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DAYLIGHT & SUNLIGHT REPORT

The London Irish Centre
Camden, NW1 1XB

25th February 2019

Contents

1. Introduction

1.1. eb7 have been instructed to assess the effect of proposed re-development of The London Irish Centre on daylight and sunlight to the existing surrounding properties. These assessments consider the latest Coffey Architects scheme proposals dated February 2020.

1.2. The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2011).

1.3. In order to carry out an assessment, we have generated a 3D computer model (Test Environment) of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings.

1.4. The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules, but are advisory and need to be applied flexibly according to the specific context of a site.

2. Guidance

Daylight & sunlight for planning

'Site layout planning for daylight and sunlight: A guide to good practice', BRE 2011

2.1. The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within proposed new development.

Detailed daylight assessments

2.2. The guidance outline three detailed methods for calculating daylight: the Vertical Sky Component (VSC), the No-Sky Line (NSL) and the Average Daylight Factor (ADF).

2.3. The VSC and NSL are primarily used for the assessment of existing buildings, while the ADF test is generally recommended for proposed rather than existing dwellings. The ADF may sometimes be useful as a supplementary analysis for existing buildings, particularly newer ones, and a number of local authorities request this as a standard measurement for impact assessments. It can help in judging whether an impact on daylight, which might otherwise be deemed 'noticeable', is nonetheless acceptable, when considered in the broader town planning context.

2.4. The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, usually at the centre point of a window.

2.5. The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.

2.6. For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -

- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and
- Levels of NSL within rooms are reduced to less than 0.8 times their former values.

2.7. Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no sky line may be unavoidable"* (page 8, paragraph 2.2.10).

Detailed sunlight assessments

2.8. For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the

percentage of probable hours of sunlight received by a window or room over the course of a year.

2.9. In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90º of due south and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.

2.10. The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.

Sunlight to gardens and outdoor spaces

2.11. Where sunlight to an amenity space may be affected by new development, the BRE guidelines recommend that an overshadowing assessment is conducted. The key analysis is the '2hr sun on ground' test, which quantifies the proportion of an amenity area (e.g. rear gardens, parks and playing fields, public squares etc.) receiving at least 2hrs of sun on the 21st of March.

2.12. The BRE guidance recognises that different types of amenity space may have different sunlighting requirements. Generally, the guidelines suggest that if at least 50% of an amenity area receives at least 2hrs of sun on 21st March, then it is likely to be adequately lit throughout the year. If an existing neighbouring open space receives less than 50%, then the guidelines suggest that it should not be reduced below 0.8 times its former value.

3. Application of the guidance

Scope of assessment

Impact analysis for neighbouring buildings

3.1. The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."

3.2. Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. There are neighbouring properties of retail use, however these are not deemed to have a requirement for daylight or sunlight as they will likely rely on artificial lighting.

3.3. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g. staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

Application of the numerical criteria

3.4. The opening paragraphs of the BRE guidelines state:

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the 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".

3.5. It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.

3.6. With the above in mind, rigid adherence to the BRE in certain situations could easily result in an inappropriate form of development. In which case it may be appropriate

to adopt lower target values more appropriate to the location concerned. This is acknowledged in the BRE guidance at paragraph 2.2.3 (page 7):

"Note that numerical values given here are purely advisory. Different criteria maybe used, based on the requirements for daylighting in an area viewed against other site layout constraints.

3.7. Furthermore, the inherent design constraints of surrounding buildings can also be a key factor, making windows and rooms particularly sensitive and exaggerating the effect of new development. For example, if windows are set beneath balconies, are recessed or located adjacent to projecting wings, the BRE acknowledges that *"even a modest obstruction opposite may result in a large relative impact"* (page 8, paragraph 2.2.11).

4. Planning Policy Context

4.1. We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.

4.2. The need to protect the amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied carefully and in consideration of the development's context.

The Draft New London Plan – The Mayor of London (2019)

4.3. The Mayor of London's Draft New London Plan gives the following: -

Policy D4 Housing quality and standards

"F The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space."

5. Sources of information & assumptions

5.1. Measured survey information, google imagery and planning information have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.

5.2. Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs. Window positions and dimensions used directly affect the results of all assessment methods.

5.3. We have not sought access to the surrounding properties and, unless we have been able to source floor layouts via public records, the internal configuration and floor levels have been estimated. Unless the building form dictates otherwise, we assume room depths of c. 4.2m for principal living space. Room layouts used directly affect the results of the NSL and ADF assessments.

5.4. Where possible neighbouring building use has been identified via online research, including Valuation Office Agency (VOA) searches, and/or external observation.

5.5. The full list of source of information used in this assessment is as follows:

Coffey Architects

200219_Design freeze model.skp
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Maltby Surveys Ltd

19161-501.dwg
Received 01/11/2019

eb7

Site Photos
OS information

6. The site and proposal

6.1. The development site is situated at Camden Square, London, NW1 9XB.

6.2. The proposed development comprises of the redevelopment of the existing building, including a part one storey roof extension. Our computer modelling of the proposed scheme is shown in the image below and in more detail within our drawings at Appendix 1.

