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Daylight and Sunlight Study (Neighbouring Properties)
4 to 6 Camden High Street, London NW1 0JH

26 July 2019



RICS

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DAYLIGHT AND SUNLIGHT STUDY
4 to 6 Camden High Street, London NW1 0JH

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Carebrook Ltd to undertake a daylight and sunlight study of the proposed development at 4 to 6 Camden High Street, London NW1 0JH.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1a, 3 to 5, 7 to 11, 8 to 12 and 13 Camden High Street and 48 to 56 Bayham Place. 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.
- 1.1.3 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.
- 1.1.4 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 and sunlight test in respect of the window(s) at 48 to 56 Bayham Place. 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 or sunlight should not warrant refusal of the application.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

Foundation Architecture Ltd

3D Model

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 Daylight to Windows

3.2.1 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.

Diffuse daylight calculations should be undertaken to all rooms where daylight is required, including living rooms, kitchens and bedrooms. Usually, if a kitchen is less than 13m², it is considered to be a non-habitable room and the daylight tests need not be applied. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

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

3.2.3 Test 1 Vertical Sky Component

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.

3.2.4 Test 2 Daylight Distribution

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. 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 Sunlight availability to Windows

3.3.1 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.

3.3.2 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.

3.4 Overshadowing to Gardens and Open Spaces

3.4.1 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.

3.4.2 The BRE 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 Appendix 1 provides plans and photographs to indicate the positions of the windows analysed in this study.

4.2 Numerical Results

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

4.3 Daylight to Windows

4.3.1 All main habitable room windows pass the Vertical Sky Component test and where appropriate the Daylight Distribution test, with the exception of eight isolated windows at 48 to 56 Bayham Place. It is important to note that these windows which are at the south eastern corner of the neighbouring property were originally to an office space and have only recently undergone a change of use under permitted development rights. We have been made aware that these windows are now to residential areas although we have not had access or seen accurate floor layouts to confirm the type of rooms served. If any of the windows serve non-habitable spaces, they would not have a requirement for daylight. Furthermore, these windows all achieve before/after ratios of 0.6 and above. Given the change of use, the fact that it was reasonably foreseeable that the existing building at 2 to 6 Camden High Street would be redeveloped and the relatively high level of compliance given the urban location, we are of the opinion that the impact on the daylight to this property is acceptable.

4.4 Sunlight to Windows

4.4.1 All windows that face within 90 degrees of due south have been tested for direct sunlight. All main habitable room windows pass both the total annual sunlight hours test and the winter sunlight hours test (annual probable sunlight hours between 21 September and 21 March) with again, the exception of isolated windows at 48 to 56 Bayham Place. The mitigating factors mentioned above in connection with daylight apply equally to direct sunlight. Furthermore, since we have not had access to the neighbouring properties, nor have accurate floor layouts for the change of use, we are not able to confirm room uses. However, in our opinion, the direct sunlight hours

targets stated in the BRE guide are only intended to be applied to main living room windows. This is because the BRE guide states that kitchens and bedrooms are less important. It seems unlikely that all of the windows which fall short of the BRE recommendations will serve main living rooms.

4.5 Overshadowing to Gardens and Open Spaces

4.5.1 There are no nearby gardens or amenity areas directly to the north of the development. The proposed development will therefore not create any new areas which receive less than two hours of sunlight on 21 March. The proposed development therefore satisfies the BRE overshadowing to gardens and open spaces requirements.

4.6 Conclusion

4.6.1 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 and sunlight test in respect of the window(s) at 48 to 56 Bayham Place. 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 or sunlight 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 KEY

Key

- Window ● Window reference
- Development site
- Neighbouring Properties

Project Name: 4 to 6 Camden High Street, London NW1 0JH

Drawing Title: Property Key

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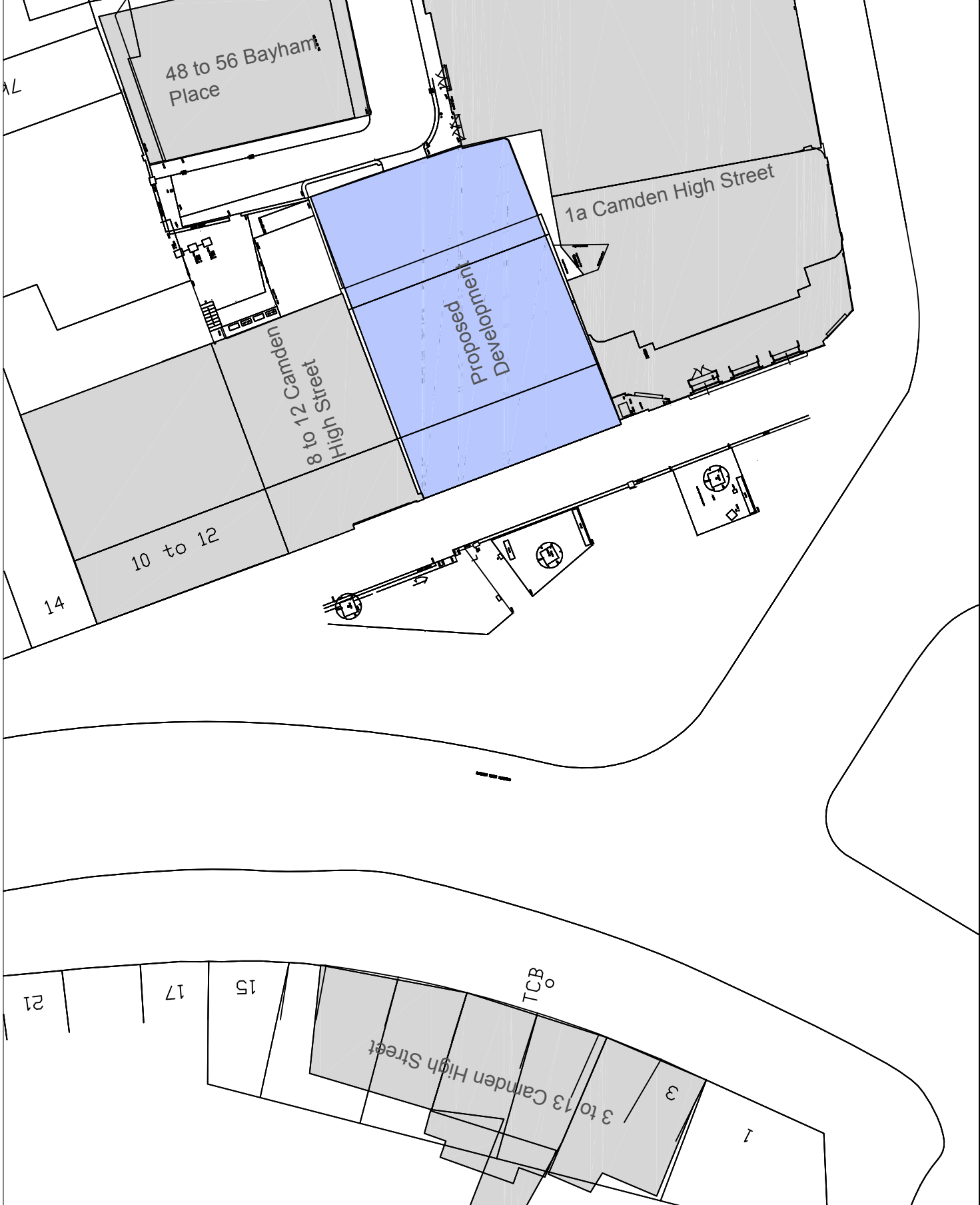
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Rev: -

