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Daylight and Sunlight Study
97 Camden Mews, London NW1 9BU

26 May 2016

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CONTENTS

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Julian Cowie Architects to undertake a daylight and sunlight study of the proposed development at 97 Camden Mews, London NW1 9BU.

1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 99, 99a, 244, 246 & 248 to 250 Camden Road and 74, 76, 78, 80, 80a, 95 & 95a Camden Mews. 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 key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. The results confirm that all neighbouring windows pass the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements.

1.1.4 In summary, the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

Arena Property Services Limited

16008-13-B-GA	Existing Ground Floor Plan	Rev A
16008-13-E-F	Existing Front Elevation	Rev B
16008-13-E-Re	Existing Rear Elevation	Rev A
PP_01	Existing Site Plan	
PP_02	Existing Ground Floor Plan	
PP_05	Existing Elevation to mews	
PP_06	Existing Rear Elevation	
PP_10	Proposed Ground Floor Plan	
PP_11	Proposed First Floor Plan	
PP_12	Proposed Second Floor Plan	
PP_15	Proposed Elevation to Mews	
PP_16	Proposed Rear Elevation	
PP_17	Proposed Section Through Mews	
PP_18	Proposed Section Parellel to Mews	
PP_19	Proposed Elevation From South West	
PP_20	Proposed Elevation From north east	

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.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 Appendix 1 provides a plan and photographs to indicate the positions of the windows and gardens analysed in this study.

4.2 Numerical Results

4.2.1 Appendix 2 lists the detailed numerical daylight and sunlight test results. The results are interpreted below.

4.3 Daylight to Windows

4.3.1 All main habitable room windows pass the Vertical Sky Component test. The proposed development therefore satisfies the BRE daylight requirements.

4.4 Sunlight to Windows

4.4.1 All windows which face within 90 degrees of due south have been tested for direct sunlight. 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 requirements.

4.5 Overshadowing to Gardens and Open Spaces

4.5.1 The results of the overshadowing test show that sunlight availability after the development will be no less than 0.96 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.

