Daylight/Sunlight Assessment
June 2019
Point 2 Surveyors

115 - 119 CAMDEN HIGH STREET

115-119 CAMDEN HIGH STREET

LONDON, NW1 7JS

DAYLIGHT AND SUNLIGHT REPORT

DIRECTOR: NICK LANE
CLIENT: DEMAR (BVI) HOLDINGS LIMITED
DATE: JUNE 2019
VERSION: PLANNING
PROJECT: P1993

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POINT 2

Contents

Appendices

1 Introduction

1.1 Demar (BVI) Holdings Limited have instructed Point 2 to undertake a detailed quantitative daylight and sunlight assessment of the latest Morris+Company Architects Proposed Development for 115-119 Camden High Street, Camden. The analysis has been based upon measured survey undertaken by Point 2 supplemented by a site inspection, photographs and further research.

1.2 To improve the accuracy of the analysis, where available we have obtained floor plans for the surrounding properties via London Borough of Camden's planning portal or through our own further research and incorporated them into our 3D digital context model of the site and surroundings. Where it has not been possible to obtain floor plans for properties, assumptions have been made as to their probable internal configuration, based upon site observations and incorporating any additional information obtained via our research.

1.3 The Proposed Development has been the subject of iterative testing throughout the pre-application consultation phase and has been modified with a view to limiting the effects of the development upon the existing neighbours' amenity wherever possible.

1.4 This report will assess the potential daylight and sunlight effects as a result of the Proposed Development on the existing surrounding residential properties.

1.5 The following sources of information have been used to compile this report:

Point 2 Surveyors
Site Photos
Point Cloud Survey

London Borough Camden / Estate Agents Sales Details
Various Layout information from online planning portal/Land Registry records

Morris+Company
Receieved 10/04/19:
190401 – 3D Model in Context for D&S.dwg

2 Daylight and Sunlight Methodology

2.1 It is usual to assess daylight and sunlight in relation to the guidelines set out in the 2011 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme. One of the primary sources for the BRE Report is the more detailed guidance contained within 'British Standard 8206 Part 2:2008'.

2.2 The BRE guidelines are not mandatory, and they explicitly state that the numerical target values should be interpreted flexibly. While local planning authorities will consider the acceptability of a proposed scheme in relation to BRE guidance, consideration will be given to the context within which a scheme is located, and daylight and sunlight will be one of a number of planning considerations.

2.3 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and larger kitchens) within residential properties.

2.4 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25˚ from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact. This initial test has been considered in the process of compiling this report to identify those properties that are relevant for further assessment.

2.5 The BRE guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL). They also detail a third measure of daylight which is primarily used for assessing amenity within proposed accommodation, namely Average Daylight Factor (ADF).

2.6 In terms of sunlight we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.

2.7 These measures of daylight and sunlight are discussed in the following paragraphs

Diffuse Daylight

2.8 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.

2.9 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.

2.10 The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.

2.11 **No-Sky Line (NSL) -** NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.

2.12 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

2.13 **Average Daylight Factor (ADF) -** ADF is a measure of the overall amount of diffuse daylight within a room. It is the average of the daylight factors across the working plane within a room. This equates to the ratio of the average illuminance across the working plane, to the illuminance due to an unobstructed sky.

2.14 In addition to accounting for external obstructions, the ADF accounts for the number of windows and their size in relation to the size of the room, the window transmittance and the reflectance of the internal walls, floor and ceiling.

2.15 While the ADF can be calculated from first principles using a lighting simulation software suite such as Radiance, in simple situations it can approximated using the empirical formula detailed in both British Standard 8206 Part 2:2008 and Appendix C of the BRE Report.

2.16 Both the BRE Report and BS 8206 Part 2:2008 provide guidance for acceptable ADF values in the presence of supplementary electric lighting, depending on the room use. These are 1.0% for a bedroom, 1.5% for a living room and 2.0% for a kitchen.

Sunlight

2.17 **Annual Probable Sunlight Hours (APSH) -** In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

2.18 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).

2.19 The BRE guidelines state that *'...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun'*.

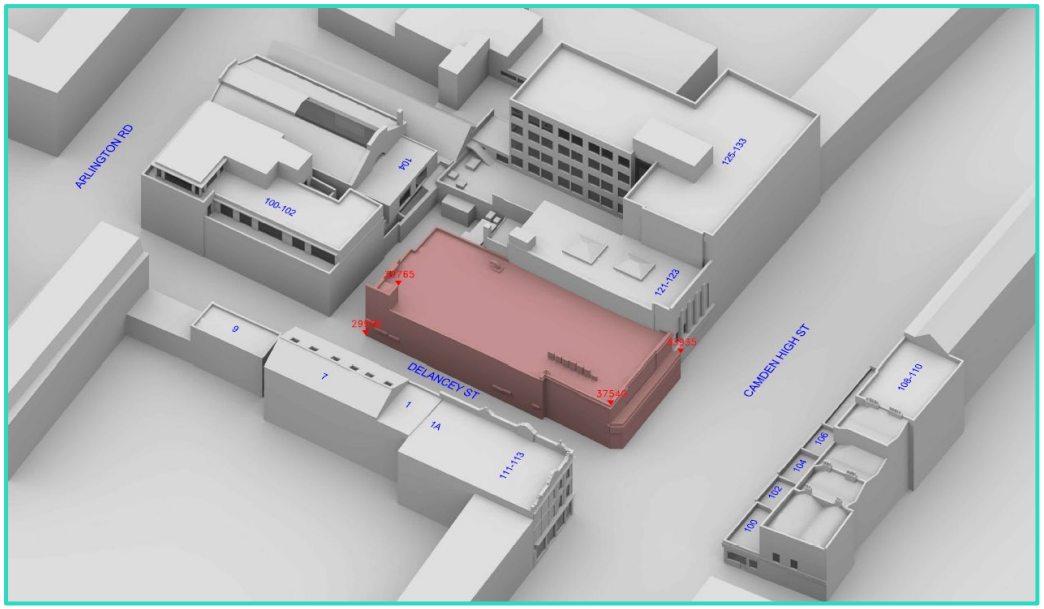
2.20 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room-based figures.

3 Existing Site & Proposals

3.1 The Development Site is located at 115-119 Camden High Street in the London Borough of Camden. It is located on the corner of Camden High Street and Delancey Street and bound by Signmakers Yard to the west and 121-123 Camden High Street to the north.

3.2 The Site is currently made up of a two-storey commercial building which is occupied by Sports Direct. The existing building is currently substantially lower than the majority of the existing neighbouring buildings which generally range from 3-4 storeys in height.

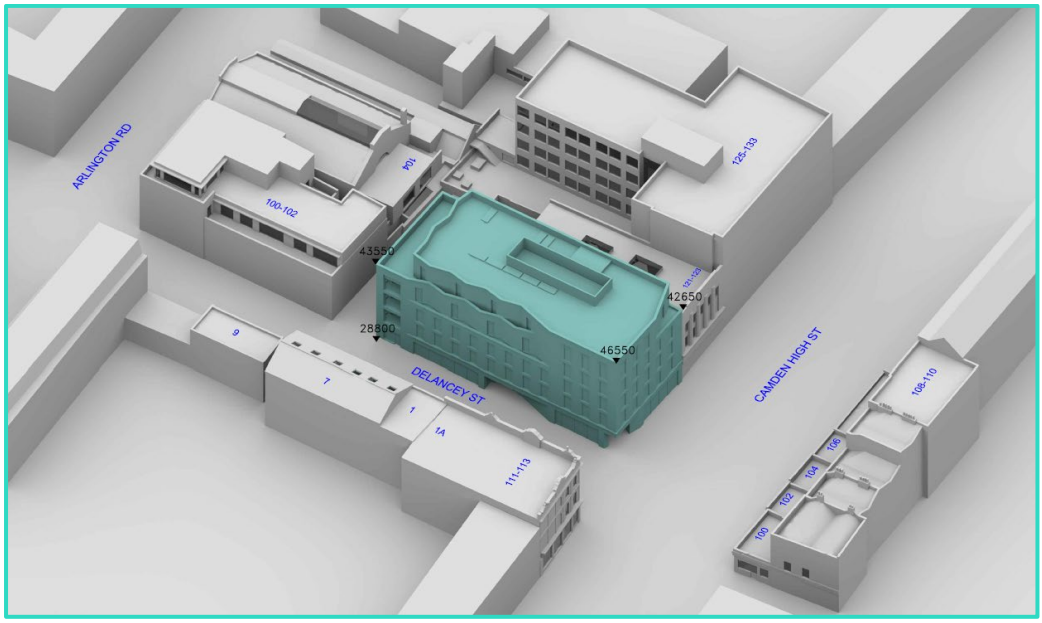
3.3 The existing site is depicted in drawings P1993/01-03 which can be found within Appendix 1 of this report and on the image below.



