4th Floor, Holborn Tower
137-144 High Holborn
London WC1V 6PL

T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk

DAYLIGHT & SUNLIGHT LIGHT

369-377 Kentish Town Road
London
NW5 2TJ

7th February 2019

MAXIMISING DEVELOPMENT POTENTIAL MINIMISING RISK.

Contents

1. Introduction

1.1. This practice has been instructed to provide an assessment of the daylight & sunlight implications of the February 2019 De Metz Forbes Knight Architects proposals at 369-377 Kentish Town Road, London NW5 2TJ.

1.2. The proposed application is for the demolition of the existing buildings and redevelopment of the site to provide 14 residential units with ground floor and basement commercial space in a new 7-storey building.

1.3. 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).

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). The ADF is predominantly used for considering internal amenity within a proposed development such that VSC and NSC are the primary metrics for considering effects on neighbours. 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.

Sunlight Assessment

2.5. 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.

2.6. 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

2.7. 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.

2.8. 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…".*

2.9. 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.

2.10. Given the undeveloped nature of the existing site its inevitable there will be a degree of change from the prevailing daylight levels. The BRE is not intended to prevent reasonable development but should ensure that neighbouring properties retain adequate levels of amenity and do not result in unacceptable harm.

2.11. Appendix F of the BRE guide provides guidance on the flexibility that should be applied in circumstances where a development is in keeping with a changing urban context.

2.12. This flexibility in the application of the BRE guidance is supported in the National Planning Policy Framework 2018 (NPPF). This document recognises the need for a flexible approach to avoid homes being built at a low density where

there is a need for housing.

Policy 123 (c) of the NPPF indicates that:

> *"when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)"*

2.13. A similar approach is reflected in s.1.3.45 of the Housing Supplementary Guidance Policy 2016 which suggests:

> *"Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time"*

2.14. Decision makers should recognise that fully optimising land use on sites may lead to departures from amenity levels that are presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm. Recent precedent from planning decisions and appeals make it increasingly common to refer to retained absolute levels of daylight and sunlight amenity, rather than looking at the change, to determine whether the daylight and sunlight levels as a result of a proposal are acceptable. Such precedent suggests that retained VSC levels in the mid-teens to c.20% are considered appropriate.

2.15. Overall, it is clear that the guidance should be applied sensibly and flexibly based on the site-specific context and the wider benefits of a proposal.

3. Assumptions

3.1. We have not sought access internally to any of the surrounding properties. Details of the internal layouts have been drawn from planning drawings available on the Camden Council planning portal or estate agents plans.

3.2. Where such information is unavailable, floor levels 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 for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions.

4. Sources of Information

4.1. Measured 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.

DMFK Architects (Proposed Scheme)
KTR_PlanningModel.skp
Kentish Town_260617_Solids.dwg
Received 05/12/2018

Greenhatch Group (Measured survey)
28520_01_PS.dwg
Received 05/12/2018

EB7 Limited
Site Photographs
Ordnance Survey

5. The Site and Proposal

5.1. The existing site lies within the London Borough of Camden bound by Kentish Town Road to the east, 379 Kentish Town Road to the north and the railway line to the south. The existing buildings are a car wash and valeting centre ranging from 1 to 2 -storeys in height.

5.2. All the relevant neighbours along Kentish Town Road are retail units at ground with residential accommodation located above ranging from 2 to 5-storeys in height.

5.3. The proposed development comprises: -

> *''Demolition of existing building (s) and redevelopment of the site to provide 14 residential units with ground floor and basement commercial space in a new 7 storey building'.*

5.4. Our drawings showing the existing and proposed buildings in the context of the neighbouring properties are attached within appendix 1. Full results of the daylight and sunlight assessments are attached within appendix 2.

5.5. The following neighbouring properties were considered within our assessment:

- 300 Kentish Town Road;
- 304 Kentish Town Road;
- 306 Kentish Town Road;
- 308 Kentish Town Road;
- 310 Kentish Town Road;
- 312 Kentish Town Road;
- 314 Kentish Town Road;
- 316-318 Kentish Town Road;
- 320 Kentish Town Road;
- 322 Kentish Town Road;
- 379 Kentish Town Road;
- 381 Kentish Town Road.