4.6 Conclusion

4.6.1 The proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide ‘Site Layout Planning for Daylight and Sunlight’.

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

WINDOW & GARDEN KEY

Window & Garden Key

Key

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

Project Name: 97 Camden Mews, London NW1 9BU

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 6 | Rev. -

Rev.	Date	Details of revision

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Window & Garden Key

Key

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

Project Name: 97 Camden Mews, London NW1 9BU

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 6 | Rev. -

Rev.	Date	Details of revision

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Window & Garden Key

Key

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

Project Name: 97 Camden Mews, London NW1 9BU

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 3 of 6 | Rev. -

Rev.	Date	Details of revision

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Window & Garden Key

Key

- Window reference
- Development site
- Neighbouring Properties

Project Name: 97 Camden Mews, London NW1 9BU

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 4 of 6 | Rev. -

Rev.	Date	Details of revison

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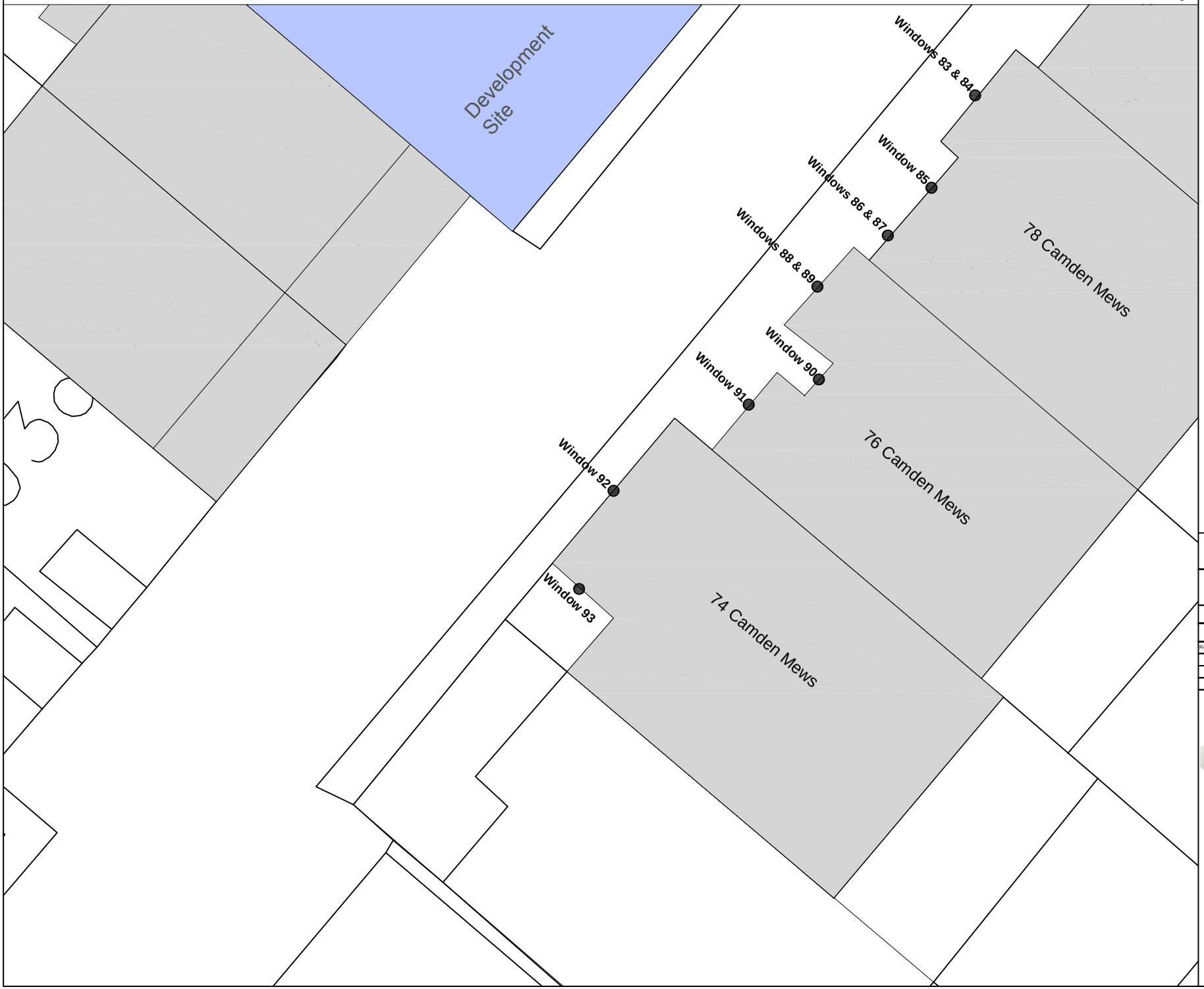
Window & Garden Key



Key

- Window reference
- Development site
- Neighbouring Properties

Project Name: 97 Camden Mews, London NW1 9BU

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 5 of 6 | Rev. -

Rev.	Date	Details of revision

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Window & Garden Key

Key

- Window reference
- Development site
- Neighbouring Properties

Project Name: 97 Camden Mews, London NW1 9BU

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 6 of 6 | Rev. -

Rev.	Date	Details of revision

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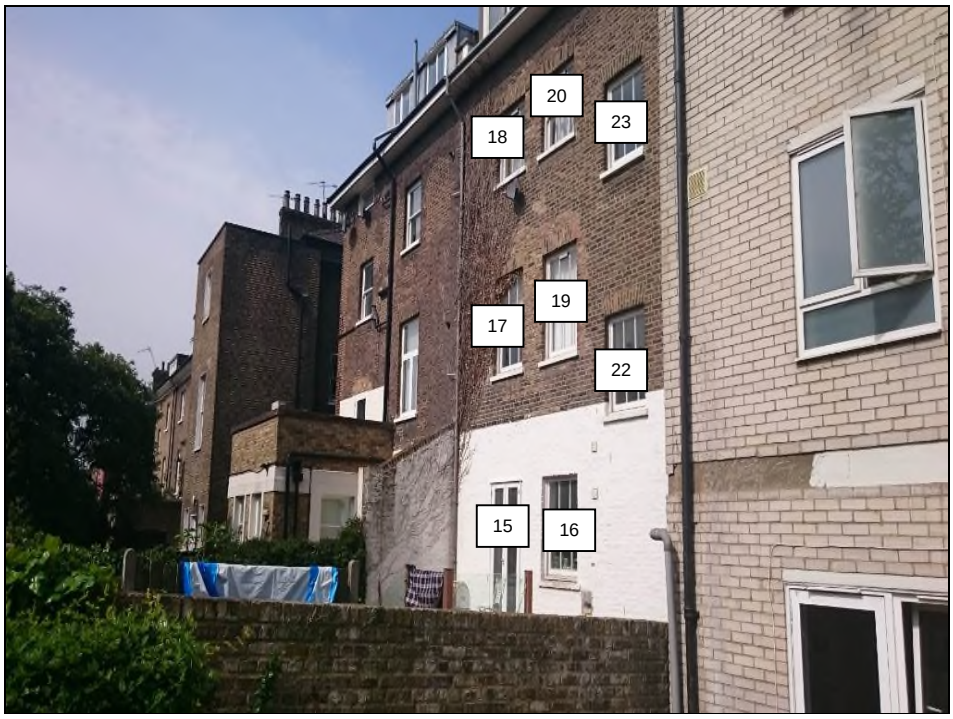
Neighbouring Windows