Existing Site (Looking North West)

3.4 The Proposed Development comprises the demolition of the existing building and erection of a part 4 part 5 storey building comprising retail floorspace (Class A1), hotel (Class C1) and 3 affordable residential units (Class C3) and associated works.

3.5 Our understanding of the massing of the Proposed Development is shown on drawings P1993/10-12 in Appendix 1. A further 3D view of the Proposed Development is included for ease of reference below.



Proposed Development (Looking North West)

Site and Planning Context

3.6 Upon review of 'Camden Planning Guidance – Town Centres and Retail' (March 2018), the Site is identified as being located within the Camden Town Centre zone. Paragraph 4.2 of this document states:

"In line with London Plan Policy 2.15 town centres are the main foci of activity beyond the Central Activities Zone for commercial development intensification, including residential development."

3.7 Whilst the site has been identified as being located in the Town Centre, which are by their very nature 'urban' areas, the technical specification offered by the BRE Guidelines is widely accepted to be predicated upon a suburban environment. The BRE Guidelines repeatedly encourage the user, whether that be designers, consultants or planning officials to apply the guidelines in a manner that is appropriate for a particular situation. For example, in the introductory summary it states:

*"This guide as a comprehensive revision of the 1991 edition of Site layout planning for daylight and sunlight: A guide to good practice. **It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location.**"*

3.8 In Section 1: Introduction, at paragraph 1.6 it states:

*"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 the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in historic city centres or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

3.9 Finally, in Appendix F it states at section F1:

"Sections 2.1 and 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used on special requirements of the proposed development or its location."

3.10 A flexible to the guidance is also supported in 'Camden Planning Guidance – Amenity' (November 2017) draft document which states the following in paragraphs 3.21 and 3.22 of the document:

"The Council notes the intentions of the BRE document is to provide advice to developers and decision makers and therefore it should be regarded as a guide rather than policy."

"While we strongly support the aims of the BRE methodology for assessing sunlight and daylight we will consider the outcomes of the assessments flexibility where appropriate, taking into account site specific circumstances and context...Any exceptions will assessed on a case-by-case basis."

3.11 Therefore, in any instances where BRE recommendations are not fully adhered to, we believe that this site is located in an area where a degree of flexibility of the guidance should be exercised when determining the acceptability of those effects upon neighbouring amenity.

4 Scope of Assessment

4.1 The BRE Guidelines recommend that daylight and sunlight assessments should be considered in relation to any properties which might be considered to have a reasonable expectation of natural daylight and sunlight. This would ordinarily include any residential buildings within the vicinity of the site but could also relate to some other non-domestic buildings, which may have a specific requirement for some degree of daylight and sunlight amenity.

4.2 To ascertain property uses we have undertaken VOA searches and an external inspection. On this basis, the following properties have been identified as residential and therefore are considered sensitive receptors for the purposes of our daylight and sunlight analysis and have been quantitatively assessed:

- 100 Camden High Street
- 102 Camden High Street
- 104 Camden High Street
- 106 Camden High Street
- 111-113 Camden High Street
- 3-7 Delancey Street
- 9 Delancey Passage
- 100-102 Arlington Road

4.3 The location of each of the properties is identified on the drawings in Appendix 1. The remaining surrounding properties are either too far away to be affected by the implementation of the Proposed Development or are understood to be in commercial use and are not considered to be relevant for assessment.

5 Assessment Results for Impacts to Neighbouring Buildings

5.1 The potential daylight and sunlight effect of the Proposed Development is considered below for each of the surrounding properties identified above as sensitive receptors.

5.2 Detailed daylight and sunlight analysis has been undertaken in accordance with the BRE Guidelines methodology. Tables of results for the Vertical Sky Component (VSC), No Sky Line (NSL) and Annual Probable Sunlight Hours (APSH) analyses are contained within Appendix 2.

5.3 All windows and rooms that could be of habitable use have been assessed to determine the effect of the Proposed Development. However, where rooms can clearly be identified as non-habitable space - such as corridors, bathrooms or plant space – they have not been included within the assessment.

5.4 Where possible, we have incorporated layout information for the surrounding properties into our analysis. Where this has not been possible, we have made reasonable assumptions as to the internal configuration of the property. In other cases, the Point Cloud survey has detected room depths which has been used to inform the internal room dimensions. Where information has been obtained to clarify the layout, the use of each room is specified in the tables of results in Appendix 2. Where the use or layout of the room is unclear, the use has been annotated as 'Assumed' or left blank. Where Point Cloud data has been used, these are annotated as 'Assumed_PC'.

5.5 For a number of properties, the results in Appendix 2 show that all of the windows and rooms comfortably meet or exceed the BRE Guide recommendations for all of the daylight and sunlight assessments recommended by the BRE. The following properties fall into this category:

- 100 Camden High Street
- 102 Camden High Street
- 104 Camden High Street
- 106 Camden High Street
- 100-102 Arlington Road

5.6 It can therefore be concluded that the above properties will experience no noticeable change in their daylight and sunlight amenity as a result of the implementation of the Proposed Development.

5.7 The effects to the properties that do not fully meet the BRE Guidelines are described in further detail below.

111-113 Camden High Street

5.8 This property is located to the south of the site on the opposite side of Delancey Street. The ground floor is occupied by The Blues Kitchen which is a restaurant/bar so has not been considered for our assessment in accordance with the BRE Guideline recommendations. VOA records demonstrate that there is a staff flat located on the floors above. The exact location of this is unclear as we have been unable to locate any floorplans for the building. However, from external inspection it would appear as though the entire first and second floors are in use as residential premises so we have considered the effect to all first and second floor windows and rooms that face towards the site for completeness.

5.9 In the absence of any publicly available information, we have assumed the room layouts. In some instances, the room depths were visible from the Point Cloud survey data but where this was not visible we have assumed the rooms to be 4.2m deep.

5.10 The results of our VSC daylight assessment demonstrate that 5 out of the 14 habitable windows assessed (36%) meet the BRE criteria. The remaining windows experience relative reductions that range from 22.38 - 41.63% and will retain VSC levels of between 18.66 - 26.78%. Whilst in some instances, the relative reductions are notably beyond the BRE recommended 20%, in each instance the retained levels are reasonable when considering the town centre location of the site. For example, whilst the BRE Guidelines recommend a reasonable level of VSC of 27% for a suburban context, each of the windows that fall below the BRE Guideline criteria will retain between 18.66% and 26.78% VSC.

5.11 When considering the NSL form of daylight assessment, five of the windows that do not meet the BRE criteria for VSC serve rooms that experience virtually no reduction in NSL levels which will reduce to overall impact to the room. In total for NSL, 3 out of the 7 rooms assessed meet the BRE criteria (43%). The remaining rooms experience relative reductions that range from 28.1 – 48.3%.

5.12 All habitable windows assessed are northerly orientated so have not been considered for our APSH sunlight analysis, in accordance with the BRE guidelines.

5.13 Overall, whilst there are some relative reductions in daylight that exceed the BRE Guideline recommendations, the retained levels of VSC are generally good for a town centre/urban location where access to high levels of daylight are typically less common.

3-7 Delancey Street

5.14 This property is located to the south of the site. A review of VOA records and external inspection suggests that the ground and first floor are in use as a bar/restaurant which have not been assessed. The second floor is understood to be in residential use so has been included within our assessment. All room layouts have been assumed in the absence of any publicly available information.

5.15 The results of our detailed technical analysis demonstrate that just one window experiences a relative reduction that falls just short of the BRE recommendations. The window experiences a relative reduction of 28.41% and retains 25.50% VSC which is only fractionally below the BRE recommended retained value of 27%. All other windows tested will comfortably exceed the BRE Guideline recommendations.

5.16 All three habitable rooms assessed comfortably meet the BRE recommendations for the NSL form of daylight assessment. In fact, they experience no reduction at all as a result of the six rooflights serving these three rooms.

5.17 For sunlight, we have assessed four habitable windows that serve a room with a southern aspect. Each comfortably meet the BRE criteria, experiencing no reduction at all for either winter or annual APSH.

5.18 Overall, whilst there is a single isolated VSC transgression, the Proposed Development is not considered to have a noticeable impact upon the daylight and sunlight amenity currently enjoyed by the property.

9 Delancey Passage

5.19 This property is located to the southwest of the site. We understand that planning was granted in May 2013 for the conversion of the first-floor offices to a live/work unit (planning ref: 2012/6779/P). It is not clear whether this has been implemented, however for the purposes of this assessment, we have assumed that it has. Floorplans were included with the planning application which have been used to model the internal room layouts for the purposes of our assessments.

5.20 The results of our detailed technical analysis demonstrate that for VSC four out of the five windows tested will meet the BRE Guideline recommendations. One remaining window experiences a relative reduction of 22.1% which is only slightly beyond the BRE recommendations. The room that this window serves is served by three other windows that each meet the BRE VSC recommendations and therefore comfortably also meets the BRE criteria for the NSL form of daylight assessment.

5.21 All habitable windows facing the Site are northerly orientated so have not been considered within our APSH sunlight assessment, in accordance with BRE methodology.

