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Daylight and Sunlight Study

Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

28 March 2019

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CONTENTS

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned to undertake a daylight and sunlight study of the proposed development at Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR.

1.1.2 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011.

1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 85 to 86 & 87 Chalk Farm Road, 45 to 47 Crogsland Road and 2 Haverstock Hill.

1.1.4 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. Where room layouts are not known the daylight distribution test has not been undertaken.

1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight test in respect of the windows at No. 87 Chalk Farm Road. In our opinion, as the proposed development achieves an overall high level of compliance with the BRE recommendations and due to the mitigating factors listed in section 4, the loss of daylight should not warrant refusal of the application.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

CG Architects

1263/10	Site Location Plan	Rev -
1263/11	Site Plan as Existing	Rev -
1263/12	Site Plan as Proposed	Rev A
1263/13	Basement as Existing	Rev -
1263/14	Ground Floor Plan as Existing	Rev -
1263/15	First Floor Plan as Existing	Rev -
1263/16	Second Floor Plan as Existing	Rev -
1263/17	Third Floor Plan as Existing	Rev -
1263/18	Roof Plan as Existing	Rev -
1263/19	Elevations and Section as Existing	Rev -
1263/20	Basement Plan as Proposed	Rev A
1263/21	Ground Floor Plan as Proposed	Rev A
1263/22	First Floor Plan as Proposed	Rev A
1263/23	Second Floor Plan as Proposed	Rev A
1263/24	Third Floor Plan as Proposed	Rev A
1263/25	Third Floor Plan as Proposed	Rev C
1263/26	Roof Plan as Proposed	Rev B
1263/27	Elevations as Proposed	Rev B
1263/28	Elevations and Section as proposed	Rev B
1263/29	Axonometric Projections as Proposed	Rev B
1263/30	Details as Proposed	Rev A

3 METHODOLOGY OF THE STUDY

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight

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

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

3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.2 National Planning Policy Framework

3.2.1 The BRE numerical guidelines should be considered in the context of the National Planning Policy Framework (NPPF), which stipulates that local planning authorities should take a flexible approach to daylight and sunlight to ensure the efficient use of land. The NPPF states:

3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, 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)."

3.3 Daylight to Windows

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

3.3.2 Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.

3.3.3 The BRE guide states that the tests may also be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide explains that this would normally include schools, hospitals, hotels and hostels, small workshops and some offices. The BRE guide is not explicit in terms of which types of offices it regards as having a requirement for daylight. However, it is widely accepted amongst consultants and local authorities, that for planning purposes, offices (which are commercial in nature) do not have a requirement for daylight. The point is touched on in the 'Daylighting and Sunlighting' guidance note published by the Royal Institution of Chartered Surveyors (RICS), which gives guidance to surveyors on how to produce their reports:

3.3.4 "The report should establish the limits of the assessment. For example, existing commercial premises are rarely assessed for loss of amenity."

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

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

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

3.3.7 Test 2 Daylight Distribution

The distribution of daylight within a room can be calculated by plotting the 'no sky line'. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.3.8 The BRE guide states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. Therefore, we are of the opinion that application of the test is not a requirement of the BRE guide where room layouts are not known. We don't endorse the practice of applying the test based on assumed room layouts, because the test is very sensitive to the size and layout of the room and the results are likely to be misleading. However, we can provide additional daylight distribution data upon request by the local authority, if neighbouring room layout information is confirmed

3.4 Sunlight availability to Windows

3.4.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

3.4.2 The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

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

3.5 Overshadowing to Gardens and Open Spaces

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

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

3.5.2 One way to consider overshadowing is by preparing shadow plots. However, the BRE guide states that it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing is to be expected. Therefore, shadow plots are of limited use as interpretation of the plots is subjective. Shadow plots have not been undertaken as part of this study

3.5.3 The BRE guide also contains an objective overshadowing test which has been adopted for the purpose of this study. This guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 85 to 86 & 87 Chalk Farm Road, 45 to 47 Crogsland Road and 2 Haverstock Hill.

4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study.

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

4.2 Daylight to Windows

4.2.1 Vertical Sky Component

4.2.2 All main habitable room windows pass the Vertical Sky Component test with the exception of windows 7 to 9 & 11 to 12 at 87 Chalk Farm Road. However, there are mitigating factors to mention.

4.2.3 Firstly, windows 7 & 8 fall only slightly short of the recommended VSC target (Before/after ratios of 0.73 & 0.76 – against the BRE target of 0.8).

4.2.4 Furthermore, the BRE guide acknowledges that a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. We note that the proposed development is to be of similar height to 2 Haverstock Hill and therefore a greater loss of daylight to windows 9 & 11 to 12 at 87 Chalk Farm Road is unavoidable.

4.2.5 Finally, the BRE guide is intended to be used flexibly, particularly in urban locations, and in this instance we are of the opinion that the loss of daylight to windows 7 to 9 & 11 to 12 at 87 Chalk Farm Road should not warrant refusal of the application.

4.2.6 Daylight Distribution

4.2.7 All rooms tested (including rooms without a requirement for daylight) pass the daylight distribution test with the exception of the room served by window 11 at 87

Chalk Farm Road. However, the mitigating factors mentioned for the Vertical Sky Component test results equally apply to the daylight distribution test result.

4.3 Sunlight to Windows

4.3.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 The proposed development will not create any new areas which receive less than two hours of sunlight on 21 March. The before/after ratio is 1 (no loss) and the proposed development therefore passes the BRE overshadowing to gardens and open spaces test.

4.5 Conclusion

4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the daylight test in respect of the windows at No. 87 Chalk Farm Road. In our opinion, as the proposed development achieves an overall high level of compliance with the BRE recommendations and due to the mitigating factors listed in section 4, the loss of daylight should not warrant refusal of the application.

5 CLARIFICATIONS

5.1 General

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

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

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

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

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

5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting’s quotation and standard terms and conditions.

