

Daylight and sunlight report for the proposed
development at

140-142 Camden High Street,
London NW1 0NG



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1. Executive summary

1.1. Scope

- 1.1.1. We have been instructed by Tasou Associates to determine the impact upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at 140-142 Camden High Street, London NW1 0NG. The development under consideration entails a rear two storey extension over the existing first floor roof, to provide additional residential accommodation.

1.2. Assessment criteria

- 1.2.1. To ensure that this assessment can be appropriately evaluated against London Borough of Camden's planning policy, daylight and sunlight calculations have been undertaken in accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2nd Edition, 2011 (the "BRE guide") and also British Standard 8206 – 2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE guide refers. The standards and tests applied within this assessment are briefly described in Appendix A.

1.3. Summary of effect of proposed development on existing surrounding buildings

- 1.3.1. Only one property surrounding the two story rear extension development at 140-142 Camden High Street is thought to be residential and marginally affected in terms of daylight and sunlight, namely the rear windows and rooms pertaining 144 Camden High Street.

Daylight

- 1.3.2. Of the 11 windows assessed for Vertical Sky Component (VSC), all but two will continue to meet the target values as set out in the BRE guidelines, achieving either a VSC of 27%, or above, in the proposed condition, or they will experience a ratio reduction of no more than 0.8 times their former value. In most cases the windows assessed will experience no reduction whatsoever.
- 1.3.3. **Both the windows that fall short of the BRE's numerical criteria are** located on the first floor on the southern elevation, siting opposite the proposed development and within close proximity. The windows in question will experience moderate reductions of 0.65% and 0.62%, when considering their already low existing VSC. It should be noted that, any kind of standard construction on the site beyond the baseline scenario, would alter the levels of daylight reaching these windows, which is due to the dense urban environment.

- 1.3.4. We have also assessed the 'No Sky Line' (NSL) to further understand what effects of the proposals will have upon 144 Camden High Street. Of the eight rooms assessed, seven will continue to receive adequate daylight distribution as defined by the BRE guide. Although further detailed commentary of the daylight results is contained in section 3 of this report, it is worth noting, as explained above, that due to the dense urban environment in which the window in question sits and the fact that the current baseline scenario is low as only 38% of the room receives daylight, any mass infill would alter the levels of daylight received and therefore the BRE targets would be hard to achieve. The author of the BRE Guide acknowledges in paragraph 1.6 that the numerical target values are purely advisory as it has been drafted primarily for use in low density suburban developments, and should therefore be interpreted flexibly. Dr Paul Littlefair 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 many factors in site layout design..... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, 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.....'.

Taking into account the urban setting of the site and that the losses are minor, we consider that the development is broadly in line with the recommendations set out in the BRE guidelines.

Sunlight

- 1.3.5. Sunlight amenity is relevant to windows that face within 90 degrees of due south only. There are four such windows. Of the four windows assessed three will fall short of the **BRE's numerical criteria for sunlight** pertaining 144 Camden High Street. The windows in question all currently receive relatively low levels of sunlight both in the winter months and in the annual probable sunlight hours, and do not receive over the 5% of sunlight in the winter months and 25% total annual probable sunlight hours as recommended by the BRE guide. The main reason is the dense urban environment in which they sit. As explained above. Nevertheless, with the proposed development in place the windows that **fall short of the BRE's numerical criteria will still continue to receive reasonable levels of sunlight** particularly considering the dense urban environment.

Overshadowing

- 1.3.6. We have identified 1 neighbouring external amenity area that required assessment for Permanent Overshadowing (PO). Although our results show that the amenity area in question will effectively **meets the BRE's numerical criteria** as no reduction will occur as a result of the scheme, it should be noted that due to the court yard effect of the amenity area in the existing baseline scenario it does not receive sufficient levels of daylight in the existing scenario and therefore, it will continue to receive no sunlight with the development in place.

Overall

- 1.3.7.** Overall, it is evident from the results of our assessment that the proposed two-storey rear extension at 140-142 Camden High Street will, on the whole, be largely compliant with the aspirations of the BRE guide upon completion on its effect on the sunlight and daylight amenity enjoyed by 144 Camden High Street, the only neighbouring residential property. Where there are derogations, these are small in number with the shortfalls considered to be minor, especially given the dense urban location. We therefore believe that the proposed development will have a negligible impact on the available daylight and sunlight levels and will broadly comply with the recommendations set out in the BRE Guide.
- 1.3.8.** The BRE guide also acknowledges at paragraph 2.2.3 that the numerical target values given are purely advisory. The BRE guide and has been drafted primarily for use in low density suburban environments and should therefore be interpreted sensibly and flexibly based on the scenario, as stated at paragraph 2.2.10.

2. Introduction

2.1. Scope

- 2.1.1. We have been instructed by Tasou Associates to determine the impact upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at 140-142 Camden High Street, London NW1 0NG (the "**Application Site**"). In accordance with the BRE Guide we have limited our assessment to those surrounding/adjoining buildings containing in part, or in whole, residential habitable rooms.
- 2.1.2. The development under consideration entails a rear two storey extension over the existing first floor roof, to provide additional residential accommodation.

2.2. Planning policy

- 2.2.1. Camden Council's Local Development Framework, Development Policy, refers to the following documents as those being used to review adequacy of daylight and sunlight.
- 2.2.2. Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011" ("the BRE Guide").
- 2.2.3. This Report is therefore based on the BRE guide which contains the accepted methodologies for assessing daylight and sunlight and the recommended targets.
- 2.2.4. Camden Council's Local Plan (2017) contains the following policy guidance under Section 6 – Protecting Amenity, Policy A1 Managing the Impact of Development:

Sunlight, daylight and overshadowing

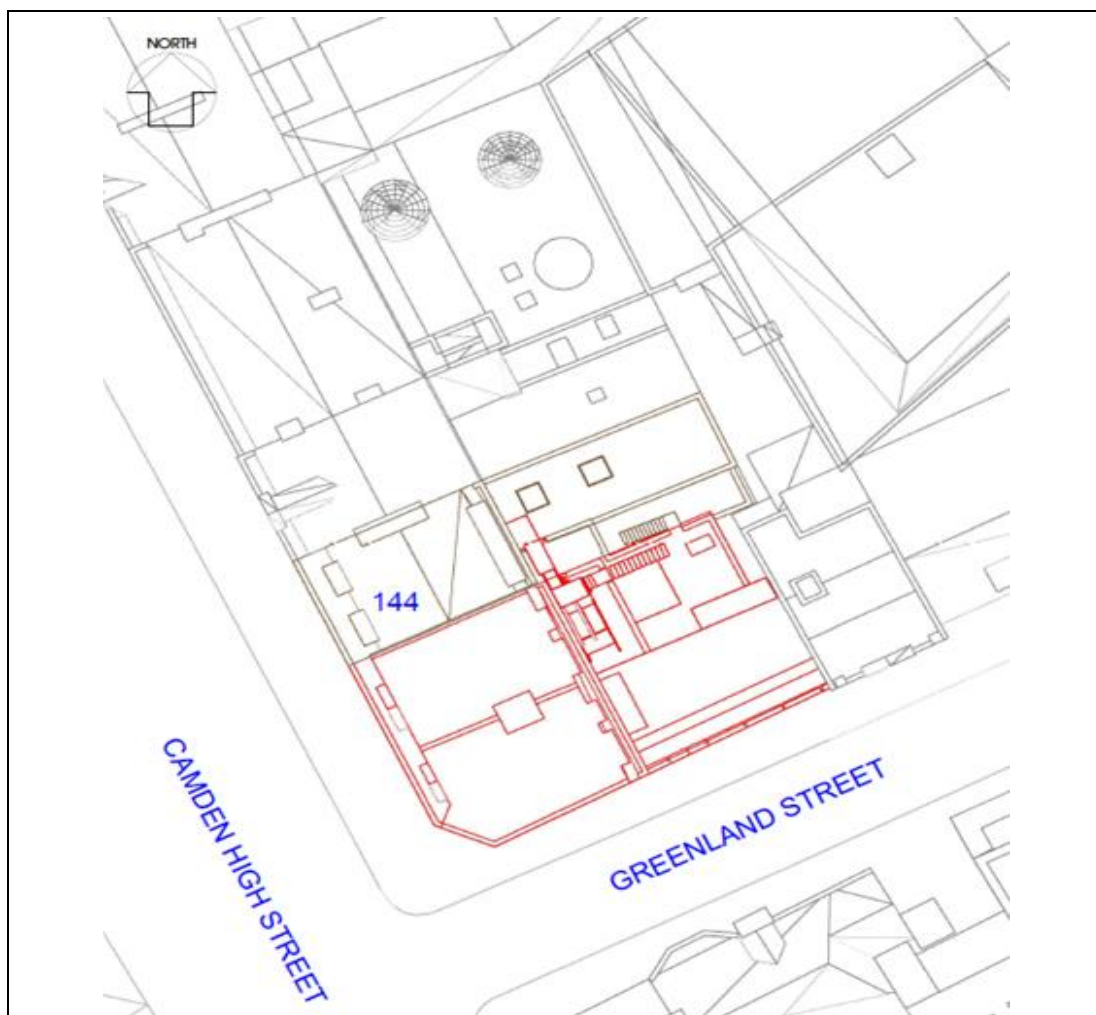
6.5. *Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance.*

2.3. Assessment criteria

- 2.3.1. To ensure that this assessment can be appropriately evaluated against Camden Council's planning policy, daylight and sunlight calculations have been undertaken in accordance with the '**BRE guide**' and also on BS8206-2: 2008 to which the BRE guide refers. The standards and tests applied are briefly described in Appendix A.