5.22 Overall, whilst there is an isolated VSC transgression, the Proposed Development is not considered to have a noticeable impact upon the daylight and sunlight amenity currently enjoyed by the property.

6 Assessment Results for Internal Daylight

6.1 We have also undertaken an assessment of the daylight levels within the Proposed Development for the three proposed affordable residential units. These are located at first, second and third floor level. Annotated floorplans presenting the ADF values for each of the habitable rooms in the scheme are shown on drawing numbered P1993_INT_01 in Appendix 3. In addition, detailed tables of results are also included which break down the analysis of each room in further detail

6.2 In total, we have analysed 12 habitable rooms comprised of three living/dining rooms (LDs), three kitchens and six bedrooms.

6.3 10 out of 12 (83%) habitable rooms assessed would meet the suggested ADF levels for their designated use. The second and third floor apartments will fully meet the recommendations and comfortably exceed the minimum ADF criteria.

6.4 The two rooms that do not meet the ADF recommendations are located within the first-floor apartment where access to daylight is generally more limited in town centre locations. One of the rooms will be in use as an LD (R4/2001) which achieves 1.2% ADF. This is only slightly below the 1.5% minimum ADF recommendations for living rooms and it is also noted that the primary window serving the space is located within an inset balcony. It is widely accepted that balconies restrict the ability for daylight to reach rooms located directly below and it is often the case in modern town centre schemes that there must be a trade-off between providing valuable private amenity space, in accordance with planning policy, and the provision of adequate daylight amenity within the rooms.

6.5 The remaining room is a small galley-style kitchen (R3/2001) which achieves 1.4% ADF. Whilst this is below the recommended 2% ADF target, it is not uncommon for a kitchen to achieve this level of daylight within urban areas.

6.6 It is therefore considered that the design and layout of the Proposed Development has been developed to maximise the daylight potential to the proposed new dwellings wherever possible, whilst also providing private amenity balconies. There is generally a very good rate of compliance with the internal daylight recommendations, and in the isolated instances where they are not achieved, the rooms will still receive reasonable levels of daylight when considering the site's urban location.

7 Conclusion

7.1 This report considers the potential effect of the Morris+Company designed scheme for the 115-119 Camden High Street site in terms of the daylight and sunlight amenity currently enjoyed by the existing surrounding properties. The Proposed Development has been the subject of iterative testing throughout the pre-application consultation phase and has been modified with a view to limiting the effects of the development upon the existing neighbours' amenity wherever possible.

7.2 The results of our technical analysis confirm that in overall terms, 83% of windows will meet the typical BRE recommendations in relation to the VSC assessment; 89% of rooms will meet the NSL recommendations and 100% of windows will meet the APSH recommendations.

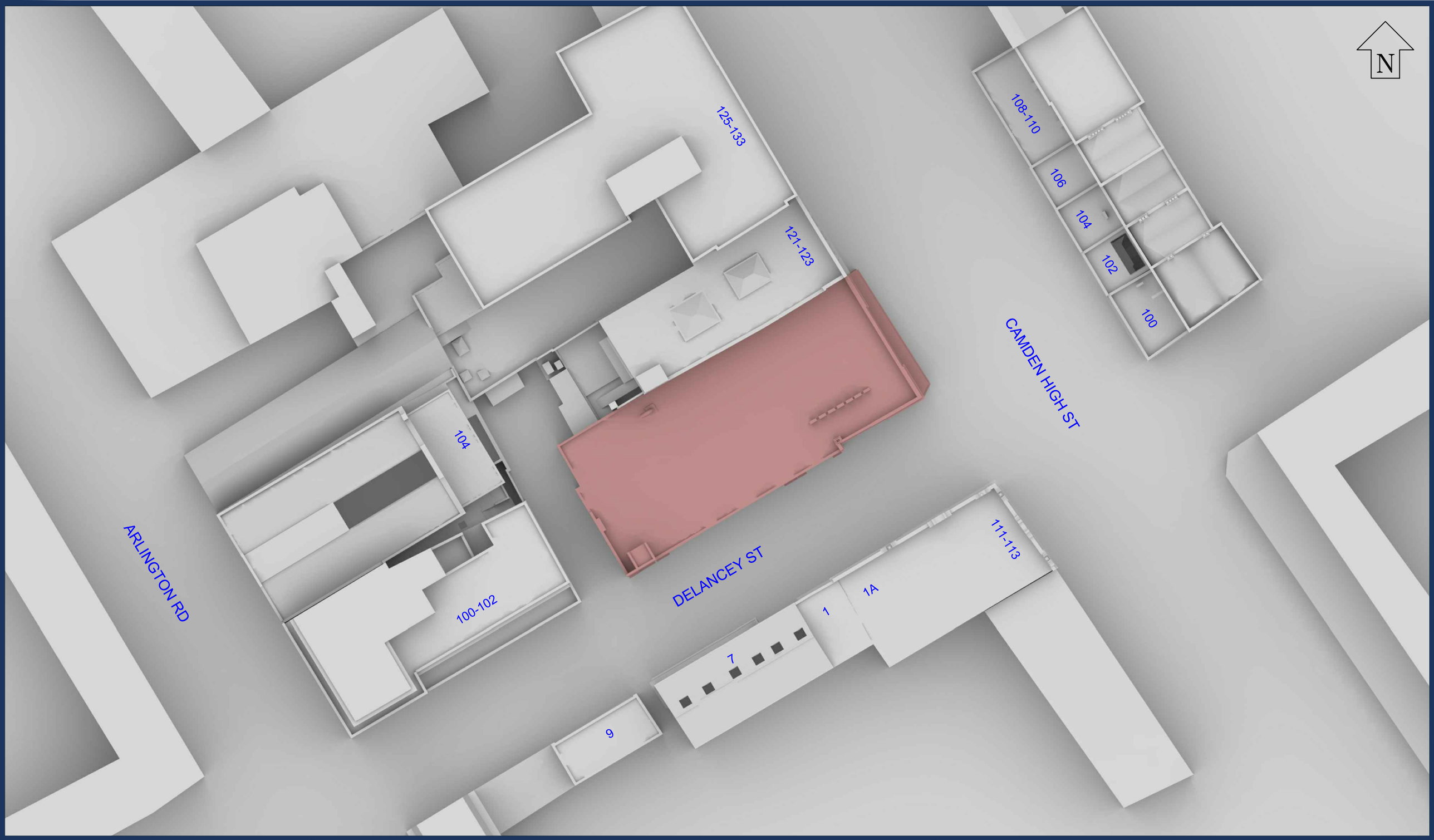
7.3 The technical analysis shows that the properties located on the opposite side of Camden High Street to the east of the site and 100-102 Arlington Road to the west of the site are fully BRE compliant. 3-7 Delancey Street and 9 Delancey Passage each have one window serving them that are fractionally short of meeting the guidelines for the VSC assessment, however in all instances each room will comfortably meet the NSL and APSH (where applicable) criteria. The overall effect of the Proposed Development on these properties will therefore not be noticeable in our opinion.

7.4 There are some more noticeable relative changes in daylight to 111-113 Camden High Street. However, the retained levels of daylight are shown to remain good for a town centre/urban location (c. 19% or more absolute VSC). Whilst this may be a change from the very high levels of daylight currently received, it is typical of urban areas where lower levels of daylight amenity is often offset with access to a number of other amenity benefits.

7.5 Overall, whilst there are some neighbouring properties that will experience relative reductions in daylight amenity when compared to the existing site conditions, the levels of retained daylight are commensurate with a town centre location and the majority of surrounding habitable rooms will experience little or no loss in daylight or sunlight. In our opinion, the effects of the Proposed Development should be considered holistically alongside the wider planning context and a flexible application of the BRE Guideline recommendations.

7.6 In relation to the daylight amenity within the affordable residential units of the Proposed Development, the vast majority will meet the minimum ADF criteria. In the two instances where the rooms do not achieve the BRE criteria, the ADF levels achieved are commensurate with daylight levels typically found in town centre locations, particularly where the proposals offer private external amenity space in the form of inset balconies.