244 Camden Road

244 Camden Road

244 Camden Road

246 Camden Road



246 Camden Road

248 to 250 Camden Road

248 to 250 Camden Road

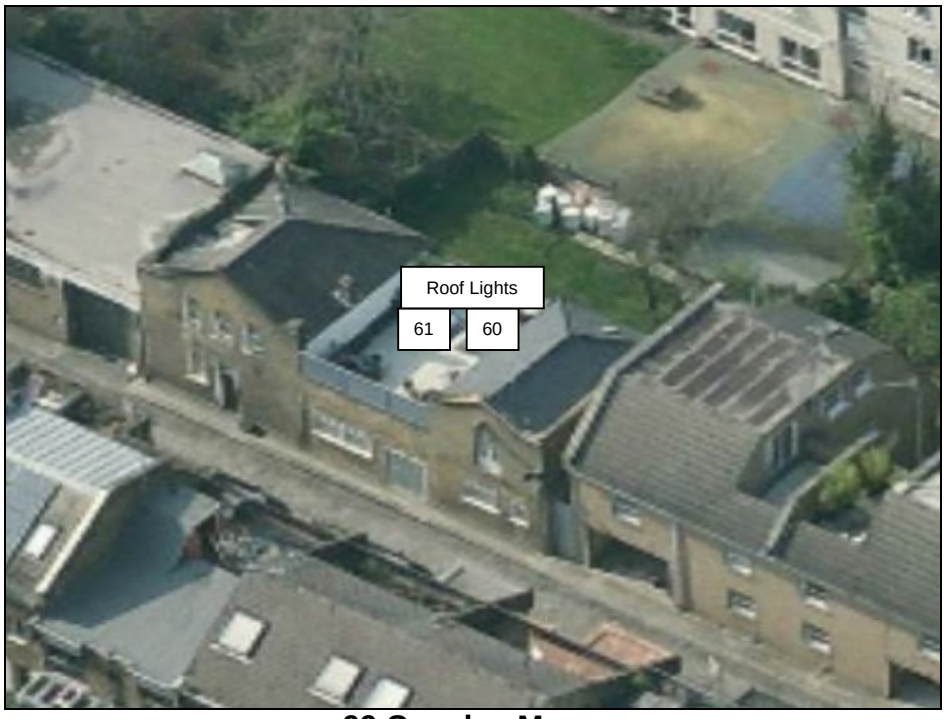
248 to 250 Camden Road

248 to 250 Camden Road

248 to 250 Camden Road

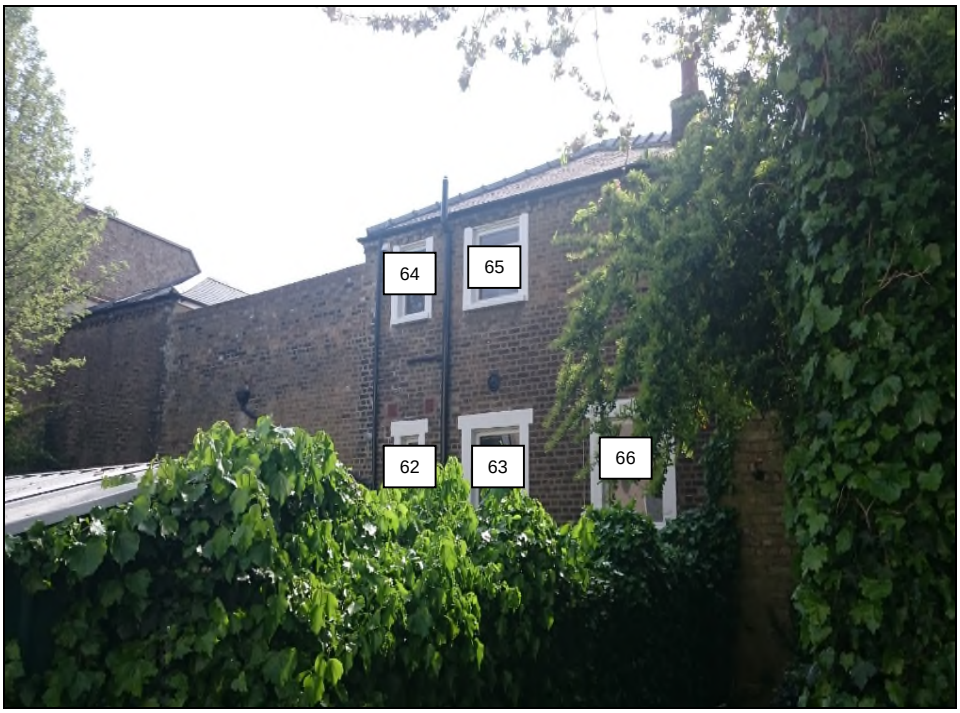
