Dick Collins TRA Hall development. The existing courtyard at the site is situated to the south west of the proposal and will therefore remain unaffected. The proposed development will therefore not create any new areas which receive less than two hours of sunlight on 21 March. The proposed development therefore satisfies the BRE overshadowing to gardens and open spaces requirements.

4.5.6 **Cape of Good Hope**

4.5.6.1 The results show that 88% or more of the area of each amenity space will receive at least two hours of sunlight on 21 March. This is significantly better than the BRE recommendation which states that at least 50% of any garden or amenity area should receive at least two hours of sunlight on 21 March. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test. The overshadowing to gardens and open spaces contour is presented in Appendix 6.3

Victory Pub

4.5.6.2 The results of the overshadowing test show that sunlight availability after the development will be no less than 0.92 times the former value. This is better than the BRE minimum requirement which permits sunlight to be reduced by up to 0.8 times. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test. The overshadowing to gardens and open spaces contours are presented in Appendix 7.3. The overshadowing to gardens and open spaces contours are presented in Appendix 7.3.

4.5.7 **St Bede's Mews**

4.5.7.1 The results show that 56% or more of the area of each amenity space will receive at least two hours of sunlight on 21 March. This is significantly better than the BRE recommendation which states that at least 50% of any garden or amenity area should receive at least two hours of sunlight on 21 March. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test. The overshadowing to gardens and open spaces contours are presented in Appendix 8.3.

4.6 Conclusion

4.6.1 The results confirm that the majority of the development sites at the Regents Park Estate will have a relatively low impact on the light receivable by its neighbouring properties. Although there are isolated areas which do not fully comply with the BRE numerical guidelines, the BRE guide makes clear that, 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. We are of the opinion that this principle applies to the Regents Park Estate re-development given the existing and planned high rise buildings in the area. The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. The local authority should therefore balance daylight and sunlight considerations against all other material planning considerations when deciding whether to grant planning permission.

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

5.1.2 We have undertaken the survey following the guidelines of the RICS publication “Surveying Safely”.

5.1.3 We have used our best endeavours to ensure all relevant windows within the neighbouring properties have been identified.

5.1.4 Where limited access is available, reasonable assumptions will have been made.

5.1.5 We have adopted the conventional approach of assessing all habitable rooms within domestic properties.

5.1.6 Right of Light Consulting have endeavoured to include in the report those matters, which they have knowledge of or of which they have been made aware, that might adversely affect the validity of the opinion given.

5.2 Project Specific

5.2.1 None

APPENDICES

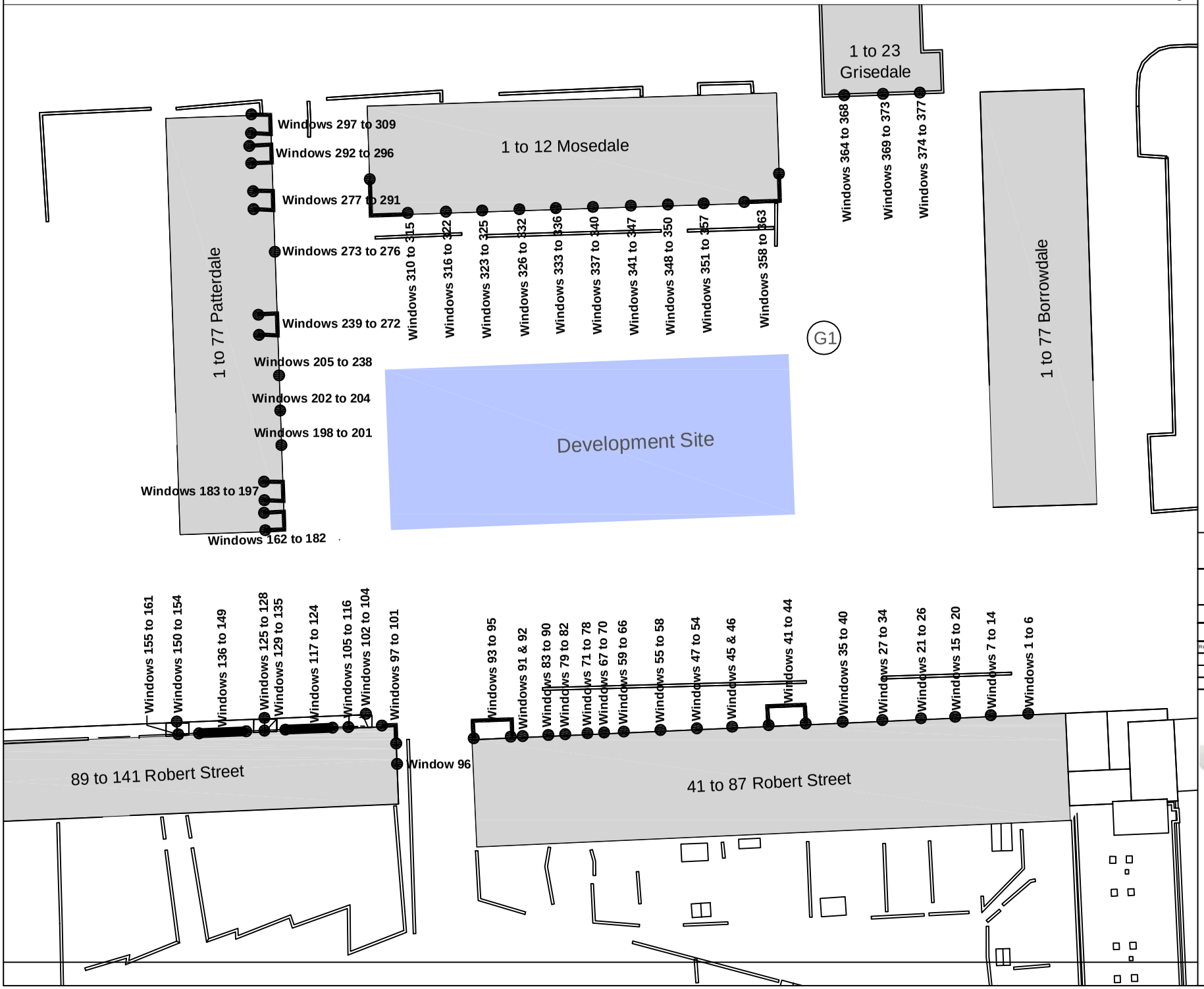
APPENDIX 1

ROBERT STREET

APPENDIX 1.1

WINDOW & GARDEN KEY

Window & Garden Key



Key

Window 1 ● Window reference

Development site

Neighbouring Properties

G1 Neighbouring Gardens and Amenity Areas

Project Name: Regents Park Estate, London NW1 4BX

Drawing Title: Appendix 1.1 – Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 2 Rev: –

Rev	Date	Details of revision

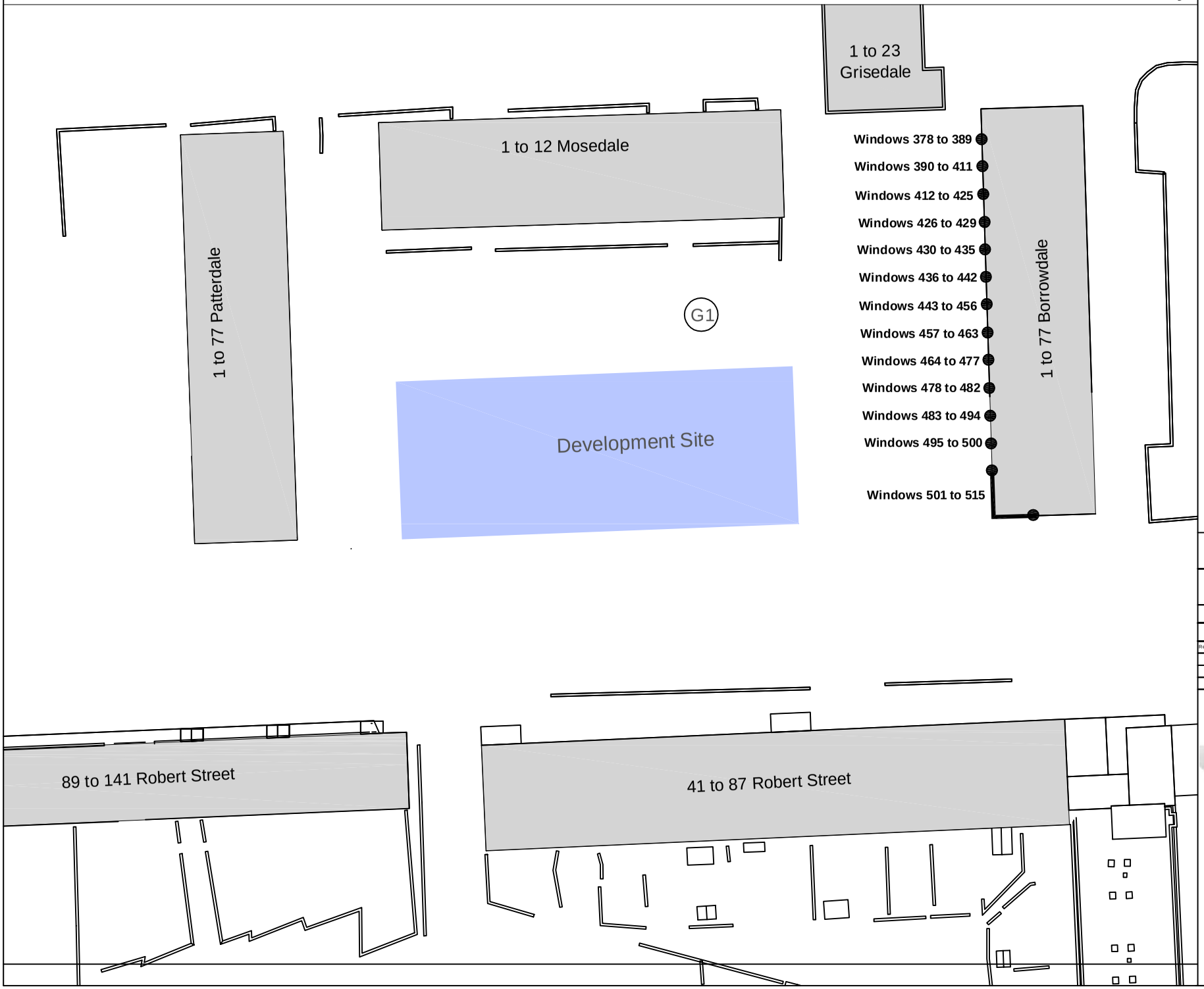
RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW

Tel. 0800 197 4836

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

Window & Garden Key



Key

Window 1 ● Window reference

Development site

Neighbouring Properties

G1 Neighbouring Gardens and Amenity Areas

Project Name: Regents Park Estate, London NW1 4BX

Drawing Title: Appendix 1.1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 2 Rev: -

Rev	Date	Details of revision

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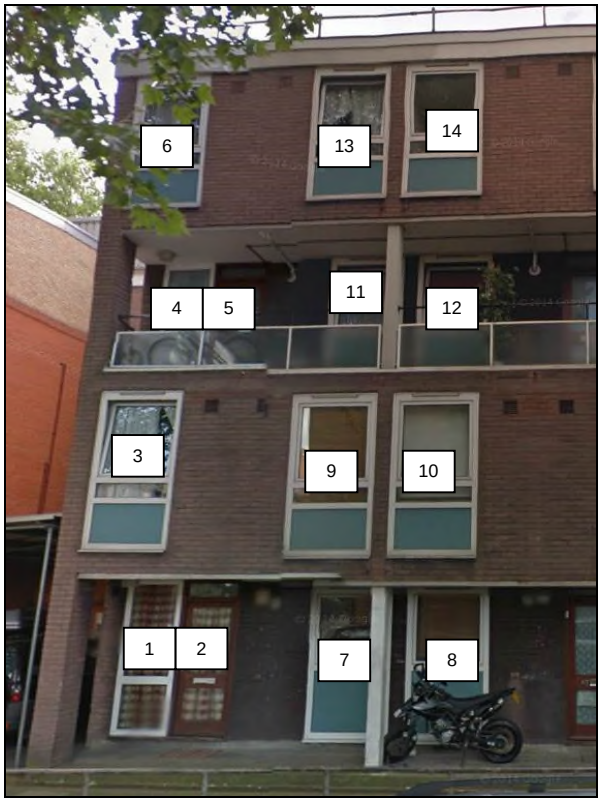
Neighbouring Windows



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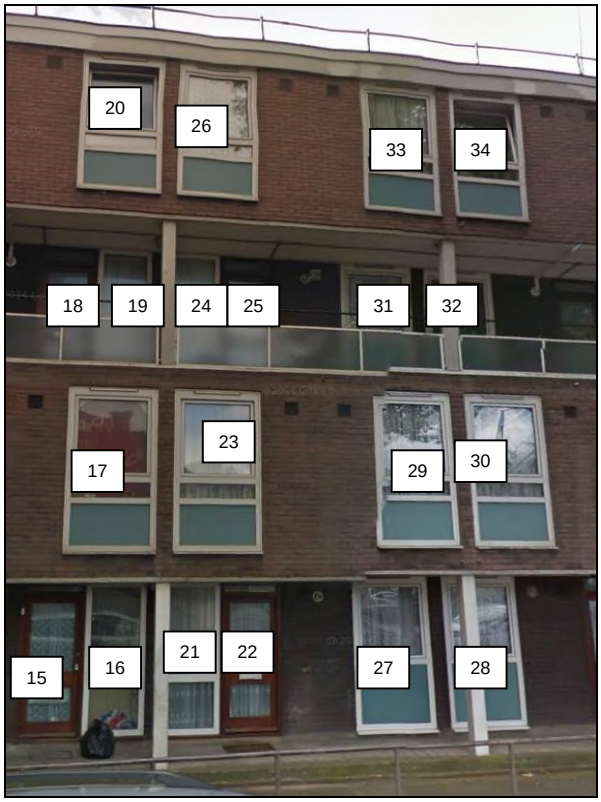

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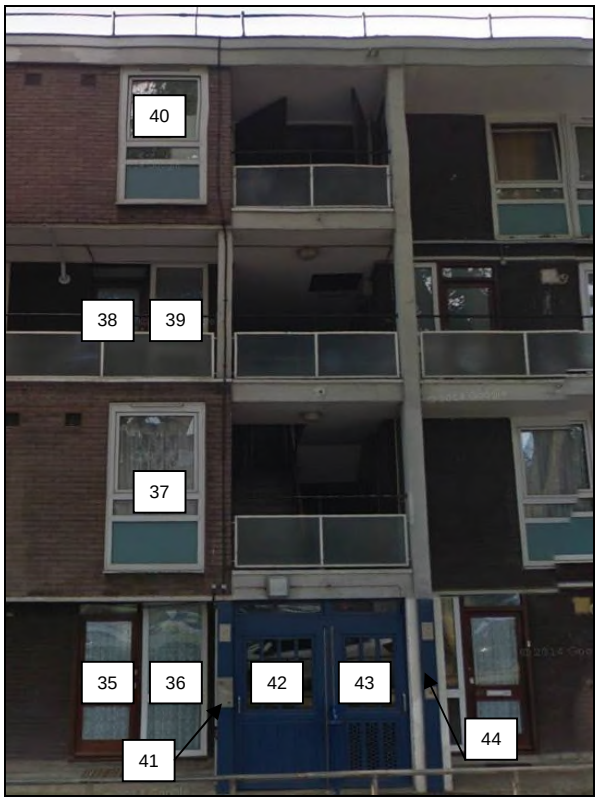

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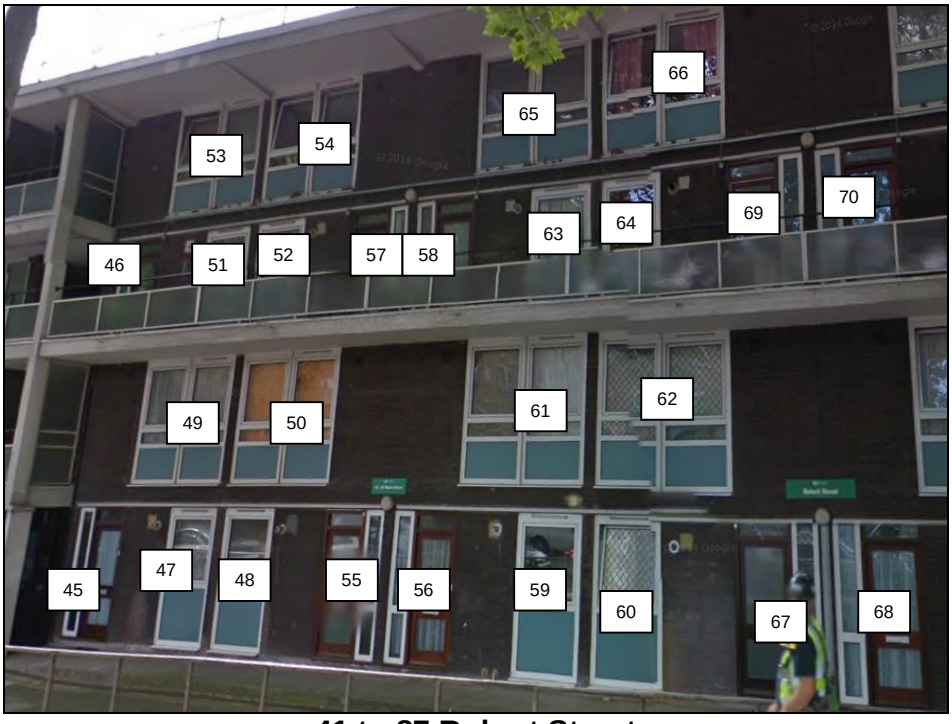

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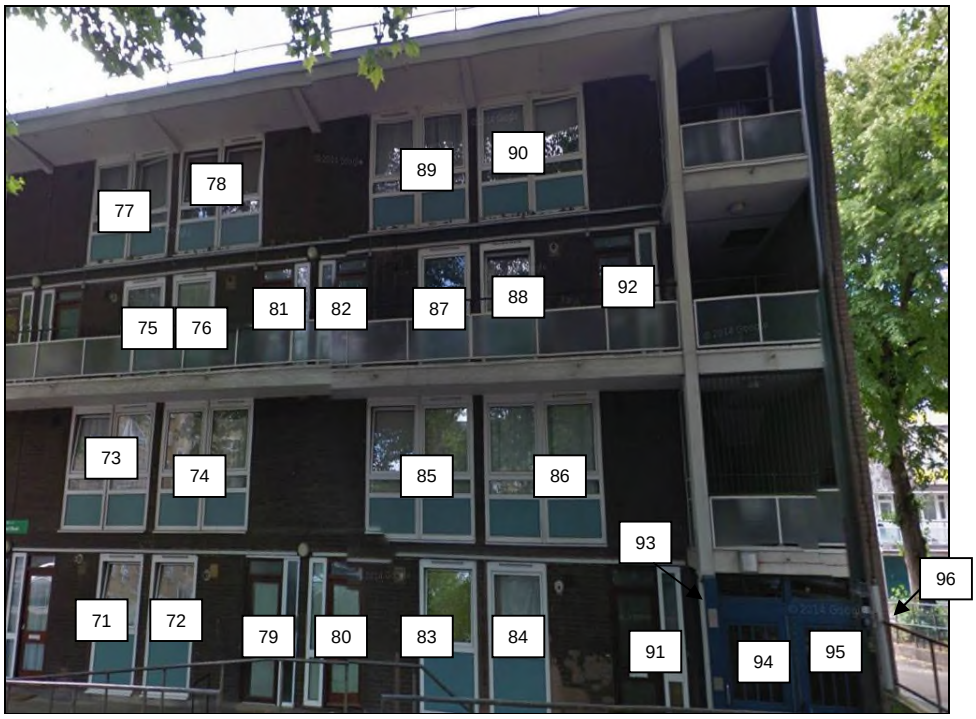