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

5.2 Project Specific

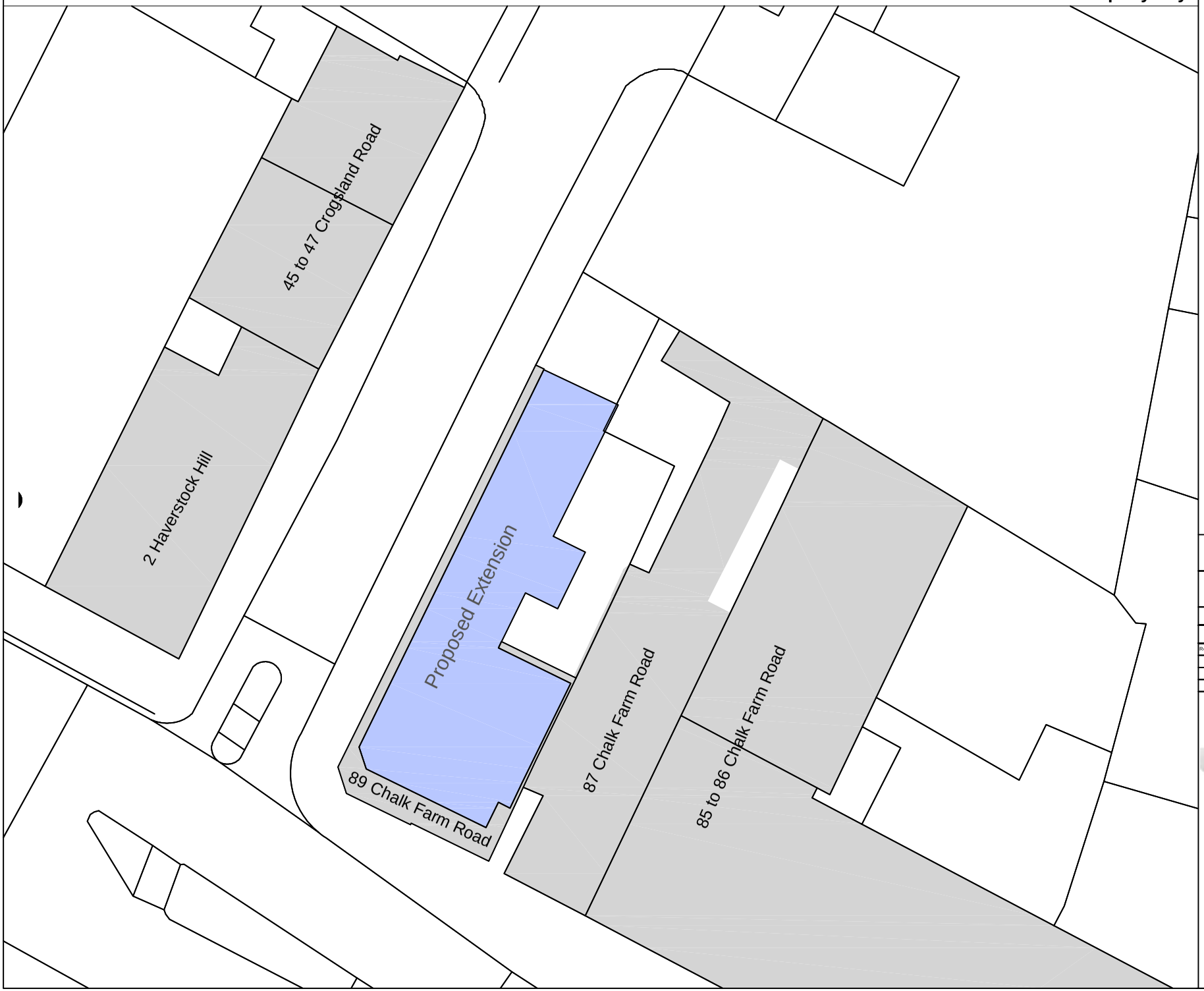
5.2.1 None.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY

Property Key



Key

- Development site
- Neighbouring Properties

Project Name: Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Drawing Title: Property Key

Scale: Do not scale

Drawing No: 1 of 3 | Rev. -

Rev.	Date	Details of revision

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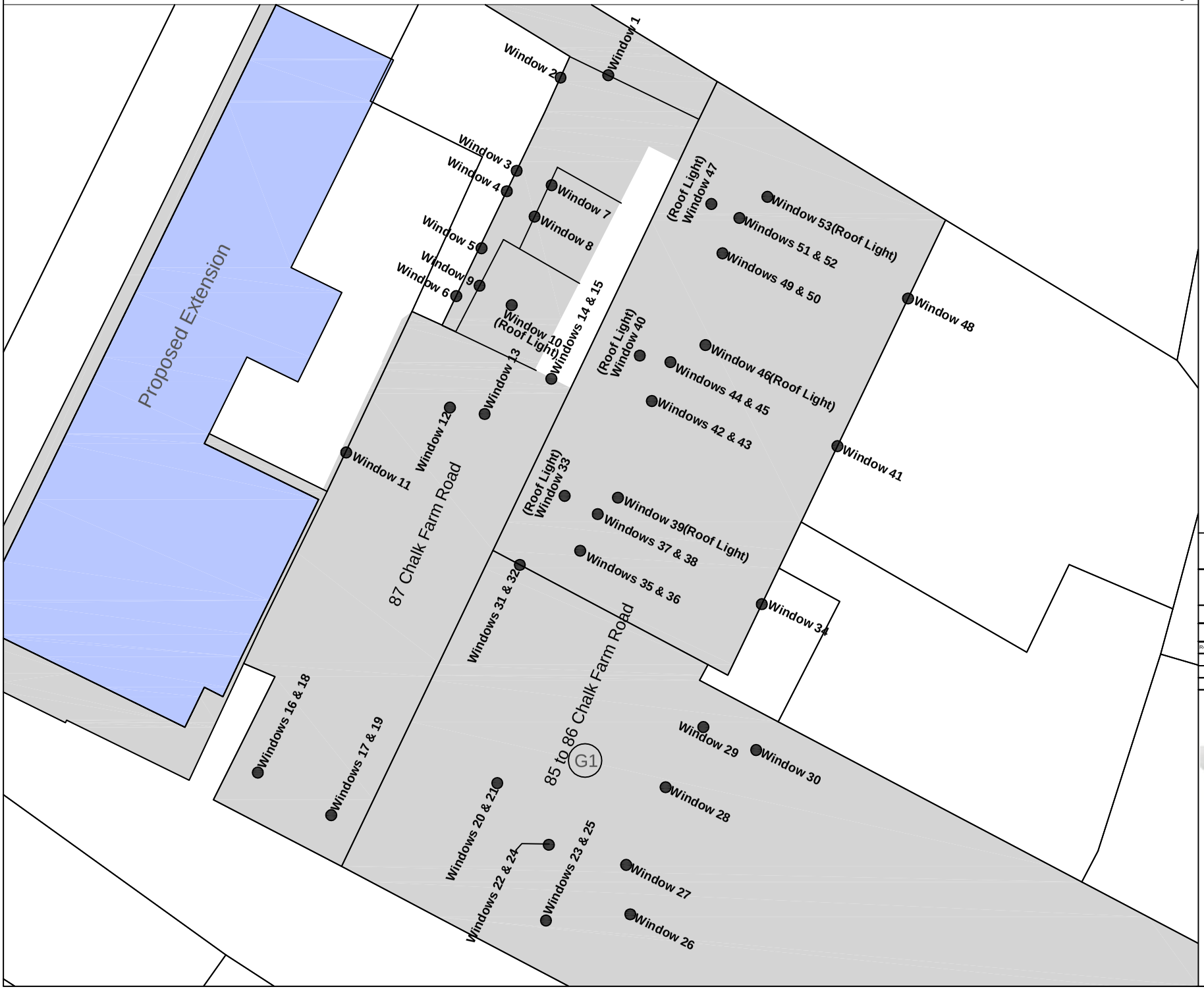
Window & Garden Key