Image 1: Plan view of the existing site at 369-377 Kentish Town Road

6. Daylight and Sunlight Results

6.1. The following properties experience no material change in daylight and sunlight as a result of the proposed scheme and are fully compliant with the BRE criteria:

- 300 Kentish Town Road;
- 304 Kentish Town Road;
- 306 Kentish Town Road;
- 320 Kentish Town Road;
- 322 Kentish Town Road;
- 379 Kentish Town Road; and
- 381 Kentish Town Road.

6.2. Full results of the daylight and sunlight assessment are attached within appendix

308 Kentish Town Road

6.3. This 2-storey property is located east of the site and is currently commercial use at ground level with residential accommodation located above. Plans sourced from Camden Council planning portal show the ground level to be a retail unit with 2 single aspect bedrooms above.

6.4. The BRE guidelines primarily apply to habitable residential space and we have focussed on the effects to residential accommodation at first level.

Daylight

6.5. The results of our Vertical Sky Component (VSC) assessments show that both first level windows facing the proposals will retain at least 27% VSC demonstrating a high level of daylight for an urban location.

6.6. The rooms are fully compliant with BRE guidelines for VSC daylighting assessment.

6.7. With regards to our No-Sky Contour (NSC) assessments, both bedrooms will experience changes slightly below the target of 0.8 times their former value retaining between 0.6-0.7 times that figure. Bedrooms are deemed less important under the BRE guidelines due to their transient use. As these rooms comply with the primary VSC daylight metric the deviations are regarded minor and acceptable under the BRE guidelines.

Sunlight

The BRE guide suggests that APSH sunlight levels are assessed to main living rooms which face within 90° of south.

6.8. None of the windows facing the proposal serve main living space. As such, the windows to this property are not relevant for detailed assessment under the BRE criteria.

310 Kentish Town Road

6.9. This property is located to the east of the site and is similarly retail use at ground level with residential above. We were not able to source layout information for this property however we expect the rooms facing the site to be either bedrooms or living space.

Daylight

6.10. Our assessments show the two first floor windows to fall slightly short of the VSC target at 0.7 times their existing value. These windows do however achieve high absolute VSC levels of between c.25-26%. This is considered to be a good absolute VSC figure for an urban environment. The effects of the proposal will therefore have no material impact on the amenity / use of the properties and are considered minor and wholly acceptable.

6.11. Based on our assumed room layouts a single room will meet the NSC target retaining 0.8 times its former value with the scheme in place. The remaining room (R3) experiences a reduction to 0.5 times its existing value. We do not have an accurate layout for this space and it may be one large room served by multiple windows. As such our results present a 'worst case' condition and if the room is served by both windows the effect on NSC would likely fall away.

6.12. As the room layouts are not known the VSC levels are considered the primary metric and are considered acceptable within the urban context of the site

Sunlight

6.13. It is unclear if any of the windows serve main living space however, as this has not been confirmed with accurate layouts; we have assessed sunlight effects to this property for completeness.

6.14. Our Annual Probable Sunlight Hours (APSH) results show that the first level

accommodation will retain sunlight levels well in excess of the target of 25% total annual probable sunlight hours and 5% for winter,

6.15. The property is fully compliant for APSH sunlight targets.

312-314 Kentish Town Road

6.16. This two-storey building is located to the east across Kentish town Road. It comprises 2 retail units at ground with 2 flats located at first level. Planning drawings sourced from Camden Council planning portal show the rooms at first level to be bedrooms.

Daylight

6.1. In terms of VSC, all four windows retain 0.7 times their former value with the scheme in place. These windows retain absolute VSC levels between c.25-26% which are very high for an urban location. Overall amenity levels are therefore considered to be good and in line with the intentions of the BRE guidelines for VSC daylight.

6.2. Our NSC results confirm a high level of daylight amenity with all rooms retaining at least 0.9 times their former value in the proposed condition.

6.3. Overall, daylight effects to these residential flats are acceptable and in line with the BRE guidelines for daylighting.