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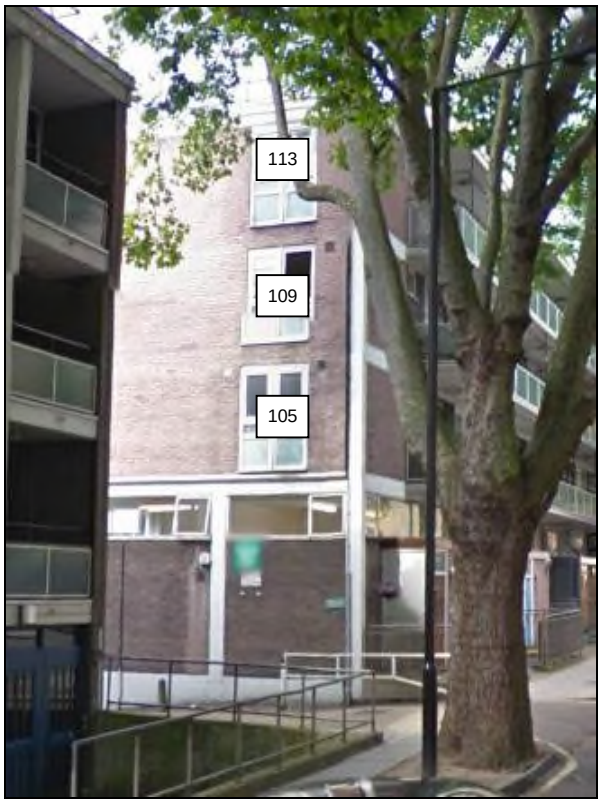
89 to 141 Robert Street

89 to 141 Robert Street

89 to 141 Robert Street



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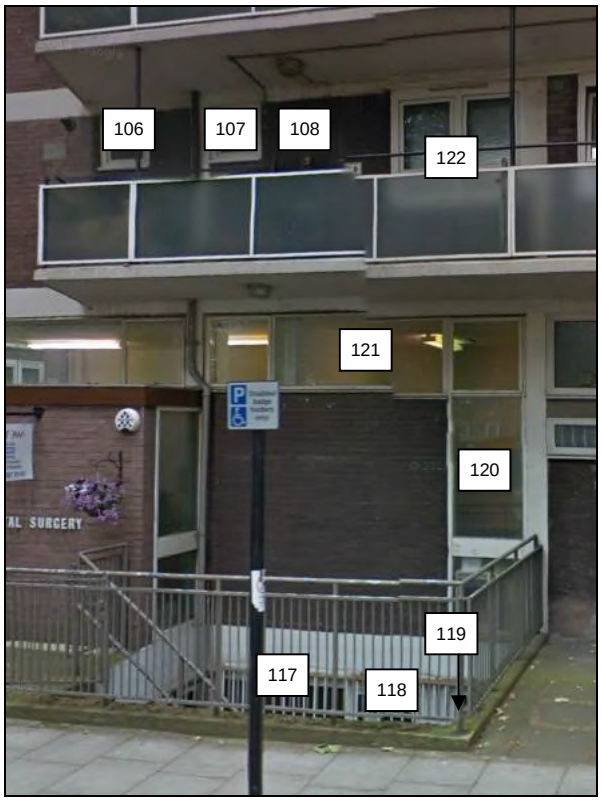

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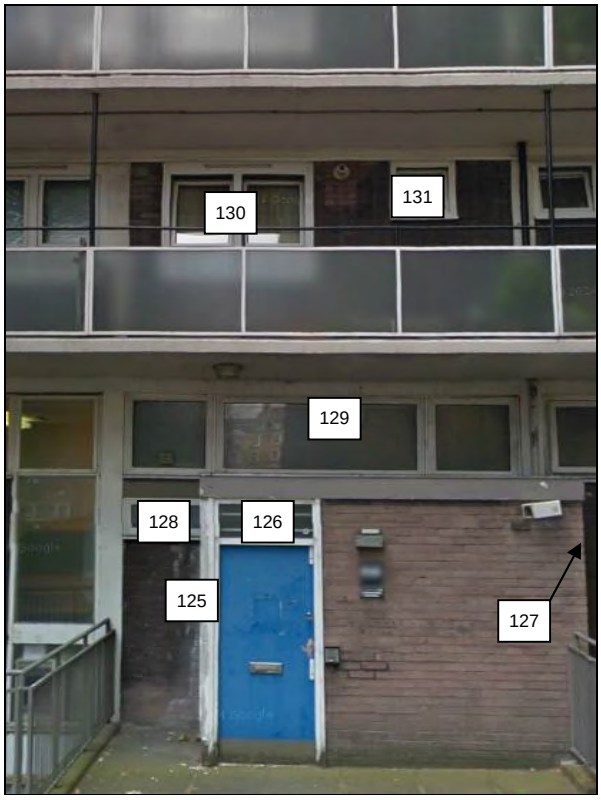

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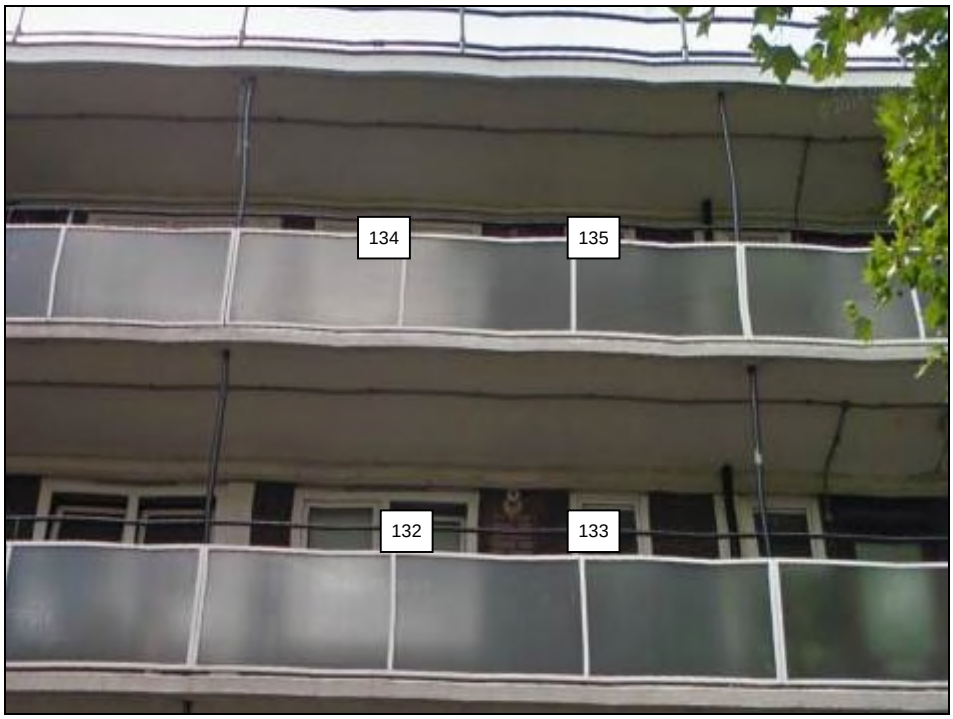

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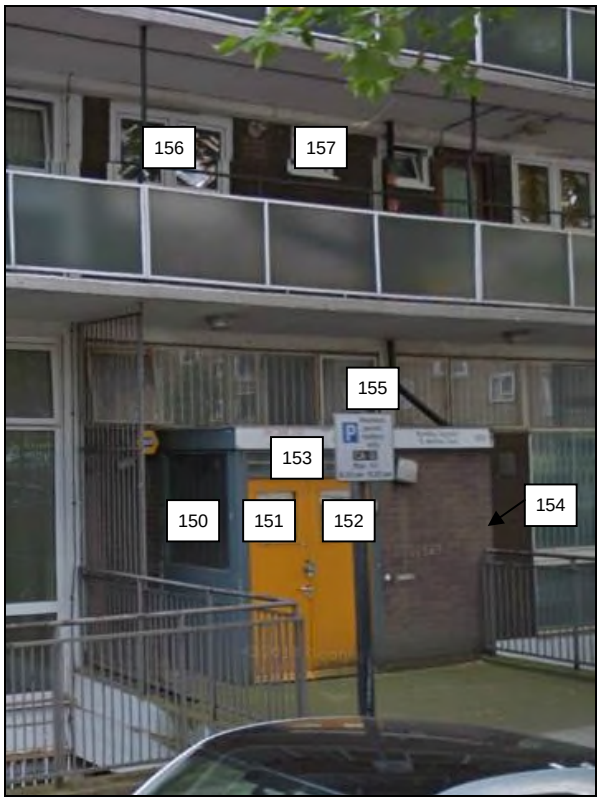

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89 to 141 Robert Street

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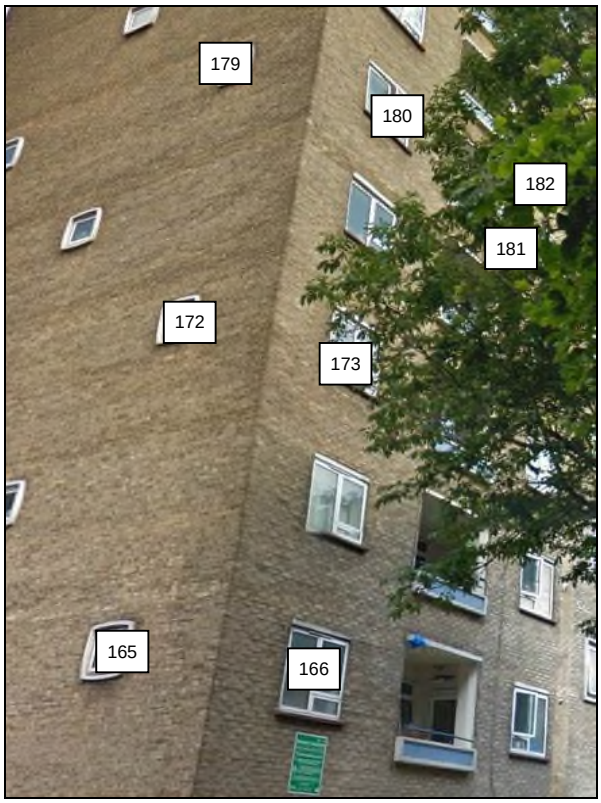

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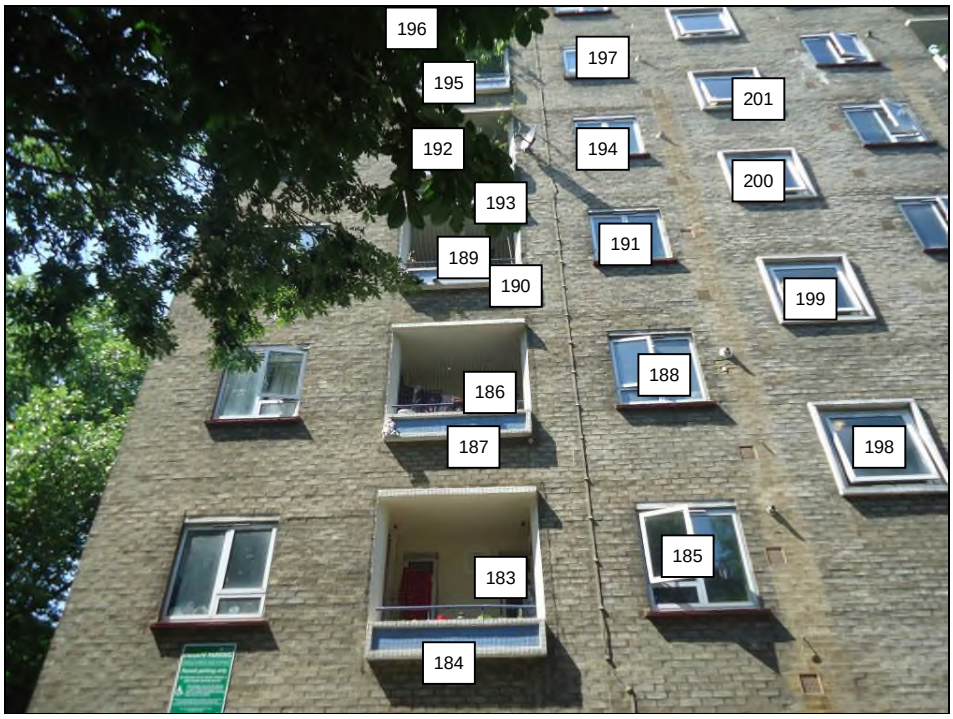

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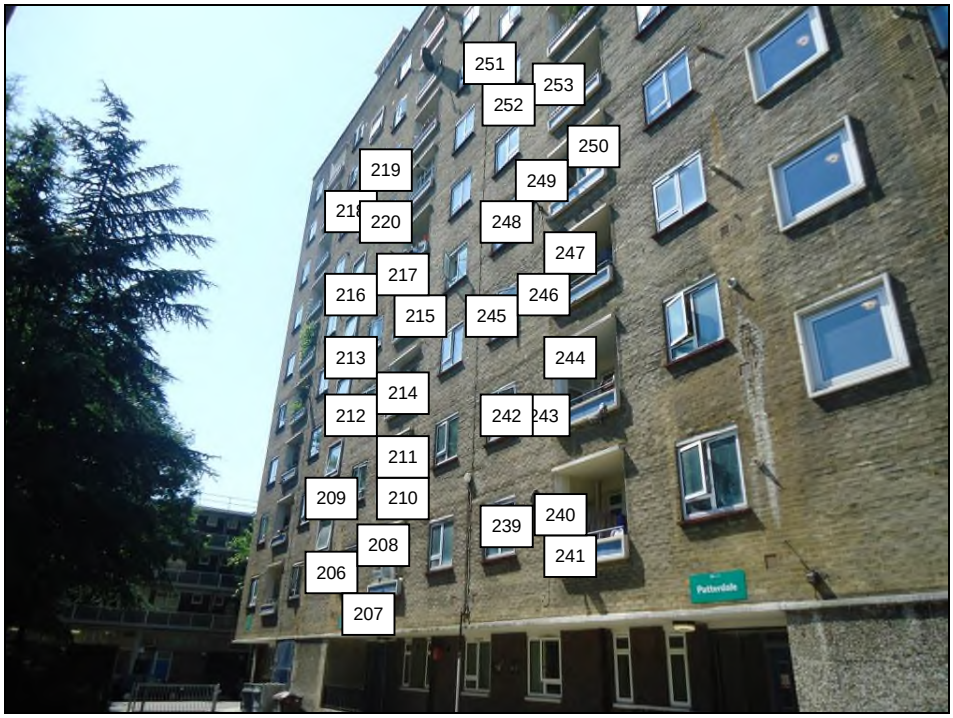

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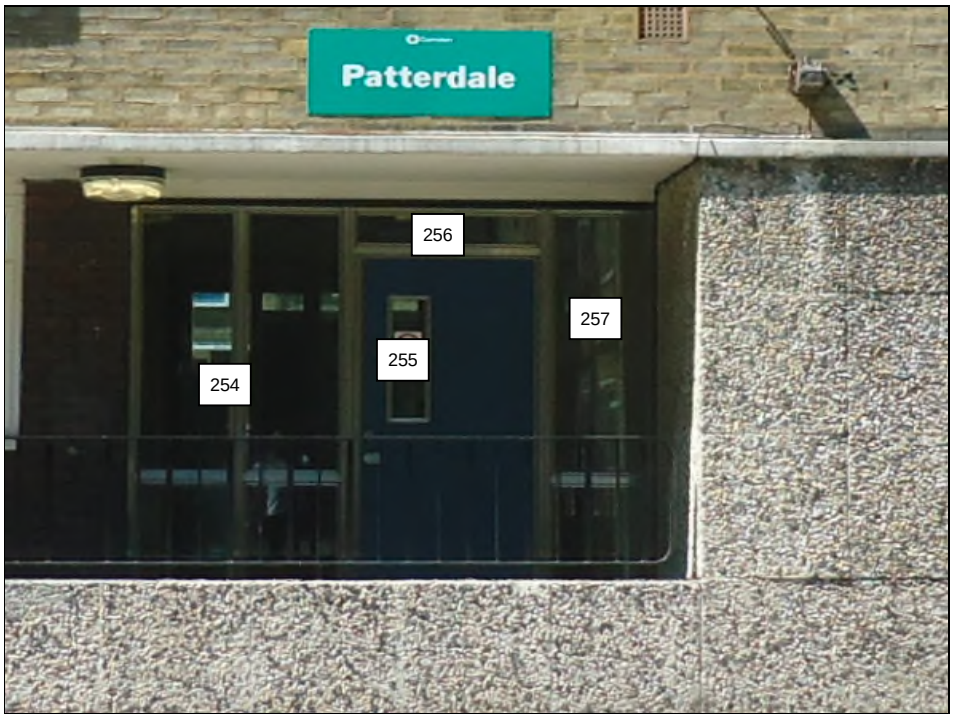

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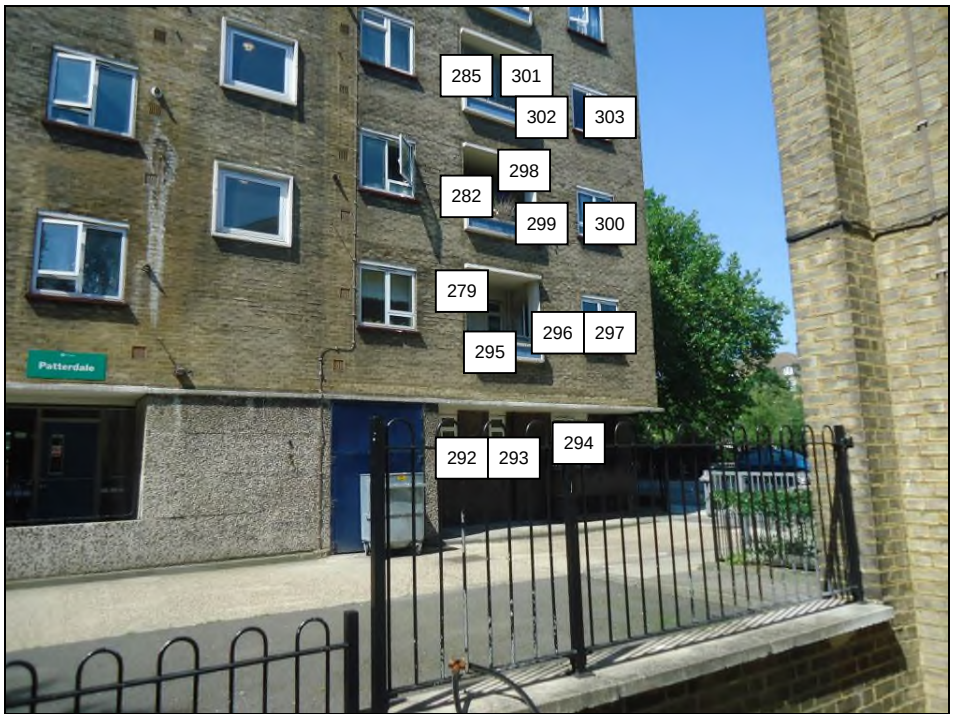

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1 to 12 Mosedale

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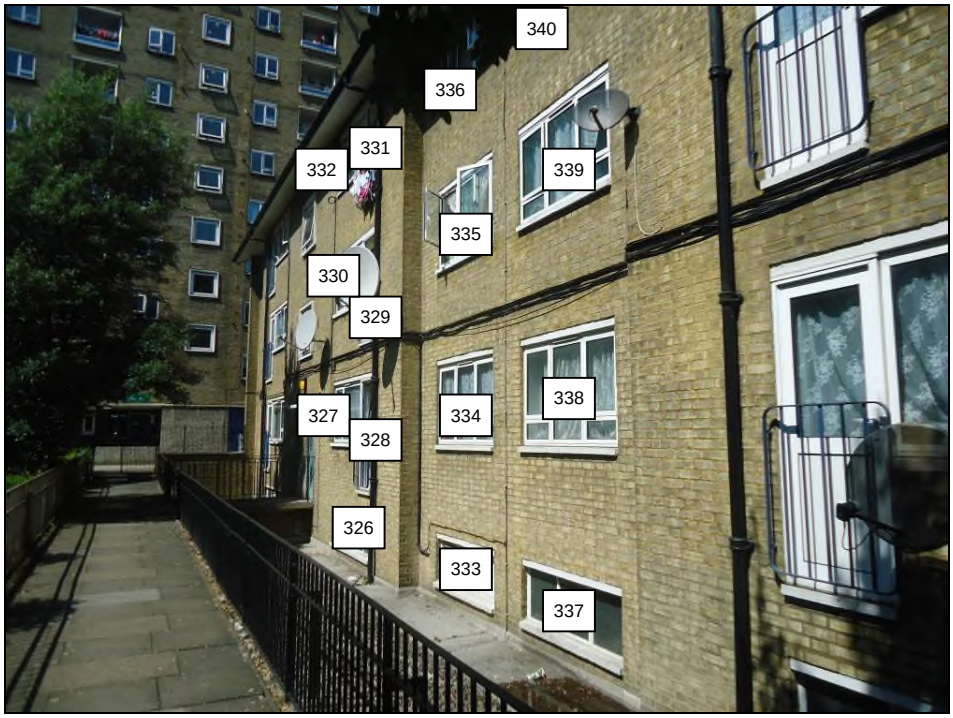

