

Daylight and Sunlight Report

One Housing Group

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17 March 2017

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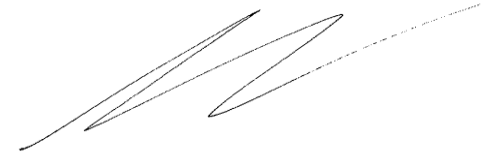
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Quality Standards Control

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

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

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Limitations

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

1 INSTRUCTIONS AND BRIEF

1.1 In accordance with your instructions, we have analysed the effect of the proposed Development at Bangor Wharf, Georgiana Street, Camden, London ('the Development') on the daylight and sunlight amenity of the neighbouring residential and commercial properties, where daylight and sunlight amenity would be considered to be required. We have also undertaken a detailed study of the daylight and sunlight amenity available to the future occupants of the Development.

1.2 We have received the following documents and used them in preparing this report:

- Cloud 10 – site survey three-dimensional model received on 4 November 2016
- TM Architects – proposed development plans, elevations and sections, received on 2 February 2017.

1.3 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the effect of the proposed development on the daylight and sunlight levels received by the neighbouring buildings using our bespoke software. Our assessment is based on a visual inspection, the information detailed above and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

2 PLANNING POLICY

2.1 The Camden 'Development policies 2010-2025 local development framework document' contains the following references to daylight and sunlight amenity:

2.1.1 Policy DP26 – 'Managing the impact of development on occupiers and neighbours';

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

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

2.1.2 Part of the supporting text for policy DP26 goes to say (paragraph 26.3 – visual privacy, overlooking, overshadowing, outlook, sunlight and daylight):

'A development's impact on visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance from artificial light, can be influenced by design and layout, the distance between properties, the vertical levels of onlookers, or occupiers, and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of the scheme, to prevent potential negative impacts of the development on occupiers and neighbours.

To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the council will take into account the standards recommend in the British Research Establishment's 'Site layout planning for daylight and sunlight: A guide to good practice' (1991).'

- 2.1.3 The Camden Core Strategy adoption document also contains guidance regarding natural light amenity at paragraph 5.7 ('Protecting amenity'):

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

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

3.1 Principles

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

- 3.1.2 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with 'special circumstances' for example 'in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.' This is amplified by the following extracts from the introduction (P1, para. 6) and Section 2.2:

'The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design...' (P1, para. 1.6)

'In special circumstances the Developer or Planning Authority may wish to use different target values.' (P1, para. 1.6)

'Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light'. (P7 para. 2.2.3)

3.1.3 The examples given in the Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

3.2 Daylight

3.2.1 In summary, the BRE Report states that:

'If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *the vertical sky component ['VSC'] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; or*
- *the area of the working plane (0.85m above floor level in residential properties) in a room which can receive direct skylight is reduced to less than 0.8 times its former value.*

The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include, schools, hospitals, hotels and hostels, small workshops and some offices.'

3.2.2 Further guidance has been provided in the Second Edition of the report in relation to existing windows with balconies:

'Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.' (2.2.11)

A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.' (2.2.12)

3.3 Appendix F

- 3.3.1 This appendix gives guidelines on setting alternative target values for skylight and sunlight access. This allows a developer to set alternative targets for vertical sky component levels which can be generated from the layout dimensions of existing development or derived from the internal layouts and direct daylighting needs of the proposed development itself. The Report uses the example of a mews in an historic city centre, where a typical obstruction angle from the ground floor window level might be closer to 40 degrees, which would correspond to a VSC of 18%. This can then be used as a target value for development in that street if new development is to match the existing layout.
- 3.3.2 A similar approach may also be adopted in cases where an existing building has windows that are close to the site boundary and take more than their fair share of light. To ensure that new development matches the height and proportions of existing buildings, the Report suggests that the VSC and Annual Probable Sunlight Hours ('APSH') target for these windows could be set to those for a 'mirror-image' building of the same height and size and equal distance away on the other side of boundary.
- 3.3.3 Useful guidance is provided on the types of tests to be applied when considering the loss of light to an existing building. F6 states the following:

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

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

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

'(i) where the existing building is one of a series of new buildings that are being built one after another, and each building has been designed as part of the larger group'

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

3.3.5 The Report also states that:

'Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the 'no-sky line' in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed, although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated.

'... Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed.'

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

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

3.4 Sunlight

3.4.1 The BRE Report advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the report states:

'If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*
- *receives less than 0.8 times its former sunlight hours during either period and*
- *has a reduction in sunlight over the whole year greater than 4% of annual probable sunlight hours.'*

3.4.2 The report also states that:

'...It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within ninety-degrees of due south anyway.' (3.2.3)

4 DAYLIGHTING AND WINDOW DESIGN, (CIBSE) LIGHTING GUIDE LG 10: 2014 (THE GUIDE)

4.1 The publication is primarily intended to provide guidance to those responsible for the design, installation, commissioning, operation and maintenance of building services. Section 1.1 states:

'In modern buildings, good daylighting is a balancing act: on one side is the need for sufficient access to daylight and sunlight, and on the other is the need to control its unwanted effects. The design team need to work together to achieve this balance, exploring the options to arrive at a satisfactory solution.'

4.2 Section 2.2.1 states that:

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

- 4.2.1 Section 3.4 provides detailed guidance on daylight calculation. Section 3.4.3 provides guidance on the use of Average Daylight Factor (ADF) calculations and states:

'Average daylight factor calculations can provide a quick overview of the overall level of daylight within a room, and can be useful when comparing different design solutions.'

- 4.3 The Guide also states that:

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

5 ASSESSMENT OF SURROUNDING PROPERTIES

- 5.1 We have analysed the effect of the proposed development on the daylight and sunlight amenity to the properties detailed below. These properties are the only residential buildings that could be affected by the proposed development as all other adjacent buildings will pass the preliminary 25-degree line test recommended by the BRE Report.
- 5.2 The location of the tested properties and window references are shown on the drawings appended to this report; the results are also included in the appendices in the relevant spread sheets.
- 5.3 The BRE report discusses the application of the target values given in the report and highlights that the values may be inappropriate in some areas. Historically, it has been shown that daylight and sunlight amenity within urban environments is often restricted by the proximity of neighbouring properties. Daylight amenity values within urban environments typically fall within the range of 15% to 21% for VSC values. Similar restrictions exist for sunlight amenity where restrictions in winter sunlight amenity, when the sun often lower in the sky, is particularly restricted by the proximity of neighbouring properties.
- 5.4 We set-out below the results of our daylight and sunlight assessment for each property:
- 5.5 152 Royal College Street
- 5.5.1 This is a four storey mixed-use property to the north of the Development. The property is some distance from Bangor Wharf to the north of the Grand Union Canal. While our site studies indicate that this property would pass the initial 25-degree line test suggested by the BRE Report, we have nonetheless undertaken daylight and sunlight studies of the residential aspects of the property.
- 5.5.2 Desktop research has provided us with internal arrangement details, which we have used in our analysis studies. Our analysis shows that all windows and rooms facing towards the Development will maintain full BRE Report compliance and will remain unaffected by the Development.

5.6 1-30 & 31-43 Bruges Place, Baynes Street

One again, these properties are some distance from the Development and to the north of the Grand Union Canal. Our analysis of the residential windows overlooking the Development show that all of the windows for both properties will remain fully BRE Report compliant, in terms of daylight and sunlight amenity.

5.7 1-12, 13-28, 29-44 & 45-60 Reach View Close

5.7.1 These four storey buildings are to the north-east of the Development. Desktop research has provided internal arrangement details, which show that there are flats at all levels.

5.7.2 Daylight amenity studies undertaken using the Vertical Sky Component (VSC) tests shows that the overwhelming majority of windows, 203 (91%) of 221, will remain fully compliant with the BRE Report recommendations. Study of the analysis shows that, where transgressions do occur, they are predominantly limited to those windows below balconies. These balconies, while providing valuable amenity to occupants, do restrict sky view access to any windows below them.

5.7.3 Daylight Distribution (DD) analysis of the rooms served by the analysed windows shows that all of the rooms will remain fully compliant with BRE Report recommendations, in terms of daylight penetration.

5.7.4 Sunlight amenity analysis undertaken using the Annual Probable Sunlight Hours (APSH) analysis shows that, as with the VSC analysis, the overwhelming majority, 214 (98%) of 218, of windows will remain fully compliant with the BRE Report recommendations. As with the VSC analysis, the very limited number of transgressions predominantly occur to windows whose view of the available sky dome is restricted by balconies above.

5.7.5 Despite the restrictions and limited number of transgressions, study of the daylight and sunlight amenity results shows that the amenity retained by these properties is far in excess of urban expectations.

5.8 4,6, 8-10 Barker Drive

These flats are to the north-east of the Development and, once again, some distance from it. Despite the distance, some of the flats will have an oblique view of the Development and we have undertaken daylight and sunlight amenity testing. All windows and rooms analysed will remain fully BRE report compliant.

5.9 42 & 44 St Pancras Way

5.9.1 Both of these properties contain residential accommodation and have windows that overlook the Development. While the properties are closer to the Development than the properties discussed above they are elevated from the Development site.

5.9.2 Desktop research has provided us with internal arrangement details for 42 St Pancras Way and, as such, we have undertaken DD analysis where appropriate. Daylight and sunlight amenity studies for all of the windows and rooms overlooking the Development show that there will be very limited effect, due to the Development, and that all windows and rooms will remain fully BRE Report compliant.

5.10 17-19 & 13-15 Rosendale Way

These properties to the east of the Development have a limited, oblique view of the Development. Daylight and sunlight analysis, where appropriate, of the windows overlooking the Development show that there will be little or no impact on the current daylight and sunlight amenity enjoyed. All windows analysed will remain fully BRE Report compliant.

5.11 38-40 St Pancras Way

5.11.1 Desktop research and external observation show that there are flats at all levels of this property. A limited number of these flats will have a view of the Development and we have undertaken daylight and sunlight testing of these units within the property.

5.11.2 VSC, DD and APSH shows that there will be a very limited impact on the current daylight and sunlight amenity enjoyed by this property. Our analysis shows that all windows and rooms analysed will remain fully compliant with the BRE Report recommendations.

5.12 53 Georgiana Street

5.12.1 This four storey residential property to the south-west of the Development also has a limited view of the Development site. Daylight and sunlight amenity of the rooms and windows overlooking the site show that the Development will have little or no effect on the current daylight and sunlight amenity and that all windows and rooms tested will remain fully BRE Report compliant.

5.13 54 Georgiana Street

5.13.1 This two storey building is directly adjacent the south-west boundary of the Development site. We have undertaken analysis of the rear rooms and windows that will have an oblique view of the

Development. Desktop research has provided us with internal arrangement details, which we have used within our analysis.

5.13.2 It should be noted that none of the windows overlooking the Development face within 90 degrees of due south. BRE Report guidance states that windows with a northward aspect would not have an expectation of sunlight amenity and hence do not require sunlight analysis.

5.13.3 VSC and DD of the rooms and windows with a view of the Development show that all of the test points will remain fully BRE Report compliant.

5.14 163-181 (odds inclusive) Royal College Street

5.14.1 These three storey residential properties will have a very limited view of the Development due to their proximity to 118-146 (evens inclusive) Royal College Street. Desktop research has provided us with internal arrangement details for a number of these tested properties and we have used these details within our daylight amenity analysis.

5.14.2 Daylight amenity analysis, using both the VSC and DD analysis where appropriate, shows that there will be little or no revision of the current daylight amenity values and that all windows and rooms analysed will remain fully BRE Report compliant.

5.14.3 Due to the orientation of these properties, sunlight amenity analysis is limited to four windows within 163 Royal College Street. Analysis of these four windows shows that there will be no transgressions of the BRE Report guidelines.

5.15 118-144 (evens including) Royal College Street

5.15.1 The rear of these predominantly residential properties directly overlook the Development site. Desktop research has provided internal arrangement details for the majority of these properties. These details have been used within our daylight amenity studies.

5.15.2 VSC analysis of the windows overlooking the Development shows that the vast majority of windows will remain fully BRE Report compliant. Some transgressions of the guidelines do exist, particularly within 128, 132, 134 and 136 Royal College Street. External observation indicates that the lower levels of 134-136 Royal Collage Street are in office use.

5.15.3 Analysis of the results for 128 Royal College Street show that the majority of VSC transgressions occur to secondary windows for the conservatory. Daylight distribution analysis of the rooms served by the windows analysed within 128 Royal College Street show that all of the rooms will remain fully BRE Report compliant. This analysis shows that the daylight within 128 Royal College

Street will remain above urban expectations and at levels that are appropriate for this specific location.

5.15.4 Study of the VSC results for 132, 134 and 136 Royal College Street show that transgressions, where they occur, are limited to secondary windows serving rooms where the remaining windows will remain fully BRE Report compliant. The ground floor rooms are served by large skylights where the main aperture glazing will also remain fully compliant with BRE Report recommendations. As such, it is unlikely that there will be any perceptible reduction in daylight amenity values to the rooms served by these windows.

5.15.5 The orientation of these properties means that the number of windows requiring APSH analysis is limited. However, where this analysis is required, study shows that all of the windows will remain fully BRE Report compliant.

5.16 146 Royal College Street

5.16.1 This property to the north-west of the development contains commercial accommodation at all levels. It is understood that this commercial use may include an architectural or design practice. Whilst the BRE Report contains no specific guidance for daylight and sunlight amenity within commercial properties, it is suggested that properties where there is a reasonable expectation of amenity be studied. Given the potential usage of 146 Royal College Street, we have undertaken daylight and sunlight amenity testing of the windows, where they overlook the Development. We have been unable to gain detailed internal arrangement drawings for the property; however, external observation indicates that the windows predominantly serve open plan office accommodation which we have estimated for DD analysis.

5.16.2 VSC analysis of the windows overlooking the development shows that 50% of them (17 of the 34 windows tested) will remain fully BRE Report compliant. The VSC values retained are consistent with commercial expectations.

5.16.3 Daylight distribution analysis of the assumed internal layouts show that all three of the offices spaces will also remain fully BRE Report compliant.

5.16.4 APSH analysis of the 17 windows facing within 90-degrees of due south, shows that 13 of them will remain fully BRE Report compliant. The BRE Report contains no specific guidance for sunlight amenity within commercial space, however, given the open plan nature of the rooms served, we would suggest that this level of sunlight amenity remains appropriate for the building.

6 LIGHT LEVELS TO RESIDENTIAL ACCOMMODATION WITHIN THE PROPOSED SCHEME

6.1 Daylight

- 6.1.1 We have analysed the daylight amenity light levels within the proposed accommodation using the Average Daylight Factor (ADF), Daylight Distribution (DD) and Vertical Sky Component (VSC) tests. For ADF testing, we have used a glass transmittance value of 0.68 for standard double-glazing, as recommended by British Standard 8206 Part 2 and we have used an internal reflectance value of 0.5, as recommended by both the British Standard and BRE Report. We have analysed all habitable rooms within the Development.
- 6.1.2 The location of the tested rooms and window references are shown on the drawings appended to this report; the results' spreadsheets are also included in the appendices.
- 6.1.3 ADF analysis of the 119 rooms within the Development shows that 106 (89%) will be fully compliant with the recommendations contained in BS8206:2 and the BRE Report. The BRE Report considers daylight amenity within main living spaces to be of primary importance. Study of the results shows that the overwhelming majority of combined lounge, kitchen and dining rooms (LKDs) and living rooms will comply fully with BS8206:2 guidance. Where a room serves more than one purpose, the highest ADF guidance is applied. For the LKDs, this means that the guidance ADF value is 2%, while the guidance for living spaces is 1.5% which is the predominant use of these rooms. Guidance received from BRE has stated that, in urban locations, the guidance value of 1.5% for LKDs is often more appropriate as there is little benefit to the occupants in dividing the kitchen usage from these rooms. Study of these analysis results shows that, of the six LKDs transgressing the guidance, five of them will achieve ADF values in excess of 1.5%.
- 6.1.4 DD analysis of the 119 rooms shows that 110 (92%) will see full BRE Report compliance. This analysis also shows that all of the LKDs will see daylight penetration to in excess of 80% of their room areas, in line with BRE Report guidance.
- 6.1.5 In addition to the above daylight amenity tests, we have undertaken VSC analysis of the 184 windows within the Development. This analysis shows that 127 (69%) will comply fully with the BRE Report guidance. Where transgressions exist, the ADF and DD analysis shows that the daylight amenity levels achieved throughout the Development will be compliant with the recommendations. Study of the analysis shows that the majority of transgressions occur to secondary windows, where the remaining windows serving the room will achieve full compliance.
- 6.1.6 It is also worth noting that a number of the rooms within this property are afforded private balcony amenity space. Whilst this balcony space provides much sought after amenity space, it often leads to reduced daylight amenity to the windows below. Despite this, the daylight amenity analysis

shows that the overwhelming majority of rooms will attain daylight amenity far in excess of urban expectation.

6.2 Sunlight

6.2.1 BS8206:2 suggests that sunlight provision is analysed for all habitable rooms within a proposed development. The BRE Report provides discussion on this requirement and highlights that windows predominantly facing north would be unlikely to comply with the sunlight guidance. BS8206:2 does discuss sunlight expectations within habitable rooms and concedes that expectation within north-facing rooms would be reduced from those where it would be reasonable to expect appropriate levels of sunlight.

6.2.2 We have undertaken APSP analysis of all rooms within the Development which shows that in total 61 (51%) will be fully compliant with the BRE Report APSP guidance. Study of the building orientation shows that, in total, 71 rooms will have a southerly aspect. Our analysis shows that all 61 of the compliant rooms are south-facing. Comparison with the sunlight amenity of the neighbouring properties shows that level of compliance is appropriate for this area.

6.3 Overshadowing

6.3.1 The proposed Development is directly south of the Grand Union Canal. Given its proximity to this waterway we have undertaken overshadowing analysis of the towpath and canal. We have undertaken two forms of analysis. The first analysis uses the recommendations within the BRE Report and assesses the areas' access to two hours or more sunlight on the 21 March. This analysis is shown in the appended drawings and shows that both the towpath and canal will remain fully compliant with the overshadowing guidance given within the BRE report.

6.3.2 The second analysis shows the shadow patterns throughout the day (transient overshadowing) for both the 21 March and the 21 June. The analysis for March shows that the shadow pattern due to the Development will resemble that cast by 146 and 158 Royal College Street. The images show that the canal will be unaffected early in the morning and that the towpath will remain unaffected until 2pm. The analysis for June shows that the canal will remain clear of additional shadowing until noon and that the towpath will remain unaffected for the vast majority of the day.

6.3.3 Analysis of the gardens to the rear of the Royal College Street properties that directly overlook the Development shows that there will be little or no modification to the existing sunlight amenity levels. The gardens will remain fully BRE Report compliant.

6.3.4 The Development includes the formation of 4 amenity spaces. The orientation of the site is such that sunlight expectations within the site are reduced. We have undertaken two analysis exercises

for the proposed amenity spaces. The first tests the potential sunlight hours on the 21 March. As expected within this predominantly north facing site direct sunlight access is limited for some of the proposed areas. The testing shows that 2 of the 4 areas will comply fully with BRE Report guidance. The main amenity space between the north and south blocks will fall just short of the guidance and will see 2 hours or more sunlight access across 42.6% of its area. As guided by the BRE Report we have undertaken an additional study for the 21 June. This study shows that all of the amenity spaces will see 2 hours or more sunlight amenity to above 50% of their areas with three of the studied areas seeing above 80% of their areas achieving above 2 hours sunlight access. Given the orientation of the site, the constraints placed upon sunlight access by the neighbouring buildings, the proximity of the canal and the aspect this provides we would consider the sunlight amenity to be above expectations and appropriate for this urban area.

7 CONCLUSION

7.1 Effect on surrounding residential properties

7.1.1 Our analysis demonstrates that the proposed development of Bangor Wharf, Georgiana Street, Camden, London would not materially effect the daylight and sunlight amenity received to the neighbouring residential and commercial properties (requiring analysis), when assessed in accordance with the guidelines given in the local planning policy guidance and, more specifically, with the guidelines set-out in the BRE report.

7.2 Light received to proposed habitable rooms

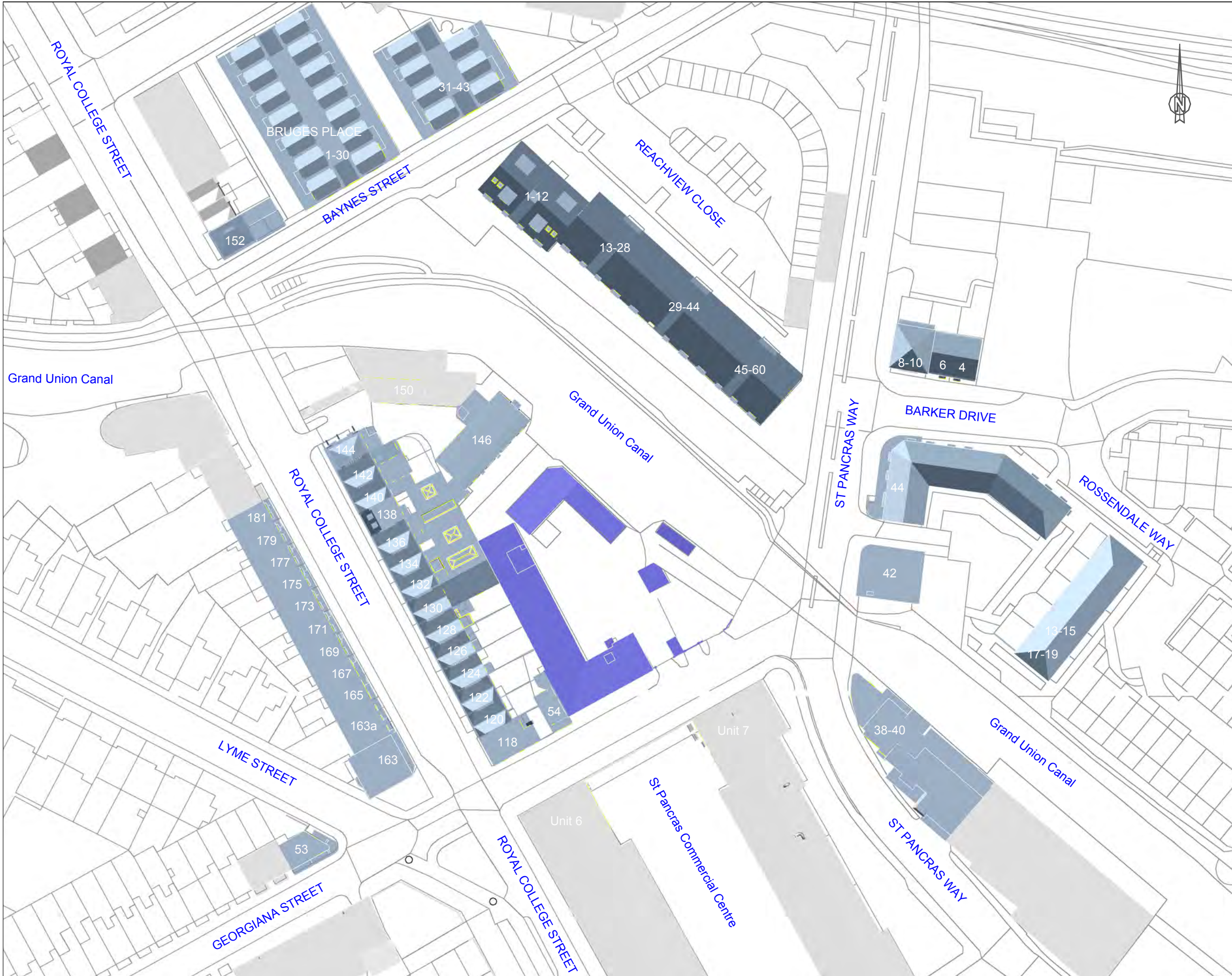
7.2.1 Foreword to BS8206-2:1992 states that:


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

7.2.2 Our analysis shows that the overwhelming majority of rooms assessed would meet or exceed the guideline daylight amenity given in both the BRE Report and BS8206:2 and that the daylight amenity achieved by all rooms is appropriate for this urban area. Sunlight analysis shows that 61 (86%) of the 71 south-facing rooms will see full BRE report compliance. Given the urban context of the Development, this level of compliance is in excess of expectations.

7.2.3 We submit that our analysis demonstrates that the flats within the Development would receive appropriate daylight and sunlight amenity when assessed in accordance with the local planning authority's guidelines and, more specifically, with the guidance given in the BRE Report.

APPENDIX A
DRAWINGS





GL Hearn
 Part of Capita Real Estate
 280 High Holborn, London, WC1V 7EE
 T: +44 (0)20 7851 4900

INFORMATION USED IN ANALYSIS:
 Cloud 10 3D model received on 04 November 2016
 TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Existing Building on Site

SITE KEY:

PROJECT:
 Bangor Wharf
 Georgiana Street
 London, Camden NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Existing Site Plan

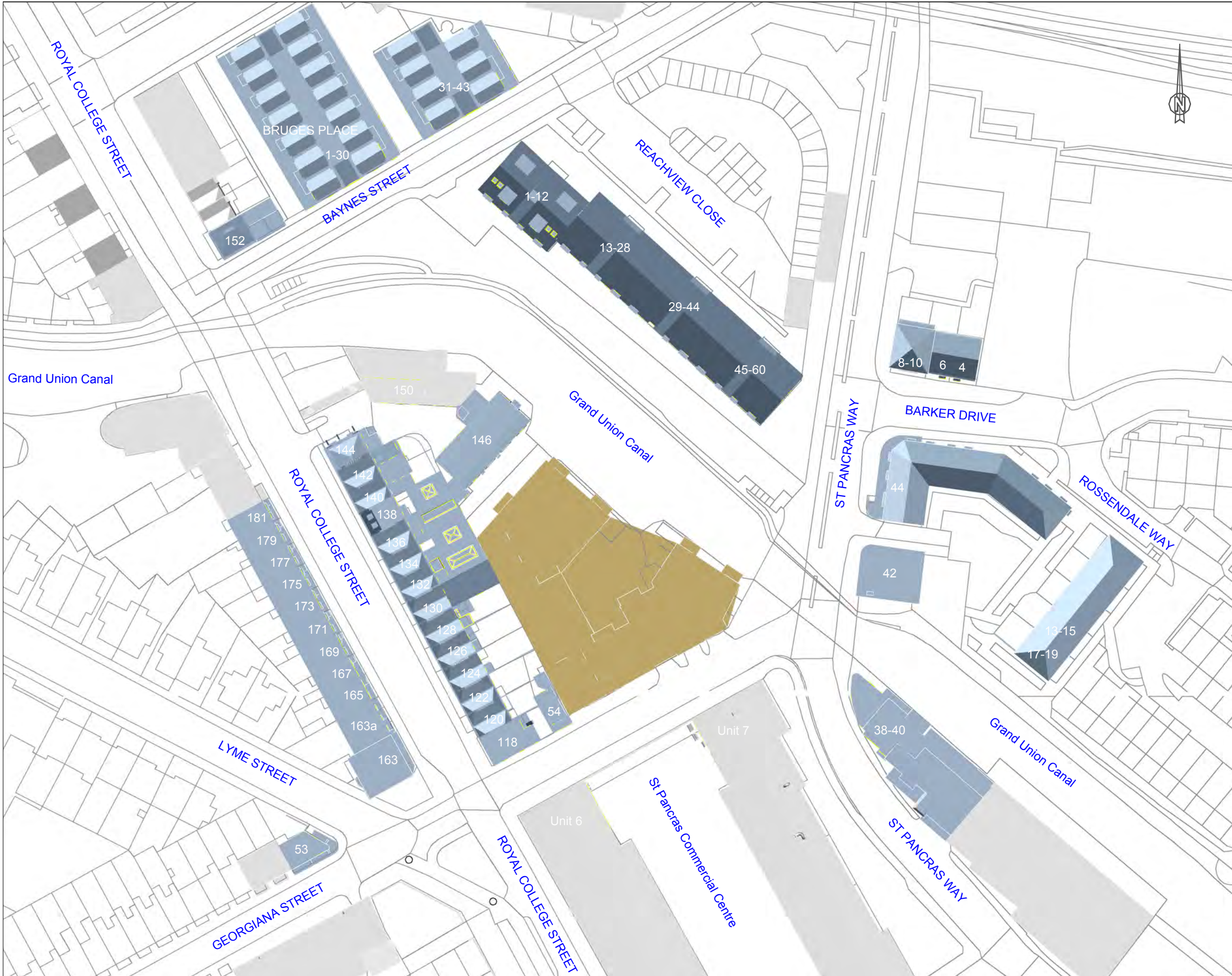
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 280 High Holborn, London, WC1V 7EE
 T: +44 (0)20 7851 4900

INFORMATION USED IN ANALYSIS:
 Cloud 10 3D model received on 04 November 2016
 TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Proposed Building on Site

SITE KEY:

PROJECT:
 Bangor Wharf
 Georgiana Street
 London, Camden NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Proposed Site Plan

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
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INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Existing Building on Site

SITE KEY:

PROJECT:
 Bangor Wharf
 Georgiana Street
 London, Camden NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Existing 3D Views

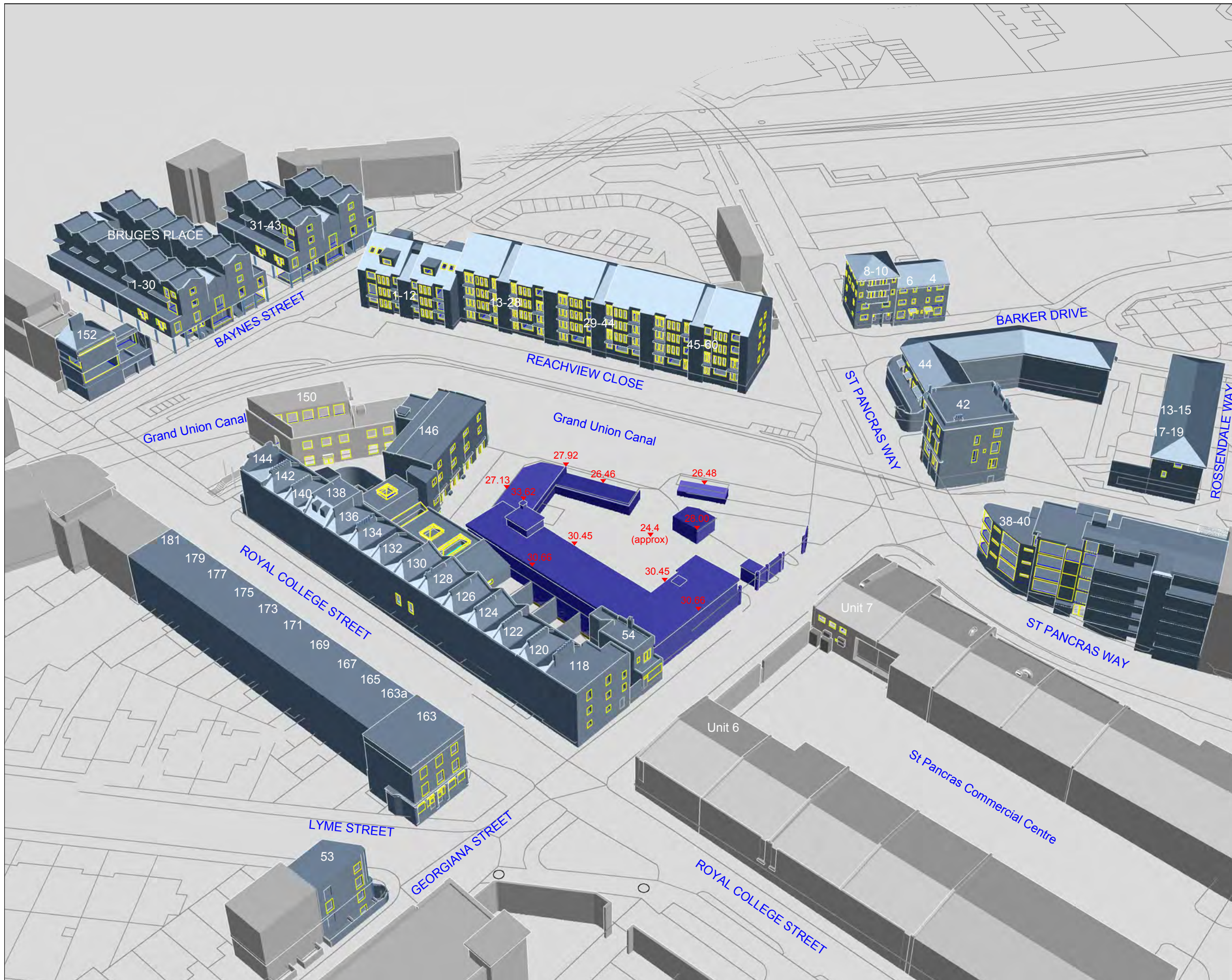
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INFORMATION USED IN ANALYSIS:
 Cloud 10 3D model received on 04 November 2016
 TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Existing Building on Site

SITE KEY:

PROJECT:
 Bangor Wharf
 Georgiana Street
 London, Camden NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Existing 3D Views

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
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INFORMATION USED IN ANALYSIS:

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TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Proposed Building on Site

SITE KEY:

PROJECT:
 Bangor Wharf
 Georgiana Street
 London, Camden NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Proposed 3D Views

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
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INFORMATION USED IN ANALYSIS:
 Cloud 10 3D model received on 04 November 2016
 TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:
 Surrounding Buildings and Structures
 Analysed Buildings
 Proposed Building on Site

SITE KEY:
 (Empty space for site key details)

PROJECT:
 Bangor Wharf
 Georgiania Street
 London, Camden NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Proposed 3D Views

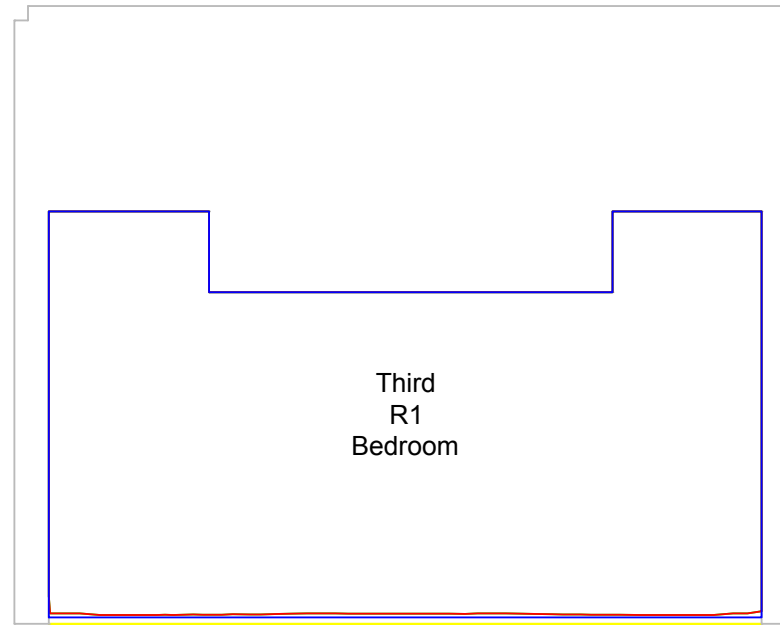
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DATE:	DRAWN BY:
10/02/2017	MF

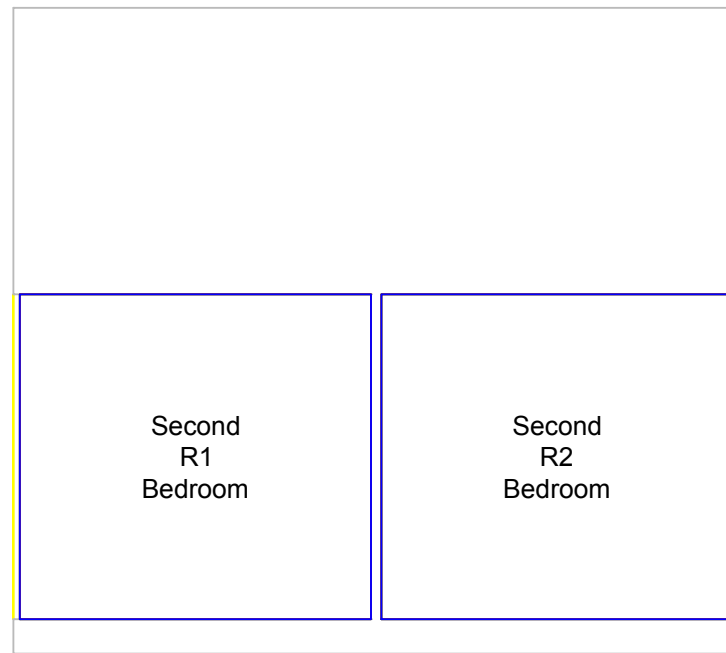
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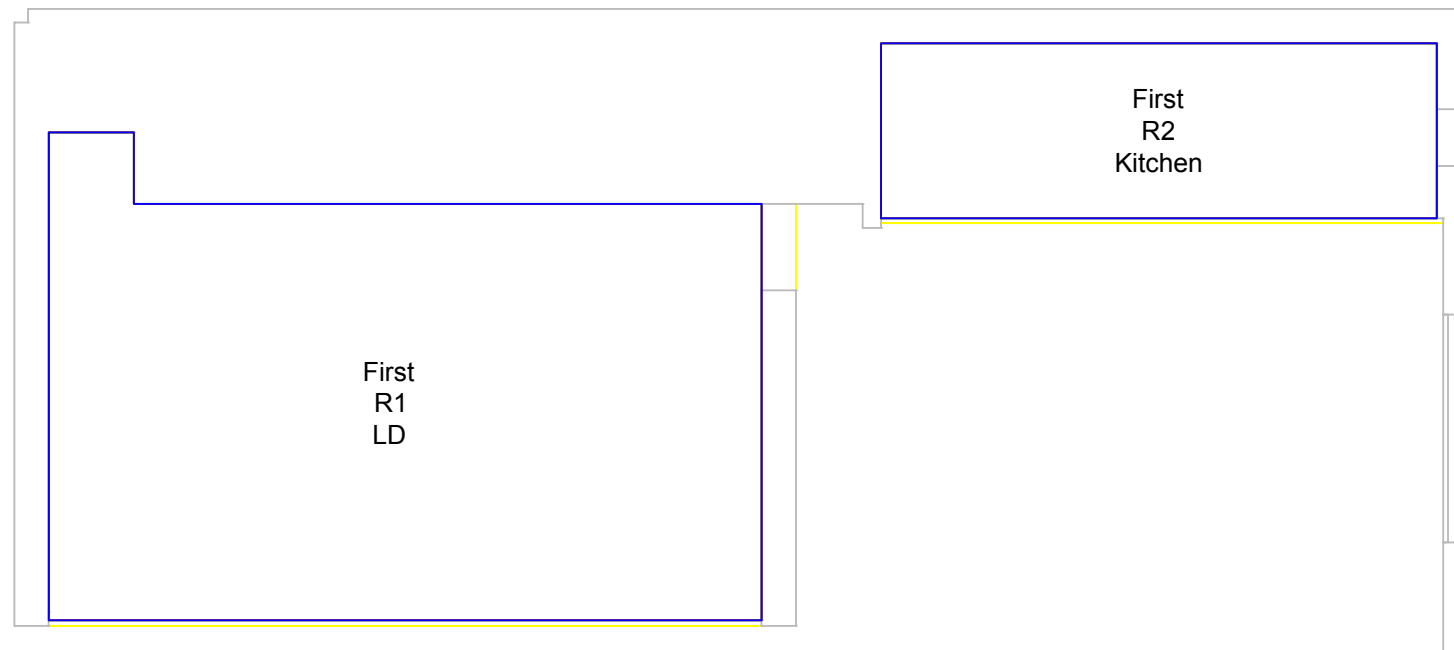
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SECOND FLOOR



FIRST FLOOR








INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Room Layout
-  Existing Contour
-  Proposed Contour
-  Area of Loss/Gain

SITE KEY:



PROJECT:
Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:
One Housing Group