Sunlight

6.4. In relation to sunlight, none of the windows overlooking the site serve main living space. As such they are not relevant for APSH assessment under the BRE guidelines.

316-318 Kentish Town Road

6.5. This 2-storey building is located to the east of the site. The property has a number of windows which overlook the site and have therefore been considered for daylight and sunlight effects.

6.6. Local agent's plans for the building show the windows at first level to serve 2 bedrooms.

Daylight

6.7. The results of our VSC and NSC assessments show that all windows and rooms to the first level experience no material loss of daylight as a result of the proposals.

The property therefore fully satisfies the BRE criteria for daylighting.

Sunlight

6.8. The windows to the first level flats serve bedrooms and are not relevant for sunlight assessment under the BRE guidelines.

7. Conclusions

7.1. This practice has undertaken an assessment of the potential daylight and sunlight effects of the De Metz Forbes Knight proposals at 369-377 Kentish Town Road, London.

7.2. The quality of the daylight and sunlight within the neighbouring properties has been assessed using the VSC, NSC and APSH assessments as recommended within the BRE document 'Site layout planning for daylight and sunlight – a guide to good practice'.

7.3. Development of a previously underutilised site may inevitably lead to changes

to neighbouring amenity however the results from these assessments demonstrate a good level of compliance with the BRE criteria in terms of the primary Vertical Sky Component test and secondary No Sky Contour assessment.

7.4. Where localised deviations do occur, these are generally marginal transgressions affecting bedrooms. All rooms retain very high absolute levels of VSC daylight (averaging c.26% VSC). These are excellent levels of amenity for an urban location and, as such, the effects are considered minor and wholly acceptable under the BRE guidelines.

7.5. In terms of sunlight, our results show none of the relevant neighbouring rooms will be adversely affected as a result of the scheme and are in line the BRE criteria for APSH.

7.6. Overall, the scheme proposals maintain good amenity levels to all neighbouring residential properties. The proposals are therefore considered to be accord with the BRE guidelines and relevant planning policy.

Appendix 1

Drawings of the existing and proposed scenarios

4th Floor, Holborn Tower
137-144 High Holborn
London WC1V 6PL
T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk

Sources of information

PKS Architects LLP
KTR_PlanningModel.skp
Kentish Town_260617_Solids.dwg
Received 05/12/2018

EB7 Ltd
Site Photographs
Ordnance Survey

Key:

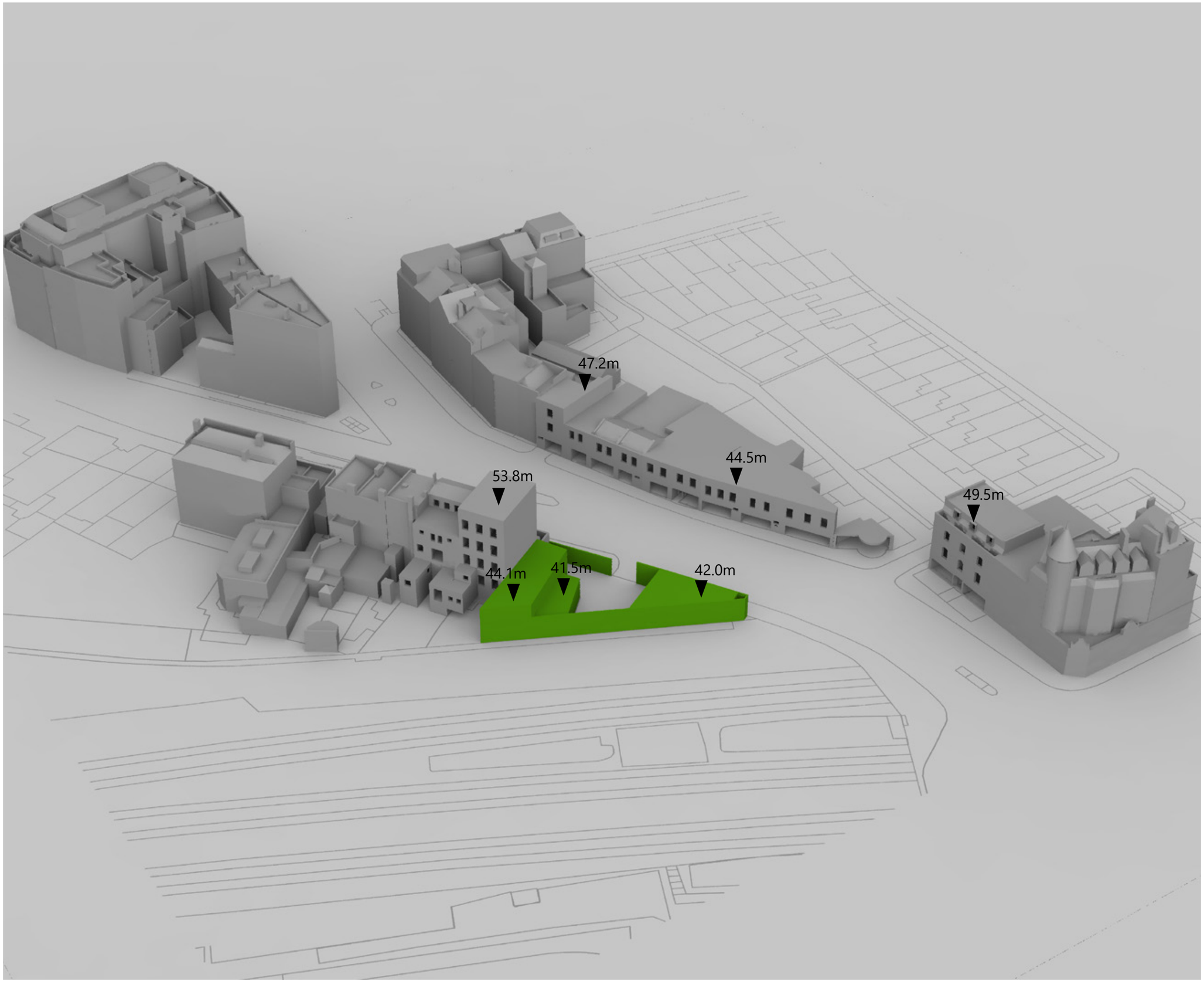
Existing

Proposed

NORTH

Project	Kentish Town Car Wash London
Title	Existing Condition Plan View

Drawn	BA	Checked	--
Date	07/01/2019	Project	3559
Rel no.	Prefix	Page no.	
01	DS01		01



4th Floor, Holborn Tower
137-144 High Holborn
London WC1V 6PL
T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk

Sources of information

PKS Architects LLP
KTR_PlanningModel.skp
Kentish Town_260617_Solids.dwg
Received 05/12/2018

EB7 Ltd
Site Photographs
Ordnance Survey

Key:

- Existing
- Proposed

Notes:
All heights and dimensions are in AOD

Project	Kentish Town Car Wash London
Title	Existing Condition 3D View

Drawn	BA	Checked	--
Date	07/01/2019	Project	3559

Rel no.	Prefix	Page no.
01	DS01	02

4th Floor, Holborn Tower
137-144 High Holborn
London WC1V 6PL
T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk

Sources of information

PKS Architects LLP
KTR_PlanningModel.skp
Kentish Town_260617_Solids.dwg
Received 05/12/2018

EB7 Ltd
Site Photographs
Ordnance Survey

Key:

Existing

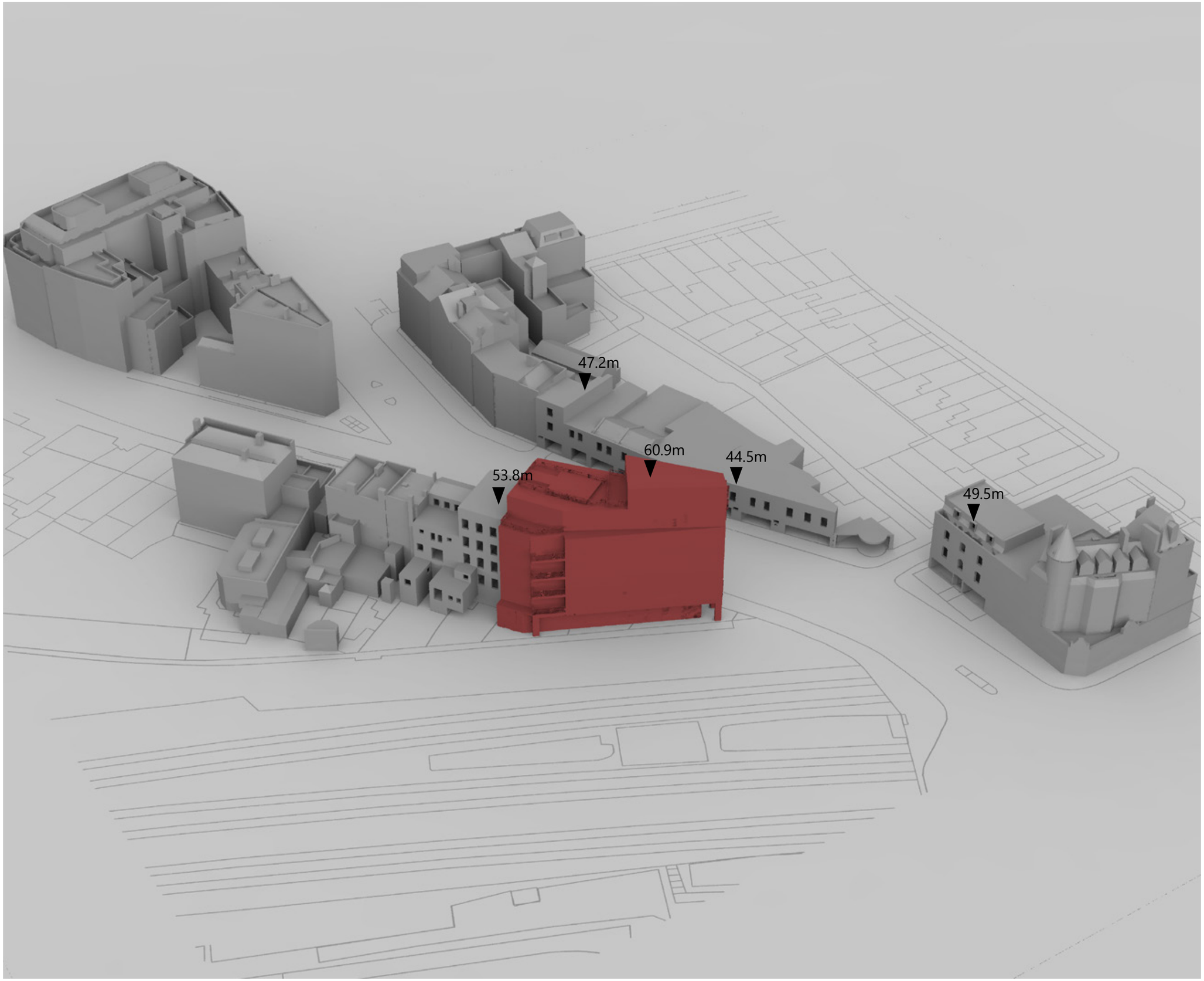
Proposed

NORTH

Project	Kentish Town Car Wash London
Title	Proposed Development Plan View

Drawn	BA	Checked	--
Date	07/01/2019	Project	3559

Rel no.	Prefix	Page no.
01	DS01	03



4th Floor, Holborn Tower
137-144 High Holborn
London WC1V 6PL
T: +44(0)20 7148 6290
E: info@eb7.co.uk
W: eb7.co.uk

Sources of information

PKS Architects LLP
KTR_PlanningModel.skp
Kentish Town_260617_Solids.dwg
Received 05/12/2018

EB7 Ltd
Site Photographs
Ordnance Survey

Key:

Existing

Proposed

Notes:
All heights and dimensions are in AOD

Project: Kentish Town Car Wash
London

Title: Proposed Development
3D View

Drawn	BA	Checked	--
Date	07/01/2019	Project	3559

Rel no.	Prefix	Page no.
01	DS01	04

Appendix 2

Results of the Daylight & Sunlight assessment to surrounds

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
379 Kentish Town Road																		
Ground	R2	W4	Residential	33.6	33.6	0.0	1.0	34.8	18.4	18.4	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Ground	R3	W5	Residential	37.6	38.9	-1.3	1.0											
	R3	W6		38.1	38.8	-0.7	1.0	93.6	87.7	87.7	0.0	1.0	63	21	66	24	1.0	1.1
First	R1	W1-L	Residential	33.0	32.0	1.0	1.0											
		W1-U						212.4	212.3	212.1	0.2	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W2	Residential	38.9	39.1	-0.3	1.0	36.3	31.3	31.3	0.0	1.0	66	24	64	23	1.0	1.0
First	R3	W3-L	Residential	22.1	23.2	-1.1	1.0											
		W3-U						85.4	84.0	83.7	0.3	1.0	49	16	40	15	0.8	0.9
First	R4	W4-L	Residential	28.3	30.3	-2.0	1.1											
		W4-U						98.8	97.5	96.6	0.8	1.0	44	6	40	11	0.9	1.8
Second	R1	W1-L	Residential	38.2	31.0	7.2	0.8											
		W1-U						97.7	96.6	95.6	1.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R2	W2-L	Residential	38.1	35.8	2.3	0.9											
		W2-U						85.4	84.7	84.5	0.3	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W3-L	Residential	38.0	37.0	1.0	1.0											
		W3-U						76.6	76.1	76.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R4	W4-L	Residential	39.4	38.5	0.9	1.0											
		W4-U						73.7	73.3	73.3	0.0	1.0	67	24	58	20	0.9	0.8
Second	R5	W5-L	Residential	39.4	37.4	2.0	0.9											
		W5-U						85.4	84.9	84.6	0.3	1.0	67	24	51	16	0.8	0.7
Second	R6	W6-L	Residential	39.4	33.4	6.0	0.8											
		W6-U						98.8	97.5	96.6	0.9	1.0	67	24	41	11	0.6	0.5
Third	R1	W1-L	Residential	38.9	31.7	7.2	0.8											
		W1-U						97.7	96.6	95.6	1.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R2	W2-L	Residential	38.9	36.7	2.2	0.9											
		W2-U						85.4	84.7	84.6	0.1	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R3	W4-L	Residential	38.8	38.0	0.9	1.0											
		W4-U						76.6	76.1	76.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R4	W5-L	Residential	39.6	38.8	0.8	1.0											
		W5-U						73.7	73.3	73.3	0.0	1.0	67	24	61	20	0.9	0.8
Third	R5	W6-L	Residential	39.6	37.7	1.8	1.0											
		W6-U						85.4	84.9	84.7	0.2	1.0	67	24	53	16	0.8	0.7
Third	R6	W7-L	Residential	39.6	33.7	5.9	0.9											
		W7-U						98.8	97.5	96.7	0.8	1.0	67	24	41	11	0.6	0.5
Fourth	R1	W1	Residential	39.4	32.9	6.5	0.8	97.7	96.5	96.3	0.2	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R2	W2	Residential	39.3	37.8	1.6	1.0	85.4	84.7	84.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R3	W3	Residential	39.3	38.8	0.5	1.0	76.6	76.1	76.1	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Fourth	R4	W4	Residential	39.6	39.2	0.4	1.0	73.7	73.3	73.3	0.0	1.0	67	24	64	21	1.0	0.9
Fourth	R5	W5	Residential	39.6	38.3	1.3	1.0	85.4	84.8	84.8	0.0	1.0	67	24	57	16	0.9	0.7
Fourth	R6	W6	Residential	39.6	34.4	5.2	0.9	98.8	97.4	97.3	0.2	1.0	67	24	42	11	0.6	0.5
381 Kentish Town Road																		
Ground	R2	W4	Residential	14.4	13.3	1.1	0.9	72.8	65.1	62.5	2.6	1.0	43	15	39	13	0.9	0.9
Ground	R3	W3	Residential	38.7	38.8	-0.1	1.0	68.7	67.0	67.0	0.0	1.0	67	24	67	24	1.0	1.0
Ground	R4	W5-L	Residential	38.4	38.7	-0.3	1.0											
		W5-U						101.1	100.7	100.7	0.0	1.0	63	21	65	23	1.0	1.1
First	R1	W1-L	Residential	37.5	37.1	0.5	1.0											
		W1-U																
	R1	W2-L		37.4	37.1	0.3	1.0											
		W2-U						158.5	157.3	157.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R2	W3-L	Residential	37.3	37.1	0.2	1.0											
		W3-U																
	R2	W4-L		36.6	36.4	0.2	1.0											
		W4-U						160.1	158.7	158.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
First	R3	W6	Residential	39.3	39.2	0.2	1.0	91.9	90.0	90.0	0.0	1.0	67	24	63	21	0.9	0.9
First	R4	W7-L	Residential	39.3	39.1	0.3	1.0											
		W7-U						137.9	137.1	137.0	0.0	1.0	67	24	63	21	0.9	0.9
Second	R1	W1-L	Residential	38.6	38.2	0.4	1.0											