Rev. Date: 23/08/2018

Rev. Description: 1

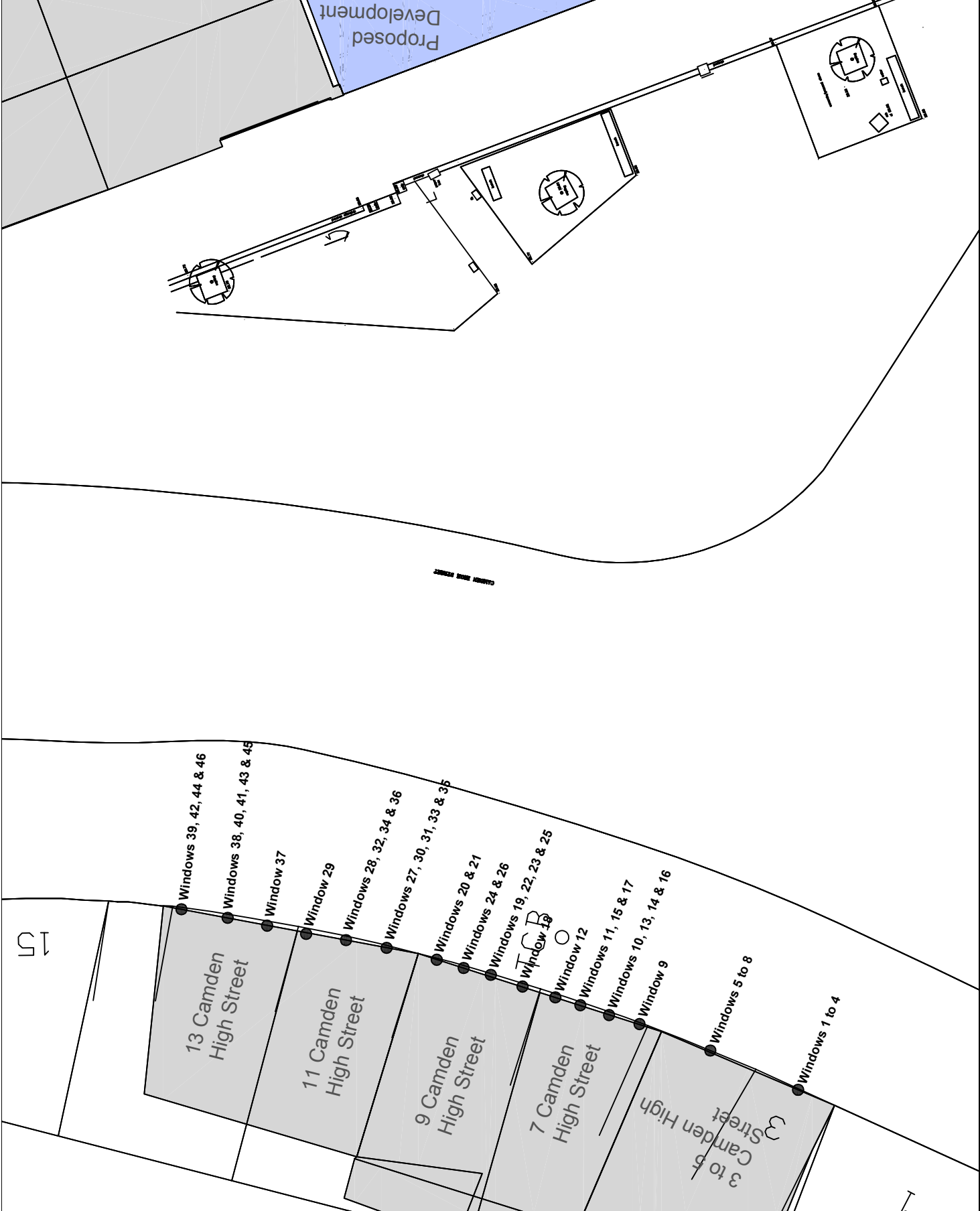
Property Key



Window Key

Key

- Window ● Window reference
- Development site
- Neighbouring Properties



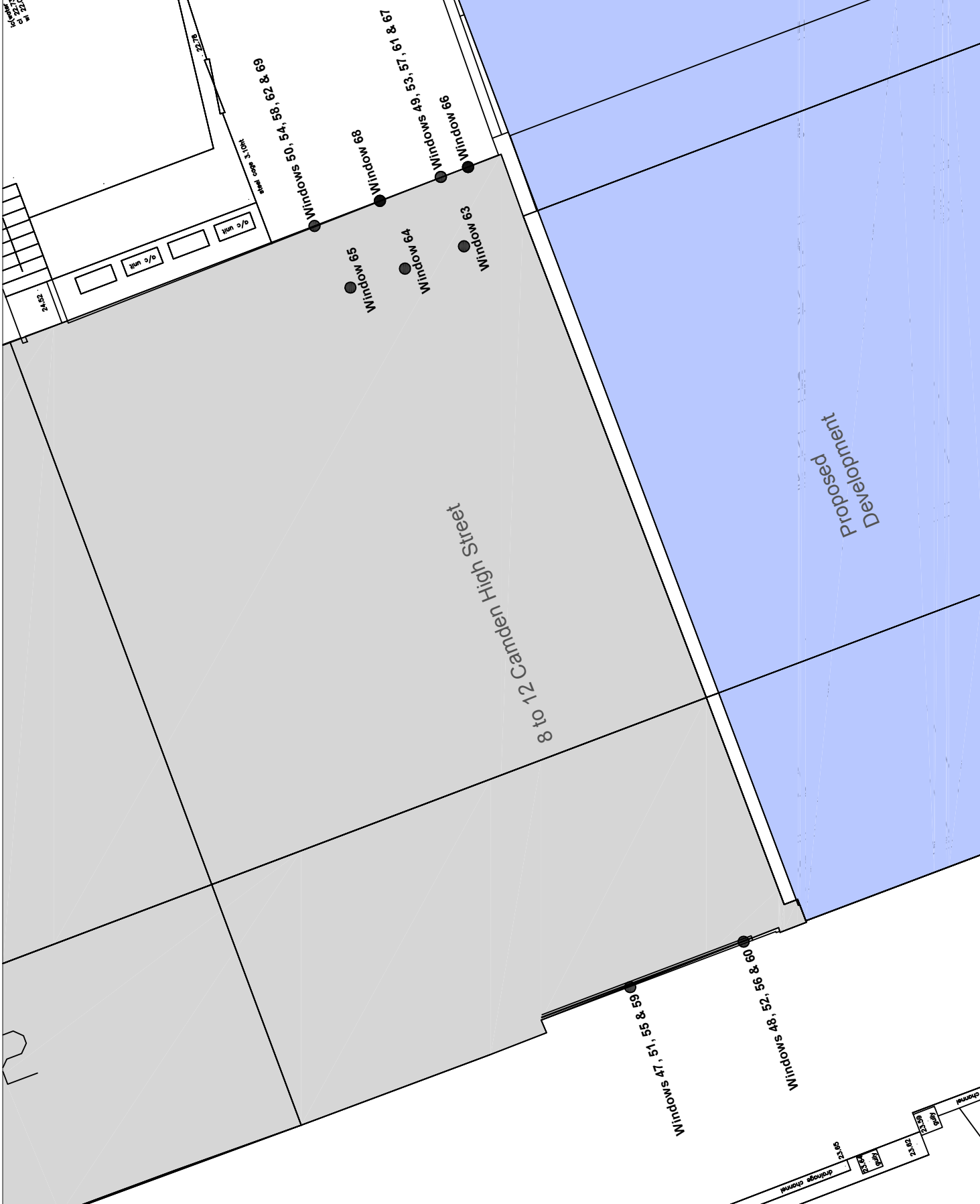
Project Name: 4 to 6 Camden High Street, London NW1 0JH	
Drawing Title: Appendix 1 - Neighbouring Windows	
Scale: Do not scale	Rev: -
Drawing No: 2 of 5	
Rev	Date
	Author
	Checked
	Drawn