DRAWING TITLE:
Daylight Distribution Contours
152 ROYAL COLLEGE STREET

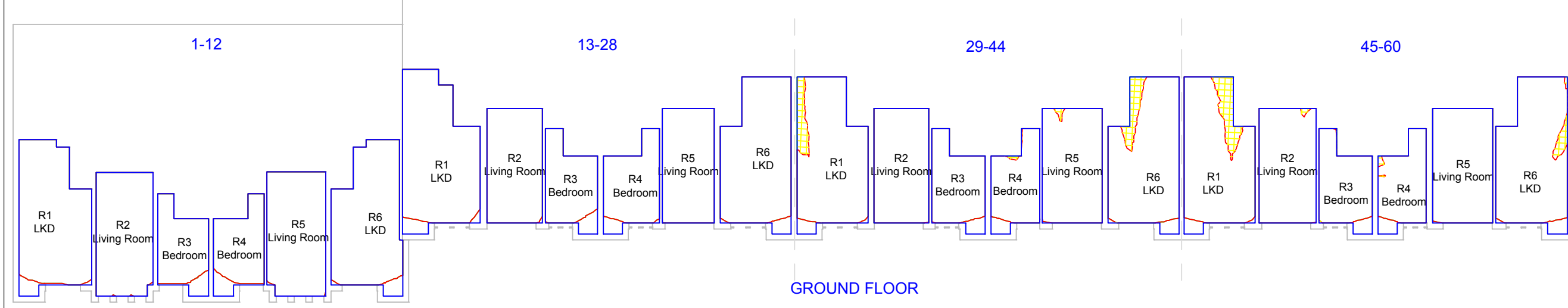
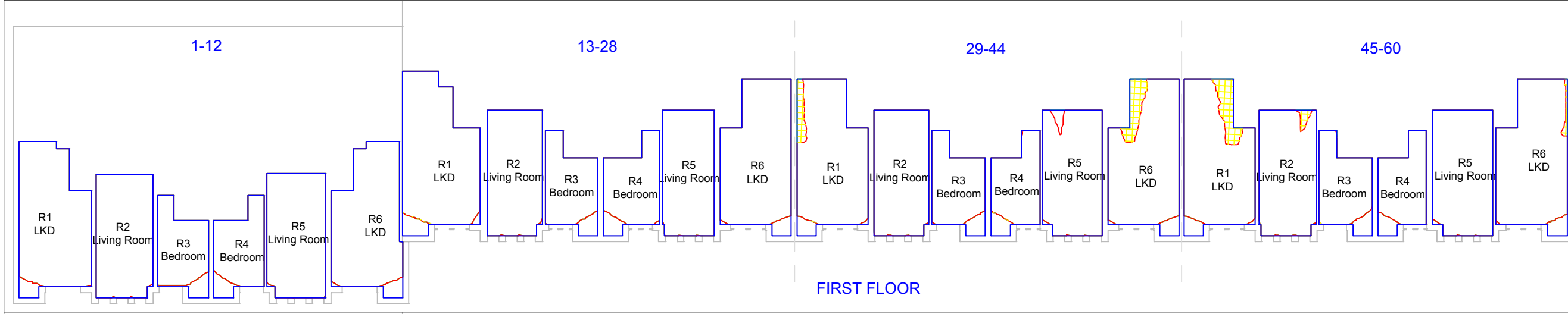
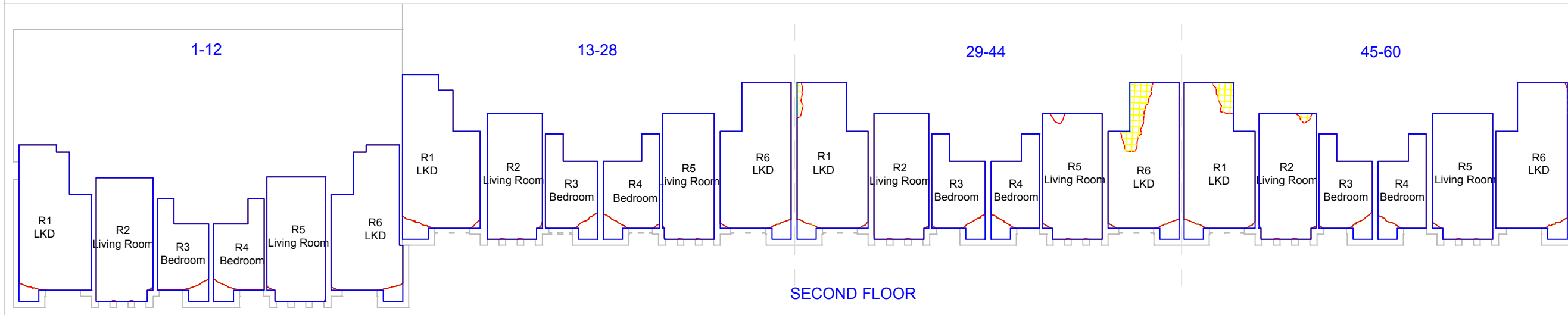
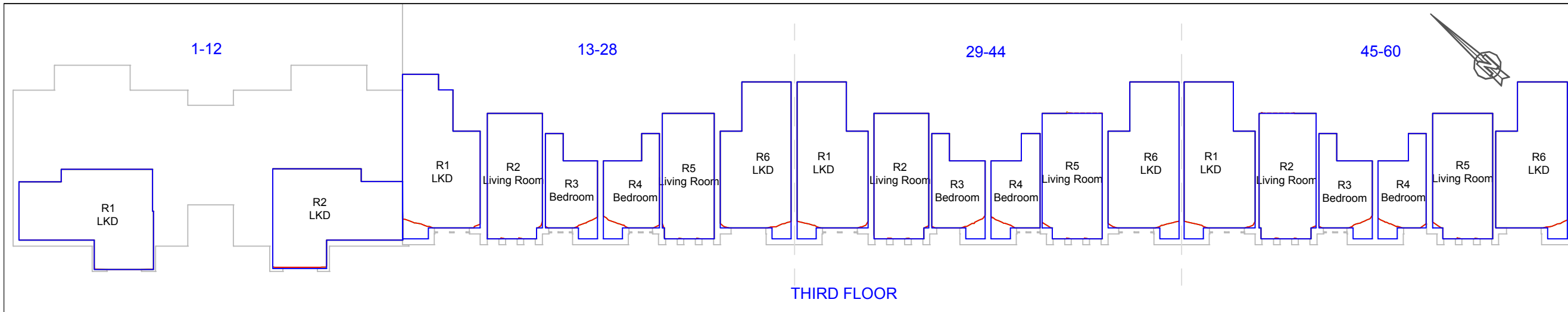
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DATE:	DRAWN BY:
10/02/2017	MF

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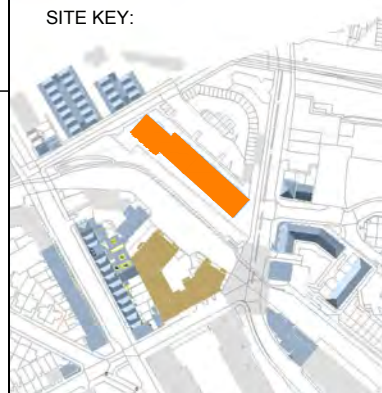
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INFORMATION USED IN ANALYSIS:
Cloud 10 3D model received on 04 November 2016
TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain



PROJECT:
Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:
One Housing Group

DRAWING TITLE:
Daylight Distribution Contours
REACHVIEW CLOSE

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	202	-

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




INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received
 2nd February 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Room Layout
-  Existing Contour
-  Proposed Contour
-  Area of Loss/Gain

SITE KEY:



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Daylight Distribution Contours
 42 ST PANCRAS WAY
 (THE CONSTITUTION PH)

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	203	-

DATE: 10/02/2017 **DRAWN BY:** MF

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





INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Room Layout
-  Existing Contour
-  Proposed Contour
-  Area of Loss/Gain

SITE KEY:



PROJECT:
Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:
One Housing Group

DRAWING TITLE:
Daylight Distribution Contours
38-40 ST PANCRAS WAY
(STAR WHARF)

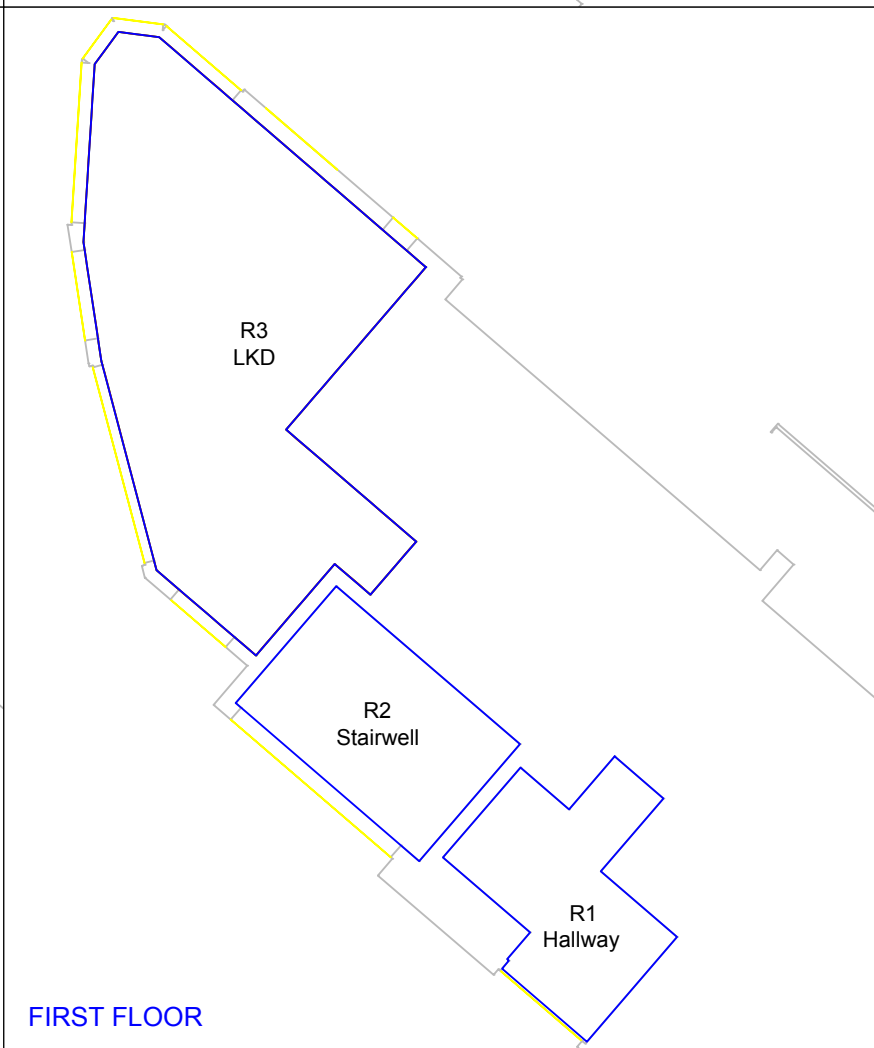
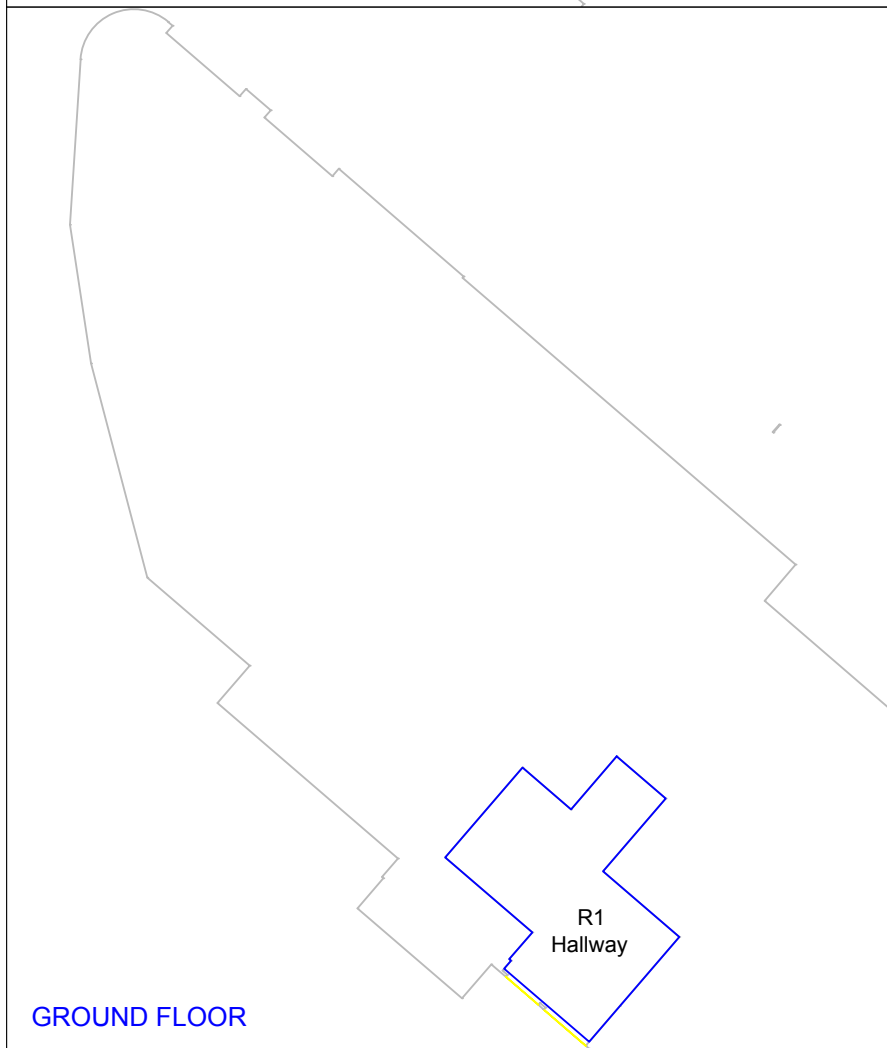
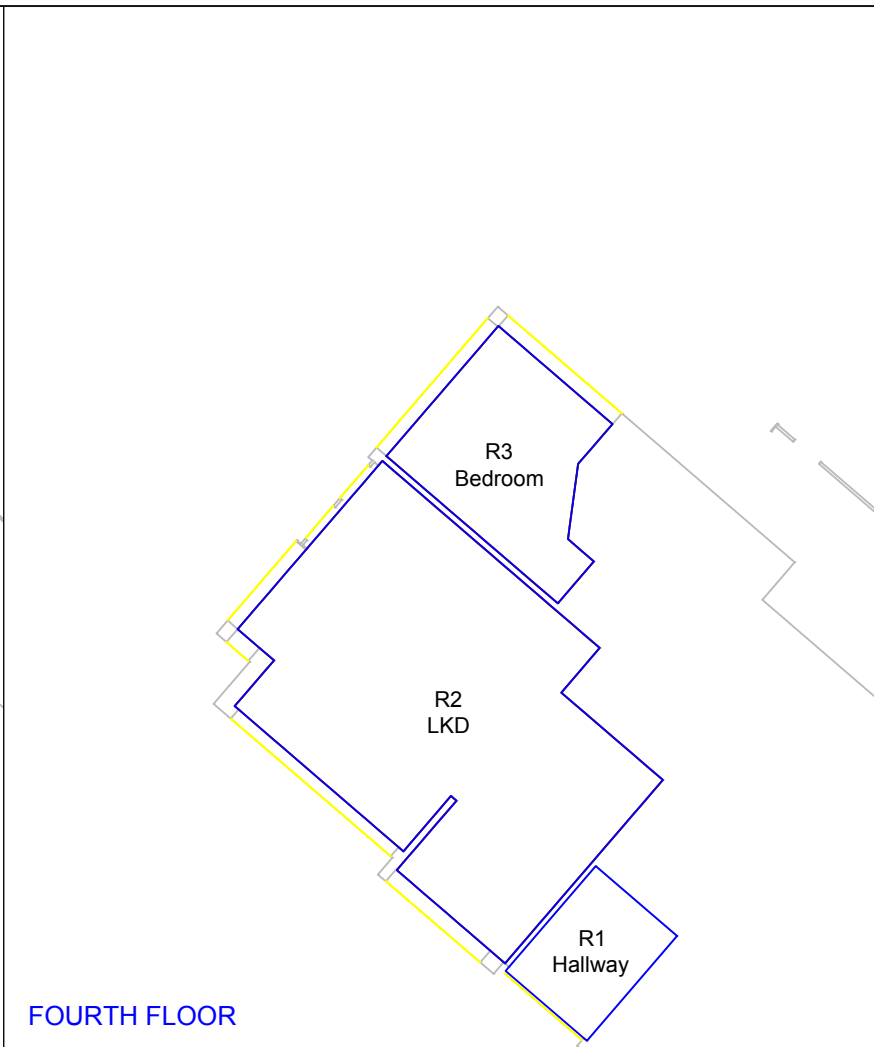
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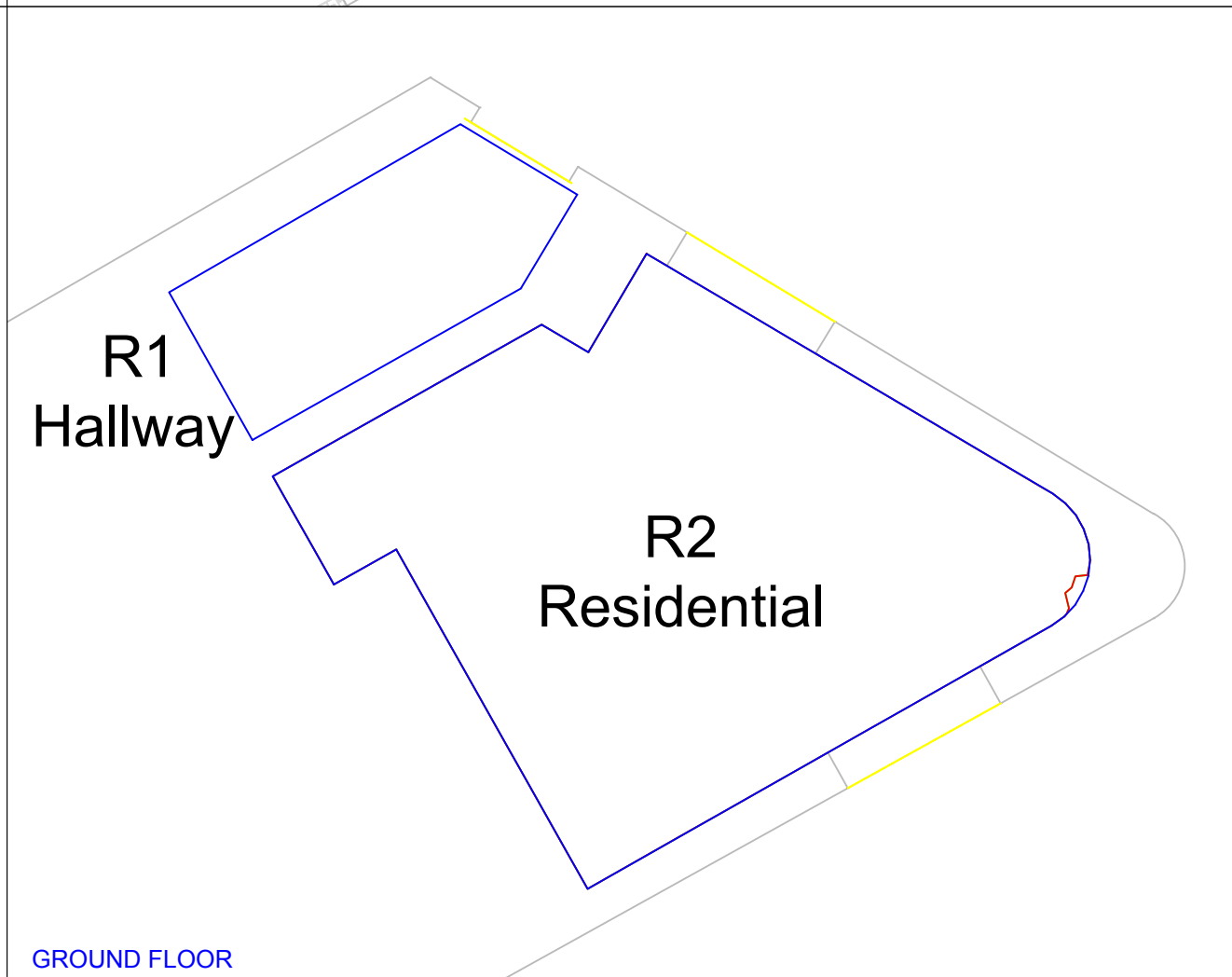
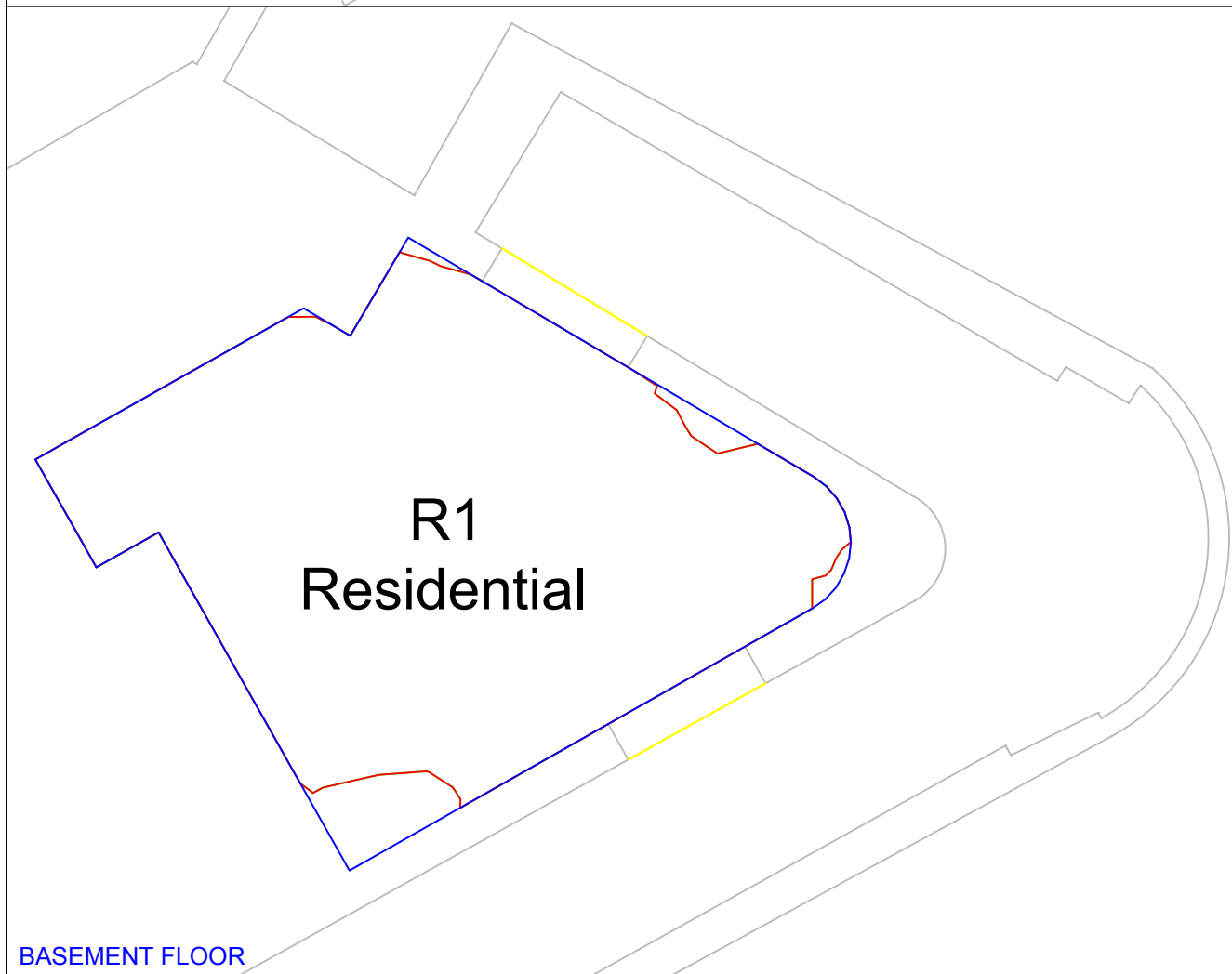
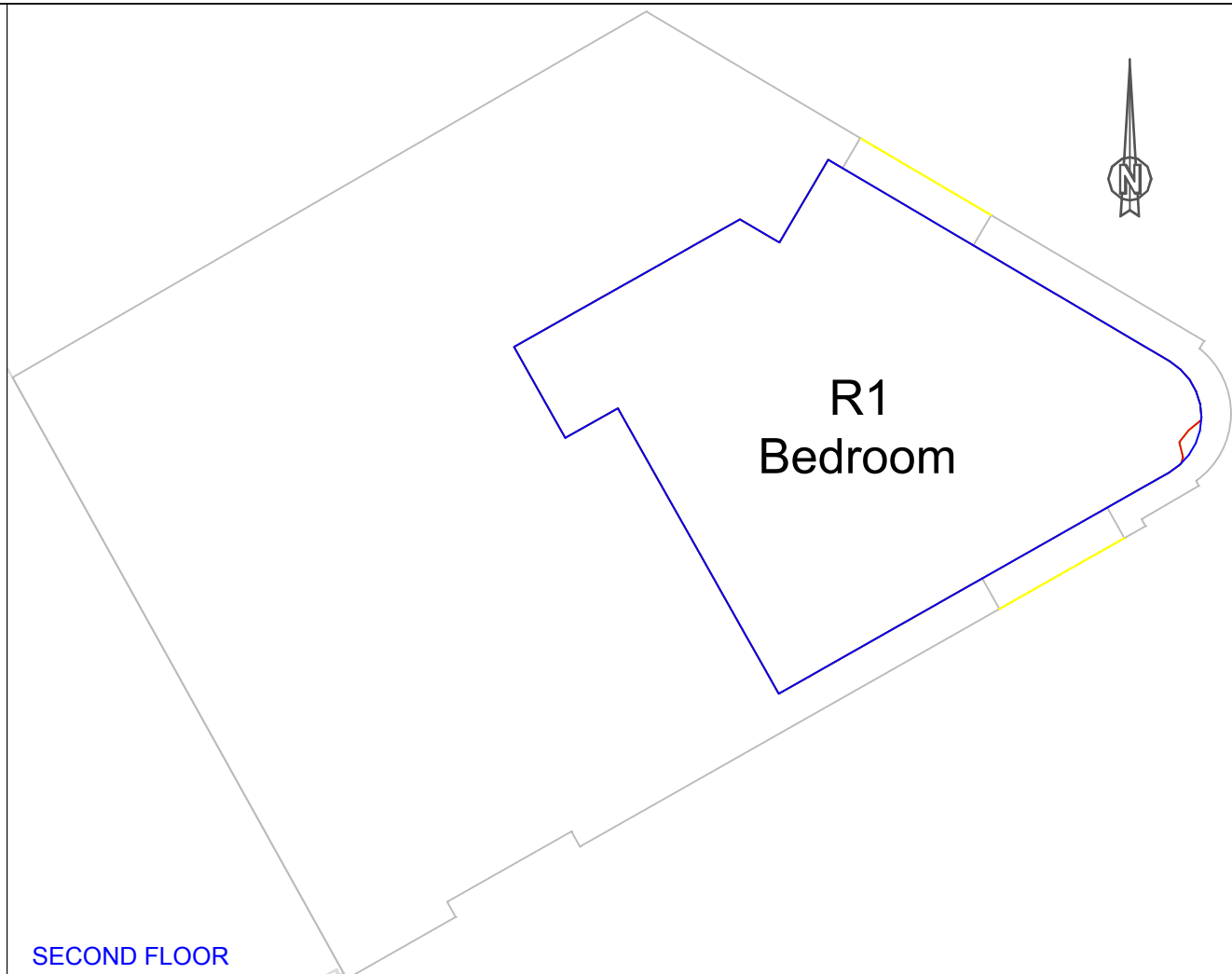
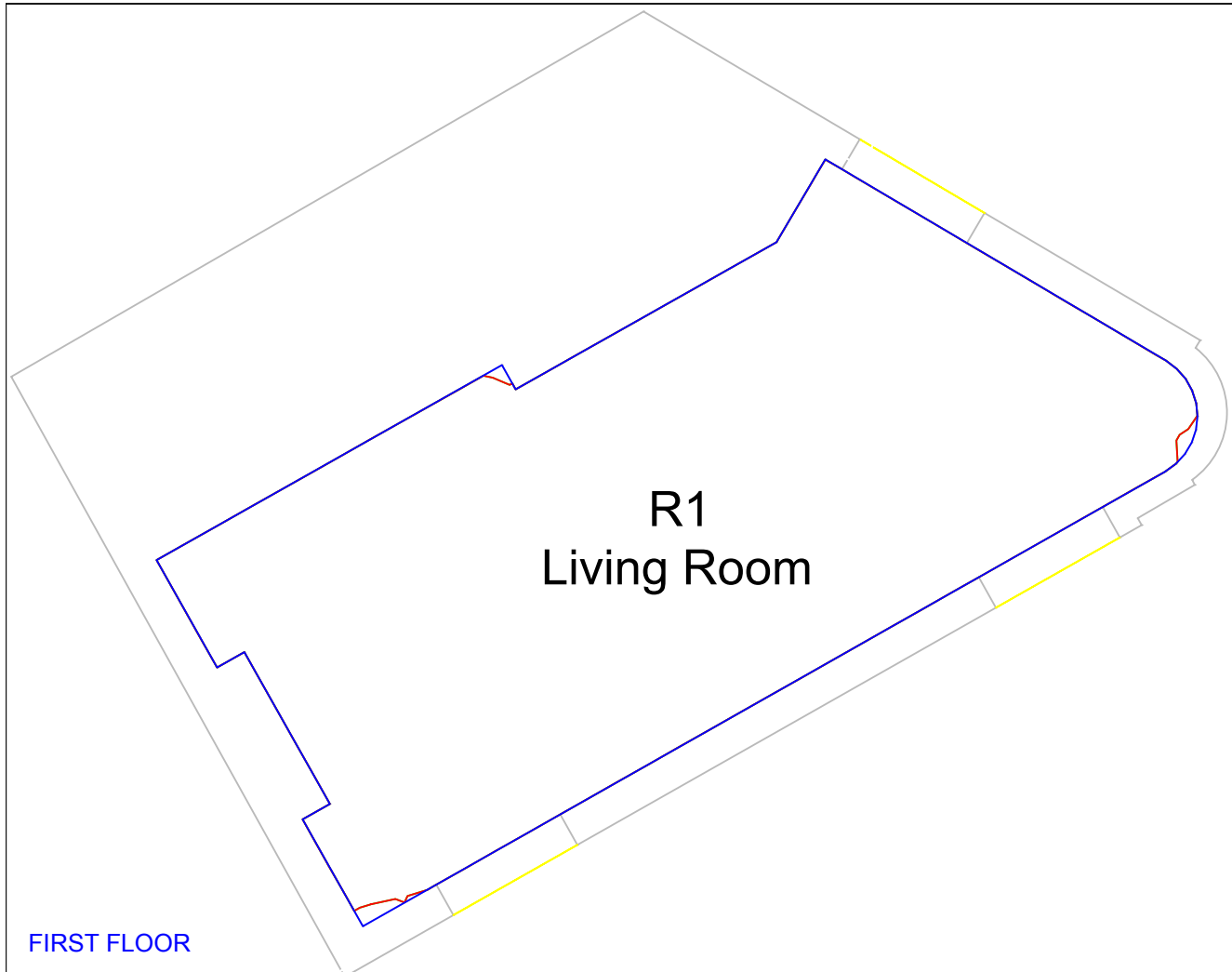
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INFORMATION USED IN ANALYSIS:
Cloud 10 3D model received on 04 November 2016
TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain



PROJECT:
Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:
One Housing Group

DRAWING TITLE:
Daylight Distribution Contours
53 GEORGIANA STREET

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	205	-

DATE: 10/02/2017
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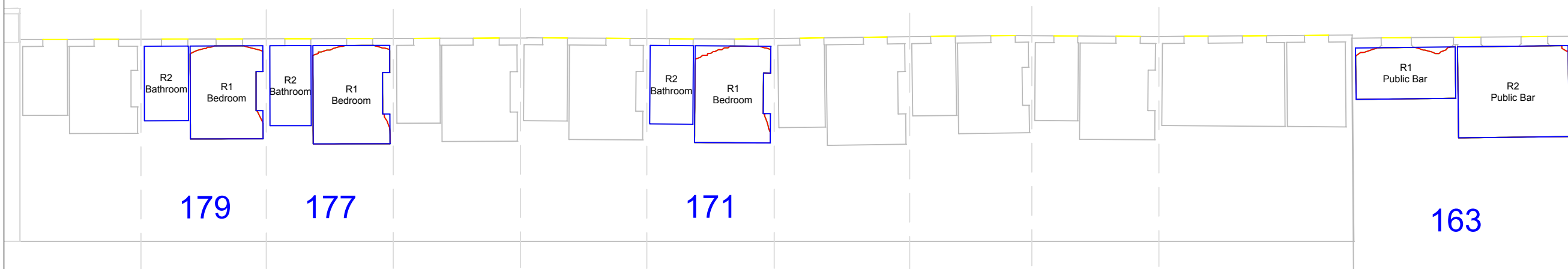
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
Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

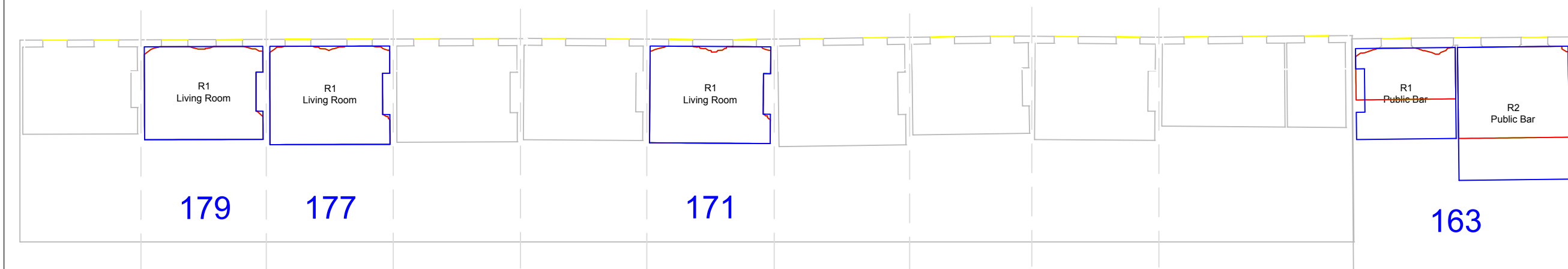
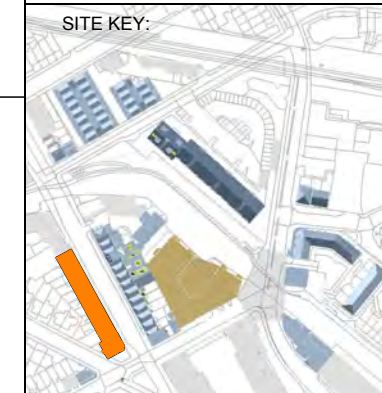


SECOND FLOOR

PLAN KEY:

-  Surrounding Buildings and Structures
-  Room Layout
-  Existing Contour
-  Proposed Contour
-  Area of Loss/Gain

SITE KEY:



FIRST FLOOR

PROJECT:

Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Daylight Distribution Contours
163 to 181
ROYAL COLLEGE STREET

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	206	-

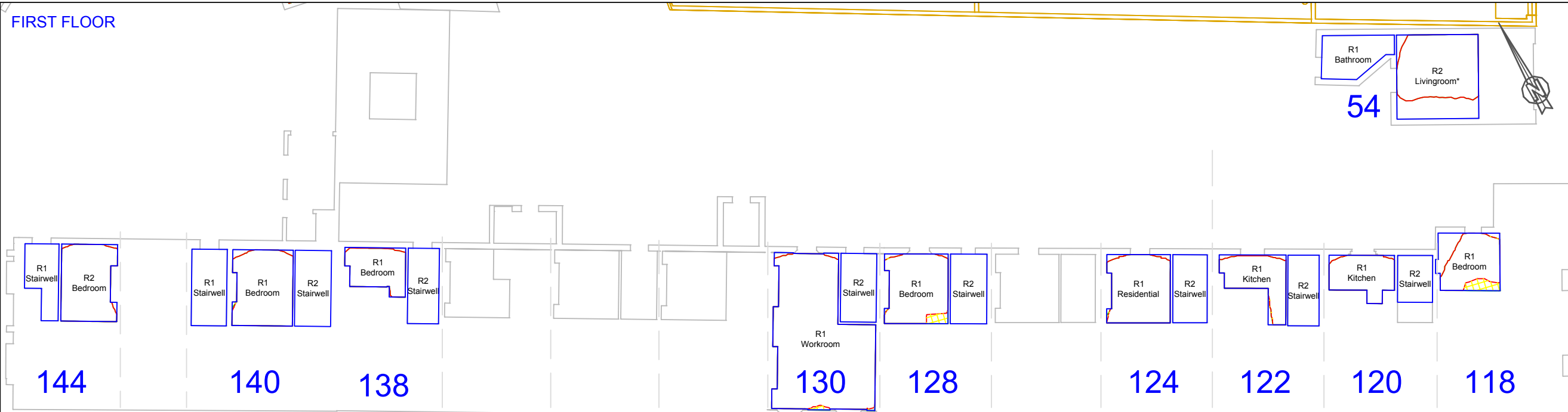
DATE:	DRAWN BY:
10/02/2017	MF

SCALE: NTS

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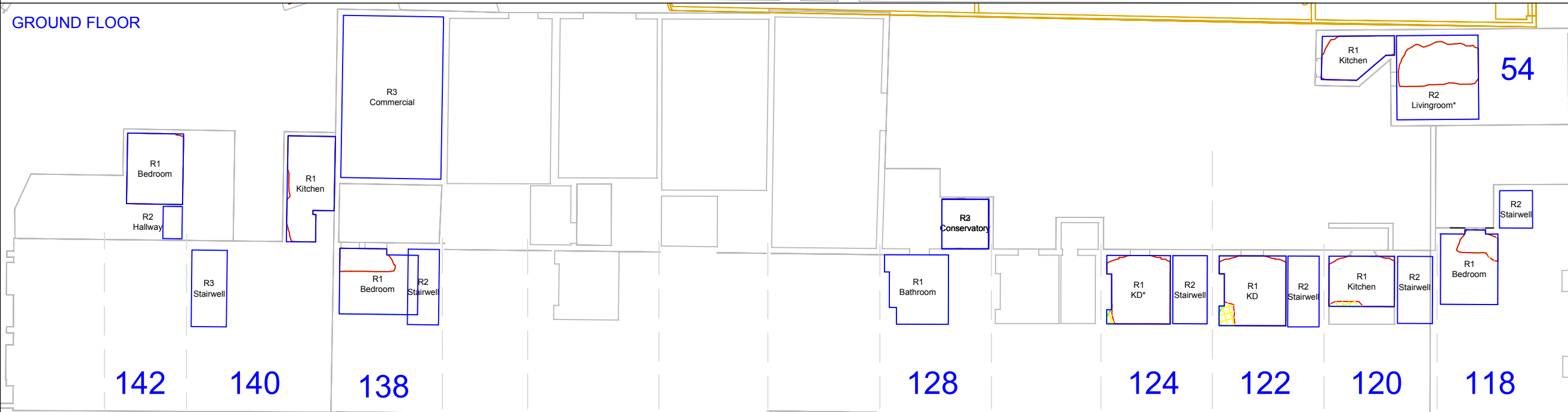
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FIRST FLOOR



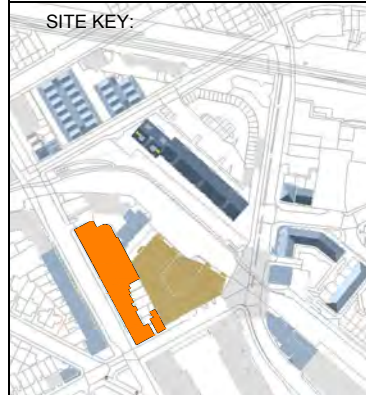
INFORMATION USED IN ANALYSIS:
Cloud 10 3D model received on 04 November 2016
TM Architects proposed scheme information received 2nd February 2017

GROUND FLOOR

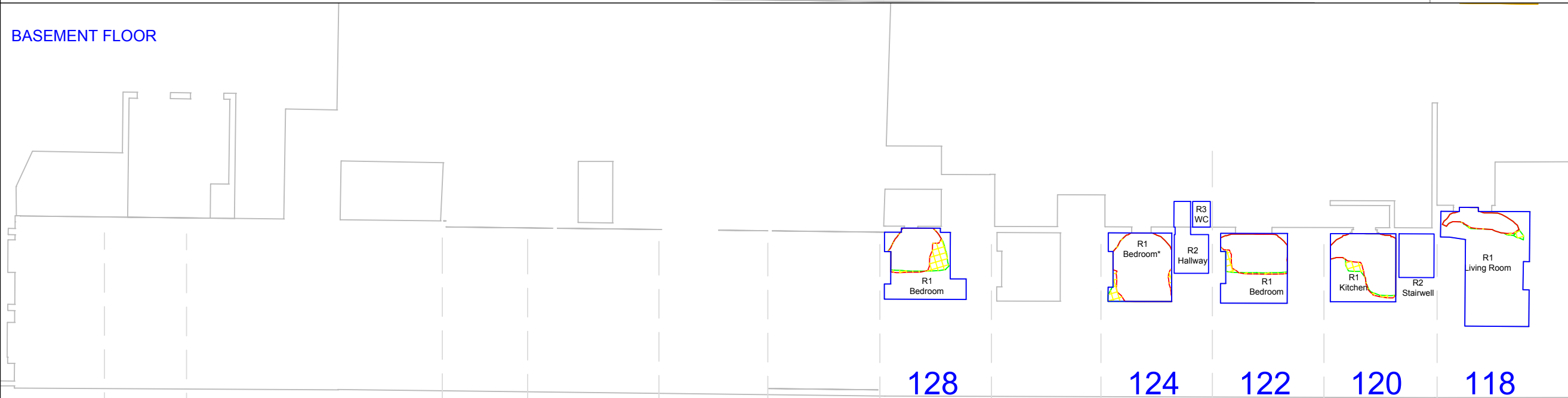


PLAN KEY:

- Surrounding Buildings and Structures
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain



BASEMENT FLOOR



PROJECT:
Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:
One Housing Group

DRAWING TITLE:
Daylight Distribution Contours
118 to 144
ROYAL COLLEGE STREET AND
54 GEORGIANA STREET

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	207	-

DATE: 10/02/2017
DRAWN BY: MF

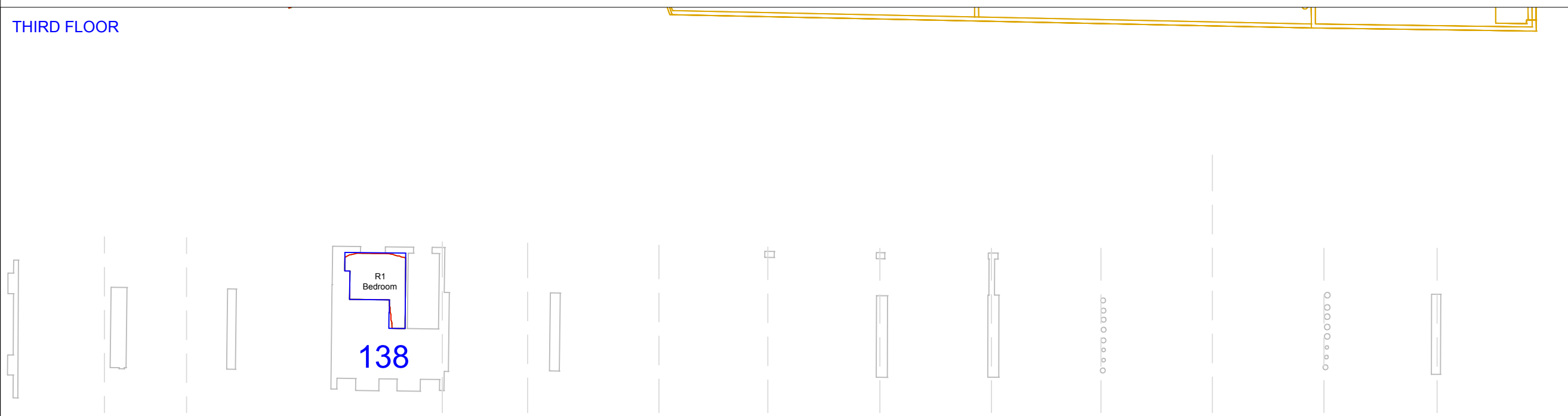
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INFORMATION USED IN ANALYSIS:
 Cloud 10 3D model received on 04 November 2016
 TM Architects proposed scheme information received 2nd February 2017

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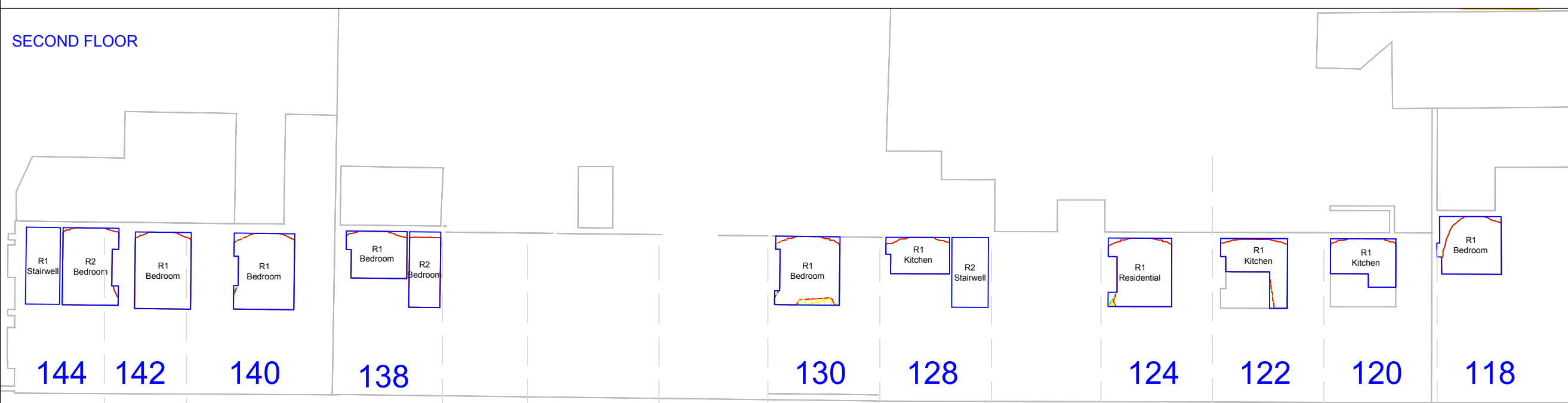