Appendix 1: Site Plan & 3D Drawings



Sources: Point 2 Surveyors
Site Photos

Scan Data
Camden Hub Hotel - ReCap.rcp

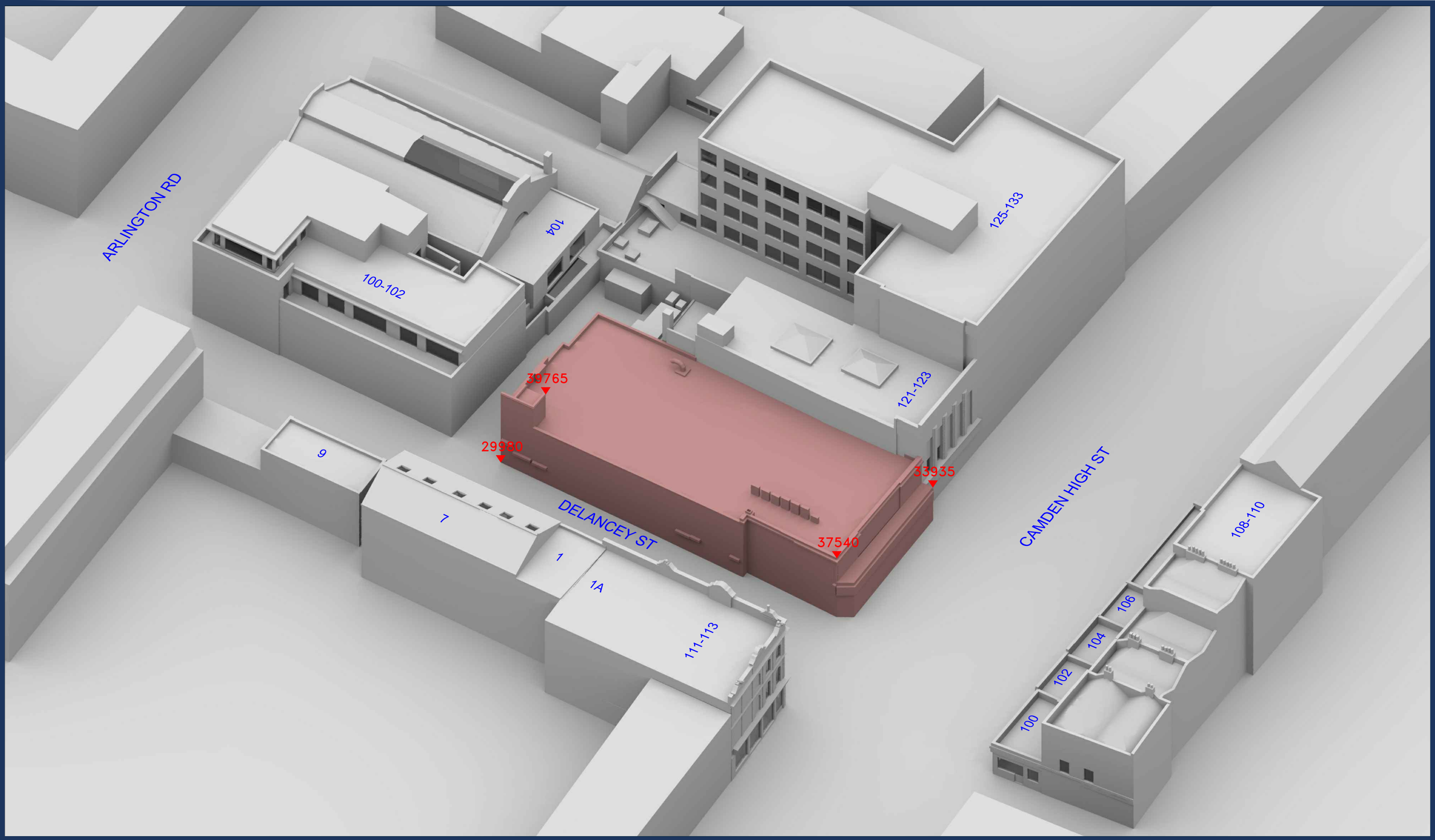
Architect's info (received 10/04/19)
190401 - 3D Model in Context for D&S.dwg

Key: Existing Buildings
Proposed Scheme

Project: Camden Hub Hotel
London

Title: Site Plan
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	JG	1:400 @ A3	Apr 19	P1993/01	02



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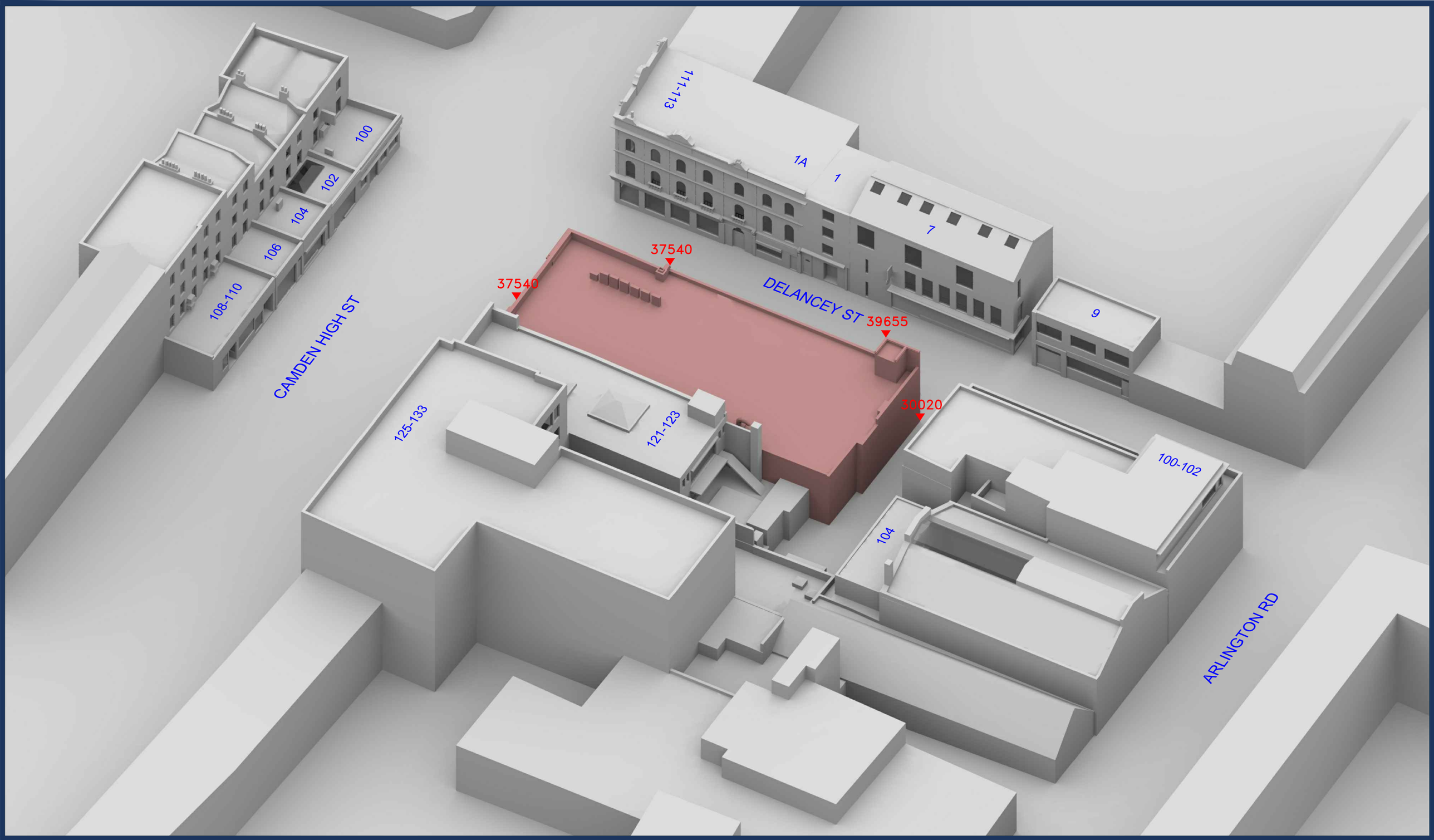