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
		W1-U																
	R1	W2-L		38.5	38.2	0.3	1.0											
		W2-U						158.5	157.3	157.3	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R2	W3-L	Residential	38.4	38.2	0.2	1.0											
		W3-U																
	R2	W4-L		37.7	37.6	0.1	1.0											
		W4-U						160.1	158.7	158.7	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R3	W5	Residential	39.5	39.4	0.1	1.0	70.9	67.0	67.0	0.0	1.0	67	24	66	23	1.0	1.0
Second	R4	W6-L	Residential	39.5	39.3	0.2	1.0											
		W6-U																
	R4	W7-L		39.5	39.3	0.2	1.0											
		W7-U						154.4	151.7	151.7	0.0	1.0	67	24	64	21	1.0	0.9
Second	R5	W8	Residential	39.5	39.2	0.3	1.0	81.7	76.5	76.5	0.0	1.0	67	24	62	20	0.9	0.8
Third	R1	W1-L	Residential	38.0	38.0	0.0	1.0											
		W1-U																
	R1	W2-L		38.7	38.5	0.2	1.0											
		W2-U																
	R1	W7-L		30.7	30.7	0.0	1.0											
		W7-U																
	R1	W8-L		25.1	25.1	0.0	1.0											
		W8-U						125.2	123.8	123.8	0.0	1.0	72	12	71	11	1.0	0.9
Third	R2	W3-L	Residential	38.8	38.6	0.1	1.0											
		W3-U																
	R2	W4-L		38.7	38.6	0.1	1.0											
		W4-U																
	R2	W5-L		29.3	29.3	0.0	1.0											
		W5-U																
	R2	W6-L		32.8	32.8	0.0	1.0											
		W6-U						126.6	125.1	125.1	0.0	1.0	89	22	88	21	1.0	1.0
322 Kentish Town Road																		
First	R1	W1	Residential	33.8	30.7	3.1	0.9	221.0	209.9	209.6	0.3	1.0	54	15	50	11	0.9	0.7
Second	R1	W1-L	Residential	35.7	33.0	2.7	0.9											
		W1-U						221.0	211.1	211.1	0.0	1.0	57	17	53	13	0.9	0.8
320 Kentish Town Road																		
First	R1	W1	Living Room	34.2	30.0	4.1	0.9											
	R1	W2		34.2	29.6	4.6	0.9	164.8	161.3	161.3	0.0	1.0	55	16	49	10	0.9	0.6
316-318 Kentish Town Road																		
First	R1	W1	Bedroom	34.3	28.5	5.8	0.8											
	R1	W2		34.5	28.0	6.5	0.8	157.8	154.3	153.6	0.6	1.0	57	18	48	9	0.8	0.5
First	R2	W3	Bedroom	34.8	27.3	7.5	0.8											
	R2	W4		35.0	26.8	8.2	0.8	144.0	141.8	139.4	2.3	1.0	57	19	46	9	0.8	0.5
312-314 Kentish Town Road																		
First	R1	W1	Bedroom	35.4	26.0	9.5	0.7											
	R1	W2		35.7	25.6	10.1	0.7	190.5	187.6	176.5	11.2	0.9	61	22	47	12	0.8	0.5
First	R2	W3	Bedroom	36.1	25.2	10.8	0.7											
	R2	W4		36.4	25.1	11.2	0.7	190.8	188.6	175.2	13.4	0.9	61	22	45	13	0.7	0.6
310 Kentish Town Road																		
First	R1	W1-L	Residential	36.7	25.1	11.7	0.7											
		W1-U																
	R1	W2-L		36.9	25.5	11.5	0.7											
		W2-U						156.5	155.4	122.8	32.5	0.8	62	24	43	17	0.7	0.7
First	R3	W3-L	Residential	37.2	26.1	11.1	0.7											
		W3-U						107.8	106.8	53.2	53.6	0.5	62	24	43	18	0.7	0.8
308 Kentish Town Road																		
First	R1	W1-L	Bedroom	37.5	27.2	10.2	0.7											
		W1-U						105.5	102.5	71.2	31.3	0.7	62	24	45	20	0.7	0.8
First	R2	W2-L	Bedroom	37.6	28.2	9.5	0.7											
		W2-U						117.7	113.1	72.3	40.8	0.6	60	22	46	20	0.8	0.9
306 Kentish Town Road																		
First	R1	W1-L	Residential	37.9	29.9	8.0	0.8											
		W1-U						107.9	105.9	88.0	17.9	0.8	63	23	49	21	0.8	0.9
First	R2	W2-L	Residential	38.0	31.3	6.8	0.8											
		W2-U																
	R2	W3-L		38.2	32.5	5.7	0.9											
		W3-U						128.2	124.8	124.8	0.0	1.0	64	23	55	23	0.9	1.0

