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DAYLIGHT & SUNLIGHT REPORT

6 Erskine Road

31st August 2018

A photograph of a modern building's facade, showing a grid of glass panels and dark structural elements. The building is viewed from a low angle, looking up towards a blue sky with white clouds. The image is partially obscured by a large, dark grey geometric shape on the right side of the page.

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1. Introduction

- 1.1. This practice has been instructed to provide an assessment of the daylight & sunlight implications of the proposed redevelopment of 6 Erskine Road. This report is based on the latest August 2018 proposals as prepared by Doone Silver Kerr Architects.
- 1.2. The methodology and criteria used for these assessments is provided by the Building Research Establishments guidance 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE, 2011) and the British Standard document BS8206 Pt2.

2. Guidance

Daylight & sunlight for planning

Site layout planning for daylight and sunlight: a guide to good practice, BRE 2011

- 2.1. This document follows from previous guidance produced by Her Majesty's Stationary Office (HMSO) on daylight and sunlight in the built environment and is now the accepted methodology used by local authorities for assessing daylight and sunlight in relation to new developments. It provides methods for the calculation of daylight and sunlight impacts of development upon existing surrounding properties and within proposed new dwellings.

Daylight Assessment

- 2.2. There are three detailed methods for calculating daylight, the Vertical Sky Component (VSC), the No-Sky Line Contour (NSC) and the Average Daylight Factor (ADF). For sunlight the Annual Probable Sunlight Hours (APSH) method is detailed.
- 2.3. The VSC method calculates the amount of visible sky available to each window or to points on the façade of a building where windows have not yet been designed. This is the primary assessment of daylight impacts and does not consider the size or nature of rooms behind the façade. The guidelines suggest that, post-development, properties should enjoy at least 27% VSC or that VSC is reduced to no less than 0.8 times its former value.
- 2.4. The NSC method describes the distribution of daylight within rooms by calculating the area of the 'working plane' which can receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within a residential property. The BRE does not state a required amount of no-sky line but merely suggests a recommended reduction within which changes are not considered noticeable.
- 2.5. The ADF method calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors under a sky of known luminance and luminance distribution. This is the most detailed of the daylight calculations and considers the physical nature of the room behind the window, including; window transmittance, and surface reflectivity. The BRE guidance and British Standard sets the following recommended ADF levels for habitable room uses:

- 1% Bedrooms
- 1.5% Living Rooms
- 2.0% Kitchens

2.6. As parameters such as window transmittance, internal reflectance and known use and layout are required for the ADF this may not be considered an appropriate assessment where these variables are unknown. For this reason, ADF is generally not used for the assessment of neighbouring properties.

Sunlight Assessment

2.7. For sunlight the APSH test calculates the percentage of statistically probable hours of sunlight received by each window in both the summer and winter months. March 21st through to September 21st is considered to be the summer period while September 21st to March 21st is considered the winter period. For properties neighbouring a development only those windows orientated within 90° of due south and which overlook the site of the proposal are relevant for assessment.

2.8. The guidelines suggest that windows should receive at least 25% total APSH with 5% of this total being enjoyed in the winter months. The guidelines also allow for a 20% reduction in sunlighting when compared to the former value with total reductions of less than 4% APSH not being considered noticeable.

Policy Context

2.9. It is important to note that within urban centres achieving good levels of daylight and sunlight in accordance with the BRE guidelines, can be weighed in the balance against other beneficial design factors.

2.10. The opening paragraphs of the BRE guidelines state: -

“The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the 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. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings”.

2.11. The targets set out in the BRE document are very much ‘guidelines’ and they should be applied sensibly and flexibly based on the site-specific context of development.

Sites benefiting from existing planning consent

2.12. The development site already benefits from planning consents for redevelopment (2013/6326/P as amended by planning permission 2015/5607/P) relates to the redevelopment of Units 1,2,3,5 and 6 whilst planning consent. 2012/0284/P relates to the change of use and remodelling of Unit 4.

- 2.13. Section F2 of the BRE guide states that the effect of a new proposal may be benchmarked against the impacts of an earlier consent on the subject site with effects being acceptable if they are not materially worse:

“F2: Sometimes there may be an extant planning permission for a site but the developer wants to change the design. In assessing the loss of light to existing windows nearby, a local authority may allow vertical sky component (VSC) and annual probably sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks”.

3. Assumptions

- 3.1. We have not sought access to the surrounding properties but have researched neighbouring room uses and layouts against the local planning portal and estate agents particulars. Where such information is unavailable layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise appropriate the depths of rooms have been assumed at 4.27m (14ft) for residential properties and 6m (20ft) for commercial properties.

4. Sources of Information

- 4.1. A laser scan survey, architects drawings, site photographs and Ordnance Survey information have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.

DooneSilverKerr Architects

835 Series .dwg's drawings – Received 13th August 2018

PKS Architects

Consented Scheme Drawings

Greenhatch Surveys

15872a_01-02_PE.dwg

Measured Survey

Eb7 Limited

Site Photography

Ordnance Survey

5. The Site and Proposal

- 5.1. The existing 6 Erskine Road site comprises a number of 2 and 3 storey commercial

buildings within a predominantly self-contained site around a central access road. The site has 3-storey street frontage to Erskine Road at the south. The site is bounded to the east and west by a number of terrace properties fronting Regent's Park Road, to the east, and King Henry's Road to the west.

- 5.2. The proposal maintains the approximate layout of the existing site buildings but extends the footprint and roofline to the main blocks fronting the western and eastern boundaries. In addition the Erskine Road element of the site is extended to the rear with new core / circulation space added.
- 5.3. The following residential properties neighbouring the site were considered within our assessment:
 - **17-27 King Henry's Road**
 - **91-109 Regent's Park Road (first floor and above)**

6. Daylight and Sunlight Results

- 6.1. Each of the surrounding properties with windows serving habitable rooms overlooking the site has been included within our assessment.
- 6.2. The effects of the proposal have been considered against the existing baseline position and the detailed results of our assessment are attached at appendix 2.
- 6.3. In accordance with appendix F of the BRE guide we have also assessed the effects of the scheme against the position consented under the earlier planning permissions 2013/6326/P as amended by planning permission 2015/5607/P and 2012/0284/P. The results of this study may be found attached at appendix 3.