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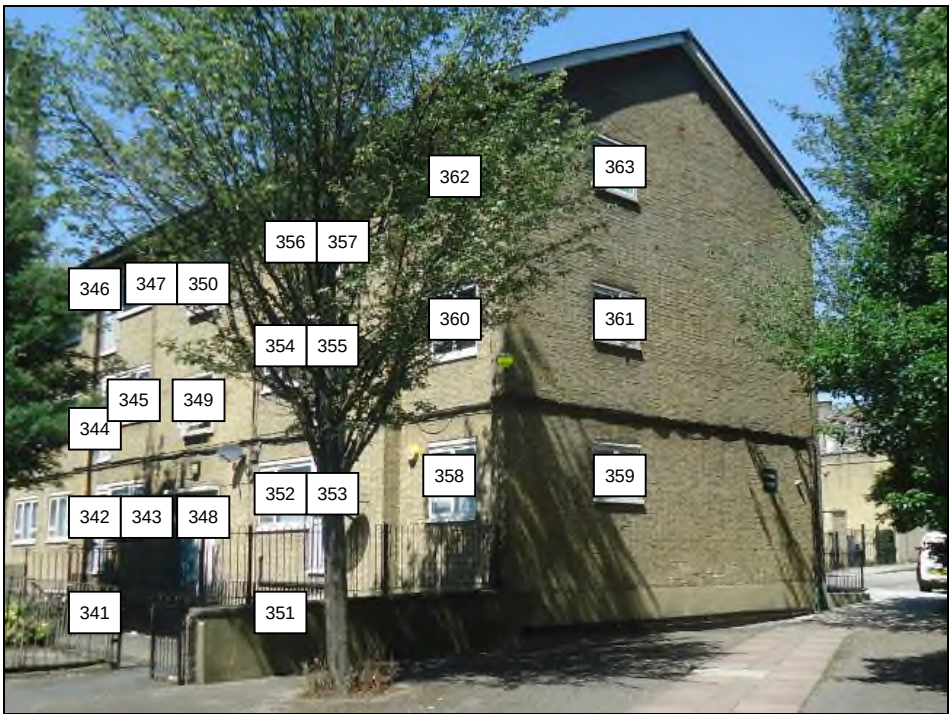

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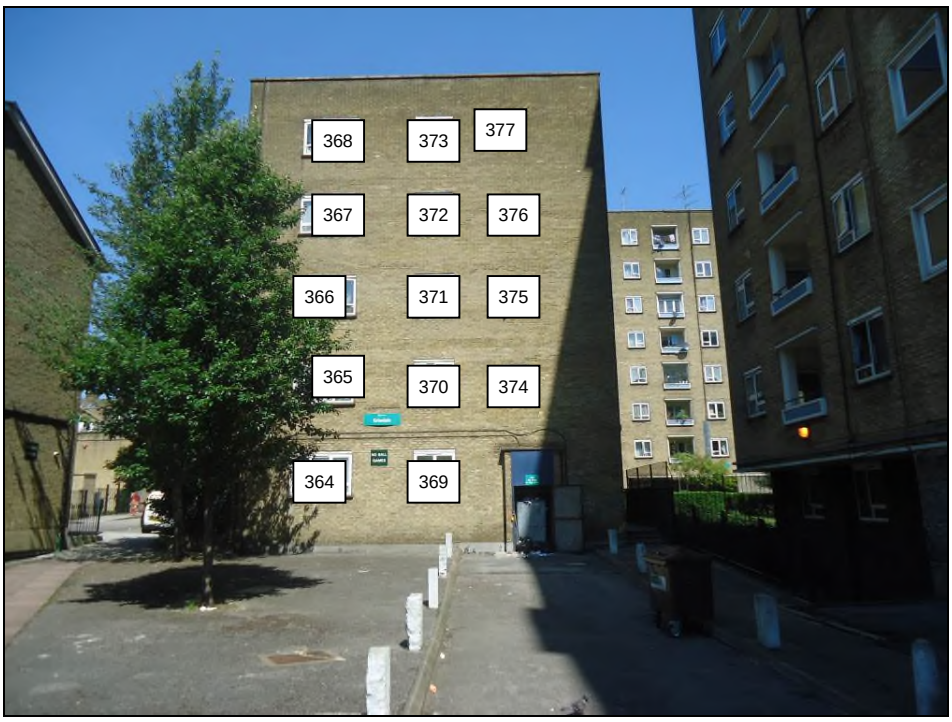

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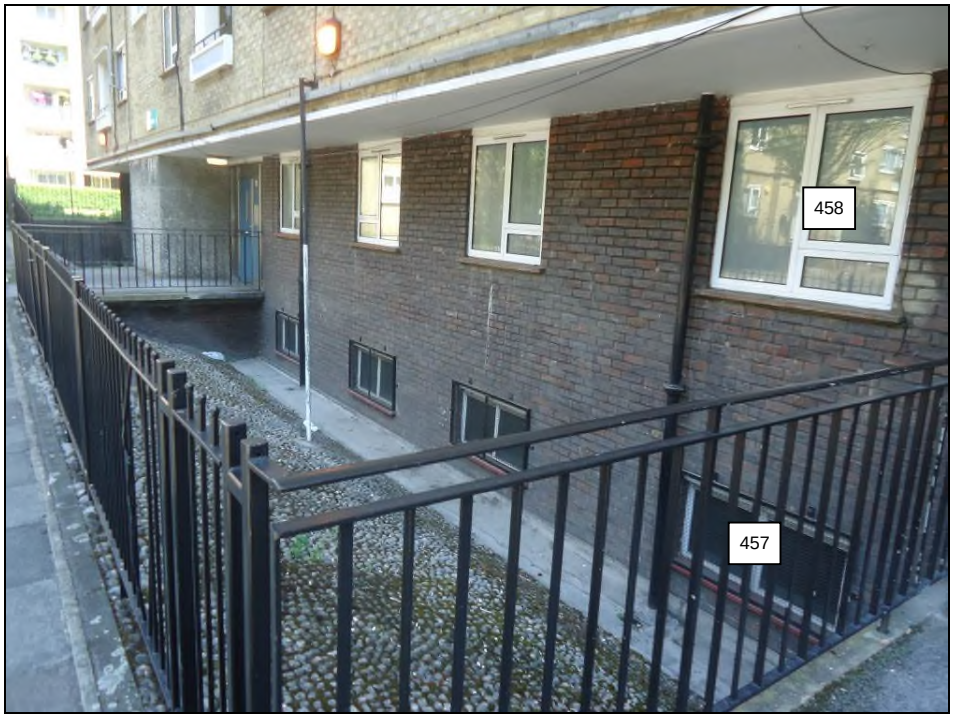

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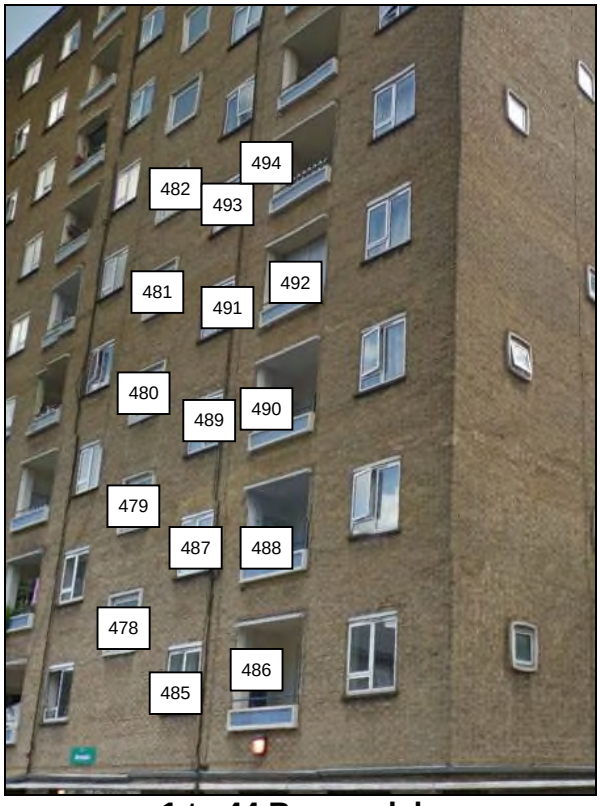

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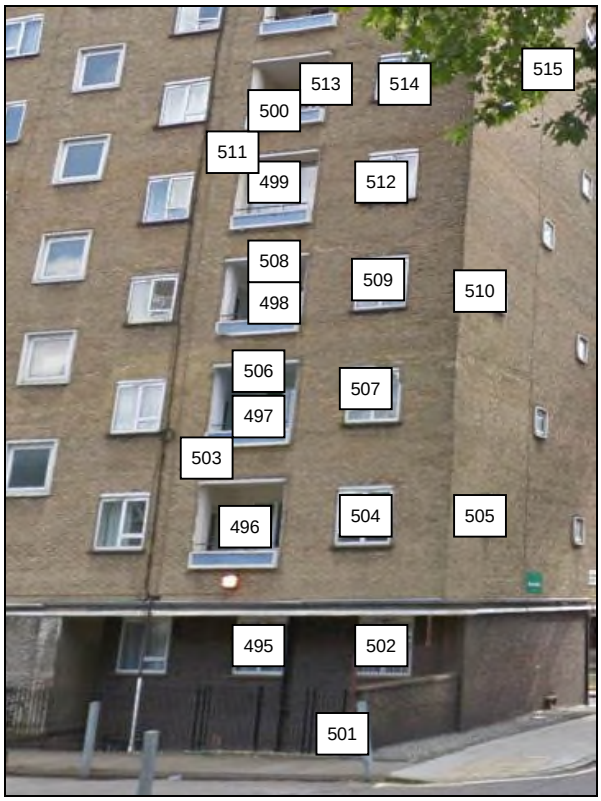


1 to 44 Borrowdale

Amenity Area

APPENDIX 1.2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
41 to 87 Robert Street					
Window 1	Non Habitable	15.3%	14.1%	1.2%	0.92
Window 2	Non Habitable	14.0%	12.8%	1.2%	0.91
Window 3	Habitable	29.1%	28.1%	1.0%	0.97
Window 4	Non Habitable	10.3%	9.5%	0.8%	0.92
Window 5	Non Habitable	13.4%	12.6%	0.8%	0.94
Window 6	Habitable	29.4%	28.8%	0.6%	0.98
Window 7	Habitable	13.9%	12.4%	1.5%	0.89
Window 8	Habitable	13.9%	12.2%	1.7%	0.88
Window 9	Habitable	28.9%	27.6%	1.3%	0.96
Window 10	Habitable	29.0%	27.6%	1.4%	0.95
Window 11	Habitable	14.8%	13.8%	1.0%	0.93
Window 12	Habitable	15.0%	13.8%	1.2%	0.92
Window 13	Habitable	29.3%	28.5%	0.8%	0.97
Window 14	Habitable	29.5%	28.6%	0.9%	0.97
Window 15	Non Habitable	13.4%	11.5%	1.9%	0.86
Window 16	Non Habitable	13.2%	11.2%	2.0%	0.85
Window 17	Habitable	28.7%	26.9%	1.8%	0.94
Window 18	Non Habitable	14.6%	13.3%	1.3%	0.91
Window 19	Non Habitable	14.5%	13.1%	1.4%	0.9
Window 20	Habitable	29.4%	28.3%	1.1%	0.96
Window 21	Non Habitable	13.1%	10.9%	2.2%	0.83
Window 22	Non Habitable	12.9%	10.5%	2.4%	0.81
Window 23	Habitable	28.5%	26.5%	2.0%	0.93
Window 24	Non Habitable	14.5%	12.9%	1.6%	0.89
Window 25	Non Habitable	14.4%	12.7%	1.7%	0.88
Window 26	Habitable	29.3%	28.0%	1.3%	0.96
Window 27	Habitable	12.8%	10.1%	2.7%	0.79
Window 28	Habitable	12.8%	9.8%	3.0%	0.77
Window 29	Habitable	28.4%	25.9%	2.5%	0.91
Window 30	Habitable	28.4%	25.6%	2.8%	0.9
Window 31	Habitable	14.4%	12.5%	1.9%	0.87
Window 32	Habitable	14.5%	12.3%	2.2%	0.85
Window 33	Habitable	29.3%	27.7%	1.6%	0.95

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 34	Habitable	29.4%	27.5%	1.9%	0.94
Window 35	Non Habitable	12.1%	8.7%	3.4%	0.72
Window 36	Non Habitable	9.5%	7.7%	1.8%	0.81
Window 37	Habitable	28.5%	25.1%	3.4%	0.88
Window 38	Non Habitable	14.0%	11.5%	2.5%	0.82
Window 39	Non Habitable	13.1%	11.1%	2.0%	0.85
Window 40	Habitable	29.6%	27.3%	2.3%	0.92
Window 41	Non Habitable	7.1%	7.1%	0.0%	1.0
Window 42	Non Habitable	27.4%	23.1%	4.3%	0.84
Window 43	Non Habitable	27.4%	22.9%	4.5%	0.84
Window 44	Non Habitable	11.7%	9.7%	2.0%	0.83
Window 45	Non Habitable	20.6%	16.0%	4.6%	0.78
Window 46	Non Habitable	22.7%	19.3%	3.4%	0.85
Window 47	Habitable	23.2%	18.0%	5.2%	0.78
Window 48	Habitable	23.6%	18.0%	5.6%	0.76
Window 49	Habitable	10.1%	5.6%	4.5%	0.55
Window 50	Habitable	10.3%	5.1%	5.2%	0.5
Window 51	Habitable	24.8%	20.9%	3.9%	0.84
Window 52	Habitable	25.1%	20.9%	4.2%	0.83
Window 53	Habitable	10.1%	7.1%	3.0%	0.7
Window 54	Habitable	10.3%	6.8%	3.5%	0.66
Window 55	Non Habitable	23.8%	17.4%	6.4%	0.73
Window 56	Non Habitable	23.9%	17.1%	6.8%	0.72
Window 57	Non Habitable	25.3%	20.5%	4.8%	0.81
Window 58	Non Habitable	25.4%	20.2%	5.2%	0.8
Window 59	Habitable	24.1%	16.6%	7.5%	**0.69**
Window 60	Habitable	24.1%	16.3%	7.8%	**0.68**
Window 61	Habitable	10.0%	3.5%	6.5%	0.35
Window 62	Habitable	10.1%	3.1%	7.0%	0.31
Window 63	Habitable	25.6%	19.9%	5.7%	0.78
Window 64	Habitable	25.6%	19.7%	5.9%	0.77
Window 65	Habitable	10.1%	5.8%	4.3%	0.57
Window 66	Habitable	10.2%	5.5%	4.7%	0.54

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 67	Non Habitable	24.0%	15.8%	8.2%	0.66
Window 68	Non Habitable	24.0%	15.7%	8.3%	0.65
Window 69	Non Habitable	25.5%	19.4%	6.1%	0.76
Window 70	Non Habitable	25.5%	19.3%	6.2%	0.76
Window 71	Habitable	24.0%	15.6%	8.4%	**0.65**
Window 72	Habitable	24.0%	15.5%	8.5%	**0.65**
Window 73	Habitable	10.0%	2.5%	7.5%	0.25
Window 74	Habitable	9.9%	2.5%	7.4%	0.25
Window 75	Habitable	25.5%	19.3%	6.2%	0.76
Window 76	Habitable	25.4%	19.2%	6.2%	0.76
Window 77	Habitable	10.0%	5.1%	4.9%	0.51
Window 78	Habitable	10.0%	5.1%	4.9%	0.51
Window 79	Non Habitable	23.8%	15.4%	8.4%	0.65
Window 80	Non Habitable	23.7%	15.3%	8.4%	0.65
Window 81	Non Habitable	25.3%	19.1%	6.2%	0.75
Window 82	Non Habitable	25.1%	19.0%	6.1%	0.76
Window 83	Habitable	23.4%	15.1%	8.3%	**0.65**
Window 84	Habitable	23.2%	14.9%	8.3%	**0.64**
Window 85	Habitable	9.8%	2.5%	7.3%	0.26
Window 86	Habitable	9.6%	2.4%	7.2%	0.25
Window 87	Habitable	24.9%	18.8%	6.1%	0.76
Window 88	Habitable	24.6%	18.6%	6.0%	0.76
Window 89	Habitable	9.8%	5.0%	4.8%	0.51
Window 90	Habitable	9.7%	5.0%	4.7%	0.52
Window 91	Non Habitable	21.5%	13.4%	8.1%	0.62
Window 92	Non Habitable	22.7%	16.8%	5.9%	0.74
Window 93	Non Habitable	12.3%	10.2%	2.1%	0.83
Window 94	Non Habitable	24.8%	16.2%	8.6%	0.65
Window 95	Non Habitable	24.9%	16.4%	8.5%	0.66
Window 96	Non Habitable	17.1%	16.8%	0.3%	0.98
89 to 141 Robert Street					
Window 97	Non Habitable	21.2%	19.7%	1.5%	0.93
Window 98	Non Habitable	24.5%	22.5%	2.0%	0.92

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 99	Non Habitable	26.8%	21.8%	5.0%	0.81
Window 100	Non Habitable	18.7%	15.8%	2.9%	0.84
Window 101	Non Habitable	25.9%	20.2%	5.7%	0.78
Window 102	Non Habitable	25.7%	19.6%	6.1%	0.76
Window 103	Non Habitable	25.6%	19.6%	6.0%	0.77
Window 104	Non Habitable	12.6%	12.6%	0.0%	1.0
Window 105	Habitable	27.0%	25.3%	1.7%	0.94
Window 106	Non Habitable	28.0%	24.0%	4.0%	0.86
Window 107	Non Habitable	27.9%	24.3%	3.6%	0.87
Window 108	Non Habitable	27.5%	23.9%	3.6%	0.87
Window 109	Habitable	32.9%	31.6%	1.3%	0.96
Window 110	Non Habitable	29.3%	26.2%	3.1%	0.89
Window 111	Non Habitable	29.2%	26.4%	2.8%	0.9
Window 112	Non Habitable	28.8%	25.9%	2.9%	0.9
Window 113	Habitable	37.3%	36.4%	0.9%	0.98
Window 114	Non Habitable	30.7%	28.5%	2.2%	0.93
Window 115	Non Habitable	30.5%	28.6%	1.9%	0.94
Window 116	Non Habitable	30.1%	28.0%	2.1%	0.93
Window 117	Habitable	14.0%	13.0%	1.0%	0.93
Window 118	Habitable	17.1%	14.9%	2.2%	0.87
Window 119	Habitable	14.1%	12.0%	2.1%	0.85
Window 120	Non Habitable	25.2%	21.2%	4.0%	0.84
Window 121	Non Habitable	26.6%	22.7%	3.9%	0.85
Window 122	Habitable	27.6%	24.5%	3.1%	0.89
Window 123	Habitable	28.8%	26.4%	2.4%	0.92
Window 124	Habitable	30.1%	28.3%	1.8%	0.94
Window 125	Non Habitable	16.3%	13.6%	2.7%	0.83
Window 126	Non Habitable	26.0%	22.5%	3.5%	0.87
Window 127	Non Habitable	12.5%	12.5%	0.0%	1.0
Window 128	Non Habitable	23.7%	20.2%	3.5%	0.85
Window 129	Non Habitable	26.9%	23.9%	3.0%	0.89
Window 130	Habitable	27.8%	25.1%	2.7%	0.9
Window 131	Non Habitable	27.6%	25.4%	2.2%	0.92