PLAN KEY:

- Surrounding Buildings and Structures
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain



SECOND FLOOR



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Daylight Distribution Contours
 118 to 144
 ROYAL COLLEGE STREET AND
 54 GEORGIANA STREET

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	208	-

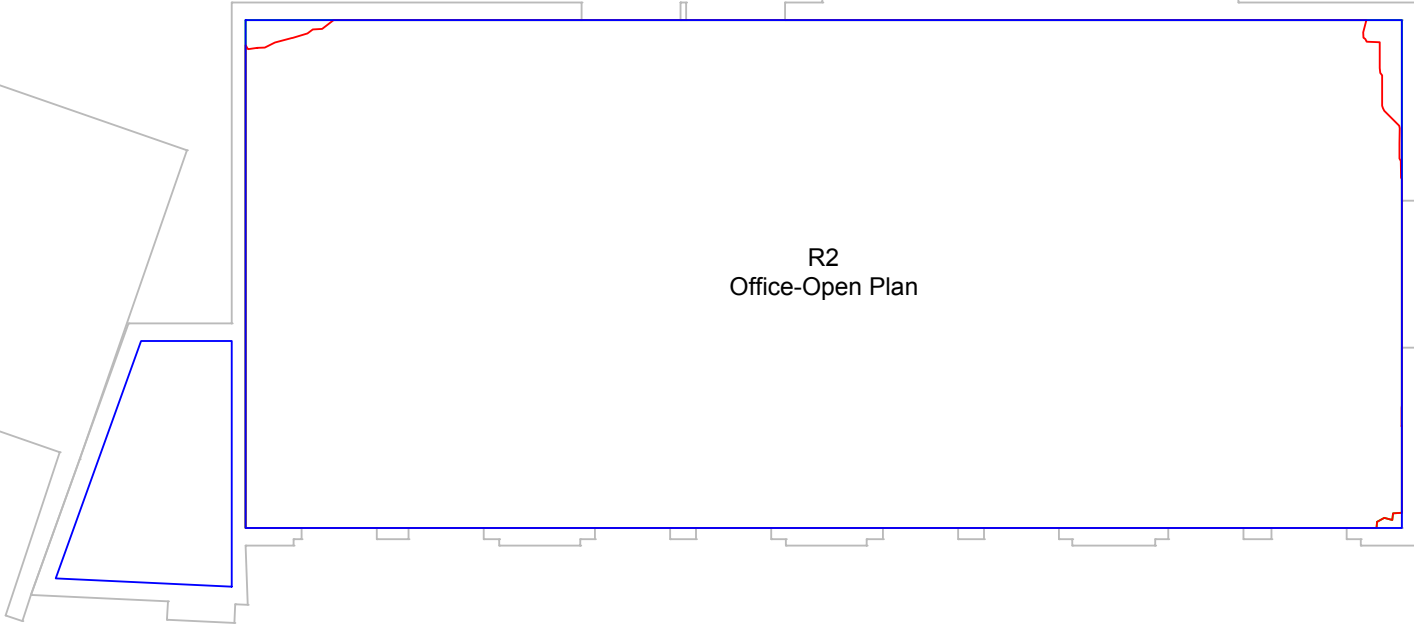
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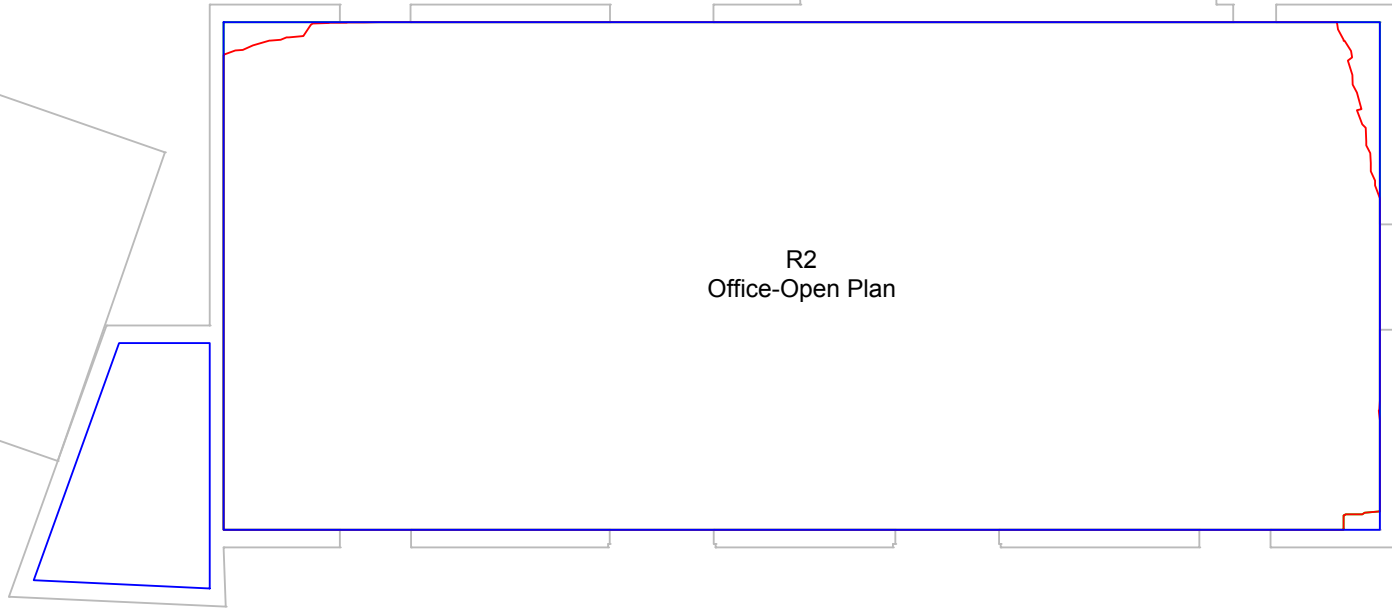
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SECOND FLOOR



INFORMATION USED IN ANALYSIS:
 Cloud 10 3D model received on 04 November 2016
 TM Architects proposed scheme information received 2nd February 2017

FIRST FLOOR

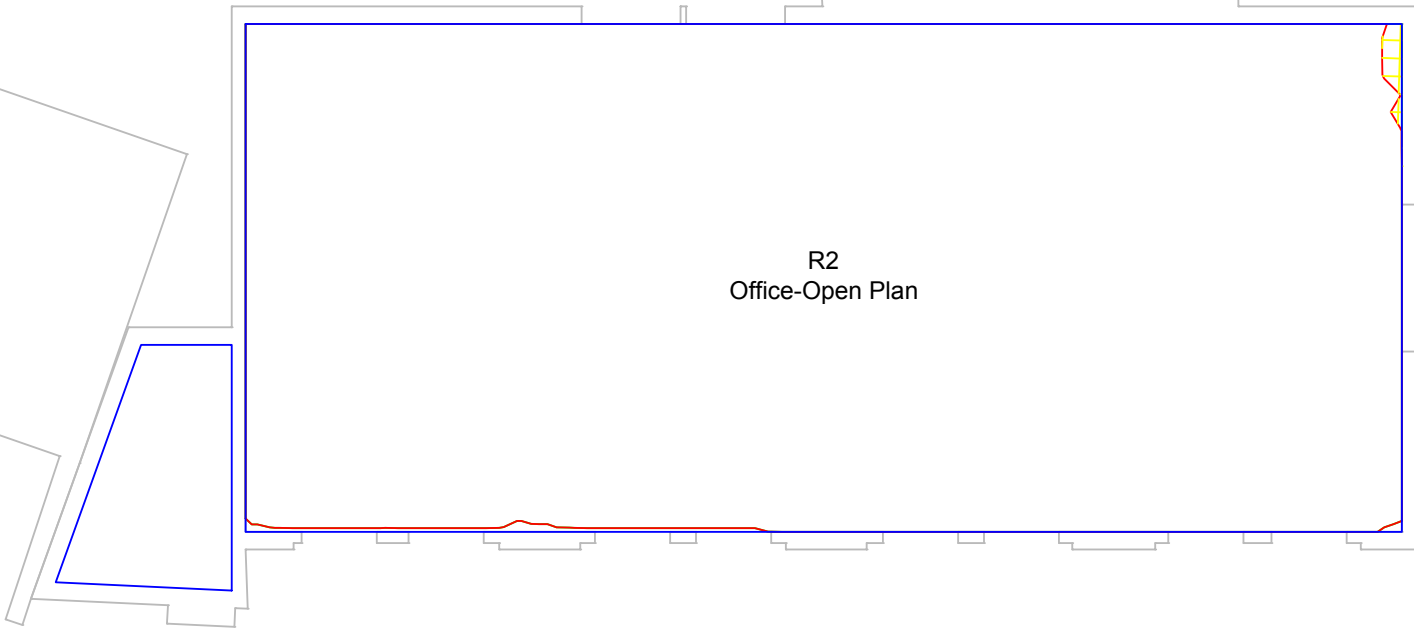


PLAN KEY:

- Surrounding Buildings and Structures
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain



GROUND FLOOR



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Daylight Distribution Contours
 118 to 144
 ROYAL COLLEGE STREET AND
 54 GEORGIANA STREET

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	209	-

DATE:	DRAWN BY:
10/02/2017	MF

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INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings

SITE KEY:



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Window Maps
 152 ROYAL COLLEGE STREET

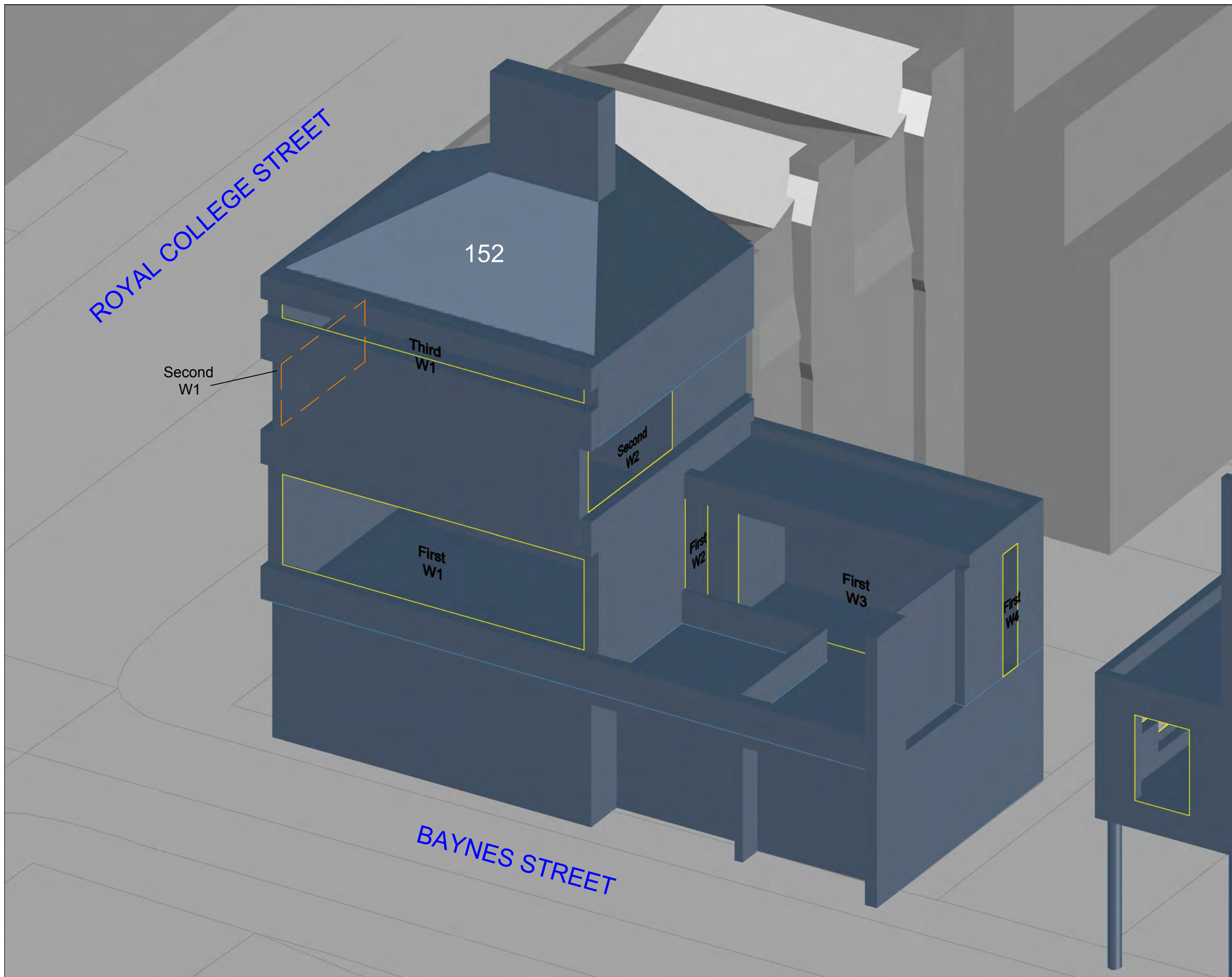
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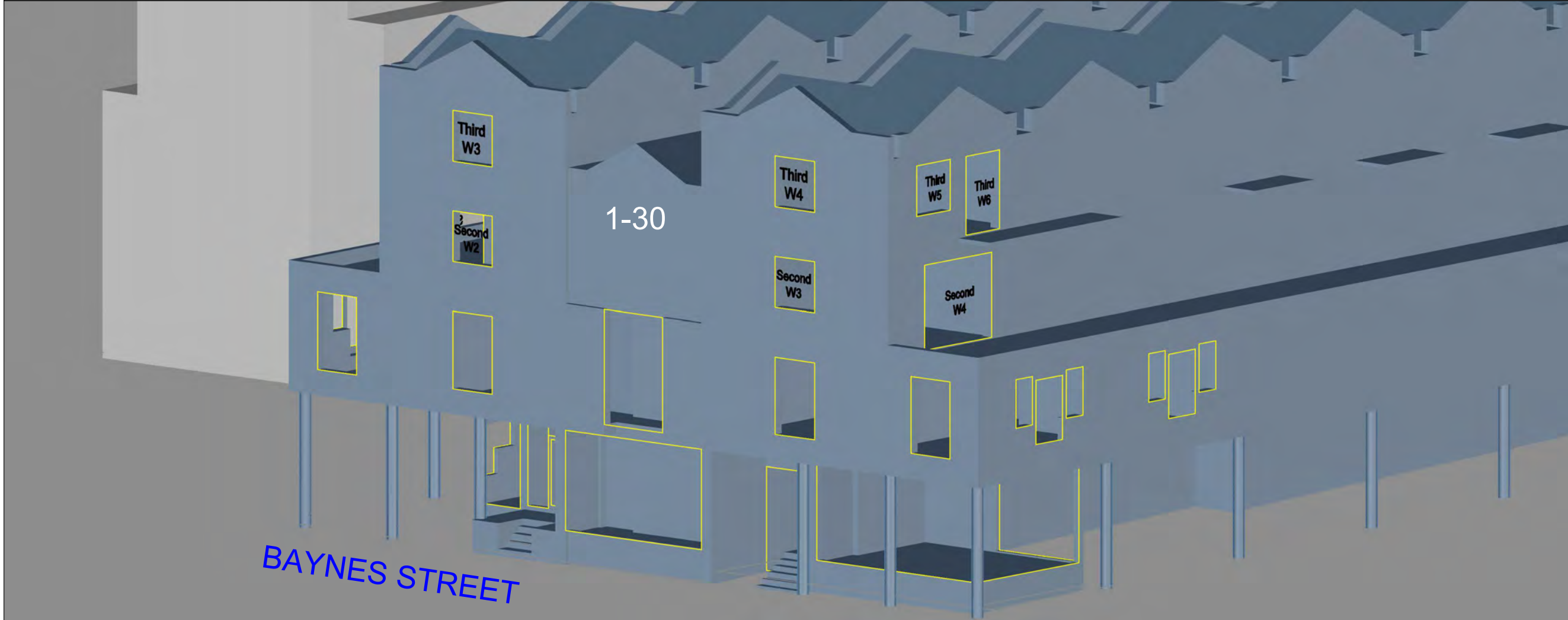
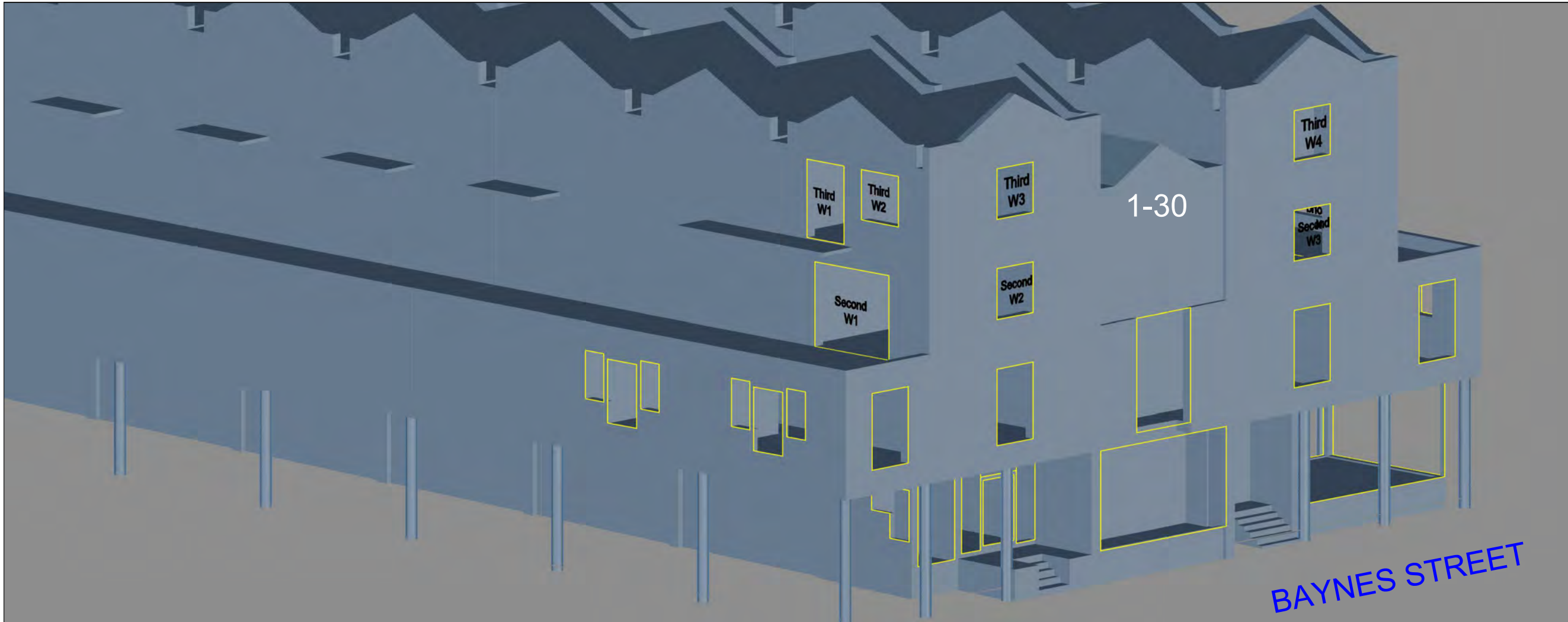
DATE:	DRAWN BY:
10/02/2017	MF

SCALE: NTS



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INFORMATION USED IN ANALYSIS:
 Cloud 10 3D model received on 04 November 2016
 TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:
 Surrounding Buildings and Structures
 Analysed Buildings



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Window Maps
 1-30 BRUGES PLACE

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	302	-

DATE: 10/02/2017
 DRAWN BY: MF

SCALE: NTS

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INFORMATION USED IN ANALYSIS:

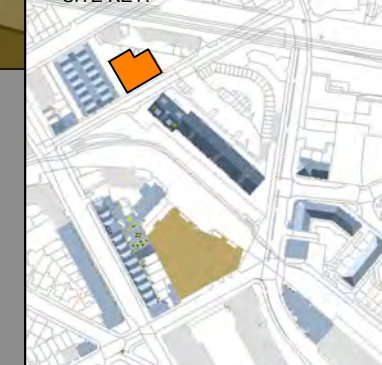
Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings

SITE KEY:



PROJECT:

Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Window Maps
31-43 BRUGES PLACE

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	303	-

DATE:	DRAWN BY:
10/02/2017	MF

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INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings

SITE KEY:



PROJECT:

Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Window Maps
 1-12 & 13-28
 REACHVIEW CLOSE

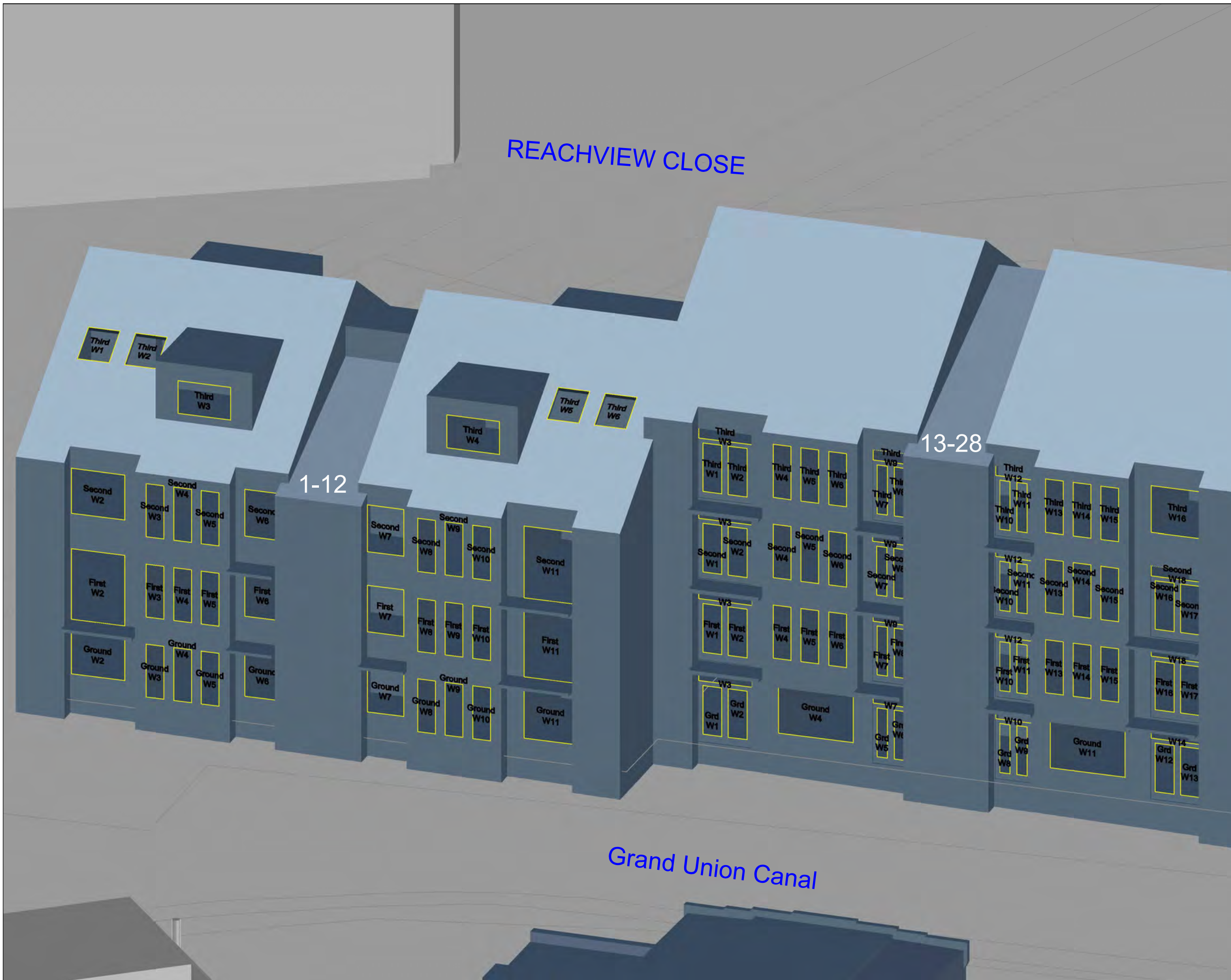
PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	304	-

DATE:	DRAWN BY:
10/02/2017	MF

SCALE: NTS

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INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings

SITE KEY:



PROJECT:

Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Window Maps
 29-44 & 45-60
 REACHVIEW CLOSE

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	305	-

DATE:	DRAWN BY:
10/02/2017	MF

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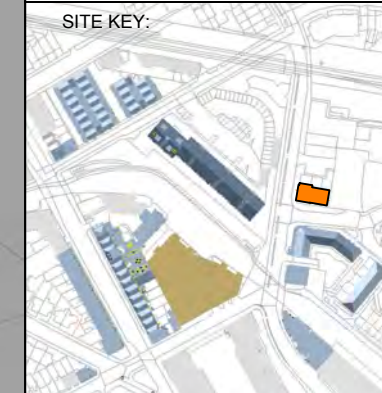
Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received
 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings

SITE KEY:



PROJECT:

Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Window Maps
 4, 6 & 8-10
 BARKER DRIVE

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	306	-

DATE:	DRAWN BY:
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INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received
 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings

SITE KEY:



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Window Maps
 44 ST PANCRAS WAY

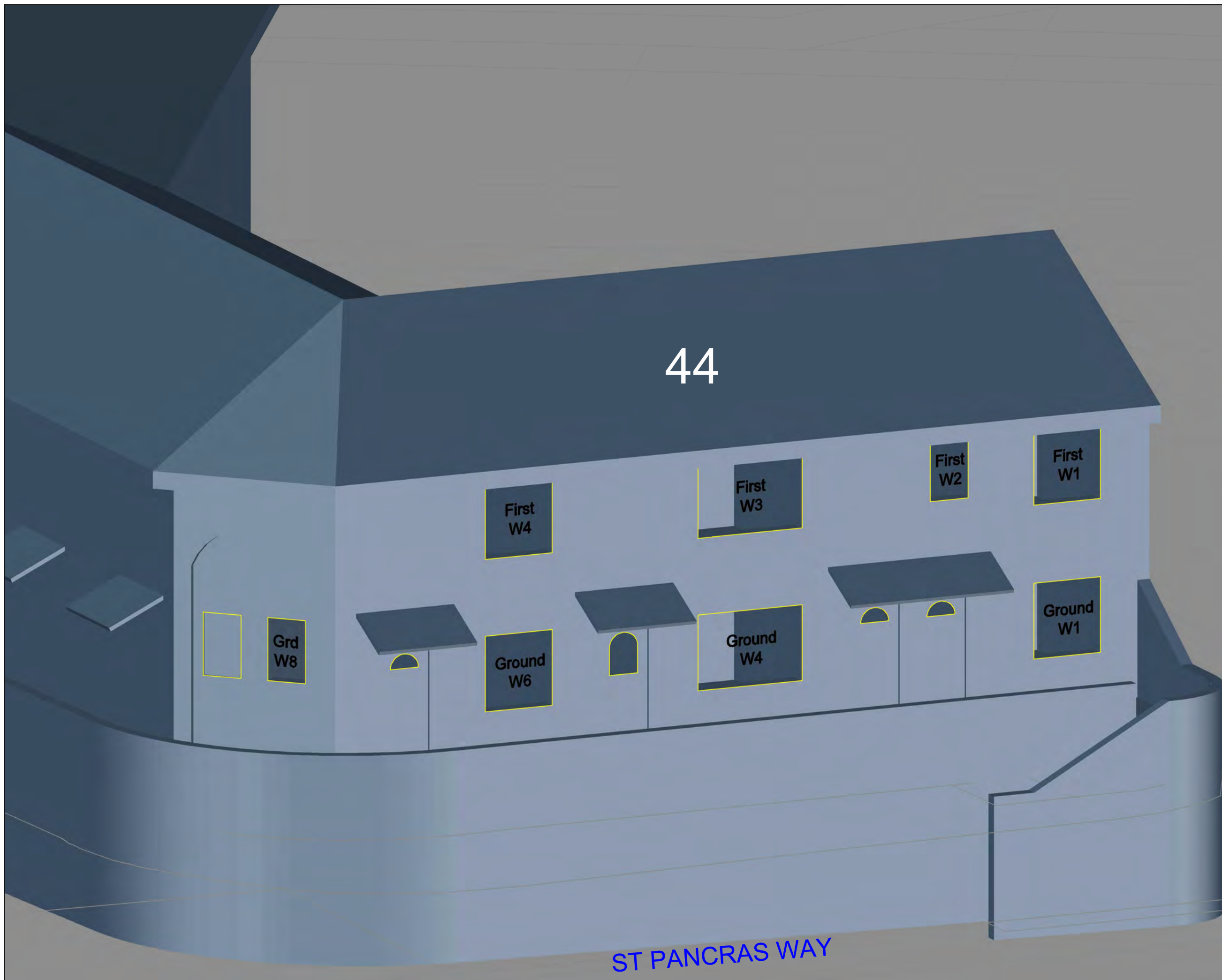
PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	307	-

DATE: 10/02/2017 **DRAWN BY:** MF

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INFORMATION USED IN ANALYSIS:
 Cloud 10 3D model received on 04 November 2016
 TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:
 Surrounding Buildings and Structures
 Analysed Buildings

SITE KEY:


PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

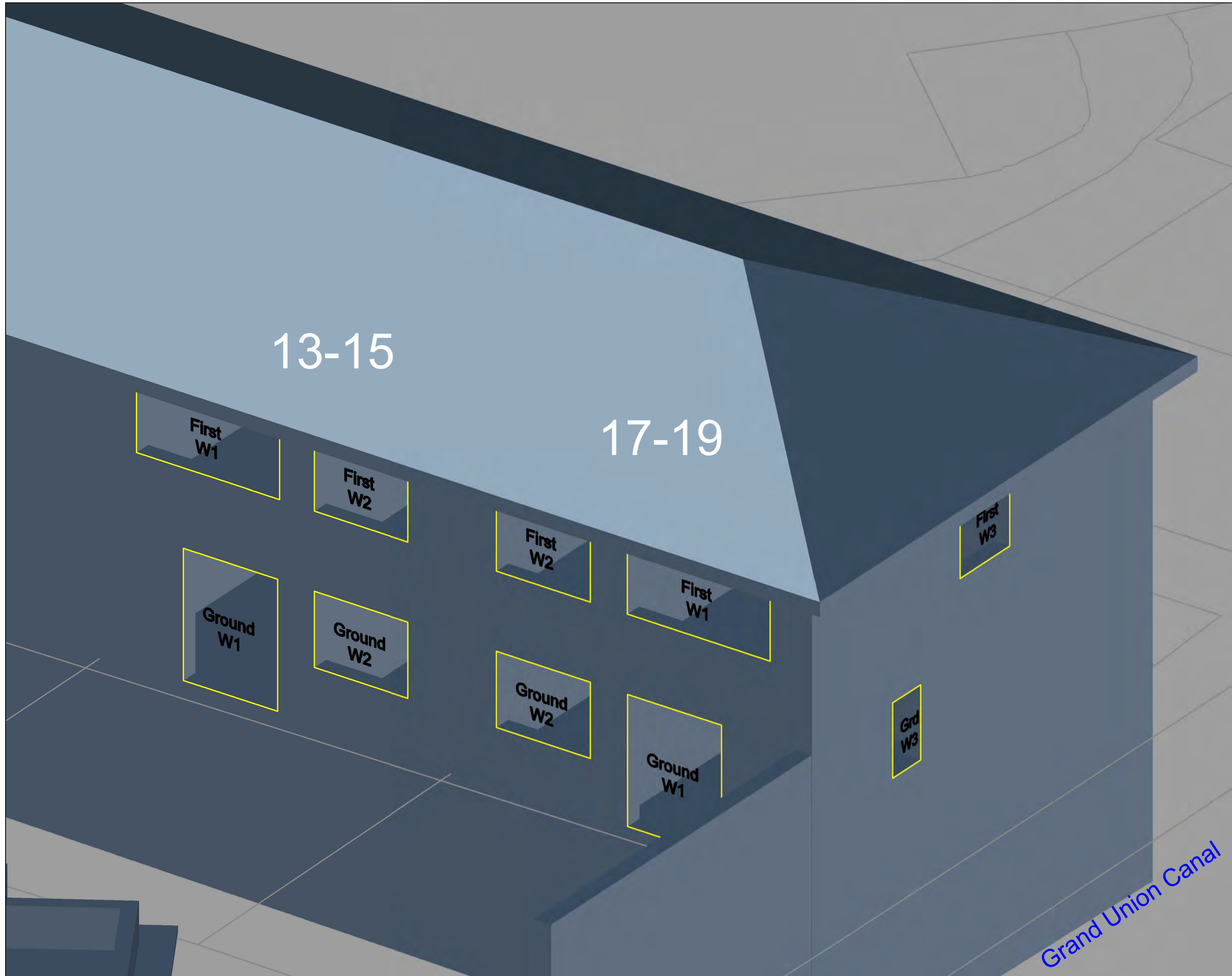
DRAWING TITLE:
 Window Maps
 42 ST PANCRAS WAY

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	308	-



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INFORMATION USED IN ANALYSIS:
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 TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:
 Surrounding Buildings and Structures
 Analysed Buildings



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Window Maps
 13-15 & 17-19
 ROSSENDALE WAY

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	309	-

DATE: 10/02/2017
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Grand Union Canal

INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings

SITE KEY:



PROJECT:

Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Window Maps
 38-40 ST PANCRAS WAY

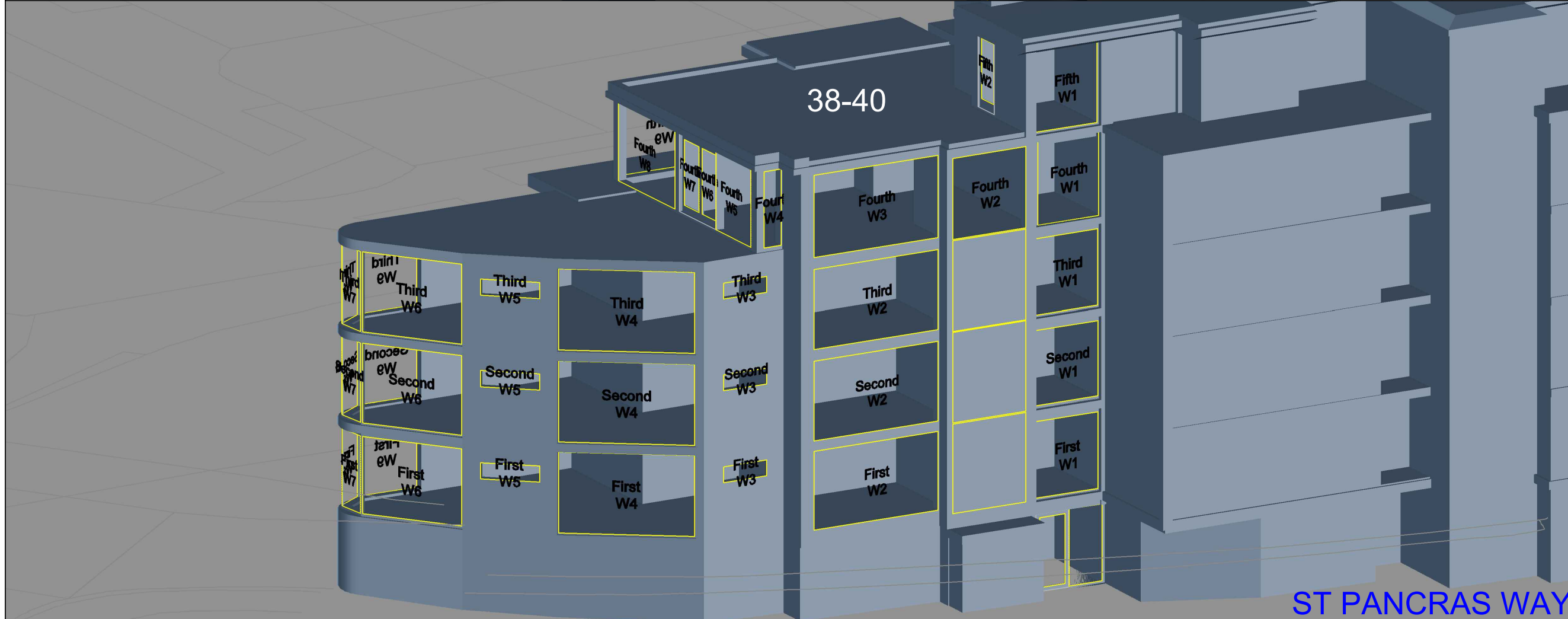
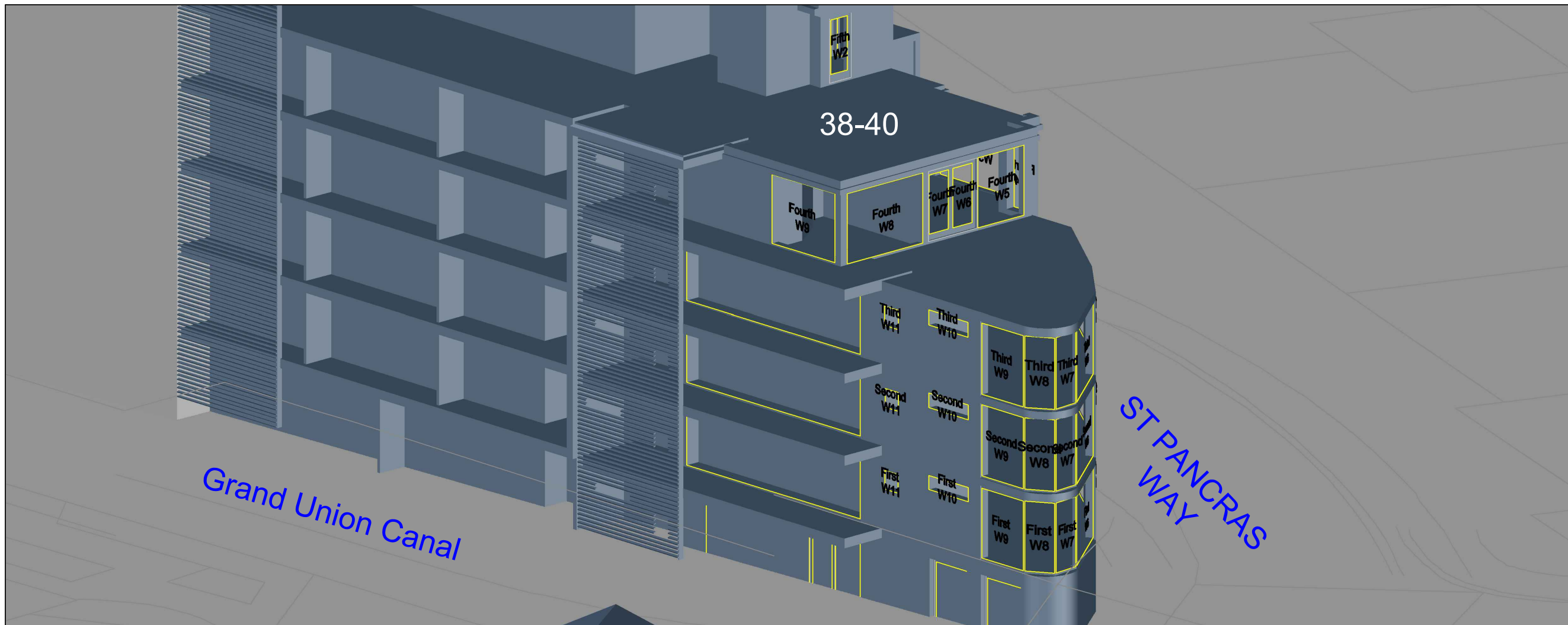
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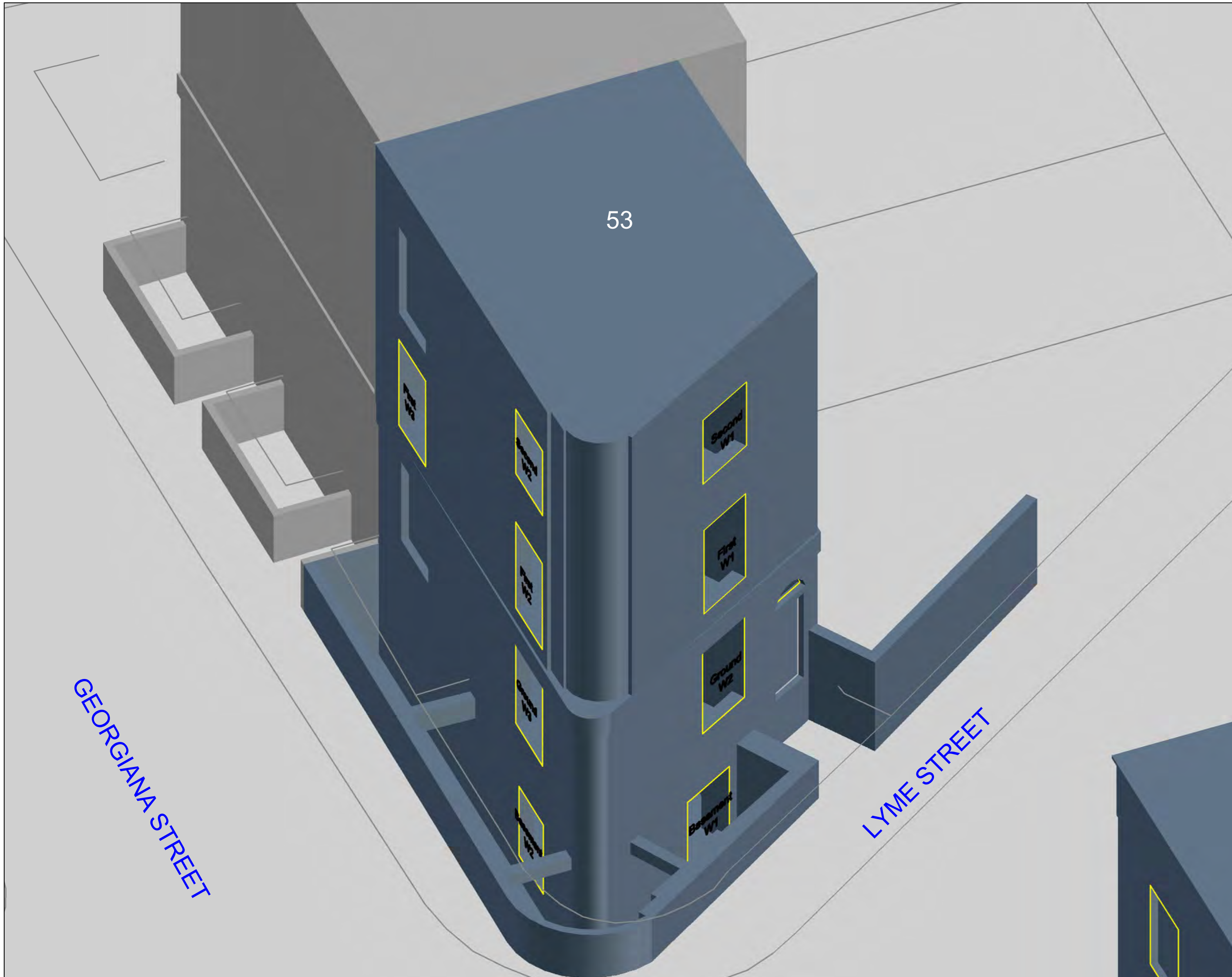
DATE: 10/02/2017	DRAWN BY: MF
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INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings

SITE KEY:



PROJECT:

Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Window Maps
53 GEORGIANA STREET

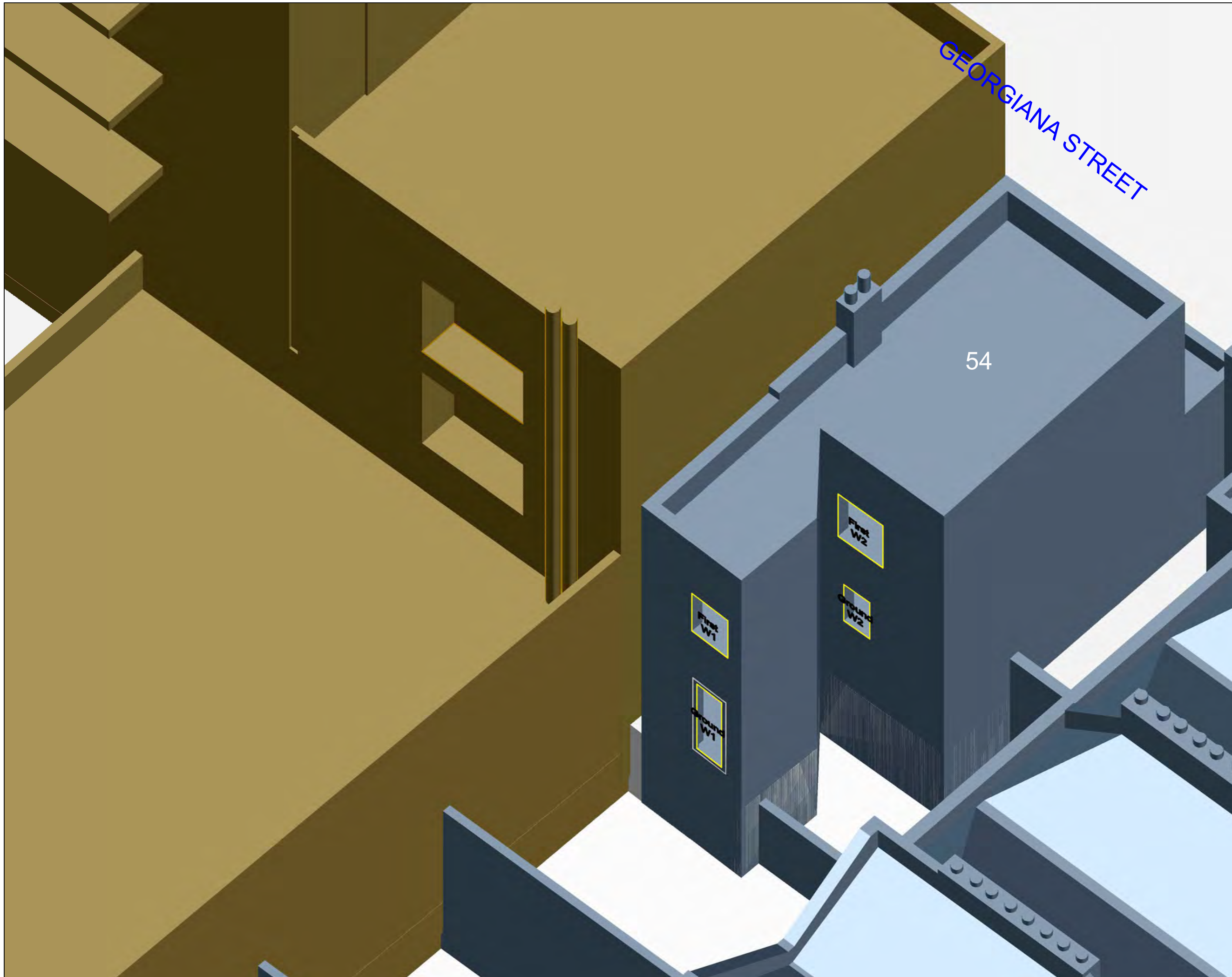
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J036847	2	311	-

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INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings

SITE KEY:



PROJECT:

Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Window Maps
54 GEORGIANA STREET

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	312	-



DATE:	DRAWN BY:
10/02/2017	MF

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INFORMATION USED IN ANALYSIS:
 Cloud 10 3D model received on 04 November 2016
 TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:
 Surrounding Buildings and Structures
 Analysed Buildings



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Window Maps
 163 to 173
 ROYAL COLLEGE STREET

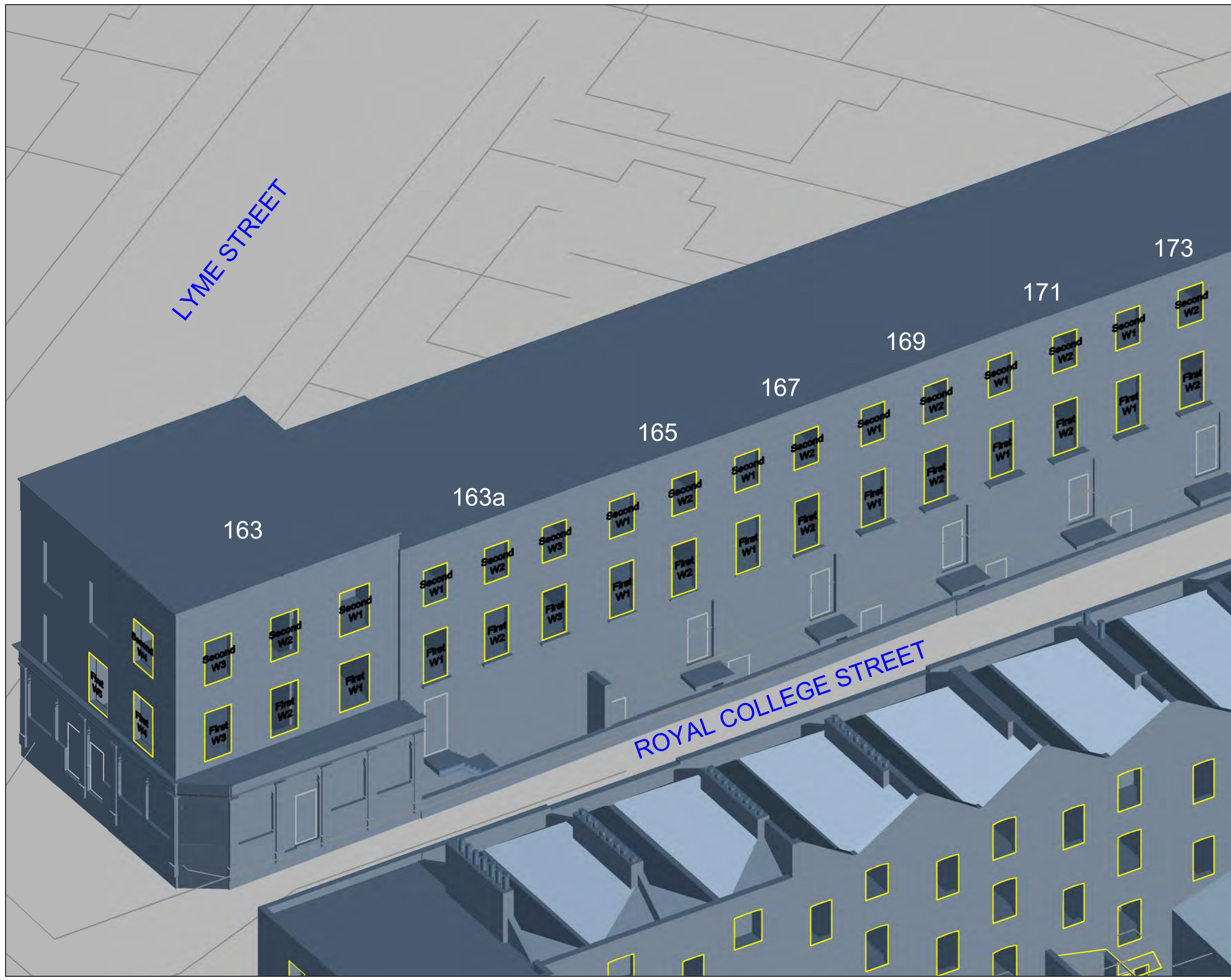
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INFORMATION USED IN ANALYSIS:
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 TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:
 Surrounding Buildings and Structures
 Analysed Buildings



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Window Maps
 175 to 181
 ROYAL COLLEGE STREET

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
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INFORMATION USED IN ANALYSIS:

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TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Analysed Buildings

SITE KEY:



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Window Maps
 118 to 124
 ROYAL COLLEGE STREET

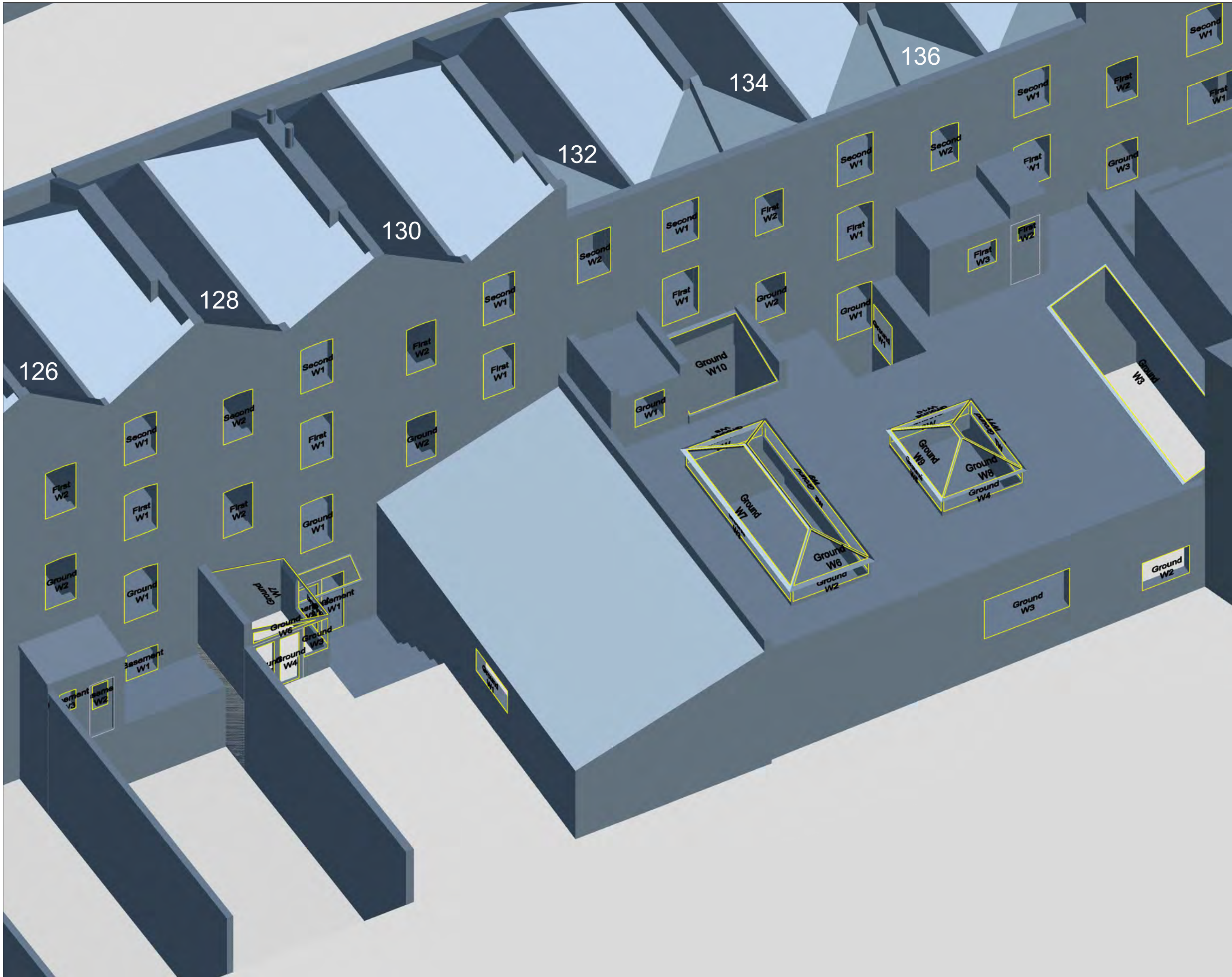
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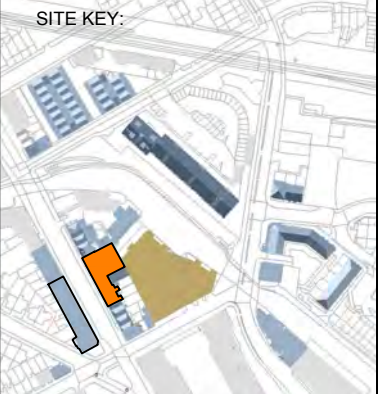
GL Hearn
 Part of Capita Real Estate
 280 High Holborn, London, WC1V 7EE
 T: +44 (0)20 7851 4900

INFORMATION USED IN ANALYSIS:
 Cloud 10 3D model received on 04 November 2016
 TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings

SITE KEY:



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Window Maps
 126 to 136
 ROYAL COLLEGE STREET

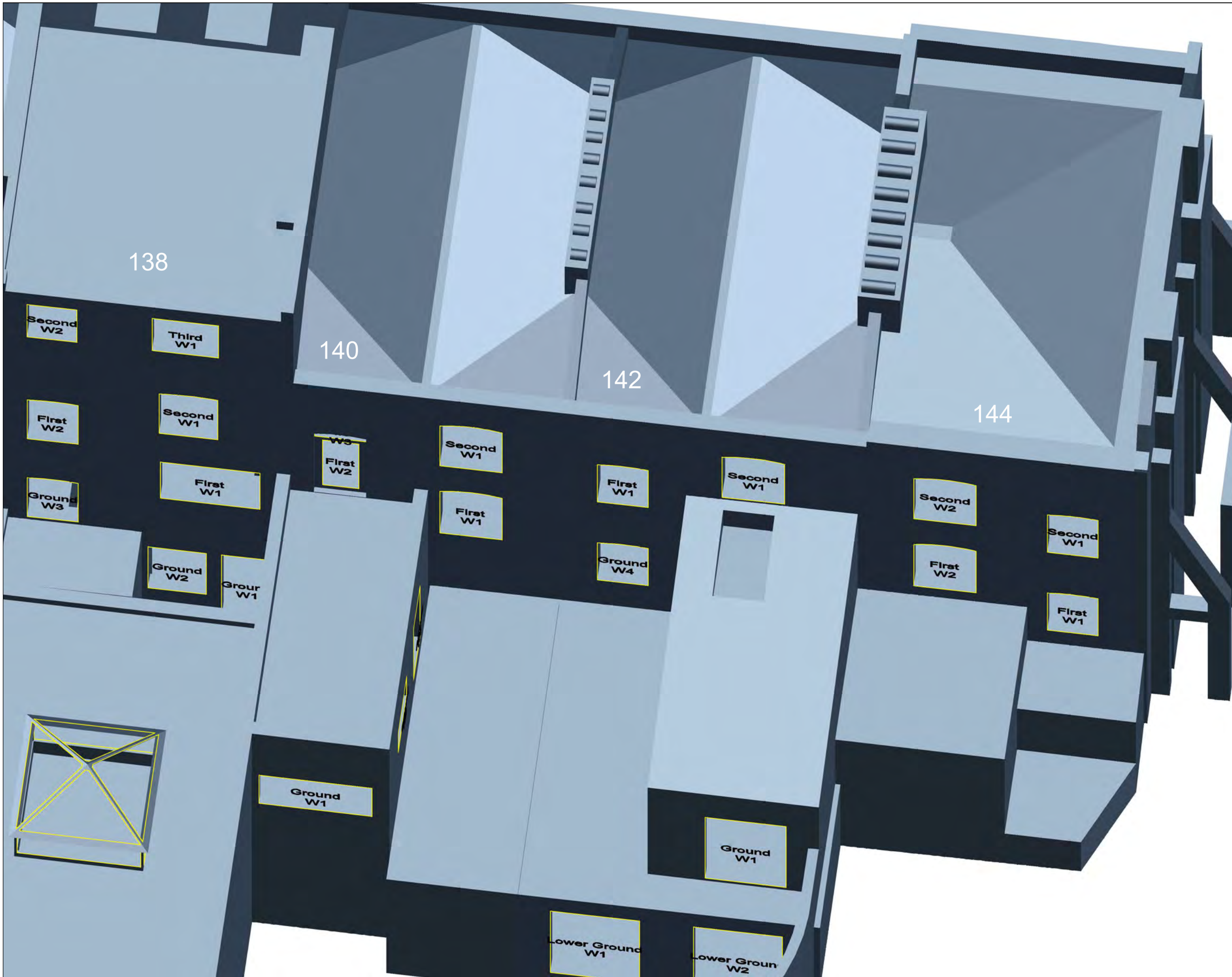
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DATE:	DRAWN BY:
10/02/2017	MF



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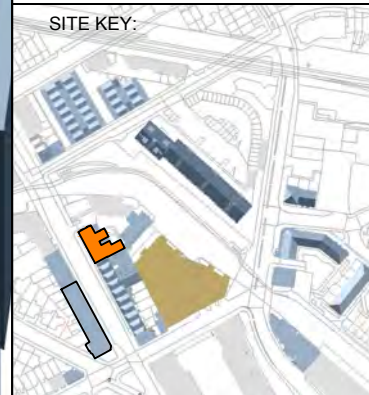
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INFORMATION USED IN ANALYSIS:
 Cloud 10 3D model received on 04 November 2016
 TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:
 Surrounding Buildings and Structures
 Analysed Buildings



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Window Maps
 138 to 144
 ROYAL COLLEGE STREET

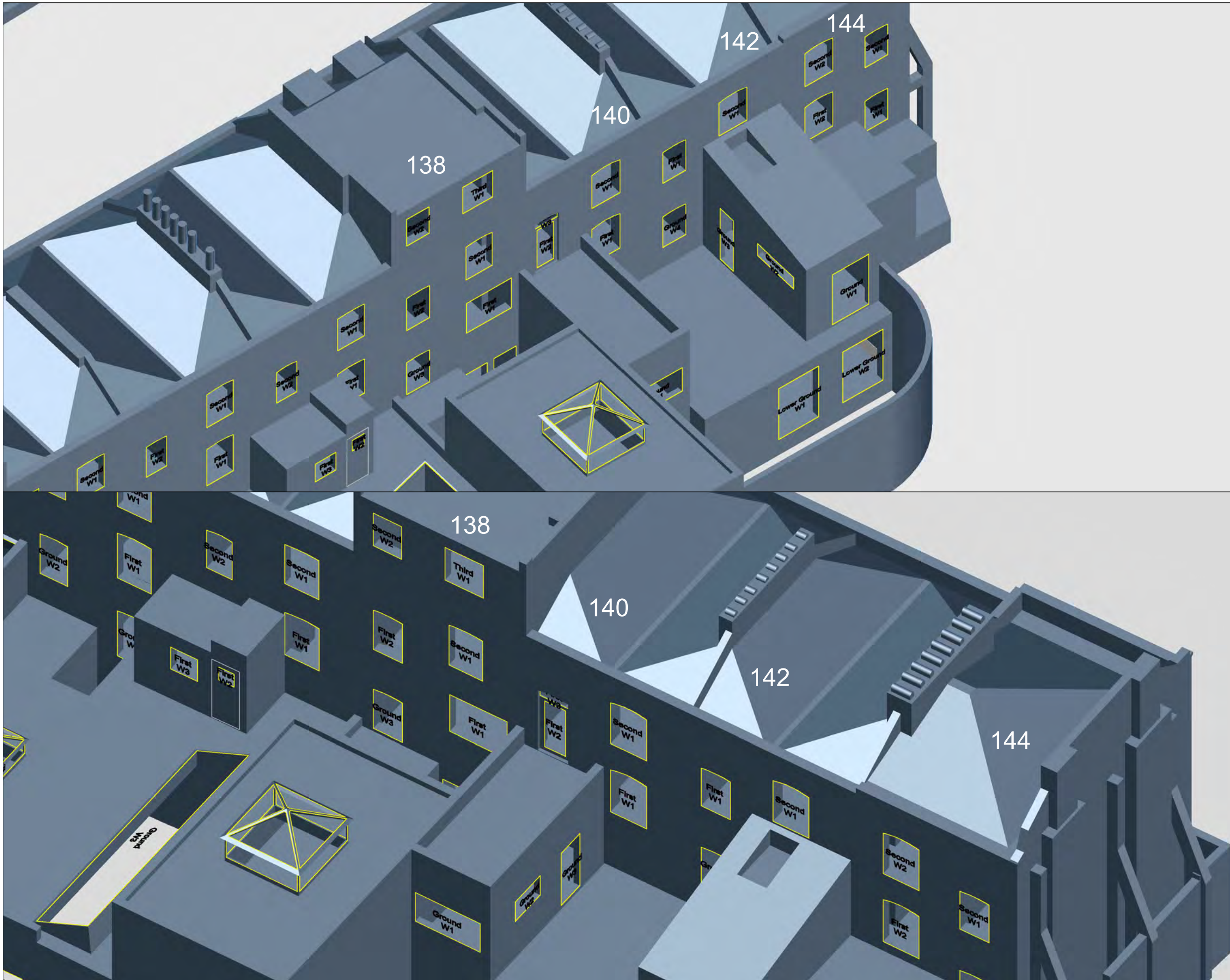
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J036847	2	317	-

DATE:	DRAWN BY:
10/02/2017	MF



SCALE: NTS

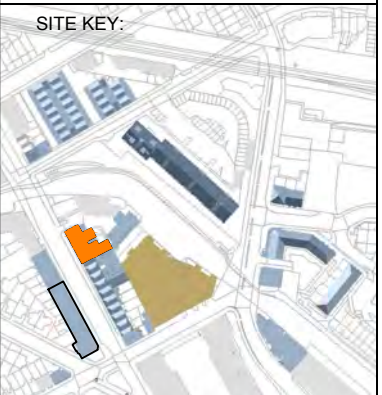
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INFORMATION USED IN ANALYSIS:
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PLAN KEY:
 Surrounding Buildings and Structures
 Analysed Buildings



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Window Maps
 138 to 144
 ROYAL COLLEGE STREET

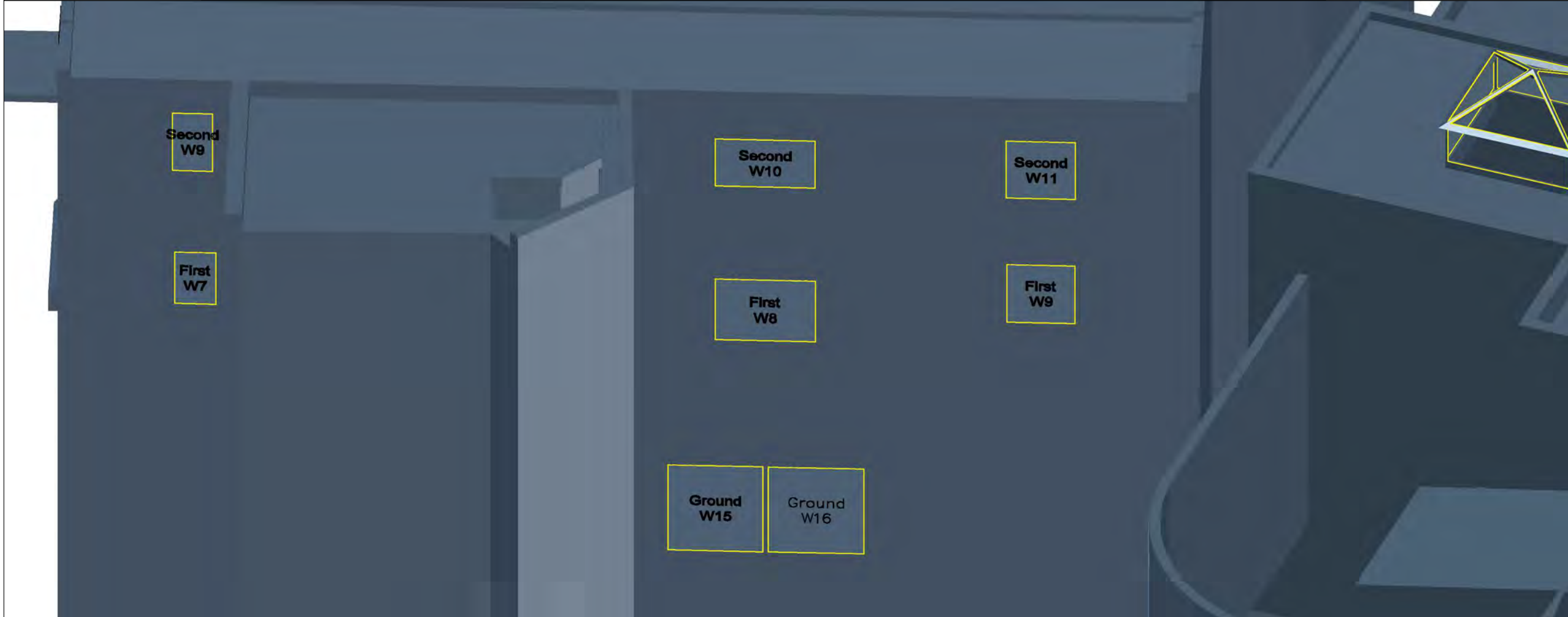
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J036847	2	318	-


DATE: 10/02/2017
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T: +44 (0)20 7851 4900


INFORMATION USED IN ANALYSIS:
Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings

SITE KEY:



PROJECT:
Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:
One Housing Group

DRAWING TITLE:
Window Maps
146 ROYAL COLLEGE STREET

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	319	-

DATE: 10/02/2017	DRAWN BY: MF
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INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Proposed Building on Site
-  Room Layout
-  Area of Visible Sky

SITE KEY:



PROJECT:
Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:
One Housing Group

DRAWING TITLE:
Internal Daylight Distribution Plan

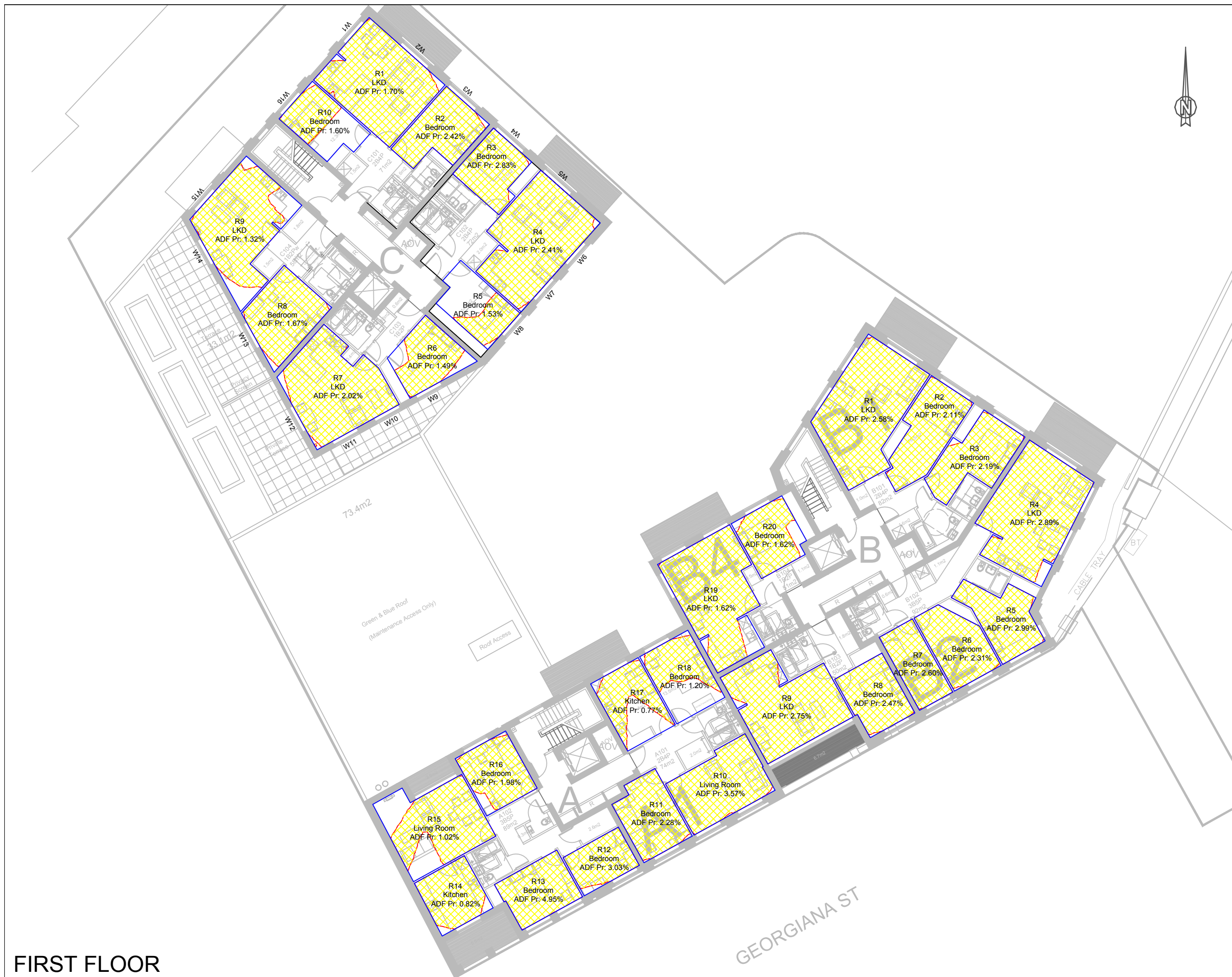
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J036847	2	401	-

DATE: 10/02/2017
DRAWN BY: MF

SCALE: 1:200@A3

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FIRST FLOOR





GEORGIANA ST

INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Proposed Building on Site
-  Room Layout
-  Area of Visible Sky

SITE KEY:



PROJECT:

Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Internal Daylight Distribution Plan

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	402	-

DATE:	DRAWN BY:
10/02/2017	MF

SCALE: 1:200@A3

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SECOND FLOOR

GEORGIANA ST



INFORMATION USED IN ANALYSIS:

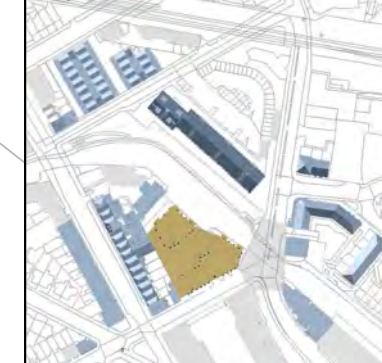
Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Proposed Building on Site
- Room Layout
- Area of Visible Sky

SITE KEY:



PROJECT:

Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Internal Daylight Distribution Plan

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	403	-

DATE:	DRAWN BY:
10/02/2017	MF

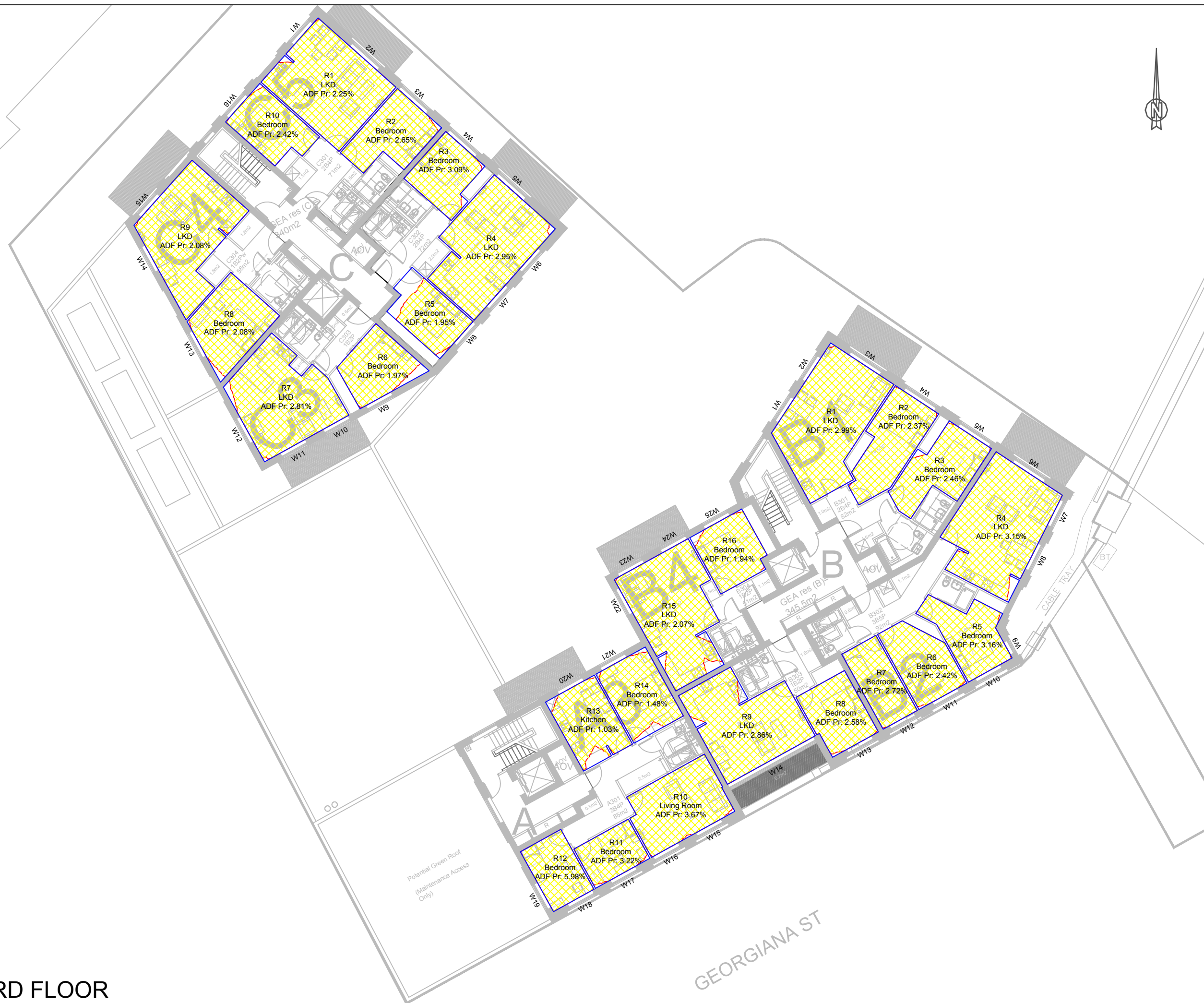
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THIRD FLOOR

GEORGIANA ST





INFORMATION USED IN ANALYSIS:

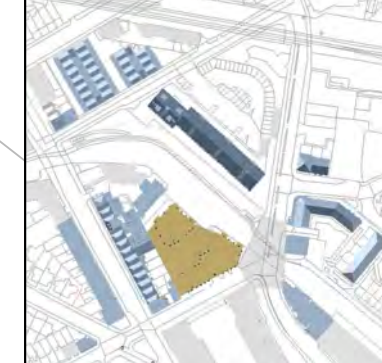
Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Proposed Building on Site
- Room Layout
- Area of Visible Sky

SITE KEY:



PROJECT:

Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Internal Daylight Distribution Plan

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	404	-

DATE:	DRAWN BY:
10/02/2017	MF

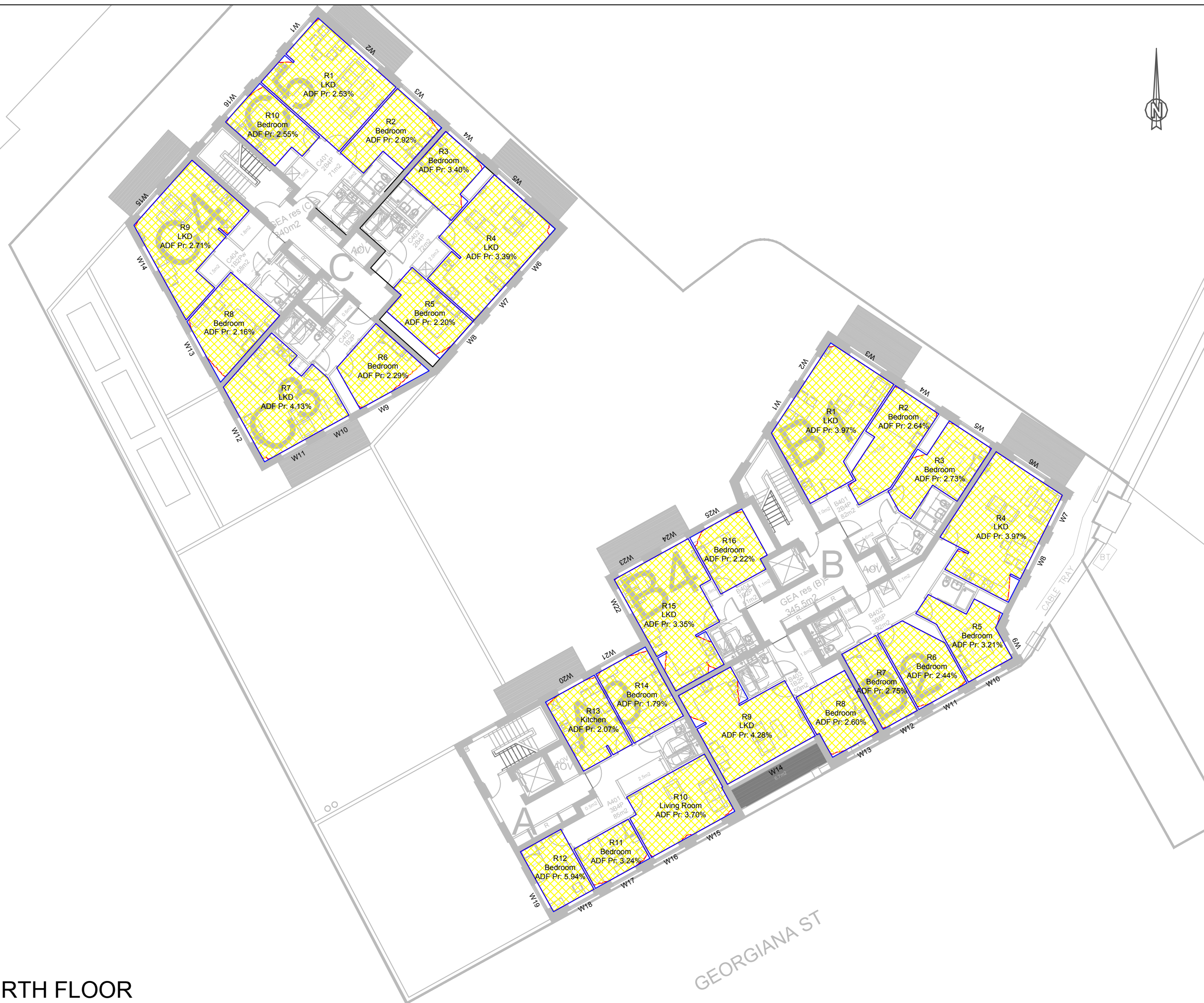
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FOURTH FLOOR

GEORGIANA ST









INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Proposed Building on Site
-  Room Layout
-  Area of Visible Sky

SITE KEY:



PROJECT:
 Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:
 One Housing Group

DRAWING TITLE:
 Internal Daylight Distribution Plan

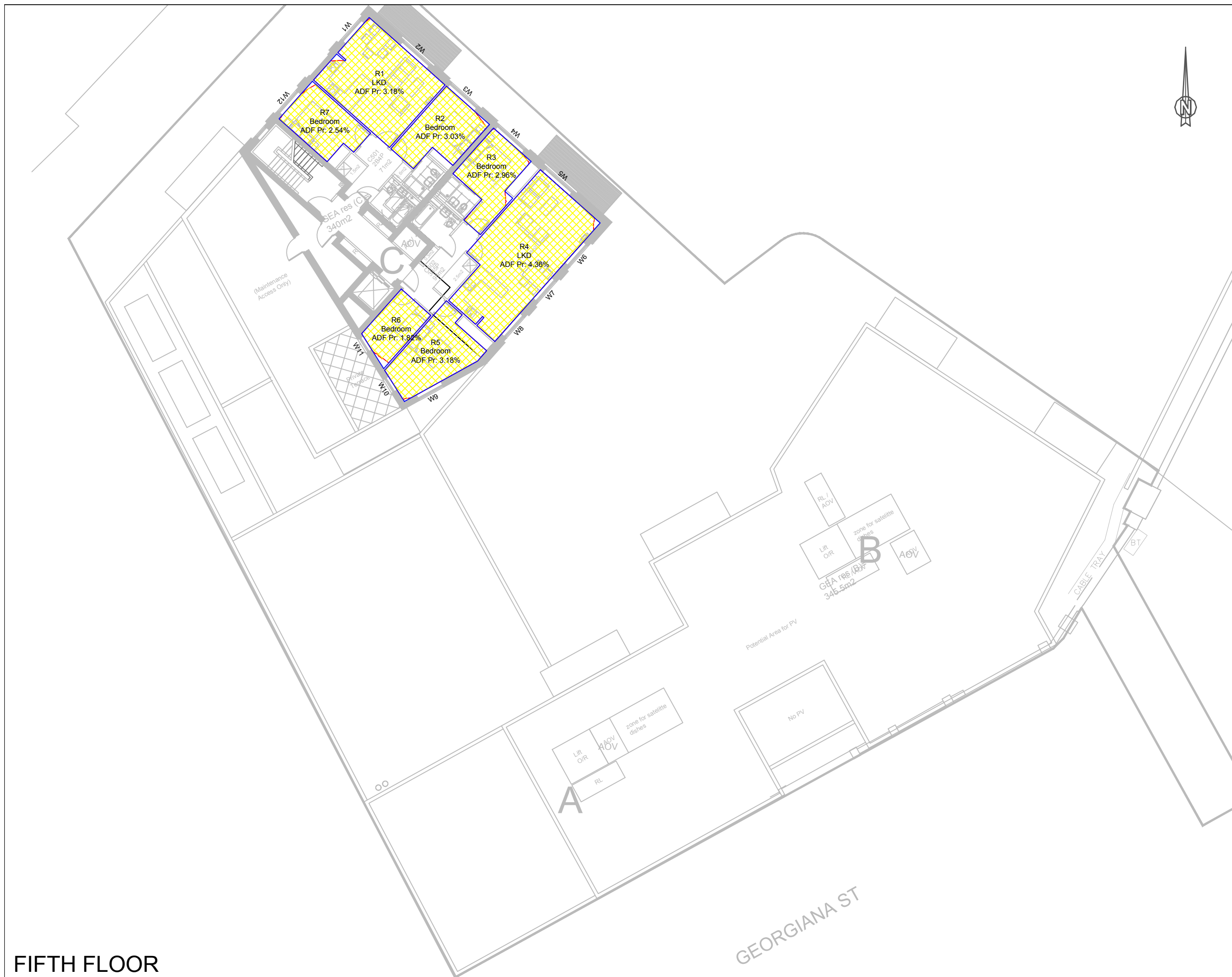
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J036847	2	405	-