- 2.3.2. The existing buildings adjacent to the proposed development site are shown on the site plan (see below) and comprise:

Name/address of building	Assumed use	Position in relation to the development
144 Camden High Street	Residential	North



2.4. Limitations

2.4.1. Our assessment is based on the scheme drawings provided by Tasou Associates Architects as listed below:

Title	Date
<u>Tasou Associates Architects</u>	
17-559 MASTER CAD EXISTING	04 February 2020
1745_PROPOSED 040220202	04 February 2020
<u>ProMap</u>	
232810424_1_82671 - 140 CAMDEN HIGH ST_ 050220_ SOLIDS XY@NE	07 February 2020

2.4.2. A site inspection was undertaken on 06 February 2020 to record the location and nature of the windows to the relevant surrounding buildings. Where no elevation survey data has been provided to us, we have estimated approximate window heights and positions in the surrounding existing properties from data gathered during our site inspection.

2.4.3. For the majority of surrounding properties, internal floor plans/layouts were not available **from Camden Council's planning portal or estate agent's websites, therefore, we have** made reasonable assumptions based on our knowledge of construction and building types.

3. Assessment & results – impact of new development on existing surrounding buildings

3.1. Daylight

3.1.1. In accordance with the BRE guide (see also Appendix A) and our site inspection the following building required assessment:

- 144 Camden High Street.

3.1.2. We have excluded 7 - 9 Greenland Street and 1 Greenland Street as these properties are not believed to contain any residential accommodation and the BRE guidelines therefore do not apply.

144 Camden High Street

3.1.3. 144 Camden High Street is located to the north of the proposed development with its eastern and southern rear elevation windows facing the site. It is believed to be residential property.

3.1.4. The results of our VSC (Vertical Sky Component) analysis are shown in full in Appendix D.

3.1.5. For the VSC assessment, two of the eleven windows **assessed will not meet the BRE's** numerical criteria of 0.8 times the former value. The two windows in questions are located on the first floor on the southern elevation and will experience moderate reductions values of 0.65% and 0.62%. In addition, one of the rooms receives sufficient daylight as illustrated in the NSL results as it benefits from a sky light. The beneficial use of this room will therefore not be affected by the development and we consider that the impact to this window will not be noticeable by the occupants of the building. Moreover, the windows in question sit within close proximity to the proposed developments site and due to the already low VSCs and dense setting, any kind of standard development on the site beyond the baseline scenario, would alter the levels of daylight reaching these windows.

3.1.6. The NSL (No-Sky Line) assessment results are shown in full in Appendix D.

3.1.7. For the NSL assessment, of the eight rooms assessed, only one will fall **short of the BRE's** numerical criteria achieving a daylight distribution of 3% which is 0.39 times their former value. However, it should be borne in mind that the room in question receives a very low level of daylight in the baseline scenario of 38% of the room receiving daylight distribution. Therefore, any development that matches the height of the surrounding context would cause short falls to the current levels of daylight received by this room. As explained earlier, in the summary section of this report, the author of the BRE Guide acknowledges in paragraph 1.6 that the numerical target values are purely advisory as it has been drafted primarily for use in low density suburban developments and should therefore be interpreted flexibly when applied to dense urban environments. Therefore, we consider that the development is broadly in line with the recommendations set out in the BRE guidelines.

3.2. Sunlight

3.2.1. The APSH (Annual Probable Sunlight Hours) assessment results are shown in full in Appendix E.

3.2.2. For the APSH assessment, of the four windows assessed, three will fall short of the BRE's numerical criteria. Two of these windows are the same windows, on the southern elevation that fall short in the VCS assessment, with an additional skylight window. The windows in question all receive relatively low levels of sunlight both in the winter months and in the annual probable sunlight hours, and do not receive over the 5% of sun in the winter months and 25% total annual probable sunlight hours. As explained above, any development that would match the height of the surrounding context would cause short falls to the current levels of sunlight received to this room. Nevertheless, with the **proposed development in place the windows that fall short of the BRE's numerical criteria** will still continue to receive reasonable levels of sunlight particularly considering the dense urban environment.

3.3. Overshadowing

3.3.1. A reference plan and the results of the overshadowing analysis are shown in full in Appendix F.

3.3.2. For the overshadowing assessment, one amenity area, referenced A1, was assessed. Although our results show that the amenity area in question will effectively meets the **BRE's numerical criteria as no reduction will occur as a result of the scheme, it should** be noted that due to the court yard effect of the amenity area in the existing baseline scenario it does not receive sufficient levels of daylight in the existing scenario and therefore, it will continue to receive no sunlight with the development in place.

Appendix A

Test to be applied

Introduction

The main purpose of the guidelines in the Building Research Establishment Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice 2011, 2nd Edition" ("the BRE guide") is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban sites and extensions to existing buildings, a fact recognised by the BRE Report's author in the Introduction where Dr Paul Littlefair says:

'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..... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, 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.....'

In many cases in low-rise housing, meeting the criteria for daylight and sunlight may mean that the BRE criteria for other amenity considerations such as *privacy* and *sense of enclosure* are also satisfied.

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority's policies, vary widely, from 18-35m¹. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide's daylighting requirements as it complies with the 25⁰ rule and will almost certainly satisfy the 'Three times height' test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical 'minimum' distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25⁰ rule.

Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 and Appendix C of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

¹ The commonest minimum privacy distance is 21m (Householder Development Consents Review: Implementation of Recommendations – Department for Communities and Local Government – May 2007)

The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of tests to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings.

Daylighting Tests

'Three times height' test - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25° test will need to be carried out.

25° test – a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25° to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25° then more detailed tests are required, as outlined below.

VSC Test - the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in every direction) is 40%.

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25° Test). Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

Daylight Distribution (DD) Test – This test looks at the position of the "No-Sky Line" (NSL) – that is, the line that divides the points on the working plane (0.7m from floor level in offices and 0.85m in dwellings and industrial spaces) which can and cannot see the sky. The BRE guide suggests that areas beyond the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it.

In new developments no more than 20% of a room's area should be beyond the NSL. For existing buildings the BRE guide states that if, following the construction of a new development, the NSL moves so that the area beyond the NSL increases by more than 20%, then daylighting is likely to be seriously affected.

The guide suggests that in houses, living rooms, dining rooms and kitchens should be tested: bedrooms are deemed less important, although should nevertheless be analysed. In other buildings each main room where daylight is expected should be investigated.

ADF Test –The ADF (Average Daylight Factor) test takes account of the interior dimensions and surface reflectance within the room being tested as well as the amount of sky visible from the window. For this reason it is considered a more detailed and representative measure of the adequacy of light. The minimum ADF values recommended in BS8206 Part 2 are: 2% for family kitchens (and rooms containing kitchens); 1.5% for living rooms; and 1% for bedrooms. This is a test used in assessing new developments, although, in certain circumstances, it may be used as a supplementary test in the assessment of daylighting in existing buildings, particularly where more than one window serves a room.

Room depth ratio test - This is a test for new developments looking at the relative dimensions of each room (principally its depth) and its window(s) to ensure that the rear half of a room will receive sufficient daylight so as not to appear gloomy.

Sunlight

Sunlight is an important 'amenity' in both domestic and non-domestic settings. The way in which a building's windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the United Kingdom is in the northern hemisphere, we receive virtually all of our sunlight from the south. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to the position of due south.

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within 90° of due south and no obstruction subtends to angle of more than 25° to the horizontal or where the window wall faces within 20° of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that the Annual Probable Sunlight Hours (APSH) need to be analysed. APSH means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question. If the APSH tests reveal that the new development will receive at least one quarter of the available APSH, including at least 5% of APSH during the winter months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together.

The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. APSH tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90° of due south of an **existing building's** main window wall and the new building subtends to angle of more than 25° to the horizontal;
- The window wall faces within 20° of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

Where APSH testing is required it is similar to the test for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

Sunlight – Gardens and Open Spaces

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guide are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5m tall are also factored into the calculations.