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 132	Habitable	29.0%	26.9%	2.1%	0.93
Window 133	Non Habitable	28.8%	27.1%	1.7%	0.94
Window 134	Habitable	30.2%	28.7%	1.5%	0.95
Window 135	Non Habitable	30.0%	28.8%	1.2%	0.96
Window 136	Habitable	13.4%	13.4%	0.0%	1.0
Window 137	Habitable	16.8%	15.6%	1.2%	0.93
Window 138	Habitable	12.9%	11.7%	1.2%	0.91
Window 139	Non Habitable	24.8%	22.6%	2.2%	0.91
Window 140	Non Habitable	26.3%	24.0%	2.3%	0.91
Window 141	Non Habitable	27.3%	25.3%	2.0%	0.93
Window 142	Non Habitable	26.9%	24.9%	2.0%	0.93
Window 143	Habitable	27.0%	25.3%	1.7%	0.94
Window 144	Non Habitable	28.5%	27.0%	1.5%	0.95
Window 145	Non Habitable	28.0%	26.5%	1.5%	0.95
Window 146	Habitable	28.1%	26.8%	1.3%	0.95
Window 147	Non Habitable	29.7%	28.7%	1.0%	0.97
Window 148	Non Habitable	29.3%	28.2%	1.1%	0.96
Window 149	Habitable	29.3%	28.4%	0.9%	0.97
Window 150	Non Habitable	16.1%	14.3%	1.8%	0.89
Window 151	Non Habitable	25.6%	23.7%	1.9%	0.93
Window 152	Non Habitable	25.8%	24.1%	1.7%	0.93
Window 153	Non Habitable	25.9%	24.1%	1.8%	0.93
Window 154	Non Habitable	12.9%	12.9%	0.0%	1.0
Window 155	Non Habitable	26.7%	25.1%	1.6%	0.94
Window 156	Habitable	27.3%	25.9%	1.4%	0.95
Window 157	Non Habitable	27.7%	26.6%	1.1%	0.96
Window 158	Habitable	28.3%	27.3%	1.0%	0.96
Window 159	Non Habitable	28.7%	27.9%	0.8%	0.97
Window 160	Habitable	29.4%	28.7%	0.7%	0.98
Window 161	Non Habitable	29.9%	29.3%	0.6%	0.98
1 to 77 Patterdale					
Window 162	Non Habitable	9.6%	4.8%	4.8%	0.5
Window 163	Non Habitable	9.5%	3.8%	5.7%	0.4

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 164	Non Habitable	9.0%	3.0%	6.0%	0.33
Window 165	Habitable	30.6%	30.6%	0.0%	1.0
Window 166	Habitable	33.5%	23.7%	9.8%	0.71
Window 167	Habitable	7.5%	5.2%	2.3%	0.69
Window 168	Habitable	12.1%	2.9%	9.2%	0.24
Window 169	Habitable	35.2%	27.2%	8.0%	0.77
Window 170	Habitable	8.2%	6.4%	1.8%	0.78
Window 171	Habitable	13.0%	4.9%	8.1%	0.38
Window 172	Habitable	37.7%	37.7%	0.0%	1.0
Window 173	Habitable	36.6%	31.3%	5.3%	0.86
Window 174	Habitable	8.8%	7.7%	1.1%	0.88
Window 175	Habitable	13.8%	8.4%	5.4%	0.61
Window 176	Habitable	37.4%	35.3%	2.1%	0.94
Window 177	Habitable	9.1%	8.7%	0.4%	0.96
Window 178	Habitable	14.5%	12.2%	2.3%	0.84
Window 179	Habitable	39.5%	39.5%	0.0%	1.0
Window 180	Habitable	37.9%	37.7%	0.2%	0.99
Window 181	Habitable	9.3%	9.3%	0.0%	1.0
Window 182	Habitable	15.0%	14.8%	0.2%	0.99
Window 183	Habitable	13.1%	4.5%	8.6%	0.34
Window 184	Habitable	8.0%	6.4%	1.6%	0.8
Window 185	Habitable	33.4%	21.6%	11.8%	**0.65**
Window 186	Habitable	14.1%	6.3%	7.8%	0.45
Window 187	Habitable	8.8%	7.5%	1.3%	0.85
Window 188	Habitable	35.1%	25.2%	9.9%	0.72
Window 189	Habitable	14.9%	9.5%	5.4%	0.64
Window 190	Habitable	9.4%	8.5%	0.9%	0.9
Window 191	Habitable	36.5%	29.8%	6.7%	0.82
Window 192	Habitable	15.4%	12.8%	2.6%	0.83
Window 193	Habitable	9.6%	9.2%	0.4%	0.96
Window 194	Habitable	37.3%	33.9%	3.4%	0.91
Window 195	Habitable	15.8%	15.5%	0.3%	0.98
Window 196	Habitable	9.6%	9.5%	0.1%	0.99

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 197	Habitable	37.9%	37.3%	0.6%	0.98
Window 198	Non Habitable	34.2%	24.4%	9.8%	0.71
Window 199	Non Habitable	35.8%	28.3%	7.5%	0.79
Window 200	Non Habitable	36.9%	32.2%	4.7%	0.87
Window 201	Non Habitable	37.6%	35.7%	1.9%	0.95
Window 202	Non Habitable	12.9%	6.1%	6.8%	0.47
Window 203	Non Habitable	9.1%	4.4%	4.7%	0.48
Window 204	Non Habitable	9.0%	4.5%	4.5%	0.5
Window 205	Non Habitable	8.5%	4.6%	3.9%	0.54
Window 206	Habitable	33.3%	24.2%	9.1%	0.73
Window 207	Habitable	7.9%	7.9%	0.0%	1.0
Window 208	Habitable	12.5%	10.5%	2.0%	0.84
Window 209	Habitable	35.0%	27.5%	7.5%	0.79
Window 210	Habitable	8.6%	8.6%	0.0%	1.0
Window 211	Habitable	13.3%	11.9%	1.4%	0.89
Window 212	Habitable	36.4%	31.1%	5.3%	0.85
Window 213	Habitable	9.5%	9.5%	0.0%	1.0
Window 214	Habitable	14.5%	13.7%	0.8%	0.94
Window 215	Habitable	37.2%	34.2%	3.0%	0.92
Window 216	Habitable	9.8%	9.8%	0.0%	1.0
Window 217	Habitable	15.3%	14.8%	0.5%	0.97
Window 218	Habitable	37.8%	37.0%	0.8%	0.98
Window 219	Habitable	9.5%	9.5%	0.0%	1.0
Window 220	Habitable	14.9%	14.7%	0.2%	0.99
Window 221	Non Habitable	8.0%	4.5%	3.5%	0.56
Window 222	Non Habitable	7.4%	4.2%	3.2%	0.57
Window 223	Non Habitable	6.9%	3.9%	3.0%	0.57
Window 224	Habitable	14.0%	7.4%	6.6%	0.53
Window 225	Habitable	9.0%	4.3%	4.7%	0.48
Window 226	Habitable	32.9%	26.9%	6.0%	0.82
Window 227	Habitable	14.4%	9.0%	5.4%	0.63
Window 228	Habitable	9.3%	5.4%	3.9%	0.58
Window 229	Habitable	34.8%	29.8%	5.0%	0.86

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 230	Habitable	15.5%	11.5%	4.0%	0.74
Window 231	Habitable	9.9%	6.9%	3.0%	0.7
Window 232	Habitable	36.3%	32.7%	3.6%	0.9
Window 233	Habitable	16.1%	13.7%	2.4%	0.85
Window 234	Habitable	10.0%	8.3%	1.7%	0.83
Window 235	Habitable	37.1%	35.1%	2.0%	0.95
Window 236	Habitable	15.5%	14.8%	0.7%	0.95
Window 237	Habitable	9.4%	9.0%	0.4%	0.96
Window 238	Habitable	37.8%	37.2%	0.6%	0.98
Window 239	Habitable	32.6%	27.6%	5.0%	0.85
Window 240	Habitable	7.7%	7.7%	0.0%	1.0
Window 241	Habitable	11.5%	11.4%	0.1%	0.99
Window 242	Habitable	34.7%	30.5%	4.2%	0.88
Window 243	Habitable	8.7%	8.7%	0.0%	1.0
Window 244	Habitable	12.8%	12.7%	0.1%	0.99
Window 245	Habitable	36.3%	33.3%	3.0%	0.92
Window 246	Habitable	9.7%	9.7%	0.0%	1.0
Window 247	Habitable	14.4%	14.3%	0.1%	0.99
Window 248	Habitable	37.2%	35.4%	1.8%	0.95
Window 249	Habitable	9.9%	9.9%	0.0%	1.0
Window 250	Habitable	15.1%	15.1%	0.0%	1.0
Window 251	Habitable	37.8%	37.3%	0.5%	0.99
Window 252	Habitable	9.6%	9.6%	0.0%	1.0
Window 253	Habitable	14.7%	14.7%	0.0%	1.0
Window 254	Non Habitable	13.9%	9.9%	4.0%	0.71
Window 255	Non Habitable	9.6%	6.1%	3.5%	0.64
Window 256	Non Habitable	0.4%	0.1%	0.3%	0.25
Window 257	Non Habitable	10.6%	7.0%	3.6%	0.66
Window 258	Habitable	13.9%	10.2%	3.7%	0.73
Window 259	Habitable	8.9%	4.9%	4.0%	0.55
Window 260	Habitable	31.4%	27.8%	3.6%	0.89
Window 261	Habitable	14.4%	11.4%	3.0%	0.79
Window 262	Habitable	9.2%	5.9%	3.3%	0.64

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 263	Habitable	34.5%	31.6%	2.9%	0.92
Window 264	Habitable	15.4%	13.2%	2.2%	0.86
Window 265	Habitable	9.7%	7.2%	2.5%	0.74
Window 266	Habitable	36.4%	34.3%	2.1%	0.94
Window 267	Habitable	16.1%	14.8%	1.3%	0.92
Window 268	Habitable	9.9%	8.5%	1.4%	0.86
Window 269	Habitable	37.2%	36.0%	1.2%	0.97
Window 270	Habitable	15.5%	15.1%	0.4%	0.97
Window 271	Habitable	9.5%	9.0%	0.5%	0.95
Window 272	Habitable	37.8%	37.5%	0.3%	0.99
Window 273	Habitable	32.7%	29.9%	2.8%	0.91
Window 274	Habitable	35.7%	33.5%	2.2%	0.94
Window 275	Habitable	36.8%	35.4%	1.4%	0.96
Window 276	Habitable	37.6%	36.9%	0.7%	0.98
Window 277	Habitable	30.4%	27.8%	2.6%	0.91
Window 278	Habitable	8.6%	8.6%	0.0%	1.0
Window 279	Habitable	10.6%	10.4%	0.2%	0.98
Window 280	Habitable	34.4%	32.2%	2.2%	0.94
Window 281	Habitable	9.8%	9.8%	0.0%	1.0
Window 282	Habitable	14.2%	14.0%	0.2%	0.99
Window 283	Habitable	36.4%	34.8%	1.6%	0.96
Window 284	Habitable	10.2%	10.2%	0.0%	1.0
Window 285	Habitable	15.7%	15.5%	0.2%	0.99
Window 286	Habitable	37.2%	36.3%	0.9%	0.98
Window 287	Habitable	10.4%	10.4%	0.0%	1.0
Window 288	Habitable	16.3%	16.2%	0.1%	0.99
Window 289	Habitable	37.9%	37.6%	0.3%	0.99
Window 290	Habitable	9.6%	9.6%	0.0%	1.0
Window 291	Habitable	15.0%	15.0%	0.0%	1.0
Window 292	Non Habitable	4.5%	3.4%	1.1%	0.76
Window 293	Non Habitable	5.7%	3.8%	1.9%	0.67
Window 294	Non Habitable	6.9%	5.3%	1.6%	0.77
Window 295	Habitable	11.3%	9.6%	1.7%	0.85

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 296	Habitable	8.6%	5.7%	2.9%	0.66
Window 297	Habitable	31.0%	29.5%	1.5%	0.95
Window 298	Habitable	14.9%	13.5%	1.4%	0.91
Window 299	Habitable	9.5%	7.1%	2.4%	0.75
Window 300	Habitable	35.2%	33.8%	1.4%	0.96
Window 301	Habitable	16.1%	15.1%	1.0%	0.94
Window 302	Habitable	10.0%	8.2%	1.8%	0.82
Window 303	Habitable	36.5%	35.3%	1.2%	0.97
Window 304	Habitable	16.8%	16.2%	0.6%	0.96
Window 305	Habitable	10.1%	9.1%	1.0%	0.9
Window 306	Habitable	37.3%	36.6%	0.7%	0.98
Window 307	Habitable	15.4%	15.2%	0.2%	0.99
Window 308	Habitable	9.3%	9.0%	0.3%	0.97
Window 309	Habitable	38.0%	37.8%	0.2%	0.99
1 to 12 Mosedale					
Window 310	Habitable	10.4%	10.4%	0.0%	1.0
Window 311	Habitable	24.3%	16.1%	8.2%	**0.66**
Window 312	Habitable	10.7%	10.7%	0.0%	1.0
Window 313	Habitable	25.2%	18.0%	7.2%	0.71
Window 314	Habitable	11.3%	11.3%	0.0%	1.0
Window 315	Habitable	18.1%	12.2%	5.9%	0.67
Window 316	Non Habitable	18.2%	13.6%	4.6%	0.75
Window 317	Habitable	25.8%	16.2%	9.6%	**0.63**
Window 318	Habitable	26.4%	16.2%	10.2%	**0.61**
Window 319	Habitable	26.8%	18.4%	8.4%	**0.69**
Window 320	Habitable	27.4%	18.4%	9.0%	**0.67**
Window 321	Habitable	19.7%	12.7%	7.0%	0.64
Window 322	Habitable	20.8%	13.4%	7.4%	0.64
Window 323	Non Habitable	27.6%	15.9%	11.7%	0.58
Window 324	Non Habitable	28.6%	18.2%	10.4%	0.64
Window 325	Non Habitable	26.7%	18.0%	8.7%	0.67
Window 326	Non Habitable	18.9%	14.3%	4.6%	0.76
Window 327	Habitable	28.6%	16.3%	12.3%	**0.57**

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 328	Habitable	28.9%	16.4%	12.5%	**0.57**
Window 329	Habitable	29.7%	18.9%	10.8%	**0.64**
Window 330	Habitable	30.0%	19.0%	11.0%	**0.63**
Window 331	Habitable	22.6%	13.7%	8.9%	0.61
Window 332	Habitable	24.0%	14.8%	9.2%	0.62
Window 333	Non Habitable	20.4%	14.8%	5.6%	0.73
Window 334	Habitable	29.5%	16.9%	12.6%	**0.57**
Window 335	Habitable	30.7%	19.5%	11.2%	**0.64**
Window 336	Habitable	22.5%	13.2%	9.3%	0.59
Window 337	Non Habitable	20.5%	15.0%	5.5%	0.73
Window 338	Habitable	29.8%	17.3%	12.5%	**0.58**
Window 339	Habitable	31.0%	19.9%	11.1%	**0.64**
Window 340	Habitable	22.7%	13.4%	9.3%	0.59
Window 341	Non Habitable	20.6%	15.4%	5.2%	0.75
Window 342	Habitable	30.0%	17.7%	12.3%	**0.59**
Window 343	Habitable	30.0%	17.8%	12.2%	**0.59**
Window 344	Habitable	31.1%	20.3%	10.8%	**0.65**
Window 345	Habitable	31.1%	20.4%	10.7%	**0.66**
Window 346	Habitable	23.3%	14.2%	9.1%	0.61
Window 347	Habitable	24.0%	15.0%	9.0%	0.63
Window 348	Non Habitable	29.3%	17.7%	11.6%	0.6
Window 349	Non Habitable	30.8%	20.4%	10.4%	0.66
Window 350	Non Habitable	28.8%	20.0%	8.8%	0.69
Window 351	Non Habitable	8.6%	3.3%	5.3%	0.38
Window 352	Habitable	29.4%	19.1%	10.3%	**0.65**
Window 353	Habitable	29.1%	19.3%	9.8%	**0.66**
Window 354	Habitable	30.6%	21.4%	9.2%	0.7
Window 355	Habitable	30.3%	21.6%	8.7%	0.71
Window 356	Habitable	23.1%	15.5%	7.6%	0.67
Window 357	Habitable	24.1%	16.8%	7.3%	0.7
Window 358	Habitable	28.5%	20.2%	8.3%	0.71
Window 359	Habitable	11.2%	11.2%	0.0%	1.0
Window 360	Habitable	29.7%	22.4%	7.3%	0.75

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 361	Habitable	13.4%	13.4%	0.0%	1.0
Window 362	Habitable	22.0%	15.9%	6.1%	0.72
Window 363	Habitable	16.3%	16.3%	0.0%	1.0
1 to 23 Grisedale					
Window 364	Habitable	20.8%	18.1%	2.7%	0.87
Window 365	Habitable	23.2%	20.9%	2.3%	0.9
Window 366	Habitable	26.2%	24.2%	2.0%	0.92
Window 367	Habitable	28.5%	26.6%	1.9%	0.93
Window 368	Habitable	29.8%	28.6%	1.2%	0.96
Window 369	Habitable	21.2%	18.4%	2.8%	0.87
Window 370	Habitable	23.1%	20.7%	2.4%	0.9
Window 371	Habitable	24.9%	22.9%	2.0%	0.92
Window 372	Habitable	26.4%	24.7%	1.7%	0.94
Window 373	Habitable	27.6%	26.5%	1.1%	0.96
Window 374	Habitable	22.1%	19.9%	2.2%	0.9
Window 375	Habitable	23.3%	21.5%	1.8%	0.92
Window 376	Habitable	24.6%	23.1%	1.5%	0.94
Window 377	Habitable	25.6%	24.7%	0.9%	0.96
1 to 44 Borrowdale					
Window 378	Non Habitable	14.2%	12.2%	2.0%	0.86
Window 379	Habitable	4.1%	2.5%	1.6%	0.61
Window 380	Habitable	19.7%	18.1%	1.6%	0.92
Window 381	Habitable	8.4%	6.6%	1.8%	0.79
Window 382	Habitable	21.6%	20.3%	1.3%	0.94
Window 383	Habitable	8.9%	7.4%	1.5%	0.83
Window 384	Habitable	24.5%	23.4%	1.1%	0.96
Window 385	Habitable	9.2%	8.0%	1.2%	0.87
Window 386	Habitable	29.3%	28.6%	0.7%	0.98
Window 387	Habitable	9.5%	8.6%	0.9%	0.91
Window 388	Habitable	36.3%	36.0%	0.3%	0.99
Window 389	Habitable	9.6%	9.2%	0.4%	0.96
Window 390	Habitable	4.9%	3.1%	1.8%	0.63