DATE:	DRAWN BY:
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SCALE: 1:200@A3

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INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Amenity Area
-  Lit Amenity Area Existing
-  Lit Amenity Area Proposed
-  Area of Loss/Gain

SITE KEY:

PROJECT:

Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Overshadowing Analysis for
 Amenity Space
 March 21

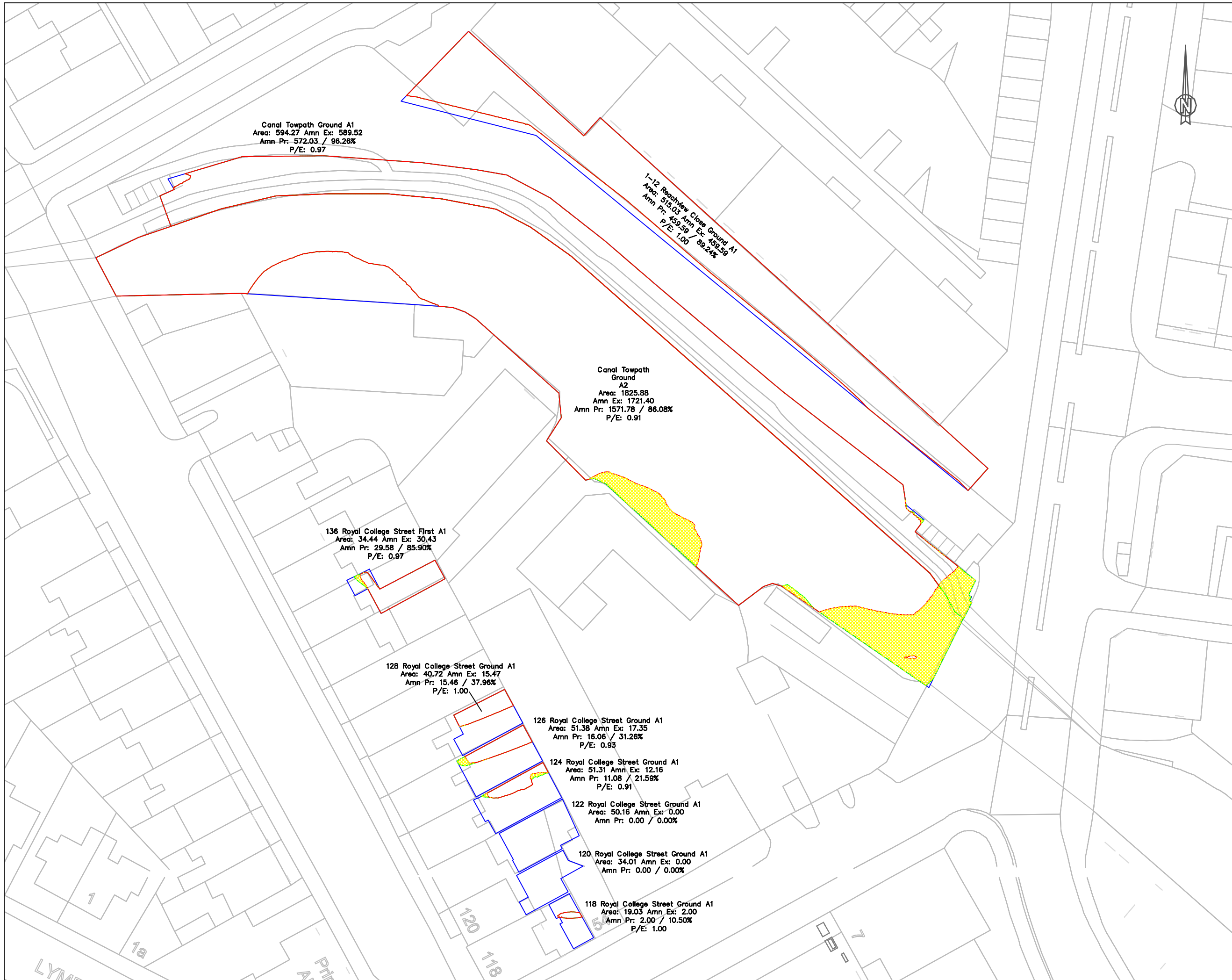
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J036847	2	501	-

DATE:	DRAWN BY:
10/02/2017	MF

SCALE: 1:200@A3

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Canal Towpath Ground A1
 Area: 594.27 Amn Ex: 589.52
 Amn Pr: 572.03 / 96.26%
 P/E: 0.97

1-12 Reachview Close Ground A1
 Area: 515.03 Amn Ex: 459.59
 Amn Pr: 459.59 / 89.24%
 P/E: 1.00

Canal Towpath
 Ground
 A2
 Area: 1825.88
 Amn Ex: 1721.40
 Amn Pr: 1571.78 / 86.08%
 P/E: 0.91

136 Royal College Street First A1
 Area: 34.44 Amn Ex: 30.43
 Amn Pr: 29.58 / 85.90%
 P/E: 0.97

128 Royal College Street Ground A1
 Area: 40.72 Amn Ex: 15.47
 Amn Pr: 15.46 / 37.96%
 P/E: 1.00

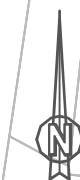
126 Royal College Street Ground A1
 Area: 51.38 Amn Ex: 17.35
 Amn Pr: 16.06 / 31.26%
 P/E: 0.93

124 Royal College Street Ground A1
 Area: 51.31 Amn Ex: 12.16
 Amn Pr: 11.08 / 21.59%
 P/E: 0.91

122 Royal College Street Ground A1
 Area: 50.16 Amn Ex: 0.00
 Amn Pr: 0.00 / 0.00%

120 Royal College Street Ground A1
 Area: 34.01 Amn Ex: 0.00
 Amn Pr: 0.00 / 0.00%

118 Royal College Street Ground A1
 Area: 19.03 Amn Ex: 2.00
 Amn Pr: 2.00 / 10.50%
 P/E: 1.00








INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Amenity Area
-  Lit Amenity Area Existing
-  Lit Amenity Area Proposed
-  Area of Loss/Gain

SITE KEY:

PROJECT:

Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Overshadowing Analysis for
 Amenity Space
 June 21

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	502	-

DATE:	DRAWN BY:
10/02/2017	MF

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Canal Towpath Ground A1
 Area: 594.27 Amn Ex: 591.34
 Amn Pr: 590.43 / 99.35%
 P/E: 1.00

Reachview Close Ground A1
 Area: 515.03 Amn Ex: 499.10
 Amn Pr: 499.10 / 96.91%
 P/E: 1.00

Canal Towpath
 Ground
 A2
 Area: 1825.88
 Amn Ex: 1824.20
 Amn Pr: 1803.57 / 98.78%
 P/E: 0.99

136 Royal College Street First A1
 Area: 34.44 Amn Ex: 33.16
 Amn Pr: 31.85 / 92.50%
 P/E: 0.96

128 Royal College Street Ground A1
 Area: 40.72 Amn Ex: 31.50
 Amn Pr: 31.50 / 77.37%
 P/E: 1.00

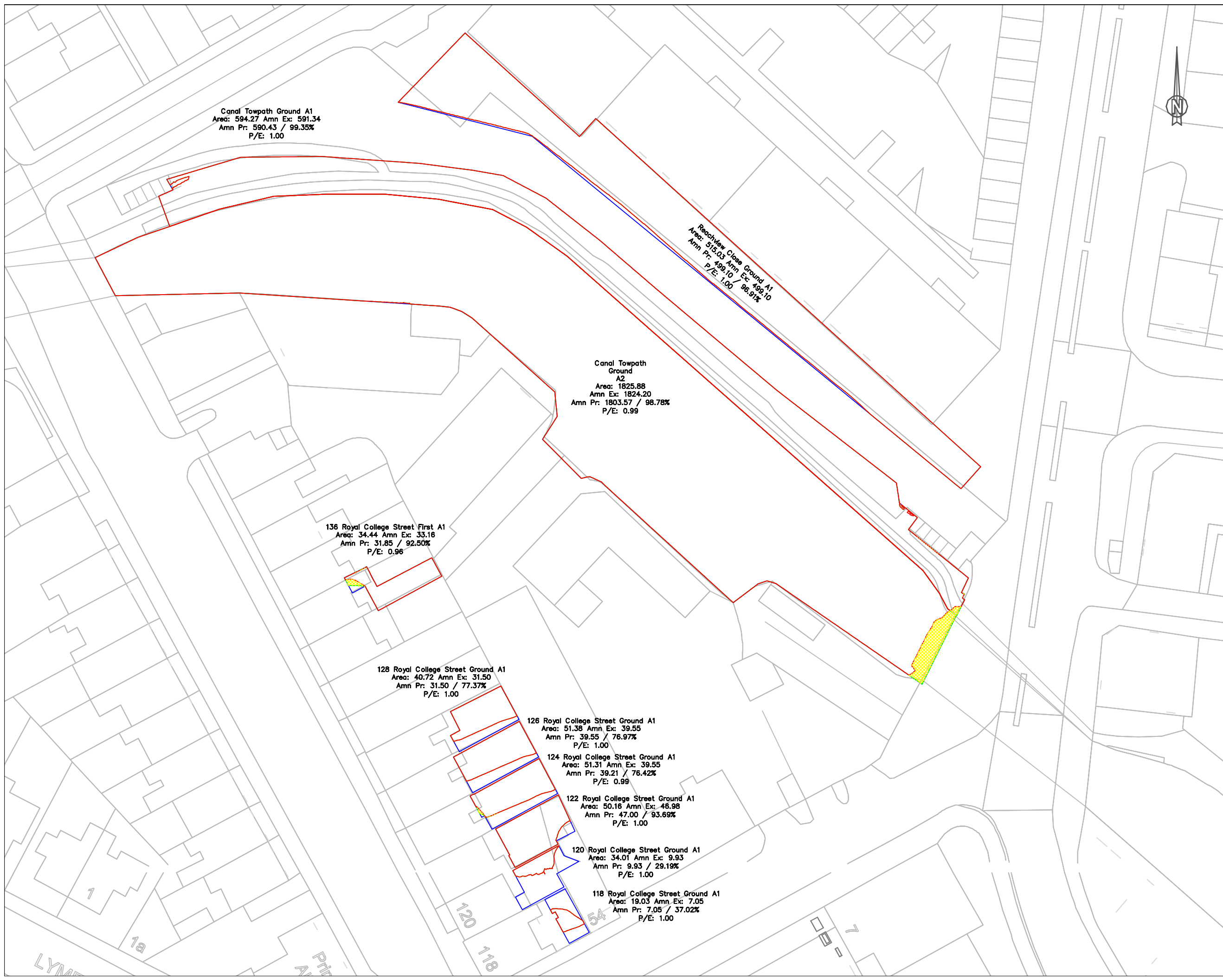
126 Royal College Street Ground A1
 Area: 51.38 Amn Ex: 39.55
 Amn Pr: 39.55 / 76.97%
 P/E: 1.00

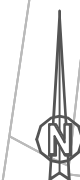
124 Royal College Street Ground A1
 Area: 51.31 Amn Ex: 39.55
 Amn Pr: 39.21 / 76.42%
 P/E: 0.99

122 Royal College Street Ground A1
 Area: 50.16 Amn Ex: 46.98
 Amn Pr: 47.00 / 93.69%
 P/E: 1.00

120 Royal College Street Ground A1
 Area: 34.01 Amn Ex: 9.93
 Amn Pr: 9.93 / 29.19%
 P/E: 1.00

118 Royal College Street Ground A1
 Area: 19.03 Amn Ex: 7.05
 Amn Pr: 7.05 / 37.02%
 P/E: 1.00





INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

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

SITE KEY:

PROJECT:

Bangor Wharf
Georgiana Street
London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Overshadowing Analysis for
Amenity Space
March 21

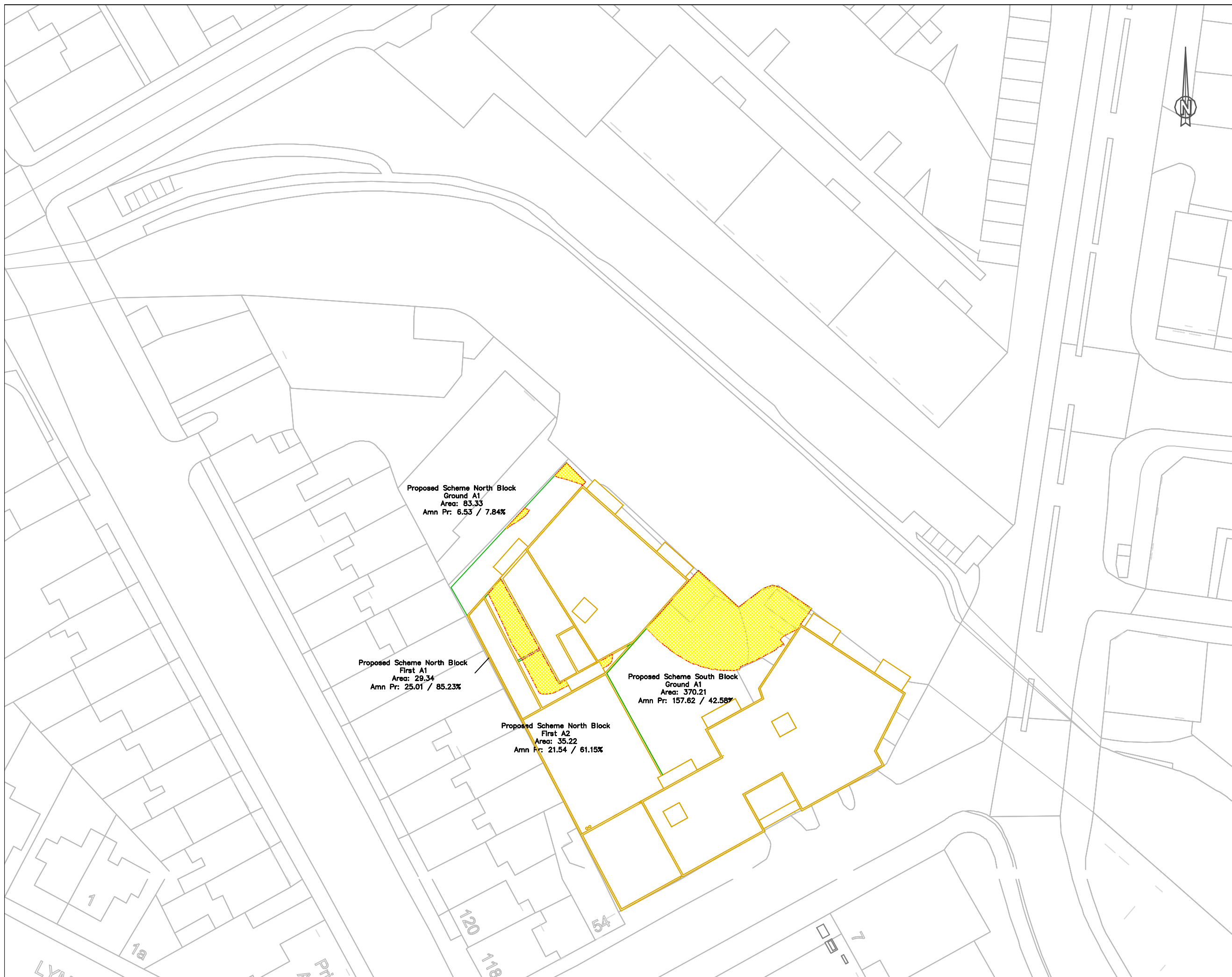
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J036847	2	503	-

DATE:	DRAWN BY:
10/02/2017	MF

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Proposed Scheme North Block
Ground A1
Area: 83.33
Amn Pr: 6.53 / 7.84%

Proposed Scheme North Block
First A1
Area: 29.34
Amn Pr: 25.01 / 85.23%

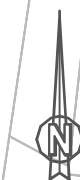
Proposed Scheme North Block
First A2
Area: 35.22
Amn Pr: 21.54 / 61.15%

Proposed Scheme South Block
Ground A1
Area: 370.21
Amn Pr: 157.62 / 42.58%

120
118

54

LYME
1a
Pitt



INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received 2nd February 2017

PLAN KEY:

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

SITE KEY:

PROJECT:

Bangor Wharf
 Georgiana Street
 London NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Overshadowing Analysis for
 Amenity Space
 June 21

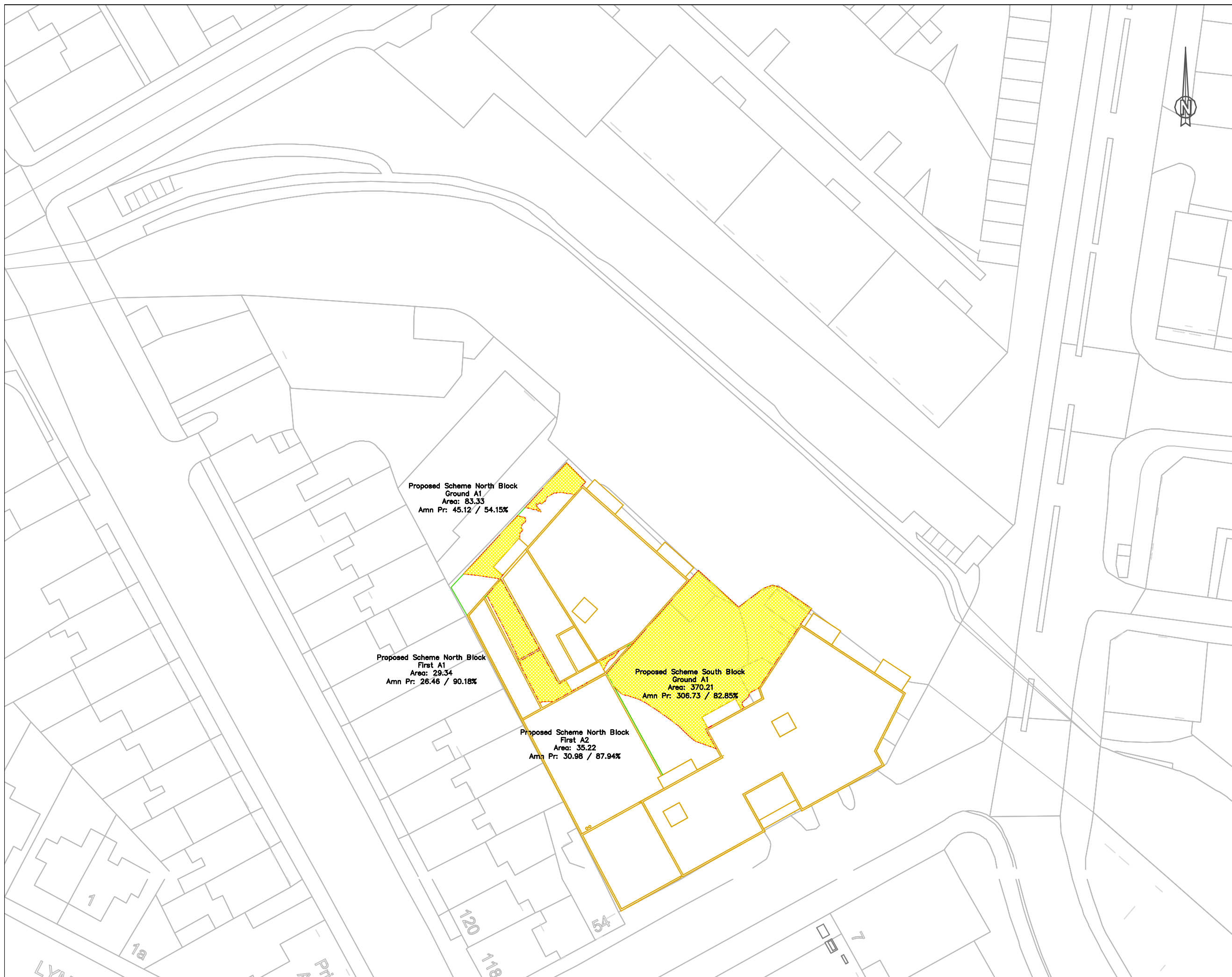
PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	504	-

DATE:	DRAWN BY:
10/02/2017	MF

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INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received
2nd February 2017

PLAN KEY:

- Proposed Building
- Existing Building

SITE KEY:

PROJECT:

Bangor Wharf
Georgiana Street
London
Camden NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Transient Overshadowing Study
March 21st

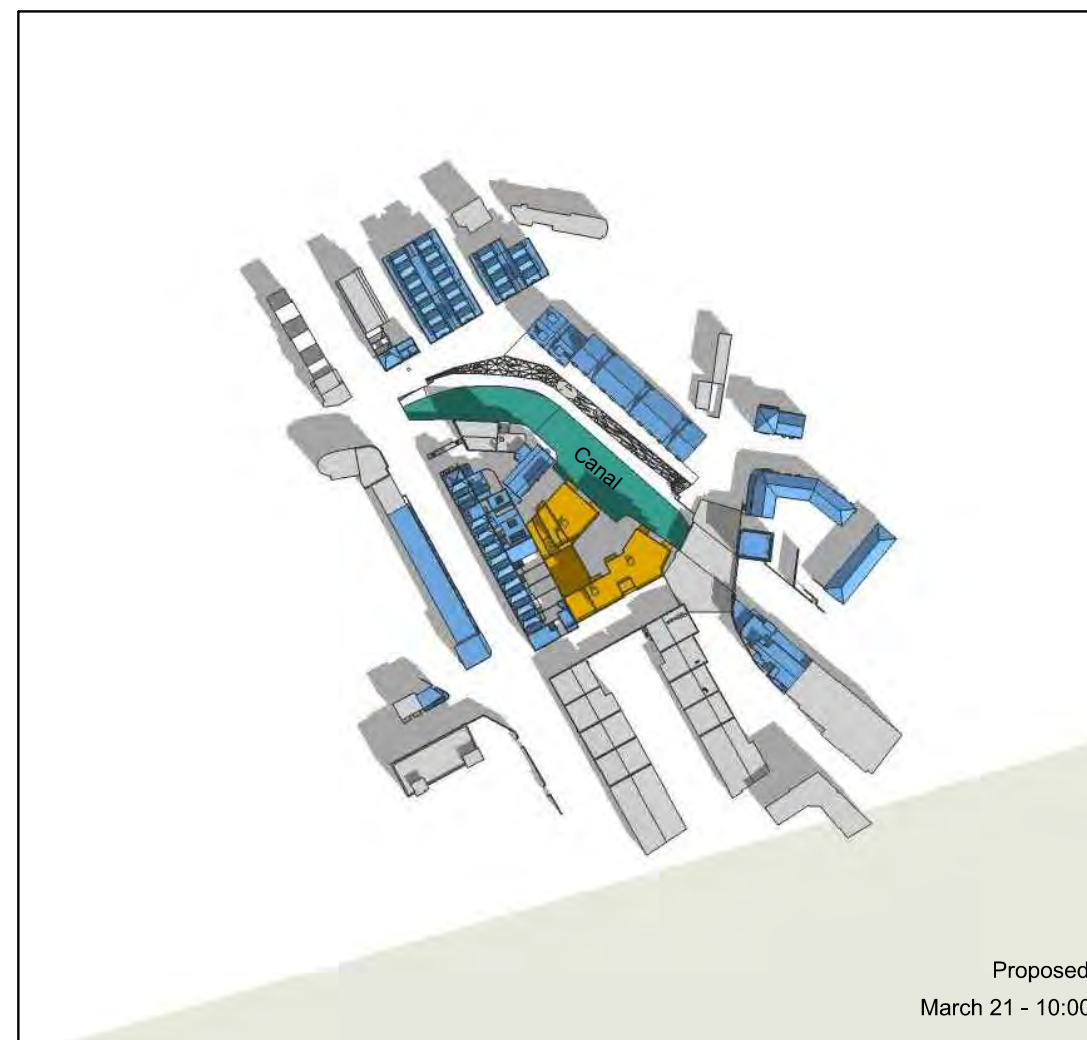
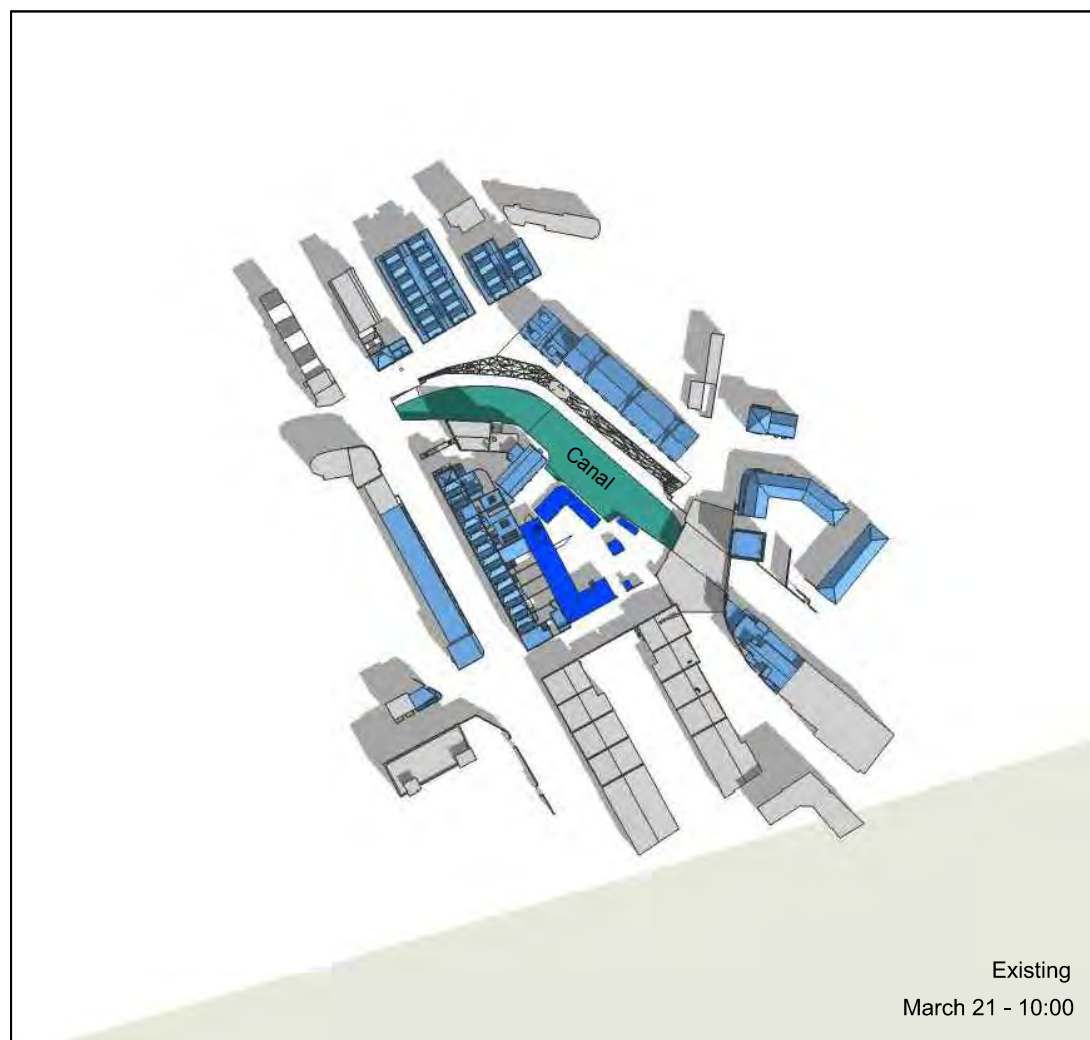
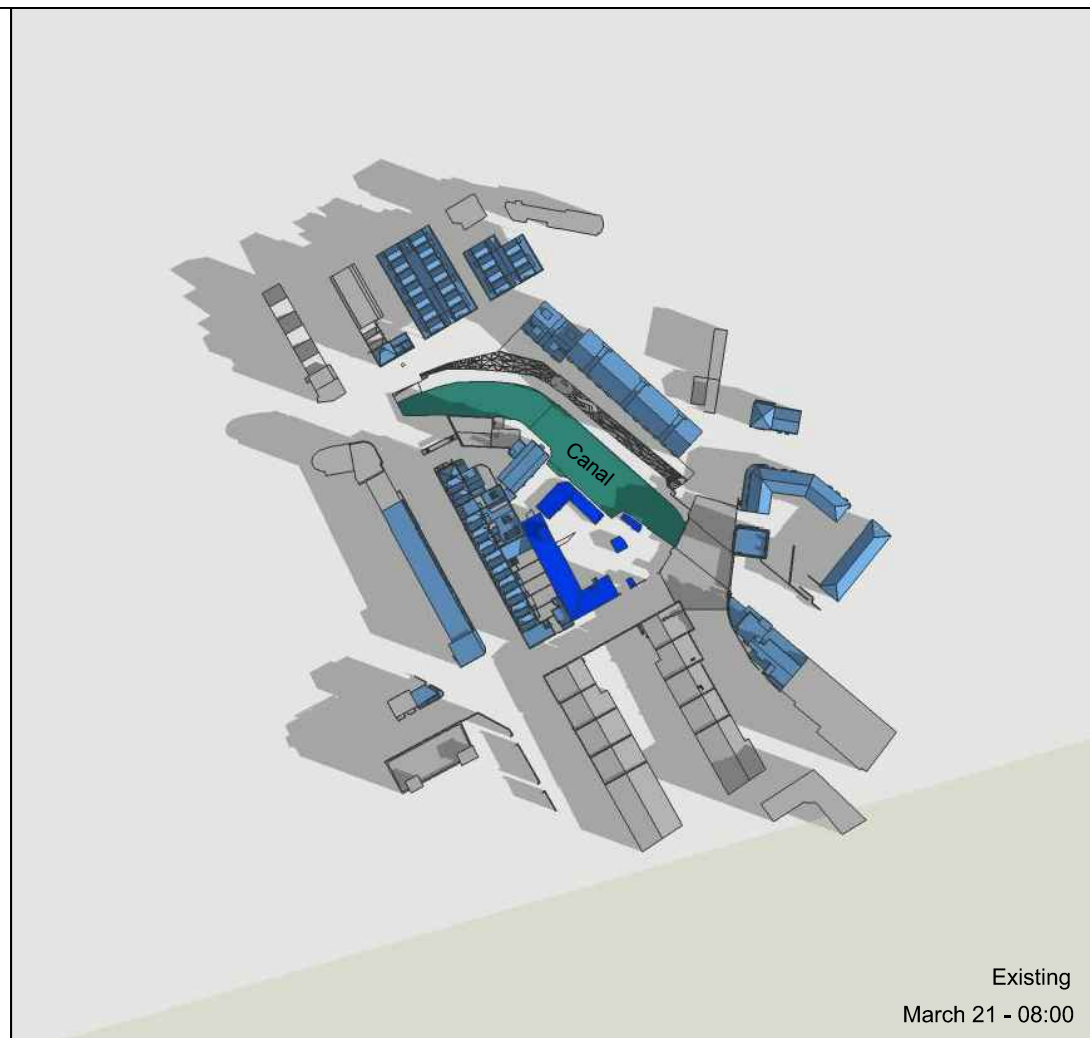
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J036847	2	510	-

DATE:	DRAWN BY:
10/02/2017	MF

SCALE: NTS

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INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received
 2nd February 2017

PLAN KEY:

- Proposed Building
- Existing Building

SITE KEY:

PROJECT:

Bangor Wharf
 Georgiana Street
 London
 Camden NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Transient Overshadowing Study
 March 21st

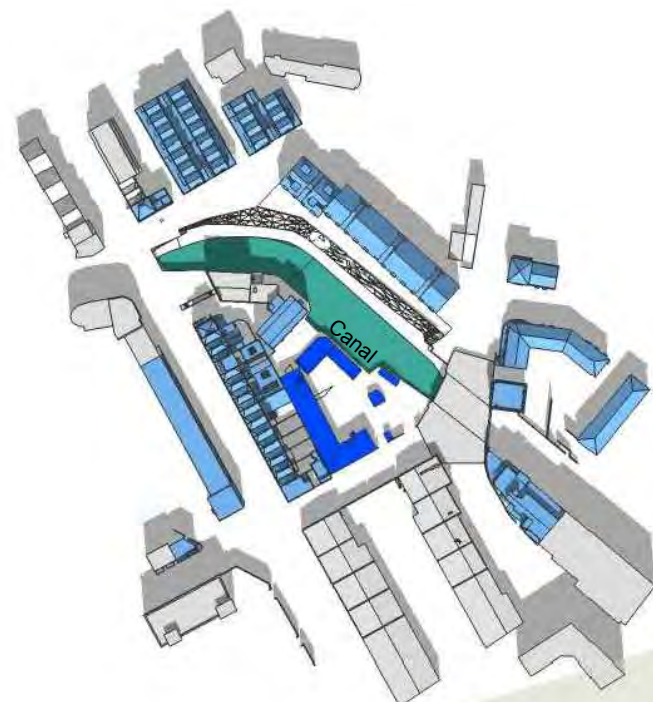
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J036847	2	511	-

DATE:	DRAWN BY:
10/02/2017	MF

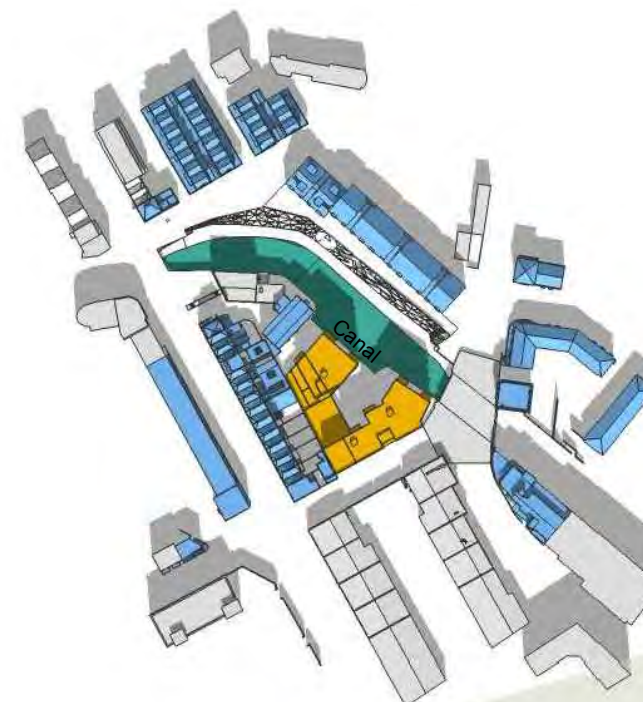
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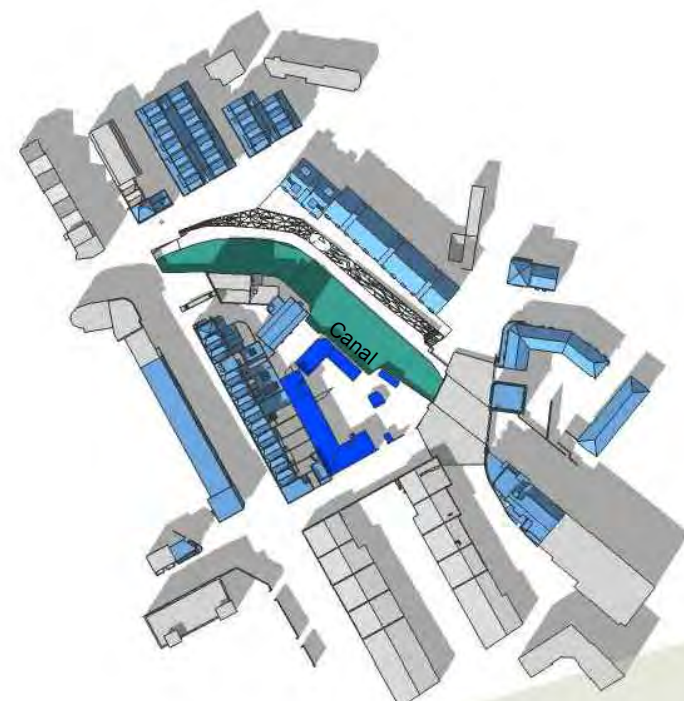
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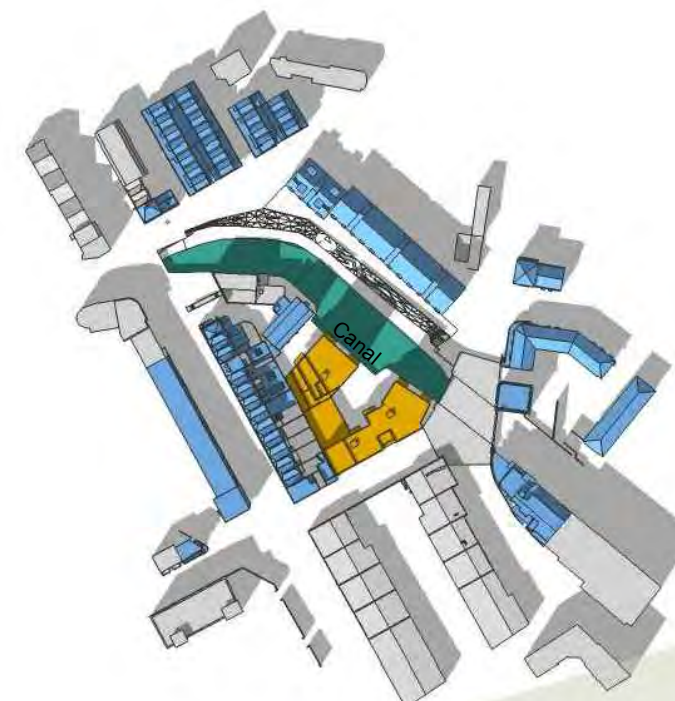
Existing
 March 21 - 12:00



Proposed
 March 21 - 12:00



Existing
 March 21 - 14:00



Proposed
 March 21 - 14:00

INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received
2nd February 2017

PLAN KEY:

- Proposed Building
- Existing Building

SITE KEY:

PROJECT:

Bangor Wharf
Georgiana Street
London
Camden NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Transient Overshadowing Study
March 21st

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	512	-

DATE:	DRAWN BY:
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Existing
March 21 - 16:00



Proposed
March 21 - 16:00



Existing
March 21 - 18:00



Proposed
March 21 - 18:00

INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received
2nd February 2017

PLAN KEY:

- Proposed Building
- Existing Building

SITE KEY:

PROJECT:

Bangor Wharf
Georgiana Street
London
Camden NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Transient Overshadowing Study
June 21st

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	513	-

DATE:	DRAWN BY:
10/02/2017	MF

SCALE: NTS

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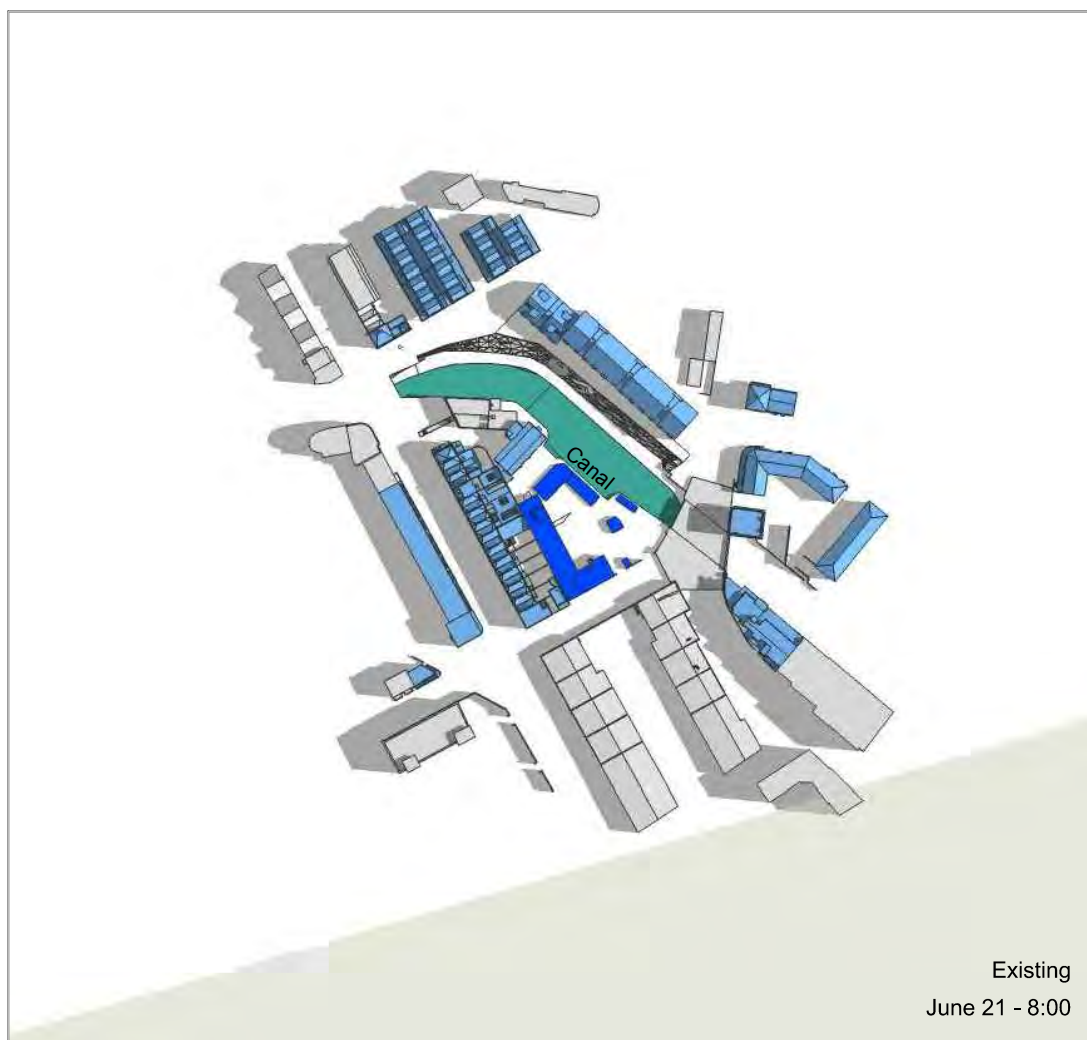
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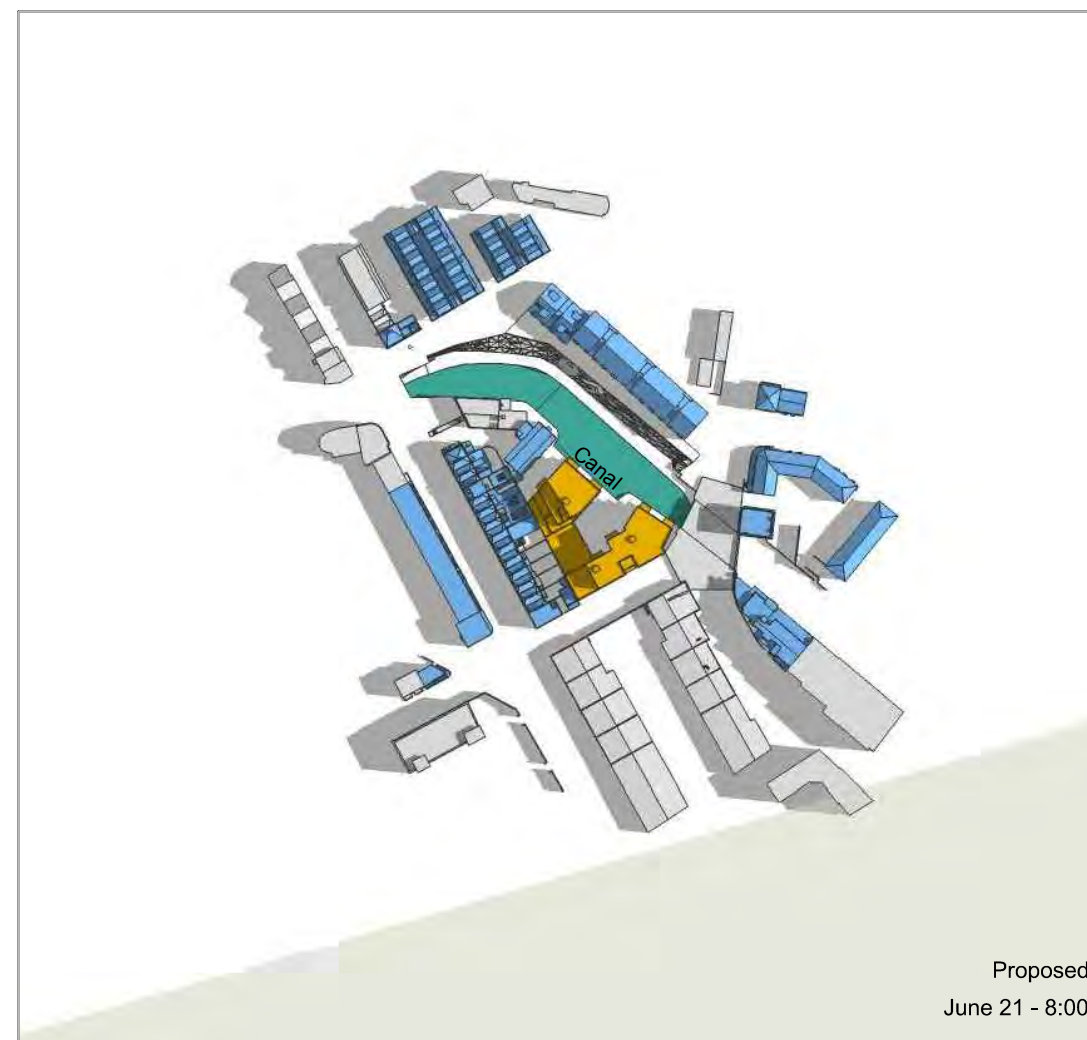
Existing
June 21 - 6:00