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

Project Name: Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 3 | Rev. -

Rev.	Date	Details of revison

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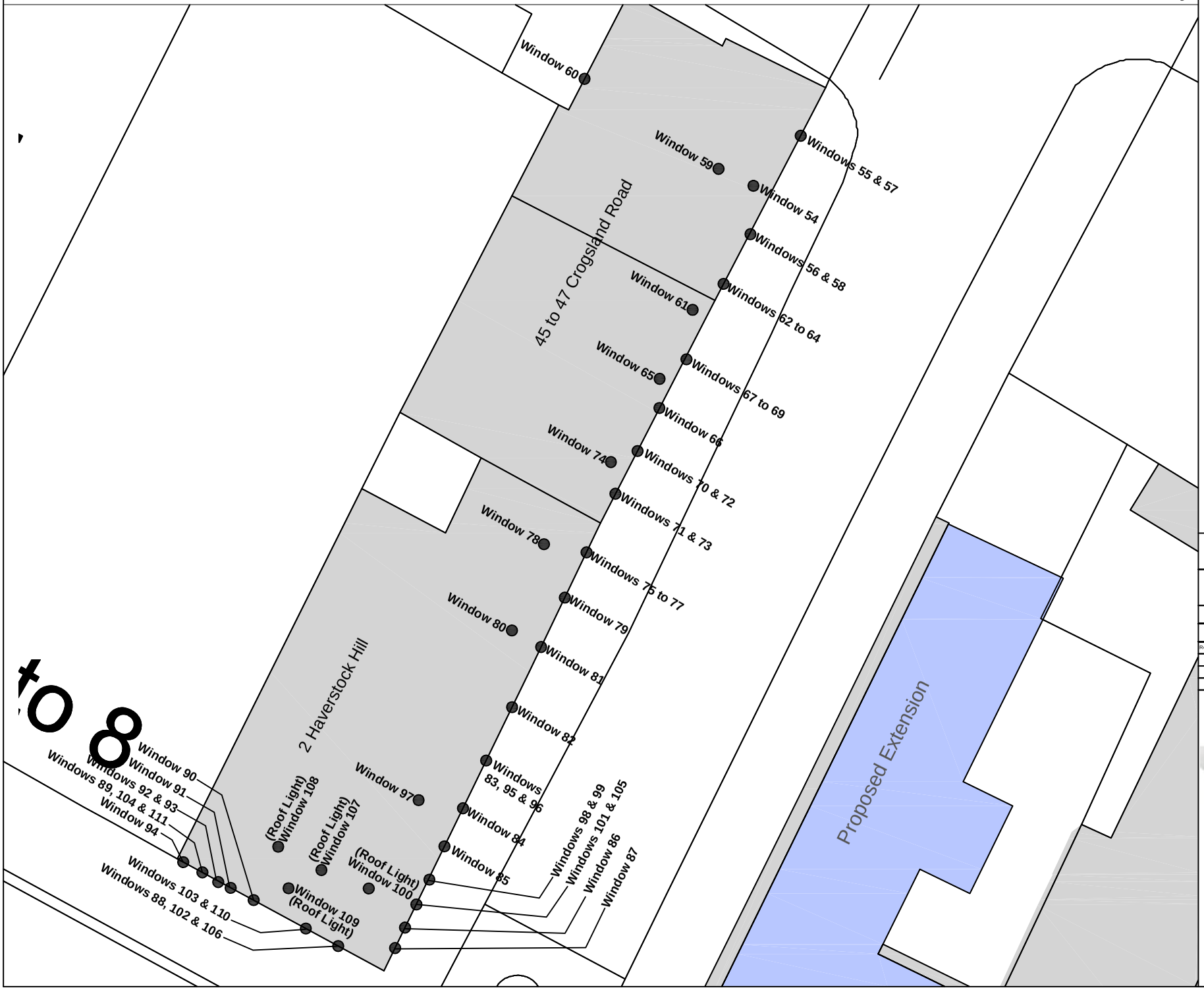

Key

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

Project Name: Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Drawing Title: Neighbouring Windows

Scale: Do not scale

Drawing No: 3 of 3 | Rev. -

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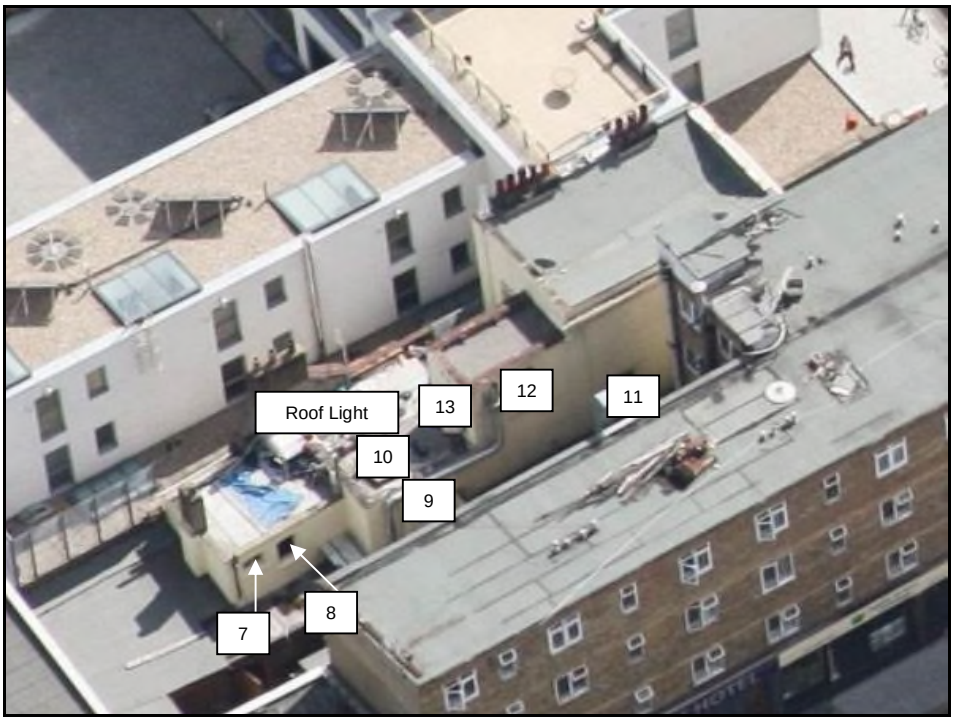
Neighbouring Windows