17 to 27 King Henry's Road

These residential properties are situated to the west of the site and have a number of windows facing the site boundary. The scheme results in only a modest increase of height along the boundary with these properties as well as an infill core element between the existing buildings on the western side of the site.

Daylight

- 6.4. When compared with the existing baseline position the proposals result in little change in daylight amenity. The results of the primary Vertical Sky Component (VSC) assessment show that all windows retain VSC levels well within 0.8 times their former levels which is considered unnoticeable under the BRE guide.
- 6.5. The minor nature of these shifts is confirmed by the No Sky Contour results which also show no material shifts in NSC. Absolute levels of both VSC and NSC remain very high with the proposal in place and overall these properties will remain very well-lit for an urban location.
- 6.6. When compared against the previously consented position (appendix 3) both VSC and NSC results are virtually identical. The proposal therefore fully accords with the BRE targets.

6.7. **Sunlight**

- 6.8. The windows of the King Henry's Road properties are within 90 degrees of due south and are therefore relevant for APSH sunlight assessment. whilst not all windows will serve main living spaces we have assessed all windows for completeness.
- 6.9. When compared to the pre-existing position our assessment shows no material effect as a result of the proposal. All windows retain APSH levels well in excess of the target 25% APSH with at least 5% during the winter months.
- 6.10. Again comparison with the previously consented position demonstrates no adverse changes as a result of the proposal. The scheme therefore fully complies with the BRE targets.

91-109 Regent's Park Road (first floor and above)

These properties are situated to the eastern / south eastern side of the site. The properties are understood to be of commercial use at ground floor and residential use above. As such only the first floor windows and above are relevant for consideration as part of our daylight / sunlight assessment.

Daylight

- 6.11. When compared against the existing position the results of the primary VSC assessment show all windows to retain VSC levels well in excess of 0.8 times their former value. The effects are therefore considered unnoticeable under the BRE guide.
- 6.12. The limited nature of the effects is confirmed by the No Sky Contour results with there being no discernible shift in the No Sky line affecting any of the residential rooms. As such, the results fully meet the BRE criteria.
- 6.13. When compared to the effects of the previously consented scheme the impacts are virtually identical with no discernible shifts in either retained VSC or NSC values. Again this fully complies with the BRE criteria.

Sunlight

- 6.14. The windows serving the rear of the Regent's Park Road properties are not within 90 degrees of due south and, as such, are not relevant for APSH sunlight assessment under the BRE targets.

7. Conclusions

- 7.1. This practice has undertaken a detailed assessment of the daylight and sunlight effects of the proposed DooneSilverKerr scheme for the development of 6 Erskine Road, Primrose Hill.
- 7.2. The scheme results in only limited additional massing on site and limits the effects to neighbours by drawing away from the site boundary. This is reflected in the results of our studies which show no material effects as a result of the proposals. Both daylight

and sunlight levels to relevant neighbours remain well within 0.8 times their former value with such changes being considered unnoticeable under the BRE guide.

- 7.3. The site also benefits from previous planning permissions and we have considered the effects of the proposal against the previously consented effects as set out in appendix F of the BRE guide.
- 7.4. The effects of the current proposal are virtually identical to the earlier consented effects. As there is no material change to these impacts the scheme fully complies with the relevant BRE guidance and both local and national planning policy.

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Appendix 1

Drawings of the existing, proposed and surrounding buildings



Sources of information

Greenhatch Group
17118A-1LANDSURVEY.dwg
15872b_01-02_PE.dwg
15872_01_S.dwg
Received 06/12/2011

PKS Architects
1152-DSK-01-XX-DR-A-1051-B2 Plant_Flat-
tened.dwg
835-010-05_Proposed Building 4 Roof Plan.
dwg
835-010-05_Proposed Roof Plans.dwg
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rior.dwg
835-050-01_GAElevations_Leeder-External.
dwg
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rior02.dwg
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rior.dwg
835-050-03_GAElevations_Building 4-End
Elevation.dwg
835-050-03_GAElevations_Building 5-Inter-
rior.dwg
835-050-04_GAElevations_Leeder-Interior.
dwg
835-050-05_GAElevations_Building 2-Exte-
rior.dwg
835-050-06_GAElevations_Building 5-Exte-
rior.dwg
Received 13/08/2018

EB7 Ltd
Site Photographs
Ordnance Survey
Key:

- Existing
- Proposed



Project 6 Erskine Rd
Camden Town, London
NW3 3AJ

Title Existing Condition
Plan View

Drawn JC Checked --

Date 21/08/2018 Rel no. 09

Drawing no. 0259-DS01

Sources of information

Greenhatch Group
17118A-1LANDSURVEY.dwg
15872b_01-02_PE.dwg
15872_01_S.dwg
Received 06/12/2011

PKS Architects
1152-DSK-01-XX-DR-A-1051-B2 Plant_Flat-
tened.dwg
835-010-05_Proposed Building 4 Roof Plan.
dwg
835-010-05_Proposed Roof Plans.dwg
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ior.dwg
835-050-01_GAElevations_Leeder-External.
dwg
835-050-02_GAElevations_Building 2-Inter-
ior02.dwg
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rior.dwg
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Elevation.dwg
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ior.dwg
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dwg
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835-050-06_GAElevations_Building 5-Exte-
rior.dwg
Received 13/08/2018

EB7 Ltd
Site Photographs
Ordnance Survey
Key:

-  Existing
-  Proposed

Notes:
All heights and dimensions are in AOD

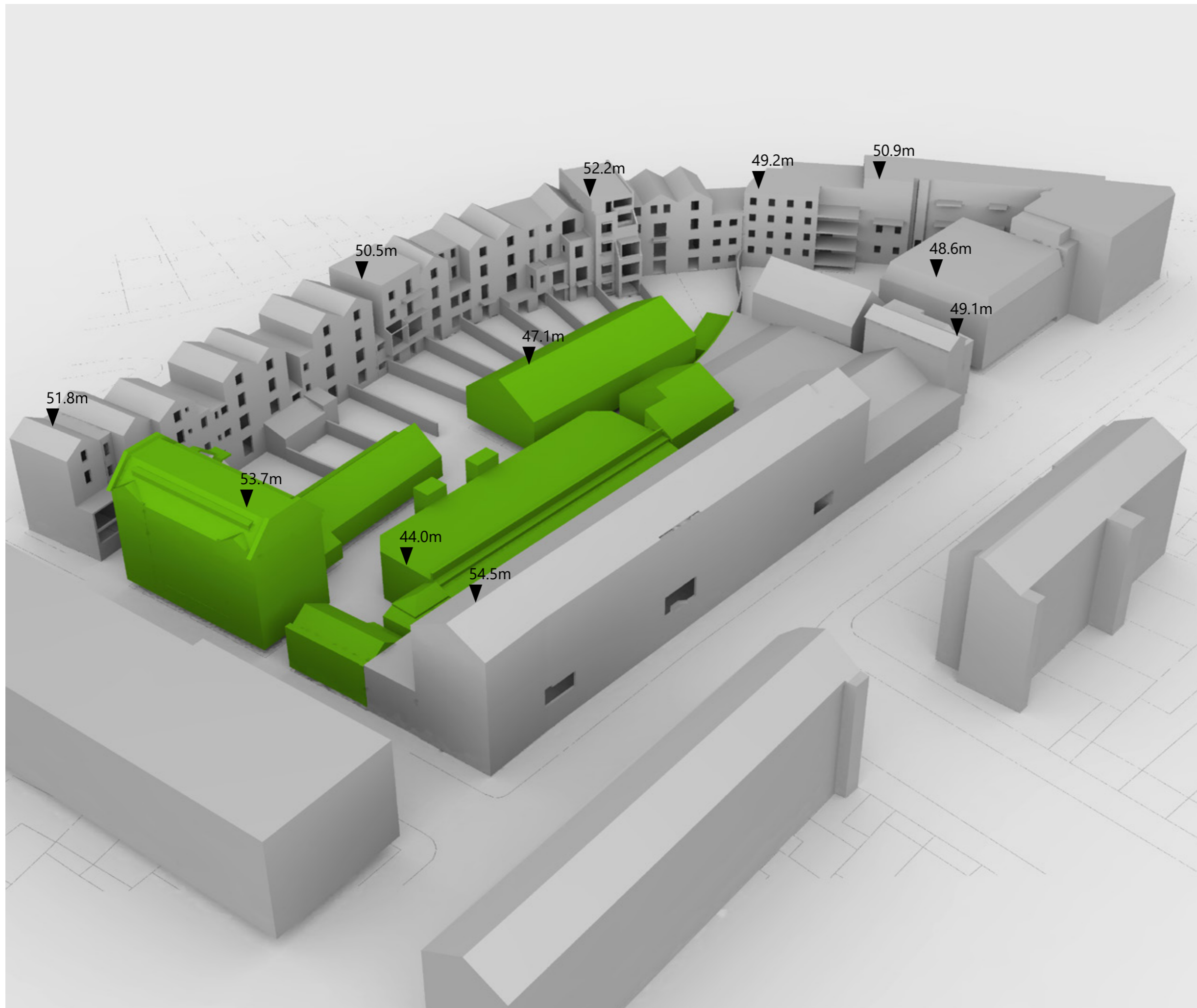
Project 6 Erskine Rd
Camden Town, London
NW3 3AJ