248 to 250 Camden Road

99 Camden Mews



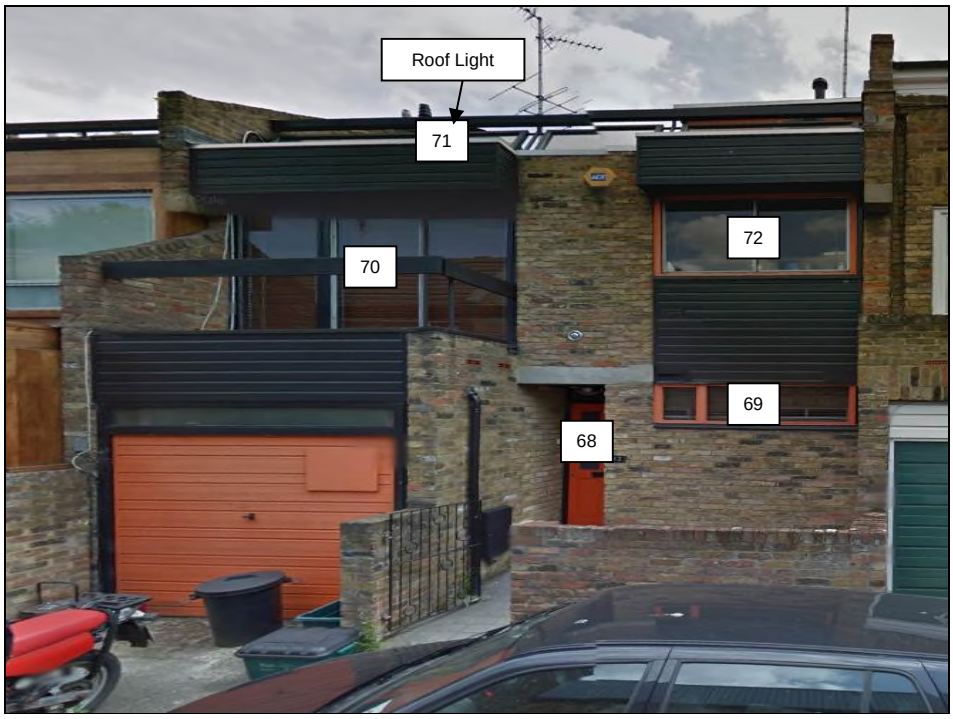
99 Camden Mews

99a Camden Mews

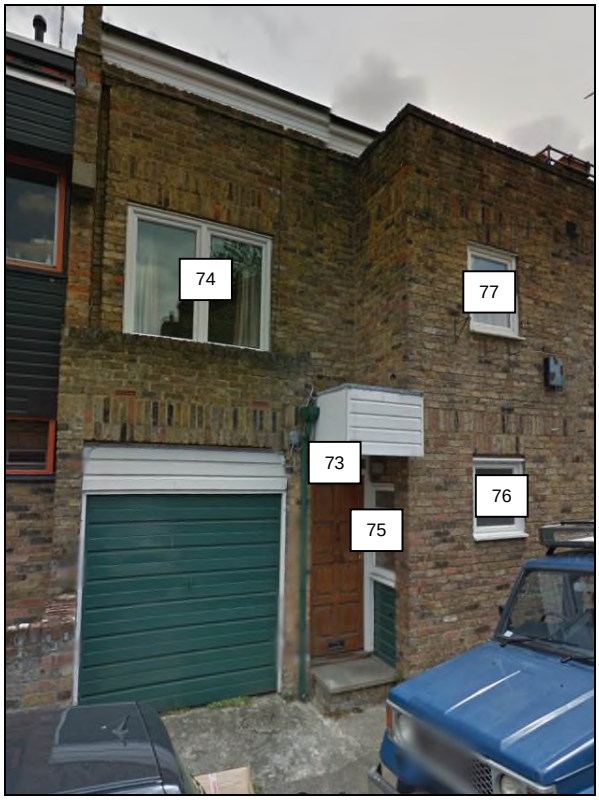


99a Camden Mews

99a Camden Mews

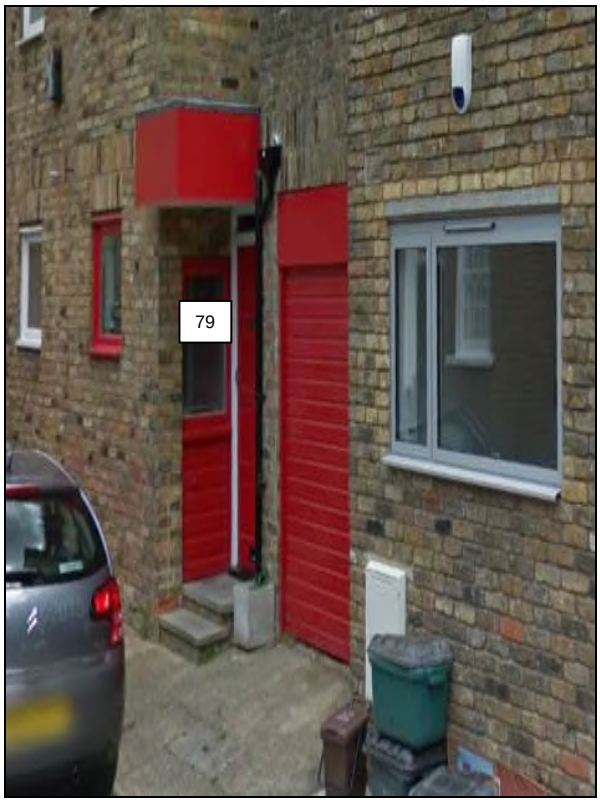


82 Camden Mews

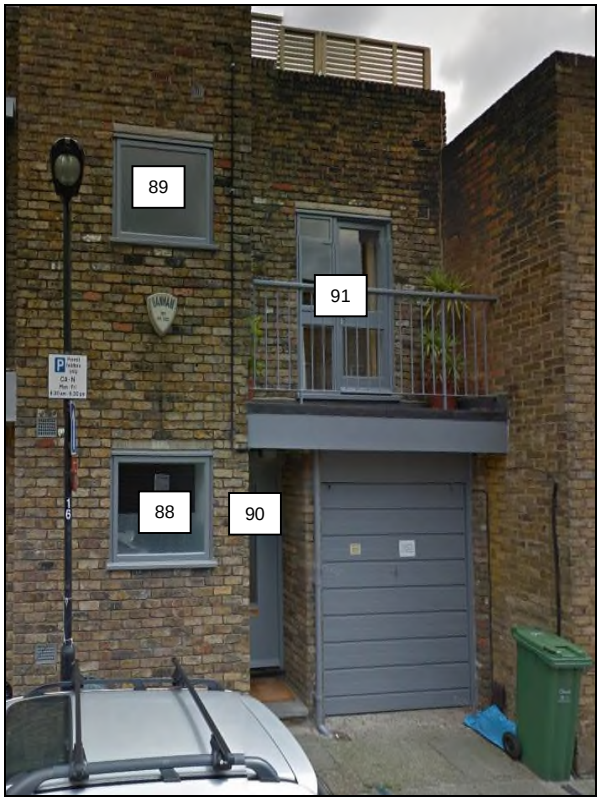


80 Camden Mews

80a Camden Mews



78 Camden Mews



76 Camden Mews

74 Camden Mews

74 Camden Mews

95a Camden Mews

95a Camden Mews

95a Camden Mews

95a Camden Mews

95 Camden Mews

95 Camden Mews

95 Camden Mews

95 Camden Mews

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
97 Camden Mews, London NW1 9BU