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Window Key



Key

- Window ● Window reference
- Development site
- Neighbouring Properties

Project Name: 6 Camden High Street, London N1W 0JH

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 3 of 5

Rev: -

Rev. Date: 23/05/2023



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Window Key

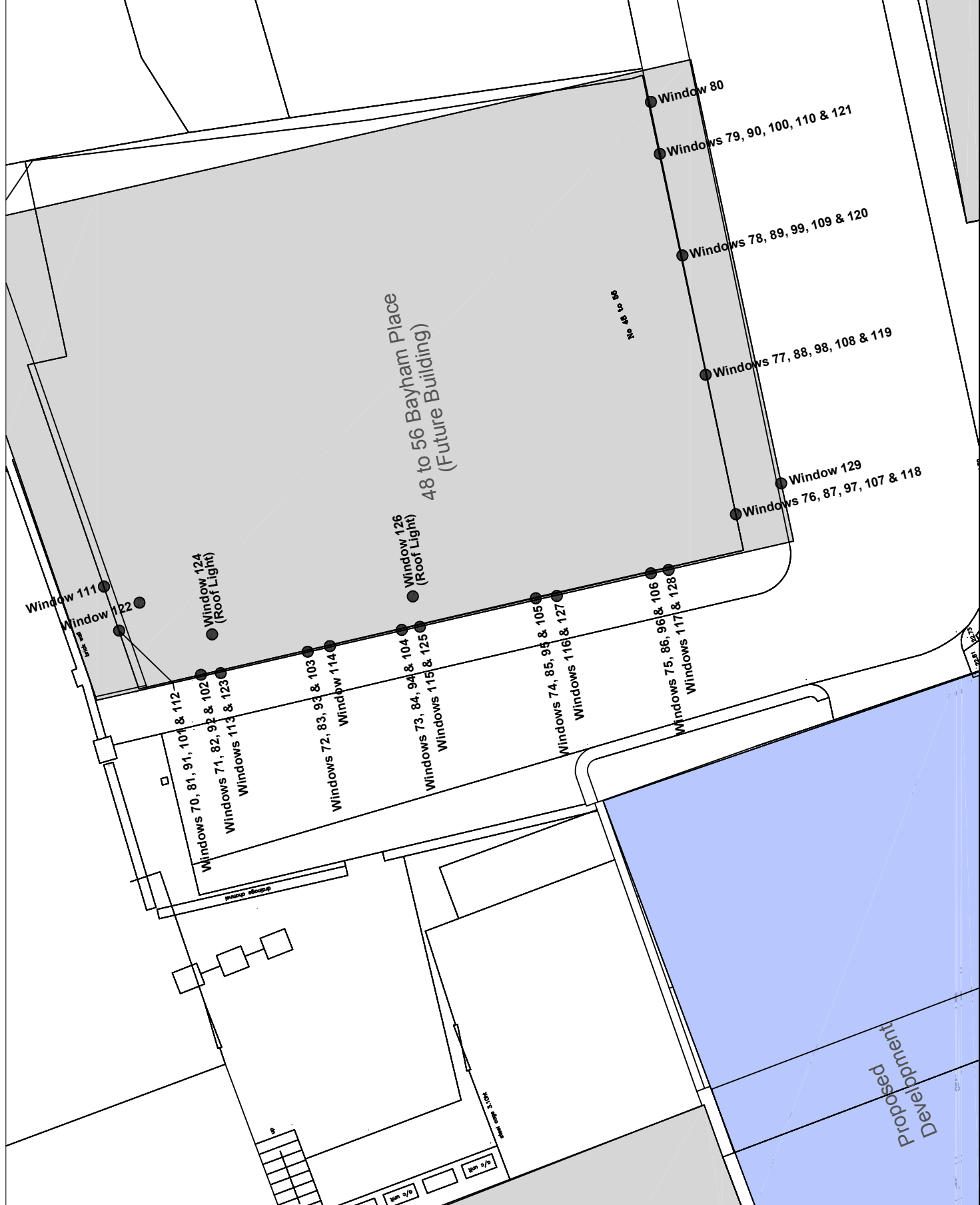
Key

- Window ● Window reference
- Development site
- Neighbouring Properties

Project Name: 4 to 6 Camden High Street, London NW1 0JH	
Drawing Title: Appendix 1 - Neighbouring Windows	
Scale: Do not scale	Rev: -
Drawing No: 4 of 5	
Rev	Date
	Author
	Checked
	Drawn



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Key

- Window ● Window reference
- Development site
- Neighbouring Properties

Project Name: 4 to 6 Camden High Street, London NW1 0JH

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 5 of 5

Rev. Date: 23/08/18

Rev. Description:

Window Key



Neighbouring Windows



3 to 5 Camden High Street



3 to 5 Camden High Street



3 to 5 Camden High Street



3 to 5 Camden High Street



3 to 5 Camden High Street



3 to 5 Camden High Street



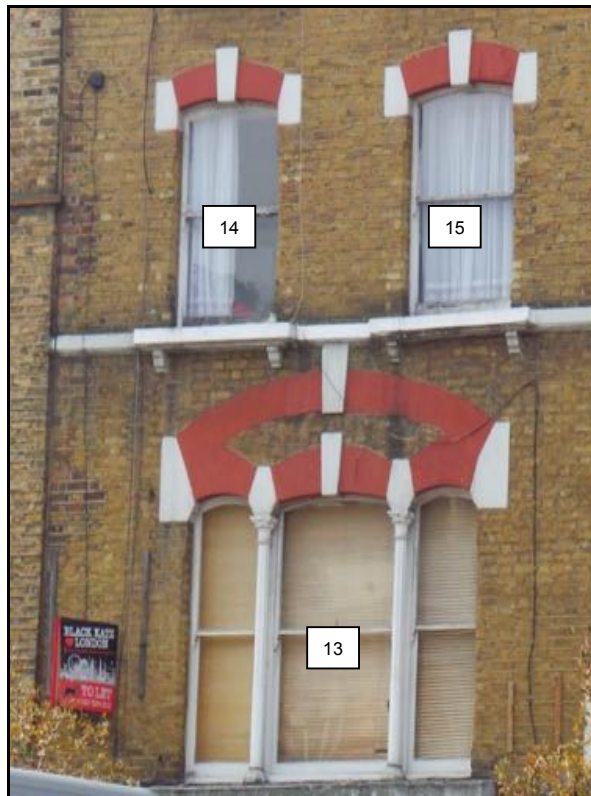
9

10

11

12

7 Camden High Street



14

15

13

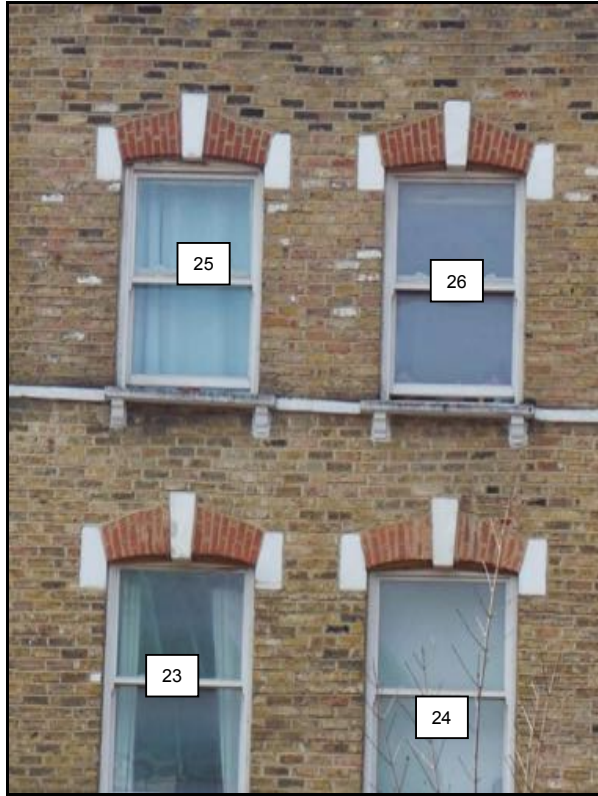
7 Camden High Street



7 Camden High Street



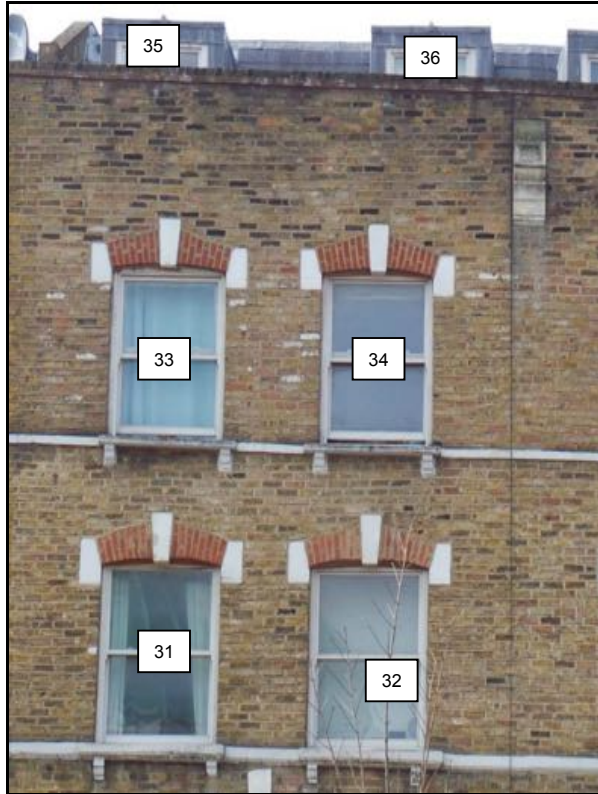
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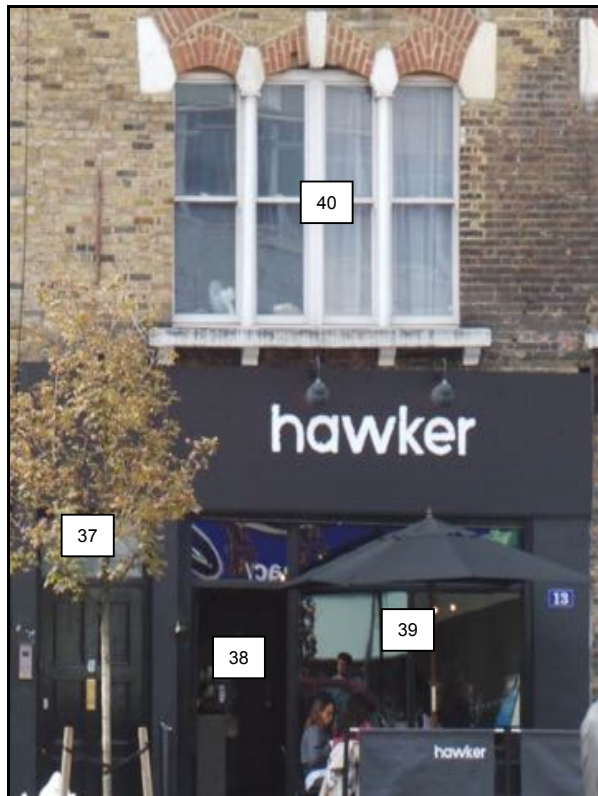
9 Camden High Street