Proposed
June 21 - 6:00



Existing
June 21 - 8:00



Proposed
June 21 - 8:00

INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received
 2nd February 2017

PLAN KEY:

- Proposed Building
- Existing Building

SITE KEY:

PROJECT:

Bangor Wharf
 Georgiana Street
 London
 Camden NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Transient Overshadowing Study
 June 21st

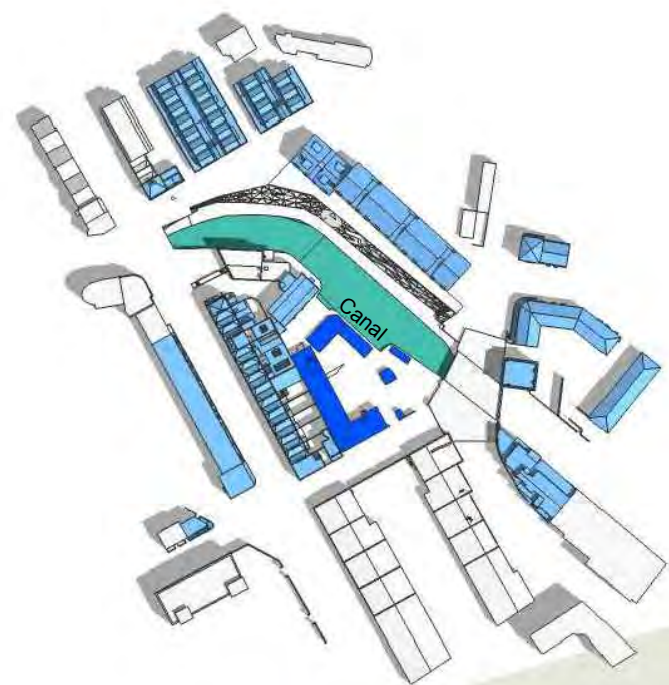
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J036847	2	514	-

DATE:	DRAWN BY:
10/02/2017	MF

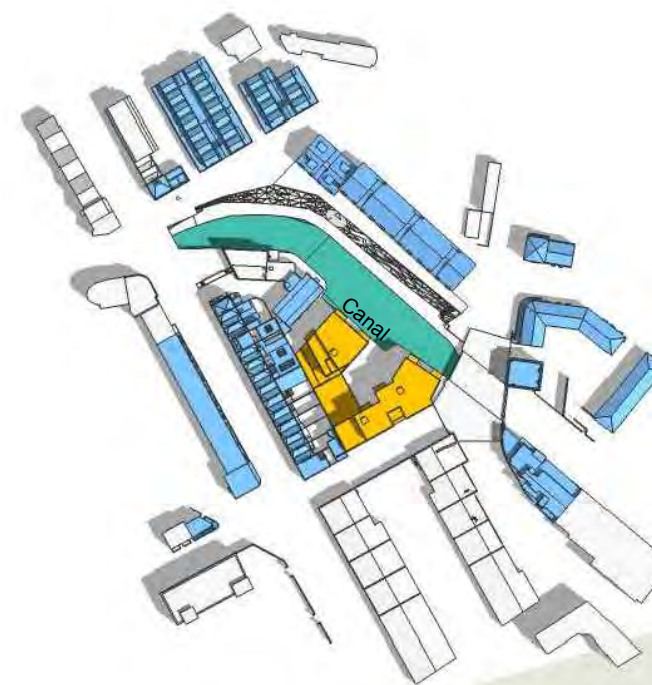
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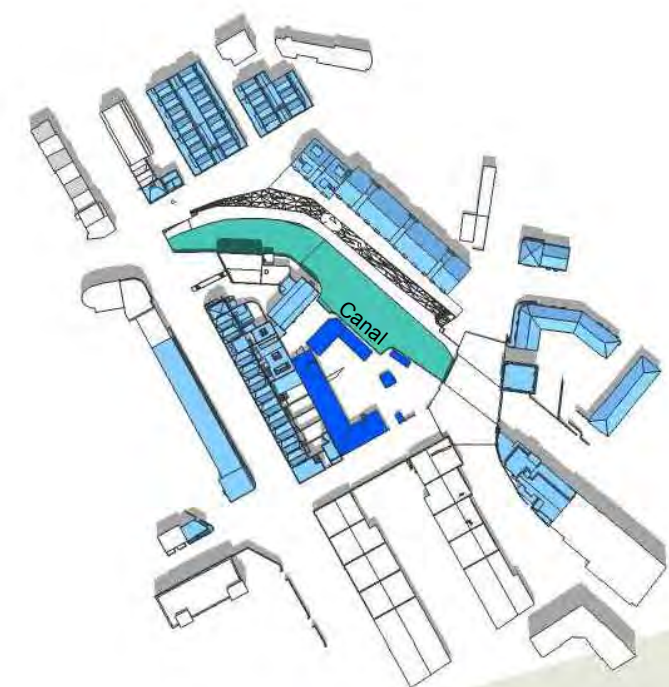
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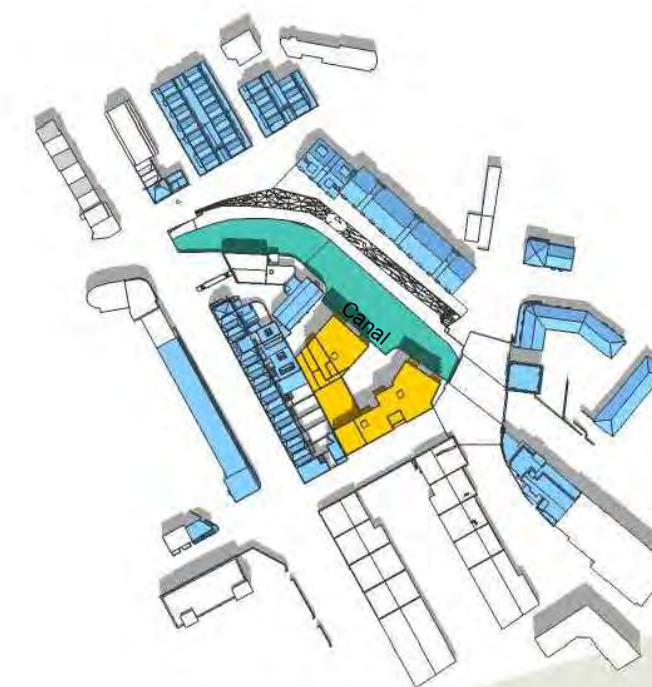
Existing
 June 21 - 10:00



Proposed
 June 21 - 10:00



Existing
 June 21 - 12:00



Proposed
 June 21 - 12:00

INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received
 2nd February 2017

PLAN KEY:

- Proposed Building
- Existing Building

SITE KEY:

PROJECT:

Bangor Wharf
 Georgiana Street
 London
 Camden NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Transient Overshadowing Study
 June 21st

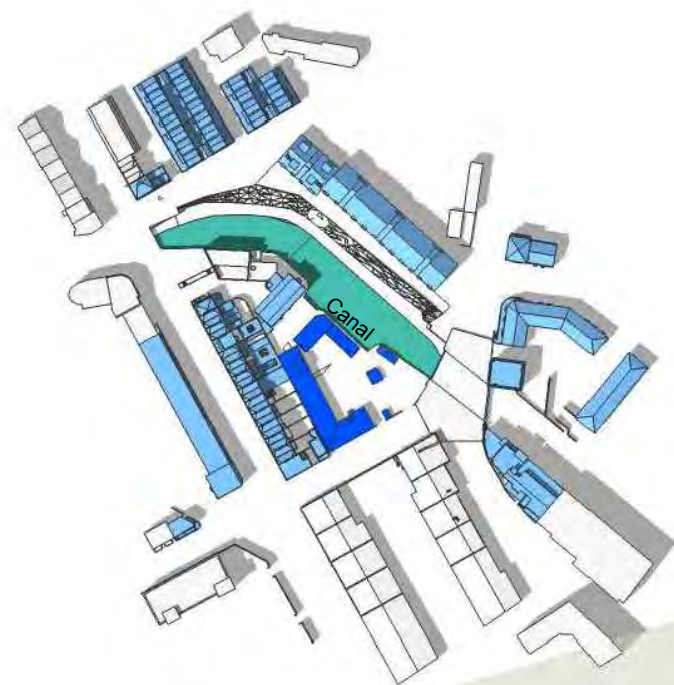
PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	515	-

DATE:	DRAWN BY:
10/02/2017	MF

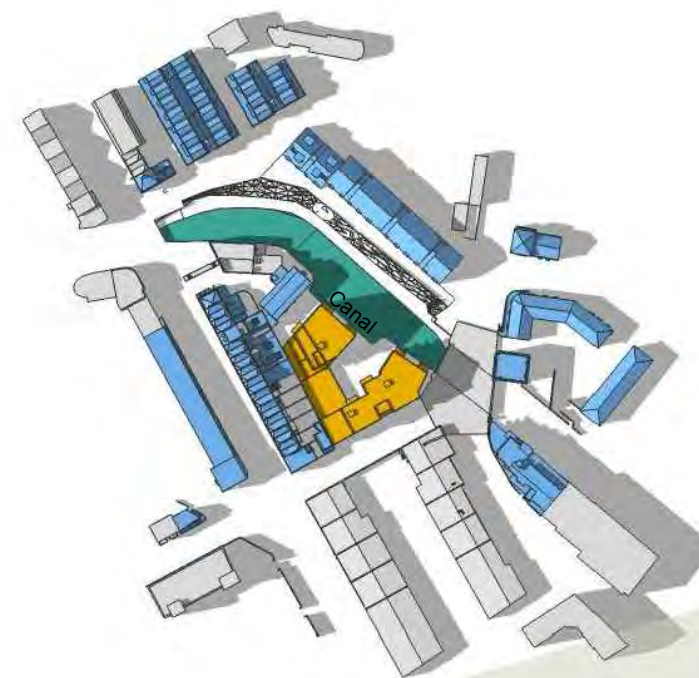
SCALE: NTS

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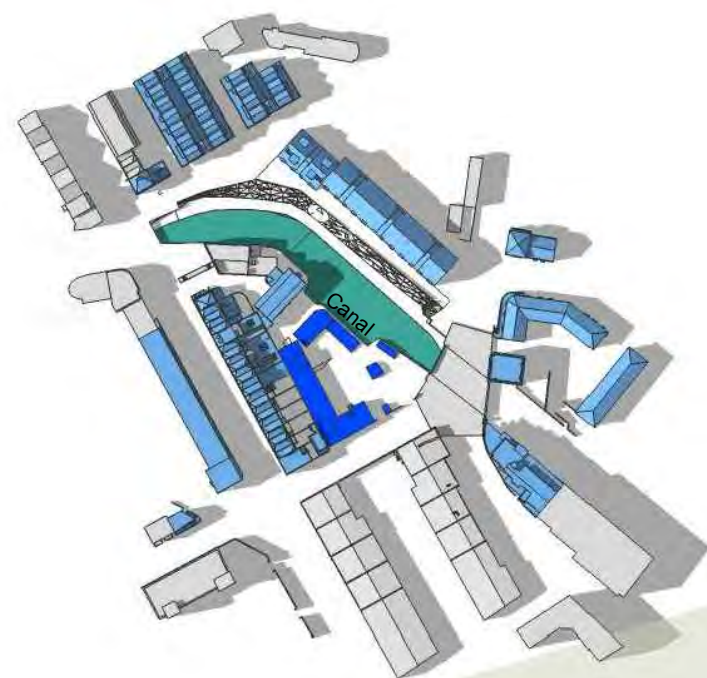
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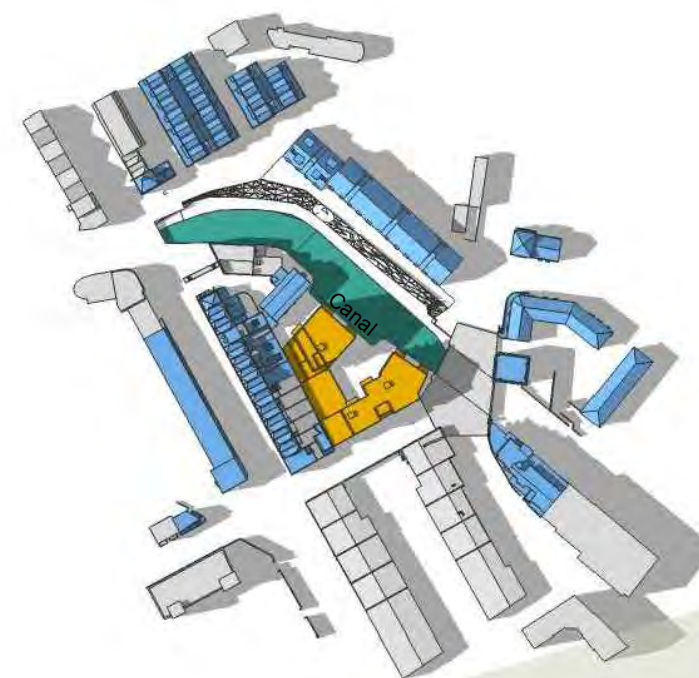
Existing
 June 21 - 14:00



Proposed
 June 21 - 14:00



Existing
 June 21 - 16:00



Proposed
 June 21 - 16:00

INFORMATION USED IN ANALYSIS:

Cloud 10 3D model received on 04 November 2016

TM Architects proposed scheme information received
2nd February 2017

PLAN KEY:

- Proposed Building
- Existing Building

SITE KEY:

PROJECT:

Bangor Wharf
Georgiana Street
London
Camden NW1 0QS

CLIENT:

One Housing Group

DRAWING TITLE:

Transient Overshadowing Study
June 21st

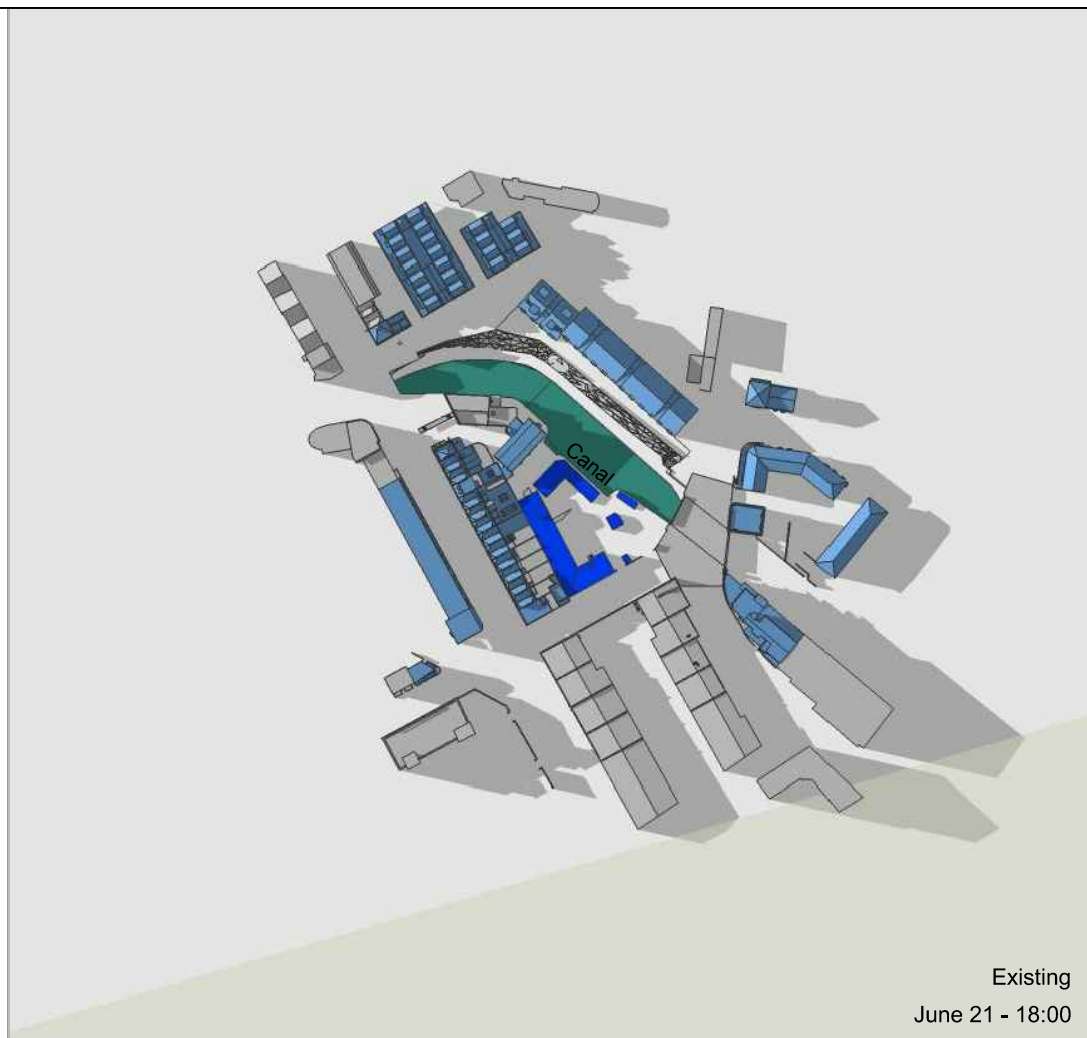
PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J036847	2	516	-

DATE:	DRAWN BY:
10/02/2017	MF

SCALE: NTS

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Existing
June 21 - 18:00



Proposed
June 21 - 18:00



Existing
June 21 - 20:00



Proposed
June 21 - 20:00

APPENDIX B

VERTICAL SKY COMPONENT, DAYLIGHT DISTRIBUTION AND ANNUAL PROBABLE SUNLIGHT HOURS RESULTS' SPREAD SHEETS FOR NEIGHBOURING PROPERTIES

Daylight and Sunlight
VSC and APSH Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
152 Royal College Street										
First	R1	LD	W1	Existing	35.73	0.99	78	0.99	28	0.96
				Proposed	35.42		77		27	
First	R1	LD	W2	Existing	11.67	0.99	*North Facing			
				Proposed	11.60					
First	R2	Kitchen	W3	Existing	24.21	0.99	47	1.00	16	1.00
				Proposed	23.95		47		16	
First	R2	Kitchen	W4	Existing	19.45	1.00	*North Facing			
				Proposed	19.38					
Second	R1	Bedroom	W1	Existing	32.41	1.00	53	1.00	19	1.00
				Proposed	32.41		53		19	
Second	R2	Bedroom	W2	Existing	32.20	1.00	*North Facing			
				Proposed	32.10					
Third	R1	Bedroom	W1	Existing	20.99	0.99	35	1.00	23	1.00
				Proposed	20.75		35		23	
1-30 Bruges Place										
Second	R1	Living Room*	W1	Existing	30.52	1.00	61	1.00	21	1.00
				Proposed	30.51		61		21	
Second	R1	Living Room*	W2	Existing	38.54	0.99	82	1.00	28	1.00
				Proposed	38.12		82		28	
Second	R2	Living Room*	W3	Existing	38.36	0.99	82	1.00	28	1.00
				Proposed	37.88		82		28	
Second	R2	Living Room*	W4	Existing	26.82	1.00	*North Facing			
				Proposed	26.81					
Third	R1	Bedroom*	W1	Existing	37.95	1.00	66	1.00	24	1.00
				Proposed	37.94		66		24	
Third	R2	Bedroom*	W2	Existing	38.38	1.00	66	1.00	24	1.00
				Proposed	38.38		66		24	
Third	R2	Bedroom*	W3	Existing	39.23	0.99	82	1.00	28	1.00
				Proposed	38.95		82		28	
Third	R3	Bedroom*	W4	Existing	39.13	0.99	82	1.00	28	1.00
				Proposed	38.80		82		28	
Third	R3	Bedroom*	W5	Existing	36.81	1.00	*North Facing			
				Proposed	36.80					
Third	R4	Bedroom*	W6	Existing	35.91	1.00	*North Facing			
				Proposed	35.90					
31-43 Bruges Place										
Second	R1	Living Room*	W1	Existing	27.66	1.00	59	1.00	21	1.00
				Proposed	27.57		59		21	
Second	R1	Living Room*	W2	Existing	37.10	0.99	80	1.00	26	1.00
				Proposed	36.61		80		26	
Second	R2	Living Room*	W3	Existing	36.31	1.00	81	1.00	27	1.00
				Proposed	36.31		81		27	

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Second	R2	Living Room*	W4	Existing	33.41	1.00	*North Facing			
				Proposed	33.41					
Third	R1	Bedroom*	W1	Existing	36.38	1.00	64	1.00	22	1.00
				Proposed	36.32		64		22	
Third	R2	Bedroom*	W2	Existing	37.28	1.00	65	1.00	23	1.00
				Proposed	37.22		65		23	
Third	R2	Bedroom*	W3	Existing	39.08	0.99	81	1.00	27	1.00
				Proposed	38.72		81		27	
Third	R3	Bedroom*	W4	Existing	38.49	1.00	82	1.00	28	1.00
				Proposed	38.49		82		28	
Third	R3	Bedroom*	W5	Existing	39.59	1.00	*North Facing			
				Proposed	39.59					
Third	R4	Bedroom*	W6	Existing	39.58	1.00	*North Facing			
				Proposed	39.58					
1-12 Reachview Close										
Ground	R1	LKD	W1	Existing	22.14	1.00	*North Facing			
				Proposed	22.14					
Ground	R1	LKD	W2	Existing	20.83	0.97	40	1.00	21	1.00
				Proposed	20.26		40		21	
Ground	R2	Living Room	W3	Existing	34.28	0.98	66	0.98	24	0.96
				Proposed	33.59		65		23	
Ground	R2	Living Room	W4	Existing	34.66	0.98	66	0.98	24	0.96
				Proposed	33.94		65		23	
Ground	R2	Living Room	W5	Existing	34.43	0.98	63	0.98	25	0.96
				Proposed	33.68		62		24	
Ground	R3	Bedroom	W6	Existing	19.34	0.99	36	1.00	15	1.00
				Proposed	19.24		36		15	
Ground	R4	Bedroom	W7	Existing	19.78	0.96	36	0.97	18	0.94
				Proposed	19.03		35		17	
Ground	R5	Living Room	W8	Existing	34.83	0.97	69	0.99	24	0.96
				Proposed	33.75		68		23	
Ground	R5	Living Room	W9	Existing	35.15	0.97	68	0.99	24	0.96
				Proposed	34.02		67		23	
Ground	R5	Living Room	W10	Existing	34.87	0.97	63	0.98	24	0.96
				Proposed	33.69		62		23	
Ground	R6	LKD	W11	Existing	22.55	0.95	47	0.98	19	0.95
				Proposed	21.48		46		18	
First	R1	LKD	W1	Existing	26.40	1.00	*North Facing			
				Proposed	26.40					
First	R1	LKD	W2	Existing	32.93	0.98	59	1.00	23	1.00
				Proposed	32.39		59		23	
First	R2	Living Room	W3	Existing	36.43	0.98	69	1.00	25	1.00
				Proposed	35.79		69		25	
First	R2	Living Room	W4	Existing	36.43	0.98	69	1.00	25	1.00
				Proposed	35.77		69		25	
First	R2	Living Room	W5	Existing	36.12	0.98	65	1.00	26	1.00
				Proposed	35.42		65		26	
First	R3	Bedroom	W6	Existing	19.96	0.99	37	1.00	16	1.00
				Proposed	19.84		37		16	

Daylight and Sunlight
VSC and APSH Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
First	R4	Bedroom	W7	Existing	29.56	0.98	50	1.00	20	1.00
				Proposed	28.87		50		20	
First	R5	Living Room	W8	Existing	36.89	0.97	72	1.00	25	1.00
				Proposed	35.92		72		25	
First	R5	Living Room	W9	Existing	36.86	0.97	71	1.00	25	1.00
				Proposed	35.84		71		25	
First	R5	Living Room	W10	Existing	36.51	0.97	66	1.00	25	1.00
				Proposed	35.45		66		25	
First	R6	LKD	W11	Existing	22.12	0.96	44	1.00	20	1.00
				Proposed	21.16		44		20	
Second	R1	LKD	W1	Existing	31.07	1.00	*North Facing			
				Proposed	31.07					
Second	R1	LKD	W2	Existing	34.99	0.99	64	1.00	23	1.00
				Proposed	34.51		64		23	
Second	R2	Living Room	W3	Existing	37.88	0.99	72	1.00	26	1.00
				Proposed	37.33		72		26	
Second	R2	Living Room	W4	Existing	37.93	0.98	72	1.00	26	1.00
				Proposed	37.35		72		26	
Second	R2	Living Room	W5	Existing	37.98	0.98	73	1.00	26	1.00
				Proposed	37.38		73		26	
Second	R3	Bedroom	W6	Existing	31.43	1.00	50	1.00	16	1.00
				Proposed	31.28		50		16	
Second	R4	Bedroom	W7	Existing	31.74	0.98	53	1.00	20	1.00
				Proposed	31.14		53		20	
Second	R5	Living Room	W8	Existing	38.25	0.98	73	1.00	26	1.00
				Proposed	37.43		73		26	
Second	R5	Living Room	W9	Existing	38.28	0.98	74	1.00	26	1.00
				Proposed	37.42		74		26	
Second	R5	Living Room	W10	Existing	38.30	0.98	74	1.00	26	1.00
				Proposed	37.42		74		26	
Second	R6	LKD	W11	Existing	35.11	0.98	60	1.00	20	1.00
				Proposed	34.30		60		20	
Third	R1	LKD	W1	Existing	87.83	1.00	74	1.00	26	1.00
				Proposed	87.75		74		26	
Third	R1	LKD	W2	Existing	84.18	1.00	65	1.00	17	1.00
				Proposed	84.18		65		17	
Third	R1	LKD	W3	Existing	39.06	0.99	74	1.00	26	1.00
				Proposed	38.66		74		26	
Third	R2	LKD	W4	Existing	39.21	0.99	74	1.00	26	1.00
				Proposed	38.63		74		26	
Third	R2	LKD	W5	Existing	82.89	1.00	66	1.00	24	1.00
				Proposed	82.55		66		24	
Third	R2	LKD	W6	Existing	85.10	1.00	69	1.00	23	1.00
				Proposed	84.79		69		23	

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
13-28 Reachview Close										
Ground	R1	LKD	W1	Existing	20.47	0.92	42	0.98	21	0.95
				Proposed	18.86		41		20	
Ground	R1	LKD	W2	Existing	23.18	0.93	47	0.98	23	0.96
				Proposed	21.50		46		22	
Ground	R1	LKD	W3	Existing	6.68	0.77	9	0.89	8	0.88
				Proposed	5.13		8		7	
Ground	R2	Living Room	W4	Existing	26.14	0.93	49	0.96	20	0.90
				Proposed	24.30		47		18	
Ground	R3	Bedroom	W5	Existing	26.20	0.93	48	0.96	17	0.88
				Proposed	24.39		46		15	
Ground	R3	Bedroom	W6	Existing	20.62	0.98	37	0.97	9	0.89
				Proposed	20.24		36		8	
Ground	R3	Bedroom	W7	Existing	6.77	0.80	11	0.82	8	0.75
				Proposed	5.41		9		6	
Ground	R4	Bedroom	W8	Existing	21.83	0.89	43	0.95	21	0.90
				Proposed	19.44		41		19	
Ground	R4	Bedroom	W9	Existing	27.33	0.91	53	0.96	21	0.90
				Proposed	24.90		51		19	
Ground	R4	Bedroom	W10	Existing	7.17	0.70	8	0.75	8	0.75
				Proposed	5.03		6		6	
Ground	R5	Living Room	W11	Existing	27.42	0.91	51	0.94	19	0.84
				Proposed	24.84		48		16	
Ground	R6	LKD	W12	Existing	27.75	0.90	51	0.94	18	0.83
				Proposed	24.90		48		15	
Ground	R6	LKD	W13	Existing	23.75	0.91	45	0.93	12	0.75
				Proposed	21.66		42		9	
Ground	R6	LKD	W14	Existing	7.80	0.68	9	0.67	7	0.57
				Proposed	5.27		6		4	
First	R1	LKD	W1	Existing	21.39	0.93	42	1.00	21	1.00
				Proposed	19.97		42		21	
First	R1	LKD	W2	Existing	22.88	0.94	44	1.00	20	1.00
				Proposed	21.56		44		20	
First	R1	LKD	W3	Existing	7.26	0.82	10	1.00	9	1.00
				Proposed	5.93		10		9	
First	R2	Living Room	W4	Existing	34.60	0.96	66	1.00	24	1.00
				Proposed	33.05		66		24	
First	R2	Living Room	W5	Existing	35.63	0.96	68	1.00	25	1.00
				Proposed	34.03		68		25	
First	R2	Living Room	W6	Existing	35.76	0.95	65	1.00	26	1.00
				Proposed	34.10		65		26	
First	R3	Bedroom	W7	Existing	24.83	0.94	45	0.98	20	0.95
				Proposed	23.27		44		19	
First	R3	Bedroom	W8	Existing	21.53	0.99	39	0.97	12	0.92
				Proposed	21.21		38		11	
First	R3	Bedroom	W9	Existing	7.35	0.84	11	0.91	9	0.89
				Proposed	6.18		10		8	
First	R4	Bedroom	W10	Existing	21.85	0.91	43	0.98	21	0.95
				Proposed	19.84		42		20	

Daylight and Sunlight
VSC and APSH Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
First	R4	Bedroom	W11	Existing	24.69	0.94	46	0.98	16	0.94
				Proposed	23.10		45		15	
First	R4	Bedroom	W12	Existing	7.49	0.77	9	0.89	9	0.89
				Proposed	5.77		8		8	
First	R5	Living Room	W13	Existing	36.79	0.94	72	0.99	25	0.96
				Proposed	34.62		71		24	
First	R5	Living Room	W14	Existing	37.18	0.94	71	0.99	24	0.96
				Proposed	34.94		70		23	
First	R5	Living Room	W15	Existing	36.88	0.94	66	0.98	24	0.96
				Proposed	34.57		65		23	
First	R6	LKD	W16	Existing	27.55	0.91	51	0.96	20	0.90
				Proposed	25.10		49		18	
First	R6	LKD	W17	Existing	24.65	0.93	47	0.96	14	0.86
				Proposed	22.85		45		12	
First	R6	LKD	W18	Existing	8.35	0.74	11	0.91	10	0.90
				Proposed	6.21		10		9	
Second	R1	LKD	W1	Existing	23.21	0.95	45	1.00	22	1.00
				Proposed	22.04		45		22	
Second	R1	LKD	W2	Existing	24.72	0.96	46	1.00	20	1.00
				Proposed	23.63		46		20	
Second	R1	LKD	W3	Existing	7.19	0.85	7	1.00	7	1.00
				Proposed	6.14		7		7	
Second	R2	Living Room	W4	Existing	36.88	0.97	71	1.00	25	1.00
				Proposed	35.64		71		25	
Second	R2	Living Room	W5	Existing	37.71	0.97	70	1.00	25	1.00
				Proposed	36.42		70		25	
Second	R2	Living Room	W6	Existing	37.62	0.96	66	1.00	26	1.00
				Proposed	36.29		66		26	
Second	R3	Bedroom	W7	Existing	26.91	0.95	47	1.00	20	1.00
				Proposed	25.59		47		20	
Second	R3	Bedroom	W8	Existing	23.57	0.98	39	1.00	12	1.00
				Proposed	23.19		39		12	
Second	R3	Bedroom	W9	Existing	8.59	0.88	12	1.00	10	1.00
				Proposed	7.58		12		10	
Second	R4	Bedroom	W10	Existing	22.72	0.93	43	1.00	21	1.00
				Proposed	21.09		43		21	
Second	R4	Bedroom	W11	Existing	25.62	0.95	46	1.00	16	1.00
				Proposed	24.32		46		16	
Second	R4	Bedroom	W12	Existing	8.14	0.83	9	1.00	9	1.00
				Proposed	6.79		9		9	
Second	R5	Living Room	W13	Existing	38.05	0.95	74	1.00	26	1.00
				Proposed	36.32		74		26	
Second	R5	Living Room	W14	Existing	38.48	0.95	74	1.00	26	1.00
				Proposed	36.70		74		26	
Second	R5	Living Room	W15	Existing	38.58	0.95	74	1.00	26	1.00
				Proposed	36.74		74		26	

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Second	R6	LKD	W16	Existing	34.05	0.94	59	1.00	21	1.00
				Proposed	32.06		59		21	
Second	R6	LKD	W17	Existing	30.59	0.95	49	1.00	15	1.00
				Proposed	29.10		49		15	
Second	R6	LKD	W18	Existing	33.13	0.95	56	1.00	20	1.00
				Proposed	31.46		56		20	
Third	R1	LKD	W1	Existing	31.03	0.97	60	1.00	24	1.00
				Proposed	30.17		60		24	
Third	R1	LKD	W2	Existing	35.02	0.98	57	1.00	20	1.00
				Proposed	34.21		57		20	
Third	R1	LKD	W3	Existing	34.82	0.98	62	1.00	23	1.00
				Proposed	34.09		62		23	
Third	R2	Living Room	W4	Existing	39.18	0.98	74	1.00	26	1.00
				Proposed	38.28		74		26	
Third	R2	Living Room	W5	Existing	39.20	0.98	74	1.00	26	1.00
				Proposed	38.27		74		26	
Third	R2	Living Room	W6	Existing	39.22	0.98	74	1.00	26	1.00
				Proposed	38.26		74		26	
Third	R3	Bedroom	W7	Existing	31.05	0.97	50	1.00	20	1.00
				Proposed	30.10		50		20	
Third	R3	Bedroom	W8	Existing	27.43	0.99	40	1.00	12	1.00
				Proposed	27.23		40		12	
Third	R3	Bedroom	W9	Existing	32.73	0.98	56	1.00	18	1.00
				Proposed	32.07		56		18	
Third	R4	Bedroom	W10	Existing	27.61	0.96	51	1.00	21	1.00
				Proposed	26.41		51		21	
Third	R4	Bedroom	W11	Existing	31.00	0.97	48	1.00	16	1.00
				Proposed	30.02		48		16	
Third	R4	Bedroom	W12	Existing	32.91	0.97	55	1.00	20	1.00
				Proposed	31.97		55		20	
Third	R5	Living Room	W13	Existing	39.29	0.97	74	1.00	26	1.00
				Proposed	38.04		74		26	
Third	R5	Living Room	W14	Existing	39.29	0.97	74	1.00	26	1.00
				Proposed	38.01		74		26	
Third	R5	Living Room	W15	Existing	39.30	0.97	74	1.00	26	1.00
				Proposed	37.97		74		26	
Third	R6	LKD	W16	Existing	36.06	0.96	60	1.00	20	1.00
				Proposed	34.76		60		20	
29-44 Reachview Close										
Ground	R1	LKD	W1	Existing	23.81	0.86	49	0.92	23	0.83
				Proposed	20.53		45		19	
Ground	R1	LKD	W2	Existing	28.05	0.88	56	0.95	23	0.87
				Proposed	24.69		53		20	
Ground	R1	LKD	W3	Existing	8.11	0.61	11	0.73	7	0.57
				Proposed	4.97		8		4	
Ground	R2	Living Room	W4	Existing	28.02	0.87	55	0.93	22	0.82
				Proposed	24.50		51		18	
Ground	R3	Bedroom	W5	Existing	31.69	0.88	57	0.93	19	0.79
				Proposed	27.99		53		15	

Daylight and Sunlight
VSC and APSH Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Ground	R3	Bedroom	W6	Existing	26.36	0.90	40	0.93	10	0.70
				Proposed	23.78		37		7	
Ground	R3	Bedroom	W7	Existing	28.05	0.89	47	0.94	15	0.80
				Proposed	24.93		44		12	
Ground	R4	Bedroom	W8	Existing	21.73	0.81	40	0.90	21	0.81
				Proposed	17.66		36		17	
Ground	R5	Living Room	W9	Existing	27.97	0.85	54	0.91	21	0.76
				Proposed	23.65		49		16	
Ground	R6	LKD	W10	Existing	23.63	0.81	48	0.88	19	0.68
				Proposed	19.07		42		13	
First	R1	LKD	W1	Existing	24.52	0.88	49	0.96	23	0.91
				Proposed	21.69		47		21	
First	R1	LKD	W2	Existing	27.65	0.90	52	0.96	19	0.89
				Proposed	24.83		50		17	
First	R1	LKD	W3	Existing	8.44	0.68	11	0.91	8	0.88
				Proposed	5.77		10		7	
First	R2	Living Room	W4	Existing	37.05	0.92	73	0.96	25	0.88
				Proposed	34.04		70		22	
First	R2	Living Room	W5	Existing	37.50	0.92	73	0.96	25	0.88
				Proposed	34.40		70		22	
First	R2	Living Room	W6	Existing	37.62	0.92	73	0.96	25	0.88
				Proposed	34.45		70		22	
First	R3	Bedroom	W7	Existing	30.12	0.91	49	0.94	16	0.81
				Proposed	27.39		46		13	
First	R4	Bedroom	W8	Existing	25.46	0.86	47	0.94	20	0.85
				Proposed	21.87		44		17	
First	R4	Bedroom	W9	Existing	28.88	0.89	47	0.94	15	0.80
				Proposed	25.70		44		12	
First	R4	Bedroom	W10	Existing	28.78	0.89	49	0.96	20	0.90
				Proposed	25.48		47		18	
First	R5	Living Room	W11	Existing	37.73	0.90	71	0.96	24	0.88
				Proposed	33.99		68		21	
First	R5	Living Room	W12	Existing	37.67	0.90	70	0.96	24	0.88
				Proposed	33.86		67		21	
First	R5	Living Room	W13	Existing	37.27	0.90	66	0.95	24	0.88
				Proposed	33.38		63		21	
First	R6	LKD	W14	Existing	27.92	0.86	51	0.94	20	0.85
				Proposed	23.92		48		17	
First	R6	LKD	W15	Existing	24.66	0.87	45	0.93	14	0.79
				Proposed	21.43		42		11	
First	R6	LKD	W16	Existing	8.55	0.56	11	0.73	10	0.70
				Proposed	4.82		8		7	
Second	R1	LKD	W1	Existing	25.16	0.91	50	1.00	24	1.00
				Proposed	22.87		50		24	
Second	R1	LKD	W2	Existing	28.31	0.92	53	1.00	20	1.00
				Proposed	26.02		53		20	

Daylight and Sunlight
VSC and APSH Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Second	R1	LKD	W3	Existing	8.05	0.74	9	1.00	7	1.00
				Proposed	5.98		9		7	
Second	R2	Living Room	W4	Existing	38.12	0.94	74	1.00	26	1.00
				Proposed	35.72		74		26	
Second	R2	Living Room	W5	Existing	38.58	0.94	74	0.99	26	0.96
				Proposed	36.11		73		25	
Second	R2	Living Room	W6	Existing	38.68	0.93	74	0.99	26	0.96
				Proposed	36.15		73		25	
Second	R3	Bedroom	W7	Existing	31.00	0.93	49	0.98	16	0.94
				Proposed	28.81		48		15	
Second	R4	Bedroom	W8	Existing	21.82	0.87	37	0.97	20	0.95
				Proposed	19.05		36		19	
Second	R5	Living Room	W9	Existing	38.19	0.92	73	0.99	25	0.96
				Proposed	35.20		72		24	
Second	R5	Living Room	W10	Existing	38.56	0.92	72	0.99	25	0.96
				Proposed	35.52		71		24	
Second	R5	Living Room	W11	Existing	38.21	0.92	66	0.98	25	0.96
				Proposed	35.11		65		24	
Second	R6	LKD	W12	Existing	28.39	0.89	52	0.96	21	0.90
				Proposed	25.17		50		19	
Second	R6	LKD	W13	Existing	25.17	0.90	46	0.96	15	0.87
				Proposed	22.53		44		13	
Second	R6	LKD	W14	Existing	7.88	0.63	8	0.75	7	0.71
				Proposed	4.99		6		5	
Third	R1	LKD	W1	Existing	31.20	0.95	61	1.00	24	1.00
				Proposed	29.51		61		24	
Third	R1	LKD	W2	Existing	35.26	0.95	58	1.00	20	1.00
				Proposed	33.57		58		20	
Third	R1	LKD	W3	Existing	34.92	0.96	62	1.00	23	1.00
				Proposed	33.48		62		23	
Third	R2	Living Room	W4	Existing	39.34	0.96	74	1.00	26	1.00
				Proposed	37.60		74		26	
Third	R2	Living Room	W5	Existing	39.35	0.95	74	0.99	26	0.96
				Proposed	37.56		73		25	
Third	R2	Living Room	W6	Existing	39.35	0.95	74	0.99	26	0.96
				Proposed	37.52		73		25	
Third	R3	Bedroom	W7	Existing	32.56	0.95	51	0.98	16	0.94
				Proposed	30.96		50		15	
Third	R4	Bedroom	W8	Existing	27.29	0.92	49	0.98	20	0.95
				Proposed	25.15		48		19	
Third	R4	Bedroom	W9	Existing	31.10	0.94	48	0.98	16	0.94
				Proposed	29.17		47		15	
Third	R4	Bedroom	W10	Existing	32.88	0.95	56	0.98	20	0.95
				Proposed	31.11		55		19	
Third	R5	Living Room	W11	Existing	39.37	0.95	74	0.99	26	0.96
				Proposed	37.22		73		25	
Third	R5	Living Room	W12	Existing	39.38	0.94	74	0.99	26	0.96
				Proposed	37.18		73		25	