The BRE guidelines state that:

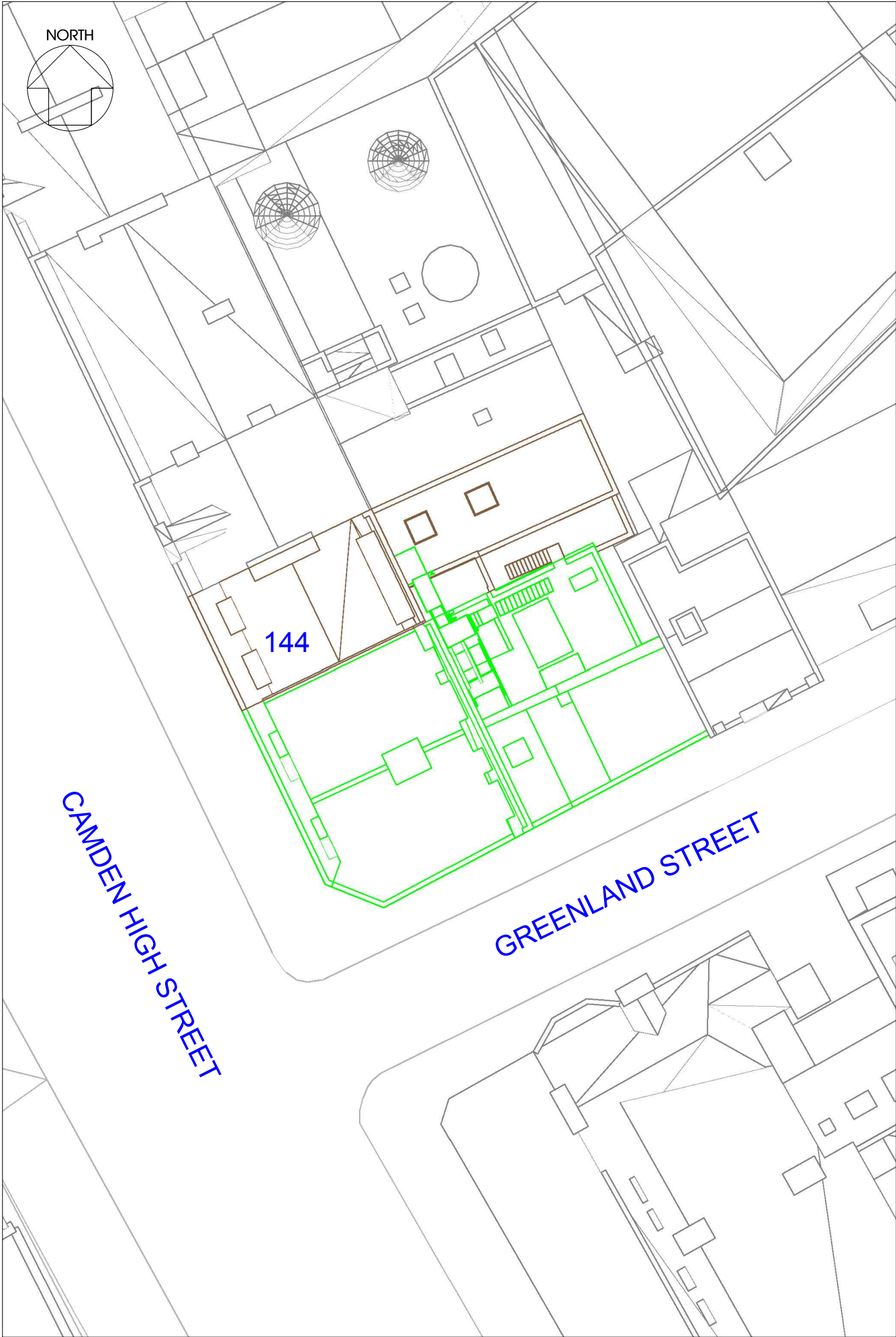
- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;
- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