11 Camden High Street



11 Camden High Street



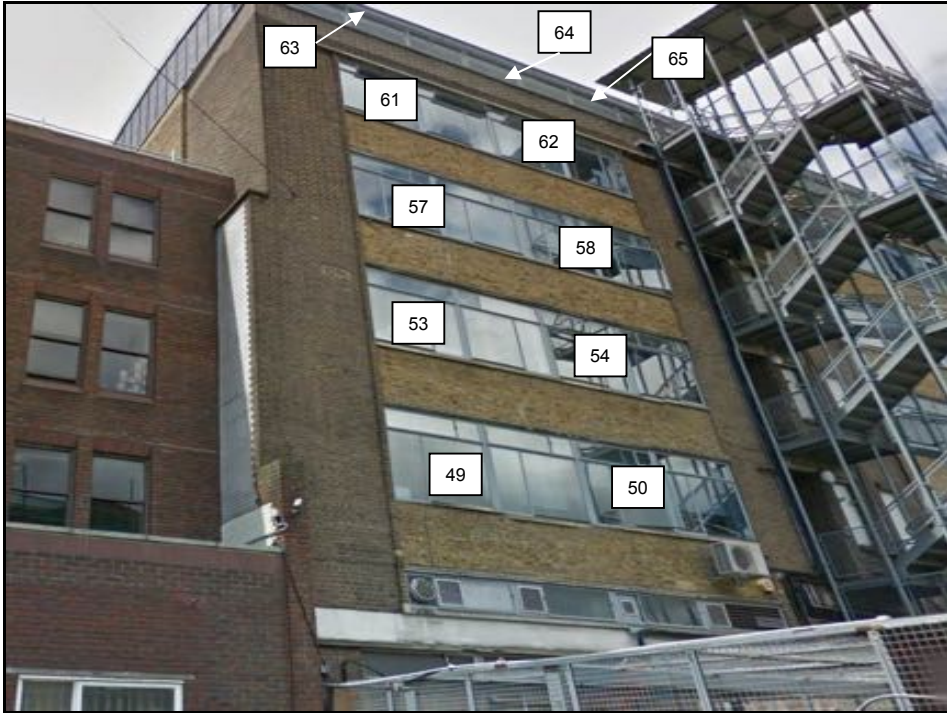
13 Camden High Street



13 Camden High Street



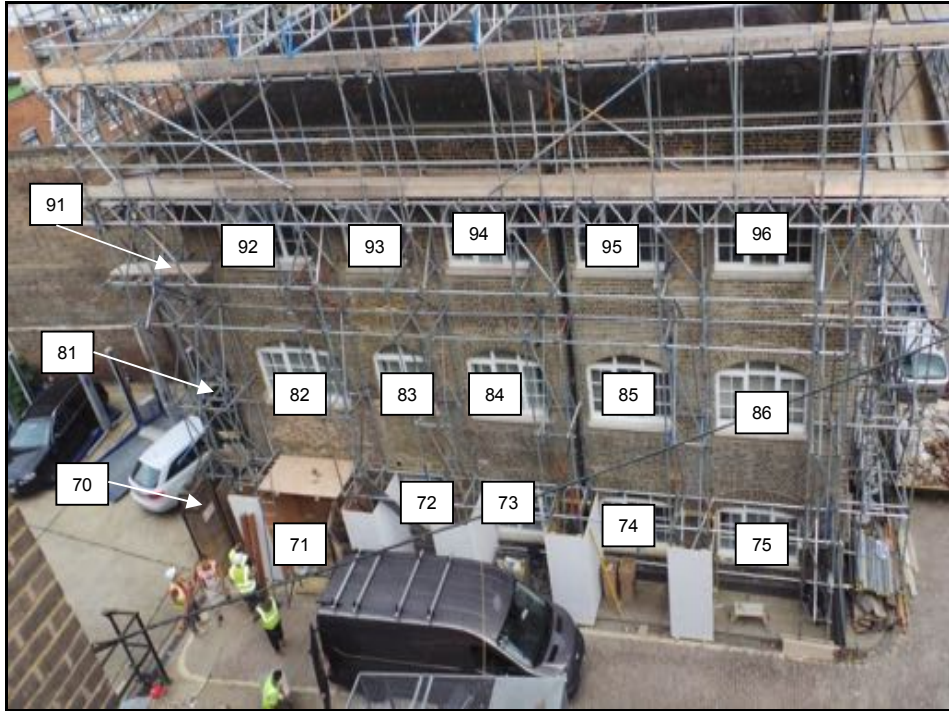
8 to 12 Camden High Street



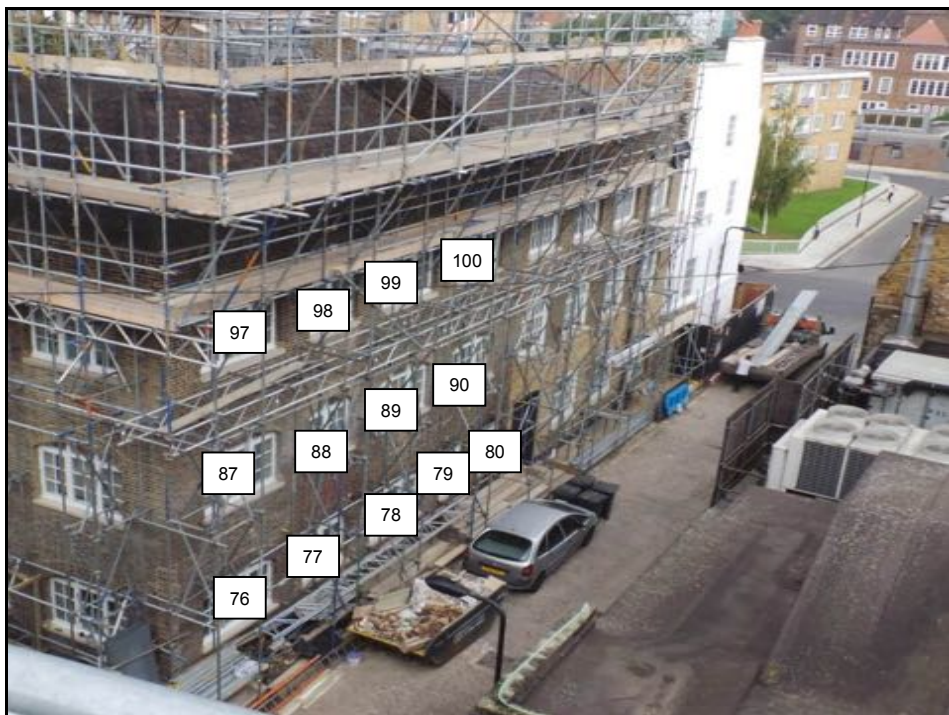
8 to 12 Camden High Street



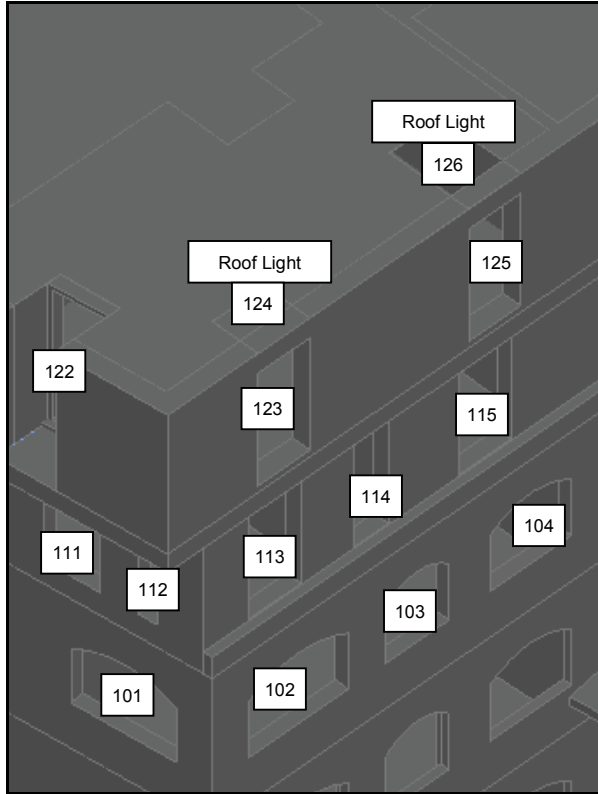
8 to 12 Camden High Street



48 to 56 Bayham Place



48 to 56 Bayham Place



48 to 56 Bayham Place (Future Building)



48 to 56 Bayham Place (Future Building)



1a Camden High Street (Future Building)