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 391	Habitable	6.1%	5.3%	0.8%	0.87
Window 392	Habitable	7.1%	6.4%	0.7%	0.9
Window 393	Habitable	8.3%	7.7%	0.6%	0.93
Window 394	Habitable	10.2%	9.8%	0.4%	0.96
Window 395	Habitable	12.4%	12.2%	0.2%	0.98
Window 396	Non Habitable	13.4%	13.0%	0.4%	0.97
Window 397	Habitable	4.5%	3.3%	1.2%	0.73
Window 398	Habitable	0.1%	0.1%	0.0%	1.0
Window 399	Habitable	25.7%	23.6%	2.1%	0.92
Window 400	Habitable	0.4%	0.4%	0.0%	1.0
Window 401	Habitable	28.3%	26.5%	1.8%	0.94
Window 402	Habitable	1.5%	1.5%	0.0%	1.0
Window 403	Habitable	31.4%	30.0%	1.4%	0.96
Window 404	Habitable	4.1%	4.1%	0.0%	1.0
Window 405	Habitable	34.4%	33.5%	0.9%	0.97
Window 406	Habitable	6.7%	6.7%	0.0%	1.0
Window 407	Habitable	37.0%	36.5%	0.5%	0.99
Window 408	Non Habitable	28.7%	26.5%	2.2%	0.92
Window 409	Non Habitable	31.4%	29.7%	1.7%	0.95
Window 410	Non Habitable	34.2%	32.9%	1.3%	0.96
Window 411	Non Habitable	36.3%	35.5%	0.8%	0.98
Window 412	Non Habitable	10.7%	7.9%	2.8%	0.74
Window 413	Non Habitable	9.0%	6.3%	2.7%	0.7
Window 414	Non Habitable	0.1%	0.1%	0.0%	1.0
Window 415	Non Habitable	14.4%	11.4%	3.0%	0.79
Window 416	Habitable	28.7%	26.1%	2.6%	0.91
Window 417	Habitable	8.6%	6.6%	2.0%	0.77
Window 418	Habitable	31.2%	29.1%	2.1%	0.93
Window 419	Habitable	9.1%	7.5%	1.6%	0.82
Window 420	Habitable	33.7%	32.1%	1.6%	0.95
Window 421	Habitable	9.6%	8.2%	1.4%	0.85
Window 422	Habitable	35.8%	34.6%	1.2%	0.97
Window 423	Habitable	9.9%	9.0%	0.9%	0.91

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 424	Habitable	37.2%	36.6%	0.6%	0.98
Window 425	Habitable	10.0%	9.5%	0.5%	0.95
Window 426	Non Habitable	22.2%	18.9%	3.3%	0.85
Window 427	Habitable	6.0%	3.5%	2.5%	0.58
Window 428	Habitable	9.1%	7.0%	2.1%	0.77
Window 429	Habitable	10.6%	8.8%	1.8%	0.83
Window 430	Habitable	10.3%	9.0%	1.3%	0.87
Window 431	Habitable	12.5%	11.5%	1.0%	0.92
Window 432	Habitable	13.1%	12.6%	0.5%	0.96
Window 433	Non Habitable	23.3%	19.6%	3.7%	0.84
Window 434	Habitable	6.8%	4.0%	2.8%	0.59
Window 435	Habitable	4.5%	4.5%	0.0%	1.0
Window 436	Habitable	30.6%	27.4%	3.2%	0.9
Window 437	Habitable	5.6%	5.6%	0.0%	1.0
Window 438	Habitable	32.7%	30.1%	2.6%	0.92
Window 439	Habitable	6.7%	6.7%	0.0%	1.0
Window 440	Habitable	34.8%	32.7%	2.1%	0.94
Window 441	Habitable	7.7%	7.7%	0.0%	1.0
Window 442	Habitable	36.3%	34.9%	1.4%	0.96
Window 443	Habitable	8.3%	8.3%	0.0%	1.0
Window 444	Habitable	37.2%	36.6%	0.6%	0.98
Window 445	Non Habitable	24.0%	20.0%	4.0%	0.83
Window 446	Habitable	6.6%	3.8%	2.8%	0.58
Window 447	Habitable	31.1%	27.7%	3.4%	0.89
Window 448	Habitable	8.6%	6.9%	1.7%	0.8
Window 449	Habitable	33.1%	30.3%	2.8%	0.92
Window 450	Habitable	9.2%	7.8%	1.4%	0.85
Window 451	Habitable	35.0%	32.9%	2.1%	0.94
Window 452	Habitable	9.8%	8.8%	1.0%	0.9
Window 453	Habitable	36.4%	35.0%	1.4%	0.96
Window 454	Habitable	10.1%	9.3%	0.8%	0.92
Window 455	Habitable	37.2%	36.5%	0.7%	0.98
Window 456	Habitable	10.1%	9.8%	0.3%	0.97

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 457	Non Habitable	24.0%	19.8%	4.2%	0.83
Window 458	Habitable	6.8%	3.8%	3.0%	0.56
Window 459	Habitable	9.8%	6.4%	3.4%	0.65
Window 460	Habitable	10.8%	8.1%	2.7%	0.75
Window 461	Habitable	11.9%	9.8%	2.1%	0.82
Window 462	Habitable	12.4%	11.0%	1.4%	0.89
Window 463	Habitable	12.8%	12.2%	0.6%	0.95
Window 464	Non Habitable	15.9%	11.7%	4.2%	0.74
Window 465	Non Habitable	10.0%	6.1%	3.9%	0.61
Window 466	Non Habitable	0.2%	0.1%	0.1%	0.5
Window 467	Non Habitable	9.2%	7.9%	1.3%	0.86
Window 468	Habitable	4.8%	4.8%	0.0%	1.0
Window 469	Habitable	31.8%	28.0%	3.8%	0.88
Window 470	Habitable	5.7%	5.7%	0.0%	1.0
Window 471	Habitable	33.7%	30.7%	3.0%	0.91
Window 472	Habitable	6.5%	6.5%	0.0%	1.0
Window 473	Habitable	35.4%	33.2%	2.2%	0.94
Window 474	Habitable	7.0%	7.0%	0.0%	1.0
Window 475	Habitable	36.7%	35.3%	1.4%	0.96
Window 476	Habitable	7.4%	7.4%	0.0%	1.0
Window 477	Habitable	37.3%	36.7%	0.6%	0.98
Window 478	Non Habitable	33.0%	29.5%	3.5%	0.89
Window 479	Non Habitable	34.7%	32.2%	2.5%	0.93
Window 480	Non Habitable	36.3%	34.7%	1.6%	0.96
Window 481	Habitable	37.1%	36.2%	0.9%	0.98
Window 482	Non Habitable	37.6%	37.4%	0.2%	0.99
Window 483	Non Habitable	21.7%	17.3%	4.4%	0.8
Window 484	Habitable	6.7%	3.9%	2.8%	0.58
Window 485	Habitable	32.2%	28.4%	3.8%	0.88
Window 486	Habitable	7.9%	7.6%	0.3%	0.96
Window 487	Habitable	34.0%	31.2%	2.8%	0.92
Window 488	Habitable	9.0%	8.7%	0.3%	0.97
Window 489	Habitable	35.7%	33.8%	1.9%	0.95

Appendix 1.2 - Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 490	Habitable	9.7%	9.5%	0.2%	0.98
Window 491	Habitable	36.8%	35.9%	0.9%	0.98
Window 492	Habitable	10.1%	10.0%	0.1%	0.99
Window 493	Habitable	37.4%	37.0%	0.4%	0.99
Window 494	Habitable	10.1%	10.1%	0.0%	1.0
Window 495	Habitable	7.6%	5.0%	2.6%	0.66
Window 496	Habitable	10.0%	7.0%	3.0%	0.7
Window 497	Habitable	11.5%	9.4%	2.1%	0.82
Window 498	Habitable	12.1%	10.9%	1.2%	0.9
Window 499	Habitable	12.9%	12.4%	0.5%	0.96
Window 500	Habitable	13.3%	13.1%	0.2%	0.98
Window 501	Non Habitable	22.1%	18.8%	3.3%	0.85
Window 502	Habitable	7.6%	5.7%	1.9%	0.75
Window 503	Habitable	5.6%	5.6%	0.0%	1.0
Window 504	Habitable	32.2%	29.6%	2.6%	0.92
Window 505	Habitable	30.6%	30.6%	0.0%	1.0
Window 506	Habitable	6.3%	6.3%	0.0%	1.0
Window 507	Habitable	34.1%	32.3%	1.8%	0.95
Window 508	Habitable	6.8%	6.8%	0.0%	1.0
Window 509	Habitable	35.9%	34.9%	1.0%	0.97
Window 510	Habitable	37.4%	37.4%	0.0%	1.0
Window 511	Habitable	7.1%	7.1%	0.0%	1.0
Window 512	Habitable	37.0%	36.9%	0.1%	1.0
Window 513	Habitable	7.2%	7.2%	0.0%	1.0
Window 514	Habitable	37.5%	37.5%	0.0%	1.0
Window 515	Habitable	39.2%	39.2%	0.0%	1.0

Appendix 1.2 - Sunlight to Windows
Regents Park Estate, London NW1 4BX

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
41 to 87 Robert Street									
Window 44	Non Habitable	4%	4%	0%	1.0	0%	0%	0%	1.0
Window 96	Non Habitable	29%	29%	0%	1.0	13%	13%	0%	1.0
89 to 141 Robert Street									
Window 104	Non Habitable	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 127	Non Habitable	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 154	Non Habitable	7%	7%	0%	1.0	0%	0%	0%	1.0
1 to 77 Patterdale									
Window 165	Habitable	76%	76%	0%	1.0	20%	20%	0%	1.0
Window 172	Habitable	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 179	Habitable	86%	86%	0%	1.0	30%	30%	0%	1.0
Window 184	Habitable	25%	13%	12%	0.52	7%	5%	2%	0.71
Window 187	Habitable	27%	17%	10%	0.63	9%	7%	2%	0.78
Window 190	Habitable	27%	20%	7%	0.74	9%	7%	2%	0.78
Window 193	Habitable	27%	25%	2%	0.93	9%	9%	0%	1.0
Window 196	Habitable	27%	27%	0%	1.0	9%	9%	0%	1.0
Window 225	Habitable	28%	13%	15%	0.46	10%	4%	6%	0.4
Window 228	Habitable	28%	19%	9%	0.68	10%	4%	6%	0.4
Window 231	Habitable	28%	22%	6%	0.79	10%	4%	6%	0.4
Window 234	Habitable	28%	26%	2%	0.93	10%	8%	2%	0.8
Window 237	Habitable	27%	27%	0%	1.0	9%	9%	0%	1.0
Window 259	Habitable	27%	20%	7%	0.74	10%	3%	7%	0.3
Window 262	Habitable	28%	24%	4%	0.86	10%	6%	4%	0.6
Window 265	Habitable	28%	25%	3%	0.89	10%	7%	3%	0.7
Window 268	Habitable	28%	27%	1%	0.96	10%	9%	1%	0.9
Window 271	Habitable	27%	27%	0%	1.0	9%	9%	0%	1.0
Window 296	Habitable	22%	19%	3%	0.86	8%	5%	3%	0.63
Window 299	Habitable	26%	24%	2%	0.92	8%	6%	2%	0.75
Window 302	Habitable	28%	27%	1%	0.96	9%	8%	1%	0.89
Window 305	Habitable	28%	28%	0%	1.0	9%	9%	0%	1.0
Window 308	Habitable	27%	27%	0%	1.0	9%	9%	0%	1.0

Appendix 1.2 - Sunlight to Windows
Regents Park Estate, London NW1 4BX

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
1 to 12 Mosedale									
Window 310	Habitable	10%	10%	0%	1.0	3%	3%	0%	1.0
Window 311	Habitable	52%	40%	12%	0.77	17%	5%	12%	0.29
Window 312	Habitable	10%	10%	0%	1.0	3%	3%	0%	1.0
Window 313	Habitable	53%	43%	10%	0.81	18%	8%	10%	0.44
Window 314	Habitable	11%	11%	0%	1.0	3%	3%	0%	1.0
Window 315	Habitable	29%	22%	7%	0.76	18%	11%	7%	0.61
Window 316	Non Habitable	41%	32%	9%	0.78	8%	0%	8%	0.0
Window 317	Habitable	52%	37%	15%	0.71	18%	3%	15%	0.17
Window 318	Habitable	55%	38%	17%	0.69	18%	1%	17%	0.06
Window 319	Habitable	57%	45%	12%	0.79	19%	7%	12%	0.37
Window 320	Habitable	57%	43%	14%	0.75	19%	5%	14%	0.26
Window 321	Habitable	34%	26%	8%	0.76	19%	11%	8%	0.58
Window 322	Habitable	35%	26%	9%	0.74	19%	10%	9%	0.53
Window 323	Non Habitable	58%	39%	19%	0.67	21%	2%	19%	0.1
Window 324	Non Habitable	59%	44%	15%	0.75	21%	6%	15%	0.29
Window 325	Non Habitable	58%	46%	12%	0.79	21%	9%	12%	0.43
Window 326	Non Habitable	44%	36%	8%	0.82	7%	0%	7%	0.0
Window 327	Habitable	59%	39%	20%	0.66	20%	0%	20%	0.0
Window 328	Habitable	61%	40%	21%	0.66	21%	0%	21%	0.0
Window 329	Habitable	62%	46%	16%	0.74	21%	5%	16%	0.24
Window 330	Habitable	62%	46%	16%	0.74	21%	5%	16%	0.24
Window 331	Habitable	38%	27%	11%	0.71	21%	10%	11%	0.48
Window 332	Habitable	43%	31%	12%	0.72	22%	10%	12%	0.45
Window 333	Non Habitable	45%	36%	9%	0.8	9%	0%	9%	0.0
Window 334	Habitable	60%	40%	20%	0.67	21%	1%	20%	0.05
Window 335	Habitable	63%	47%	16%	0.75	21%	5%	16%	0.24
Window 336	Habitable	38%	27%	11%	0.71	21%	10%	11%	0.48
Window 337	Non Habitable	46%	38%	8%	0.83	9%	1%	8%	0.11
Window 338	Habitable	61%	40%	21%	0.66	22%	1%	21%	0.05
Window 339	Habitable	66%	49%	17%	0.74	22%	5%	17%	0.23
Window 340	Habitable	39%	27%	12%	0.69	22%	10%	12%	0.45
Window 341	Non Habitable	46%	38%	8%	0.83	9%	1%	8%	0.11
Window 342	Habitable	61%	41%	20%	0.67	22%	2%	20%	0.09

Appendix 1.2 - Sunlight to Windows

Regents Park Estate, London NW1 4BX

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 343	Habitable	62%	41%	21%	0.66	23%	2%	21%	0.09
Window 344	Habitable	65%	49%	16%	0.75	22%	6%	16%	0.27
Window 345	Habitable	66%	49%	17%	0.74	23%	6%	17%	0.26
Window 346	Habitable	41%	29%	12%	0.71	22%	10%	12%	0.45
Window 347	Habitable	42%	31%	11%	0.74	23%	12%	11%	0.52
Window 348	Non Habitable	59%	40%	19%	0.68	21%	2%	19%	0.1
Window 349	Non Habitable	63%	47%	16%	0.75	22%	6%	16%	0.27
Window 350	Non Habitable	62%	51%	11%	0.82	22%	11%	11%	0.5
Window 351	Non Habitable	15%	7%	8%	0.47	10%	2%	8%	0.2
Window 352	Habitable	60%	43%	17%	0.72	22%	5%	17%	0.23
Window 353	Habitable	59%	41%	18%	0.69	22%	4%	18%	0.18
Window 354	Habitable	64%	49%	15%	0.77	23%	8%	15%	0.35
Window 355	Habitable	64%	49%	15%	0.77	23%	8%	15%	0.35
Window 356	Habitable	41%	30%	11%	0.73	23%	12%	11%	0.52
Window 357	Habitable	44%	33%	11%	0.75	23%	12%	11%	0.52
Window 358	Habitable	58%	45%	13%	0.78	21%	8%	13%	0.38
Window 360	Habitable	60%	48%	12%	0.8	22%	10%	12%	0.45
Window 362	Habitable	40%	32%	8%	0.8	22%	14%	8%	0.64
1 to 23 Grisedale									
Window 364	Habitable	36%	32%	4%	0.89	14%	10%	4%	0.71
Window 365	Habitable	41%	38%	3%	0.93	14%	11%	3%	0.79
Window 366	Habitable	53%	51%	2%	0.96	17%	15%	2%	0.88
Window 367	Habitable	55%	53%	2%	0.96	18%	16%	2%	0.89
Window 368	Habitable	59%	59%	0%	1.0	20%	20%	0%	1.0
Window 369	Habitable	42%	38%	4%	0.9	16%	12%	4%	0.75
Window 370	Habitable	49%	45%	4%	0.92	17%	13%	4%	0.76
Window 371	Habitable	50%	48%	2%	0.96	17%	15%	2%	0.88
Window 372	Habitable	52%	50%	2%	0.96	18%	16%	2%	0.89
Window 373	Habitable	54%	54%	0%	1.0	18%	18%	0%	1.0
Window 374	Habitable	48%	44%	4%	0.92	17%	13%	4%	0.76
Window 375	Habitable	47%	45%	2%	0.96	16%	14%	2%	0.88
Window 376	Habitable	50%	48%	2%	0.96	17%	15%	2%	0.88
Window 377	Habitable	50%	50%	0%	1.0	16%	16%	0%	1.0

Appendix 1.2 - Sunlight to Windows
Regents Park Estate, London NW1 4BX

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
1 to 44 Borrowdale									
Window 378	Non Habitable	27%	24%	3%	0.89	9%	6%	3%	0.67
Window 379	Habitable	10%	7%	3%	0.7	4%	1%	3%	0.25
Window 380	Habitable	41%	38%	3%	0.93	13%	10%	3%	0.77
Window 381	Habitable	22%	20%	2%	0.91	7%	5%	2%	0.71
Window 382	Habitable	42%	40%	2%	0.95	13%	11%	2%	0.85
Window 383	Habitable	23%	20%	3%	0.87	8%	5%	3%	0.63
Window 384	Habitable	43%	41%	2%	0.95	13%	11%	2%	0.85
Window 385	Habitable	24%	22%	2%	0.92	8%	6%	2%	0.75
Window 386	Habitable	45%	44%	1%	0.98	13%	12%	1%	0.92
Window 387	Habitable	24%	22%	2%	0.92	8%	6%	2%	0.75
Window 388	Habitable	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 389	Habitable	24%	24%	0%	1.0	8%	8%	0%	1.0
Window 390	Habitable	10%	7%	3%	0.7	4%	1%	3%	0.25
Window 391	Habitable	10%	10%	0%	1.0	2%	2%	0%	1.0
Window 392	Habitable	13%	12%	1%	0.92	3%	2%	1%	0.67
Window 393	Habitable	14%	13%	1%	0.93	3%	2%	1%	0.67
Window 394	Habitable	15%	14%	1%	0.93	3%	2%	1%	0.67
Window 395	Habitable	17%	17%	0%	1.0	4%	4%	0%	1.0
Window 396	Non Habitable	15%	14%	1%	0.93	1%	0%	1%	0.01
Window 397	Habitable	7%	6%	1%	0.86	2%	1%	1%	0.5
Window 399	Habitable	41%	38%	3%	0.93	12%	9%	3%	0.75
Window 401	Habitable	45%	42%	3%	0.93	13%	10%	3%	0.77
Window 403	Habitable	46%	44%	2%	0.96	13%	11%	2%	0.85
Window 405	Habitable	46%	44%	2%	0.96	13%	11%	2%	0.85
Window 407	Habitable	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 408	Non Habitable	44%	40%	4%	0.91	13%	9%	4%	0.69
Window 409	Non Habitable	46%	43%	3%	0.93	13%	10%	3%	0.77
Window 410	Non Habitable	46%	44%	2%	0.96	13%	11%	2%	0.85
Window 411	Non Habitable	47%	46%	1%	0.98	13%	12%	1%	0.92
Window 412	Non Habitable	20%	16%	4%	0.8	7%	3%	4%	0.43
Window 413	Non Habitable	12%	8%	4%	0.67	5%	1%	4%	0.2
Window 414	Non Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0