Appendix G of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

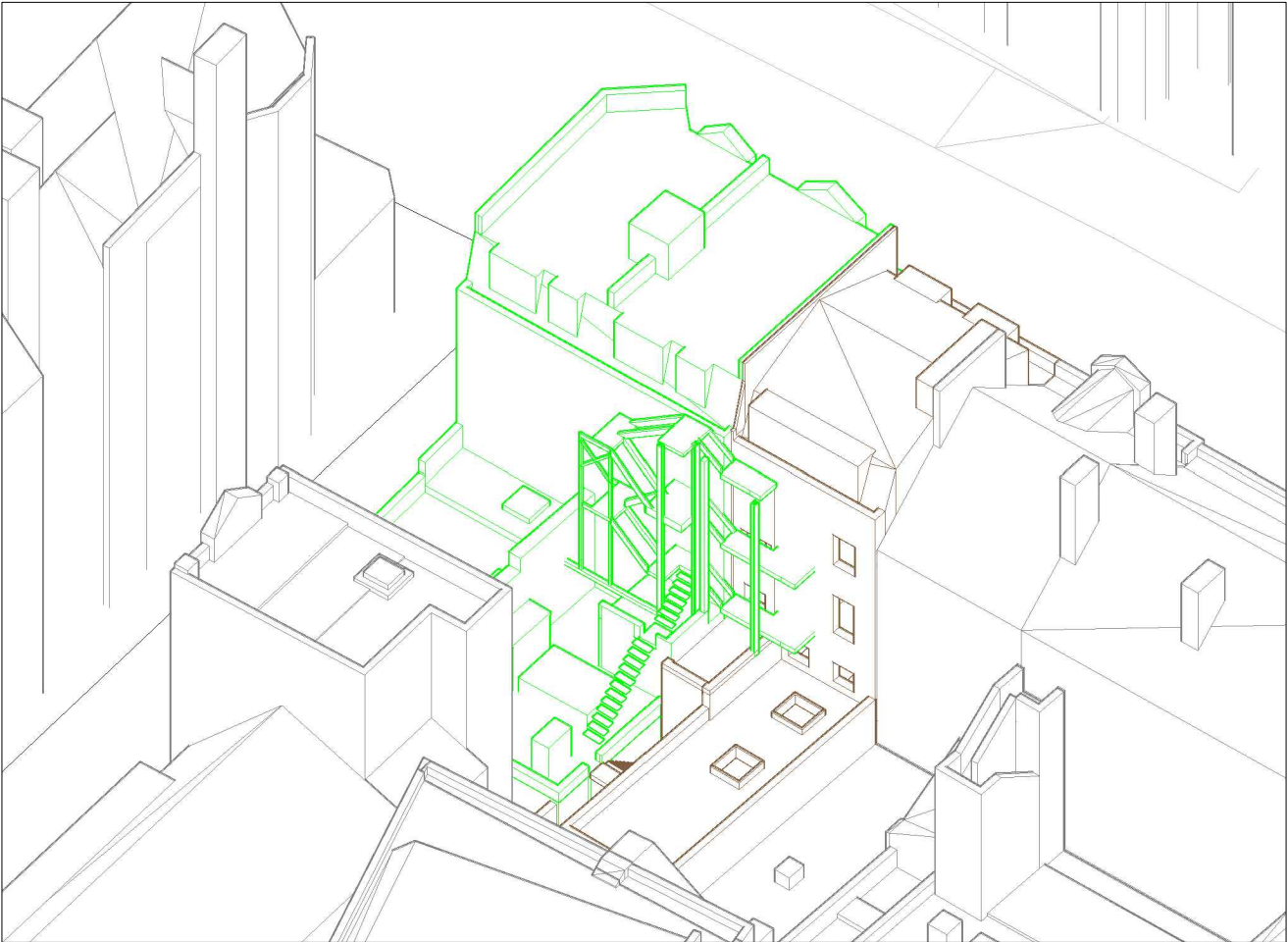
Appendix B

Context drawings

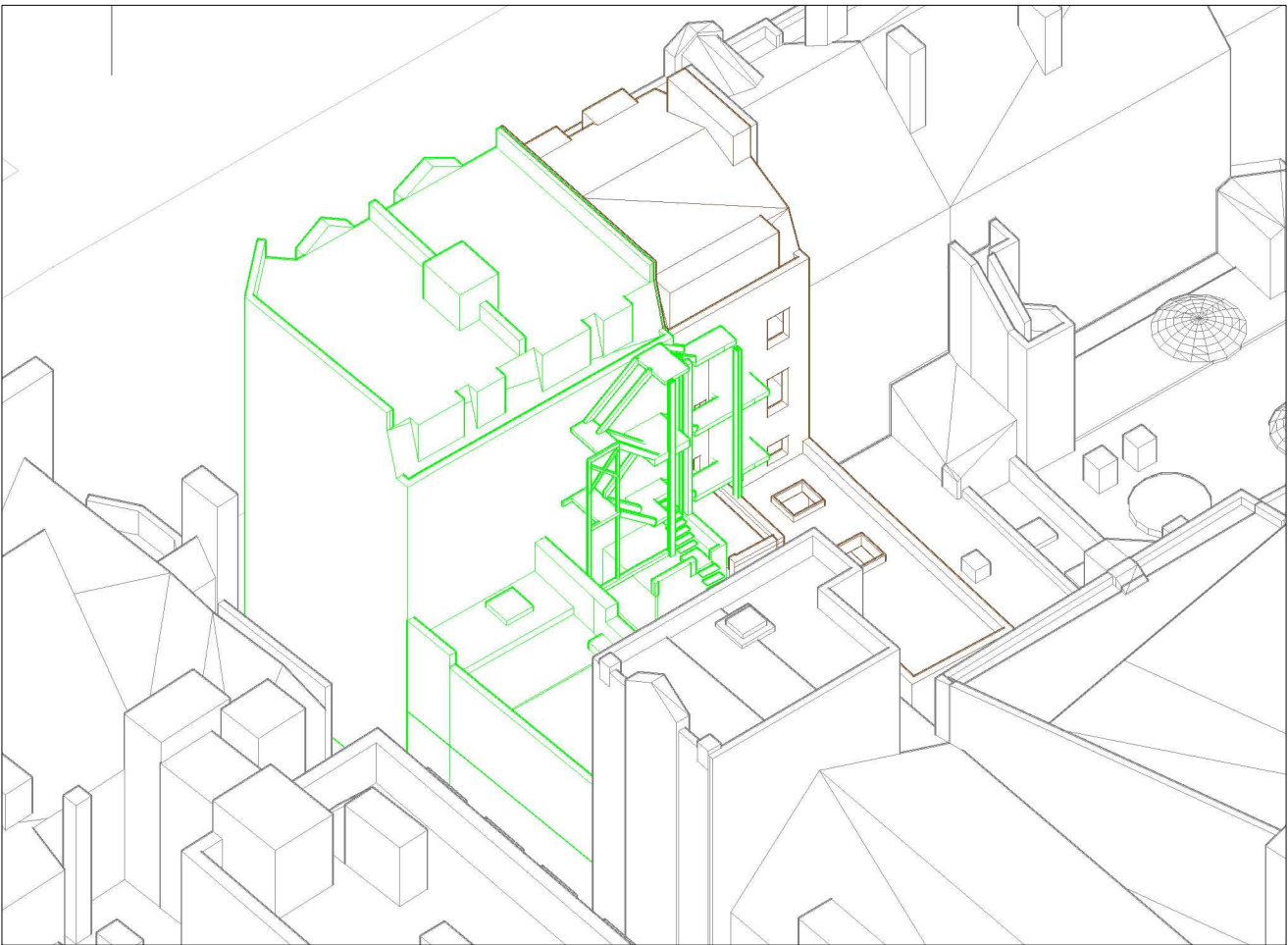




Existing Site Plan



3D Context View - View from North East (Existing)



3D Context View - View from South East (Existing)

SOURCES OF INFORMATION:
TASOU ASSOCIATES ARCHITECTS
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RECEIVED 7 FEBRUARY 2020