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>3 to 5 Camden High Street</u>					
Window 1	Non Domestic	32.8%	32.6%	0.2%	0.99
Window 2	Living / Kitchen	34.8%	34.5%	0.3%	0.99
Window 3	Living / Kitchen	36.0%	35.8%	0.2%	0.99
Window 4	Living / Kitchen	37.0%	36.8%	0.2%	0.99
Window 5	Non Domestic	32.4%	32.2%	0.2%	0.99
Window 6	Bedroom	34.5%	34.3%	0.2%	0.99
Window 7	Bedroom	35.8%	35.5%	0.3%	0.99
Window 8	Bedroom	36.8%	36.6%	0.2%	0.99
<u>7 Camden High Street</u>					
Window 9	Bar	33.2%	32.9%	0.3%	0.99
Window 10	Bar	32.9%	32.6%	0.3%	0.99
Window 11	Bar	32.9%	32.6%	0.3%	0.99
Window 12	Non Domestic	33.0%	32.7%	0.3%	0.99
Window 13	Domestic	34.8%	34.5%	0.3%	0.99
Window 14	Domestic	36.2%	35.9%	0.3%	0.99
Window 15	Domestic	36.1%	35.8%	0.3%	0.99
Window 16	Domestic	37.2%	37.0%	0.2%	0.99
Window 17	Domestic	37.2%	37.0%	0.2%	0.99
<u>9 Camden High Street</u>					
Window 18	Domestic	33.0%	32.7%	0.3%	0.99
Window 19	Non Domestic	32.6%	32.3%	0.3%	0.99
Window 20	Non Domestic	32.0%	31.8%	0.2%	0.99
Window 21	Non Domestic	32.8%	32.6%	0.2%	0.99
Window 22	Domestic	34.3%	34.0%	0.3%	0.99
Window 23	Domestic	35.9%	35.6%	0.3%	0.99
Window 24	Domestic	35.6%	35.3%	0.3%	0.99
Window 25	Domestic	37.0%	36.8%	0.2%	0.99
Window 26	Domestic	36.8%	36.5%	0.3%	0.99
<u>11 Camden High Street</u>					
Window 27	Retail Unit	31.5%	31.3%	0.2%	0.99
Window 28	Retail Unit	31.4%	31.1%	0.3%	0.99
Window 29	Non Domestic	31.7%	31.5%	0.2%	0.99
Window 30	Living / Dining / Kitchen	33.5%	33.2%	0.3%	0.99
Window 31	Living / Dining / Kitchen	35.2%	34.9%	0.3%	0.99

Appendix 2 - Vertical Sky Component
4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 32	Living / Dining / Kitchen	35.1%	34.8%	0.3%	0.99
Window 33	Domestic	36.4%	36.2%	0.2%	0.99
Window 34	Domestic	36.3%	36.1%	0.2%	0.99
Window 35	Domestic	37.5%	37.3%	0.2%	0.99
Window 36	Domestic	37.4%	37.2%	0.2%	0.99
<u>13 Camden High Street</u>					
Window 37	Domestic	31.6%	31.4%	0.2%	0.99
Window 38	Retail Unit	31.1%	30.8%	0.3%	0.99
Window 39	Retail Unit	30.9%	30.7%	0.2%	0.99
Window 40	Living / Dining / Kitchen	33.1%	32.9%	0.2%	0.99
Window 41	Domestic	34.9%	34.6%	0.3%	0.99
Window 42	Domestic	34.8%	34.6%	0.2%	0.99
Window 43	Domestic	36.2%	35.9%	0.3%	0.99
Window 44	Domestic	36.1%	35.9%	0.2%	0.99
Window 45	Domestic	37.3%	37.1%	0.2%	0.99
Window 46	Domestic	37.2%	37.0%	0.2%	0.99
<u>8 to 12 Camden High Street</u>					
Window 47	General Office	36.6%	36.6%	0.0%	1.0
Window 48	General Office	36.7%	36.7%	0.0%	1.0
Window 49	General Office	23.0%	18.8%	4.2%	0.82
Window 50	General Office	23.6%	22.3%	1.3%	0.94
Window 51	General Office	37.7%	37.7%	0.0%	1.0
Window 52	General Office	37.8%	37.8%	0.0%	1.0
Window 53	General Office	26.5%	23.0%	3.5%	0.87
Window 54	General Office	26.6%	25.7%	0.9%	0.97
Window 55	General Office	38.7%	38.7%	0.0%	1.0
Window 56	General Office	38.7%	38.7%	0.0%	1.0
Window 57	General Office	30.7%	27.2%	3.5%	0.89
Window 58	General Office	30.4%	29.7%	0.7%	0.98
Window 59	General Office	39.4%	39.4%	0.0%	1.0
Window 60	General Office	39.4%	39.4%	0.0%	1.0
Window 61	General Office	35.4%	33.0%	2.4%	0.93
Window 62	General Office	34.6%	34.2%	0.4%	0.99
Window 63	Bedroom	38.1%	38.1%	0.0%	1.0
Window 64	Bedroom	37.6%	37.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component

4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 65	WC	34.0%	34.0%	0.0%	1.0
Window 66	Non Domestic	18.7%	12.8%	5.9%	0.68
Window 67	Non Domestic	19.3%	15.0%	4.3%	0.78
Window 68	Non Domestic	20.9%	17.7%	3.2%	0.85
Window 69	Non Domestic	21.3%	19.2%	2.1%	0.9
<u>48 to 56 Bayham Place</u>					
Window 70	Domestic	11.2%	11.2%	0.0%	1.0
Window 71	Domestic	13.6%	11.7%	1.9%	0.86
Window 72	Domestic	13.6%	10.9%	2.7%	0.8
Window 73	Domestic	13.6%	10.1%	3.5%	0.74
Window 74	Domestic	13.6%	9.2%	4.4%	0.68
Window 75	Domestic	13.4%	8.1%	5.3%	0.6
Window 76	Domestic	12.7%	10.9%	1.8%	0.86
Window 77	Domestic	12.9%	11.5%	1.4%	0.89
Window 78	Domestic	13.2%	12.1%	1.1%	0.92
Window 79	Domestic	13.4%	12.6%	0.8%	0.94
Window 80	Domestic	13.4%	12.8%	0.6%	0.96
Window 81	Domestic	33.5%	33.5%	0.0%	1.0
Window 82	Domestic	17.2%	15.0%	2.2%	0.87
Window 83	Domestic	17.1%	14.1%	3.0%	0.82
Window 84	Domestic	17.3%	13.2%	4.1%	0.76
Window 85	Domestic	17.6%	12.2%	5.4%	0.69
Window 86	Domestic	17.6%	11.3%	6.3%	0.64
Window 87	Domestic	18.3%	16.1%	2.2%	0.88
Window 88	Domestic	18.5%	16.9%	1.6%	0.91
Window 89	Domestic	18.9%	17.7%	1.2%	0.94
Window 90	Domestic	19.2%	18.4%	0.8%	0.96
Window 91	Domestic	35.6%	35.6%	0.0%	1.0
Window 92	Domestic	21.2%	19.1%	2.1%	0.9
Window 93	Domestic	21.3%	18.2%	3.1%	0.85
Window 94	Domestic	21.7%	17.3%	4.4%	0.8
Window 95	Domestic	22.3%	16.3%	6.0%	0.73
Window 96	Domestic	22.6%	15.3%	7.3%	0.68
Window 97	Domestic	24.1%	21.6%	2.5%	0.9
Window 98	Domestic	24.2%	22.5%	1.7%	0.93
Window 99	Domestic	24.5%	23.4%	1.1%	0.96

Appendix 2 - Vertical Sky Component
4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 100	Domestic	24.9%	24.1%	0.8%	0.97
Window 101	Living / Dining / Kitchen	28.1%	28.1%	0.0%	1.0
Window 102	Living / Dining / Kitchen	25.8%	24.0%	1.8%	0.93
Window 103	Living / Dining / Kitchen	26.1%	23.4%	2.7%	0.9
Window 104	Living / Dining / Kitchen	26.7%	22.7%	4.0%	0.85
Window 105	Bedroom	27.5%	21.9%	5.6%	0.8
Window 106 (Secondary)	Living / Dining / Kitchen	28.1%	21.0%	7.1%	0.75
Window 107	Living / Dining / Kitchen	29.3%	26.9%	2.4%	0.92
Window 108	Living / Dining / Kitchen	29.1%	27.5%	1.6%	0.95
Window 109	Living / Dining / Kitchen	29.3%	28.3%	1.0%	0.97
Window 110	Bedroom	29.9%	29.2%	0.7%	0.98
Window 111	Bedroom	25.7%	25.7%	0.0%	1.0
Window 112	Bedroom	26.2%	26.2%	0.0%	1.0
Window 113	Bedroom	29.5%	28.4%	1.1%	0.96
Window 114	WC	29.8%	28.2%	1.6%	0.95
Window 115	Bedroom	30.3%	27.9%	2.4%	0.92
Window 116	Bedroom	31.2%	27.4%	3.8%	0.88
Window 117	Bedroom	31.9%	26.9%	5.0%	0.84
Window 118	Bedroom	21.3%	19.7%	1.6%	0.92
Window 119	Living / Dining / Kitchen	21.1%	20.1%	1.0%	0.95
Window 120	Living / Dining / Kitchen	21.3%	20.6%	0.7%	0.97
Window 121	Living / Dining / Kitchen	22.4%	21.9%	0.5%	0.98
Window 122	Living / Dining / Kitchen	20.4%	20.4%	0.0%	1.0
Window 123	Living / Dining / Kitchen	34.9%	34.4%	0.5%	0.99
Window 124	Living / Dining / Kitchen	99.4%	99.4%	0.0%	1.0
Window 125	Living / Dining / Kitchen	35.4%	34.5%	0.9%	0.97
Window 126	Living / Dining / Kitchen	99.5%	99.4%	0.1%	1.0
Window 127	Bedroom	36.0%	34.7%	1.3%	0.96
Window 128	Domestic	36.4%	34.7%	1.7%	0.95
Window 129	Domestic	38.6%	38.1%	0.5%	0.99
1a Camden High Street					
Window 130	Non Domestic	13.3%	10.7%	2.6%	0.8
Window 131	Non Domestic	13.4%	10.8%	2.6%	0.81
Window 132	Domestic	21.2%	21.1%	0.1%	1.0
Window 133	Domestic	17.6%	17.5%	0.1%	0.99
Window 134	Domestic	14.6%	14.5%	0.1%	0.99