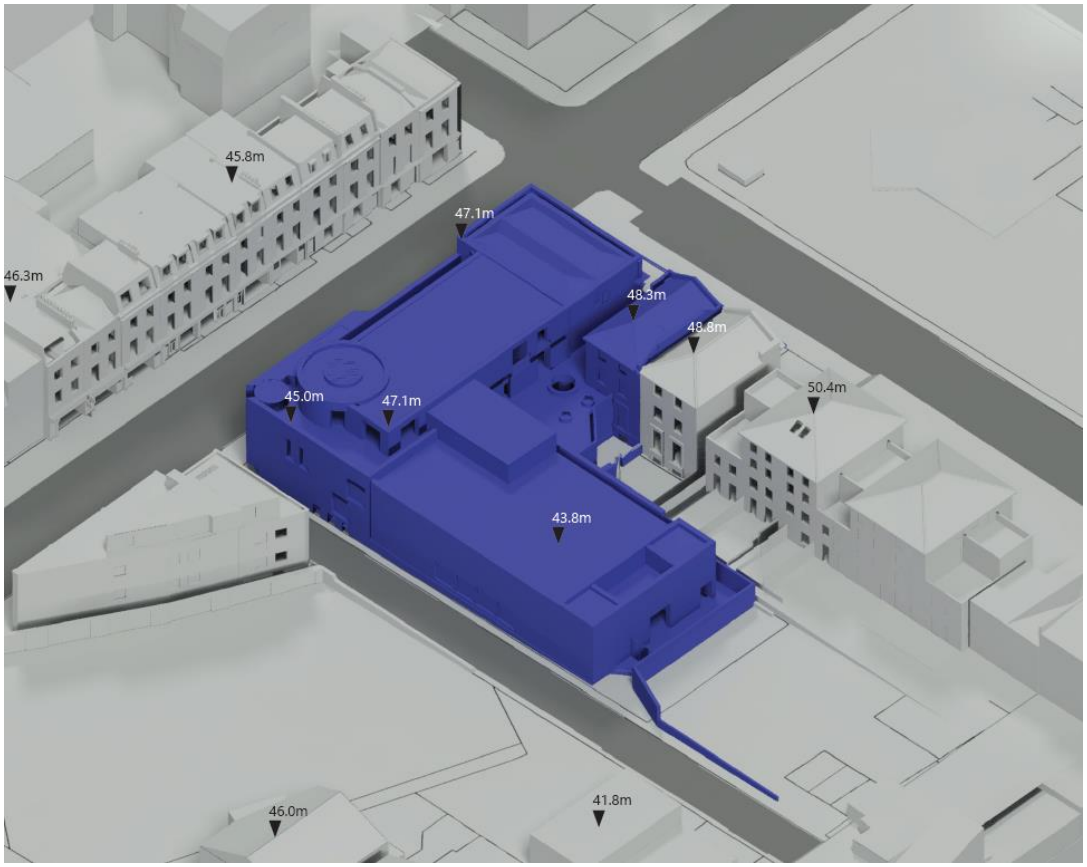

Image 1 – 3D view of the proposed development

7. Assessment results

7.1. Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties are attached within Appendix 1.

Daylight and sunlight to neighbouring buildings

7.2. Our assessment has considered all of the closest neighbouring residential properties with windows overlooking the proposed development. These are detailed below:

- 49 Camden Square;
- Hillier House, 46 Camden Square;
- 17 Murray Street; and
- 5-15 Murray Street (inclusive).

7.3. The results of our assessment show that a number of neighbouring properties show full compliance with the daylight (VSC and NSC) and sunlight (APSH) assessments. These properties are therefore fully compliant with the BRE guidance and have been listed below:

- 5-7 Murray Street (inclusive); and
- 11-15 Murray Street (inclusive).

7.4. The remaining properties show slight deviation from the recommended targets set out by the BRE Guidance and therefore have been discussed in more detail below.

49 Camden Square

Image 2 – Rear elevation of 49 Camden Square

7.5. This four storey residential neighbour is situated to the north, adjoining the rear of the Site. The whole property appears to be of residential use, with five residential flats registered to the address, according to the Valuations Office Agency (VOA) information. The rear façade of this property has a direct view of the proposed roof extension to the south east, whilst the rear garden is located at lower ground floor level, with the Proposal sitting to its south and south east.

Daylight

7.6. The results of the VSC assessments have shown that all windows assessed within this receptor would experience no noticeable reduction in daylight levels and therefore are compliant with the suggestions of the BRE Guidance.

7.7. The NSC assessment shows that 6 out of the 8 rooms assessed within the property show full compliance with the BRE Guidance. The remaining two rooms are located on the lower ground floors and show losses of 36.9% and 35.7% NSC, compared to the target of 20% NSC. These deviations are driven by the constrained nature of this property, with both the deviating rooms being at lower ground level and seeing low levels of daylight in the existing condition. The current low levels of daylight in the existing scenario result in a greater percentage of loss, despite the 'real world'

reduction being minimal.

7.8. These NSC deviations are considered to be isolated and when considering the full compliance with the VSC and the constrained nature of the rooms affected, the scheme is considered to be in line with overall intentions of the BRE Guidance.

Sunlight

7.9. In line with the BRE criteria all windows within 90° of due south have been assessed under the Annual Probable Sunlight Hours (APSH) sunlight assessment. The results of the ASPH assessment shows six out of the eight rooms relevant for assessment and compliant with the BRE criteria. The remaining rooms are located on the lower ground floor with the existing building on site sitting directly to their south.

7.10. One of the remaining rooms (R2 on the lower ground) shows a small reduction in Winter APSH levels below the target. However, the room shows a retained total APSH of 27%, over the target of 25% APSH. The isolated deviation to winter sun only is not uncommon in an urban context and should be considered in line with the overall intentions of the BRE Guidance.

7.11. The remaining room (R1 on the lower ground floor) sees a minor reduction to show a retained APSH of 23%, marginally below the annual APSH target of 25%. Again, this room is naturally constrained in its outlook, which is highlighted by the 0% winter APSH in the existing scenario. Therefore, this marginal reduction in annual APSH is considered to be in line with the overall intentions of the BRE Guidance given the context.