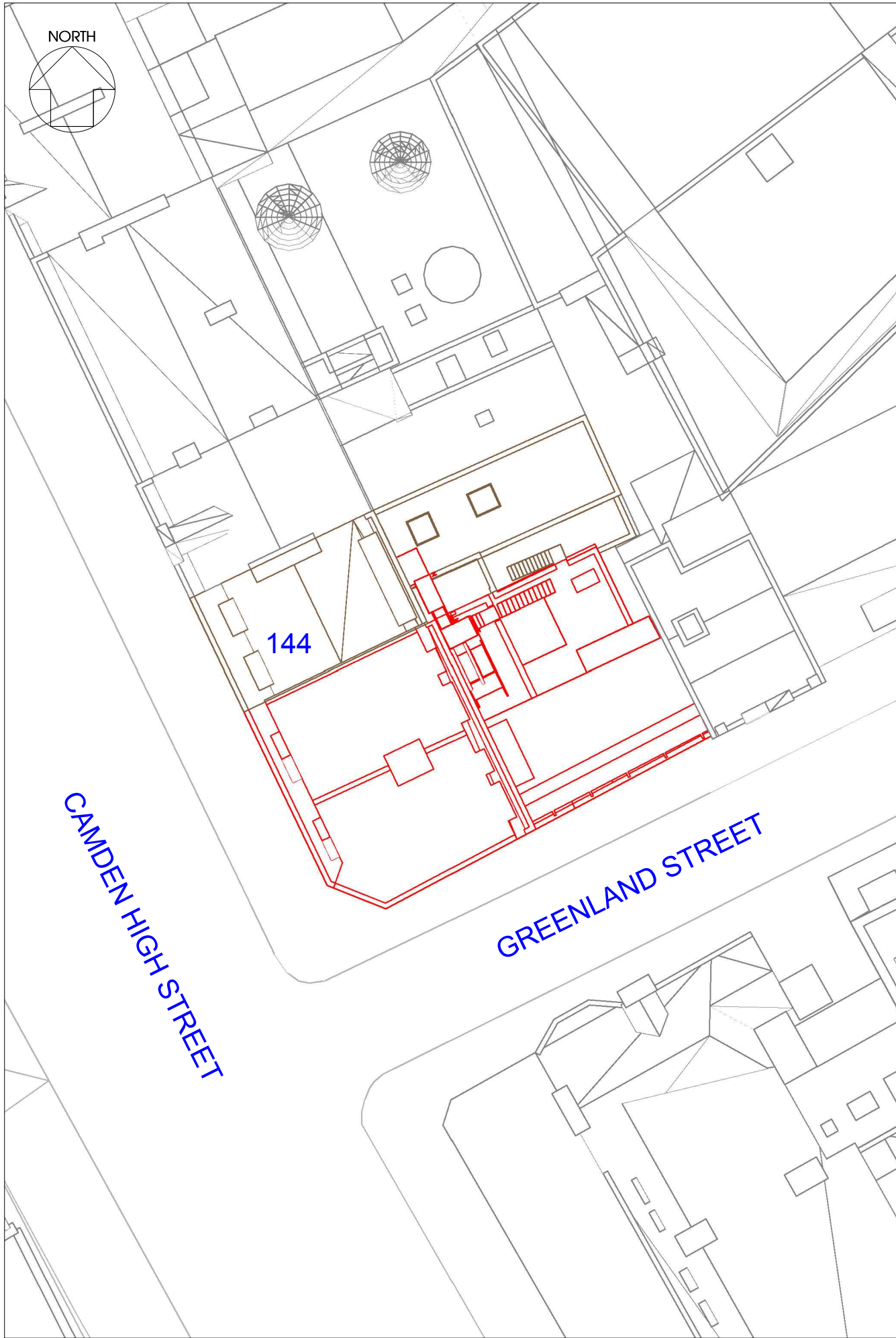
Rev.	Date	Amendments	Initial
HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES. ALL DIMENSIONS ARE IN METERS ONLY			
TITLE			
Existing Site Plan 3D Views			
CLIENT			
Tasou Associates			
PROJECT			
140 - 142 Camden High Street, London, NW1 0NG			
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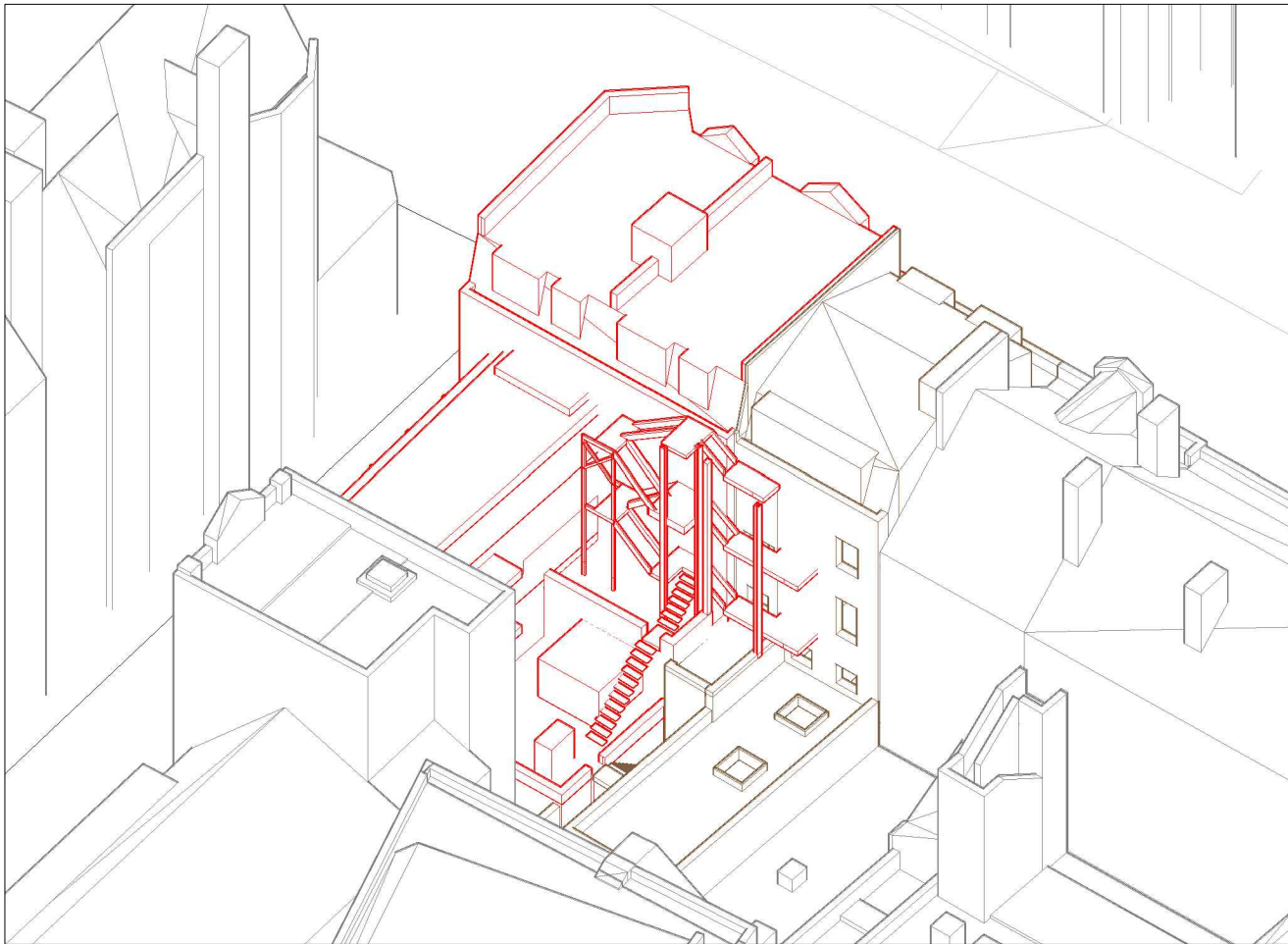
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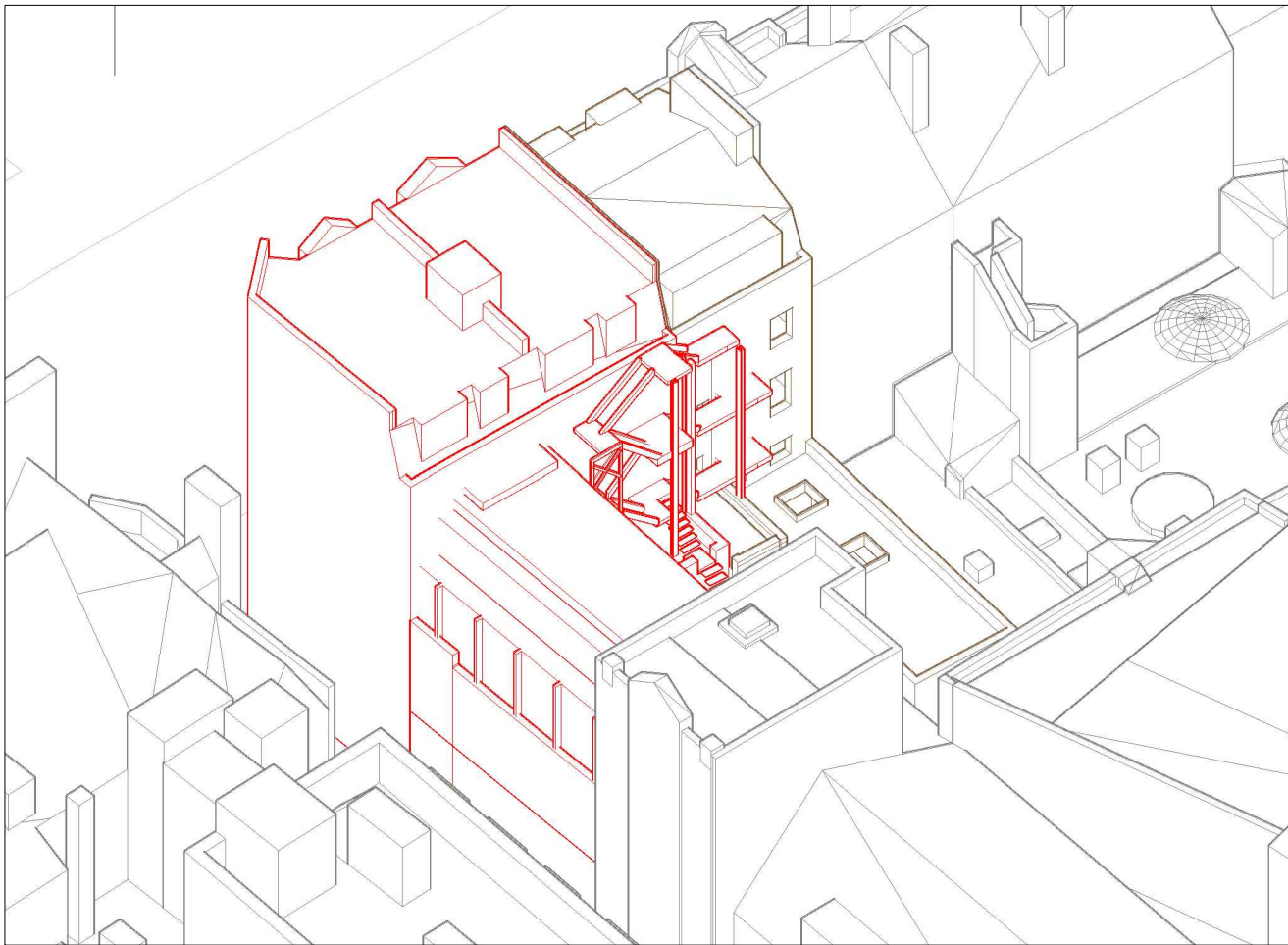
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Proposed Site Plan



3D Context View - View from North East (Proposed)



3D Context View - View from South East (Proposed)

SOURCES OF INFORMATION:
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Rev.	Date	Amendments	Initial
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ALL DIMENSIONS ARE IN METERS ONLY