Appendix 2 - Vertical Sky Component
4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 135	Domestic	12.4%	12.3%	0.1%	0.99
Window 136	Domestic	10.6%	10.5%	0.1%	0.99
Window 137	Domestic	9.3%	9.2%	0.1%	0.99
Window 138	Domestic	8.4%	8.3%	0.1%	0.99
Window 139	Domestic	7.5%	7.3%	0.2%	0.97
Window 140	Domestic	7.1%	6.8%	0.3%	0.96
Window 141	Domestic	4.7%	4.2%	0.5%	0.89
Window 142	Staircase	8.0%	7.4%	0.6%	0.93
Window 143	Staircase	10.0%	9.2%	0.8%	0.92
Window 144	Domestic	23.6%	23.5%	0.1%	1.0
Window 145	Domestic	20.3%	20.2%	0.1%	1.0
Window 146	Domestic	17.6%	17.5%	0.1%	0.99
Window 147	Domestic	15.4%	15.4%	0.0%	1.0
Window 148	Domestic	13.7%	13.6%	0.1%	0.99
Window 149	Domestic	12.3%	12.2%	0.1%	0.99
Window 150	Domestic	11.3%	11.2%	0.1%	0.99
Window 151	Domestic	10.0%	9.9%	0.1%	0.99
Window 152	Domestic	9.4%	9.1%	0.3%	0.97
Window 153	Staircase	6.3%	5.9%	0.4%	0.94
Window 154	Staircase	10.4%	9.8%	0.6%	0.94
Window 155	Staircase	12.1%	11.4%	0.7%	0.94
Window 156	Domestic	29.3%	29.2%	0.1%	1.0
Window 157	Domestic	27.8%	27.7%	0.1%	1.0
Window 158	Domestic	26.4%	26.3%	0.1%	1.0
Window 159	Domestic	25.2%	25.1%	0.1%	1.0
Window 160	Domestic	23.6%	23.4%	0.2%	0.99
Window 161	Domestic	22.0%	21.8%	0.2%	0.99
Window 162	Domestic	21.1%	20.9%	0.2%	0.99
Window 163	Domestic	20.6%	20.2%	0.4%	0.98
Window 164	Domestic	20.4%	20.0%	0.4%	0.98
Window 165	Domestic	20.6%	20.0%	0.6%	0.97
Window 166	Domestic	21.6%	20.8%	0.8%	0.96
Window 167	Domestic	34.6%	34.4%	0.2%	0.99
Window 168	Domestic	95.3%	95.2%	0.1%	1.0
Window 169	Domestic	95.2%	95.0%	0.2%	1.0
Window 170	Domestic	94.9%	94.8%	0.1%	1.0

Appendix 2 - Vertical Sky Component
4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 171	Domestic	94.6%	94.4%	0.2%	1.0
Window 172	Domestic	95.3%	95.3%	0.0%	1.0
Window 173	Domestic	95.1%	95.1%	0.0%	1.0
Window 174	Domestic	94.8%	94.8%	0.0%	1.0
Window 175	Domestic	94.4%	94.4%	0.0%	1.0
Window 176	Domestic	27.5%	27.9%	-0.4%	1.01
Window 177	Domestic	28.9%	29.2%	-0.3%	1.01
Window 178	Domestic	32.3%	32.0%	0.3%	0.99

Appendix 2 - Daylight Distribution
4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>3 to 5 Camden High Street</u>					
Window 1	Non Domestic	99%	99%	0.0%	1.0
Window 2	Living / Kitchen	96%	96%	0.0%	1.0
Window 3	Living / Kitchen	97%	97%	0.0%	1.0
Window 4	Living / Kitchen	97%	97%	0.0%	1.0
Window 5	Non Domestic	100%	100%	0.0%	1.0
Window 6	Bedroom	97%	97%	0.0%	1.0
Window 7	Bedroom	97%	97%	0.0%	1.0
Window 8	Bedroom	97%	97%	0.0%	1.0
<u>7 Camden High Street</u>					
Window 9	Bar	100%	100%	0.0%	1.0
Window 10	Bar	100%	100%	0.0%	1.0
Window 11	Bar	100%	100%	0.0%	1.0
Window 12	Non Domestic	77%	77%	0.0%	1.0
Window 13	Domestic	99%	99%	0.0%	1.0
Window 14	Domestic	97%	97%	0.0%	1.0
Window 15	Domestic	97%	97%	0.0%	1.0
Window 16	Domestic	97%	97%	0.0%	1.0
Window 17	Domestic	97%	97%	0.0%	1.0
<u>11 Camden High Street</u>					
Window 27	Retail Unit	99%	96%	3.0%	0.97
Window 28	Retail Unit	99%	96%	3.0%	0.97
Window 29	Non Domestic	43%	43%	0.0%	1.0
Window 30	Living / Dining / Kitchen	99%	99%	0.0%	1.0
Window 31	Living / Dining / Kitchen	97%	97%	0.0%	1.0
Window 32	Living / Dining / Kitchen	97%	97%	0.0%	1.0
Window 33	Domestic	97%	97%	0.0%	1.0
Window 34	Domestic	97%	97%	0.0%	1.0
Window 35	Domestic	94%	94%	0.0%	1.0
Window 36	Domestic	94%	94%	0.0%	1.0
<u>13 Camden High Street</u>					
Window 37	Domestic	51%	51%	0.0%	1.0
Window 38	Retail Unit	87%	85%	2.0%	0.98
Window 39	Retail Unit	87%	85%	2.0%	0.98
Window 40	Living / Dining / Kitchen	99%	99%	0.0%	1.0
Window 41	Domestic	97%	97%	0.0%	1.0

Appendix 2 - Daylight Distribution

4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 42	Domestic	97%	97%	0.0%	1.0
Window 43	Domestic	97%	97%	0.0%	1.0
Window 44	Domestic	97%	97%	0.0%	1.0
Window 45	Domestic	94%	94%	0.0%	1.0
Window 46	Domestic	94%	94%	0.0%	1.0
<u>8 to 12 Camden High Street</u>					
Window 47	General Office	100%	100%	0.0%	1.0
Window 48	General Office	100%	100%	0.0%	1.0
Window 49	General Office	100%	100%	0.0%	1.0
Window 50	General Office	100%	100%	0.0%	1.0
Window 51	General Office	100%	100%	0.0%	1.0
Window 52	General Office	100%	100%	0.0%	1.0
Window 53	General Office	100%	100%	0.0%	1.0
Window 54	General Office	100%	100%	0.0%	1.0
Window 55	General Office	100%	100%	0.0%	1.0
Window 56	General Office	100%	100%	0.0%	1.0
Window 57	General Office	100%	100%	0.0%	1.0
Window 58	General Office	100%	100%	0.0%	1.0
Window 59	General Office	100%	100%	0.0%	1.0
Window 60	General Office	100%	100%	0.0%	1.0
Window 61	General Office	100%	100%	0.0%	1.0
Window 62	General Office	100%	100%	0.0%	1.0
Window 63	Bedroom	100%	100%	0.0%	1.0
Window 64	Bedroom	100%	100%	0.0%	1.0
Window 65	WC	100%	100%	0.0%	1.0
Window 66	Non Domestic	73%	61%	12.0%	0.84
Window 67	Non Domestic	73%	61%	12.0%	0.84
Window 68	Non Domestic	73%	61%	12.0%	0.84
Window 69	Non Domestic	73%	61%	12.0%	0.84
<u>48 to 56 Bayham Place</u>					
Window 70	Office	77%	76%	1.0%	0.99
Window 71	Office	77%	76%	1.0%	0.99
Window 72	Office	77%	76%	1.0%	0.99
Window 73	Office	77%	76%	1.0%	0.99
Window 74	Office	36%	29%	7.0%	0.81
Window 75	Office	36%	29%	7.0%	0.81
Window 76	Office	36%	29%	7.0%	0.81