87 Chalk Farm Road

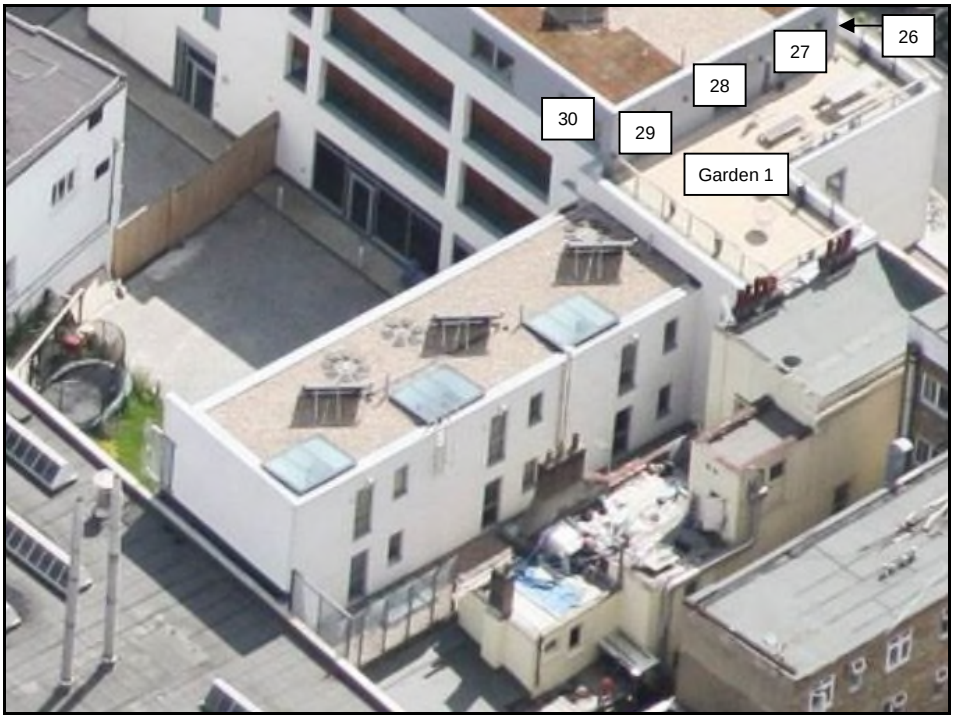


87 Chalk Farm Road

87 Chalk Farm Road

87 Chalk Farm Road

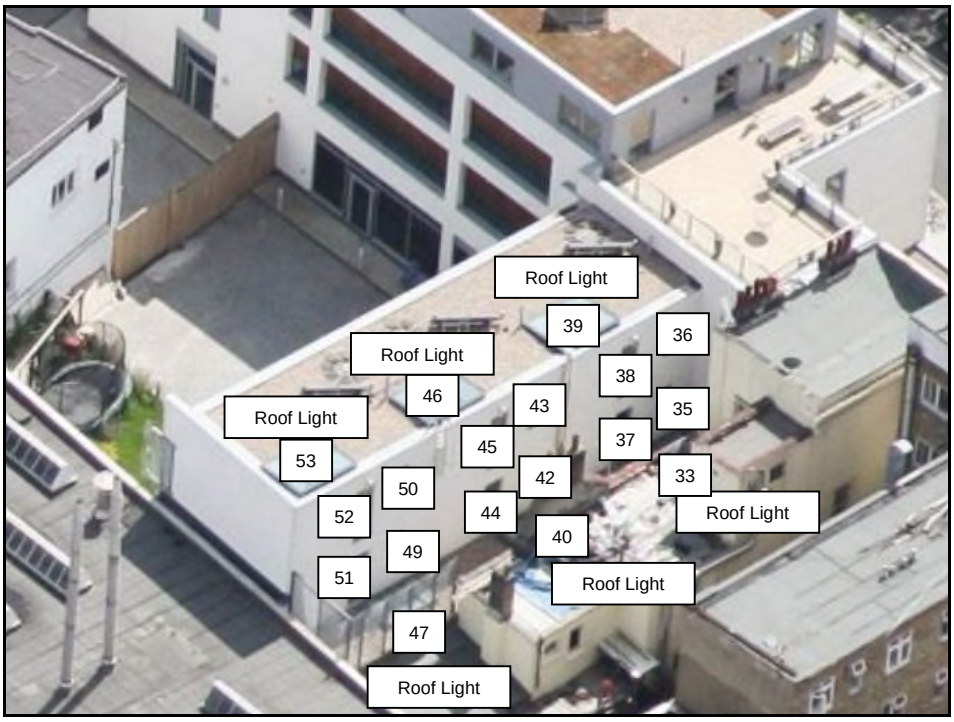
85 to 86 Chalk Farm Road



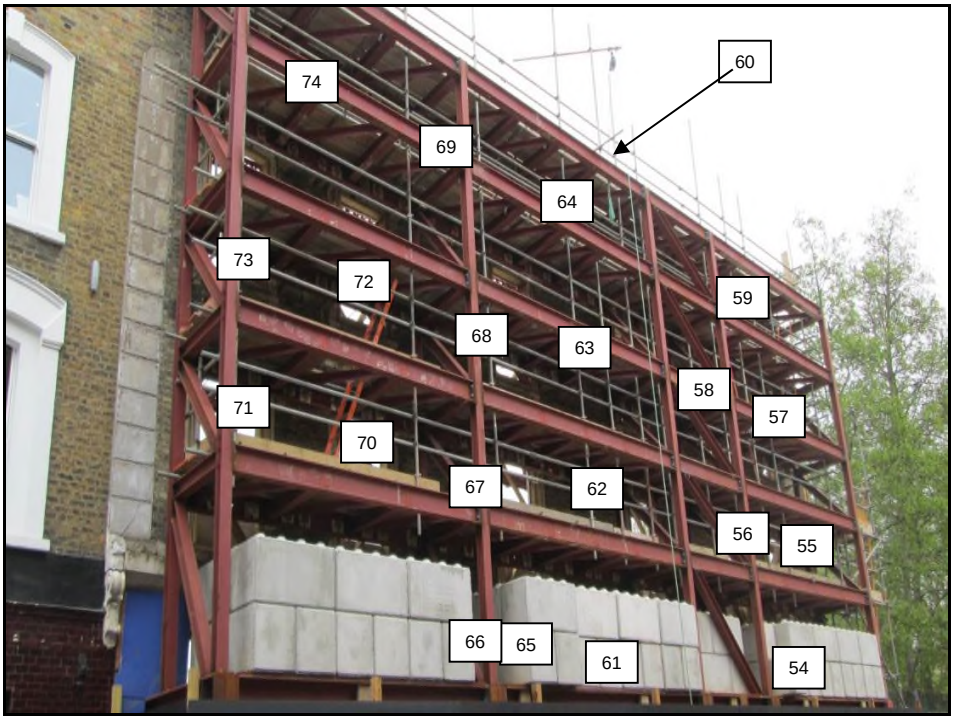
85 to 86 Chalk Farm Road

85 to 86 Chalk Farm Road

85 to 86 Chalk Farm Road



85 to 86 Chalk Farm Road



45 to 47 Crogsland Road

2 Haverstock Hill

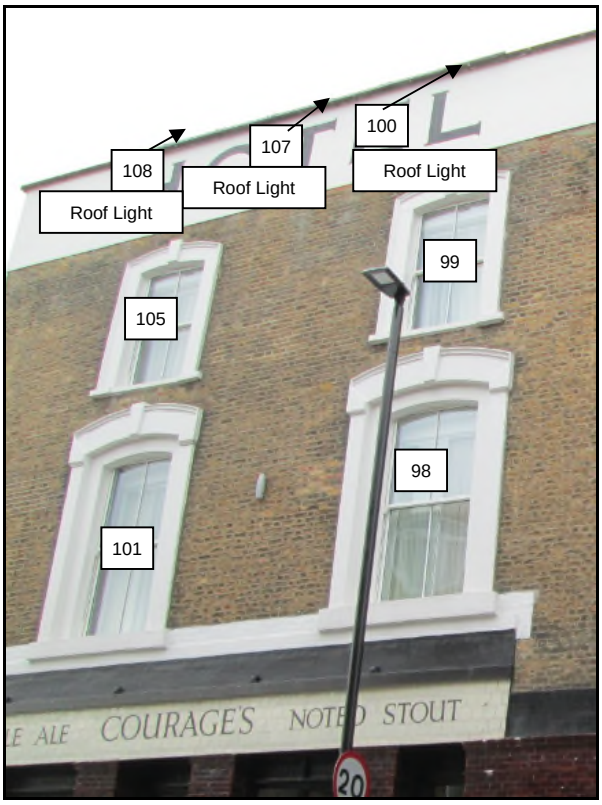
2 Haverstock Hill

2 Haverstock Hill

2 Haverstock Hill

2 Haverstock Hill

2 Haverstock Hill



2 Haverstock Hill

2 Haverstock Hill

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
87 Chalk Farm Road					
Window 1	Store Room	0.1%	0.1%	0.0%	1.0
Window 2	Store Room	0.1%	0.1%	0.0%	1.0
Window 3	Store Room	0.1%	0.1%	0.0%	1.0
Window 4	Store Room	0.1%	0.1%	0.0%	1.0
Window 5	Store Room	0.1%	0.1%	0.0%	1.0
Window 6	Store Room	0.1%	0.1%	0.0%	1.0
Window 7	Domestic	17.6%	13.4%	4.2%	0.76
Window 8	Domestic	16.1%	11.8%	4.3%	0.73
Window 9	Bedroom	11.3%	6.0%	5.3%	0.53
Window 10	Bedroom	75.1%	68.3%	6.8%	0.91
Window 11	Domestic	6.4%	3.2%	3.2%	0.5
Window 12	Domestic	19.2%	8.4%	10.8%	0.44
Window 13	Domestic	33.9%	31.8%	2.1%	0.94
Window 14	Bedroom	14.8%	14.8%	0.0%	1.0
Window 15	Bedroom	26.2%	26.2%	0.0%	1.0
Window 16	Bedroom	25.5%	25.2%	0.3%	0.99
Window 17	Bedroom	28.4%	27.9%	0.5%	0.98
Window 18	Bedroom	28.5%	27.4%	1.1%	0.96
Window 19	Bedroom	32.2%	31.1%	1.1%	0.97
85 to 86 Chalk Farm Road					
Window 20	Bedroom	23.3%	22.9%	0.4%	0.98
Window 21	Bedroom	29.0%	28.4%	0.6%	0.98
Window 22	Living Room	21.2%	19.2%	2.0%	0.91
Window 23	Living Room	12.4%	12.4%	0.0%	1.0
Window 24	Living Room	29.3%	26.0%	3.3%	0.89
Window 25	Living Room	11.0%	11.0%	0.0%	1.0
Window 26	Living / Kitchen	39.4%	39.4%	0.0%	1.0
Window 27	Living / Kitchen	38.0%	35.9%	2.1%	0.94
Window 28	Living / Kitchen	37.7%	35.1%	2.6%	0.93
Window 29	Bedroom	37.4%	34.6%	2.8%	0.93
Window 30	Bedroom	39.2%	38.9%	0.3%	0.99
Window 31	Bedroom	17.6%	17.6%	0.0%	1.0
Window 32	Bedroom	29.1%	28.9%	0.2%	0.99
Window 33	Living / Kitchen	26.4%	26.3%	0.1%	1.0
Window 34	Living / Kitchen	18.2%	18.2%	0.0%	1.0
Window 35	Domestic	12.0%	11.1%	0.9%	0.93
Window 36	Bathroom/WC	21.1%	18.1%	3.0%	0.86
Window 37	Landing	15.8%	14.2%	1.6%	0.9
Window 38	landing	27.0%	22.5%	4.5%	0.83
Window 39	landing	91.8%	90.4%	1.4%	0.98
Window 40	Living / Kitchen	33.2%	33.2%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 41	Living / Kitchen	21.9%	21.9%	0.0%	1.0
Window 42	Domestic	17.4%	15.7%	1.7%	0.9
Window 43	Bathroom/WC	30.3%	25.5%	4.8%	0.84
Window 44	Landing	17.5%	17.0%	0.5%	0.97
Window 45	Landing	31.3%	27.0%	4.3%	0.86
Window 46	Landing	92.9%	91.8%	1.1%	0.99
Window 47	Living / Kitchen	47.4%	47.0%	0.4%	0.99
Window 48	Living / Kitchen	18.8%	18.8%	0.0%	1.0