Hillier House, 46 Camden Square

Image 3 – Rear elevation of 46 Camden Square

7.12. This is a part two, part four storey residential building located to the north of the site. This property has windows within its rear façade that enjoy views of the proposal.

Daylight

7.13. The results of the VSC assessments for this property demonstrates full compliance with the BRE Guidance.

7.14. The NSC assessment shows that 29 out of the 30 rooms assessed, show full compliance with the BRE Guidance. The remaining room (R1 on the ground floor) shows a reduction of 28.5% NSC compared to the target of 20%. This minor deviation in NSC only is an isolated effect and overall the impact to this building is considered to be in line with the intentions of the BRE Guidance.

Sunlight

7.15. For sunlight, all windows see levels in accordance with BRE recommendations For APSH.

17 Murray Street

Image 4 – Front and flank elevation of 17 Murray Street

7.16. This three storey residential building is located immediately to the south east of the site, across Murray Mews. This property has windows within the North West facing flank facade with direct views of the proposal. Internal layouts of this building are available and as such it was not necessary to make assumptions.

Daylight

7.17. The results of the VSC show that 9 of the 14 windows assessed show full compliance with the BRE Guidance. The remaining windows (W2 on the ground and W2 and W4 on the first and second floors) are in the buildings flank façade and show reductions beyond the target of 20%. Each of these windows serve rooms which have at least one primary window which shows full compliance with the VSC assessment. This means that whilst the window shows a deviation, the 'real world' implications within the room are unlikely to be significant as this is not their primary source of daylight. This is supported by the full compliance of the NSC assessment, with no rooms within the property seeing a noticeable reduction in NSC.

7.18. Therefore, considering the full NSC compliance and only flank windows within dual aspect rooms seeing noticeable reductions, this property is considered to be in line with the overall intentions of the BRE Guidance for daylight.

Sunlight

7.19. For sunlight all windows within 90° of due south show full compliance with the APSH targets set out in the BRE Guidance.

8-9 Murray Street

Image 5 – Front elevation of 8-9 Murray Street

7.20. This is a four storey residential building located to the south west of the site. This property has windows within its front facades that have views of the proposal.

Daylight

7.21. The results of the VSC show that 19 of the 20 windows assessed show full compliance with the BRE Guidance. The remaining window (W8 on the ground floor) shows a reduction of 20.2% compared to the target of 20%. This window serves a ground floor study which is served by a number of other windows, which all show full compliance with the VSC targets. Therefore, the 'real world' implications are unlikely to be noticeable.

7.22. The NSC assessment shows that all rooms within this property demonstrate full compliance with the BRE guidance.

7.23. Therefore, considering the full NSC compliance and a minor VSC deviation, this property is considered to be in line with the overall intentions of the BRE Guidance for daylight.

Sunlight

7.24. For sunlight, in accordance with BRE recommendations, there are no windows with 90º of due south and as such, by reference to the BRE guidance this property is not relevant for the APSH assessment.

10 Murray Street

Image 6 – Front elevation of 10 Murray Street

7.25. This four-storey residential property is situated to the south west of the site. There are a number of windows within the front façade which look directly at the proposed development.

Daylight

7.26. The results of the VSC assessment have shown that all windows within this property will show full compliance with the VSC targets recommended by the BRE guidance.

7.27. The NSC assessment shows that five out of the six rooms assessed within this property show full compliance with the BRE Guidance. The remaining room (R2 at basement level) shows a reduction of 23% compared to the target of 20%. This room is a bedroom, which has a lower requirement for daylight than a living room or kitchen by reference the BRE Guidance. Overall the effect on this building is considered acceptable and in line with the recommendations of the BRE guidance.

Sunlight

7.28. As per the BRE Guidance, only windows which face within 90 degrees of due south are relevant for consideration as part of an APSH assessment. The assessment shows that there are no windows relevant for assessment.

Appendix 1

Drawings of the existing, proposed and surrounding buildings

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Sources of information

Coffey Architects
19161-100 Rev A .dwg
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19161-501 46-50 Camden Square ROL.dwg
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Key:

Existing

Proposed

NORTH

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Notes:
All heights and dimensions are in AOD