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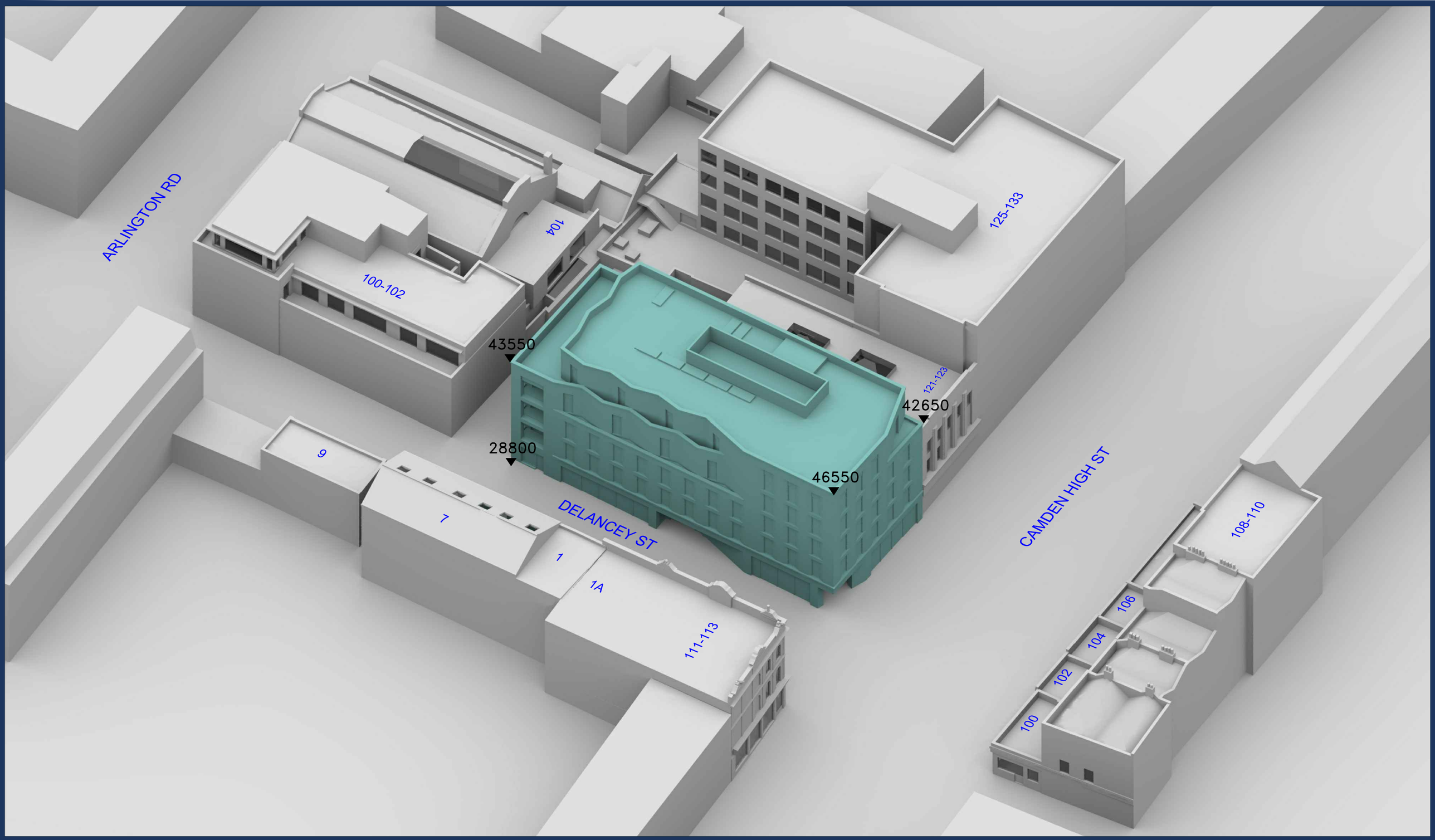
190401 - 3D Model in Context for D&S.dwg

Key:
Existing Buildings
Proposed Scheme

Project: Camden Hub Hotel
London

Title: Site Plan
Proposed Scheme Dated 23/05/19

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	EJ	1:400 @ A3	May 19	P1993/10	03



Sources: Point 2 Surveyors
Site Photos

Scan Data
Camden Hub Hotel - ReCap.rcp

Architect's info (received 10/04/19)
190401 - 3D Model in Context for D&S.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Camden Hub Hotel
London

Title: 3D View
Proposed Scheme Dated 23/05/19

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	EJ	NTS @ A3	May 19	P1993/11	03

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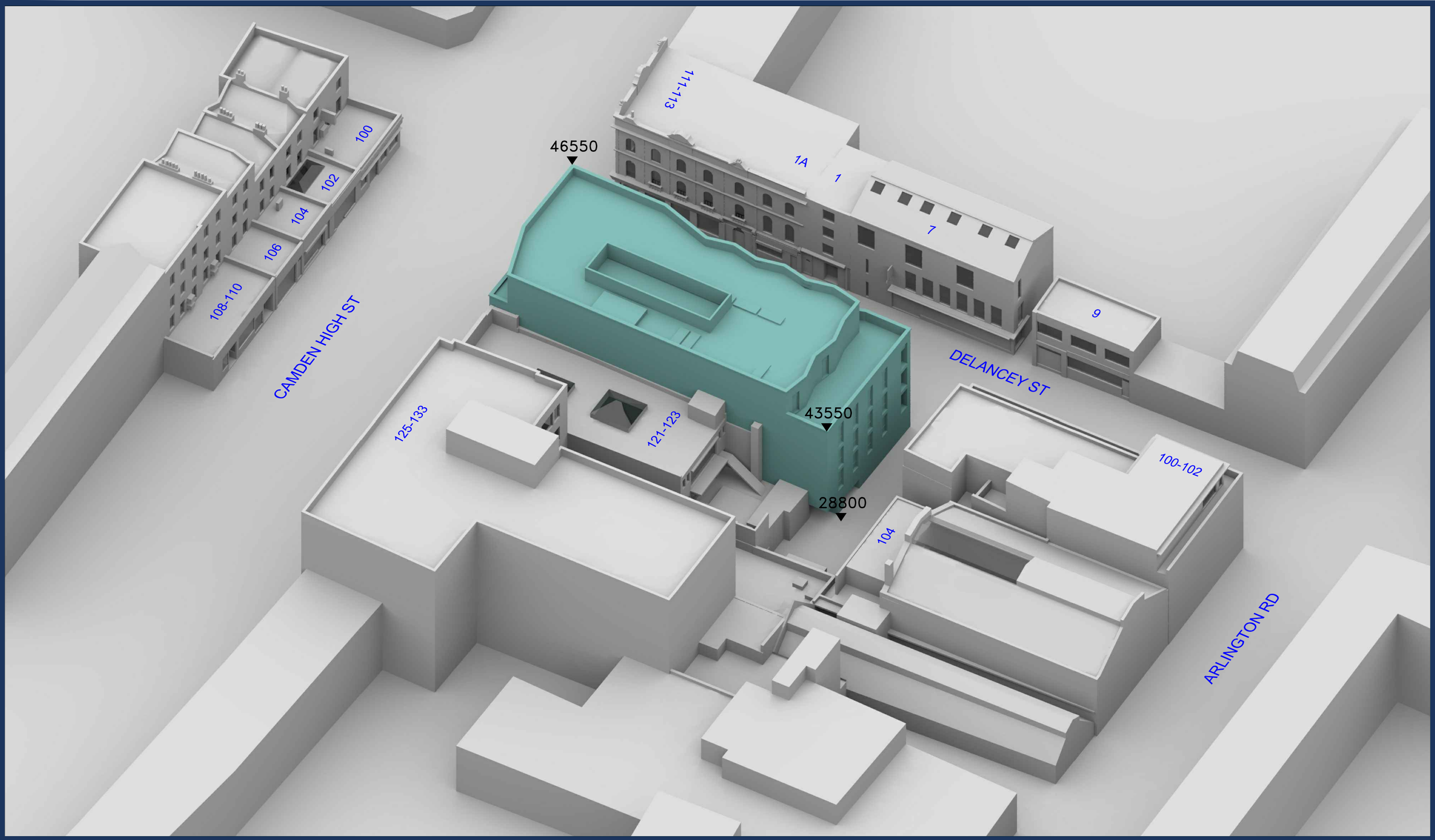

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Site Photos

Scan Data
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190401 - 3D Model in Context for D&S.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Camden Hub Hotel
London

Title: 3D View
Proposed Scheme Dated 23/05/19

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	EJ	NTS @ A3	May 19	P1993/12	03

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Appendix 2: External Daylight and Sunlight Results

ANALYSIS

Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
106 Camden High Street						
R1/21	ASSUMED	W1/21	33.16	30.63	2.53	7.63
R2/21	ASSUMED	W2/21	33.35	30.77	2.58	7.74
R1/22	ASSUMED	W1/22	35.43	33.23	2.20	6.21
R2/22	ASSUMED	W2/22	35.59	33.32	2.27	6.38
R1/23	ASSUMED	W1/23	37.12	35.48	1.64	4.42
R2/23	ASSUMED	W2/23	37.23	35.54	1.69	4.54
104 Camden High Street						
R1/41	ASSUMED	W1/41	33.58	31.00	2.58	7.68
R2/41	ASSUMED	W2/41	33.76	31.16	2.60	7.70
R1/42	ASSUMED	W1/42	35.71	33.38	2.33	6.52
R2/42	ASSUMED	W2/42	35.87	33.52	2.35	6.55
102 Camden High Street						
R1/51	ASSUMED	W1/51	33.73	31.22	2.51	7.44
R2/51	ASSUMED	W2/51	33.73	31.45	2.28	6.76
R1/52	ASSUMED	W1/52	35.95	33.68	2.27	6.31
R2/52	ASSUMED	W2/52	36.11	34.07	2.04	5.65
100 Camden High Street						
R1/61		W1/61	30.63	28.47	2.16	7.05
R2/61		W2/61	30.87	28.78	2.09	6.77
R2/61		W3/61	33.86	31.89	1.97	5.82
R2/61		W4/61	28.67	28.67	0.00	0.00
R2/61		W5/61	29.85	29.85	0.00	0.00
R1/62		W1/62	36.36	34.46	1.90	5.23
R2/62		W2/62	36.48	34.81	1.67	4.58
111-113 Camden High Street						