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
244 Camden Road					
Window 1	Habitable	12.4%	12.3%	0.1%	0.99
Window 2	Habitable	33.2%	33.1%	0.1%	1.0
Window 3	Habitable	32.9%	32.7%	0.2%	0.99
Window 4	Habitable	18.5%	18.3%	0.2%	0.99
Window 5	Habitable	12.0%	12.0%	0.0%	1.0
Window 6	Habitable	19.3%	19.1%	0.2%	0.99
Window 7	Habitable	36.5%	36.4%	0.1%	1.0
Window 8	Habitable	38.9%	38.9%	0.0%	1.0
Window 9	Habitable	24.0%	24.0%	0.0%	1.0
Window 10	Habitable	37.4%	37.3%	0.1%	1.0
Window 11	Habitable	39.0%	39.0%	0.0%	1.0
246 Camden Road					
Window 12	Habitable	20.6%	20.0%	0.6%	0.97
Window 13	Habitable	23.6%	22.9%	0.7%	0.97
Window 14	Habitable	24.3%	23.6%	0.7%	0.97
Window 15	Habitable	29.4%	29.0%	0.4%	0.99
Window 16	Habitable	31.0%	30.5%	0.5%	0.98
Window 17	Habitable	36.7%	36.5%	0.2%	0.99
Window 18	Habitable	38.8%	38.8%	0.0%	1.0
Window 19	Habitable	35.8%	35.6%	0.2%	0.99
Window 20	Habitable	38.3%	38.3%	0.0%	1.0
Window 21	Habitable	24.3%	23.6%	0.7%	0.97
Window 22	Non Habitable	32.0%	31.7%	0.3%	0.99
Window 23	Non Habitable	36.3%	36.3%	0.0%	1.0
248 to 250 Camden Road					
Window 24	Habitable	32.2%	30.6%	1.6%	0.95
Window 25	Habitable	36.2%	35.3%	0.9%	0.98
Window 26	Habitable	38.5%	38.3%	0.2%	0.99
Window 27	Habitable	38.9%	38.9%	0.0%	1.0

Appendix 2 - Vertical Sky Component

97 Camden Mews, London NW1 9BU

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 28	Habitable	27.4%	25.9%	1.5%	0.95
Window 29	Habitable	30.3%	29.6%	0.7%	0.98
Window 30	Habitable	32.1%	31.9%	0.2%	0.99
Window 31	Habitable	20.1%	20.1%	0.0%	1.0
Window 32	Habitable	32.8%	31.1%	1.7%	0.95
Window 33	Habitable	36.5%	35.5%	1.0%	0.97
Window 34	Habitable	38.6%	38.4%	0.2%	0.99
Window 35	Habitable	38.8%	38.8%	0.0%	1.0
Window 36	Habitable	33.0%	31.3%	1.7%	0.95
Window 37	Habitable	33.1%	31.6%	1.5%	0.95
Window 38	Habitable	36.6%	35.7%	0.9%	0.98
Window 39	Habitable	38.7%	38.5%	0.2%	0.99
Window 40	Habitable	38.8%	38.8%	0.0%	1.0
Window 41	Habitable	33.1%	31.8%	1.3%	0.96
Window 42	Habitable	33.1%	32.0%	1.1%	0.97
Window 43	Habitable	36.7%	36.0%	0.7%	0.98
Window 44	Habitable	38.8%	38.5%	0.3%	0.99
Window 45	Habitable	38.8%	38.8%	0.0%	1.0
Window 46	Habitable	33.1%	32.2%	0.9%	0.97
Window 47	Habitable	36.7%	36.1%	0.6%	0.98
Window 48	Habitable	38.8%	38.6%	0.2%	0.99
Window 49	Habitable	38.8%	38.8%	0.0%	1.0
Window 50	Habitable	28.0%	27.3%	0.7%	0.98
Window 51	Habitable	30.8%	30.4%	0.4%	0.99
Window 52	Habitable	32.4%	32.3%	0.1%	1.0
Window 53	Habitable	20.2%	20.2%	0.0%	1.0
Window 54	Habitable	33.7%	33.2%	0.5%	0.99
Window 55	Habitable	20.5%	20.5%	0.0%	1.0
Window 56	Habitable	36.5%	36.2%	0.3%	0.99
Window 57	Habitable	38.8%	38.6%	0.2%	0.99
Window 58	Habitable	38.8%	38.8%	0.0%	1.0

Appendix 2 - Vertical Sky Component
97 Camden Mews, London NW1 9BU

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
99 Camden Mews					
Window 59	Habitable	26.5%	26.5%	0.0%	1.0
Window 60	Habitable	76.2%	76.2%	0.0%	1.0
Window 61	Habitable	79.6%	79.6%	0.0%	1.0
99a Camden Mews					
Window 62	Habitable	26.5%	26.6%	-0.1%	1.0
Window 63	Habitable	26.0%	26.2%	-0.2%	1.01
Window 64	Habitable	30.0%	29.9%	0.1%	1.0
Window 65	Habitable	29.8%	29.6%	0.2%	0.99
Window 66	Habitable	23.1%	25.5%	-2.4%	1.1
Window 67	Habitable	34.4%	31.7%	2.7%	0.92
82 Camden Mews					
Window 68	Habitable	5.4%	5.4%	0.0%	1.0
Window 69	Habitable	24.2%	24.0%	0.2%	0.99
Window 70	Habitable	29.8%	29.7%	0.1%	1.0
Window 71	Habitable	79.2%	79.1%	0.1%	1.0
Window 72	Habitable	31.3%	31.1%	0.2%	0.99
80 Camden Mews					
Window 73	Habitable	0.1%	0.1%	0.0%	1.0
Window 74	Habitable	28.7%	28.4%	0.3%	0.99
Window 75	Habitable	9.6%	9.6%	0.0%	1.0
Window 76	Habitable	21.3%	20.1%	1.2%	0.94
Window 77	Habitable	30.0%	29.4%	0.6%	0.98
80a Camden Mews					
Window 78	Habitable	22.5%	19.9%	2.6%	0.88
Window 79	Habitable	9.5%	7.8%	1.7%	0.82
Window 80	Habitable	30.4%	29.1%	1.3%	0.96
Window 81	Habitable	0.1%	0.1%	0.0%	1.0
Window 82	Habitable	26.0%	23.9%	2.1%	0.92