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Camden

Title: Existing Condition
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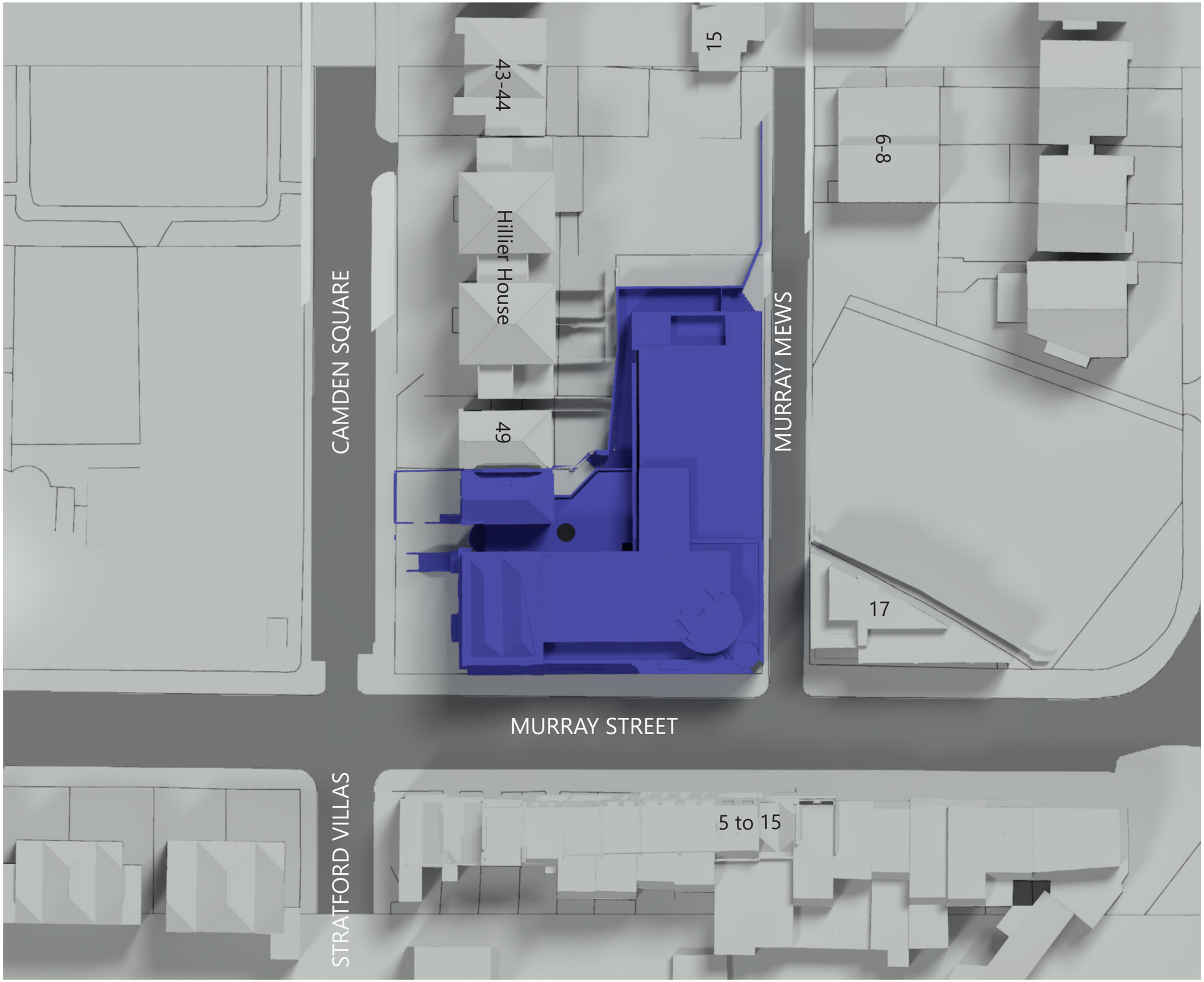

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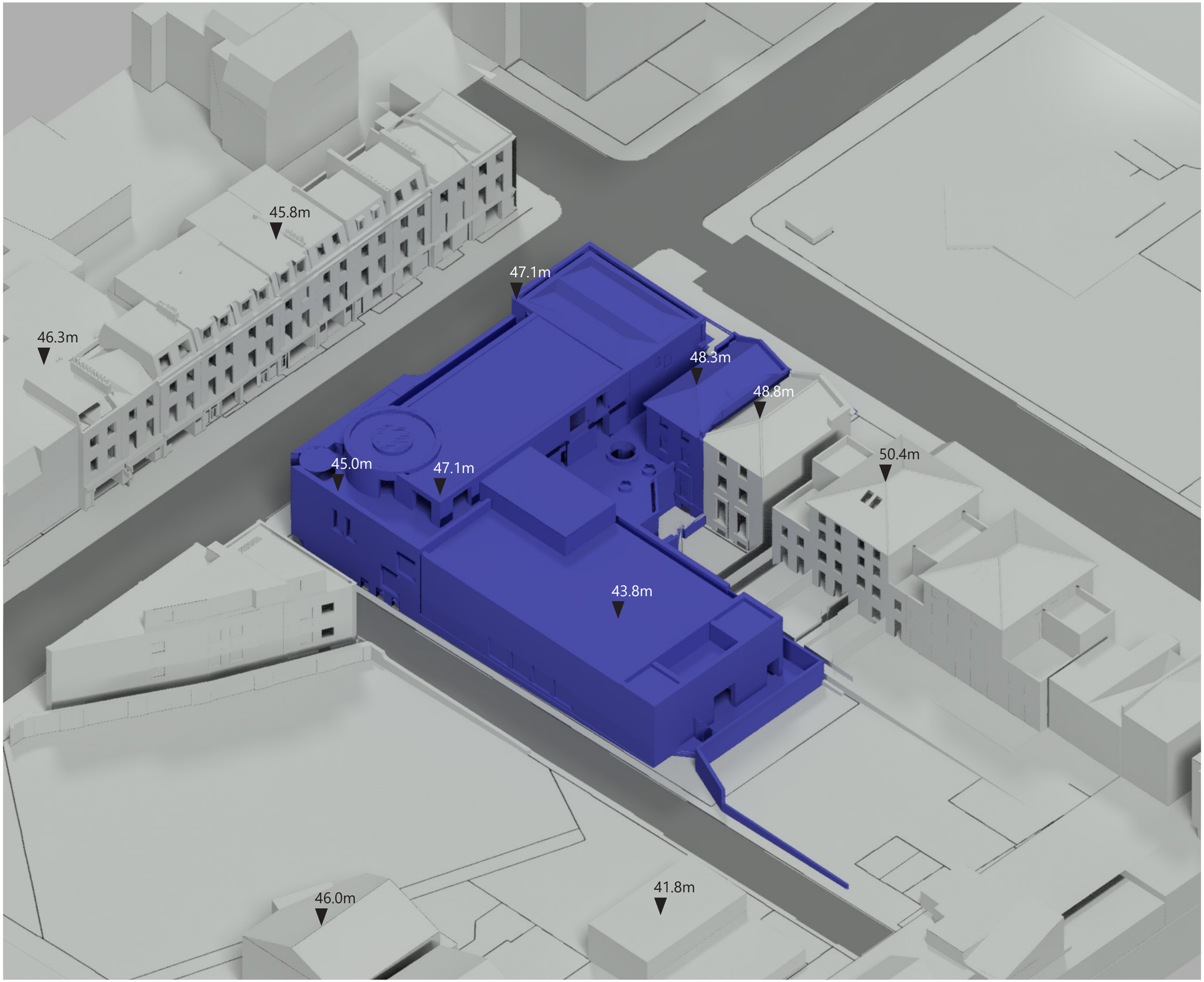