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ANALYSIS

Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/71	ASSUMED_PC	W1/71	35.06	35.06	0.00	0.00
R1/71	ASSUMED_PC	W2/71	35.07	35.07	0.00	0.00
R1/71	ASSUMED_PC	W3/71	33.91	26.32	7.59	22.38
R1/71	ASSUMED_PC	W4/71	33.17	23.94	9.23	27.83
R2/71	ASSUMED_PC	W5/71	32.43	21.43	11.00	33.92
R2/71	ASSUMED_PC	W6/71	32.14	19.69	12.45	38.74
R3/71	ASSUMED_4.2M	W7/71	31.97	18.66	13.31	41.63
R1/72	ASSUMED_4.2M	W1/72	36.60	36.60	0.00	0.00
R1/72	ASSUMED_4.2M	W2/72	36.65	36.65	0.00	0.00
R1/72	ASSUMED_4.2M	W3/72	35.13	28.78	6.35	18.08
R1/72	ASSUMED_4.2M	W4/72	34.98	26.78	8.20	23.44
R2/72	ASSUMED_PC	W5/72	34.77	24.78	9.99	28.73
R3/72	ASSUMED_PC	W6/72	34.64	23.37	11.27	32.53
R4/72	ASSUMED_4.2M	W7/72	34.40	22.56	11.84	34.42
3-7 Delancey Street						
R1/122		W1/122	35.62	25.50	10.12	28.41
R1/122		W5/122	92.51	90.26	2.25	2.43
R1/122		W6/122	92.50	90.51	1.99	2.15
R2/122		W2/122	35.38	27.06	8.32	23.52
R2/122		W7/122	92.52	90.77	1.75	1.89
R2/122		W8/122	92.52	91.07	1.45	1.57
R3/122		W3/122	35.23	29.79	5.44	15.44
R3/122		W4/122	35.10	35.10	0.00	0.00
R3/122		W9/122	92.52	91.41	1.11	1.20
R3/122		W10/122	92.52	91.66	0.86	0.93
9 Delancey Passage						
R2/131	LKD	W3/131	7.45	6.26	1.19	15.97
R2/131	LKD	W4/131	13.21	10.29	2.92	22.10
R2/131	LKD	W5/131	31.02	28.11	2.91	9.38
R2/131	LKD	W6/131	30.51	28.46	2.05	6.72
R3/131	BEDROOM	W7/131	29.87	28.43	1.44	4.82
100-102 Arlington Road						

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ANALYSIS

Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/172	LKD	W2/172	34.32	34.25	0.07	0.20
R2/172	BEDROOM	W3/172	34.43	34.42	0.01	0.03
R3/172	LKD	W4/172	34.25	34.24	0.01	0.03
R4/172	BEDROOM	W5/172	33.35	33.35	0.00	0.00
R5/172	BEDROOM	W6/172	28.77	28.77	0.00	0.00
R6/172	BEDROOM	W7/172	26.35	26.08	0.27	1.02
R7/172	TUDY_FAMILY_ROOM	W1/172	22.22	22.14	0.08	0.36
R1/173	LKD	W1/173	31.64	30.64	1.00	3.16
R1/173	LKD	W2/173	22.78	22.14	0.64	2.81
R1/173	LKD	W3/173	33.67	32.76	0.91	2.70
R1/173	LKD	W4/173	34.92	34.92	0.00	0.00
R1/173	LKD	W5/173	34.46	34.46	0.00	0.00
R1/173	LKD	W6/173	34.81	34.81	0.00	0.00
R1/173	LKD	W7/173	34.44	34.44	0.00	0.00
R1/173	LKD	W8/173	33.99	33.99	0.00	0.00

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ANALYSIS

Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
106 Camden High Street								
R1/21	ASSUMED	W1/21	1.40	1.40	1.30	1.30	0.09	6.59
R2/21	ASSUMED	W2/21	1.28	1.28	1.19	1.19	0.09	6.72
R1/22	ASSUMED	W1/22	1.31	1.31	1.23	1.23	0.07	5.51
R2/22	ASSUMED	W2/22	1.19	1.19	1.12	1.12	0.07	5.82
R1/23	ASSUMED	W1/23	1.34	1.34	1.29	1.29	0.05	4.02
R2/23	ASSUMED	W2/23	1.22	1.22	1.17	1.17	0.05	4.25
104 Camden High Street								
R1/41	ASSUMED	W1/41	1.12	1.12	1.04	1.04	0.08	6.91
R2/41	ASSUMED	W2/41	1.12	1.12	1.04	1.04	0.08	6.89
R1/42	ASSUMED	W1/42	1.12	1.12	1.05	1.05	0.07	5.99
R2/42	ASSUMED	W2/42	1.12	1.12	1.05	1.05	0.07	5.98
102 Camden High Street								
R1/51	ASSUMED	W1/51	1.31	1.31	1.22	1.22	0.09	6.49
R2/51	ASSUMED	W2/51	1.36	1.36	1.28	1.28	0.08	5.88
R1/52	ASSUMED	W1/52	1.28	1.28	1.20	1.20	0.07	5.72
R2/52	ASSUMED	W2/52	1.34	1.34	1.27	1.27	0.07	5.16
100 Camden High Street								
R1/61		W1/61	1.24	1.24	1.17	1.17	0.07	5.51
R2/61		W2/61	0.81		0.76			
R2/61		W3/61	0.88		0.84			
R2/61		W4/61	0.66		0.66			
R2/61		W5/61	0.68	3.03	0.68	2.94	0.09	2.94
R1/62		W1/62	0.92	0.92	0.88	0.88	0.04	4.67
R2/62		W2/62	0.94	0.94	0.90	0.90	0.04	4.14
111-113 Camden High Street								

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ANALYSIS

Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/71	ASSUMED_PC	W1/71	0.99		0.99			
R1/71	ASSUMED_PC	W2/71	0.99		0.99			
R1/71	ASSUMED_PC	W3/71	0.98		0.81			
R1/71	ASSUMED_PC	W4/71	0.94	3.91	0.74	3.53	0.39	9.85
R2/71	ASSUMED_PC	W5/71	1.31		0.95			
R2/71	ASSUMED_PC	W6/71	1.30	2.61	0.90	1.85	0.76	28.98
R3/71	ASSUMED_4.2M	W7/71	1.16	1.16	0.78	0.78	0.39	33.28
R1/72	ASSUMED_4.2M	W1/72	0.87		0.87			
R1/72	ASSUMED_4.2M	W2/72	0.87		0.87			
R1/72	ASSUMED_4.2M	W3/72	0.84		0.72			
R1/72	ASSUMED_4.2M	W4/72	0.84	3.41	0.68	3.13	0.29	8.41
R2/72	ASSUMED_PC	W5/72	2.08	2.08	1.58	1.58	0.50	23.86
R3/72	ASSUMED_PC	W6/72	2.21	2.21	1.62	1.62	0.59	26.64
R4/72	ASSUMED_4.2M	W7/72	1.10	1.10	0.79	0.79	0.31	28.22
3-7 Delancey Street								
R1/122		W1/122	3.07		2.38			
R1/122		W5/122	1.66		1.59			
R1/122		W6/122	1.66	6.39	1.60	5.57	0.82	12.84
R2/122		W2/122	2.83		2.29			
R2/122		W7/122	1.54		1.49			
R2/122		W8/122	1.54	5.90	1.49	5.27	0.62	10.53
R3/122		W3/122	2.59		2.27			
R3/122		W4/122	0.80		0.80			
R3/122		W9/122	1.41		1.38			
R3/122		W10/122	1.41	6.21	1.39	5.83	0.37	5.98
9 Delancey Passage								
R2/131	LKD	W3/131	0.03		0.02			
R2/131	LKD	W4/131	0.33		0.27			
R2/131	LKD	W5/131	1.91		1.76			
R2/131	LKD	W6/131	1.89	4.15	1.79	3.84	0.31	7.50
R3/131	BEDROOM	W7/131	2.80	2.80	2.70	2.70	0.11	3.78
100-102 Arlington Road								

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ANALYSIS

Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/172	LKD	W2/172	3.15	3.15	3.15	3.15	0.00	0.03
R2/172	BEDROOM	W3/172	2.80	2.80	2.80	2.80	0.00	0.00
R3/172	LKD	W4/172	3.09	3.09	3.09	3.09	0.00	0.00
R4/172	BEDROOM	W5/172	2.89	2.89	2.89	2.89	0.00	0.00
R5/172	BEDROOM	W6/172	2.60	2.60	2.60	2.60	0.00	0.00
R6/172	BEDROOM	W7/172	1.32	1.32	1.31	1.31	0.01	0.91
R7/172	;TUDY_FAMILY_ROOM	W1/172	2.63	2.63	2.59	2.59	0.03	1.22
R1/173	LKD	W1/173	1.62		1.58			
R1/173	LKD	W2/173	0.51		0.50			
R1/173	LKD	W3/173	0.39		0.38			
R1/173	LKD	W4/173	0.37		0.37			
R1/173	LKD	W5/173	2.67		2.67			
R1/173	LKD	W6/173	0.38		0.38			
R1/173	LKD	W7/173	0.38		0.38			
R1/173	LKD	W8/173	1.67	8.00	1.67	7.93	0.06	0.80