Window 49	Domestic	26.0%	23.3%	2.7%	0.9
Window 50	Bathroom/WC	33.0%	29.5%	3.5%	0.89
Window 51	Landing	25.8%	23.1%	2.7%	0.9
Window 52	Landing	32.7%	29.7%	3.0%	0.91
Window 53	Landing	93.2%	92.6%	0.6%	0.99
45 to 47 Crogsland Road					
Window 54	Landing	23.3%	22.3%	1.0%	0.96
Window 55	Living / Dining	31.5%	30.4%	1.1%	0.97
Window 56	Living / Dining	31.2%	29.8%	1.4%	0.96
Window 57	Living / Dining	38.3%	37.2%	1.1%	0.97
Window 58	Living / Dining	38.1%	36.7%	1.4%	0.96
Window 59	Living / Dining	39.3%	38.3%	1.0%	0.97
Window 60	Living / Dining	24.8%	24.8%	0.0%	1.0
Window 61	Domestic	22.3%	20.9%	1.4%	0.94
Window 62	Bedroom	30.4%	28.6%	1.8%	0.94
Window 63	Bedroom	37.5%	35.5%	2.0%	0.95
Window 64	Bedroom	39.3%	37.6%	1.7%	0.96
Window 65	Domestic	21.5%	19.6%	1.9%	0.91
Window 66	Domestic	21.1%	19.1%	2.0%	0.91
Window 67	Bedroom	29.2%	26.7%	2.5%	0.91
Window 68	Bedroom	36.5%	33.5%	3.0%	0.92
Window 69	Bedroom	39.3%	36.8%	2.5%	0.94
Window 70	Living / Dining	28.2%	24.9%	3.3%	0.88
Window 71	Living / Dining	27.5%	23.7%	3.8%	0.86
Window 72	Living / Dining	35.6%	31.6%	4.0%	0.89
Window 73	Living / Dining	34.0%	29.4%	4.6%	0.86
Window 74	Bedroom	38.9%	35.3%	3.6%	0.91
2 Haverstock Hill					
Window 75	Staircase	20.3%	17.4%	2.9%	0.86
Window 76	Staircase	25.9%	21.8%	4.1%	0.84
Window 77	Staircase	32.2%	27.1%	5.1%	0.84
Window 78	Staircase	17.8%	17.8%	0.0%	1.0
Window 79	Entrance	19.9%	17.0%	2.9%	0.85
Window 80	Bedroom	17.7%	17.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 81	Reception	20.1%	17.1%	3.0%	0.85
Window 82	Reception	20.3%	17.4%	2.9%	0.86
Window 83	Reception	21.3%	18.4%	2.9%	0.86
Window 84	Reception	21.8%	19.0%	2.8%	0.87
Window 85	Reception	22.2%	19.4%	2.8%	0.87
Window 86	Reception	22.9%	20.3%	2.6%	0.89
Window 87	Reception	24.2%	21.8%	2.4%	0.9
Window 88	Reception	29.8%	29.0%	0.8%	0.97
Window 89	Reception	37.5%	37.5%	0.0%	1.0
Window 90	Reception	37.4%	37.4%	0.0%	1.0
Window 91	Reception	37.1%	37.1%	0.0%	1.0
Window 92	Reception	37.1%	37.1%	0.0%	1.0
Window 93	Reception	37.5%	37.5%	0.0%	1.0
Window 94	Reception	37.2%	37.2%	0.0%	1.0
Window 95	Bedroom	25.6%	21.3%	4.3%	0.83
Window 96	Bedroom	31.8%	26.4%	5.4%	0.83
Window 97	Bedroom	17.1%	17.1%	0.0%	1.0
Window 98	Kitchen	28.9%	24.1%	4.8%	0.83
Window 99	Bedroom	35.5%	30.0%	5.5%	0.85
Window 100	Bedroom	94.8%	94.4%	0.4%	1.0
Window 101	Theater	30.1%	26.1%	4.0%	0.87
Window 102	Theater	38.5%	38.5%	0.0%	1.0
Window 103	Theater	38.5%	38.5%	0.0%	1.0
Window 104	Theater	38.5%	38.5%	0.0%	1.0
Window 105	Bedroom	36.0%	31.3%	4.7%	0.87
Window 106	Bedroom	39.2%	39.2%	0.0%	1.0
Window 107	Bathroom/WC	94.9%	94.5%	0.4%	1.0
Window 108	Bedroom	95.1%	94.8%	0.3%	1.0
Window 109	Bedroom	93.9%	93.9%	0.0%	1.0
Window 110	Bedroom	39.2%	39.2%	0.0%	1.0
Window 111	Bedroom	39.2%	39.2%	0.0%	1.0