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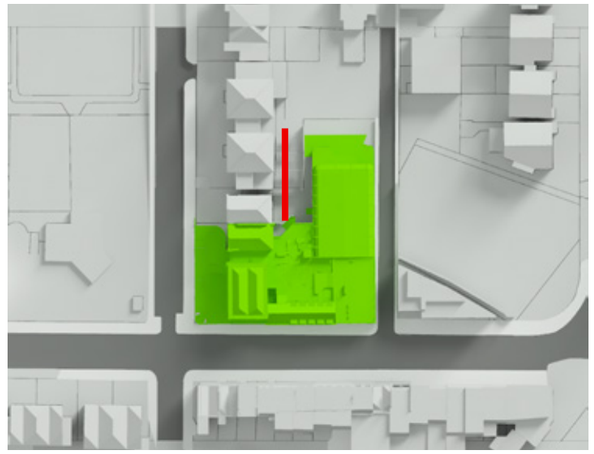

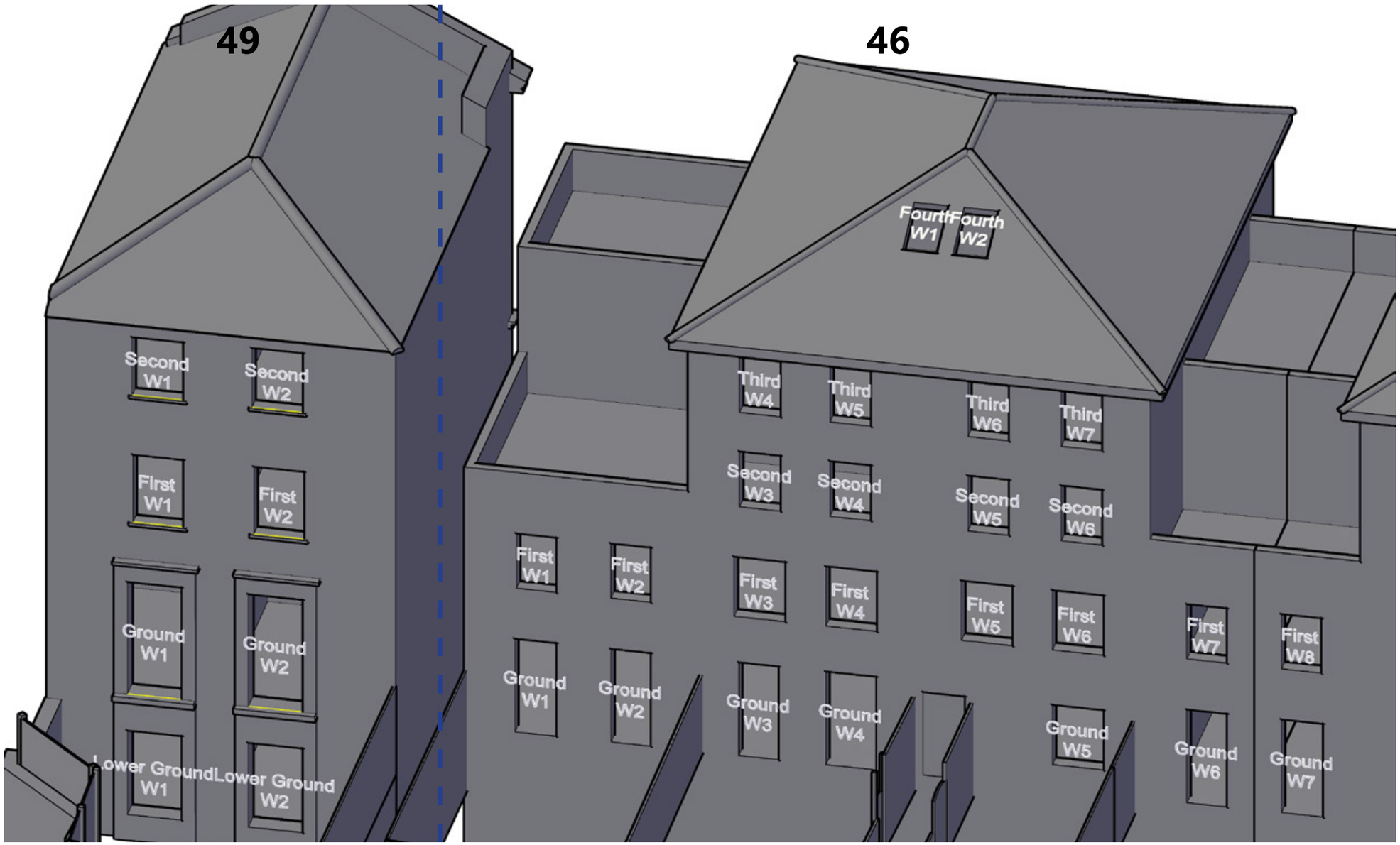

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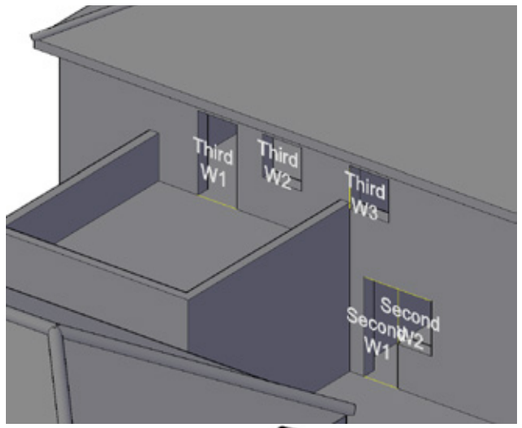