Appendix 2 - Vertical Sky Component
97 Camden Mews, London NW1 9BU

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
78 Camden Mews					
Window 83	Habitable	25.6%	20.3%	5.2%	0.8
Window 84	Non Habitable	31.9%	28.8%	3.1%	0.9
Window 85	Non Habitable	18.2%	13.7%	4.5%	0.75
Window 86	Non Habitable	25.9%	20.7%	5.2%	0.8
Window 87	Habitable	28.5%	25.2%	3.3%	0.88
76 Camden Mews					
Window 88	Habitable	26.4%	21.4%	5.0%	0.81
Window 89	Habitable	31.8%	28.6%	3.2%	0.9
Window 90	Habitable	8.4%	6.8%	1.6%	0.81
Window 91	Habitable	26.0%	23.9%	2.1%	0.92
74 Camden Mews					
Window 92	Habitable	21.7%	20.2%	1.5%	0.93
Window 93	Habitable	28.1%	28.1%	0.0%	1.0
95a Camden Mews					
Window 94	Habitable	31.6%	31.5%	0.1%	1.0
Window 95	Habitable	38.1%	36.7%	1.4%	0.96
Window 96	Habitable	13.2%	12.3%	0.9%	0.93
Window 97	Habitable	19.2%	19.2%	0.0%	1.0
Window 98	Habitable	9.6%	9.6%	0.0%	1.0
Window 99	Habitable	57.3%	57.0%	0.3%	0.99
Window 100	Habitable	27.0%	27.0%	0.0%	1.0
Window 101	Habitable	96.4%	96.4%	0.0%	1.0
95 Camden Mews					
Window 102	Habitable	32.7%	32.7%	0.0%	1.0
Window 103	Habitable	38.7%	38.6%	0.1%	1.0
Window 104	Habitable	22.2%	22.2%	0.0%	1.0
Window 105	Habitable	27.2%	27.2%	0.0%	1.0
Window 106	Habitable	96.5%	96.5%	0.0%	1.0

Appendix 2 - Sunlight to Windows
97 Camden Mews, London NW1 9BU

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
244 Camden Road									
Window 2	Habitable	66%	66%	0%	1.0	20%	20%	0%	1.0
Window 3	Habitable	66%	66%	0%	1.0	20%	20%	0%	1.0
Window 5	Habitable	20%	20%	0%	1.0	1%	1%	0%	1.0
Window 6	Habitable	30%	30%	0%	1.0	3%	3%	0%	1.0
Window 7	Habitable	65%	65%	0%	1.0	22%	22%	0%	1.0
Window 8	Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 9	Habitable	41%	41%	0%	1.0	17%	17%	0%	1.0
Window 10	Habitable	67%	67%	0%	1.0	22%	22%	0%	1.0
Window 11	Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
246 Camden Road									
Window 12	Habitable	34%	32%	2%	0.94	3%	3%	0%	1.0
Window 13	Habitable	42%	41%	1%	0.98	6%	6%	0%	1.0
Window 14	Habitable	50%	48%	2%	0.96	11%	10%	1%	0.91
Window 15	Habitable	56%	56%	0%	1.0	13%	13%	0%	1.0
Window 16	Habitable	65%	65%	0%	1.0	21%	21%	0%	1.0
Window 17	Habitable	66%	66%	0%	1.0	22%	22%	0%	1.0
Window 18	Habitable	68%	68%	0%	1.0	24%	24%	0%	1.0
Window 19	Habitable	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 20	Habitable	68%	68%	0%	1.0	24%	24%	0%	1.0
Window 21	Habitable	53%	51%	2%	0.96	13%	12%	1%	0.92
Window 22	Non Habitable	63%	63%	0%	1.0	23%	23%	0%	1.0
Window 23	Non Habitable	64%	64%	0%	1.0	24%	24%	0%	1.0
248 to 250 Camden Road									
Window 24	Habitable	62%	60%	2%	0.97	17%	16%	1%	0.94
Window 25	Habitable	68%	66%	2%	0.97	23%	21%	2%	0.91
Window 26	Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 27	Habitable	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 28	Habitable	48%	46%	2%	0.96	12%	10%	2%	0.83