Appendix 2 - Daylight Distribution
4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 77	Office	43%	43%	0.0%	1.0
Window 78	Office	26%	25%	1.0%	0.96
Window 79	Office	26%	25%	1.0%	0.96
Window 80	Office	26%	25%	1.0%	0.96
Window 81	Office	91%	91%	0.0%	1.0
Window 82	Office	91%	91%	0.0%	1.0
Window 83	Office	91%	91%	0.0%	1.0
Window 84	Office	91%	91%	0.0%	1.0
Window 85	Office	50%	28%	22.0%	0.56
Window 86	Office	57%	54%	3.0%	0.95
Window 87	Office	57%	54%	3.0%	0.95
Window 88	Office	57%	54%	3.0%	0.95
Window 89	Office	57%	54%	3.0%	0.95
Window 90	Office	47%	47%	0.0%	1.0
Window 91	Office	99%	99%	0.0%	1.0
Window 92	Office	99%	99%	0.0%	1.0
Window 93	Office	99%	99%	0.0%	1.0
Window 94	Office	99%	99%	0.0%	1.0
Window 95	Office	76%	41%	35.0%	0.54
Window 96	Office	74%	74%	0.0%	1.0
Window 97	Domestic	74%	74%	0.0%	1.0
Window 98	Domestic	74%	74%	0.0%	1.0
Window 99	Domestic	74%	74%	0.0%	1.0
Window 100	Domestic	71%	71%	0.0%	1.0
Window 101	Living / Dining / Kitchen	100%	100%	0.0%	1.0
Window 102	Living / Dining / Kitchen	100%	100%	0.0%	1.0
Window 103	Living / Dining / Kitchen	100%	100%	0.0%	1.0
Window 104	Living / Dining / Kitchen	100%	100%	0.0%	1.0
Window 105	Bedroom	99%	86%	13.0%	0.87
Window 106	Living / Dining / Kitchen	94%	94%	0.0%	1.0
Window 107	Living / Dining / Kitchen	94%	94%	0.0%	1.0
Window 108	Living / Dining / Kitchen	94%	94%	0.0%	1.0
Window 109	Living / Dining / Kitchen	94%	94%	0.0%	1.0
Window 110	Bedroom	97%	97%	0.0%	1.0
Window 111	Bedroom	95%	95%	0.0%	1.0
Window 112	Bedroom	95%	95%	0.0%	1.0
Window 113	Bedroom	95%	95%	0.0%	1.0
Window 114	WC	99%	99%	0.0%	1.0

Appendix 2 - Daylight Distribution
4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 115	Bedroom	97%	97%	0.0%	1.0
Window 116	Bedroom	97%	97%	0.0%	1.0
Window 117	Bedroom	99%	99%	0.0%	1.0
Window 118	Bedroom	99%	99%	0.0%	1.0
Window 119	Living / Dining / Kitchen	98%	98%	0.0%	1.0
Window 120	Living / Dining / Kitchen	98%	98%	0.0%	1.0
Window 121	Living / Dining / Kitchen	98%	98%	0.0%	1.0
Window 122	Living / Dining / Kitchen	99%	99%	0.0%	1.0
Window 123	Living / Dining / Kitchen	99%	99%	0.0%	1.0
Window 124	Living / Dining / Kitchen	99%	99%	0.0%	1.0
Window 125	Living / Dining / Kitchen	99%	99%	0.0%	1.0
Window 126	Living / Dining / Kitchen	99%	99%	0.0%	1.0
Window 127	Bedroom	96%	96%	0.0%	1.0
Window 128	Domestic	98%	98%	0.0%	1.0
Window 129	Domestic	98%	98%	0.0%	1.0
1a Camden High Street					
Window 130	Domestic	54%	53%	1.0%	0.98
Window 131	Domestic	54%	53%	1.0%	0.98
Window 132	Domestic	85%	85%	0.0%	1.0
Window 133	Domestic	85%	85%	0.0%	1.0
Window 134	Domestic	53%	53%	0.0%	1.0
Window 135	Domestic	53%	53%	0.0%	1.0
Window 136	Domestic	37%	37%	0.0%	1.0
Window 137	Domestic	37%	37%	0.0%	1.0
Window 138	Domestic	52%	52%	0.0%	1.0
Window 139	Domestic	52%	52%	0.0%	1.0
Window 140	Domestic	52%	52%	0.0%	1.0
Window 141	Domestic	52%	52%	0.0%	1.0
Window 142	Staircase	1%	1%	0.0%	1.0
Window 143	Staircase	1%	1%	0.0%	1.0
Window 144	Domestic	85%	85%	0.0%	1.0
Window 145	Domestic	85%	85%	0.0%	1.0
Window 146	Domestic	53%	53%	0.0%	1.0
Window 147	Domestic	53%	53%	0.0%	1.0
Window 148	Domestic	34%	34%	0.0%	1.0
Window 149	Domestic	34%	34%	0.0%	1.0
Window 150	Domestic	46%	46%	0.0%	1.0

Appendix 2 - Daylight Distribution
4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 151	Domestic	46%	46%	0.0%	1.0
Window 152	Domestic	46%	46%	0.0%	1.0
Window 153	Staircase	62%	62%	0.0%	1.0
Window 154	Staircase	62%	62%	0.0%	1.0
Window 155	Staircase	62%	62%	0.0%	1.0
Window 156	Domestic	98%	98%	0.0%	1.0
Window 157	Domestic	98%	98%	0.0%	1.0
Window 158	Domestic	98%	98%	0.0%	1.0
Window 159	Domestic	100%	100%	0.0%	1.0
Window 160	Domestic	100%	100%	0.0%	1.0
Window 161	Domestic	100%	100%	0.0%	1.0
Window 162	Domestic	100%	100%	0.0%	1.0
Window 163	Domestic	100%	100%	0.0%	1.0
Window 164	Domestic	100%	100%	0.0%	1.0
Window 165	Domestic	100%	100%	0.0%	1.0
Window 166	Domestic	42%	42%	0.0%	1.0
Window 167	Domestic	98%	98%	0.0%	1.0
Window 168	Domestic	99%	99%	0.0%	1.0
Window 169	Domestic	99%	99%	0.0%	1.0
Window 170	Domestic	99%	99%	0.0%	1.0
Window 171	Domestic	99%	99%	0.0%	1.0
Window 172	Domestic	99%	99%	0.0%	1.0
Window 173	Domestic	99%	99%	0.0%	1.0
Window 174	Domestic	99%	99%	0.0%	1.0
Window 175	Domestic	99%	99%	0.0%	1.0
Window 176	Domestic	80%	80%	0.0%	1.0
Window 177	Domestic	80%	80%	0.0%	1.0
Window 178	Domestic	93%	93%	0.0%	1.0

Appendix 2 - Sunlight to Windows

4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
<u>3 to 5 Camden High Street</u>										
Window 1	Non Domestic	57%	56%	1%	0.98	18%	18%	0%	1.0	
Window 2	Living / Kitchen	58%	58%	0%	1.0	19%	19%	0%	1.0	
Window 3	Living / Kitchen	58%	58%	0%	1.0	19%	19%	0%	1.0	
Window 4	Living / Kitchen	59%	59%	0%	1.0	20%	20%	0%	1.0	
Window 5	Non Domestic	57%	55%	2%	0.96	19%	19%	0%	1.0	
Window 6	Bedroom	58%	57%	1%	0.98	19%	19%	0%	1.0	
Window 7	Bedroom	58%	58%	0%	1.0	19%	19%	0%	1.0	
Window 8	Bedroom	60%	60%	0%	1.0	20%	20%	0%	1.0	
<u>7 Camden High Street</u>										
Window 9	Bar	58%	57%	1%	0.98	19%	19%	0%	1.0	
Window 10	Bar	58%	57%	1%	0.98	19%	19%	0%	1.0	
Window 11	Bar	57%	57%	0%	1.0	19%	19%	0%	1.0	
Window 12	Non Domestic	57%	57%	0%	1.0	19%	19%	0%	1.0	
Window 13	Domestic	58%	57%	1%	0.98	19%	19%	0%	1.0	
Window 14	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
Window 15	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
Window 16	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
Window 17	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
<u>9 Camden High Street</u>										
Window 18	Domestic	55%	55%	0%	1.0	19%	19%	0%	1.0	
Window 19	Non Domestic	53%	53%	0%	1.0	18%	18%	0%	1.0	
Window 20	Non Domestic	53%	52%	1%	0.98	18%	18%	0%	1.0	
Window 21	Non Domestic	53%	53%	0%	1.0	18%	18%	0%	1.0	
Window 22	Domestic	56%	55%	1%	0.98	18%	18%	0%	1.0	
Window 23	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
Window 24	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
Window 25	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
Window 26	Domestic	59%	59%	0%	1.0	20%	20%	0%	1.0	
<u>11 Camden High Street</u>										
Window 27	Retail Unit	44%	44%	0%	1.0	12%	12%	0%	1.0	
Window 28	Retail Unit	44%	44%	0%	1.0	12%	12%	0%	1.0	
Window 29	Non Domestic	44%	44%	0%	1.0	12%	12%	0%	1.0	
Window 30	Living / Dining / Kitchen	46%	46%	0%	1.0	13%	13%	0%	1.0	
Window 31	Living / Dining / Kitchen	50%	50%	0%	1.0	15%	15%	0%	1.0	
Window 32	Living / Dining / Kitchen	49%	49%	0%	1.0	14%	14%	0%	1.0	
Window 33	Domestic	51%	51%	0%	1.0	15%	15%	0%	1.0	
Window 34	Domestic	51%	51%	0%	1.0	15%	15%	0%	1.0	
Window 35	Domestic	54%	54%	0%	1.0	18%	18%	0%	1.0	
Window 36	Domestic	50%	50%	0%	1.0	15%	15%	0%	1.0	
<u>13 Camden High Street</u>										
Window 37	Domestic	44%	44%	0%	1.0	12%	12%	0%	1.0	
Window 38	Retail Unit	44%	44%	0%	1.0	12%	12%	0%	1.0	