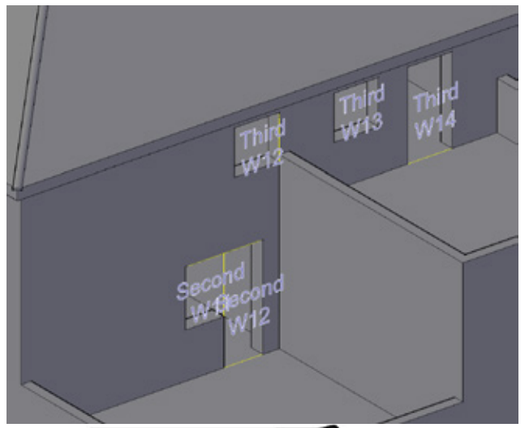

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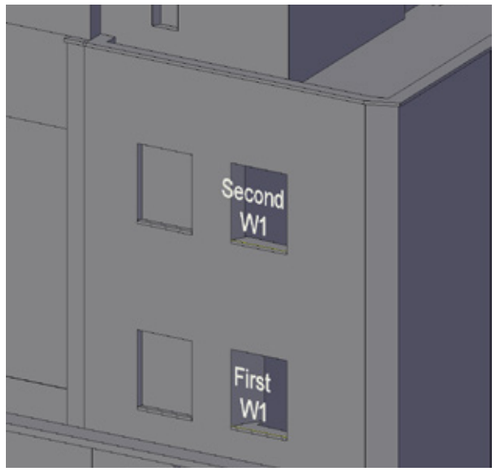

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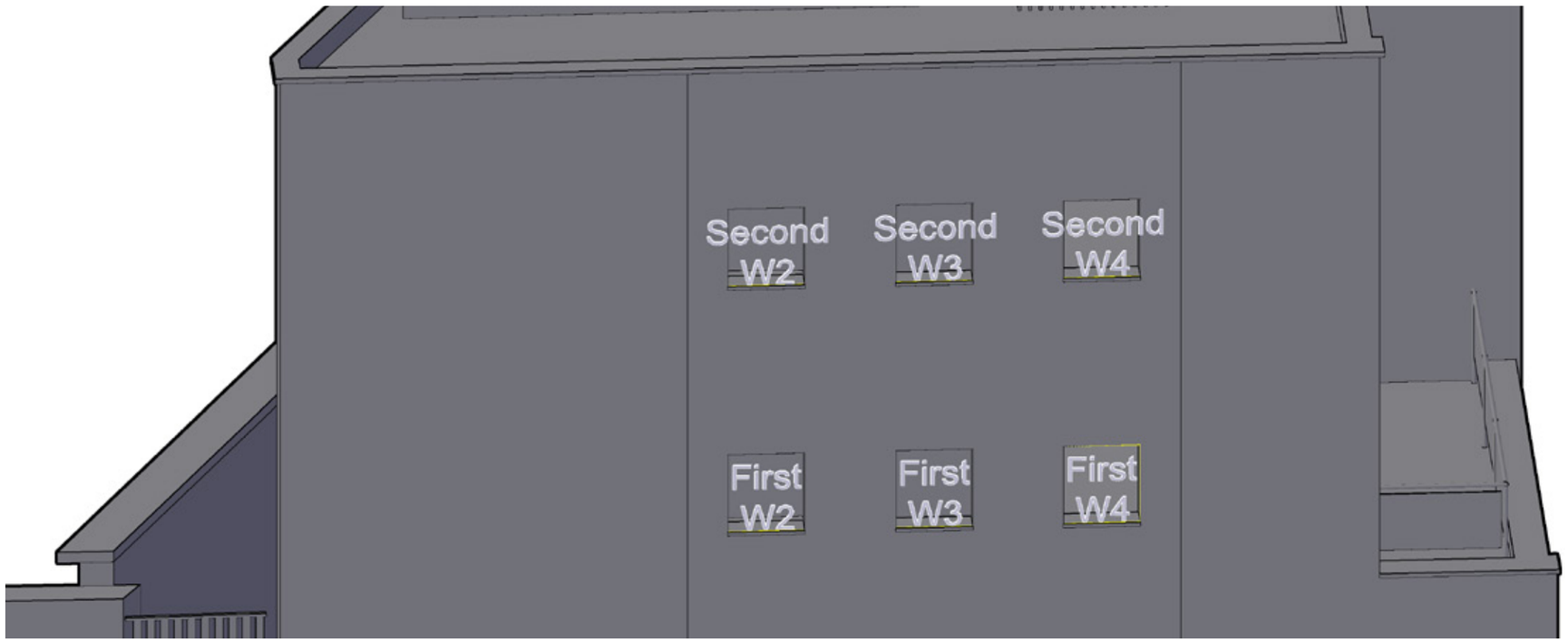