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Third	R5	Living Room	W13	Existing	39.38	0.94	74	0.99	26	0.96
				Proposed	37.14		73		25	
Third	R6	LKD	W14	Existing	35.32	0.93	60	0.97	21	0.90
				Proposed	32.95		58		19	
Third	R6	LKD	W15	Existing	31.27	0.94	47	0.96	15	0.87
				Proposed	29.29		45		13	
Third	R6	LKD	W16	Existing	34.95	0.94	60	0.97	20	0.90
				Proposed	32.95		58		18	
45-60 Reachview Close										
Ground	R1	LKD	W1	Existing	23.69	0.79	47	0.89	23	0.78
				Proposed	18.78		42		18	
Ground	R1	LKD	W2	Existing	27.67	0.82	56	0.91	23	0.78
				Proposed	22.74		51		18	
Ground	R1	LKD	W3	Existing	5.41	0.39	6	0.50	4	0.25
				Proposed	2.11		3		1	
Ground	R2	Living Room	W4	Existing	28.51	0.83	56	0.91	23	0.78
				Proposed	23.57		51		18	
Ground	R3	Bedroom	W5	Existing	32.01	0.84	55	0.93	18	0.78
				Proposed	26.91		51		14	
Ground	R3	Bedroom	W6	Existing	26.02	0.86	40	0.93	10	0.70
				Proposed	22.31		37		7	
Ground	R3	Bedroom	W7	Existing	28.32	0.83	47	0.89	15	0.67
				Proposed	23.60		42		10	
Ground	R4	Bedroom	W8	Existing	22.13	0.77	43	0.86	23	0.74
				Proposed	17.07		37		17	
Ground	R4	Bedroom	W9	Existing	27.49	0.81	53	0.91	22	0.82
				Proposed	22.30		48		18	
Ground	R4	Bedroom	W10	Existing	6.49	0.40	5	0.40	5	0.40
				Proposed	2.57		2		2	
Ground	R5	Living Room	W11	Existing	28.35	0.82	55	0.87	22	0.73
				Proposed	23.22		48		16	
Ground	R6	LKD	W12	Existing	28.54	0.82	55	0.85	21	0.67
				Proposed	23.32		47		14	
Ground	R6	LKD	W13	Existing	24.71	0.79	48	0.85	14	0.57
				Proposed	19.50		41		8	
Ground	R6	LKD	W14	Existing	6.91	0.43	9	0.44	8	0.38
				Proposed	2.95		4		3	
Ground	R6	LKD	W15	Existing	35.09	0.98	69	0.96	23	0.87
				Proposed	34.41		66		20	
First	R1	LKD	W1	Existing	24.54	0.83	47	0.91	23	0.83
				Proposed	20.29		43		19	
First	R1	LKD	W2	Existing	27.64	0.85	53	0.92	20	0.80
				Proposed	23.36		49		16	
First	R1	LKD	W3	Existing	7.26	0.46	8	0.63	6	0.50
				Proposed	3.34		5		3	
First	R2	Living Room	W4	Existing	37.34	0.88	73	0.93	26	0.81
				Proposed	33.00		68		21	
First	R2	Living Room	W5	Existing	37.81	0.88	73	0.95	26	0.85
				Proposed	33.45		69		22	

Daylight and Sunlight
VSC and APSH Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
First	R2	Living Room	W6	Existing	37.91	0.88	74	0.95	26	0.85
				Proposed	33.53		70		22	
First	R3	Bedroom	W7	Existing	30.18	0.86	48	0.92	16	0.75
				Proposed	25.91		44		12	
First	R4	Bedroom	W8	Existing	26.49	0.84	49	0.90	21	0.76
				Proposed	22.13		44		16	
First	R4	Bedroom	W9	Existing	31.12	0.86	53	0.89	19	0.68
				Proposed	26.65		47		13	
First	R4	Bedroom	W10	Existing	29.91	0.86	52	0.92	21	0.81
				Proposed	25.77		48		17	
First	R5	Living Room	W11	Existing	38.14	0.88	74	0.92	26	0.77
				Proposed	33.66		68		20	
First	R5	Living Room	W12	Existing	38.15	0.88	74	0.92	26	0.77
				Proposed	33.65		68		20	
First	R5	Living Room	W13	Existing	38.16	0.88	74	0.92	26	0.77
				Proposed	33.67		68		20	
First	R6	LKD	W14	Existing	32.90	0.86	58	0.90	21	0.71
				Proposed	28.41		52		15	
First	R6	LKD	W15	Existing	30.25	0.85	49	0.88	15	0.60
				Proposed	25.77		43		9	
First	R6	LKD	W16	Existing	32.62	0.87	55	0.91	20	0.75
				Proposed	28.49		50		15	
First	R6	LKD	W17	Existing	37.00	0.98	70	0.97	24	0.92
				Proposed	36.44		68		22	
Second	R1	LKD	W1	Existing	25.57	0.87	49	0.96	24	0.92
				Proposed	22.14		47		22	
Second	R1	LKD	W2	Existing	28.85	0.88	53	0.96	20	0.90
				Proposed	25.40		51		18	
Second	R1	LKD	W3	Existing	9.55	0.68	13	0.85	9	0.78
				Proposed	6.50		11		7	
Second	R2	Living Room	W4	Existing	38.27	0.91	73	0.97	25	0.92
				Proposed	34.82		71		23	
Second	R2	Living Room	W5	Existing	38.63	0.91	72	0.99	25	0.96
				Proposed	35.16		71		24	
Second	R2	Living Room	W6	Existing	38.31	0.91	67	0.99	26	0.96
				Proposed	34.82		66		25	
Second	R3	Bedroom	W7	Existing	21.94	0.85	37	0.97	16	0.94
				Proposed	18.57		36		15	
Second	R4	Bedroom	W8	Existing	31.94	0.89	52	0.94	21	0.86
				Proposed	28.54		49		18	
Second	R5	Living Room	W9	Existing	38.90	0.91	74	0.96	26	0.88
				Proposed	35.37		71		23	
Second	R5	Living Room	W10	Existing	38.90	0.91	74	0.96	26	0.88
				Proposed	35.36		71		23	
Second	R5	Living Room	W11	Existing	38.90	0.91	74	0.96	26	0.88
				Proposed	35.37		71		23	

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Second	R6	LKD	W12	Existing	34.72	0.90	57	0.96	20	0.90
				Proposed	31.32		55		18	
Second	R6	LKD	W13	Existing	38.43	0.99	72	0.99	25	0.96
				Proposed	38.02		71		24	
Third	R1	LKD	W1	Existing	31.18	0.92	60	0.97	24	0.92
				Proposed	28.66		58		22	
Third	R1	LKD	W2	Existing	35.33	0.93	58	0.97	20	0.90
				Proposed	32.80		56		18	
Third	R1	LKD	W3	Existing	34.96	0.94	62	0.97	23	0.91
				Proposed	32.86		60		21	
Third	R2	Living Room	W4	Existing	39.39	0.94	74	0.97	26	0.92
				Proposed	36.91		72		24	
Third	R2	Living Room	W5	Existing	39.39	0.94	74	0.99	26	0.96
				Proposed	36.90		73		25	
Third	R2	Living Room	W6	Existing	39.39	0.94	74	0.99	26	0.96
				Proposed	36.89		73		25	
Third	R3	Bedroom	W7	Existing	31.10	0.92	50	0.98	20	0.95
				Proposed	28.50		49		19	
Third	R3	Bedroom	W8	Existing	27.54	0.93	40	0.98	12	0.92
				Proposed	25.56		39		11	
Third	R3	Bedroom	W9	Existing	32.87	0.94	56	0.98	18	0.94
				Proposed	30.76		55		17	
Third	R4	Bedroom	W10	Existing	33.42	0.93	55	0.96	21	0.90
				Proposed	31.02		53		19	
Third	R5	Living Room	W11	Existing	39.39	0.94	74	0.97	26	0.92
				Proposed	36.88		72		24	
Third	R5	Living Room	W12	Existing	39.39	0.94	74	0.97	26	0.92
				Proposed	36.88		72		24	
Third	R5	Living Room	W13	Existing	39.39	0.94	74	0.97	26	0.92
				Proposed	36.89		72		24	
Third	R6	LKD	W14	Existing	35.94	0.93	60	0.98	20	0.95
				Proposed	33.55		59		19	
Third	R6	LKD	W15	Existing	39.23	0.99	72	1.00	25	1.00
				Proposed	38.96		72		25	
4 Barker Drive										
Ground	R2	Living Room*	W5	Existing	30.44	0.98	73	0.97	23	0.91
				Proposed	29.75		71		21	
First	R1	Residential	W1	Existing	34.53	0.98	84	0.98	30	0.93
				Proposed	33.86		82		28	
First	R2	Residential	W2	Existing	34.46	0.98	84	0.98	29	0.93
				Proposed	33.87		82		27	
Second	R1	Residential	W1	Existing	31.07	0.98	71	0.97	30	0.93
				Proposed	30.51		69		28	
Second	R2	Residential	W2	Existing	31.06	0.98	72	0.97	30	0.93
				Proposed	30.54		70		28	

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
6 Barker Drive										
Ground	R2	Living Room*	W5	Existing	31.08	0.97	73	0.97	24	0.92
				Proposed	30.18		71		22	
First	R1	Residential	W1	Existing	34.69	0.98	84	0.98	30	0.93
				Proposed	33.96		82		28	
First	R2	Residential	W2	Existing	34.68	0.98	82	0.98	30	0.93
				Proposed	33.91		80		28	
Second	R1	Residential	W1	Existing	31.11	0.98	71	0.97	30	0.93
				Proposed	30.51		69		28	
Second	R2	Residential	W2	Existing	31.10	0.98	71	0.97	30	0.93
				Proposed	30.47		69		28	
8-10 Barker Drive										
Ground	R3	Residential	W7	Existing	32.94	0.97	78	0.97	26	0.92
				Proposed	31.91		76		24	
Ground	R3	Residential	W8	Existing	31.22	0.98	*North Facing			
				Proposed	30.56					
First	R1	Residential	W1	Existing	30.30	0.97	74	0.97	30	0.93
				Proposed	29.47		72		28	
First	R2	Residential	W2	Existing	30.63	0.97	65	0.97	28	0.93
				Proposed	29.74		63		26	
First	R2	Residential	W3	Existing	33.21	0.98	*North Facing			
				Proposed	32.65					
Second	R1	Residential	W1	Existing	35.67	0.98	76	0.97	30	0.93
				Proposed	35.00		74		28	
Second	R2	Residential	W2	Existing	31.65	0.98	73	0.97	28	0.93
				Proposed	30.94		71		26	
Second	R2	Residential	W3	Existing	31.46	0.98	76	0.99	29	0.97
				Proposed	30.74		75		28	
Second	R3	Residential	W4	Existing	31.26	0.98	71	0.99	27	0.96
				Proposed	30.52		70		26	
Second	R3	Residential	W5	Existing	31.81	0.98	71	0.99	29	0.97
				Proposed	31.06		70		28	
Second	R3	Residential	W6	Existing	35.75	0.98	72	0.99	29	0.97
				Proposed	35.01		71		28	
Second	R3	Residential	W7	Existing	35.08	0.99	*North Facing			
				Proposed	34.57					
Second	R4	Residential	W8	Existing	35.05	0.99	*North Facing			
				Proposed	34.64					
Third	R1	Residential	W1	Existing	31.74	0.98	71	0.97	30	0.93
				Proposed	31.23		69		28	
Third	R2	Residential	W2	Existing	33.82	0.98	71	0.97	28	0.93
				Proposed	33.27		69		26	
Third	R2	Residential	W3	Existing	33.93	0.98	73	0.97	30	0.93
				Proposed	33.37		71		28	

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Third	R3	Residential	W4	Existing	33.77	0.98	70	0.99	27	0.96
				Proposed	33.21		69		26	
Third	R3	Residential	W5	Existing	33.88	0.98	72	0.99	29	0.97
				Proposed	33.31		71		28	
Third	R3	Residential	W6	Existing	31.59	0.98	71	0.99	29	0.97
				Proposed	31.04		70		28	
Third	R3	Residential	W7	Existing	32.23	0.99	*North Facing			
				Proposed	31.84					
Third	R4	Residential	W8	Existing	32.18	0.99	*North Facing			
				Proposed	31.87					
44 St Pancras Way										
Ground	R1	Residential	W1	Existing	33.64	0.92	*North Facing			
				Proposed	30.91					
Ground	R4	Residential	W4	Existing	33.28	0.93	*North Facing			
				Proposed	30.91					
Ground	R6	Residential	W6	Existing	31.67	0.93	*North Facing			
				Proposed	29.60					
First	R1	Residential	W1	Existing	26.97	0.92	*North Facing			
				Proposed	24.68					
First	R2	Residential	W2	Existing	24.23	0.91	*North Facing			
				Proposed	22.06					
First	R3	Residential	W3	Existing	26.85	0.93	*North Facing			
				Proposed	24.85					
First	R4	Residential	W4	Existing	26.55	0.93	*North Facing			
				Proposed	24.80					
42 St Pancras Way										
Second	R1	Bedroom	W1	Existing	36.73	0.99	87	0.99	30	1.00
				Proposed	36.50		86		30	
Second	R3	Living Room*	W3	Existing	37.51	0.93	*North Facing			
				Proposed	35.04					
Second	R4	Living Room*	W4	Existing	37.47	0.94	*North Facing			
				Proposed	35.09					
Second	R4	Living Room*	W5	Existing	37.31	1.00	*North Facing			
				Proposed	37.29					
17-19 Rosendale Way										
Ground	R1	Living Room*	W1	Existing	30.31	1.00	*North Facing			
				Proposed	30.31					
Ground	R1	Living Room*	W3	Existing	29.43	0.99	63	0.98	17	1.00
				Proposed	29.01		62		17	
Ground	R2	Bedroom*	W2	Existing	32.74	0.98	*North Facing			
				Proposed	32.22					
First	R1	Living Room*	W1	Existing	25.52	0.97	*North Facing			
				Proposed	24.86					
First	R2	Bedroom*	W2	Existing	25.68	0.98	*North Facing			
				Proposed	25.11					

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
13-15 Rosendale Way										
Ground	R1	Living Room*	W1	Existing	32.74	0.99	*North Facing			
				Proposed	32.40					
Ground	R2	Bedroom*	W2	Existing	32.98	0.99	*North Facing			
				Proposed	32.52					
First	R1	Living Room*	W1	Existing	25.98	0.99	*North Facing			
				Proposed	25.62					
First	R2	Bedroom*	W2	Existing	25.87	0.98	*North Facing			
				Proposed	25.40					
38-40 St Pancras Way										
First	R3	LKD	W3	Existing	31.26	0.98	51	0.96	16	1.00
				Proposed	30.73		49		16	
First	R3	LKD	W4	Existing	34.07	0.93	53	0.94	17	1.00
				Proposed	31.58		50		17	
First	R3	LKD	W5	Existing	35.34	0.91	51	0.92	15	1.00
				Proposed	32.07		47		15	
First	R3	LKD	W6	Existing	34.42	0.88	*North Facing			
				Proposed	30.30					
First	R3	LKD	W7	Existing	6.89	0.98	*North Facing			
				Proposed	6.73					
First	R3	LKD	W8	Existing	18.76	1.00	*North Facing			
				Proposed	18.76					
First	R3	LKD	W9	Existing	30.14	1.00	*North Facing			
				Proposed	30.14					
First	R3	LKD	W10	Existing	31.31	1.00	*North Facing			
				Proposed	31.31					
First	R3	LKD	W11	Existing	23.90	1.00	*North Facing			
				Proposed	23.90					
Second	R3	LKD	W3	Existing	34.35	0.98	54	0.98	18	1.00
				Proposed	33.78		53		18	
Second	R3	LKD	W4	Existing	37.60	0.94	57	0.98	20	1.00
				Proposed	35.21		56		20	
Second	R3	LKD	W5	Existing	38.13	0.92	53	0.92	17	1.00
				Proposed	35.27		49		17	
Second	R3	LKD	W6	Existing	37.41	0.90	*North Facing			
				Proposed	33.83					
Second	R3	LKD	W7	Existing	35.89	0.90	*North Facing			
				Proposed	32.26					
Second	R3	LKD	W8	Existing	32.46	0.98	*North Facing			
				Proposed	31.65					
Second	R3	LKD	W9	Existing	33.08	1.00	*North Facing			
				Proposed	33.08					

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Second	R3	LKD	W10	Existing	33.82	1.00	*North Facing			
				Proposed	33.82					
Second	R3	LKD	W11	Existing	26.23	1.00	*North Facing			
				Proposed	26.23					
Fourth	R2	LKD	W2	Existing	37.65	0.99	67	1.00	21	1.00
				Proposed	37.43		67		21	
Fourth	R2	LKD	W3	Existing	38.75	0.99	70	1.00	24	1.00
				Proposed	38.48		70		24	
Fourth	R2	LKD	W4	Existing	24.26	0.99	36	0.97	9	1.00
				Proposed	23.92		35		9	
Fourth	R2	LKD	W5	Existing	38.00	0.96	*North Facing			
				Proposed	36.49					
Fourth	R2	LKD	W6	Existing	36.94	0.96	*North Facing			
				Proposed	35.48					
Fourth	R2	LKD	W7	Existing	36.90	0.96	*North Facing			
				Proposed	35.47					
Fourth	R3	Bedroom	W8	Existing	37.76	0.96	*North Facing			
				Proposed	36.41					
Fourth	R3	Bedroom	W9	Existing	37.35	1.00	*North Facing			
				Proposed	37.35					
Third	R3	LKD	W3	Existing	35.09	0.99	54	0.98	18	1.00
				Proposed	34.64		53		18	
Third	R3	LKD	W4	Existing	38.73	0.95	57	0.98	20	1.00
				Proposed	36.84		56		20	
Third	R3	LKD	W5	Existing	38.92	0.94	53	0.96	17	1.00
				Proposed	36.69		51		17	
Third	R3	LKD	W6	Existing	38.38	0.93	*North Facing			
				Proposed	35.56					
Third	R3	LKD	W7	Existing	37.08	0.92	*North Facing			
				Proposed	34.23					
Third	R3	LKD	W8	Existing	34.78	0.98	*North Facing			
				Proposed	34.15					
Third	R3	LKD	W9	Existing	35.49	1.00	*North Facing			
				Proposed	35.49					
Third	R3	LKD	W10	Existing	36.50	1.00	*North Facing			
				Proposed	36.50					
Third	R3	LKD	W11	Existing	28.84	1.00	*North Facing			
				Proposed	28.84					
53 Georgiana Street										
Basement	R1	Residential	W1	Existing	12.32	1.00	*North Facing			
				Proposed	12.32					
Basement	R1	Residential	W2	Existing	13.77	1.00	33	1.00	2	1.00
				Proposed	13.77		33		2	
Ground	R2	Residential	W2	Existing	29.56	1.00	*North Facing			
				Proposed	29.52					
Ground	R2	Residential	W3	Existing	23.86	1.00	61	1.00	9	1.00
				Proposed	23.85		61		9	
First	R1	Living Room	W1	Existing	32.92	1.00	*North Facing			
				Proposed	32.84					

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
First	R1	Living Room	W2	Existing	28.50	1.00	67	1.00	13	1.00
				Proposed	28.50		67		13	
First	R1	Living Room	W3	Existing	26.10	1.00	66	1.00	12	1.00
				Proposed	26.10		66		12	
Second	R1	Bedroom	W1	Existing	36.14	1.00	*North Facing			
				Proposed	36.02					
Second	R1	Bedroom	W2	Existing	32.84	1.00	76	1.00	22	1.00
				Proposed	32.83		76		22	
54 Georgiana Street										
Ground	R1	Kitchen	W1	Existing	20.45	1.01	*North Facing			
				Proposed	20.63					
Ground	R2	Living Room*	W2	Existing	8.00	1.00	*North Facing			
				Proposed	8.00					
First	R2	Living Room*	W2	Existing	12.35	1.00	*North Facing			
				Proposed	12.35					
163 Royal College Street										
Second	R1	Bedroom*	W1	Existing	36.70	0.98	33	0.97	6	1.00
				Proposed	35.81		32		6	
Second	R1	Bedroom*	W2	Existing	36.84	0.98	32	1.00	6	1.00
				Proposed	35.99		32		6	
Second	R2	Livingroom*	W3	Existing	36.96	0.98	33	0.97	6	1.00
				Proposed	36.22		32		6	
Second	R2	Livingroom*	W4	Existing	38.10	1.00	81	1.00	28	1.00
				Proposed	38.09		81		28	
163a Royal College Street										
First	R1	Residential	W1	Existing	32.24	1.00	*North Facing			
				Proposed	32.24					
First	R2	Residential	W2	Existing	32.10	1.00	*North Facing			
				Proposed	32.10					
First	R2	Residential	W3	Existing	32.01	1.00	*North Facing			
				Proposed	32.01					
Second	R1	Residential	W1	Existing	36.76	0.98	*North Facing			
				Proposed	35.90					
Second	R2	Residential	W2	Existing	36.66	0.97	*North Facing			
				Proposed	35.74					
Second	R2	Residential	W3	Existing	36.59	0.97	*North Facing			
				Proposed	35.66					
165 Royal College Street										
First	R1	Living Room	W1	Existing	31.84	1.00	*North Facing			
				Proposed	31.84					
First	R1	Living Room	W2	Existing	31.74	1.00	*North Facing			
				Proposed	31.74					
Second	R1	Bedroom	W1	Existing	36.57	0.98	*North Facing			
				Proposed	35.70					

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours			
						Annual (%)	Pro Ex	Winter (%)	Pro Ex
167 Royal College Street									
First	R1	Living Room	W1	Existing	31.66	1.00	*North Facing		
				Proposed	31.66				
First	R1	Living Room	W2	Existing	31.63	1.00	*North Facing		
				Proposed	31.63				
Second	R1	Bedroom	W1	Existing	36.46	0.97	*North Facing		
				Proposed	35.54				
169 Royal College Street									
First	R1	Living Room	W1	Existing	31.61	1.00	*North Facing		
				Proposed	31.61				
First	R1	Living Room	W2	Existing	31.58	1.00	*North Facing		
				Proposed	31.58				
Second	R1	Bedroom	W1	Existing	36.40	0.97	*North Facing		
				Proposed	35.48				
171 Royal College Street									
First	R1	Living Room	W1	Existing	31.56	1.00	*North Facing		
				Proposed	31.56				
First	R1	Living Room	W2	Existing	31.56	1.00	*North Facing		
				Proposed	31.56				
Second	R1	Bedroom	W1	Existing	36.34	0.97	*North Facing		
				Proposed	35.42				
173 Royal College Street									
First	R1	Living Room	W1	Existing	31.56	1.00	*North Facing		
				Proposed	31.56				
First	R1	Living Room	W2	Existing	31.59	1.00	*North Facing		
				Proposed	31.59				
Second	R1	Bedroom	W1	Existing	36.36	0.97	*North Facing		
				Proposed	35.44				
175 Royal College Street									
First	R1	Living Room	W1	Existing	31.56	1.00	*North Facing		
				Proposed	31.56				
First	R1	Living Room	W2	Existing	31.57	1.00	*North Facing		
				Proposed	31.57				
Second	R1	Bedroom	W1	Existing	35.82	0.98	*North Facing		
				Proposed	35.12				

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours			
						Annual (%)	Pro Ex	Winter (%)	Pro Ex
177 Royal College Street									
First	R1	Living Room	W1	Existing	31.63	1.00	*North Facing		
				Proposed	31.63				
First	R1	Living Room	W2	Existing	31.73	1.00	*North Facing		
				Proposed	31.73				
Second	R1	Bedroom	W1	Existing	35.83	0.98	*North Facing		
				Proposed	35.29				
179 Royal College Street									
First	R1	Living Room	W1	Existing	31.94	1.00	*North Facing		
				Proposed	31.94				
First	R1	Living Room	W2	Existing	32.12	1.00	*North Facing		
				Proposed	32.12				
Second	R1	Bedroom	W1	Existing	35.96	0.99	*North Facing		
				Proposed	35.70				
181 Royal College Street									
First	R1	Living Room	W1	Existing	32.42	1.00	*North Facing		
				Proposed	32.42				
First	R1	Living Room	W2	Existing	32.74	1.00	*North Facing		
				Proposed	32.74				
Second	R1	Bedroom	W1	Existing	36.15	1.00	*North Facing		
				Proposed	35.99				
118 Royal College Street									
Basement	R1	Living Room	W1	Existing	4.87	1.00	*North Facing		
				Proposed	4.87				
Basement	R1	Living Room	W2	Existing	5.10	1.00	*North Facing		
				Proposed	5.09				
Basement	R1	Living Room	W3	Existing	4.34	1.00	*North Facing		
				Proposed	4.34				
Ground	R1	Bedroom	W1	Existing	9.52	0.93	*North Facing		
				Proposed	8.82				
Ground	R1	Bedroom	W2	Existing	10.39	0.92	*North Facing		
				Proposed	9.59				
First	R1	Bedroom	W1	Existing	20.73	0.79	*North Facing		
				Proposed	16.37				
Second	R1	Bedroom	W1	Existing	29.09	0.78	*North Facing		
				Proposed	22.66				
120 Royal College Street									
Basement	R1	Bedroom	W1	Existing	13.82	0.91	*North Facing		
				Proposed	12.56				
Ground	R1	Kitchen	W1	Existing	23.10	0.87	*North Facing		
				Proposed	20.12				

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
First	R1	Kitchen	W1	Existing	31.94	0.81	*North Facing			
				Proposed	25.94					
Second	R1	Kitchen	W1	Existing	37.23	0.83	*North Facing			
				Proposed	30.83					
122 Royal College Street										
Basement	R1	Bedroom	W1	Existing	15.17	0.92	*North Facing			
				Proposed	13.93					
Ground	R1	KD	W1	Existing	28.17	0.81	*North Facing			
				Proposed	22.89					
First	R1	Kitchen	W1	Existing	35.50	0.79	*North Facing			
				Proposed	27.91					
Second	R1	Kitchen	W1	Existing	37.89	0.83	*North Facing			
				Proposed	31.56					
124 Royal College Street										
Basement	R1	Residential	W1	Existing	13.28	0.89	*North Facing			
				Proposed	11.81					
Ground	R1	Residential	W1	Existing	31.10	0.78	*North Facing			
				Proposed	24.32					
First	R1	Residential	W1	Existing	36.68	0.78	*North Facing			
				Proposed	28.58					
Second	R1	Residential	W1	Existing	37.93	0.84	*North Facing			
				Proposed	31.71					
126 Royal College Street										
Basement	R1	Residential	W1	Existing	16.85	0.84	*North Facing			
				Proposed	14.10					
Ground	R1	Residential	W1	Existing	31.95	0.77	*North Facing			
				Proposed	24.53					
First	R1	Residential	W1	Existing	36.76	0.78	*North Facing			
				Proposed	28.63					
Second	R1	Residential	W1	Existing	37.84	0.83	*North Facing			
				Proposed	31.49					
128 Royal College Street										
Basement	R1	Bedroom	W1	Existing	3.75	0.49	*North Facing			
				Proposed	1.85					
Basement	R1	Bedroom	W2	Existing	0.19	0.63	*North Facing			
				Proposed	0.12					
Ground	R2	Conservatory	W2	Existing	14.68	0.88	*North Facing			
				Proposed	12.93					

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Ground	R2	Conservatory	W3	Existing	25.61	0.77	*North Facing			
				Proposed	19.67					
Ground	R2	Conservatory	W4	Existing	26.91	0.76	*North Facing			
				Proposed	20.53					
Ground	R2	Conservatory	W5	Existing	24.68	0.80	*North Facing			
				Proposed	19.81					
Ground	R2	Conservatory	W6	Existing	28.68	0.75	*North Facing			
				Proposed	21.54					
Ground	R2	Conservatory	W7	Existing	53.89	0.93	*North Facing			
				Proposed	50.13					
First	R1	Bedroom	W1	Existing	36.71	0.77	*North Facing			
				Proposed	28.20					
Second	R1	Kitchen	W1	Existing	37.80	0.82	*North Facing			
				Proposed	31.17					
130 Royal College Street										
First	R1	Workroom	W1	Existing	36.16	0.76	*North Facing			
				Proposed	27.44					
First	R1	Workroom	W3	Existing	31.53	1.00	56	1.00	18	1.00
				Proposed	31.53		56		18	
First	R1	Workroom	W4	Existing	31.54	1.00	56	1.00	18	1.00
				Proposed	31.54		56		18	
Second	R1	Bedroom	W1	Existing	37.71	0.81	*North Facing			
				Proposed	30.64					
132 Royal College Street										
Ground	R1	Residential	W2	Existing	14.66	0.58	*North Facing			
				Proposed	8.43					
Ground	R1	Residential	W3	Existing	21.26	0.89	50	0.84	8	1.00
				Proposed	18.85		42		8	
Ground	R1	Residential	W4	Existing	4.23	1.00	5	1.00	1	1.00
				Proposed	4.23		5		1	
Ground	R1	Residential	W5	Existing	22.64	0.97	*North Facing			
				Proposed	22.07					
Ground	R1	Residential	W6	Existing	83.24	0.80	*North Facing			
				Proposed	66.48					
Ground	R1	Residential	W7	Existing	80.64	0.89	64	0.80	16	0.81
				Proposed	71.67		51		13	
Ground	R1	Residential	W8	Existing	60.97	0.99	20	1.00	6	1.00
				Proposed	60.56		20		6	
Ground	R1	Residential	W9	Existing	78.48	0.94	*North Facing			
				Proposed	73.48					
Ground	R2	Residential	W10	Existing	59.67	0.91	*North Facing			
				Proposed	54.43					
Ground	R3	Residential	W1	Existing	34.90	0.71	*North Facing			
				Proposed	24.71					
First	R1	Residential	W1	Existing	36.03	0.78	*North Facing			
				Proposed	28.21					
Second	R1	Residential	W1	Existing	37.69	0.83	*North Facing			
				Proposed	31.23					

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
134 Royal College Street										
Ground	R1	Residential	W1	Existing	22.59	0.75	*North Facing			
				Proposed	16.97					
Ground	R2	Residential	W3	Existing	26.04	0.45	*North Facing			
				Proposed	11.77					
Ground	R2	Residential	W4	Existing	28.72	0.53	*North Facing			
				Proposed	15.19					
Ground	R2	Residential	W5	Existing	25.77	0.82	60	0.75	13	0.92
				Proposed	21.15		45		12	
Ground	R2	Residential	W6	Existing	11.10	1.00	17	1.00	4	1.00
				Proposed	11.10		17		4	
Ground	R2	Residential	W7	Existing	19.68	1.00	*North Facing			
				Proposed	19.65					
Ground	R2	Residential	W8	Existing	84.26	0.84	*North Facing			
				Proposed	70.44					
Ground	R2	Residential	W9	Existing	80.95	0.89	66	0.76	16	0.88
				Proposed	71.83		50		14	
Ground	R2	Residential	W10	Existing	68.40	0.99	27	1.00	6	1.00
				Proposed	67.77		27		6	
Ground	R2	Residential	W11	Existing	75.00	0.96	*North Facing			
				Proposed	71.86					
First	R1	Residential	W1	Existing	35.26	0.80	*North Facing			
				Proposed	28.24					
Second	R1	Residential	W1	Existing	37.59	0.85	*North Facing			
				Proposed	31.86					
136 Royal College Street										
Ground	R1	Residential	W1	Existing	12.14	0.93	21	0.86	0	0.00
				Proposed	11.33		18		0	
Ground	R2	Residential	W2	Existing	24.01	0.45	*North*		*North*	
				Proposed	10.90					
Ground	R2	Residential	W3	Existing	74.80	0.91	63	0.76	13	0.92
				Proposed	67.73		48		12	
First	R1	Residential	W1	Existing	25.91	0.93	*North Facing			
				Proposed	24.17					
First	R2	Residential	W2	Existing	32.46	0.79	*North Facing			
				Proposed	25.56					
First	R2	Residential	W3	Existing	32.93	0.78	*North Facing			
				Proposed	25.55					
Second	R1	Residential	W1	Existing	37.49	0.87	*North Facing			
				Proposed	32.76					
138 Royal College Street										
Ground	R1	Bedroom	W1	Existing	4.32	1.00	*North Facing			
				Proposed	4.32					
Ground	R1	Bedroom	W2	Existing	5.03	1.00	*North Facing			
				Proposed	5.03					

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
First	R1	Bedroom	W1	Existing	29.18	0.91	*North Facing			
				Proposed	26.50					
Second	R1	Bedroom	W1	Existing	37.01	0.90	*North Facing			
				Proposed	33.40					
Second	R2	Bedroom	W2	Existing	38.42	0.92	*North Facing			
				Proposed	35.47					
Third	R1	Bedroom	W1	Existing	38.39	0.93	*North Facing			
				Proposed	35.75					
140 Royal College Street										
Ground	R1	Kitchen	W1	Existing	18.22	1.00	*North Facing			
				Proposed	18.22					
Ground	R1	Kitchen	W2	Existing	22.90	1.00	*North Facing			
				Proposed	22.90					
Ground	R1	Kitchen	W3	Existing	15.76	1.00	*North Facing			
				Proposed	15.76					
First	R1	Bedroom	W1	Existing	27.42	1.00	*North Facing			
				Proposed	27.38					
Second	R1	Bedroom	W1	Existing	36.70	0.93	*North Facing			
				Proposed	34.22					
142 Royal College Street										
Ground	R1	Bedroom	W1	Existing	27.36	0.99	*North Facing			
				Proposed	27.17					
Ground	R1	Bedroom	W2	Existing	22.34	0.97	41	1.00	7	1.00
				Proposed	21.58		41		7	
Second	R1	Bedroom	W1	Existing	36.68	0.95	*North Facing			
				Proposed	35.00					
144 Royal College Street										
First	R2	Bedroom	W2	Existing	29.01	1.00	*North Facing			
				Proposed	29.01					
Second	R2	Bedroom	W2	Existing	36.69	0.96	*North Facing			
				Proposed	35.33					
146 Royal College Street										
Ground	R2	Office-Open Plan*	W2	Existing	28.92	0.41	46	0.35	10	0.60
				Proposed	11.75		16		6	
Ground	R2	Office-Open Plan*	W3	Existing	31.37	0.40	56	0.41	14	0.57
				Proposed	12.47		23		8	
Ground	R2	Office-Open Plan*	W4	Existing	32.72	0.34	62	0.42	18	0.50
				Proposed	10.98		26		9	
Ground	R2	Office-Open Plan*	W5	Existing	33.08	0.33	62	0.35	18	0.33
				Proposed	10.94		22		6	
Ground	R2	Office-Open Plan*	W6	Existing	33.50	0.37	64	0.41	21	0.33
				Proposed	12.40		26		7	
Ground	R2	Office-Open Plan*	W7	Existing	33.63	0.42	65	0.38	22	0.23
				Proposed	13.96		25		5	

Daylight and Sunlight
VSC and APSH Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Ground	R2	Office-Open Plan*	W8	Existing	33.85	0.52	63	0.48	21	0.19
				Proposed	17.55		30		4	
Ground	R2	Office-Open Plan*	W9	Existing	33.91	0.57	65	0.52	23	0.26
				Proposed	19.31		34		6	
Ground	R2	Office-Open Plan*	W10	Existing	28.27	1.00	*North Facing			
				Proposed	28.24					
Ground	R2	Office-Open Plan*	W11	Existing	28.22	1.00	*North Facing			
				Proposed	28.19					
Ground	R2	Office-Open Plan*	W12	Existing	28.20	1.00	*North Facing			
				Proposed	28.16					
Ground	R2	Office-Open Plan*	W13	Existing	28.22	1.00	*North Facing			
				Proposed	28.19					
Ground	R2	Office-Open Plan*	W14	Existing	22.32	1.00	*North Facing			
				Proposed	22.29					
Ground	R2	Office-Open Plan*	W15	Existing	14.85	1.00	*North Facing			
				Proposed	14.85					
Ground	R2	Office-Open Plan*	W16	Existing	18.03	1.00	*North Facing			
				Proposed	18.03					
First	R2	Office-Open Plan*	W2	Existing	35.91	0.51	61	0.49	20	0.70
				Proposed	18.44		30		14	
First	R2	Office-Open Plan*	W3	Existing	36.67	0.40	68	0.44	23	0.43
				Proposed	14.82		30		10	
First	R2	Office-Open Plan*	W4	Existing	36.89	0.45	68	0.44	23	0.30
				Proposed	16.51		30		7	
First	R2	Office-Open Plan*	W5	Existing	37.24	0.60	72	0.58	25	0.28
				Proposed	22.42		42		7	
First	R2	Office-Open Plan*	W6	Existing	24.31	1.00	*North Facing			
				Proposed	24.31					
First	R2	Office-Open Plan*	W7	Existing	19.75	1.00	*North Facing			
				Proposed	19.75					
First	R2	Office-Open Plan*	W8	Existing	25.66	1.00	*North Facing			
				Proposed	25.66					
First	R2	Office-Open Plan*	W9	Existing	31.93	1.00	*North Facing			
				Proposed	31.93					
Second	R1	Office*	W1	Existing	37.79	0.63	74	0.68	25	0.80
				Proposed	23.92		50		20	
Second	R2	Office-Open Plan*	W2	Existing	38.06	0.59	70	0.61	24	0.75
				Proposed	22.36		43		18	
Second	R2	Office-Open Plan*	W3	Existing	37.89	0.48	68	0.49	24	0.46
				Proposed	18.16		33		11	
Second	R2	Office-Open Plan*	W4	Existing	37.85	0.51	68	0.51	24	0.33
				Proposed	19.36		35		8	
Second	R2	Office-Open Plan*	W5	Existing	38.14	0.65	72	0.71	25	0.40
				Proposed	24.96		51		10	
Second	R2	Office-Open Plan*	W6	Existing	33.89	1.00	*North Facing			
				Proposed	33.89					
Second	R2	Office-Open Plan*	W7	Existing	33.92	1.00	*North Facing			
				Proposed	33.91					
Second	R2	Office-Open Plan*	W8	Existing	35.19	1.00	*North Facing			
				Proposed	35.18					
Second	R2	Office-Open Plan*	W9	Existing	25.98	1.00	*North Facing			
				Proposed	25.98					

One Housing Group
 Bangor Wharf
 Georgiana Street
 London
 Camden NW1 0QS

Daylight and Sunlight
 VSC and APSH Results



Floor Ref.	Room Ref.	Room Use. (Assumed*)	Window Ref.	VSC		Pro Ex	Available Sunlight Hours			
				Existing	Proposed		Annual (%)	Pro Ex	Winter (%)	Pro Ex
Second	R2	Office-Open Plan*	W10	Existing	33.41	1.00	*North Facing			
				Proposed	33.41					
Second	R2	Office-Open Plan*	W11	Existing	36.17	1.00	*North Facing			
				Proposed	36.17					

Daylight Distribution
DD Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
152 Royal College Street						
First	R1	LD	33.76	33.76 100%	33.76 100%	1.00
First	R2	Kitchen	10.83	10.83 100%	10.83 100%	1.00
Second	R1	Bedroom	12.72	12.72 100%	12.72 100%	1.00
Second	R2	Bedroom	12.72	12.72 100%	12.72 100%	1.00
Third	R1	Bedroom	28.61	28.35 99%	28.35 99%	1.00
1-12 Reachview Close						
Ground	R1	LKD	24.66	23.60 96%	23.60 96%	1.00
Ground	R2	Living Room	17.91	17.88 100%	17.88 100%	1.00
Ground	R3	Bedroom	10.24	9.12 89%	9.12 89%	1.00
Ground	R4	Bedroom	10.25	9.09 89%	9.09 89%	1.00
Ground	R5	Living Room	18.61	18.56 100%	18.56 100%	1.00
Ground	R6	LKD	23.47	22.55 96%	22.55 96%	1.00
First	R1	LKD	24.66	23.79 96%	23.79 96%	1.00
First	R2	Living Room	17.91	17.88 100%	17.88 100%	1.00
First	R3	Bedroom	10.24	9.12 89%	9.12 89%	1.00
First	R4	Bedroom	10.25	9.19 90%	9.19 90%	1.00
First	R5	Living Room	18.61	18.56 100%	18.56 100%	1.00
First	R6	LKD	23.47	22.55 96%	22.55 96%	1.00
Second	R1	LKD	24.66	23.89 97%	23.89 97%	1.00
Second	R2	Living Room	17.91	17.88 100%	17.88 100%	1.00
Second	R3	Bedroom	10.24	9.32 91%	9.32 91%	1.00

Daylight Distribution
 DD Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
Second	R4	Bedroom	10.25	9.32 91%	9.32 91%	1.00
Second	R5	Living Room	18.61	18.56 100%	18.56 100%	1.00
Second	R6	LKD	23.47	22.69 97%	22.69 97%	1.00
Third	R1	LKD	27.48	27.47 100%	27.47 100%	1.00
Third	R2	LKD	26.38	26.21 99%	26.21 99%	1.00
13-28 Reachview Close						
Ground	R1	LKD	26.85	25.71 96%	25.71 96%	1.00
Ground	R2	Living Room	16.32	16.28 100%	16.28 100%	1.00
Ground	R3	Bedroom	10.75	9.81 91%	9.81 91%	1.00
Ground	R4	Bedroom	11.43	10.65 93%	10.65 93%	1.00
Ground	R5	Living Room	15.29	15.29 100%	15.29 100%	1.00
Ground	R6	LKD	24.43	23.62 97%	23.62 97%	1.00
First	R1	LKD	26.85	25.51 95%	25.51 95%	1.00
First	R2	Living Room	17.60	17.56 100%	17.56 100%	1.00
First	R3	Bedroom	10.75	9.79 91%	9.79 91%	1.00
First	R4	Bedroom	11.43	10.40 91%	10.40 91%	1.00
First	R5	Living Room	16.69	16.67 100%	16.67 100%	1.00
First	R6	LKD	24.43	23.56 96%	23.56 96%	1.00
Second	R1	LKD	26.85	25.58 95%	25.58 95%	1.00
Second	R2	Living Room	17.60	17.56 100%	17.56 100%	1.00
Second	R3	Bedroom	10.75	9.74 91%	9.74 91%	1.00
Second	R4	Bedroom	11.43	10.40 91%	10.40 91%	1.00
Second	R5	Living Room	16.69	16.67 100%	16.67 100%	1.00