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ANALYSIS

Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
106 Camden High Street						
R1/21	ASSUMED	106.2	104.2	102.4	1.8	1.7
R2/21	ASSUMED	120.0	117.8	114.0	3.9	3.3
R1/22	ASSUMED	106.2	104.3	101.4	2.8	2.7
R2/22	ASSUMED	120.0	117.8	113.0	4.8	4.1
R1/23	ASSUMED	106.2	104.1	104.1	0.0	0.0
R2/23	ASSUMED	120.0	117.8	117.8	0.0	0.0
104 Camden High Street						
R1/41	ASSUMED	113.3	110.8	103.9	6.8	6.1
R2/41	ASSUMED	115.9	113.1	107.5	5.6	5.0
R1/42	ASSUMED	113.3	109.1	102.4	6.7	6.1
R2/42	ASSUMED	115.9	113.1	108.2	4.9	4.3
102 Camden High Street						
R1/51	ASSUMED	117.0	114.7	105.2	9.6	8.4
R2/51	ASSUMED	110.4	108.4	99.0	9.4	8.7
R1/52	ASSUMED	117.0	114.7	114.7	0.0	0.0
R2/52	ASSUMED	110.4	108.4	108.4	0.0	0.0
100 Camden High Street						
R1/61		153.1	150.3	144.0	6.3	4.2
R2/61		282.8	281.0	280.2	0.8	0.3
R1/62		210.5	203.0	194.2	8.8	4.3
R2/62		204.6	195.4	195.4	0.0	0.0
111-113 Camden High Street						
R1/71	ASSUMED_PC	246.9	246.7	246.4	0.4	0.2
R2/71	ASSUMED_PC	148.0	143.9	138.2	5.7	4.0
R3/71	ASSUMED_4.2M	186.8	178.2	92.1	86.0	48.3
R1/72	ASSUMED_4.2M	264.5	264.3	263.8	0.6	0.2
R2/72	ASSUMED_PC	72.4	71.1	51.0	20.0	28.1
R3/72	ASSUMED_PC	67.3	66.4	47.3	19.1	28.8
R4/72	ASSUMED_4.2M	186.6	178.5	94.2	84.3	47.2
3-7 Delancey Street						
R1/122		196.4	195.5	195.5	0.0	0.0
R2/122		216.6	216.6	216.6	0.0	0.0
R3/122		240.0	240.0	240.0	0.0	0.0
9 Delancey Passage						

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ANALYSIS

Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R2/131	LKD	263.0	262.3	262.3	0.0	0.0
R3/131	BEDROOM	158.4	157.7	157.7	0.0	0.0
100-102 Arlington Road						
R1/172	LKD	267.2	267.0	267.0	0.0	0.0
R2/172	BEDROOM	135.9	135.0	135.0	0.0	0.0
R3/172	LKD	281.2	281.1	281.1	0.0	0.0
R4/172	BEDROOM	124.1	123.0	123.0	0.0	0.0
R5/172	BEDROOM	125.2	124.0	124.0	0.0	0.0
R6/172	BEDROOM	133.3	131.0	131.0	0.0	0.0
R7/172	STUDY_FAMILY_ROOM	93.4	90.7	90.7	0.0	0.0
R1/173	LKD	341.7	341.7	341.7	0.0	0.0

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ANALYSIS

Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
106 Camden High Street														
R1/21	W1/21	ASSUMED	21	59	18	56	14.3	5.1	21	59	18	56	14.3	5.1
R2/21	W2/21	ASSUMED	21	59	19	57	9.5	3.4	21	59	19	57	9.5	3.4
R1/22	W1/22	ASSUMED	23	63	20	60	13.0	4.8	23	63	20	60	13.0	4.8
R2/22	W2/22	ASSUMED	23	63	21	61	8.7	3.2	23	63	21	61	8.7	3.2
R1/23	W1/23	ASSUMED	24	65	22	63	8.3	3.1	24	65	22	63	8.3	3.1
R2/23	W2/23	ASSUMED	24	65	23	64	4.2	1.5	24	65	23	64	4.2	1.5
104 Camden High Street														
R1/41	W1/41	ASSUMED	22	59	20	56	9.1	5.1	22	59	20	56	9.1	5.1
R2/41	W2/41	ASSUMED	22	59	21	57	4.5	3.4	22	59	21	57	4.5	3.4
R1/42	W1/42	ASSUMED	23	62	21	60	8.7	3.2	23	62	21	60	8.7	3.2
R2/42	W2/42	ASSUMED	24	63	21	60	12.5	4.8	24	63	21	60	12.5	4.8

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ANALYSIS

Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
102 Camden High Street														
R1/51	W1/51	ASSUMED	20	57	19	55	5.0	3.5	20	57	19	55	5.0	3.5
R2/51	W2/51	ASSUMED	17	55	16	53	5.9	3.6	17	55	16	53	5.9	3.6
R1/52	W1/52	ASSUMED	24	63	22	60	8.3	4.8	24	63	22	60	8.3	4.8
R2/52	W2/52	ASSUMED	24	63	22	60	8.3	4.8	24	63	22	60	8.3	4.8
100 Camden High Street														
R1/61	W1/61		17	43	16	41	5.9	4.7	17	43	16	41	5.9	4.7
R2/61	W2/61		20	58	19	56	5.0	3.4						
R2/61	W3/61		21	60	20	57	4.8	5.0						
R2/61	W4/61		17	66	17	66	0.0	0.0						
R2/61	W5/61		19	68	19	68	0.0	0.0	21	86	20	83	4.8	3.5
R1/62	W1/62		24	64	22	62	8.3	3.1	24	64	22	62	8.3	3.1
R2/62	W2/62		22	63	21	61	4.5	3.2	22	63	21	61	4.5	3.2

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Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
3-7 Delancey Street														
R3/122	W3/122		2	17	2	17	0.0	0.0						
R3/122	W4/122		22	62	22	62	0.0	0.0						
R3/122	W9/122		11	77	11	77	0.0	0.0						
R3/122	W10/122		11	77	11	77	0.0	0.0	23	89	23	89	0.0	0.0
100-102 Arlington Road														
R1/172	W2/172	LKD	25	72	25	72	0.0	0.0	25	72	25	72	0.0	0.0
R2/172	W3/172	BEDROOM	25	72	25	72	0.0	0.0	25	72	25	72	0.0	0.0
R3/172	W4/172	LKD	26	73	26	73	0.0	0.0	26	73	26	73	0.0	0.0
R4/172	W5/172	BEDROOM	23	70	23	70	0.0	0.0	23	70	23	70	0.0	0.0
R5/172	W6/172	BEDROOM	15	55	15	55	0.0	0.0	15	55	15	55	0.0	0.0
R1/173	W1/173	LKD	6	27	6	26	0.0	3.7						
R1/173	W2/173	LKD	6	27	6	26	0.0	3.7						
R1/173	W3/173	LKD	6	31	6	30	0.0	3.2						

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Camden Hub Hotel, London

EXISTING vs PROPOSED SCHEME 24-05-19

P1993 - rel3

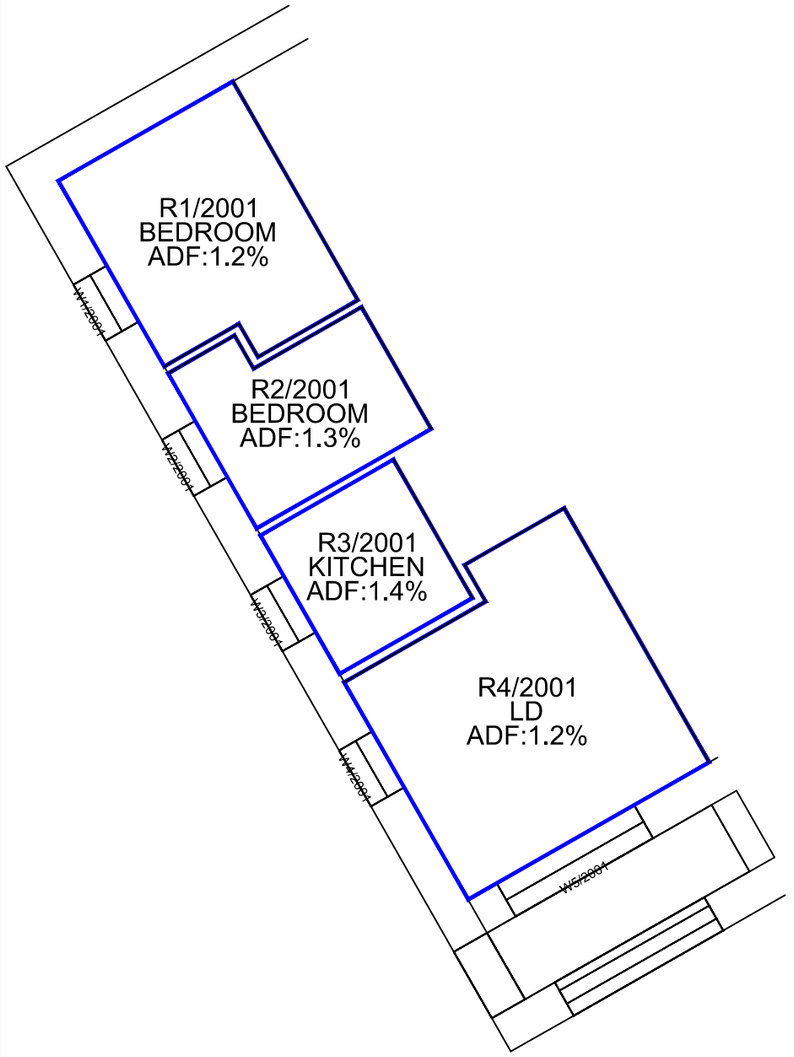
APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/173	W4/173	LKD	28	72	28	72	0.0	0.0						
R1/173	W5/173	LKD	28	72	28	72	0.0	0.0						
R1/173	W6/173	LKD	28	78	28	78	0.0	0.0						
R1/173	W7/173	LKD	23	61	23	61	0.0	0.0						
R1/173	W8/173	LKD	21	57	21	57	0.0	0.0	29	99	29	98	0.0	1.0