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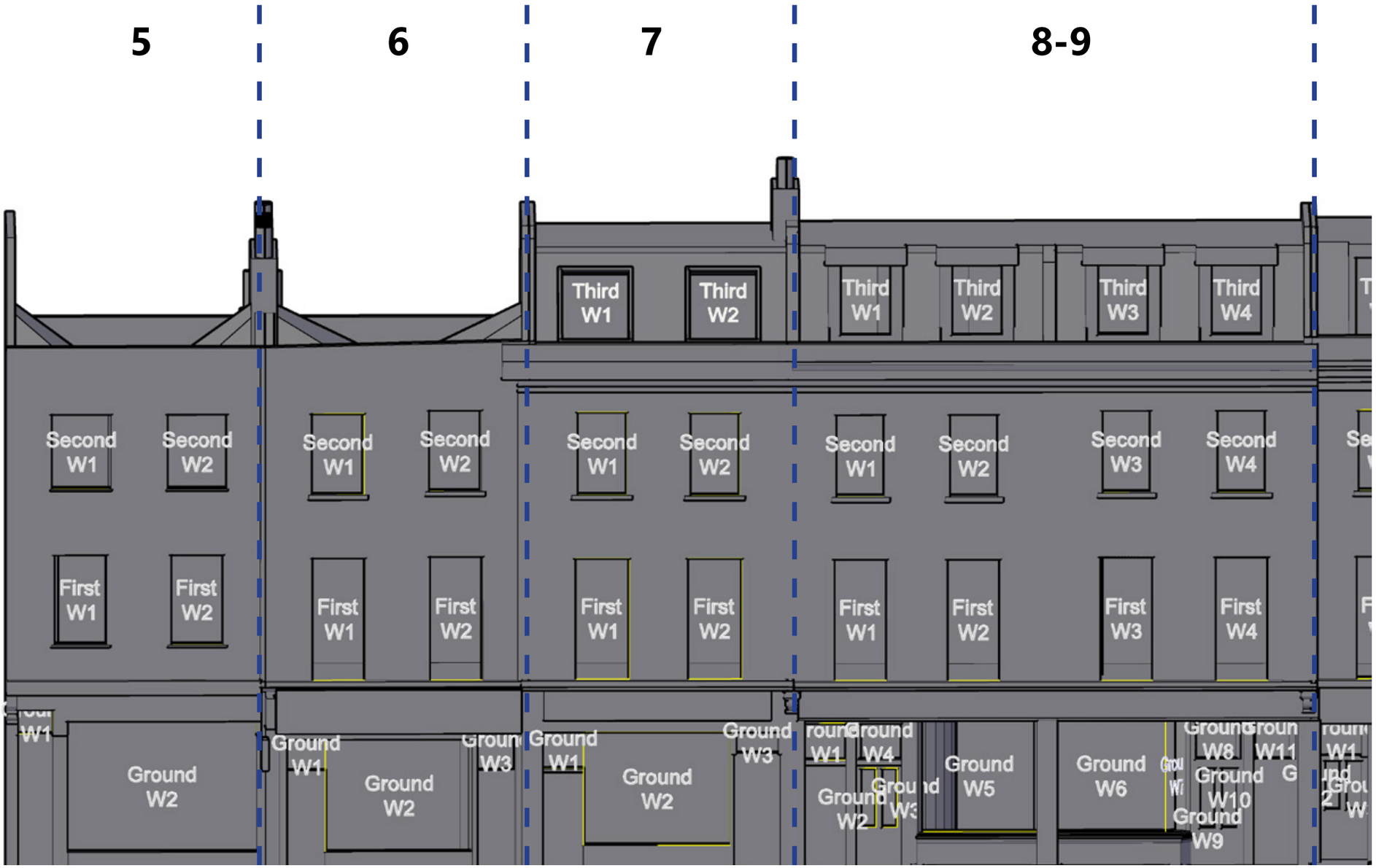

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19161-500-London+Irish+Centre_Client-Copy_03092019.0001.rvt
19161-501 46-50 Camden Square ROL.dwg
Received 14/10/2019

19161-501.dwg
Received 01/11/2019

200219_Design freeze model.skp
Received 19/20/2020

EB7 Ltd
Site Photographs
Ordnance Survey

Project	London Irish Centre Camden		
Title	17 Murray Street Window Map		
Drawn	MR	Checked	--
Date	24/02/2020	Project	3965
Rel no.	02	Prefix	DS01
Page no.	WM05		

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Sources of information

Coffey Architects
19161-100 Rev A .dwg
191014_Daylight model.skp
19161-500-London+Irish+Centre_Client-Copy_03092019.0001.rvt
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Project	London Irish Centre Camden		
Title	17 Murray Street Window Map		
Drawn	MR	Checked	--
Date	24/02/2020	Project	3965
Rel no.	02	Prefix	DS01
Page no.	WM06		