TITLE

Existing Site Plan
3D Views

CLIENT

Tasou Associates

PROJECT

140 - 142 Camden High Street,
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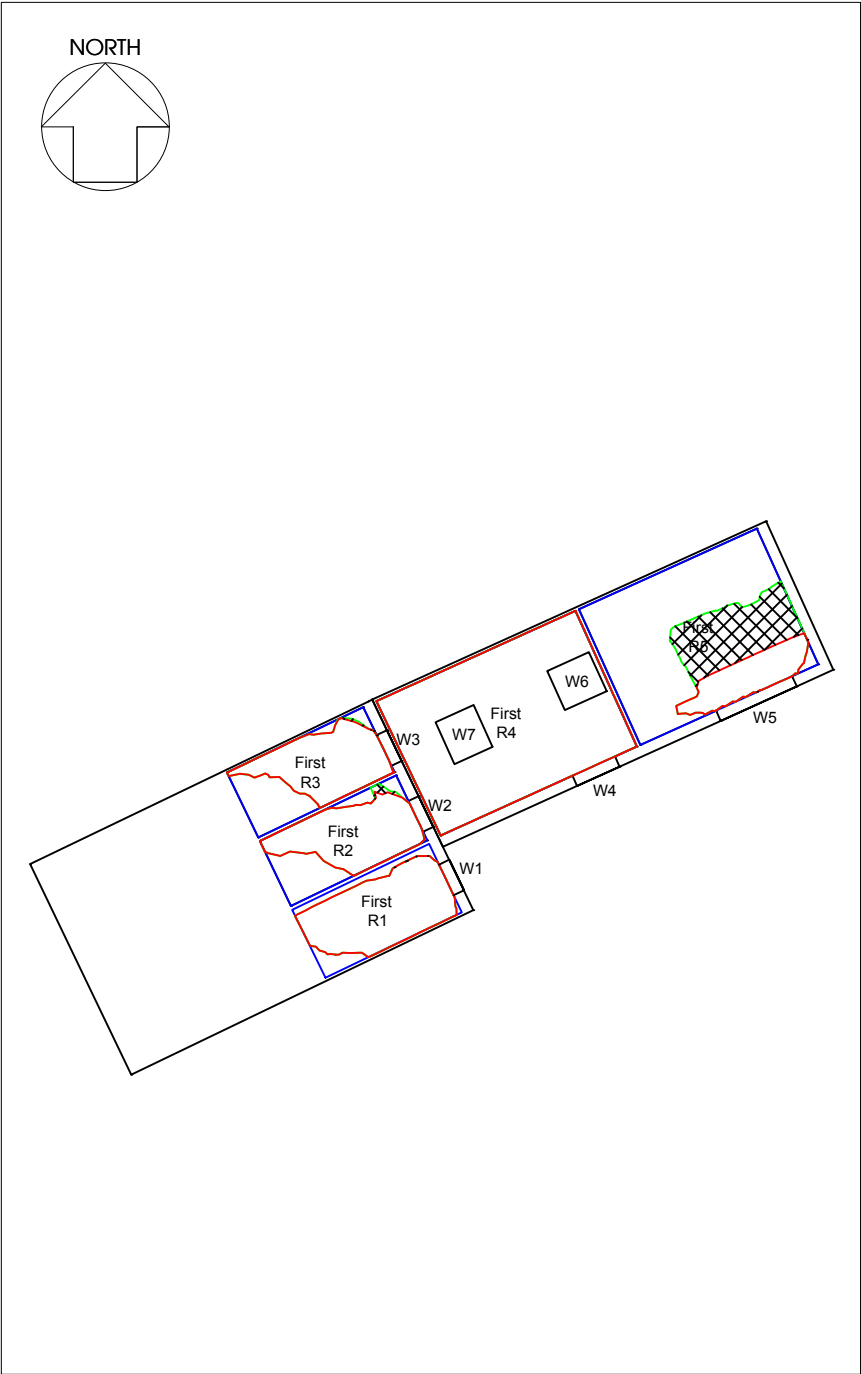
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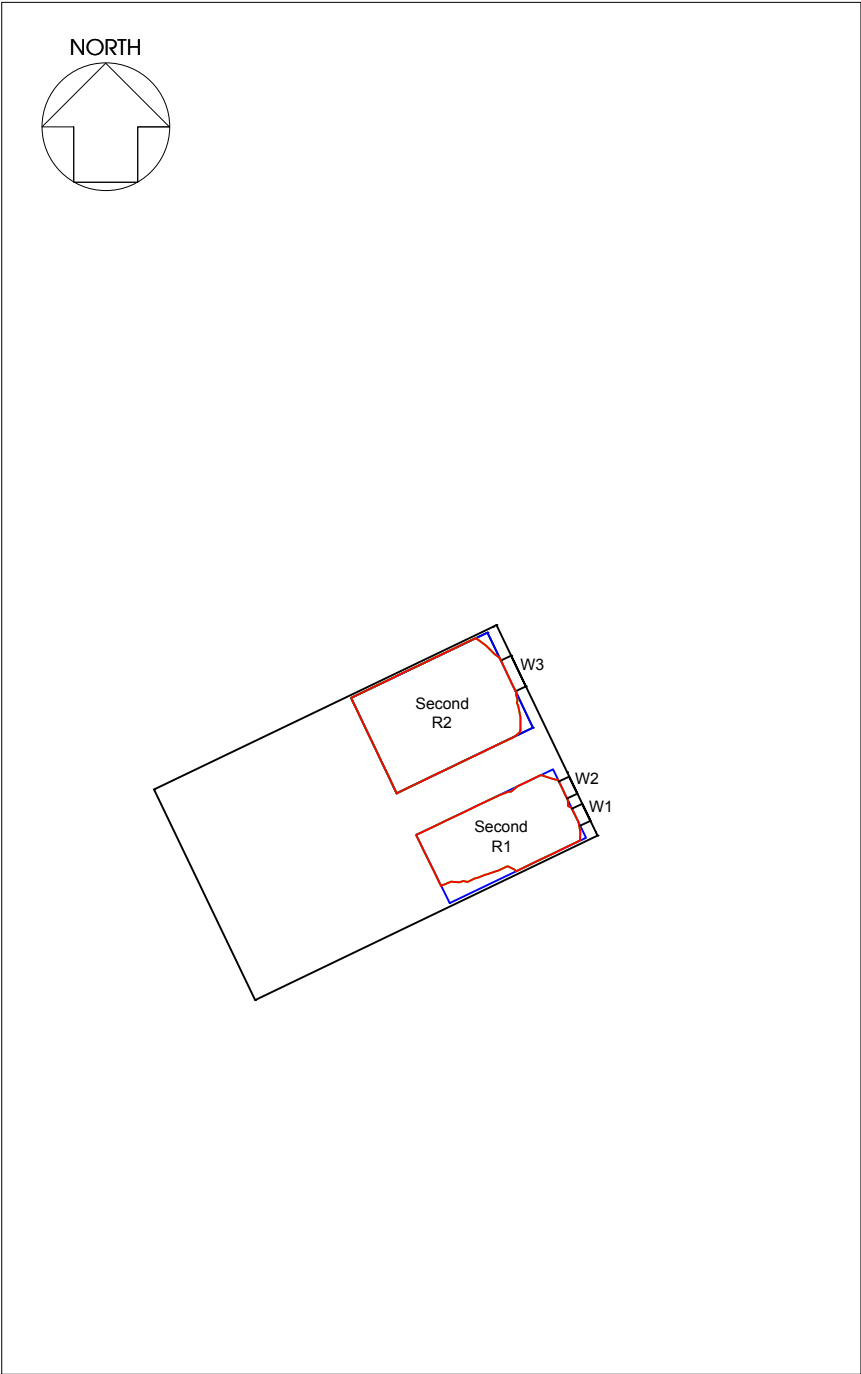
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Appendix C