Appendix 2 - Daylight Distribution
Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
87 Chalk Farm Road					
Window 1	Store Room	1%	1%	0.0%	1.0
Window 2	Store Room	1%	1%	0.0%	1.0
Window 3	Store Room	1%	1%	0.0%	1.0
Window 4	Store Room	1%	1%	0.0%	1.0
Window 5	Store Room	1%	1%	0.0%	1.0
Window 6	Store Room	1%	1%	0.0%	1.0
Window 7	Domestic	33%	31%	2.0%	0.94
Window 8	Domestic	33%	31%	2.0%	0.94
Window 9	Bedroom	78%	65%	13.0%	0.83
Window 10	Bedroom	78%	65%	13.0%	0.83
Window 11	Domestic	16%	8%	8.0%	0.5
Window 12	Domestic	100%	100%	0.0%	1.0
Window 13	Domestic	100%	100%	0.0%	1.0
Window 14	Bedroom	95%	95%	0.0%	1.0
Window 15	Bedroom	98%	97%	1.0%	0.99
Window 16	Bedroom	96%	96%	0.0%	1.0
Window 17	Bedroom	96%	96%	0.0%	1.0
Window 18	Bedroom	97%	96%	1.0%	0.99
Window 19	Bedroom	97%	96%	1.0%	0.99
85 to 86 Chalk Farm Roa					
Window 20	Bedroom	72%	71%	1.0%	0.99
Window 21	Bedroom	80%	80%	0.0%	1.0
Window 22	Living Room	97%	97%	0.0%	1.0
Window 23	Living Room	97%	97%	0.0%	1.0
Window 24	Living Room	97%	97%	0.0%	1.0
Window 25	Living Room	97%	97%	0.0%	1.0
Window 26	Living / Kitchen	100%	100%	0.0%	1.0
Window 27	Living / Kitchen	100%	100%	0.0%	1.0
Window 28	Living / Kitchen	100%	100%	0.0%	1.0
Window 29	Bedroom	100%	100%	0.0%	1.0
Window 30	Bedroom	100%	100%	0.0%	1.0
Window 31	Bedroom	77%	76%	1.0%	0.99
Window 32	Bedroom	82%	82%	0.0%	1.0
Window 33	Living / Kitchen	91%	91%	0.0%	1.0
Window 34	Living / Kitchen	91%	91%	0.0%	1.0
Window 35	Domestic	59%	52%	7.0%	0.88
Window 36	Bathroom/WC	96%	95%	1.0%	0.99
Window 37	Staircase	53%	53%	0.0%	1.0
Window 38	landing	100%	100%	0.0%	1.0
Window 39	landing	100%	100%	0.0%	1.0
Window 40	Living / Kitchen	99%	99%	0.0%	1.0

Appendix 2 - Daylight Distribution
Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 41	Living / Kitchen	99%	99%	0.0%	1.0
Window 42	Domestic	86%	69%	17.0%	0.8
Window 43	Bathroom/WC	95%	95%	0.0%	1.0
Window 44	Landing	97%	87%	10.0%	0.9
Window 45	Landing	99%	99%	0.0%	1.0
Window 46	Landing	99%	99%	0.0%	1.0
Window 47	Living / Kitchen	95%	95%	0.0%	1.0
Window 48	Living / Kitchen	95%	95%	0.0%	1.0
Window 49	Domestic	96%	86%	10.0%	0.9
Window 50	Bathroom/WC	96%	96%	0.0%	1.0
Window 51	Landing	100%	100%	0.0%	1.0
Window 52	Landing	100%	100%	0.0%	1.0
Window 53	Landing	100%	100%	0.0%	1.0
45 to 47 Crogsland Road					
Window 54	Landing	99%	99%	0.0%	1.0
Window 55	Living / Dining	68%	68%	0.0%	1.0
Window 56	Living / Dining	68%	68%	0.0%	1.0
Window 57	Living / Dining	99%	99%	0.0%	1.0
Window 58	Living / Dining	99%	99%	0.0%	1.0
Window 59	Living / Dining	100%	100%	0.0%	1.0
Window 60	Living / Dining	100%	100%	0.0%	1.0
Window 61	Domestic	42%	42%	0.0%	1.0
Window 62	Bedroom	73%	63%	10.0%	0.86
Window 63	Bedroom	93%	81%	12.0%	0.87
Window 64	Bedroom	97%	97%	0.0%	1.0
Window 65	Domestic	100%	100%	0.0%	1.0
Window 66	Domestic	100%	100%	0.0%	1.0
Window 67	Bedroom	60%	49%	11.0%	0.82
Window 68	Bedroom	91%	73%	18.0%	0.8
Window 69	Bedroom	95%	95%	0.0%	1.0
Window 70	Living / Dining	67%	67%	0.0%	1.0
Window 71	Living / Dining	67%	67%	0.0%	1.0
Window 72	Living / Dining	97%	87%	10.0%	0.9
Window 73	Living / Dining	97%	87%	10.0%	0.9
Window 74	Bedroom	97%	97%	0.0%	1.0
2 Haverstock Hill					
Window 75	Staircase	77%	72%	5.0%	0.94
Window 76	Staircase	1%	1%	0.0%	1.0
Window 77	Staircase	98%	98%	0.0%	1.0
Window 78	Staircase	96%	82%	14.0%	0.85
Window 79	Entrance	54%	38%	16.0%	0.7
Window 80	Bedroom	90%	90%	0.0%	1.0