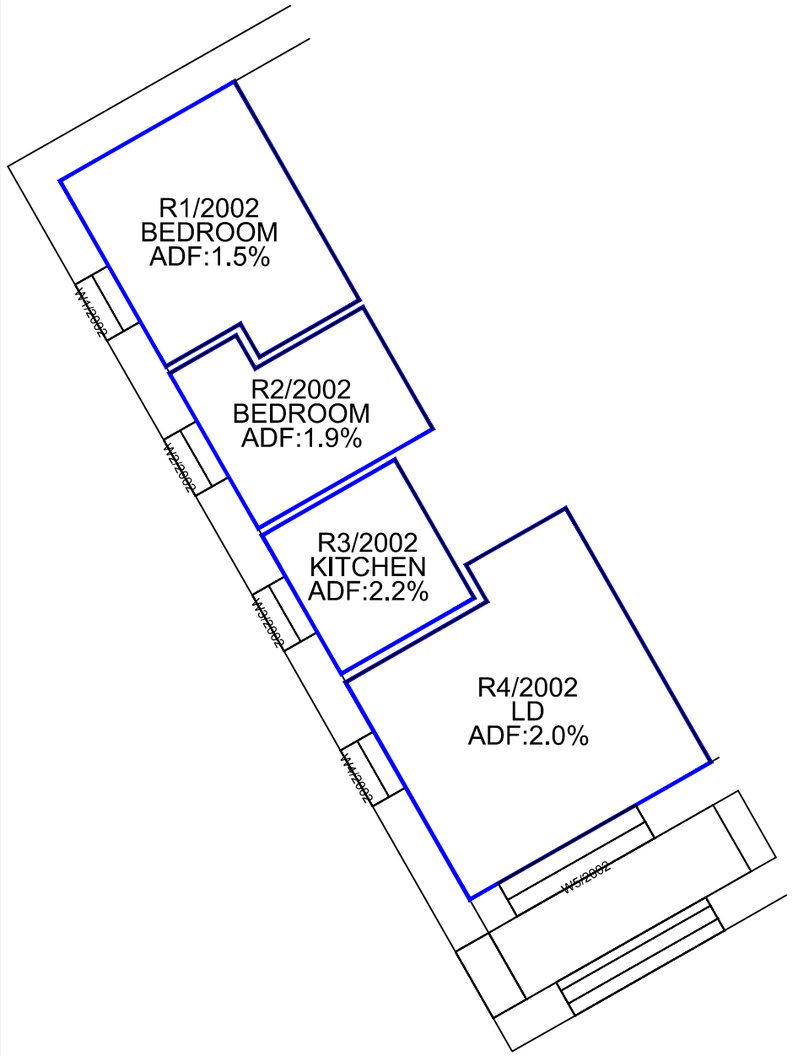
org:\\officeserver\Point2\P2-1900\Camden Hub Hotel.1993\rel3\SPR240519.xls

cur: \\P2SERVER\Projects\1900\Camden Hub Hotel.1993\Reports\DLSL Report - May 2019\Appendix 2 - Results (Neighbours)\SPR240519

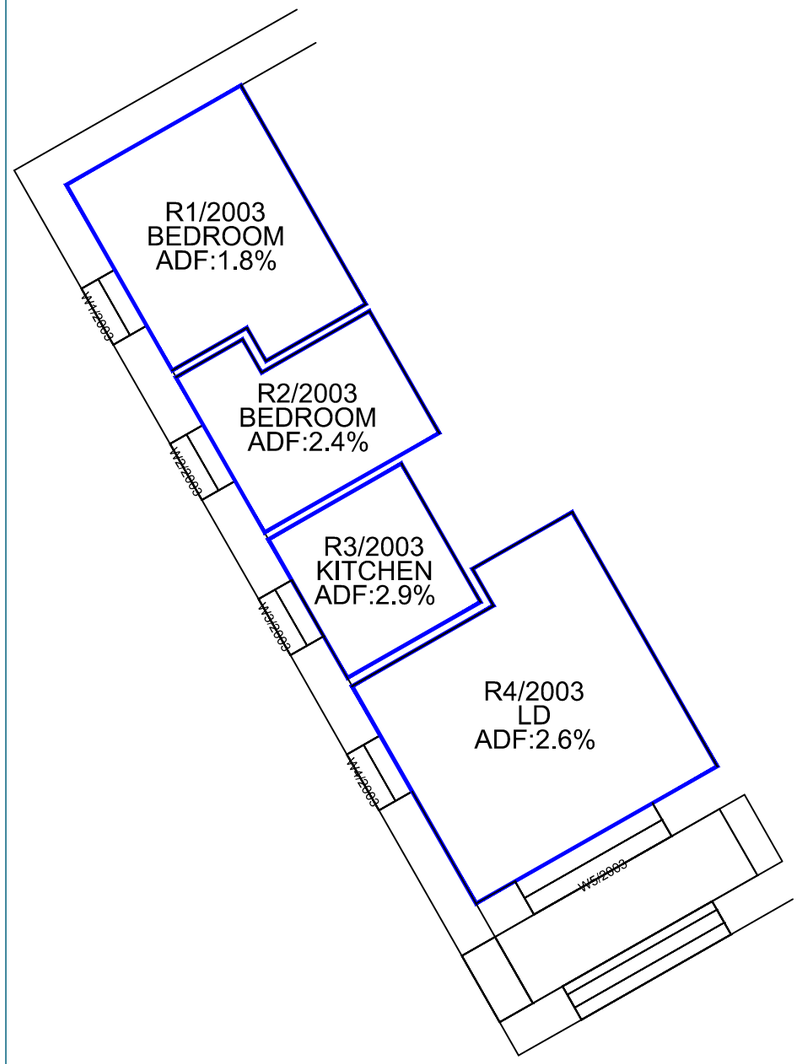
Appendix 3: Internal Daylight Results



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Sources: Point 2 Surveyors
Site Photos

Scan Data
Camden Hub Hotel - ReCap.rcp

Architect's info (received 10/04/19)
190401 - 3D Model in Context for D&S.dwg

Key:

Project: Camden Hub Hotel
London

Title: Internal ADF Results
Proposed Scheme Dated 24/05/19

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	EJ	1:400 @ A3	May 19	INT/01	03

ANALYSIS

Camden Hub Hotel, London

EXISTING vs PR240519

P1993 - rel3

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
Camden Hub Hotel					
R1/2001	BEDROOM	W1/2001	22.24	1.2	1.2
R2/2001	BEDROOM	W2/2001	20.10	1.3	1.3
R3/2001	KITCHEN	W3/2001	18.39	1.4	1.4
R4/2001	LD	W4/2001	18.86	0.6	
R4/2001	LD	W5/2001	6.63	0.6	1.2
R1/2002	BEDROOM	W1/2002	30.25	1.5	1.5
R2/2002	BEDROOM	W2/2002	28.63	1.9	1.9
R3/2002	KITCHEN	W3/2002	27.48	2.2	2.2
R4/2002	LD	W4/2002	28.07	0.9	
R4/2002	LD	W5/2002	10.10	1.1	2.0
R1/2003	BEDROOM	W1/2003	37.23	1.8	1.8
R2/2003	BEDROOM	W2/2003	37.26	2.4	2.4
R3/2003	KITCHEN	W3/2003	37.25	2.9	2.9
R4/2003	LD	W4/2003	37.26	1.1	
R4/2003	LD	W5/2003	12.77	1.5	2.6

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cur: \\P2SERVER\Projects\1900\Camden Hub Hotel.1993\Reports\DLSL Report - May 2019\Appendix 3 - Internal Results\IPR240519