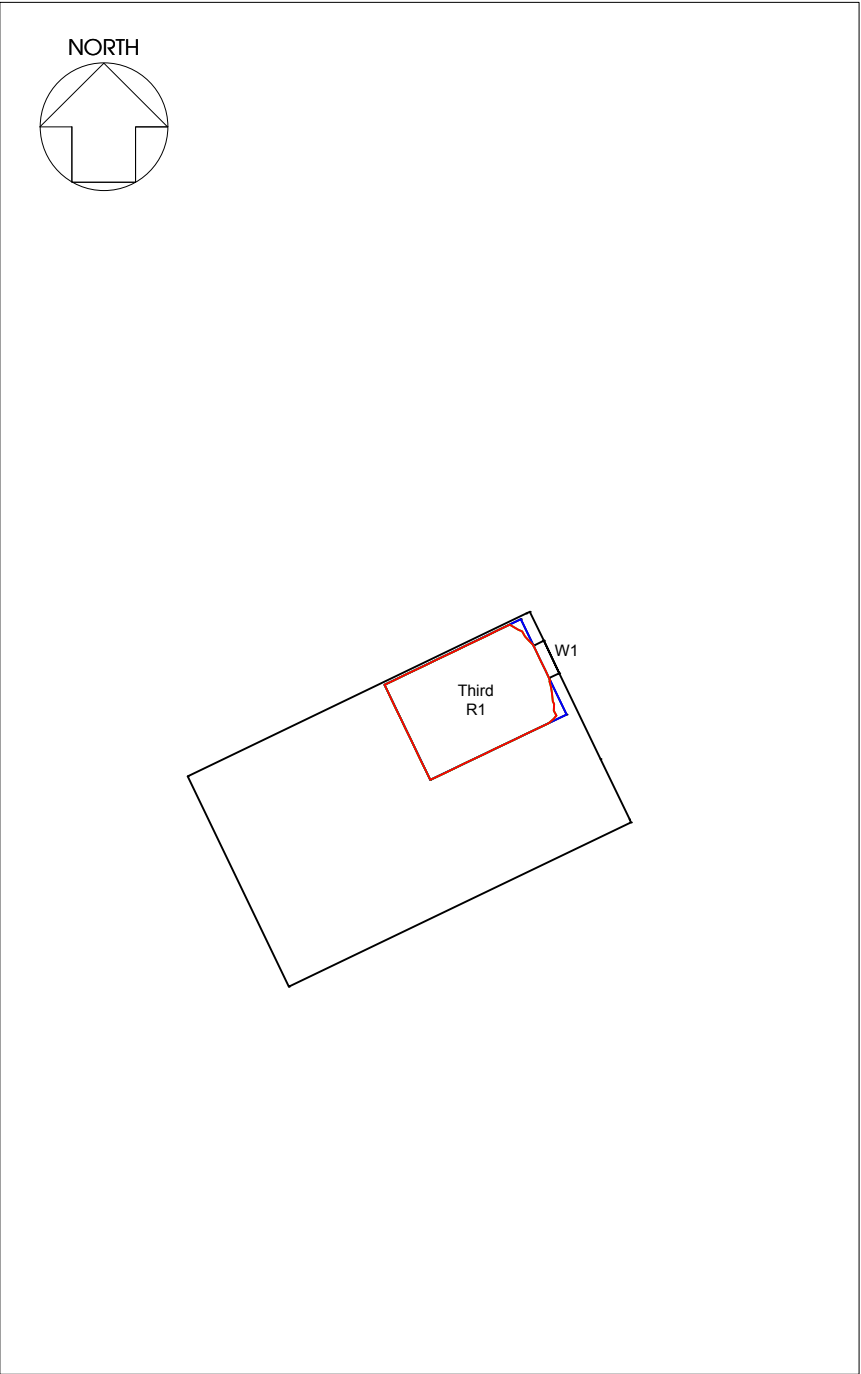
Window/room reference drawings



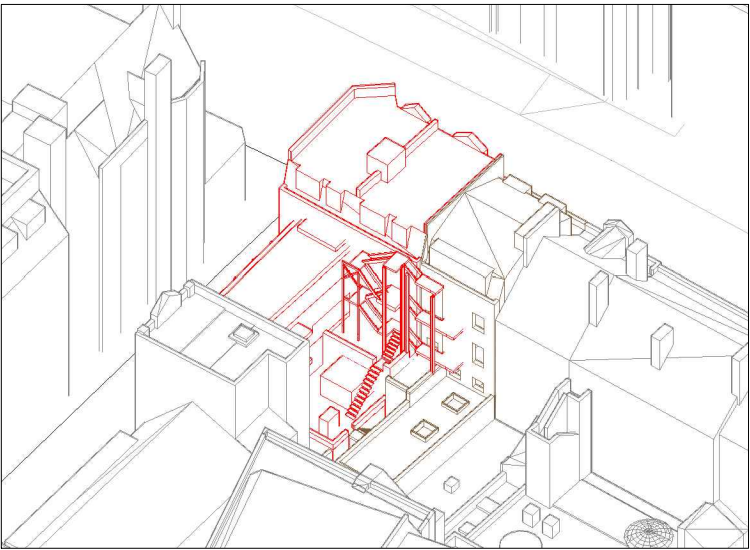
144 Camden High Street - First Floor



144 Camden High Street - Second Floor



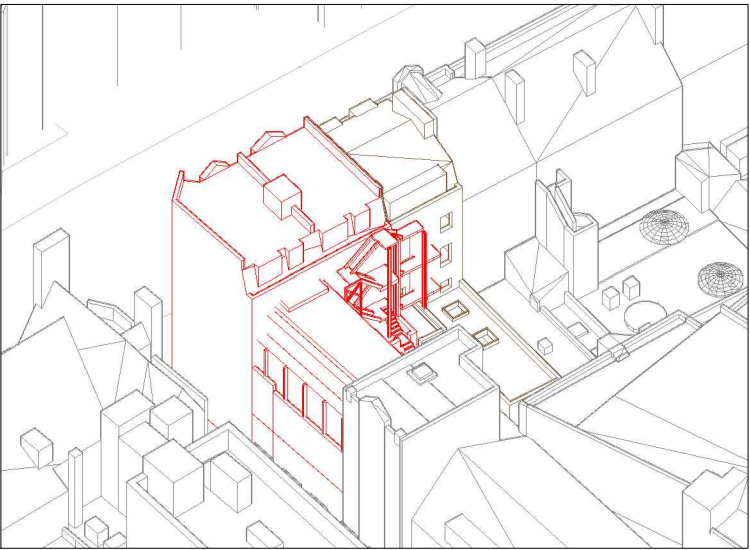
144 Camden High Street - Third Floor



3D Context View - North East

KEY

Existing contour
 Proposed contour
 Area of loss/gain
 Subject room



3D Context View - South East

SOURCES OF INFORMATION:
 TASOU ASSOCIATES ARCHITECTS
 17-559 MASTER CAD EXISTING.DWG
 1745_PROPOSED 04022020.DWG
 RECEIVED 4 FEBRUARY 2020
 PROMAP.CO.UK
 232810424_1_82671 - 140 CAMDEN HIGH ST_050220_SOLIDS
 XY@NE.DWG
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Rev.	Date	Amendments	Initial
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TITLE
**Daylight Distribution
 Contours/Referencing Plans
 144 Camden High Street**