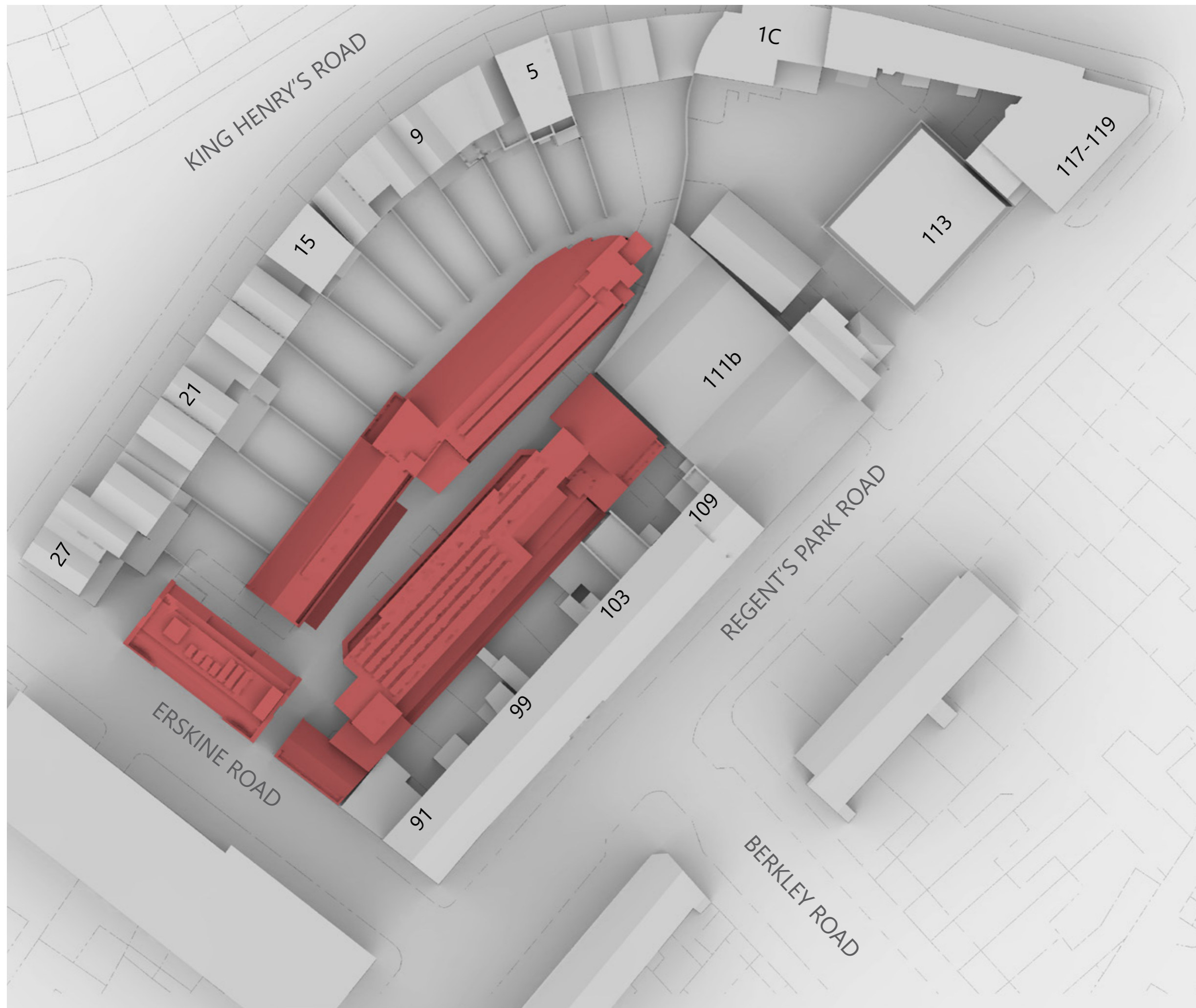
Title Existing Condition
3D View

Drawn JC Checked --

Date 21/08/2018 Rel no. 09

Drawing no. 0259-DS02






Sources of information

Greenhatch Group
17118A-1LANDSURVEY.dwg
15872b_01-02_PE.dwg
15872_01_S.dwg
Received 06/12/2011

PKS Architects
1152-DSK-01-XX-DR-A-1051-B2 Plant_Flat-
tened.dwg
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835-010-05_Proposed Roof Plans.dwg
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835-050-01_GAElevations_Leader-External.
dwg
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rior.dwg
835-050-03_GAElevations_Building 4-End
Elevation.dwg
835-050-03_GAElevations_Building 5-Inter-
ior.dwg
835-050-04_GAElevations_Leader-Interior.
dwg
835-050-05_GAElevations_Building 2-Exte-
rior.dwg
835-050-06_GAElevations_Building 5-Exte-
rior.dwg
Received 13/08/2018

EB7 Ltd
Site Photographs
Ordnance Survey
Key:

-  Existing
-  Proposed



Project 6 Erskine Rd
Camden Town, London
NW3 3AJ

Title Proposed Development
Plan View

Drawn JC Checked --

Date 21/08/2018 Rel no. 09

Drawing no. 0259-DS03

Sources of information

Greenhatch Group
 17118A-1LANDSURVEY.dwg
 15872b_01-02_PE.dwg
 15872_01_S.dwg
 Received 06/12/2011

PKS Architects
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 dwg
 835-010-05_Proposed Roof Plans.dwg
 835-050-01_GAElevations_Building 4-Inter-
 rior.dwg
 835-050-01_GAElevations_Leeder-External.
 dwg
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 rior.dwg
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 dwg
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 rior.dwg
 835-050-06_GAElevations_Building 5-Exte-
 rior.dwg
 Received 13/08/2018

EB7 Ltd
 Site Photographs
 Ordnance Survey
 Key:

- Existing
- Proposed

Notes:
 All heights and dimensions are in AOD

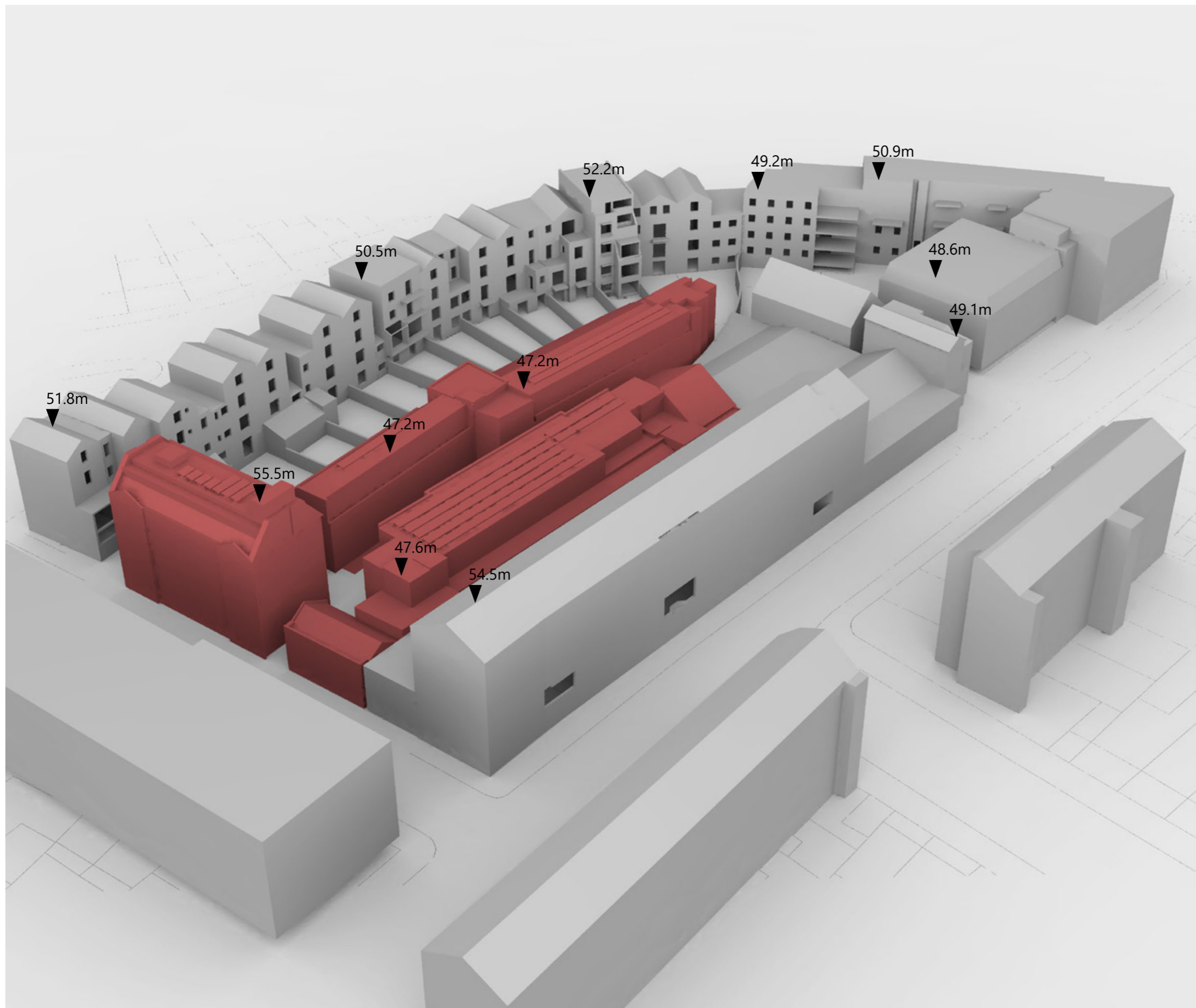
Project 6 Erskine Rd
 Camden Town, London
 NW3 3AJ