Appendix 2 - Daylight Distribution
Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 81	Reception	100%	100%	0.0%	1.0
Window 82	Reception	100%	100%	0.0%	1.0
Window 83	Reception	100%	100%	0.0%	1.0
Window 84	Reception	100%	100%	0.0%	1.0
Window 85	Reception	100%	100%	0.0%	1.0
Window 86	Reception	100%	100%	0.0%	1.0
Window 87	Reception	100%	100%	0.0%	1.0
Window 88	Reception	100%	100%	0.0%	1.0
Window 89	Reception	100%	100%	0.0%	1.0
Window 90	Reception	100%	100%	0.0%	1.0
Window 91	Reception	100%	100%	0.0%	1.0
Window 92	Reception	100%	100%	0.0%	1.0
Window 93	Reception	100%	100%	0.0%	1.0
Window 94	Reception	100%	100%	0.0%	1.0
Window 95	Bedroom	87%	70%	17.0%	0.8
Window 96	Bedroom	94%	83%	11.0%	0.88
Window 97	Bedroom	92%	92%	0.0%	1.0
Window 98	Kitchen	92%	92%	0.0%	1.0
Window 99	Bedroom	89%	89%	0.0%	1.0
Window 100	Bedroom	100%	100%	0.0%	1.0
Window 101	Theater	99%	99%	0.0%	1.0
Window 102	Theater	99%	99%	0.0%	1.0
Window 103	Theater	99%	99%	0.0%	1.0
Window 104	Theater	99%	99%	0.0%	1.0
Window 105	Bedroom	99%	99%	0.0%	1.0
Window 106	Bedroom	99%	99%	0.0%	1.0
Window 107	Bathroom/WC	100%	100%	0.0%	1.0
Window 108	Bedroom	100%	100%	0.0%	1.0
Window 109	Bedroom	100%	100%	0.0%	1.0
Window 110	Bedroom	98%	98%	0.0%	1.0
Window 111	Bedroom	98%	98%	0.0%	1.0

Appendix 2 - Sunlight to Windows
Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
87 Chalk Farm Road									
Window 10	Bedroom	48%	43%	5%	0.9	6%	6%	0%	1.0
Window 16	Bedroom	49%	49%	0%	1.0	19%	19%	0%	1.0
Window 17	Bedroom	50%	50%	0%	1.0	17%	17%	0%	1.0
Window 18	Bedroom	56%	55%	1%	0.98	22%	22%	0%	1.0
Window 19	Bedroom	61%	59%	2%	0.97	21%	21%	0%	1.0
85 to 86 Chalk Farm Road									
Window 20	Bedroom	35%	35%	0%	1.0	10%	10%	0%	1.0
Window 21	Bedroom	50%	49%	1%	0.98	13%	13%	0%	1.0
Window 23	Living Room	16%	16%	0%	1.0	15%	15%	0%	1.0
Window 25	Living Room	13%	13%	0%	1.0	13%	13%	0%	1.0
Window 26	Living / Kitchen	79%	79%	0%	1.0	28%	28%	0%	1.0
Window 33	Living / Kitchen	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 34	Living / Kitchen	19%	19%	0%	1.0	1%	1%	0%	1.0
Window 39	landing	90%	85%	5%	0.94	23%	23%	0%	1.0
Window 40	Living / Kitchen	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 41	Living / Kitchen	33%	33%	0%	1.0	3%	3%	0%	1.0
Window 46	Landing	91%	88%	3%	0.97	27%	27%	0%	1.0
Window 47	Living / Kitchen	16%	16%	0%	1.0	2%	2%	0%	1.0
Window 48	Living / Kitchen	36%	36%	0%	1.0	5%	5%	0%	1.0
Window 53	Landing	89%	87%	2%	0.98	28%	27%	1%	0.96
45 to 47 Crogsland Road									
Window 54	Landing	41%	38%	3%	0.93	9%	6%	3%	0.67
Window 55	Living / Dining	55%	53%	2%	0.96	15%	13%	2%	0.87
Window 56	Living / Dining	55%	52%	3%	0.95	15%	12%	3%	0.8
Window 57	Living / Dining	62%	59%	3%	0.95	21%	18%	3%	0.86
Window 58	Living / Dining	62%	59%	3%	0.95	21%	18%	3%	0.86
Window 59	Living / Dining	64%	64%	0%	1.0	21%	21%	0%	1.0
Window 61	Domestic	39%	36%	3%	0.92	8%	7%	1%	0.88
Window 62	Bedroom	53%	49%	4%	0.92	13%	9%	4%	0.69
Window 63	Bedroom	62%	57%	5%	0.92	21%	16%	5%	0.76
Window 64	Bedroom	64%	64%	0%	1.0	21%	21%	0%	1.0
Window 65	Domestic	38%	33%	5%	0.87	8%	7%	1%	0.88
Window 66	Domestic	36%	31%	5%	0.86	8%	7%	1%	0.88
Window 67	Bedroom	52%	46%	6%	0.88	12%	8%	4%	0.67
Window 68	Bedroom	61%	55%	6%	0.9	20%	14%	6%	0.7
Window 69	Bedroom	64%	63%	1%	0.98	21%	20%	1%	0.95
Window 70	Living / Dining	52%	43%	9%	0.83	12%	8%	4%	0.67
Window 71	Living / Dining	49%	40%	9%	0.82	12%	9%	3%	0.75
Window 72	Living / Dining	60%	53%	7%	0.88	19%	12%	7%	0.63
Window 73	Living / Dining	59%	50%	9%	0.85	18%	12%	6%	0.67