Appendix 1.2 - Sunlight to Windows

Regents Park Estate, London NW1 4BX

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 415	Non Habitable	20%	16%	4%	0.8	7%	4%	3%	0.57
Window 416	Habitable	41%	37%	4%	0.9	12%	8%	4%	0.67
Window 417	Habitable	22%	19%	3%	0.86	7%	4%	3%	0.57
Window 418	Habitable	44%	40%	4%	0.91	13%	9%	4%	0.69
Window 419	Habitable	23%	20%	3%	0.87	8%	5%	3%	0.63
Window 420	Habitable	46%	43%	3%	0.93	13%	10%	3%	0.77
Window 421	Habitable	24%	22%	2%	0.92	8%	6%	2%	0.75
Window 422	Habitable	46%	44%	2%	0.96	13%	11%	2%	0.85
Window 423	Habitable	24%	23%	1%	0.96	8%	7%	1%	0.88
Window 424	Habitable	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 425	Habitable	24%	23%	1%	0.96	8%	7%	1%	0.88
Window 426	Non Habitable	30%	25%	5%	0.83	9%	6%	3%	0.67
Window 427	Habitable	9%	6%	3%	0.67	4%	1%	3%	0.25
Window 428	Habitable	9%	8%	1%	0.89	1%	0%	1%	0.01
Window 429	Habitable	12%	10%	2%	0.83	3%	1%	2%	0.33
Window 430	Habitable	14%	13%	1%	0.93	3%	2%	1%	0.67
Window 431	Habitable	14%	13%	1%	0.93	3%	2%	1%	0.67
Window 432	Habitable	15%	14%	1%	0.93	3%	2%	1%	0.67
Window 433	Non Habitable	30%	23%	7%	0.77	9%	6%	3%	0.67
Window 434	Habitable	9%	5%	4%	0.56	4%	1%	3%	0.25
Window 436	Habitable	42%	37%	5%	0.88	13%	9%	4%	0.69
Window 438	Habitable	45%	42%	3%	0.93	14%	11%	3%	0.79
Window 440	Habitable	47%	45%	2%	0.96	14%	12%	2%	0.86
Window 442	Habitable	47%	46%	1%	0.98	14%	13%	1%	0.93
Window 444	Habitable	48%	47%	1%	0.98	14%	13%	1%	0.93
Window 445	Non Habitable	30%	22%	8%	0.73	8%	5%	3%	0.63
Window 446	Habitable	11%	5%	6%	0.45	5%	1%	4%	0.2
Window 447	Habitable	44%	37%	7%	0.84	14%	10%	4%	0.71
Window 448	Habitable	25%	20%	5%	0.8	9%	7%	2%	0.78
Window 449	Habitable	47%	43%	4%	0.91	15%	12%	3%	0.8
Window 450	Habitable	26%	21%	5%	0.81	10%	7%	3%	0.7
Window 451	Habitable	48%	45%	3%	0.94	15%	12%	3%	0.8
Window 452	Habitable	26%	22%	4%	0.85	10%	7%	3%	0.7

Appendix 1.2 - Sunlight to Windows

Regents Park Estate, London NW1 4BX

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 453	Habitable	48%	46%	2%	0.96	15%	13%	2%	0.87
Window 454	Habitable	26%	23%	3%	0.88	10%	7%	3%	0.7
Window 455	Habitable	49%	48%	1%	0.98	15%	14%	1%	0.93
Window 456	Habitable	26%	25%	1%	0.96	10%	9%	1%	0.9
Window 457	Non Habitable	28%	19%	9%	0.68	6%	5%	1%	0.83
Window 458	Habitable	9%	3%	6%	0.33	4%	2%	2%	0.5
Window 459	Habitable	11%	6%	5%	0.55	4%	2%	2%	0.5
Window 460	Habitable	14%	9%	5%	0.64	5%	2%	3%	0.4
Window 461	Habitable	15%	11%	4%	0.73	5%	2%	3%	0.4
Window 462	Habitable	16%	13%	3%	0.81	5%	2%	3%	0.4
Window 463	Habitable	17%	16%	1%	0.94	5%	4%	1%	0.8
Window 464	Non Habitable	18%	10%	8%	0.56	4%	3%	1%	0.75
Window 465	Non Habitable	10%	5%	5%	0.5	3%	2%	1%	0.67
Window 466	Non Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 467	Non Habitable	4%	2%	2%	0.5	0%	0%	0%	1.0
Window 469	Habitable	44%	38%	6%	0.86	14%	12%	2%	0.86
Window 471	Habitable	46%	41%	5%	0.89	15%	13%	2%	0.87
Window 473	Habitable	47%	44%	3%	0.94	15%	13%	2%	0.87
Window 475	Habitable	47%	45%	2%	0.96	15%	13%	2%	0.87
Window 477	Habitable	49%	48%	1%	0.98	15%	14%	1%	0.93
Window 478	Non Habitable	45%	39%	6%	0.87	14%	12%	2%	0.86
Window 479	Non Habitable	46%	43%	3%	0.93	15%	13%	2%	0.87
Window 480	Non Habitable	47%	45%	2%	0.96	15%	13%	2%	0.87
Window 481	Non Habitable	48%	47%	1%	0.98	15%	14%	1%	0.93
Window 482	Non Habitable	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 483	Non Habitable	28%	20%	8%	0.71	6%	5%	1%	0.83
Window 484	Habitable	8%	3%	5%	0.38	3%	2%	1%	0.67
Window 485	Habitable	43%	35%	8%	0.81	13%	11%	2%	0.85
Window 486	Habitable	23%	21%	2%	0.91	7%	7%	0%	1.0
Window 487	Habitable	46%	40%	6%	0.87	15%	13%	2%	0.87
Window 488	Habitable	26%	24%	2%	0.92	10%	10%	0%	1.0
Window 489	Habitable	47%	45%	2%	0.96	15%	13%	2%	0.87
Window 490	Habitable	26%	26%	0%	1.0	10%	10%	0%	1.0

Appendix 1.2 - Sunlight to Windows

Regents Park Estate, London NW1 4BX

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 491	Habitable	47%	46%	1%	0.98	15%	14%	1%	0.93
Window 492	Habitable	26%	26%	0%	1.0	10%	10%	0%	1.0
Window 493	Habitable	49%	49%	0%	1.0	15%	15%	0%	1.0
Window 494	Habitable	26%	26%	0%	1.0	10%	10%	0%	1.0
Window 495	Habitable	10%	7%	3%	0.7	4%	4%	0%	1.0
Window 496	Habitable	11%	8%	3%	0.73	3%	3%	0%	1.0
Window 497	Habitable	15%	13%	2%	0.87	5%	5%	0%	1.0
Window 498	Habitable	15%	13%	2%	0.87	5%	5%	0%	1.0
Window 499	Habitable	15%	15%	0%	1.0	5%	5%	0%	1.0
Window 500	Habitable	17%	17%	0%	1.0	5%	5%	0%	1.0
Window 501	Non Habitable	23%	21%	2%	0.91	1%	1%	0%	1.0
Window 502	Habitable	8%	7%	1%	0.88	3%	3%	0%	1.0
Window 504	Habitable	39%	37%	2%	0.95	10%	10%	0%	1.0
Window 505	Habitable	75%	75%	0%	1.0	19%	19%	0%	1.0
Window 507	Habitable	44%	42%	2%	0.95	14%	14%	0%	1.0
Window 509	Habitable	46%	44%	2%	0.96	15%	15%	0%	1.0
Window 510	Habitable	84%	84%	0%	1.0	28%	28%	0%	1.0
Window 512	Habitable	46%	46%	0%	1.0	15%	15%	0%	1.0
Window 514	Habitable	48%	48%	0%	1.0	15%	15%	0%	1.0
Window 515	Habitable	86%	86%	0%	1.0	30%	30%	0%	1.0

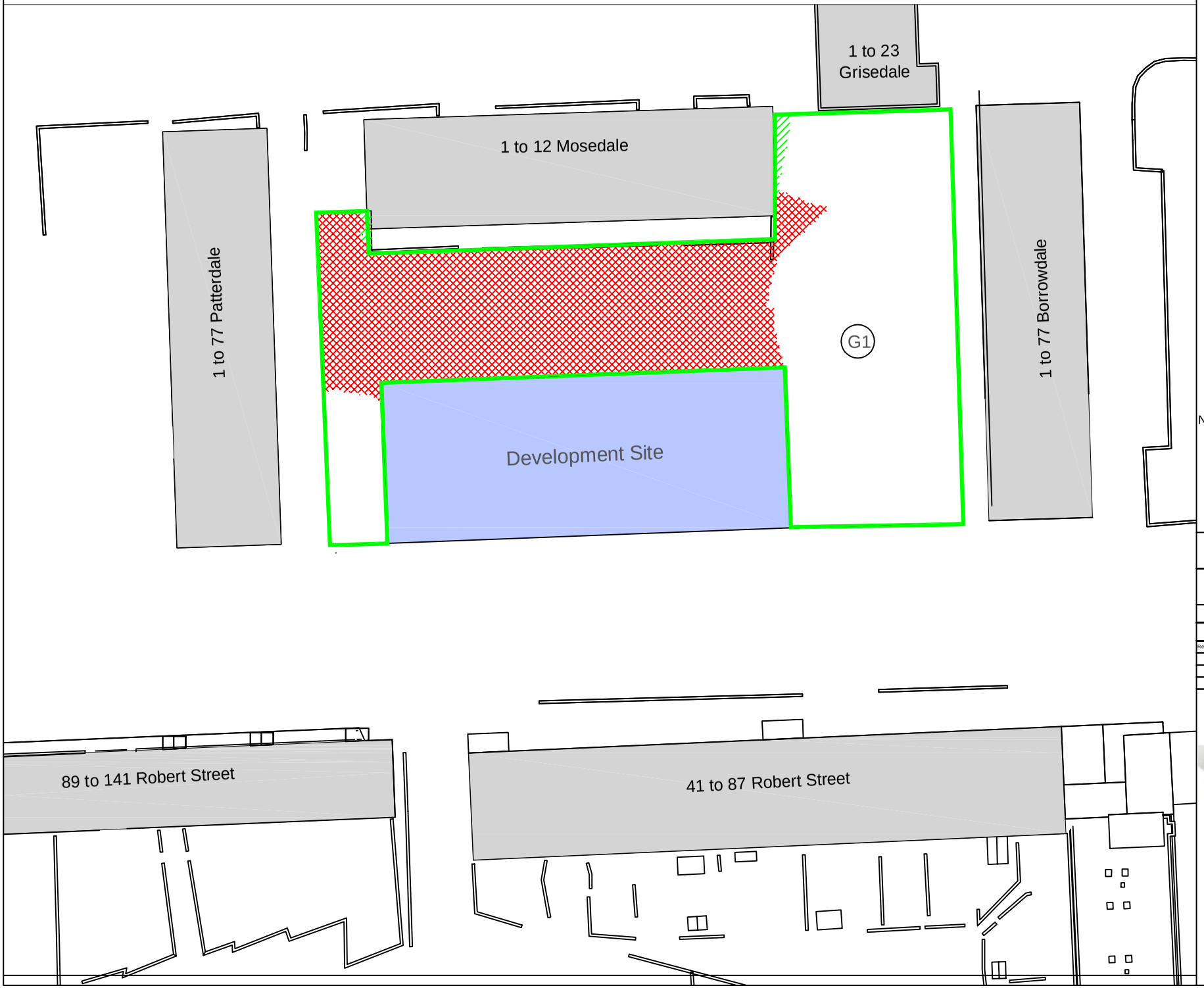
Appendix 1.2 - Overshadowing to Gardens and Open Spaces
Regents Park Estate, London NW1 4BX

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
Amenity Space								
Garden 1	1308.48 m2	1293.1 m2	99%	723.91 m2	55%	569.19 m2	44%	0.56

APPENDIX 1.3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 1.3 : Overshadowing to Gardens and Open Spaces



Key

- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.

Notes:

1. Contours derived in accordance with BRE Guide : Site Layout Planning for Daylight and Sunlight

Project Name: Regents Park Estate, London NW1 4BX

Drawing Title: Appendix 1.3 - Overshadowing to Gardens and Open Spaces

Scale: Do not scale

Drawing No: 1001 Rev: -

Rev	Date	Details of revision

RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW

Tel. 0800 197 4836

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

APPENDIX 1.4

ALTERNATIVE DAYLIGHT AND SUNLIGHT RESULTS

Appendix 1.4 - Alternative Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
41 to 87 Robert Street					
Window 27	Habitable	28.0%	25.2%	2.8%	0.9
Window 28	Habitable	27.9%	24.9%	3.0%	0.89
Window 49	Habitable	29.4%	25.0%	4.4%	0.85
Window 50	Habitable	29.5%	24.3%	5.2%	0.82
Window 53	Habitable	32.2%	29.1%	3.1%	0.9
Window 54	Habitable	32.3%	28.8%	3.5%	0.89
Window 61	Habitable	29.6%	23.1%	6.5%	0.78
Window 62	Habitable	29.7%	22.7%	7.0%	0.76
Window 65	Habitable	32.5%	28.1%	4.4%	0.86
Window 66	Habitable	32.5%	27.8%	4.7%	0.86
Window 73	Habitable	29.6%	22.2%	7.4%	0.75
Window 74	Habitable	29.5%	22.1%	7.4%	0.75
Window 77	Habitable	32.5%	27.6%	4.9%	0.85
Window 78	Habitable	32.4%	27.5%	4.9%	0.85
Window 85	Habitable	29.1%	21.8%	7.3%	0.75
Window 86	Habitable	28.7%	21.5%	7.2%	0.75
Window 89	Habitable	32.0%	27.2%	4.8%	0.85
Window 90	Habitable	31.7%	27.0%	4.7%	0.85
1 to 77 Patterdale					
Window 167	Habitable	35.5%	33.2%	2.3%	0.94
Window 168	Habitable	33.5%	23.5%	10.0%	0.7
Window 170	Habitable	36.5%	34.7%	1.8%	0.95
Window 171	Habitable	35.2%	27.1%	8.1%	0.77
Window 175	Habitable	36.6%	31.2%	5.4%	0.85
Window 183	Habitable	33.5%	23.1%	10.4%	0.69
Window 186	Habitable	35.2%	26.7%	8.5%	0.76
Window 189	Habitable	36.6%	30.9%	5.7%	0.84
Window 224	Habitable	33.2%	26.5%	6.7%	0.8
Window 225	Habitable	34.4%	29.7%	4.7%	0.86

Appendix 1.4 - Alternative Vertical Sky Component
Regents Park Estate, London NW1 4BX

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 227	Habitable	35.0%	29.6%	5.4%	0.85
Window 228	Habitable	36.3%	32.4%	3.9%	0.89
Window 230	Habitable	36.4%	32.5%	3.9%	0.89
Window 231	Habitable	38.0%	35.0%	3.0%	0.92
Window 258	Habitable	32.3%	28.4%	3.9%	0.88
Window 259	Habitable	34.7%	30.7%	4.0%	0.88
Window 261	Habitable	34.7%	31.6%	3.1%	0.91
Window 262	Habitable	36.3%	32.9%	3.4%	0.91
Window 265	Habitable	37.6%	35.2%	2.4%	0.94
Window 296	Habitable	34.2%	31.4%	2.8%	0.92
Window 299	Habitable	35.9%	33.5%	2.4%	0.93
1 to 12 Mosedale					
Window 315	Habitable	27.1%	21.2%	5.9%	0.78
Window 321	Habitable	28.9%	21.9%	7.0%	0.76
Window 322	Habitable	29.5%	22.0%	7.5%	0.75
Window 331	Habitable	31.9%	22.9%	9.0%	0.72
Window 332	Habitable	32.2%	23.0%	9.2%	0.71
Window 336	Habitable	32.9%	23.6%	9.3%	0.72
Window 340	Habitable	33.2%	24.0%	9.2%	0.72
Window 346	Habitable	33.4%	24.3%	9.1%	0.73
Window 347	Habitable	33.4%	24.4%	9.0%	0.73
Window 356	Habitable	32.8%	25.2%	7.6%	0.77
Window 357	Habitable	32.6%	25.3%	7.3%	0.78
1 to 44 Borrowdale					
Window 379	Habitable	18.8%	16.9%	1.9%	0.9
Window 390	Habitable	21.5%	19.4%	2.1%	0.9
Window 397	Habitable	23.7%	21.4%	2.3%	0.9
Window 417	Habitable	35.0%	33.0%	2.0%	0.94
Window 427	Habitable	27.6%	24.5%	3.1%	0.89
Window 428	Habitable	30.0%	27.3%	2.7%	0.91
Window 434	Habitable	28.6%	25.1%	3.5%	0.88
Window 446	Habitable	29.2%	25.5%	3.7%	0.87
Window 458	Habitable	29.8%	25.8%	4.0%	0.87
Window 459	Habitable	31.8%	28.4%	3.4%	0.89
Window 460	Habitable	33.6%	30.9%	2.7%	0.92
Window 484	Habitable	30.5%	26.4%	4.1%	0.87
Window 496	Habitable	32.4%	29.4%	3.0%	0.91

Appendix 1.4 - Alternative Sunlight to Windows
Regents Park Estate, London NW1 4BX

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
1 to 77 Patterdale									
Window 184	Habitable	80%	68%	12%	0.85	24%	22%	2%	0.92
Window 187	Habitable	85%	75%	10%	0.88	29%	27%	2%	0.93
Window 190	Habitable	86%	79%	7%	0.92	30%	28%	2%	0.93
Window 225	Habitable	80%	65%	15%	0.81	27%	21%	6%	0.78
Window 228	Habitable	82%	73%	9%	0.89	28%	22%	6%	0.79
Window 231	Habitable	83%	77%	6%	0.93	28%	22%	6%	0.79
Window 259	Habitable	78%	71%	7%	0.91	27%	20%	7%	0.74
1 to 12 Mosedale									
Window 315	Habitable	53%	46%	7%	0.87	18%	11%	7%	0.61
1 to 44 Borrowdale									
Window 446	Habitable	43%	35%	8%	0.81	13%	9%	4%	0.69
Window 458	Habitable	42%	34%	8%	0.81	13%	11%	2%	0.85
Window 459	Habitable	43%	38%	5%	0.88	14%	12%	2%	0.86
Window 460	Habitable	46%	41%	5%	0.89	15%	12%	3%	0.8
Window 484	Habitable	39%	32%	7%	0.82	10%	9%	1%	0.9

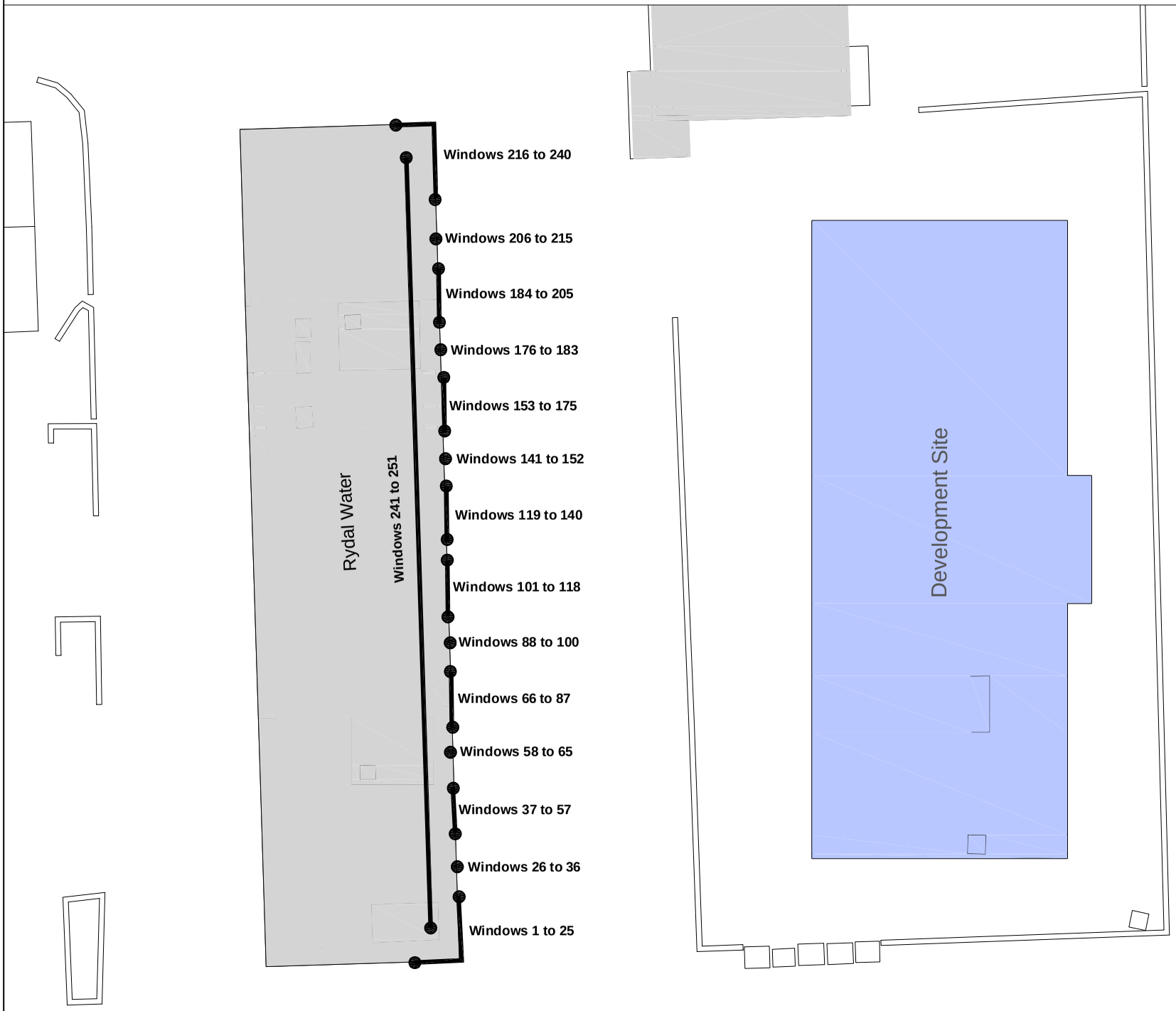
APPENDIX 2

FORMER ONE STOP SHOP

APPENDIX 2.1

WINDOW & GARDEN KEY

Window & Garden Key



Key

- Window reference
- Development site
- Neighbouring Properties
- G1 Neighbouring Gardens and Amenity Areas