Title Proposed Development
 3D View

Drawn JC Checked --

Date 21/08/2018 Rel no. 09

Drawing no. 0259-DS04





Appendix 2

**Results of the daylight & sunlight assessments
within neighbouring properties**

Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion Retained	Room Area	Existing	Proposed	Loss	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC				NSC	NSC			Total	Winter	Total	Winter		
27 King Henry's Road																		
Ground	R1	W1-L	Unknown	10.1	11.2	-1.1	1.1											
		W1-U																
	R1	W2-L	Unknown	0.0	0.0	0.0	0.0											
		W2-U																
R1	W3	Unknown	13.5	14.4	-0.8	1.1												
R1	W4		13.9	14.3	-0.4	1.0	299.3	299.3	299.3	0.0	1.0	32	9	36	8	1.1	0.9	
Ground	R2	W5-L	Unknown	6.5	12.7	-6.2	2.0	73.7	37.3	42.1	-4.8	1.1	10	2	20	3	2.0	1.5
		W5-U																
First	R3	W6-L	Unknown	24.7	25.4	-0.7	1.0	208.2	138.2	143.2	-5.0	1.0	50	17	52	17	1.0	1.0
		W6-U																
First	R4	W7-L	Unknown	14.5	15.4	-0.8	1.1	88.0	57.8	58.6	-0.7	1.0	34	9	38	10	1.1	1.1
		W7-U																
First	R5	W8-L	Unknown	20.1	22.1	-2.0	1.1	173.3	130.0	132.9	-3.0	1.0	40	7	45	8	1.1	1.1
		W8-U																
Second	R6	W9	Unknown	31.2	31.9	-0.7	1.0	208.2	175.6	182.2	-6.6	1.0	59	17	60	17	1.0	1.0
Second	R7	W10-L	Unknown	20.8	21.5	-0.7	1.0	88.0	79.1	81.2	-2.1	1.0	45	12	45	12	1.0	1.0
		W10-U																
25 King Henry's Road																		
Ground	R1	W1	Unknown	20.2	22.4	-2.2	1.1	233.2	231.1	231.1	0.0	1.0	42	5	42	5	1.0	1.0
	R1	W2		24.8	23.8	1.0	1.0											
First	R2	W3-L	Unknown	27.4	28.3	-0.9	1.0	233.2	219.2	221.0	-1.8	1.0	47	7	50	7	1.1	1.0
		W3-U																
First	R3	W4-L	Unknown	30.6	30.3	0.3	1.0	91.2	90.3	90.3	0.0	1.0	55	10	55	10	1.0	1.0
		W4-U																
Second	R4	W5-L	Unknown	31.9	32.2	-0.3	1.0	154.6	149.0	149.0	0.0	1.0	59	14	60	15	1.0	1.1
		W5-U																
Second	R5	W6	Unknown	33.0	33.0	0.0	1.0	52.1	47.9	47.9	0.0	1.0	59	14	60	15	1.0	1.1
		W7																
Second	R8	W7-L	Unknown	34.0	33.9	0.1	1.0	91.2	90.3	90.3	0.0	1.0	61	16	62	17	1.0	1.1
		W7-U																
Third	R6	W8-L	Unknown	35.4	35.4	0.0	1.0	154.6	149.0	149.0	0.0	1.0	66	21	66	21	1.0	1.0
		W8-U																
Third	R7	W9	Unknown	36.1	36.0	0.1	1.0	52.1	47.9	47.9	0.0	1.0	67	22	66	21	1.0	1.0
		W9																
23 King Henry's Road																		
Ground	R1	W1	Unknown	29.0	27.2	1.8	0.9	134.9	129.3	129.4	0.0	1.0	49	6	46	5	0.9	0.8
		W2																
Ground	R2	W2-L	Unknown	28.3	25.8	2.5	0.9	226.0	221.0	221.0	0.0	1.0	53	11	48	8	0.9	0.7
		W2-U																
First	R3	W3	Unknown	31.8	31.3	0.5	1.0	134.9	132.2	132.2	0.0	1.0	59	14	59	14	1.0	1.0
		W4																
First	R4	W5-L	Unknown	32.8	32.2	0.6	1.0	226.0	221.8	221.8	0.0	1.0	59	14	59	14	1.0	1.0
		W5-U																
Second	R5	W6	Unknown	34.5	34.4	0.1	1.0	134.9	132.4	132.4	0.0	1.0	63	18	63	18	1.0	1.0
		W7																
Second	R6	W8-L	Unknown	35.2	35.1	0.1	1.0	226.0	218.4	218.4	0.0	1.0	65	20	65	20	1.0	1.0
		W8-U																
Third	R7	W9-L	Unknown	37.1	37.0	0.1	1.0	226.0	215.8	215.8	0.0	1.0	68	23	68	23	1.0	1.0
		W9-U																
21 King Henry's Road																		
First	R1	W1-L	Unknown	33.2	32.3	0.9	1.0	226.0	221.7	221.7	0.0	1.0	62	17	62	17	1.0	1.0
		W1-U																
First	R2	W2-L	Unknown	33.2	31.9	1.3	1.0	100.3	94.4	83.5	10.8	0.9	63	18	63	18	1.0	1.0
		W2-U																
Second	R3	W3-L	Unknown	35.4	35.3	0.1	1.0	226.0	218.6	218.6	0.0	1.0	65	20	65	20	1.0	1.0
		W3-U																
Second	R4	W4-L	Unknown	17.9	17.8	0.0	1.0	100.3	97.6	97.6	0.0	1.0	26	6	26	6	1.0	1.0
		W4-U																
Third	R5	W5-L	Unknown	37.2	37.1	0.0	1.0	226.0	218.4	218.4	0.0	1.0	68	23	68	23	1.0	1.0
		W5-U																
19 King Henry's Road																		
Ground	R1	W1-L	Unknown	29.3	26.9	2.4	0.9	226.0	220.3	220.3	0.0	1.0	52	9	48	6	0.9	0.7
		W1-U																
First	R1	W2	Unknown	33.5	32.3	1.1	1.0	87.4	86.6	86.6	0.0	1.0	63	18	62	17	1.0	0.9
		W3																
First	R2	W3-L	Unknown	33.9	33.0	0.9	1.0	226.0	221.7	221.7	0.0	1.0	65	20	65	20	1.0	1.0
		W3-U																