Appendix 2 - Sunlight to Windows

97 Camden Mews, London NW1 9BU

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 29	Habitable	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 30	Habitable	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 31	Habitable	34%	34%	0%	1.0	14%	14%	0%	1.0
Window 32	Habitable	63%	62%	1%	0.98	18%	17%	1%	0.94
Window 33	Habitable	68%	67%	1%	0.99	23%	22%	1%	0.96
Window 34	Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 35	Habitable	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 36	Habitable	64%	63%	1%	0.98	19%	18%	1%	0.95
Window 37	Habitable	65%	63%	2%	0.97	20%	18%	2%	0.9
Window 38	Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 39	Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 40	Habitable	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 41	Habitable	65%	62%	3%	0.95	20%	17%	3%	0.85
Window 42	Habitable	66%	64%	2%	0.97	21%	19%	2%	0.9
Window 43	Habitable	67%	67%	0%	1.0	22%	22%	0%	1.0
Window 44	Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 45	Habitable	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 46	Habitable	66%	64%	2%	0.97	21%	19%	2%	0.9
Window 47	Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 48	Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 49	Habitable	67%	67%	0%	1.0	23%	23%	0%	1.0
Window 50	Habitable	49%	49%	0%	1.0	13%	13%	0%	1.0
Window 51	Habitable	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 52	Habitable	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 53	Habitable	34%	34%	0%	1.0	14%	14%	0%	1.0
Window 54	Habitable	65%	65%	0%	1.0	20%	20%	0%	1.0
Window 56	Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 57	Habitable	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 58	Habitable	67%	67%	0%	1.0	23%	23%	0%	1.0

Appendix 2 - Sunlight to Windows
97 Camden Mews, London NW1 9BU

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
99 Camden Mews									
Window 60	Habitable	62%	62%	0%	1.0	13%	13%	0%	1.0
Window 61	Habitable	52%	52%	0%	1.0	7%	7%	0%	1.0
99a Camden Mews									
Window 67	Habitable	61%	58%	3%	0.95	21%	18%	3%	0.86
80a Camden Mews									
Window 79	Habitable	15%	12%	3%	0.8	3%	3%	0%	1.0
74 Camden Mews									
Window 93	Habitable	47%	47%	0%	1.0	9%	9%	0%	1.0
95a Camden Mews									
Window 94	Habitable	64%	64%	0%	1.0	22%	22%	0%	1.0
Window 95	Habitable	69%	69%	0%	1.0	24%	24%	0%	1.0
Window 98	Habitable	11%	11%	0%	1.0	0%	0%	0%	1.0
95 Camden Mews									
Window 102	Habitable	66%	66%	0%	1.0	21%	21%	0%	1.0
Window 103	Habitable	70%	70%	0%	1.0	24%	24%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
97 Camden Mews, London NW1 9BU

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
244 Camden Road								
Garden 1	117.07 m2	71.38 m2	61%	71.38 m2	61%	0.0 m2	0%	1.0
246 Camden Road								
Garden 2	72.42 m2	39.52 m2	55%	39.52 m2	55%	0.0 m2	0%	1.0
248 to 250 Camden Road								
Garden 3	282.54 m2	273.51 m2	97%	269.61 m2	95%	3.9 m2	2%	0.98
99 Camden Mews								
Garden 4	132.52 m2	99.11 m2	75%	91.28 m2	69%	7.83 m2	6%	0.92

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 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:	97 Camden Mews, London NW1 9BU
Drawing Title:	Appendix 3 - Overshadowing to Gardens and Open Spaces
Scale:	Do not scale
Drawing No:	1 of 2
Rev.	-

Rev.	Date	Details of revison

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Appendix 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:	97 Camden Mews, London NW1 9BU
Drawing Title:	Appendix 3 - Overshadowing to Gardens and Open Spaces
Scale:	Do not scale
Drawing No:	1 of 2
Rev.	-

Rev.	Date	Details of revison

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Appendix 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:	97 Camden Mews, London NW1 9BU
Drawing Title:	Appendix 3 - Overshadowing to Gardens and Open Spaces
Scale:	Do not scale
Drawing No:	2 of 2
Rev.	-

Rev.	Date	Details of revision

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