Project Name: Regents Park Estate, London NW1 4BX

Drawing Title: Appendix 2.1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 4

Rev: -

Rev	Date	Details of revision

RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW

Tel. 0800 197 4836

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

Window & Garden Key

Key

- Window reference
- Development site
- Neighbouring Properties
- G1 Neighbouring Gardens and Amenity Areas

Project Name: Regents Park Estate, London NW1 4BX

Drawing Title: Appendix 2.1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 4 Rev. -

Rev	Date	Details of revision

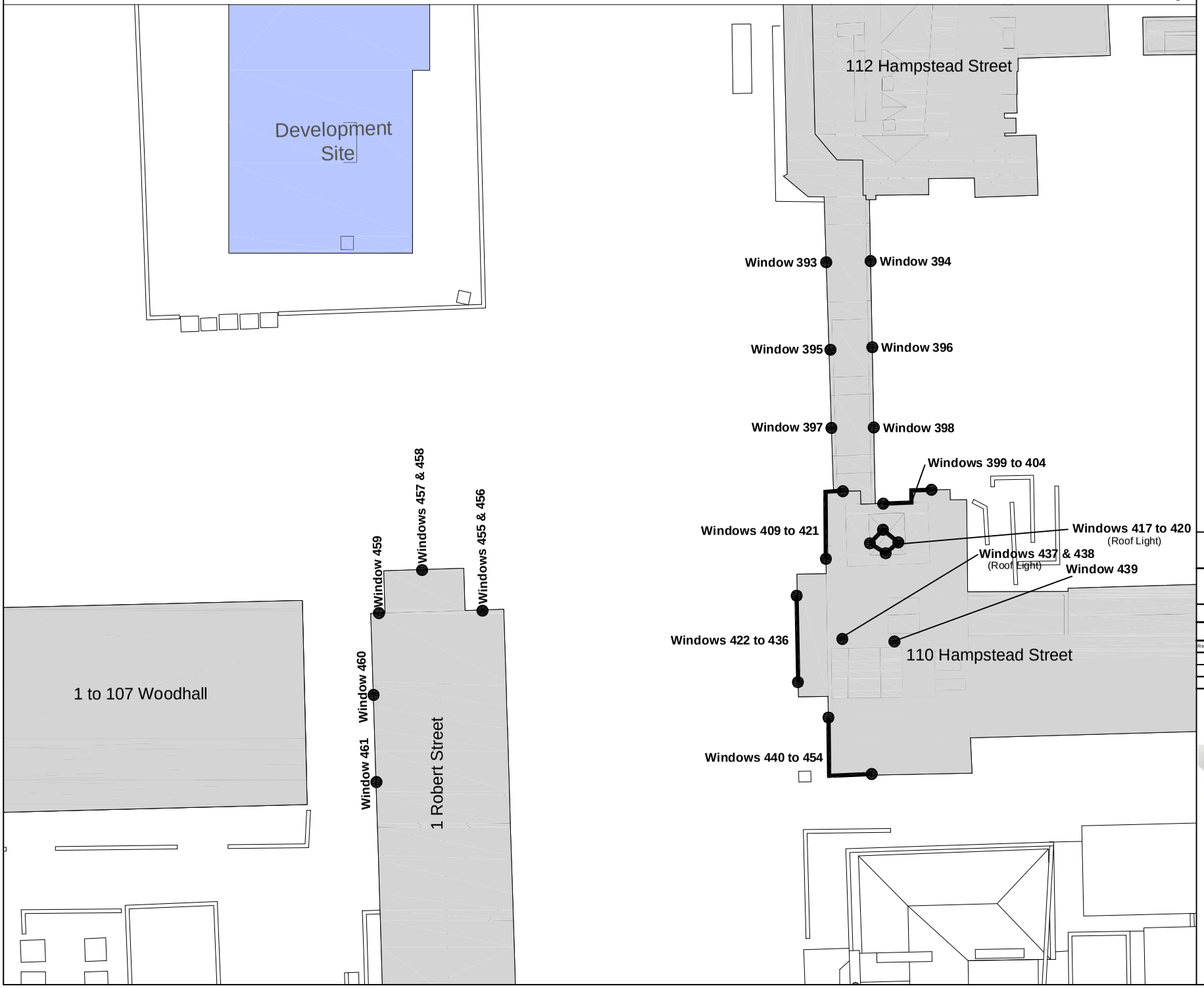
RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW

Tel. 0800 197 4836

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

Window & Garden Key



Key

- Window reference
- Development site
- Neighbouring Properties
- G1 Neighbouring Gardens and Amenity Areas

Project Name: Regents Park Estate, London NW1 4BX

Drawing Title: Appendix 2.1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 3 of 4 | Rev: -

Rev	Date	Details of revision

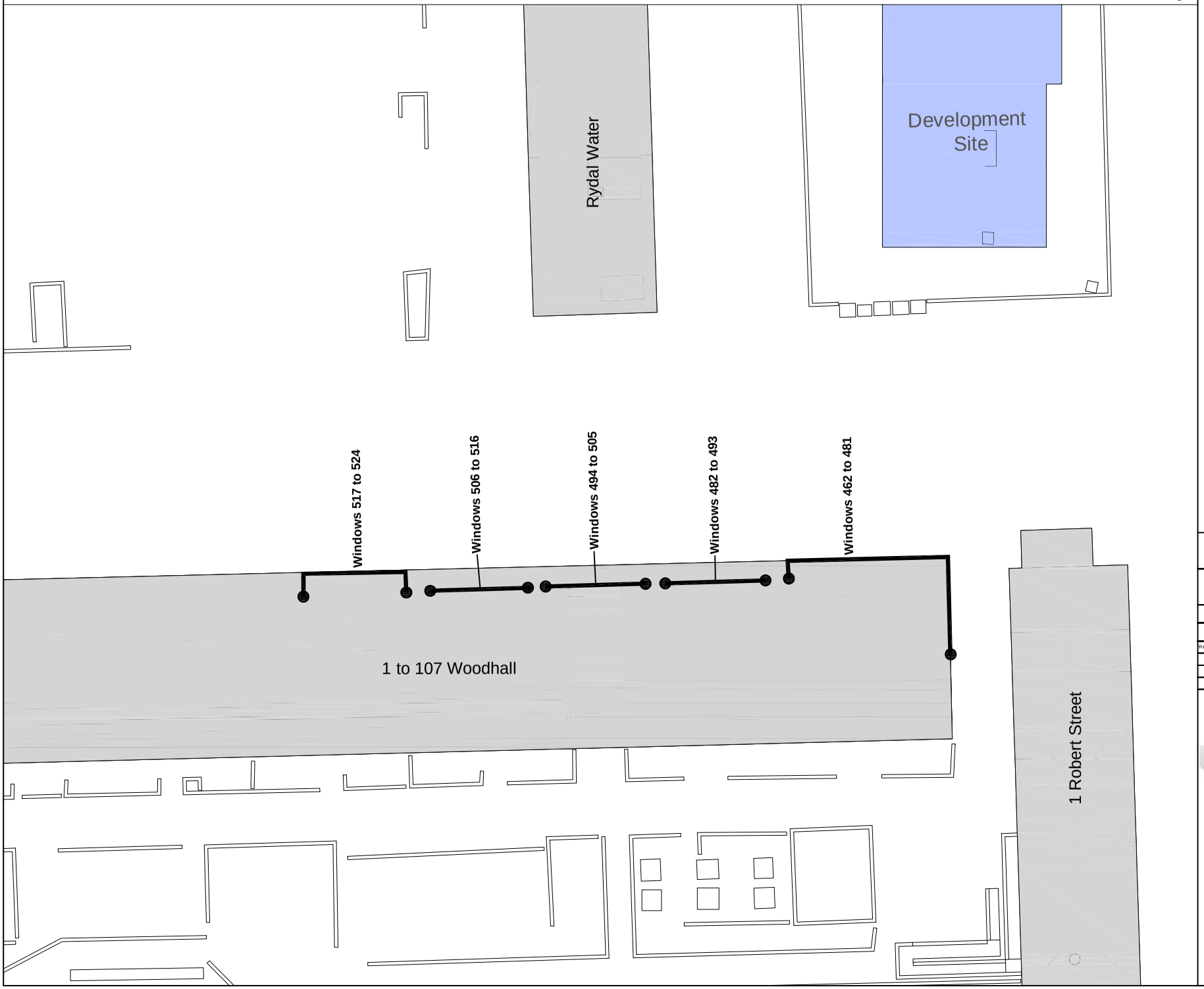
RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW

Tel. 0800 197 4836

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

Window & Garden Key



Key

- Window reference
- Development site
- Neighbouring Properties
- G1 Neighbouring Gardens and Amenity Areas

Project Name: Regents Park Estate, London NW1 4BX

Drawing Title: Appendix 2.1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 4 of 4

Rev: -

Rev	Date	Details of revision

RIGHT OF LIGHT CONSULTING
Chartered Surveyors

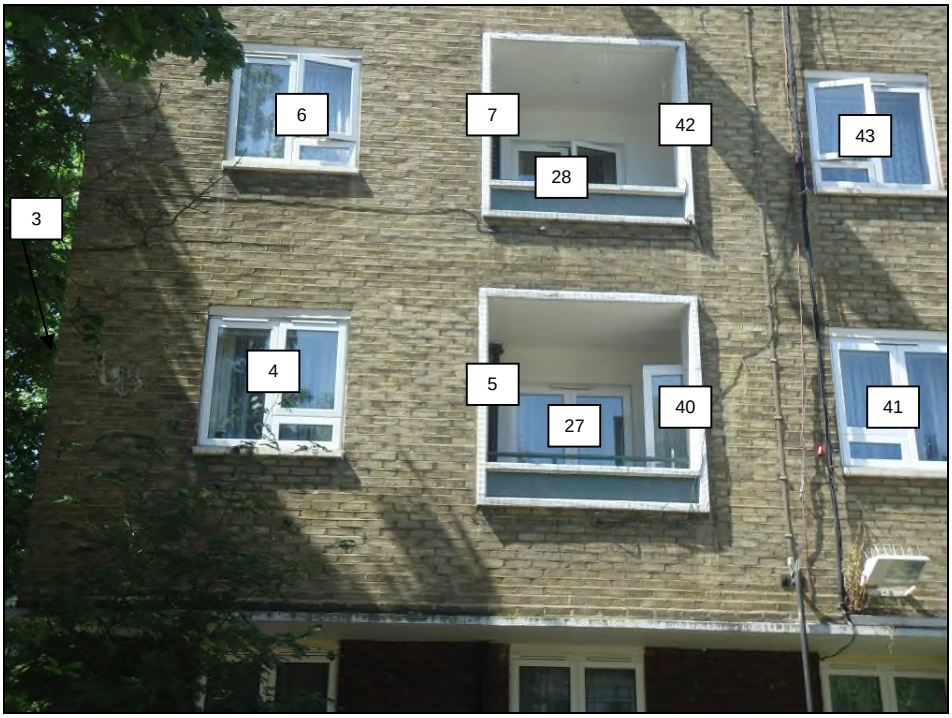
Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW

Tel. 0800 197 4836

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

Neighbouring Windows

Rydal Water



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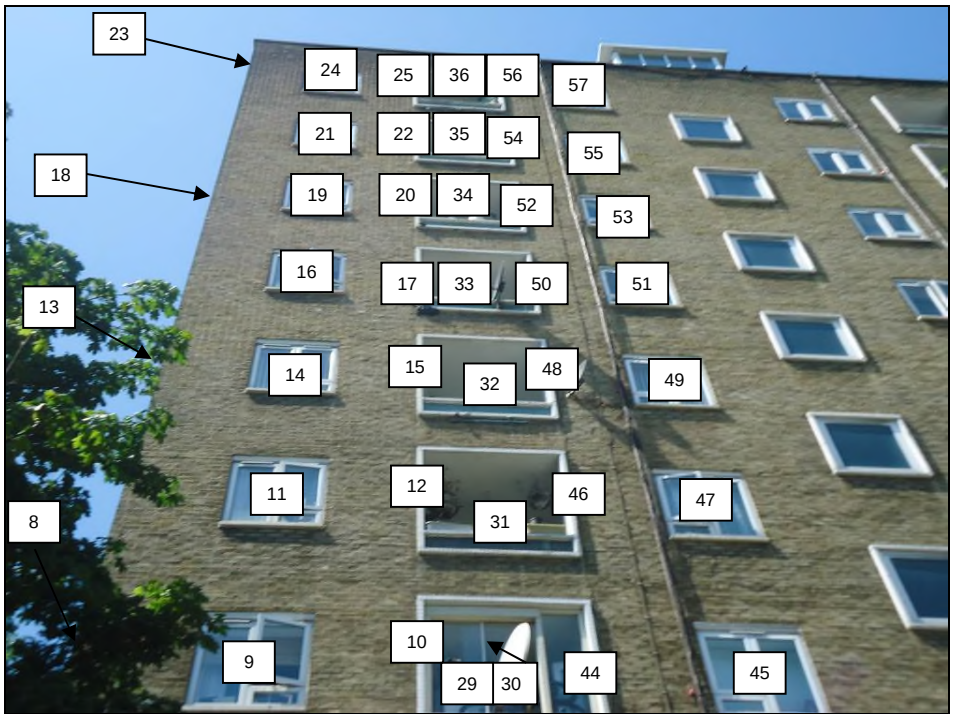

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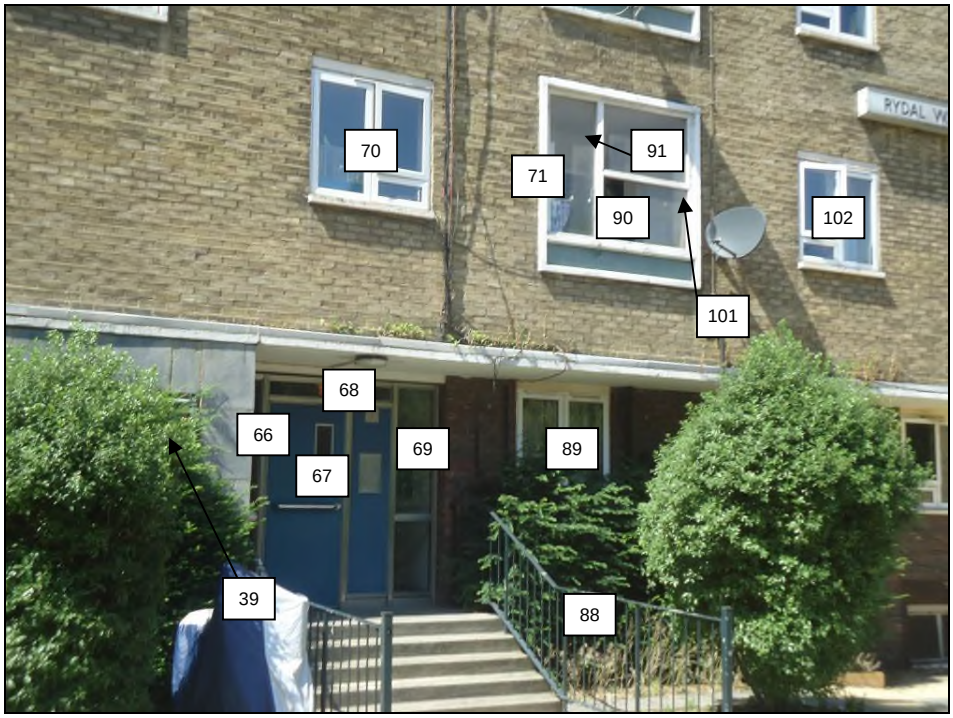
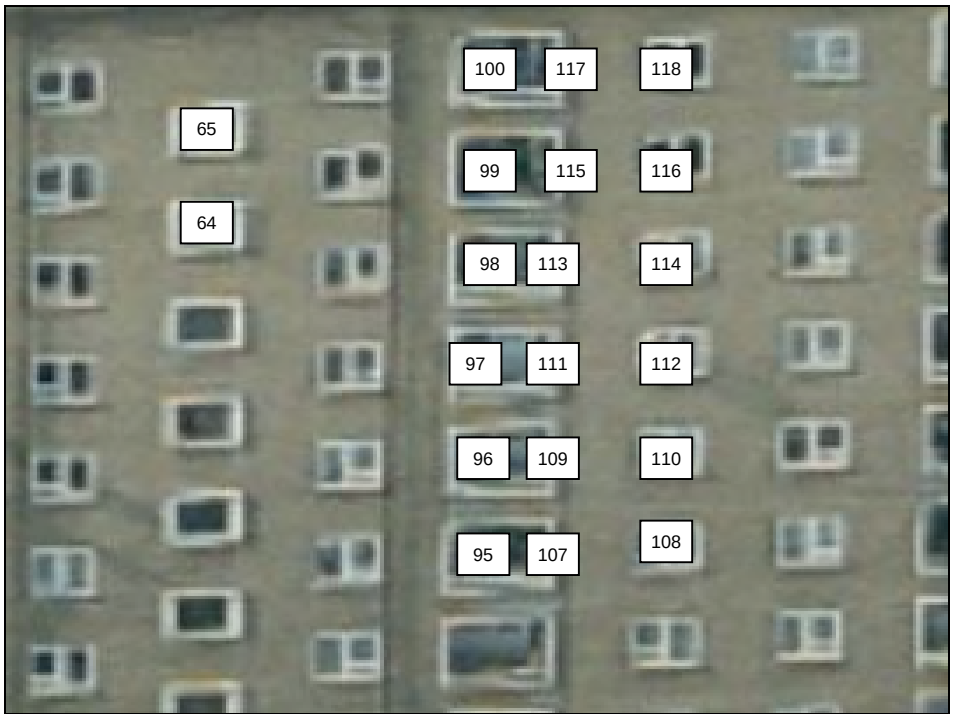