One Housing Group

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Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
Second	R6	LKD	24.43	23.56 96%	23.56 96%	1.00
Third	R1	LKD	23.98	25.73 107%	25.73 107%	1.00
Third	R2	Living Room	17.60	17.56 100%	17.56 100%	1.00
Third	R3	Bedroom	10.75	9.90 92%	9.90 92%	1.00
Third	R4	Bedroom	11.43	10.53 92%	10.53 92%	1.00
Third	R5	Living Room	16.69	16.67 100%	16.67 100%	1.00
Third	R6	LKD	24.43	23.68 97%	23.68 97%	1.00
29-44 Reachview Close						
Ground	R1	LKD	24.43	23.70 97%	21.88 90%	0.92
Ground	R2	Living Room	16.14	16.14 100%	16.14 100%	1.00
Ground	R3	Bedroom	10.99	10.22 93%	10.22 93%	1.00
Ground	R4	Bedroom	10.23	9.49 93%	9.37 92%	0.99
Ground	R5	Living Room	17.69	17.66 100%	17.49 99%	0.99
Ground	R6	LKD	24.43	23.69 97%	21.71 89%	0.92
First	R1	LKD	24.43	23.56 96%	22.34 91%	0.95
First	R2	Living Room	17.54	17.51 100%	17.51 100%	1.00
First	R3	Bedroom	10.99	9.99 91%	9.99 91%	1.00
First	R4	Bedroom	10.32	9.33 90%	9.32 90%	1.00
First	R5	Living Room	19.08	19.01 100%	18.56 97%	0.98
First	R6	LKD	24.43	23.56 96%	21.42 88%	0.91
Second	R1	LKD	24.43	23.56 96%	23.13 95%	0.98
Second	R2	Living Room	17.54	17.51 100%	17.51 100%	1.00
Second	R3	Bedroom	10.99	9.99 91%	9.99 91%	1.00

Daylight Distribution
DD Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
Second	R4	Bedroom	10.23	9.23 90%	9.23 90%	1.00
Second	R5	Living Room	19.08	19.01 100%	18.76 98%	0.99
Second	R6	LKD	24.43	23.56 96%	20.65 85%	0.88
Third	R1	LKD	24.43	23.62 97%	23.62 97%	1.00
Third	R2	Living Room	17.54	17.51 100%	17.51 100%	1.00
Third	R3	Bedroom	10.99	10.13 92%	10.13 92%	1.00
Third	R4	Bedroom	10.32	9.44 91%	9.44 91%	1.00
Third	R5	Living Room	23.54	19.04 81%	19.04 81%	1.00
Third	R6	LKD	24.43	23.63 97%	23.63 97%	1.00
45-60 Reachview Close						
Ground	R1	LKD	24.43	23.68 97%	20.88 85%	0.88
Ground	R2	Living Room	16.78	16.78 100%	16.66 99%	0.99
Ground	R3	Bedroom	10.99	10.24 93%	10.22 93%	1.00
Ground	R4	Bedroom	10.08	9.33 93%	9.19 91%	0.99
Ground	R5	Living Room	17.69	17.66 100%	17.66 100%	1.00
Ground	R6	LKD	24.68	23.90 97%	23.06 93%	0.96
First	R1	LKD	24.43	23.54 96%	21.06 86%	0.89
First	R2	Living Room	18.18	18.15 100%	17.74 98%	0.98
First	R3	Bedroom	10.99	9.96 91%	9.95 91%	1.00
First	R4	Bedroom	10.08	9.13 91%	9.13 91%	1.00
First	R5	Living Room	19.08	19.01 100%	19.01 100%	1.00
First	R6	LKD	24.68	23.78 96%	23.43 95%	0.99
Second	R1	LKD	24.43	23.54 96%	22.31 91%	0.95

Daylight Distribution
DD Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
Second	R2	Living Room	18.18	18.15 100%	17.92 99%	0.99
Second	R3	Bedroom	10.99	9.96 91%	9.96 91%	1.00
Second	R4	Bedroom	10.08	9.14 91%	9.14 91%	1.00
Second	R5	Living Room	19.08	19.01 100%	19.01 100%	1.00
Second	R6	LKD	24.68	23.83 97%	23.81 96%	1.00
Third	R1	LKD	24.43	23.62 97%	23.62 97%	1.00
Third	R2	Living Room	22.64	18.18 80%	18.18 80%	1.00
Third	R3	Bedroom	10.99	10.11 92%	10.11 92%	1.00
Third	R4	Bedroom	10.08	9.24 92%	9.24 92%	1.00
Third	R5	Living Room	19.08	19.01 100%	19.01 100%	1.00
Third	R6	LKD	24.68	23.92 97%	23.92 97%	1.00
The Constitution Public House, 42 St Pancras Way						
Second	R1	Bedroom	13.77	13.40 97%	13.40 97%	1.00
Second	R3	Living Room*	18.04	17.41 97%	17.41 97%	1.00
Second	R4	Living Room*	24.81	24.07 97%	24.07 97%	1.00
Star Wharf, 38-40 St Pancras Way						
First	R3	LKD	46.41	46.41 100%	46.41 100%	1.00
Second	R3	LKD	46.41	46.41 100%	46.41 100%	1.00
Third	R3	LKD	46.41	46.41 100%	46.41 100%	1.00
Fourth	R2	LKD	40.08	40.08 100%	40.08 100%	1.00
Fourth	R3	Bedroom	11.40	11.40 100%	11.40 100%	1.00

Daylight Distribution
DD Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
53 Georgiana Street						
Basement	R1	Residential	13.90	13.23 95%	13.23 95%	1.00
Ground	R2	Residential	13.90	13.87 100%	13.87 100%	1.00
First	R1	Living Room	26.93	26.83 100%	26.83 100%	1.00
Second	R1	Bedroom	13.90	13.87 100%	13.87 100%	1.00
54 Georgiana Street						
Ground	R1	Kitchen	6.45	6.15 95%	6.15 95%	1.00
Ground	R2	Living Room*	16.92	7.54 45%	7.54 45%	1.00
First	R2	Living Room*	16.92	12.36 73%	12.36 73%	1.00
163 Royal College Street						
Second	R1	Bedroom*	9.51	9.15 96%	9.15 96%	1.00
Second	R2	Livingroom*	18.70	18.65 100%	18.65 100%	1.00
171 Royal College Street						
First	R1	Living Room	21.15	20.81 98%	20.81 98%	1.00
Second	R1	Bedroom	13.05	12.48 96%	12.48 96%	1.00
177 Royal College Street						
First	R1	Living Room	21.36	21.09 99%	21.09 99%	1.00
Second	R1	Bedroom	13.48	13.08 97%	13.08 97%	1.00

Daylight Distribution
DD Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
179 Royal College Street						
First	R1	Living Room	19.98	19.70 99%	19.70 99%	1.00
Second	R1	Bedroom	12.07	11.75 97%	11.75 97%	1.00
118 Royal College Street						
Basement	R1	Living Room	19.47	2.90 15%	2.70 14%	0.93
Ground	R1	Bedroom	10.15	2.08 20%	2.08 20%	1.00
118A Royal College Street						
First	R1	Bedroom	8.75	7.05 81%	6.18 71%	0.88
Second	R1	Bedroom	8.75	7.57 86%	7.57 86%	1.00
120 Royal College Street						
Basement	R1	Bedroom	10.96	6.92 63%	6.65 61%	0.96
Ground	R1	Kitchen	8.10	7.86 97%	7.50 93%	0.95
First	R1	Kitchen	6.13	5.90 96%	5.90 96%	1.00
Second	R1	Kitchen	6.53	6.35 97%	6.35 97%	1.00
122 Royal College Street						
Basement	R1	Bedroom	11.06	5.83 53%	5.61 51%	0.96
Ground	R1	KD	11.06	10.74 97%	9.97 90%	0.93
First	R1	Kitchen	6.88	6.37 93%	6.36 92%	1.00
Second	R1	Kitchen	6.88	6.37 93%	6.36 93%	1.00

Daylight Distribution
DD Results

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
124 Royal College Street						
Basement	R1	Bedroom*	10.26	9.38 91%	8.72 85%	0.93
Ground	R1	KD*	10.26	9.90 97%	9.71 95%	0.98
First	R1	Kitchen*	10.26	9.90 96%	9.87 96%	1.00
Second	R1	Kitchen*	9.91	9.42 95%	9.34 94%	0.99
128 Royal College Street						
Basement	R1	Bedroom	11.53	5.29 46%	4.32 37%	0.82
Ground	R2	Conservatory	5.73	5.73 100%	5.73 100%	1.00
First	R1	Bedroom	10.49	10.25 98%	9.72 93%	0.95
Second	R1	Kitchen	5.46	5.15 94%	5.15 94%	1.00
130 Royal College Street						
First	R1	Workroom	31.78	31.49 99%	31.29 98%	0.99
Second	R1	Bedroom	10.41	10.02 96%	9.47 91%	0.95
138 Royal College Street						
Ground	R1	Bedroom	12.19	2.89 24%	2.89 24%	1.00
First	R1	Bedroom	5.98	5.78 97%	5.78 97%	1.00
Second	R1	Bedroom	6.66	6.43 97%	6.43 96%	1.00
Second	R2	Bedroom	5.79	5.36 93%	5.36 93%	1.00
Third	R1	Bedroom	7.79	7.44 96%	7.44 96%	1.00

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Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
140 Royal College Street						
Ground	R1	Kitchen	10.87	10.63 98%	10.63 98%	1.00
First	R1	Bedroom	10.98	10.61 97%	10.60 97%	1.00
Second	R1	Bedroom	10.98	10.62 97%	10.60 97%	1.00
142 Royal College Street						
Ground	R1	Bedroom	9.73	9.70 100%	9.70 100%	1.00
Second	R1	Bedroom	10.56	10.31 98%	10.31 98%	1.00
144 Royal College Street						
First	R2	Bedroom	10.01	9.78 98%	9.78 98%	1.00
Second	R2	Bedroom	10.01	9.78 98%	9.78 98%	1.00
146 Royal College Street						
Second	R2	Office-Open Plan*	170.30	170.22 100%	169.03 99%	0.99
First	R2	Office-Open Plan*	170.30	170.12 100%	168.55 99%	0.99
Ground	R2	Office-Open Plan*	170.30	169.61 100%	169.20 99%	1.00

APPENDIX C

AVERAGE DAYLIGHT FACTOR, DAYLIGHT DISTRIBUTION, VERTICAL SKY COMPONENT AND ANNUAL PROBABLE SUNLIGHT HOURS RESULTS' SPREADSHEETS FOR PROPOSED DEVELOPMENT

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Average Daylight Factor
 ADF Results



Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
Proposed Scheme North Block					
First	R1	LKD	W1-L	0.04	2.00
			W1-U	0.86	
			W2-L	0.09	
			W2-U	0.70	
				1.70	
First	R2	Bedroom	W3-L	0.19	1.00
			W3-U	2.23	
				2.42	
First	R3	Bedroom	W4-L	0.22	1.00
			W4-U	2.60	
				2.83	
First	R4	LKD	W5-L	0.09	2.00
			W5-U	0.69	
			W6-L	0.04	
			W6-U	0.78	
			W7-L	0.04	
			W7-U	0.76	
				2.41	
First	R5	Bedroom	W8-L	0.08	1.00
			W8-U	1.45	
				1.53	
First	R6	Bedroom	W9-L	0.08	1.00
			W9-U	1.41	
				1.49	
First	R7	LKD	W10-L	0.03	2.00
			W10-U	0.35	
			W11-L	0.06	
			W11-U	0.43	
			W12-L	0.09	
			W12-U	1.06	
				2.02	
First	R8	Bedroom	W13-L	0.08	1.00
			W13-U	1.59	
				1.67	

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ADF Results



Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
First	R9	LKD	W14-L	0.07	2.00
			W14-U	0.96	
			W15-L	0.03	
			W15-U	0.27	
				1.32	
First	R10	Bedroom	W16-L	0.08	1.00
			W16-U	1.52	
				1.60	
Second	R1	LKD	W1-L	0.06	2.00
			W1-U	1.07	
			W2-L	0.10	
			W2-U	0.77	
				1.99	
Second	R2	Bedroom	W3-L	0.20	1.00
			W3-U	2.33	
				2.53	
Second	R3	Bedroom	W4-L	0.23	1.00
			W4-U	2.72	
				2.96	
Second	R4	LKD	W5-L	0.09	2.00
			W5-U	0.75	
			W6-L	0.05	
			W6-U	0.87	
			W7-L	0.05	
			W7-U	0.86	
				2.66	
Second	R5	Bedroom	W8-L	0.09	1.00
			W8-U	1.64	
				1.73	
Second	R6	Bedroom	W9-L	0.09	1.00
			W9-U	1.61	
				1.70	
Second	R7	LKD	W10-L	0.04	2.00
			W10-U	0.48	
			W11-L	0.07	
			W11-U	0.53	
			W12-L	0.10	
			W12-U	1.19	
				2.40	

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Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
Second	R8	Bedroom	W13-L	0.10	1.00
			W13-U	1.79	
				1.88	
Second	R9	LKD	W14-L	0.09	2.00
			W14-U	1.10	
			W15-L	0.04	
			W15-U	0.54	
				1.78	
Second	R10	Bedroom	W16-L	0.10	1.00
			W16-U	1.94	
				2.04	
Third	R1	LKD	W1-L	0.07	2.00
			W1-U	1.25	
			W2-L	0.10	
			W2-U	0.84	
				2.25	
Third	R2	Bedroom	W3-L	0.21	1.00
			W3-U	2.44	
				2.65	
Third	R3	Bedroom	W4-L	0.24	1.00
			W4-U	2.85	
				3.09	
Third	R4	LKD	W5-L	0.10	2.00
			W5-U	0.80	
			W6-L	0.05	
			W6-U	0.98	
			W7-L	0.05	
			W7-U	0.96	
				2.95	
Third	R5	Bedroom	W8-L	0.10	1.00
			W8-U	1.85	
				1.95	
Third	R6	Bedroom	W9-L	0.10	1.00
			W9-U	1.87	
				1.97	

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Average Daylight Factor
ADF Results



Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
Third	R7	LKD	W10-L	0.05	2.00
			W10-U	0.62	
			W11-L	0.08	
			W11-U	0.65	
			W12-L	0.11	
			W12-U	1.31	
				2.81	
Third	R8	Bedroom	W13-L	0.11	1.00
			W13-U	1.97	
				2.08	
Third	R9	LKD	W14-L	0.10	2.00
			W14-U	1.22	
			W15-L	0.05	
			W15-U	0.70	
				2.08	
Third	R10	Bedroom	W16-L	0.12	1.00
			W16-U	2.30	
				2.42	
Fourth	R1	LKD	W1-L	0.07	2.00
			W1-U	1.23	
			W2-L	0.11	
			W2-U	0.95	
				2.35	
Fourth	R2	Bedroom	W3-L	0.21	1.00
			W3-U	2.44	
				2.65	
Fourth	R3	Bedroom	W4-L	0.24	1.00
			W4-U	2.85	
				3.09	
Fourth	R4	LKD	W5-L	0.10	2.00
			W5-U	0.91	
			W6-L	0.06	
			W6-U	1.04	
			W7-L	0.06	
			W7-U	1.03	
				3.19	
Fourth	R5	Bedroom	W8-L	0.11	1.00
			W8-U	1.97	
				2.08	

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Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
Fourth	R6	Bedroom	W9-L	0.11	1.00
			W9-U	2.06	
				2.17	
Fourth	R7	LKD	W10-L	0.06	2.00
			W10-U	1.17	
			W11-L	0.10	
			W11-U	1.19	
			W12-L	0.11	
			W12-U	1.29	
				3.93	
Fourth	R8	Bedroom	W13-L	0.11	1.00
			W13-U	1.94	
				2.05	
Fourth	R9	LKD	W14-L	0.10	2.00
			W14-U	1.21	
			W15-L	0.07	
			W15-U	1.19	
				2.57	
Fourth	R10	Bedroom	W16-L	0.12	1.00
			W16-U	2.25	
				2.38	
Fifth	R1	LKD	W1-L	0.07	2.00
			W1-U	1.30	
			W2-L	0.14	
			W2-U	1.67	
				3.18	
Fifth	R2	Bedroom	W3-L	0.24	1.00
			W3-U	2.79	
				3.03	
Fifth	R3	Bedroom	W4-L	0.23	1.00
			W4-U	2.73	
				2.96	
Fifth	R4	LKD	W5-L	0.11	2.00
			W5-U	1.26	
			W6-L	0.05	
			W6-U	0.95	
			W7-L	0.05	
			W7-U	0.95	
			W8-L	0.05	
			W8-U	0.95	
				4.36	

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Average Daylight Factor
ADF Results



Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
Fifth	R5	Bedroom	W9-L	0.10	1.00
			W9-U	1.92	
			W10-L	0.08	
			W10-U	1.08	
				3.18	
Fifth	R6	Bedroom	W11-L	0.12	1.00
			W11-U	1.70	
				1.82	
Fifth	R7	Bedroom	W12-L	0.13	1.00
			W12-U	2.41	
				2.54	
Proposed Scheme South Block					
First	R1	LKD	W1-L	0.05	2.00
			W1-U	0.87	
			W2-L	0.05	
			W2-U	0.90	
			W3-L	0.08	
			W3-U	0.63	
				2.58	
First	R2	Bedroom	W4-L	0.17	1.00
			W4-U	1.94	
				2.11	
First	R3	Bedroom	W5-L	0.17	1.00
			W5-U	2.01	
				2.19	
First	R4	LKD	W6-L	0.08	2.00
			W6-U	0.62	
			W7-L	0.06	
			W7-U	1.05	
			W8-L	0.06	
			W8-U	1.04	
				2.89	
First	R5	Bedroom	W9-L	0.05	1.00
			W9-U	0.83	
			W10-L	0.11	
			W10-U	2.01	
				2.99	

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ADF Results



Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
First	R6	Bedroom	W11-L	0.12	1.00
			W11-U	2.19	
				2.31	
First	R7	Bedroom	W12-L	0.13	1.00
			W12-U	2.47	
				2.60	
First	R8	Bedroom	W13-L	0.13	1.00
			W13-U	2.35	
				2.47	
First	R9	LKD	W14-L	0.27	2.00
			W14-U	2.48	
				2.75	
First	R10	Living Room	W15-L	0.09	1.50
			W15-U	1.69	
			W16-L	0.09	
			W16-U	1.70	
				3.57	
First	R11	Bedroom	W17-L	0.12	1.00
			W17-U	2.16	
				2.28	
First	R12	Bedroom	W18-L	0.16	1.00
			W18-U	2.87	
				3.03	
First	R13	Bedroom	W19-L	0.13	1.00
			W19-U	2.35	
			W20-L	0.13	
			W20-U	2.35	
				4.95	
First	R14	Kitchen	W21-L	0.10	2.00
			W21-U	0.72	
				0.82	
First	R15	Living Room	W22-L	0.12	1.50
			W22-U	0.90	
				1.02	
First	R16	Bedroom	W23-L	0.10	1.00
			W23-U	1.87	
				1.98	
First	R17	Kitchen	W24-L	0.10	2.00
			W24-U	0.67	
				0.77	

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 ADF Results



Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
First	R18	Bedroom	W25-L	0.06	1.00
			W25-U	1.13	
				1.20	
First	R19	LKD	W26-L	0.04	2.00
			W26-U	0.69	
			W27-L	0.05	
			W27-U	0.39	
			W28-L	0.05	
			W28-U	0.40	
				1.62	
First	R20	Bedroom	W29-L	0.08	1.00
			W29-U	1.53	
				1.62	
Second	R1	LKD	W1-L	0.05	2.00
			W1-U	0.94	
			W2-L	0.05	
			W2-U	0.96	
			W3-L	0.09	
			W3-U	0.69	
				2.78	
Second	R2	Bedroom	W4-L	0.18	1.00
			W4-U	2.03	
				2.21	
Second	R3	Bedroom	W5-L	0.18	1.00
			W5-U	2.11	
				2.29	
Second	R4	LKD	W6-L	0.09	2.00
			W6-U	0.67	
			W7-L	0.06	
			W7-U	1.09	
			W8-L	0.06	
			W8-U	1.08	
				3.04	
Second	R5	Bedroom	W9-L	0.05	1.00
			W9-U	0.86	
			W10-L	0.11	
			W10-U	2.07	
				3.10	
Second	R6	Bedroom	W11-L	0.13	1.00
			W11-U	2.26	
				2.39	

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 ADF Results



Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
Second	R7	Bedroom	W12-L	0.14	1.00
			W12-U	2.55	
				2.69	
Second	R8	Bedroom	W13-L	0.13	1.00
			W13-U	2.41	
				2.55	
Second	R9	LKD	W14-L	0.28	2.00
			W14-U	2.54	
				2.82	
Second	R10	Living Room	W15-L	0.10	1.50
			W15-U	1.73	
			W16-L	0.10	
			W16-U	1.73	
				3.64	
Second	R11	Bedroom	W17-L	0.12	1.00
			W17-U	2.20	
				2.33	
Second	R12	Bedroom	W18-L	0.16	1.00
			W18-U	2.92	
				3.09	
Second	R13	Bedroom	W19-L	0.13	1.00
			W19-U	2.39	
			W20-L	0.13	
			W20-U	2.39	
				5.05	
Second	R14	Kitchen	W21-L	0.10	2.00
			W21-U	0.75	
				0.85	
Second	R15	Living Room	W22-L	0.13	1.50
			W22-U	1.04	
				1.18	
Second	R16	Bedroom	W23-L	0.11	1.00
			W23-U	2.03	
				2.14	
Second	R17	Kitchen	W24-L	0.10	2.00
			W24-U	0.75	
				0.85	
Second	R18	Bedroom	W25-L	0.07	1.00
			W25-U	1.23	
				1.30	

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ADF Results



Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
Second	R19	LKD	W26-L	0.04	2.00
			W26-U	0.76	
			W27-L	0.06	
			W27-U	0.43	
			W28-L	0.06	
			W28-U	0.43	
				1.78	
Second	R20	Bedroom	W29-L	0.09	1.00
			W29-U	1.66	
				1.75	
Third	R1	LKD	W1-L	0.06	2.00
			W1-U	1.02	
			W2-L	0.06	
			W2-U	1.03	
			W3-L	0.09	
			W3-U	0.73	
				2.99	
Third	R2	Bedroom	W4-L	0.19	1.00
			W4-U	2.18	
				2.37	
Third	R3	Bedroom	W5-L	0.19	1.00
			W5-U	2.27	
				2.46	
Third	R4	LKD	W6-L	0.09	2.00
			W6-U	0.71	
			W7-L	0.06	
			W7-U	1.12	
			W8-L	0.06	
			W8-U	1.11	
				3.15	
Third	R5	Bedroom	W9-L	0.05	1.00
			W9-U	0.89	
			W10-L	0.12	
			W10-U	2.10	
				3.16	
Third	R6	Bedroom	W11-L	0.13	1.00
			W11-U	2.29	
				2.42	
Third	R7	Bedroom	W12-L	0.14	1.00
			W12-U	2.58	
				2.72	

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ADF Results



Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
Third	R8	Bedroom	W13-L	0.14	1.00
			W13-U	2.44	
				2.58	
Third	R9	LKD	W14-L	0.29	2.00
			W14-U	2.58	
				2.86	
Third	R10	Living Room	W15-L	0.10	1.50
			W15-U	1.74	
			W16-L	0.10	
			W16-U	1.74	
				3.67	
Third	R11	Bedroom	W17-L	0.17	1.00
			W17-U	3.05	
				3.22	
Third	R12	Bedroom	W18-L	0.15	1.00
			W18-U	2.78	
			W19-L	0.22	
			W19-U	2.82	
				5.98	
Third	R13	Kitchen	W20-L	0.11	2.00
			W20-U	0.92	
				1.03	
Third	R14	Bedroom	W21-L	0.08	1.00
			W21-U	1.40	
				1.48	
Third	R15	LKD	W22-L	0.05	2.00
			W22-U	0.85	
			W23-L	0.06	
			W23-U	0.52	
			W24-L	0.06	
			W24-U	0.52	
				2.07	
Third	R16	Bedroom	W25-L	0.10	1.00
			W25-U	1.84	
				1.94	

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ADF Results



Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
Fourth	R1	LKD	W1-L	0.06	2.00
			W1-U	1.10	
			W2-L	0.06	
			W2-U	1.10	
			W3-L	0.13	
			W3-U	1.52	
				3.97	
Fourth	R2	Bedroom	W4-L	0.21	1.00
			W4-U	2.43	
				2.64	
Fourth	R3	Bedroom	W5-L	0.22	1.00
			W5-U	2.51	
				2.73	
Fourth	R4	LKD	W6-L	0.13	2.00
			W6-U	1.46	
			W7-L	0.06	
			W7-U	1.14	
			W8-L	0.06	
			W8-U	1.13	
				3.97	
Fourth	R5	Bedroom	W9-L	0.05	1.00
			W9-U	0.92	
			W10-L	0.12	
			W10-U	2.12	
				3.21	
Fourth	R6	Bedroom	W11-L	0.13	1.00
			W11-U	2.32	
				2.44	
Fourth	R7	Bedroom	W12-L	0.14	1.00
			W12-U	2.60	
				2.75	
Fourth	R8	Bedroom	W13-L	0.14	1.00
			W13-U	2.47	
				2.60	
Fourth	R9	LKD	W14-L	0.33	2.00
			W14-U	3.94	
				4.28	

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ADF Results



Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value
Fourth	R10	Living Room	W15-L	0.10	1.50
			W15-U	1.75	
			W16-L	0.10	
			W16-U	1.75	
				3.70	
Fourth	R11	Bedroom	W17-L	0.17	1.00
			W17-U	3.07	
				3.24	
Fourth	R12	Bedroom	W18-L	0.16	1.00
			W18-U	2.80	
			W19-L	0.15	
			W19-U	2.84	
				5.94	
Fourth	R13	Kitchen	W20-L	0.16	2.00
			W20-U	1.91	
				2.07	
Fourth	R14	Bedroom	W21-L	0.09	1.00
			W21-U	1.70	
				1.79	
Fourth	R15	LKD	W22-L	0.05	2.00
			W22-U	0.97	
			W23-L	0.09	
			W23-U	1.08	
			W24-L	0.09	
			W24-U	1.07	
				3.35	
Fourth	R16	Bedroom	W25-L	0.11	1.00
			W25-U	2.11	
				2.22	

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Daylight Distribution
 DD Results_Self Test

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Proposed
Proposed Scheme North Block				
First	R1	LKD	27.16	26.62 98%
First	R2	Bedroom	12.91	12.73 99%
First	R3	Bedroom	10.87	10.67 98%
First	R4	LKD	27.99	27.65 99%
First	R5	Bedroom	11.66	5.05 43%
First	R6	Bedroom	12.04	9.92 82%
First	R7	LKD	25.82	25.24 98%
First	R8	Bedroom	15.36	15.01 98%
First	R9	LKD	26.31	21.97 84%
First	R10	Bedroom	11.48	6.16 54%
Second	R1	LKD	27.16	27.00 99%
Second	R2	Bedroom	12.91	12.73 99%
Second	R3	Bedroom	10.87	10.67 98%
Second	R4	LKD	27.99	27.75 99%
Second	R5	Bedroom	11.66	6.24 54%
Second	R6	Bedroom	12.04	10.89 90%
Second	R7	LKD	25.82	25.28 98%
Second	R8	Bedroom	15.36	15.05 98%

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Daylight Distribution
 DD Results_Self Test

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Proposed
Second	R9	LKD	26.31	26.12 99%
Second	R10	Bedroom	11.48	11.35 99%
Third	R1	LKD	27.16	27.00 99%
Third	R2	Bedroom	12.91	12.77 99%
Third	R3	Bedroom	10.87	10.67 98%
Third	R4	LKD	27.99	27.85 100%
Third	R5	Bedroom	11.66	9.34 80%
Third	R6	Bedroom	12.04	11.34 94%
Third	R7	LKD	25.82	25.38 98%
Third	R8	Bedroom	15.36	15.05 98%
Third	R9	LKD	26.31	26.25 100%
Third	R10	Bedroom	11.48	11.36 99%
Fourth	R1	LKD	27.16	27.00 99%
Fourth	R2	Bedroom	12.91	12.78 99%
Fourth	R3	Bedroom	10.87	10.67 98%
Fourth	R4	LKD	27.99	27.85 100%
Fourth	R5	Bedroom	11.66	11.52 99%
Fourth	R6	Bedroom	12.04	11.41 95%
Fourth	R7	LKD	25.82	25.77 100%
Fourth	R8	Bedroom	15.36	15.05 98%

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Daylight Distribution
DD Results_Self Test

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Proposed
Fourth	R9	LKD	26.31	26.25 100%
Fourth	R10	Bedroom	11.48	11.36 99%
Fifth	R1	LKD	27.16	27.00 99%
Fifth	R2	Bedroom	12.91	12.79 99%
Fifth	R3	Bedroom	12.52	12.29 98%
Fifth	R4	LKD	37.85	37.72 100%
Fifth	R5	Bedroom	15.40	15.37 100%
Fifth	R6	Bedroom	8.34	8.10 97%
Fifth	R7	Bedroom	11.48	11.36 99%
Proposed Scheme South Block				
First	R1	LKD	30.57	30.52 100%
First	R2	Bedroom	15.20	15.15 100%
First	R3	Bedroom	14.07	13.86 99%
First	R4	LKD	30.67	29.86 97%
First	R5	Bedroom	12.56	12.50 100%
First	R6	Bedroom	12.67	12.58 99%
First	R7	Bedroom	10.16	10.15 100%
First	R8	Bedroom	11.58	11.48 99%
First	R9	LKD	25.98	25.42 98%

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Daylight Distribution
 DD Results_Self Test

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Proposed
First	R10	Living Room	18.14	18.02 99%
First	R11	Bedroom	13.00	12.87 99%
First	R12	Bedroom	8.83	8.44 96%
First	R13	Bedroom	11.96	11.95 100%
First	R14	Kitchen	11.02	10.38 94%
First	R15	Living Room	22.98	16.85 73%
First	R16	Bedroom	12.07	11.16 92%
First	R17	Kitchen	13.39	8.49 63%
First	R18	Bedroom	13.51	7.74 57%
First	R19	LKD	27.49	25.45 93%
First	R20	Bedroom	11.35	9.94 88%
Second	R1	LKD	30.57	30.52 100%
Second	R2	Bedroom	15.20	15.15 100%
Second	R3	Bedroom	14.07	13.87 99%
Second	R4	LKD	30.67	30.06 98%
Second	R5	Bedroom	12.56	12.50 100%
Second	R6	Bedroom	12.67	12.58 99%
Second	R7	Bedroom	10.16	10.15 100%
Second	R8	Bedroom	11.58	11.48 99%
Second	R9	LKD	25.98	25.43 98%

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Daylight Distribution
 DD Results_Self Test

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Proposed
Second	R10	Living Room	18.14	18.02 99%
Second	R11	Bedroom	13.00	12.87 99%
Second	R12	Bedroom	8.83	8.43 95%
Second	R13	Bedroom	11.96	11.95 100%
Second	R14	Kitchen	11.02	10.38 94%
Second	R15	Living Room	22.98	17.49 76%
Second	R16	Bedroom	12.07	11.87 98%
Second	R17	Kitchen	13.33	9.54 72%
Second	R18	Bedroom	13.51	9.83 73%
Second	R19	LKD	27.49	25.51 93%
Second	R20	Bedroom	11.35	10.34 91%
Third	R1	LKD	30.57	30.52 100%
Third	R2	Bedroom	15.20	15.15 100%
Third	R3	Bedroom	14.07	13.87 99%
Third	R4	LKD	30.67	30.18 98%
Third	R5	Bedroom	12.56	12.51 100%
Third	R6	Bedroom	12.67	12.58 99%
Third	R7	Bedroom	10.16	10.15 100%
Third	R8	Bedroom	11.58	11.48 99%
Third	R9	LKD	25.98	25.43 98%

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Daylight Distribution
 DD Results_Self Test

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Proposed
Third	R10	Living Room	18.44	18.31 99%
Third	R11	Bedroom	8.47	8.28 98%
Third	R12	Bedroom	9.62	9.61 100%
Third	R13	Kitchen	13.33	12.12 91%
Third	R14	Bedroom	13.51	12.73 94%
Third	R15	LKD	27.49	26.53 97%
Third	R16	Bedroom	11.35	11.00 97%
Fourth	R1	LKD	30.57	30.53 100%
Fourth	R2	Bedroom	15.20	15.15 100%
Fourth	R3	Bedroom	14.07	13.88 99%
Fourth	R4	LKD	30.67	30.20 98%
Fourth	R5	Bedroom	12.56	12.51 100%
Fourth	R6	Bedroom	12.67	12.58 99%
Fourth	R7	Bedroom	10.16	10.15 100%
Fourth	R8	Bedroom	11.58	11.48 99%
Fourth	R9	LKD	25.98	25.43 98%
Fourth	R10	Living Room	18.44	18.31 99%
Fourth	R11	Bedroom	8.47	8.28 98%
Fourth	R12	Bedroom	9.62	9.61 100%
Fourth	R13	Kitchen	13.33	13.21 99%

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Daylight Distribution
DD Results_Self Test

Floor Ref.	Room Ref.	Room Use. (Assumed*)	Room Area	Lit Area Proposed
Fourth	R14	Bedroom	13.51	13.35 99%
Fourth	R15	LKD	27.49	26.98 98%
Fourth	R16	Bedroom	11.35	11.06 97%

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Daylight and Sunlight
VSC and APSH Results_Self
Test



Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Available Sunlight Hours	
					Annual (%)	Winter (%)
Proposed Scheme North Block						
First	R1	LKD	W1	23.87	5	0
First			W2	11.13	7	0
First	R2	Bedroom	W3	29.72	12	0
First	R3	Bedroom	W4	29.92	6	0
First	R4	LKD	W5	11.60	5	0
First			W6	22.25	25	5
First			W7	21.51	22	5
First	R5	Bedroom	W8	21.02	21	5
First	R6	Bedroom	W9	19.92	24	7
First	R7	LKD	W10	2.45	3	2
First			W11	6.64	11	10
First			W12	29.78	38	10
First	R8	Bedroom	W13	30.08	32	11
First	R9	LKD	W14	28.43	37	10
First			W15	1.62	1	0
First	R10	Bedroom	W16	22.31	5	0
Second	R1	LKD	W1	32.17	10	1
Second			W2	13.02	7	0
Second	R2	Bedroom	W3	31.59	12	0
Second	R3	Bedroom	W4	31.75	6	0
Second	R4	LKD	W5	13.34	5	0
Second			W6	26.01	32	7
Second			W7	25.43	30	7
Second	R5	Bedroom	W8	25.09	31	8
Second	R6	Bedroom	W9	24.35	35	12
Second	R7	LKD	W10	4.63	8	5
Second			W11	10.07	15	14
Second			W12	34.43	44	13
Second	R8	Bedroom	W13	34.78	38	13
Second	R9	LKD	W14	34.02	43	13
Second			W15	7.57	6	1
Second	R10	Bedroom	W16	31.33	9	0
Third	R1	LKD	W1	37.77	13	2
Third			W2	14.86	7	0
Third	R2	Bedroom	W3	33.61	12	0
Third	R3	Bedroom	W4	33.68	6	0
Third	R4	LKD	W5	14.98	5	0

Daylight and Sunlight
VSC and APSH Results_Self
Test

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Available Sunlight Hours	
					Annual (%)	Winter (%)
Third			W6	30.29	38	11
Third			W7	29.88	37	11
Third	R5	Bedroom	W8	29.69	37	11
Third	R6	Bedroom	W9	30.01	41	15
Third	R7	LKD	W10	8.42	10	6
Third			W11	14.25	18	16
Third			W12	38.38	48	16
Third	R8	Bedroom	W13	38.61	41	16
Third	R9	LKD	W14	38.20	48	16
Third			W15	12.87	9	2
Third	R10	Bedroom	W16	37.54	12	1
Fourth	R1	LKD	W1	38.59	15	2
Fourth			W2	24.43	13	0
Fourth	R2	Bedroom	W3	35.72	13	0
Fourth	R3	Bedroom	W4	35.75	8	0
Fourth	R4	LKD	W5	24.50	8	0
Fourth			W6	33.74	55	17
Fourth			W7	33.46	56	18
Fourth	R5	Bedroom	W8	33.33	56	18
Fourth	R6	Bedroom	W9	34.93	62	22
Fourth	R7	LKD	W10	35.60	62	22
Fourth			W11	36.15	62	22
Fourth			W12	39.55	51	16
Fourth	R8	Bedroom	W13	39.55	51	16
Fourth	R9	LKD	W14	39.53	51	16
Fourth			W15	38.66	15	2
Fourth	R10	Bedroom	W16	38.66	15	2
Fifth	R1	LKD	W1	38.96	13	2
Fifth			W2	38.87	13	0
Fifth	R2	Bedroom	W3	38.87	13	0
Fifth	R3	Bedroom	W4	38.87	13	0
Fifth	R4	LKD	W5	38.87	13	0
Fifth			W6	38.34	47	19
Fifth			W7	38.30	47	19
Fifth			W8	38.28	47	19
Fifth	R5	Bedroom	W9	39.04	51	24
Fifth			W10	39.60	45	15
Fifth	R6	Bedroom	W11	39.61	45	15
Fifth	R7	Bedroom	W12	38.97	13	2

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Available Sunlight Hours	
					Annual (%)	Winter (%)
Proposed Scheme South Block						
First	R1	LKD	W1	27.16	6	1
First			W2	28.19	5	1
First			W3	10.44	7	0
First	R2	Bedroom	W4	29.70	10	0
First	R3	Bedroom	W5	29.84	3	0
First	R4	LKD	W6	10.77	6	0
First			W7	35.87	39	14
First			W8	35.38	39	14
First	R5	Bedroom	W9	29.47	13	0
First			W10	37.16	49	22
First	R6	Bedroom	W11	37.22	50	23
First	R7	Bedroom	W12	37.31	50	23
First	R8	Bedroom	W13	37.48	49	22
First	R9	LKD	W14	19.32	22	17
First	R10	Living Room	W15	37.81	51	24
First			W16	37.86	51	24
First	R11	Bedroom	W17	37.90	51	24
First	R12	Bedroom	W18	37.93	51	24
First	R13	Bedroom	W19	38.28	51	24
First			W20	38.27	51	24
First	R14	Kitchen	W21	4.95	4	4
First	R15	Living Room	W22	9.78	1	0
First	R16	Bedroom	W23	29.08	6	0
First	R17	Kitchen	W24	5.42	5	0
First	R18	Bedroom	W25	14.54	5	0
First	R19	LKD	W26	18.70	17	1
First			W27	6.74	6	0
First			W28	6.78	2	0
First	R20	Bedroom	W29	20.74	1	0
Second	R1	LKD	W1	30.14	8	2
Second			W2	30.93	8	2
Second			W3	12.06	7	0
Second	R2	Bedroom	W4	31.71	10	0
Second	R3	Bedroom	W5	31.84	3	0
Second	R4	LKD	W6	12.46	7	0
Second			W7	37.39	41	15
Second			W8	36.87	41	15
Second	R5	Bedroom	W9	30.98	13	0

Daylight and Sunlight
VSC and APSH Results_Self
Test

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Available Sunlight Hours	
					Annual (%)	Winter (%)
Second			W10	38.28	50	23
Second	R6	Bedroom	W11	38.32	50	23
Second	R7	Bedroom	W12	38.35	50	23
Second	R8	Bedroom	W13	38.38	51	24
Second	R9	LKD	W14	20.06	23	18
Second	R10	Living Room	W15	38.48	51	24
Second			W16	38.51	51	24
Second	R11	Bedroom	W17	38.53	51	24
Second	R12	Bedroom	W18	38.55	51	24
Second	R13	Bedroom	W19	38.95	51	24
Second			W20	38.96	51	24
Second	R14	Kitchen	W21	5.33	4	4
Second	R15	Living Room	W22	12.38	2	0
Second	R16	Bedroom	W23	32.46	7	0
Second	R17	Kitchen	W24	8.24	4	0
Second	R18	Bedroom	W25	17.64	3	0
Second	R19	LKD	W26	21.81	19	2
Second			W27	8.35	6	0
Second			W28	8.31	2	0
Second	R20	Bedroom	W29	23.49	1	0
Third	R1	LKD	W1	33.26	9	2
Third			W2	33.72	8	2
Third			W3	13.45	7	0
Third	R2	Bedroom	W4	34.71	11	0
Third	R3	Bedroom	W5	34.82	3	0
Third	R4	LKD	W6	13.81	7	0
Third			W7	38.40	41	15
Third			W8	37.91	41	15
Third	R5	Bedroom	W9	32.25	13	0
Third			W10	38.80	51	24
Third	R6	Bedroom	W11	38.82	51	24
Third	R7	Bedroom	W12	38.83	51	24
Third	R8	Bedroom	W13	38.85	51	24
Third	R9	LKD	W14	20.47	23	18
Third	R10	Living Room	W15	38.88	51	24
Third			W16	38.88	51	24
Third	R11	Bedroom	W17	38.89	51	24
Third	R12	Bedroom	W18	38.90	51	24
Third			W19	39.45	48	16
Third	R13	Kitchen	W20	11.56	4	0
Third	R14	Bedroom	W21	22.21	3	0

One Housing Group
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Daylight and Sunlight
VSC and APSH Results_Self
Test



Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Available Sunlight Hours	
					Annual (%)	Winter (%)
Third	R15	LKD	W22	25.80	23	2
Third			W23	11.99	7	0
Third			W24	11.78	3	0
Third	R16	Bedroom	W25	27.59	1	0
Fourth	R1	LKD	W1	36.05	12	2
Fourth			W2	36.25	12	2
Fourth			W3	38.56	11	0
Fourth	R2	Bedroom	W4	38.63	11	0
Fourth	R3	Bedroom	W5	38.66	11	0
Fourth	R4	LKD	W6	38.73	11	0
Fourth			W7	38.89	41	15
Fourth			W8	38.61	41	15
Fourth	R5	Bedroom	W9	34.10	13	0
Fourth			W10	38.98	51	24
Fourth	R6	Bedroom	W11	38.98	51	24
Fourth	R7	Bedroom	W12	38.99	51	24
Fourth	R8	Bedroom	W13	38.99	51	24
Fourth	R9	LKD	W14	35.77	57	21
Fourth	R10	Living Room	W15	38.99	51	24
Fourth			W16	38.99	51	24
Fourth	R11	Bedroom	W17	38.99	51	24
Fourth	R12	Bedroom	W18	38.99	51	24
Fourth			W19	39.61	39	16
Fourth	R13	Kitchen	W20	34.80	8	0
Fourth	R14	Bedroom	W21	29.58	7	0
Fourth	R15	LKD	W22	31.72	31	6
Fourth			W23	34.99	8	0
Fourth			W24	34.92	7	0
Fourth	R16	Bedroom	W25	33.01	6	0