Appendix 2 - Sunlight to Windows
Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 74	Bedroom	64%	62%	2%	0.97	21%	19%	2%	0.9
2 Haverstock Hill									
Window 75	Staircase	29%	24%	5%	0.83	8%	8%	0%	1.0
Window 76	Staircase	45%	33%	12%	0.73	11%	8%	3%	0.73
Window 77	Staircase	56%	47%	9%	0.84	17%	11%	6%	0.65
Window 78	Staircase	28%	28%	0%	1.0	7%	7%	0%	1.0
Window 79	Entrance	29%	24%	5%	0.83	8%	8%	0%	1.0
Window 80	Bedroom	28%	28%	0%	1.0	7%	7%	0%	1.0
Window 81	Reception	31%	26%	5%	0.84	10%	10%	0%	1.0
Window 82	Reception	31%	26%	5%	0.84	10%	10%	0%	1.0
Window 83	Reception	32%	28%	4%	0.88	11%	11%	0%	1.0
Window 84	Reception	34%	30%	4%	0.88	13%	13%	0%	1.0
Window 85	Reception	35%	31%	4%	0.89	14%	14%	0%	1.0
Window 86	Reception	35%	31%	4%	0.89	14%	14%	0%	1.0
Window 87	Reception	36%	34%	2%	0.94	15%	15%	0%	1.0
Window 88	Reception	63%	60%	3%	0.95	24%	24%	0%	1.0
Window 89	Reception	75%	75%	0%	1.0	25%	25%	0%	1.0
Window 90	Reception	75%	75%	0%	1.0	25%	25%	0%	1.0
Window 91	Reception	75%	75%	0%	1.0	25%	25%	0%	1.0
Window 92	Reception	74%	74%	0%	1.0	24%	24%	0%	1.0
Window 93	Reception	75%	75%	0%	1.0	25%	25%	0%	1.0
Window 94	Reception	74%	74%	0%	1.0	24%	24%	0%	1.0
Window 95	Bedroom	43%	32%	11%	0.74	12%	10%	2%	0.83
Window 96	Bedroom	55%	44%	11%	0.8	17%	12%	5%	0.71
Window 97	Bedroom	25%	25%	0%	1.0	5%	5%	0%	1.0
Window 98	Kitchen	48%	38%	10%	0.79	14%	13%	1%	0.93
Window 99	Bedroom	58%	50%	8%	0.86	18%	15%	3%	0.83
Window 100	Bedroom	92%	91%	1%	0.99	28%	27%	1%	0.96
Window 101	Theater	49%	41%	8%	0.84	16%	15%	1%	0.94
Window 102	Theater	76%	76%	0%	1.0	26%	26%	0%	1.0
Window 103	Theater	76%	76%	0%	1.0	26%	26%	0%	1.0
Window 104	Theater	76%	76%	0%	1.0	26%	26%	0%	1.0
Window 105	Bedroom	57%	51%	6%	0.89	18%	17%	1%	0.94
Window 106	Bedroom	77%	77%	0%	1.0	27%	27%	0%	1.0
Window 107	Bathroom/WC	92%	91%	1%	0.99	28%	27%	1%	0.96
Window 108	Bedroom	93%	92%	1%	0.99	28%	27%	1%	0.96
Window 109	Bedroom	98%	98%	0%	1.0	30%	30%	0%	1.0
Window 110	Bedroom	77%	77%	0%	1.0	27%	27%	0%	1.0
Window 111	Bedroom	77%	77%	0%	1.0	27%	27%	0%	1.0

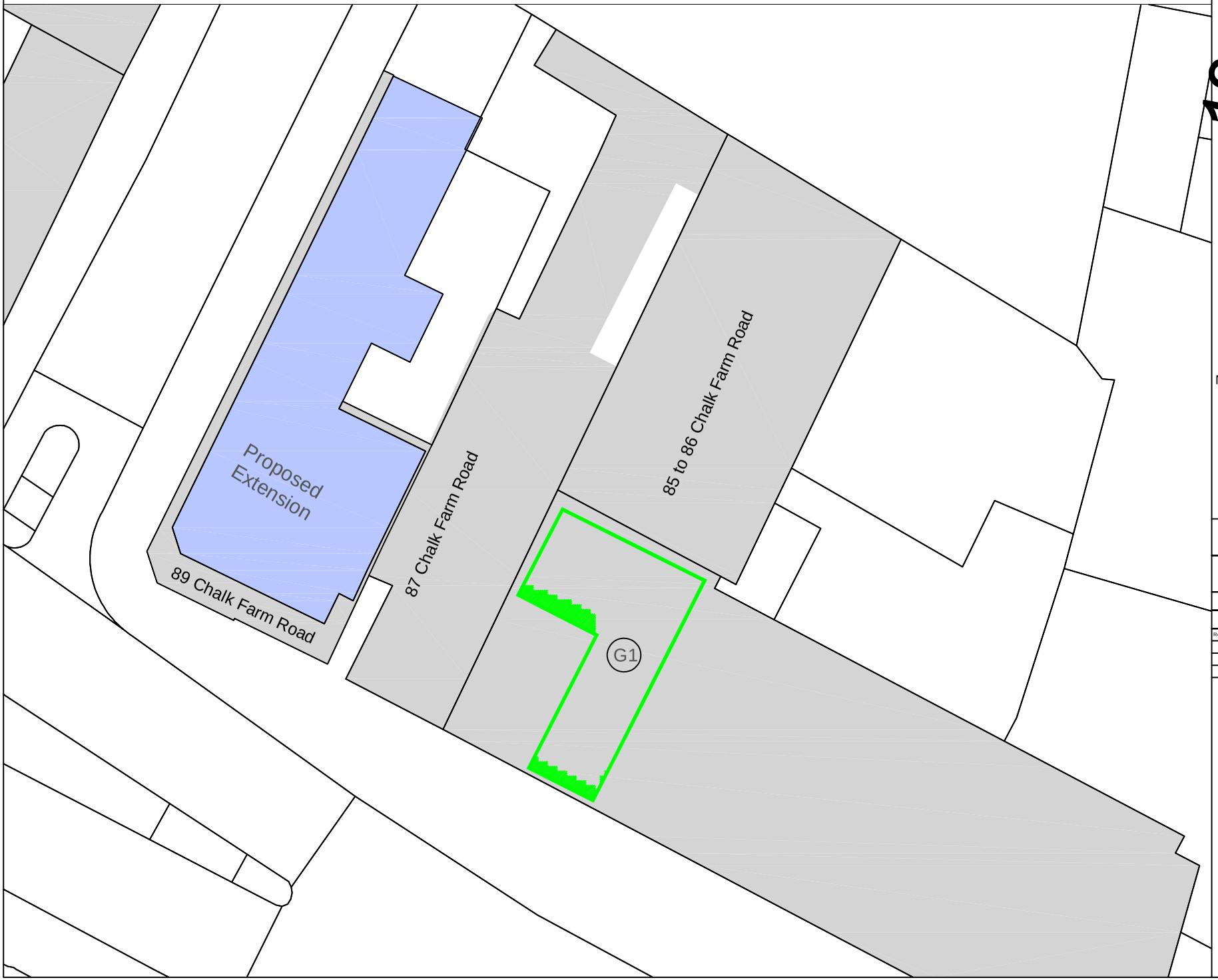
Appendix 2 - Overshadowing to Gardens and Open Spaces
Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
85 to 86 Chalk Farm Road								
Garden 1	72.1 m2	65.91 m2	91%	65.91 m2	91%	0.0 m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Overshadowing to Gardens and Open Spaces



Key

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

Notes:

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

Project Name:	Camden Lock Hotel, 89 Chalk Farm Road, London NW1 8AR
Drawing Title:	Overshadowing to Gardens and Open Spaces
Scale:	Do not scale
Drawing No:	1 of 1
Rev:	-

Rev	Date	Details of revision

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