Rydal Water

Rydal Water

Rydal Water



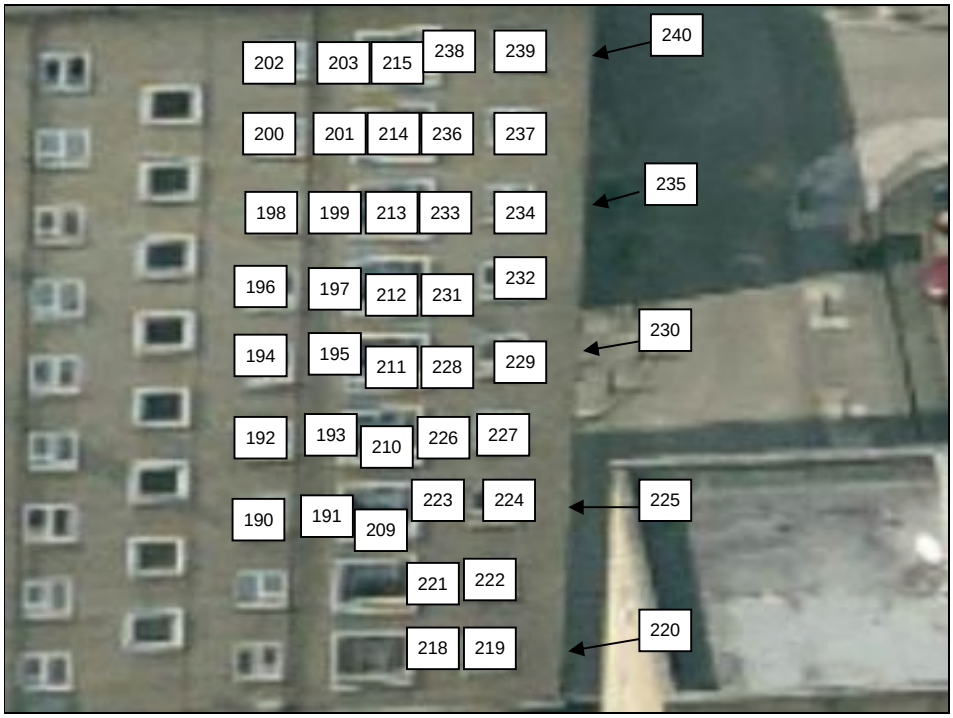
Rydal Water

Rydal Water

Rydal Water

Rydal Water

Rydal Water

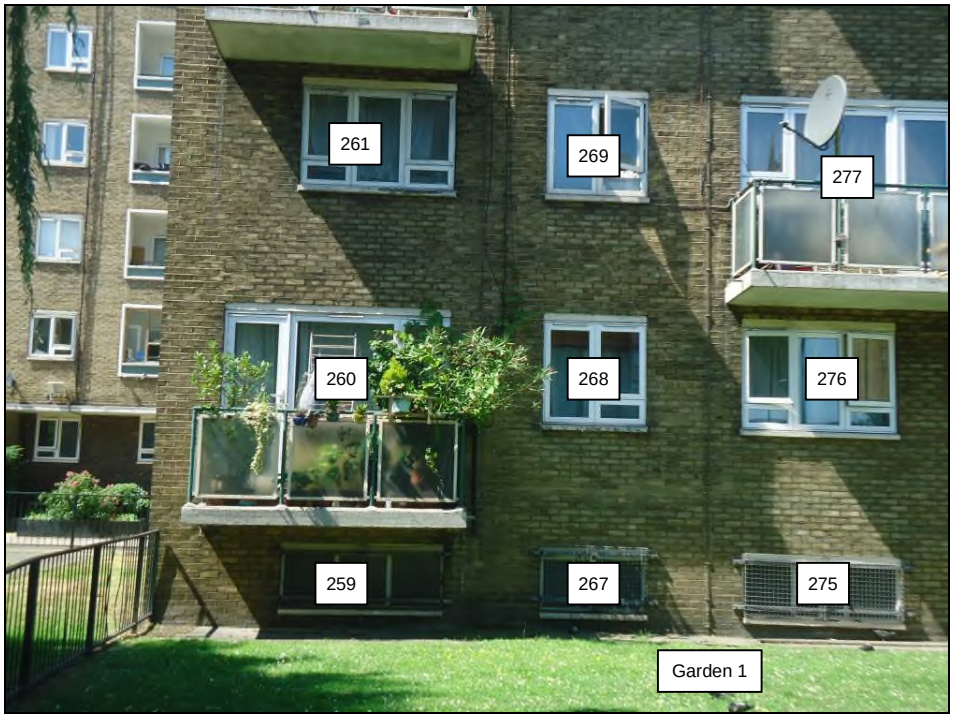


Rydal Water

Rydal Water

The Tarns

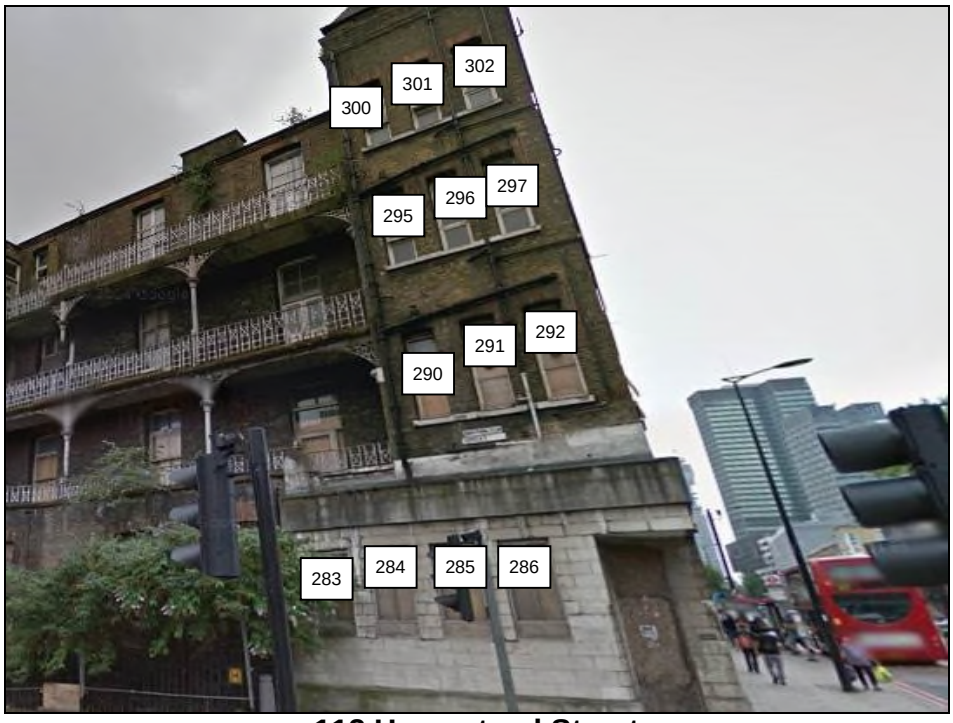
The Tarns



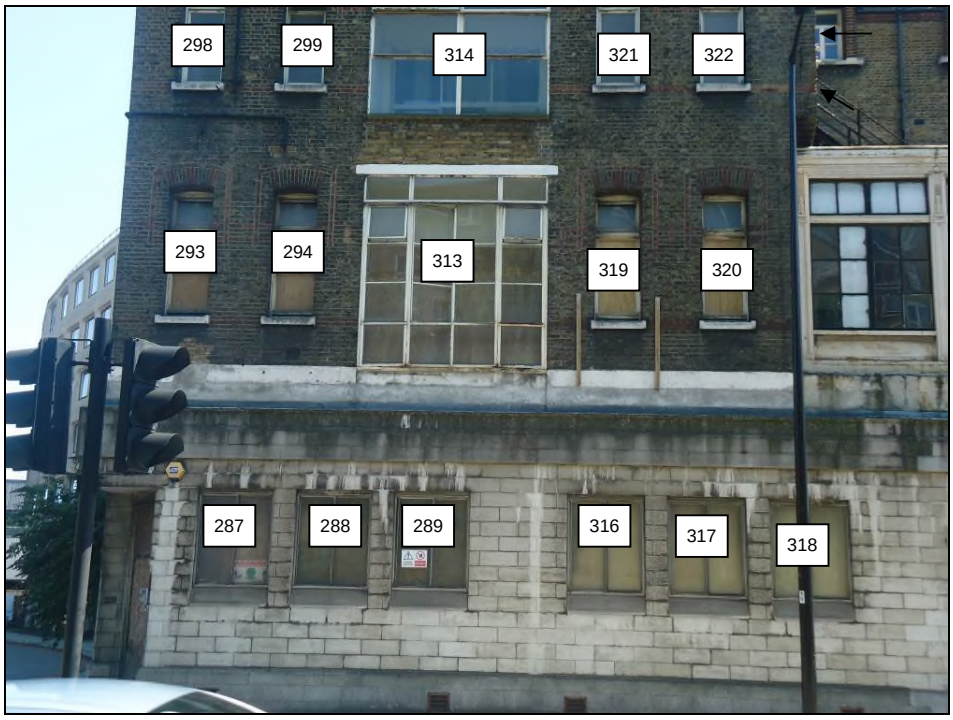
The Tarns

The Tarns

The Tarns

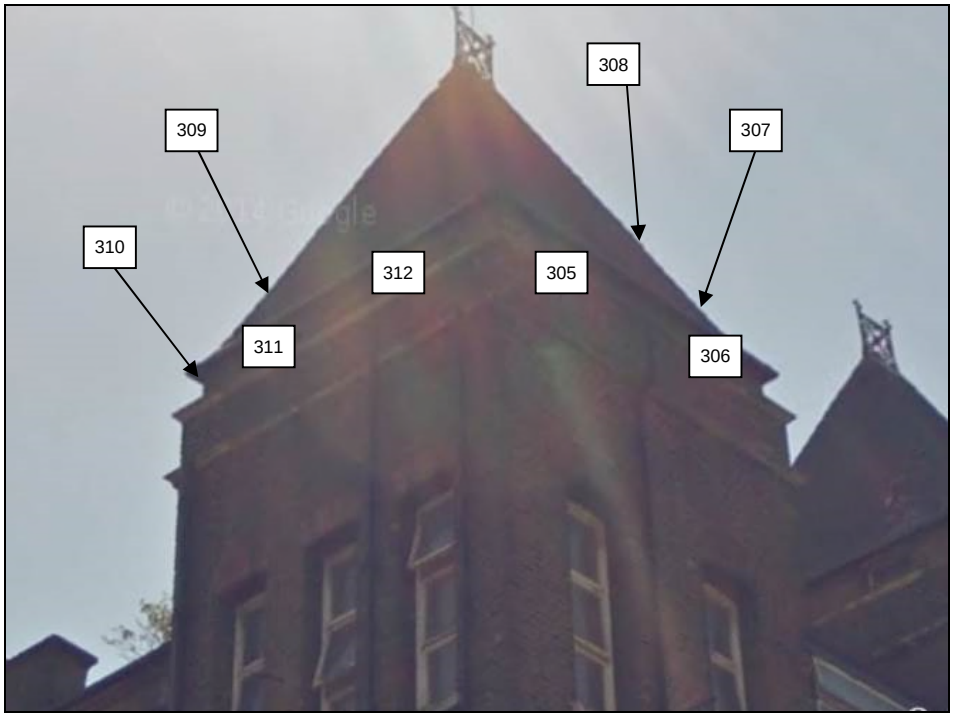


112 Hampstead Street



112 Hampstead Street

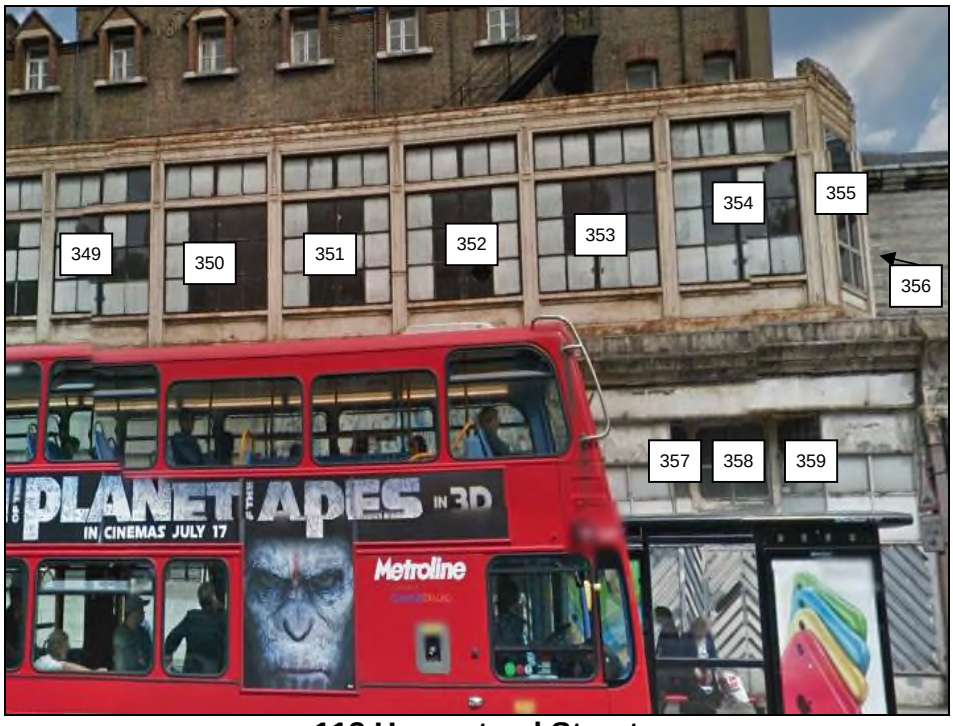
112 Hampstead Street



112 Hampstead Street

112 Hampstead Street

112 Hampstead Street



112 Hampstead Street

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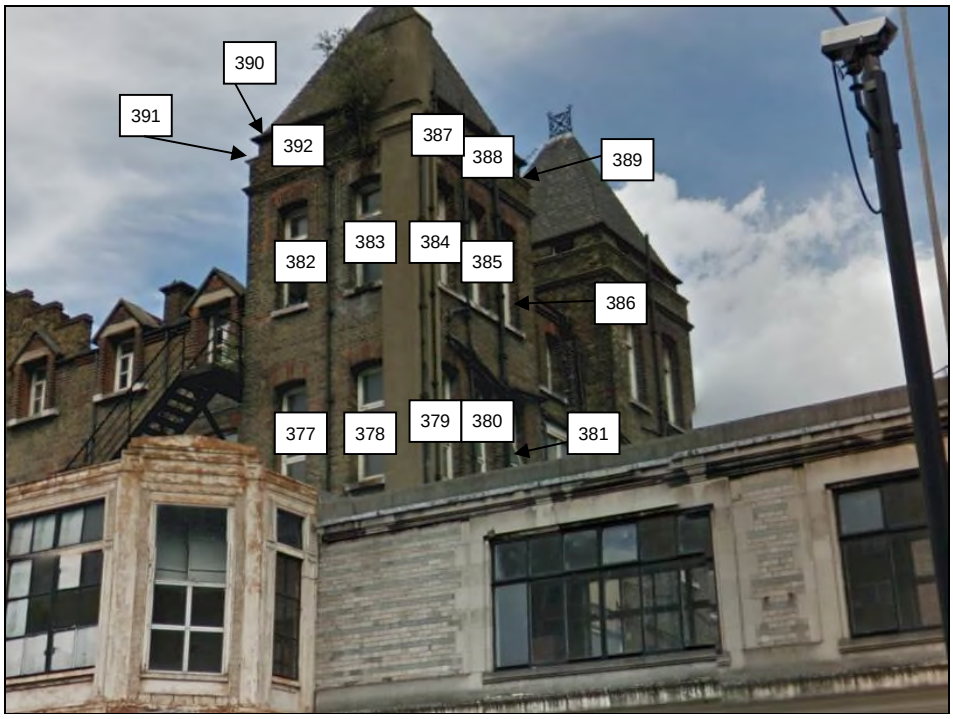
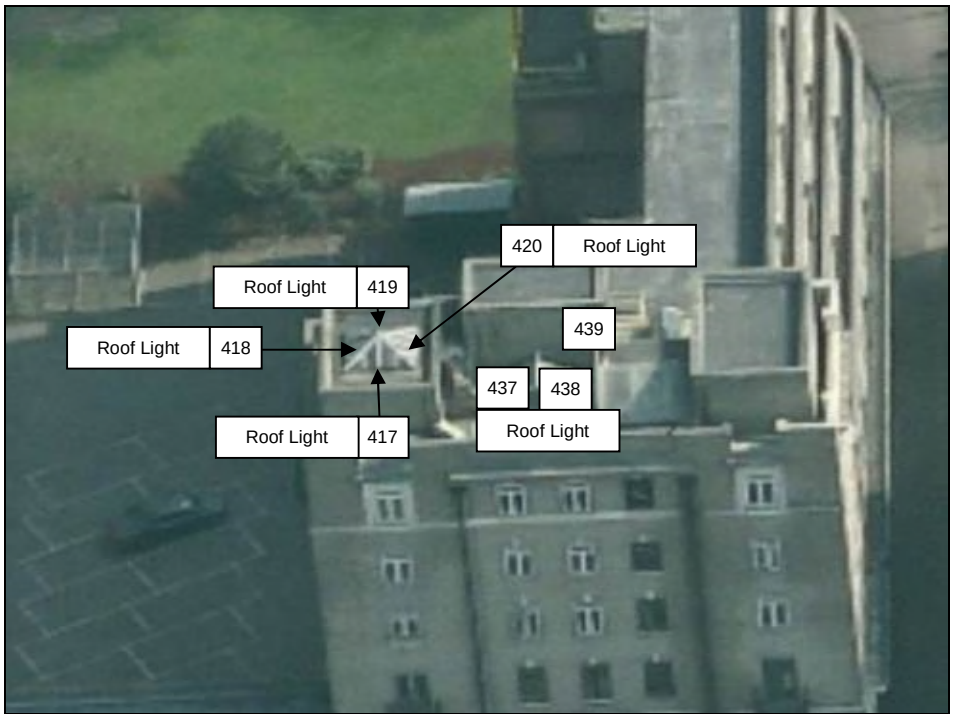


112 Hampstead Street

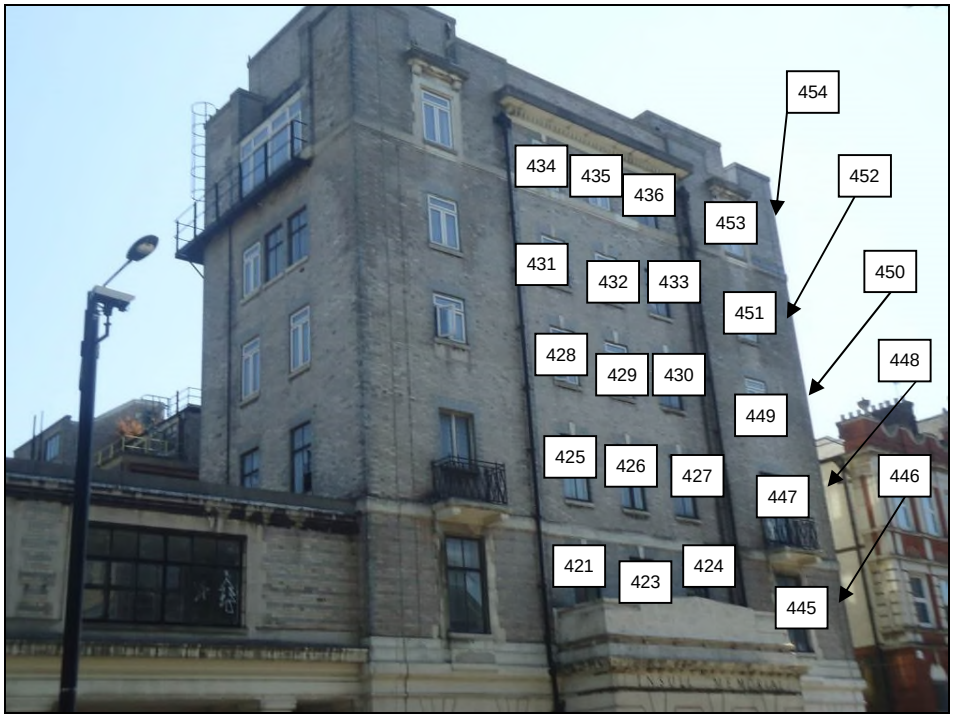
112 Hampstead Street

112 Hampstead Street

110 Hampstead Street



110 Hampstead Street



110 Hampstead Street

110 Hampstead Street

1 Robert Street