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
304 Kentish Town Road																		
Ground	R1	W1-L	Commercial	35.5	33.0	2.5	0.9											
		W1-U																
	R1	W2-L		27.7	23.2	4.6	0.8											
		W2-U																
	R1	W3-L		36.6	32.9	3.8	0.9											
		W3-U																
	R1	W4-L		35.1	33.5	1.6	1.0											
		W4-U																
	R1	W5-L		28.2	28.3	0.0	1.0											
		W5-U																
	R1	W6-L		19.6	19.6	0.0	1.0											
		W6-U																
	R1	W7-L		23.8	23.8	0.0	1.0											
		W7-U						239.2	239.2	239.2	0.0	1.0	77	21	71	21	0.9	1.0
300 Kentish Town Road																		
First	R1	W1	Bedroom	38.3	36.5	1.8	1.0	184.3	172.8	172.8	0.0	1.0	47	15	46	15	1.0	1.0
First	R2	W2	LKD	38.4	37.0	1.4	1.0											
	R2	W3		38.5	37.4	1.1	1.0	300.8	289.6	289.6	0.0	1.0	50	15	49	15	1.0	1.0
First	R3	W4	Bathroom	38.1	37.5	0.6	1.0	68.5	66.8	66.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Second	R1	W1	Bedroom	38.7	37.1	1.6	1.0	184.3	172.8	172.8	0.0	1.0	48	15	46	15	1.0	1.0
Second	R2	W2	LKD	38.8	37.6	1.2	1.0											
	R2	W3		38.9	37.9	0.9	1.0	300.8	289.6	289.6	0.0	1.0	48	15	47	15	1.0	1.0
Second	R3	W4	Bathroom	38.8	38.3	0.5	1.0	68.5	66.8	66.8	0.0	1.0	N/A	N/A	N/A	N/A	N/A	N/A
Third	R1	W1	Residential	39.2	38.0	1.2	1.0	191.0	171.0	171.0	0.0	1.0	50	15	48	15	1.0	1.0
Third	R2	W2	Residential	39.2	38.3	1.0	1.0	152.4	142.1	142.1	0.0	1.0	50	15	49	15	1.0	1.0
Third	R3	W3	Residential	39.2	38.5	0.8	1.0	189.8	171.4	171.4	0.0	1.0	50	15	49	15	1.0	1.0