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
	R5	W6-U W7		39.2	39.2	0.1	1.0	171.3	168.3	168.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W8-L W8-U	Unknown	38.6	38.5	0.1	1.0	87.9	86.9	86.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
97 Regent's Park Road																		
First	R1	W1	Unknown	19.0	18.7	0.3	1.0											
	R1	W2		35.5	32.0	3.6	0.9	75.8	70.7	70.7	0.0	1.0	27	4	26	4	1.0	1.0
First	R3	W3-L W3-U	Unknown	24.1	22.8	1.3	0.9	148.3	136.6	136.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4-L W4-U	Unknown	36.9	36.8	0.1	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R5	W5-L W5-U	Unknown	37.5	37.4	0.1	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W6-L W6-U	Unknown	38.5	38.5	0.1	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R7	W7-L W7-U	Unknown	39.0	39.0	0.1	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
95 Regent's Park Road																		
First	R2	W2-L W2-U	Unknown	34.8	32.9	1.9	0.9	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W3-L W3-U	Unknown	37.2	37.1	0.1	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4-L W4-U	Unknown	36.3	36.1	0.2	1.0	87.9	86.9	86.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W5-L W5-U	Unknown	39.0	38.9	0.1	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W6-L W6-U	Unknown	38.2	38.1	0.1	1.0	87.9	86.9	86.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
93 Regent's Park Road																		
First	R2	W2	Unknown	32.7	26.8	5.8	0.8											
	R2	W3		31.9	25.8	6.1	0.8	54.6	52.9	52.7	0.2	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W4-L W4-U	Unknown	34.1	31.8	2.3	0.9	148.3	141.9	142.6	-0.7	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W5-L W5-U	Unknown	36.0	35.7	0.3	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R5	W6-L W6-U	Unknown	36.6	36.5	0.1	1.0	148.3	144.7	144.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W7-L W7-U	Unknown	38.1	38.0	0.1	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R7	W8-L W8-U	Unknown	38.8	38.7	0.1	1.0	148.3	144.7	144.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
91 Regent's Park Road																		
First	R1	W1-L W1-U	Unknown	34.2	33.0	1.2	1.0	168.8	162.1	162.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2	Unknown	34.2	33.5	0.7	1.0	89.6	84.6	84.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W3	Unknown	37.1	37.0	0.1	1.0	168.8	161.1	161.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4	Unknown	37.0	36.8	0.1	1.0	89.6	85.3	85.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W5-L W5-U	Unknown	38.8	38.7	0.1	1.0	168.8	162.0	162.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W6-L W6-U	Unknown	38.8	38.7	0.1	1.0	89.6	85.8	85.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A