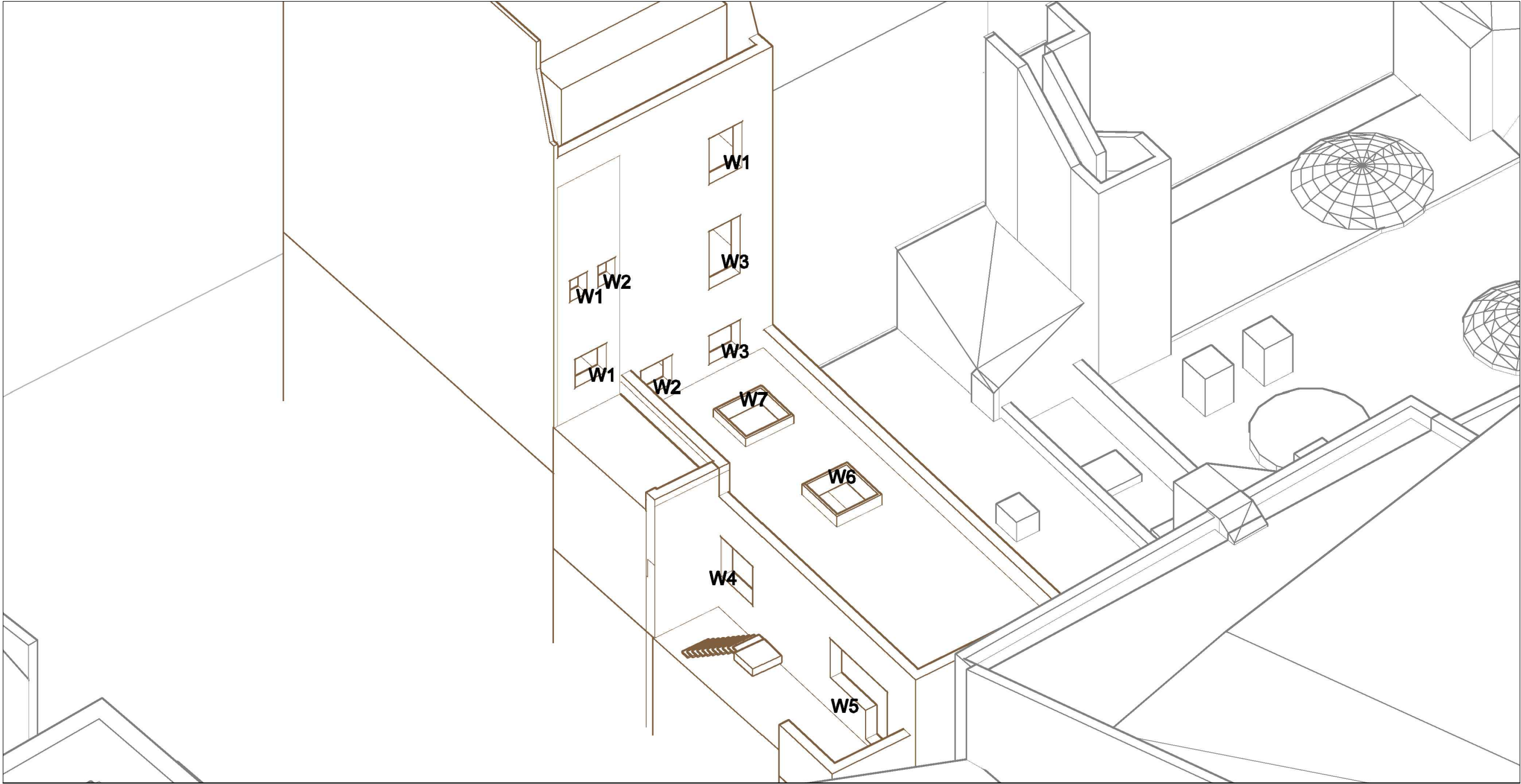
CLIENT
Tasou Associates

PROJECT
**140 - 142 Camden High Street,
 London,
 NW1 0NG**

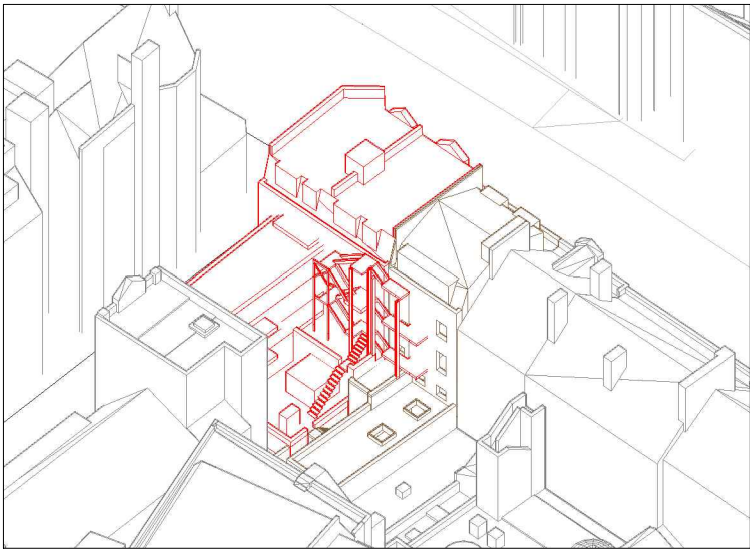
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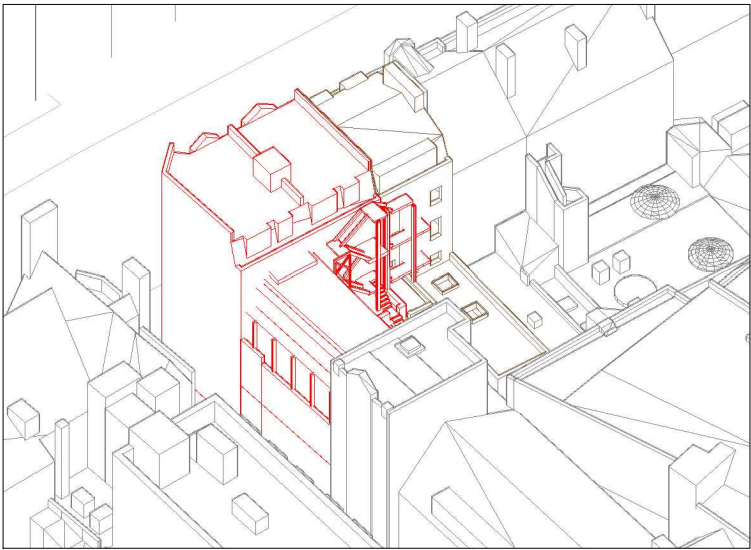
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144 Camden High Street



3D Context View - North East



3D Context View - South East

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TITLE
Window Referencing Diagrams
144 Camden High Street

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RELEASE NO.
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Appendix D

Daylight study



Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
144 Camden High Street					
First	W1	20.42	20.01	0.98	Yes
First	W2	14.80	14.80	1.00	Yes
First	W3	24.72	24.55	0.99	Yes
First	W4	9.55	6.21	0.65	No
First	W6	68.70	67.34	0.98	Yes
First	W7	52.12	51.02	0.98	Yes
First	W5	9.46	5.89	0.62	No
Second	W1	5.81	5.76	0.99	Yes
Second	W2	6.59	6.59	1.00	Yes
Second	W3	30.25	30.21	1.00	Yes
Third	W1	36.10	36.10	1.00	Yes

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
144 Camden High Street							
First	R1	Unknown	6.7	6.7	1	0	YES
First	R2	Unknown	5.4	5.3	0.98	2	YES
First	R3	Unknown	5.1	5.1	0.99	1	YES
First	R4	Unknown	22.6	22.6	1	0	YES
First	R5	Unknown	7.8	3.0	0.39	61	NO
Second	R1	Unknown	7.3	7.3	1	0	YES
Second	R2	Unknown	10.9	10.9	1	0	YES
Third	R1	Unknown	10.9	10.9	1	0	YES

Appendix E

Sunlight study





ANNUAL PROBABLE
SUNLIGHT HOURS ANALYSIS

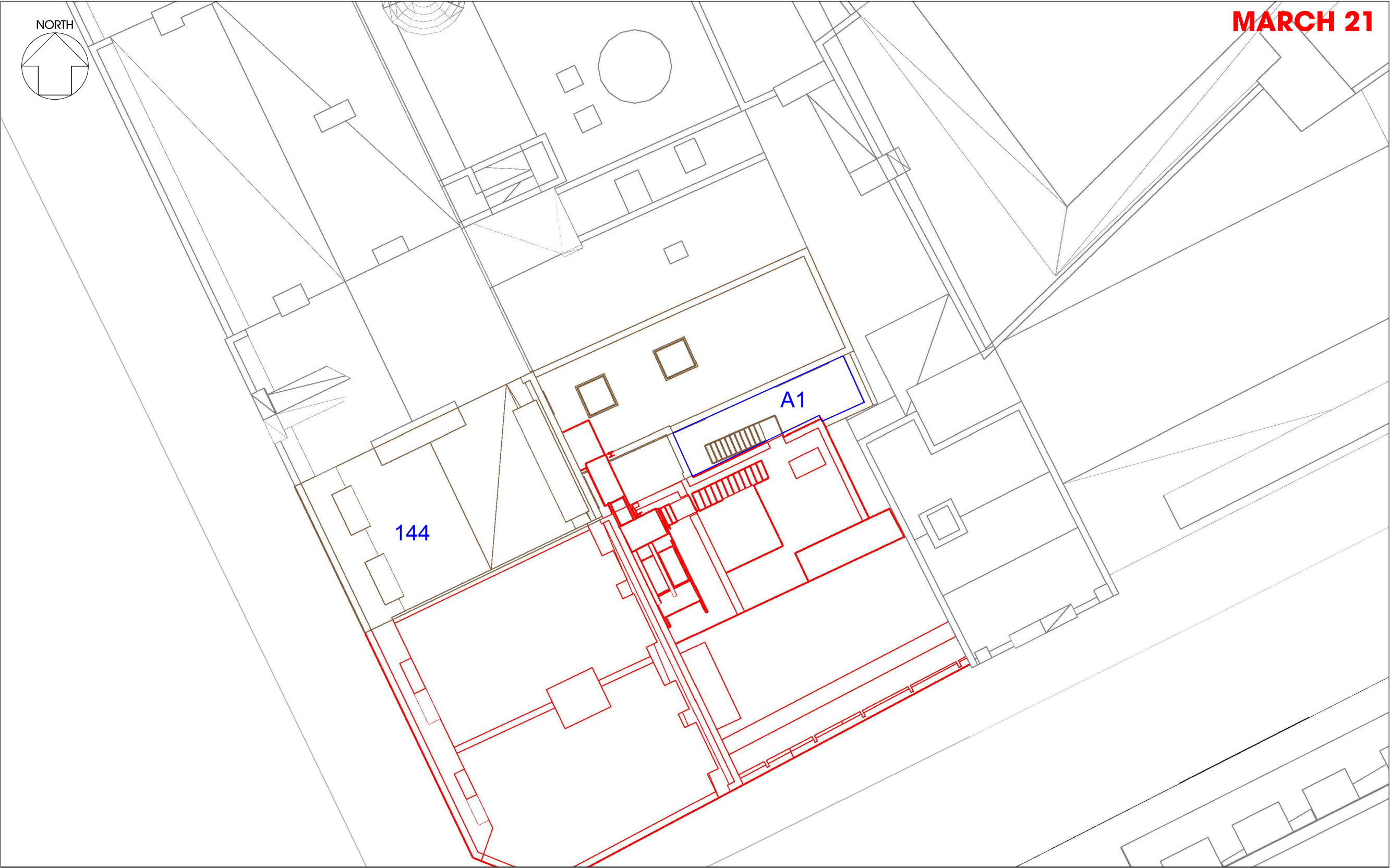
140-142 Camden High Street,
London NW1 ONG

Floor Ref.	Window Ref.	Existing Winter % Annual %		Proposed Winter % Annual %		Winter Times Former Value	Annual Times Former Value	BRE Compliant
144 Camden High Street								
First	W4	1	14	0	5	0.00	0.36	NO
First	W6	3	23	0	18	0.00	0.78	NO
First	W7	0	15	0	14	1.00	0.93	YES
First	W5	1	17	0	10	0.00	0.59	NO

Appendix F

Overshadowing study

Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
144 Camden High Street	First	A1	12.8	0.0	0.0	0.00%	0.00%	1	YES



MARCH 21

SOURCES OF INFORMATION:
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17-559 MASTER CAD EXISTING.DWG
1745_PROPOSED 040220202.DWG
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TITLE

Existing & Proposed 2hr Sun Contours
March 21st

CLIENT

Tasou Associates

PROJECT

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SM	SK/SMo

SCALE	DATE
1:150@A3	February 2020

144 Camden High Street - First Floor

KEY

-
- Existing area receiving over 2 hours of Sun
 - Proposed area receiving over 2 hours of Sun
 - Area of loss/gain
 - Amenity area

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