Appendix 2 - Sunlight to Windows

4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 39	Retail Unit	44%	43%	1%	0.98	12%	12%	0%	1.0	
Window 40	Living / Dining / Kitchen	45%	45%	0%	1.0	13%	13%	0%	1.0	
Window 41	Domestic	49%	49%	0%	1.0	14%	14%	0%	1.0	
Window 42	Domestic	48%	48%	0%	1.0	14%	14%	0%	1.0	
Window 43	Domestic	49%	49%	0%	1.0	14%	14%	0%	1.0	
Window 44	Domestic	49%	49%	0%	1.0	14%	14%	0%	1.0	
Window 45	Domestic	53%	53%	0%	1.0	17%	17%	0%	1.0	
Window 46	Domestic	53%	53%	0%	1.0	17%	17%	0%	1.0	
<u>8 to 12 Camden High Street</u>										
Window 47	General Office	56%	56%	0%	1.0	19%	19%	0%	1.0	
Window 48	General Office	56%	56%	0%	1.0	19%	19%	0%	1.0	
Window 51	General Office	56%	56%	0%	1.0	19%	19%	0%	1.0	
Window 52	General Office	56%	56%	0%	1.0	19%	19%	0%	1.0	
Window 55	General Office	58%	58%	0%	1.0	20%	20%	0%	1.0	
Window 56	General Office	58%	58%	0%	1.0	20%	20%	0%	1.0	
Window 59	General Office	58%	58%	0%	1.0	20%	20%	0%	1.0	
Window 60	General Office	58%	58%	0%	1.0	20%	20%	0%	1.0	
<u>48 to 56 Bayham Place</u>										
Window 71	Domestic	18%	12%	6%	0.67	5%	2%	3%	0.4	
Window 72	Domestic	18%	10%	8%	0.56	3%	1%	2%	0.33	
Window 73	Domestic	20%	9%	11%	0.45	3%	1%	2%	0.33	
Window 74	Domestic	18%	8%	10%	0.44	1%	0%	1%	0.01	
Window 75	Domestic	18%	8%	10%	0.44	0%	0%	0%	1.0	
Window 76	Domestic	36%	27%	9%	0.75	0%	0%	0%	1.0	
Window 77	Domestic	39%	30%	9%	0.77	0%	0%	0%	1.0	
Window 78	Domestic	39%	32%	7%	0.82	0%	0%	0%	1.0	
Window 79	Domestic	39%	34%	5%	0.87	0%	0%	0%	1.0	
Window 80	Domestic	40%	35%	5%	0.88	0%	0%	0%	1.0	
Window 82	Domestic	23%	17%	6%	0.74	7%	3%	4%	0.43	
Window 83	Domestic	23%	15%	8%	0.65	6%	3%	3%	0.5	
Window 84	Domestic	26%	14%	12%	0.54	6%	3%	3%	0.5	
Window 85	Domestic	26%	13%	13%	0.5	5%	3%	2%	0.6	
Window 86	Domestic	25%	11%	14%	0.44	2%	1%	1%	0.5	
Window 87	Domestic	51%	40%	11%	0.78	0%	0%	0%	1.0	
Window 88	Domestic	53%	44%	9%	0.83	2%	1%	1%	0.5	
Window 89	Domestic	54%	47%	7%	0.87	2%	1%	1%	0.5	
Window 90	Domestic	55%	52%	3%	0.95	2%	1%	1%	0.5	
Window 92	Domestic	29%	24%	5%	0.83	9%	5%	4%	0.56	
Window 93	Domestic	29%	23%	6%	0.79	10%	5%	5%	0.5	
Window 94	Domestic	31%	21%	10%	0.68	9%	5%	4%	0.56	
Window 95	Domestic	32%	18%	14%	0.56	8%	4%	4%	0.5	
Window 96	Domestic	34%	18%	16%	0.53	8%	4%	4%	0.5	
Window 97	Domestic	65%	53%	12%	0.82	11%	7%	4%	0.64	
Window 98	Domestic	65%	58%	7%	0.89	11%	9%	2%	0.82	
Window 99	Domestic	67%	62%	5%	0.93	12%	10%	2%	0.83	

Appendix 2 - Sunlight to Windows

4 to 6 Camden High Street, London NW1 0JH

Reference	Use Class	Sunlight to Windows								
		Total Sunlight Hours				Winter Sunlight Hours				
		Before	After	Loss	Ratio	Before	After	Loss	Ratio	
Window 100	Domestic	68%	63%	5%	0.93	13%	10%	3%	0.77	
Window 102	Living / Dining / Kitchen	33%	31%	2%	0.94	10%	8%	2%	0.8	
Window 103	Living / Dining / Kitchen	38%	32%	6%	0.84	14%	8%	6%	0.57	
Window 104	Living / Dining / Kitchen	39%	33%	6%	0.85	14%	9%	5%	0.64	
Window 105	Bedroom	40%	30%	10%	0.75	14%	8%	6%	0.57	
Window 106	Living / Dining / Kitchen	41%	28%	13%	0.68	13%	8%	5%	0.62	
Window 107	Living / Dining / Kitchen	74%	68%	6%	0.92	19%	16%	3%	0.84	
Window 108	Living / Dining / Kitchen	74%	69%	5%	0.93	19%	16%	3%	0.84	
Window 109	Living / Dining / Kitchen	77%	72%	5%	0.94	24%	20%	4%	0.83	
Window 110	Bedroom	76%	74%	2%	0.97	23%	22%	1%	0.96	
Window 113	Bedroom	40%	38%	2%	0.95	12%	10%	2%	0.83	
Window 114	WC	43%	41%	2%	0.95	14%	12%	2%	0.86	
Window 115	Bedroom	42%	39%	3%	0.93	14%	11%	3%	0.79	
Window 116	Bedroom	43%	38%	5%	0.88	13%	9%	4%	0.69	
Window 117	Bedroom	43%	37%	6%	0.86	14%	9%	5%	0.64	
Window 118	Bedroom	42%	37%	5%	0.88	29%	25%	4%	0.86	
Window 119	Living / Dining / Kitchen	40%	36%	4%	0.9	30%	26%	4%	0.87	
Window 120	Living / Dining / Kitchen	38%	36%	2%	0.95	28%	26%	2%	0.93	
Window 121	Living / Dining / Kitchen	45%	43%	2%	0.96	28%	26%	2%	0.93	
Window 123	Living / Dining / Kitchen	49%	49%	0%	1.0	15%	15%	0%	1.0	
Window 124	Living / Dining / Kitchen	98%	98%	0%	1.0	28%	28%	0%	1.0	
Window 125	Living / Dining / Kitchen	50%	49%	1%	0.98	16%	15%	1%	0.94	
Window 126	Living / Dining / Kitchen	99%	99%	0%	1.0	29%	29%	0%	1.0	
Window 127	Bedroom	52%	50%	2%	0.96	18%	16%	2%	0.89	
Window 128	Domestic	52%	50%	2%	0.96	18%	16%	2%	0.89	
Window 129	Domestic	86%	84%	2%	0.98	30%	28%	2%	0.93	
<u>1a Camden High Street</u>										
Window 172	Domestic	96%	96%	0%	1.0	29%	29%	0%	1.0	
Window 173	Domestic	95%	95%	0%	1.0	29%	29%	0%	1.0	
Window 174	Domestic	94%	94%	0%	1.0	29%	29%	0%	1.0	
Window 175	Domestic	90%	90%	0%	1.0	28%	28%	0%	1.0	
Window 176	Domestic	31%	31%	0%	1.0	7%	7%	0%	1.0	
Window 177	Domestic	32%	32%	0%	1.0	7%	7%	0%	1.0	
Window 178	Domestic	32%	32%	0%	1.0	7%	7%	0%	1.0	