Appendix 3

**Results of the daylight & sunlight assessments
compared to consented scheme**

Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion Retained	Room Area	Existing	Proposed	Loss	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained	
				VSC	VSC				NSC	NSC			Total	Winter	Total	Winter			
27 King Henry's Road																			
Ground	R1	W1-L	Unknown	11.6	11.2	0.4	1.0												
	R1	W1-U		0.0	0.0	0.0	0.0												
	R1	W2-L		14.7	14.4	0.4	1.0												
	R1	W2-U		14.4	14.3	0.1	1.0												
	R1	W3		299.3	299.3	299.3	0.0	1.0	38	9	36	8	0.9	0.9					
	R1	W4		14.4	14.3	0.1	1.0												
Ground	R2	W5-L	Unknown	12.7	12.7	0.0	1.0	73.7	40.9	42.1	-1.2	1.0	20	3	20	3	1.0	1.0	
		W5-U		12.7	12.7	0.0	1.0												
First	R3	W6-L	Unknown	25.4	25.4	0.0	1.0	208.2	141.0	143.2	-2.1	1.0	49	17	52	17	1.1	1.0	
		W6-U		25.4	25.4	0.0	1.0												
First	R4	W7-L	Unknown	15.3	15.4	0.0	1.0	88.0	58.1	58.6	-0.5	1.0	37	10	38	10	1.0	1.0	
		W7-U		15.3	15.4	0.0	1.0												
First	R5	W8-L	Unknown	22.2	22.1	0.1	1.0	173.3	132.4	132.9	-0.5	1.0	44	8	45	8	1.0	1.0	
		W8-U		22.2	22.1	0.1	1.0												
Second	R6	W9	Unknown	31.6	31.9	-0.3	1.0	208.2	176.2	182.2	-6.0	1.0	60	17	60	17	1.0	1.0	
Second	R7	W10-L	Unknown	21.3	21.5	-0.2	1.0	88.0	77.7	81.2	-3.5	1.0	45	12	45	12	1.0	1.0	
		W10-U		21.3	21.5	-0.2	1.0												
25 King Henry's Road																			
Ground	R1	W1	Unknown	22.4	22.4	0.0	1.0												
	R1	W2		23.7	23.8	-0.1	1.0												
First	R2	W3-L	Unknown	28.2	28.3	-0.1	1.0	233.2	217.5	221.0	-3.5	1.0	51	7	50	7	1.0	1.0	
				W3-U	28.2	28.3	-0.1												1.0
First	R3	W4-L	Unknown	30.3	30.3	0.0	1.0	91.2	90.3	90.3	0.0	1.0	55	10	55	10	1.0	1.0	
		W4-U		30.3	30.3	0.0	1.0												
Second	R4	W5-L	Unknown	31.9	32.2	-0.3	1.0	154.6	149.0	149.0	0.0	1.0	60	15	60	15	1.0	1.0	
		W5-U		31.9	32.2	-0.3	1.0												
Second	R5	W6	Unknown	32.7	33.0	-0.3	1.0	52.1	47.9	47.9	0.0	1.0	61	16	60	15	1.0	0.9	
Second	R8	W7-L	Unknown	33.7	33.9	-0.2	1.0	91.2	90.3	90.3	0.0	1.0	62	17	62	17	1.0	1.0	
		W7-U		33.7	33.9	-0.2	1.0												
Third	R6	W8-L	Unknown	35.2	35.4	-0.2	1.0	154.6	149.0	149.0	0.0	1.0	65	20	66	21	1.0	1.1	
		W8-U		35.2	35.4	-0.2	1.0												
Third	R7	W9	Unknown	35.9	36.0	-0.1	1.0	52.1	47.9	47.9	0.0	1.0	66	21	66	21	1.0	1.0	
23 King Henry's Road																			
Ground	R1	W1	Unknown	27.1	27.2	0.0	1.0	134.9	129.3	129.4	-0.1	1.0	44	4	46	5	1.0	1.3	
Ground	R2	W2-L	Unknown	25.8	25.8	0.0	1.0	226.0	220.8	221.0	-0.2	1.0	48	8	48	8	1.0	1.0	
		W2-U		25.8	25.8	0.0	1.0												
First	R3	W3	Unknown	31.3	31.3	0.0	1.0	134.9	132.2	132.2	0.0	1.0	57	12	59	14	1.0	1.2	
		R3		W4	31.7	31.6	0.0												1.0
First	R4	W5-L	Unknown	32.3	32.2	0.0	1.0	226.0	221.8	221.8	0.0	1.0	59	14	59	14	1.0	1.0	
		W5-U		32.3	32.2	0.0	1.0												
Second	R5	W6	Unknown	34.3	34.4	-0.1	1.0	134.9	132.4	132.4	0.0	1.0	63	18	63	18	1.0	1.0	
		R5		W7	34.6	34.7	-0.1												1.0
Second	R6	W8-L	Unknown	35.0	35.1	-0.1	1.0	226.0	218.4	218.4	0.0	1.0	64	19	65	20	1.0	1.1	
		W8-U		35.0	35.1	-0.1	1.0												
Third	R7	W9-L	Unknown	37.0	37.0	0.0	1.0	226.0	215.8	215.8	0.0	1.0	68	23	68	23	1.0	1.0	
		W9-U		37.0	37.0	0.0	1.0												
21 King Henry's Road																			
First	R1	W1-L	Unknown	32.4	32.3	0.1	1.0	226.0	221.7	221.7	0.0	1.0	62	17	62	17	1.0	1.0	
		W1-U		32.4	32.3	0.1	1.0												
First	R2	W2-L	Unknown	31.9	31.9	0.1	1.0	100.3	85.8	83.5	2.3	1.0	63	18	63	18	1.0	1.0	
		W2-U		31.9	31.9	0.1	1.0												
Second	R3	W3-L	Unknown	35.3	35.3	0.0	1.0	226.0	218.6	218.6	0.0	1.0	65	20	65	20	1.0	1.0	
		W3-U		35.3	35.3	0.0	1.0												
Second	R4	W4-L	Unknown	17.8	17.8	0.0	1.0	100.3	97.6	97.6	0.0	1.0	26	6	26	6	1.0	1.0	
		W4-U		17.8	17.8	0.0	1.0												
Third	R5	W5-L	Unknown	37.1	37.1	0.0	1.0	226.0	218.4	218.4	0.0	1.0	68	23	68	23	1.0	1.0	
		W5-U		37.1	37.1	0.0	1.0												
19 King Henry's Road																			
Ground	R1	W1-L	Unknown	26.8	26.9	-0.1	1.0	226.0	220.3	220.3	0.0	1.0	48	6	48	6	1.0	1.0	
		W1-U		26.8	26.9	-0.1	1.0												
First	R1	W2	Unknown	32.4	32.3	0.0	1.0	87.4	86.6	86.6	0.0	1.0	62	17	62	17	1.0	1.0	
First	R2	W3-L	Unknown	33.0	33.0	0.0	1.0	226.0	221.7	221.7	0.0	1.0	65	20	65	20	1.0	1.0	
		W3-U		33.0	33.0	0.0	1.0												

Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion Retained	Room Area	Existing	Proposed	Loss	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC				NSC	NSC			Total	Winter	Total	Winter		
Second	R1	W4	Unknown	35.4	35.4	0.0	1.0	87.4	85.9	85.9	0.0	1.0	67	22	67	22	1.0	1.0
Second	R2	W5-L W5-U	Unknown	35.9	36.0	-0.1	1.0	226.0	218.4	218.4	0.0	1.0	67	22	67	22	1.0	1.0
Third	R1	W6-L W6-U	Unknown	37.5	37.6	0.0	1.0	226.0	218.3	218.3	0.0	1.0	68	23	68	23	1.0	1.0
17 King Henry's Road																		
Ground	R1	W1-L W1-U	Unknown	28.4	28.7	-0.3	1.0	226.0	221.0	221.0	0.0	1.0	54	11	54	11	1.0	1.0
Ground	R2	W2-L W2-U	Unknown	23.6	23.9	-0.3	1.0	81.4	50.3	53.5	-3.2	1.1	51	12	51	12	1.0	1.0
First	R1	W1-L W1-U	Unknown	32.8	33.0	-0.1	1.0	226.0	221.7	221.7	0.0	1.0	64	20	65	21	1.0	1.1
First	R2	W2-L W2-U	Unknown	26.7	26.9	-0.2	1.0	81.4	79.9	81.4	-1.5	1.0	61	21	61	21	1.0	1.0
Second	R1	W3-L W3-U	Unknown	35.9	36.0	0.0	1.0	226.0	218.5	218.5	0.0	1.0	67	22	67	22	1.0	1.0
Second	R2	W4	Unknown	14.1	14.1	0.0	1.0	58.2	58.0	58.0	0.0	1.0	22	5	22	5	1.0	1.0
Third	R1	W5-L W5-U	Unknown	37.6	37.6	0.0	1.0	226.0	218.3	218.3	0.0	1.0	67	22	67	22	1.0	1.0
109 Regent's Park Road																		
First	R3	W3-L W3-U	Unknown	27.2	27.4	-0.2	1.0	148.3	141.3	141.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4-L W4-U	Unknown	38.2	38.2	0.0	1.0	148.3	144.5	144.5	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W5	Unknown	39.0	39.0	0.0	1.0	100.4	98.8	98.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W6-L W6-U	Unknown	39.2	39.2	0.0	1.0	148.3	143.9	143.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
107 Regent's Park Road																		
First	R1	W1-L W1-U	Unknown	34.6	34.9	-0.3	1.0	94.5	93.6	93.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2	Unknown	34.9	35.3	-0.3	1.0	24.2	23.9	23.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R2	W3-L W3-U	Unknown	38.2	38.2	0.0	1.0	148.3	146.9	146.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R2	W4	Unknown	38.2	38.2	0.0	1.0	148.3	146.9	146.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W5-L W5-U	Unknown	37.5	37.6	-0.1	1.0	87.9	87.2	87.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R4	W6-L W6-U	Unknown	39.3	39.3	0.0	1.0	148.3	146.6	146.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R4	W7	Unknown	39.3	39.3	0.0	1.0	148.3	146.6	146.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W8-L W8-U	Unknown	38.9	38.9	0.0	1.0	87.9	87.2	87.2	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
105 Regent's Park Road																		
First	R2	W2-L W2-U	Unknown	34.7	35.2	-0.5	1.0	148.3	144.7	144.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W3-L W3-U	Unknown	37.6	37.7	-0.1	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4-L W4-U	Unknown	38.2	38.2	0.0	1.0	148.3	144.7	144.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W5-L W5-U	Unknown	39.0	39.0	0.0	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W6-L W6-U	Unknown	39.3	39.3	0.0	1.0	148.3	144.7	144.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
103 Regent's Park Road																		
First	R1	W1-L W1-U	Unknown	34.5	35.0	-0.5	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R2	W2-L W2-U	Unknown	38.1	38.2	0.0	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W3-L W3-U	Unknown	37.2	37.5	-0.3	1.0	87.9	86.9	86.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R4	W4	Unknown	39.3	39.3	0.0	1.0	148.3	141.7	141.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W5-L W5-U	Unknown	38.9	38.9	0.0	1.0	87.9	86.9	86.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A

Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion Retained	Room Area	Existing	Proposed	Loss	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC				NSC	NSC			Total	Winter	Total	Winter		
101 Regent's Park Road																		
First	R2	W2	Unknown	33.9	34.5	-0.6	1.0	54.2	53.6	53.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W3-L W3-U	Unknown	33.6	34.2	-0.6	1.0	90.5	89.9	89.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W4-L W4-U	Unknown	37.1	37.4	-0.2	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W5	Unknown	38.0	38.0	0.0	1.0	148.3	146.9	146.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
	R4	W6-L W6-U		37.9	37.9	0.0	1.0											
Third	R5	W7-L W7-U	Unknown	38.8	38.8	0.0	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W8	Unknown	39.3	39.3	0.0	1.0	148.3	146.6	146.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
	R6	W9-L W9-U		39.2	39.2	0.0	1.0											
99 Regent's Park Road																		
First	R2	W2-L W2-U	Unknown	33.2	33.7	-0.6	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W3-L W3-U	Unknown	37.8	37.8	0.0	1.0	171.3	168.3	168.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
	R3	W4		37.9	37.9	0.0	1.0											
Second	R4	W5-L W5-U	Unknown	36.6	36.9	-0.3	1.0	87.9	86.9	86.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W6-L W6-U	Unknown	39.1	39.1	0.0	1.0	171.3	168.3	168.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
	R5	W7		39.2	39.2	0.0	1.0											
Third	R6	W8-L W8-U	Unknown	38.5	38.5	0.0	1.0	87.9	86.9	86.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
97 Regent's Park Road																		
First	R1	W1	Unknown	18.7	18.7	-0.1	1.0	75.8	70.7	70.7	0.0	1.0	26	4	26	4	1.0	1.0
	R1	W2		31.1	32.0	-0.8	1.0											
First	R3	W3-L W3-U	Unknown	22.5	22.8	-0.3	1.0	148.3	136.6	136.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4-L W4-U	Unknown	36.5	36.8	-0.2	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R5	W5-L W5-U	Unknown	37.4	37.4	0.0	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W6-L W6-U	Unknown	38.5	38.5	0.0	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R7	W7-L W7-U	Unknown	39.0	39.0	0.0	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
95 Regent's Park Road																		
First	R2	W2-L W2-U	Unknown	32.4	32.9	-0.5	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W3-L W3-U	Unknown	37.1	37.1	0.0	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4-L W4-U	Unknown	35.8	36.1	-0.2	1.0	87.9	86.9	86.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W5-L W5-U	Unknown	38.9	38.9	0.0	1.0	148.3	144.6	144.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W6-L W6-U	Unknown	38.1	38.1	0.0	1.0	87.9	86.9	86.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
93 Regent's Park Road																		
First	R2	W2	Unknown	26.7	26.8	-0.1	1.0	54.6	52.7	52.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
	R2	W3		25.8	25.8	-0.1	1.0											
First	R3	W4-L W4-U	Unknown	31.7	31.8	0.0	1.0	148.3	141.2	142.6	-1.3	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W5-L W5-U	Unknown	35.6	35.7	-0.2	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R5	W6-L W6-U	Unknown	36.6	36.5	0.0	1.0	148.3	144.7	144.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R6	W7-L W7-U	Unknown	38.0	38.0	0.0	1.0	101.6	99.9	99.9	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R7	W8-L W8-U	Unknown	38.7	38.7	0.0	1.0	148.3	144.7	144.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
91 Regent's Park Road																		

Address	Room	Window	Room Use	Existing	Proposed	Loss	Proportion Retained	Room Area	Existing	Proposed	Loss	Proportion Retained	Existing APSH		Proposed APSH		Total Retained	Winter Retained
				VSC	VSC				NSC	NSC			Total	Winter	Total	Winter		
First	R1	W1-L	Unknown	33.0	33.0	0.0	1.0	168.8	162.1	162.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
		W1-U																
First	R2	W2	Unknown	33.5	33.5	0.0	1.0	89.6	84.6	84.6	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W3	Unknown	37.0	37.0	0.0	1.0	168.8	161.1	161.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4	Unknown	36.9	36.8	0.1	1.0	89.6	85.3	85.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R5	W5-L	Unknown	38.7	38.7	0.0	1.0	168.8	162.0	162.0	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
		W5-U																
Third	R6	W6-L W6-U	Unknown	38.7	38.7	0.0	1.0	89.6	85.8	85.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A