Appendix 2

Results of the daylight and sunlight assessments within neighbouring properties

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
49 Camden Square																		
Ground	R1	W1-L	Residential	29.2	24.3	4.9	16.9											
		W1-U						160.1	154.8	154.6	0.2	0.1	56	12	49	6	0.9	0.5
Ground	R2	W2-L	Residential	30.6	25.1	5.5	18.0											
		W2-U						160.2	154.2	150.9	3.3	2.1	59	15	49	7	0.8	0.5
First	R1	W1-L	Residential	37.9	33.4	4.5	11.8											
		W1-U						160.1	155.9	155.9	0.0	0.0	67	23	65	20	1.0	0.9
First	R2	W2-L	Residential	38.2	34.2	4.1	10.7											
		W2-U						160.2	155.6	155.6	0.0	0.0	69	23	68	22	1.0	1.0
Second	R1	W1-L	Residential	38.8	38.3	0.6	1.5											
		W1-U						160.1	156.0	156.1	-0.1	-0.1	67	23	69	24	1.0	1.0
Second	R2	W2-L	Residential	39.1	38.5	0.6	1.5											
		W2-U						160.2	155.7	155.7	0.0	0.0	68	23	69	24	1.0	1.0
Lower Grour	R1	W1-L	Residential	17.8	15.0	2.8	16.0											
		W1-U						160.1	64.5	41.4	23.0	35.7	29	0	23	0	0.8	0.0
Lower Grour	R2	W2-L	Residential	17.9	14.8	3.1	17.4											
		W2-U						160.2	56.0	35.4	20.7	36.9	35	2	27	0	0.8	0.0
Hillier House 46 Camden Square																		
Ground	R1	W1-L	Residential	31.6	26.0	5.6	17.7											
		W1-U																
		W2-L		30.3	25.1	5.3	17.3											
		W2-U						225.1	222.9	159.3	63.6	28.5	66	20	54	10	0.8	0.5
Ground	R2	W3-L	Residential	31.8	27.0	4.8	15.2											
		W3-U																
		W4-L		30.9	26.0	4.9	16.0											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W4-U						218.8	215.1	202.3	12.7	5.9	65	19	59	13	0.9	0.7
Ground	R3	W5-L	Residential	33.0	29.8	3.2	9.8											
		W5-U						238.9	221.6	215.5	6.1	2.8	63	21	60	18	1.0	0.9
Ground	R4	W6-L	Residential	36.1	34.0	2.1	5.9											
		W6-U																
		W7-L		37.7	35.4	2.4	6.2											
		W7-U						225.1	223.1	223.1	0.0	0.0	69	23	66	20	1.0	0.9
Ground	R5	W8-L	Residential	38.2	36.4	1.8	4.8											
		W8-U																
		W9-L		38.4	36.9	1.5	3.9											
		W9-U						238.9	235.6	235.6	0.0	0.0	71	24	69	22	1.0	0.9
Ground	R6	W10-L	Residential	38.6	37.4	1.2	3.2											
		W10-U																
		W11-L		38.7	37.7	1.0	2.7											
		W11-U						218.8	214.9	214.9	0.0	0.0	71	24	71	24	1.0	1.0
Ground	R7	W12-L	Residential	38.9	38.1	0.8	2.1											
		W12-U																
		W13-L		39.0	38.4	0.7	1.7											
		W13-U						225.1	223.1	223.1	0.0	0.0	70	24	70	24	1.0	1.0
First	R1	W1-L	Residential	37.9	33.8	4.0	10.6											
		W1-U																
		W2-L		38.0	34.2	3.8	10.0											
		W2-U						225.1	222.8	222.8	0.0	0.0	71	24	68	21	1.0	0.9
First	R2	W3-L	Residential	38.2	34.6	3.5	9.2											
		W3-U																
		W4-L		38.3	35.2	3.1	8.1											
		W4-U						218.8	216.3	216.3	0.0	0.0	71	24	68	21	1.0	0.9
First	R3	W5-L	Residential	38.5	36.3	2.3	5.9											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W5-U																
		W6-L		38.7	36.7	2.0	5.1											
		W6-U						238.9	235.9	235.9	0.0	0.0	70	24	70	24	1.0	1.0
First	R4	W7-L	Residential	39.0	37.4	1.5	3.9											
		W7-U																
		W8-L		39.0	37.8	1.3	3.2											
		W8-U						225.1	222.7	222.7	0.0	0.0	69	24	69	24	1.0	1.0
First	R5	W9-L	Residential	39.0	38.0	1.0	2.5											
		W9-U																
		W10-L		39.1	38.3	0.8	2.1											
		W10-U						238.9	235.9	235.9	0.0	0.0	70	24	70	24	1.0	1.0
First	R6	W11-L	Residential	39.1	38.5	0.6	1.6											
		W11-U																
		W12-L		39.2	38.7	0.5	1.3											
		W12-U						218.8	216.3	216.3	0.0	0.0	70	24	70	24	1.0	1.0
First	R7	W13-L	Residential	39.3	38.9	0.4	1.0											
		W13-U																
		W14-L		39.4	39.1	0.3	0.8											
		W14-U						225.1	222.7	222.7	0.0	0.0	69	24	69	24	1.0	1.0
Second	R1	W1-L	Residential	19.8	19.4	0.4	1.9											
		W1-U																
		W2		25.5	25.1	0.4	1.4	88.9	76.3	76.3	0.0	0.0	54	19	54	19	1.0	1.0
Second	R2	W3-L	Residential	39.2	38.8	0.4	0.9											
		W3-U																
		W4-L		39.1	38.8	0.3	0.7											
		W4-U						138.3	136.1	136.1	0.0	0.0	71	24	71	24	1.0	1.0
Second	R3	W5-L	Residential	39.1	38.9	0.2	0.5											
		W5-U																
		W6-L		39.1	39.0	0.2	0.5											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W6-U						238.9	233.6	233.6	0.0	0.0	69	24	69	24	1.0	1.0
Second	R4	W7-L	Residential	39.2	39.1	0.1	0.3											
		W7-U																
		W8-L		39.1	39.1	0.1	0.2											
		W8-U						238.9	233.9	233.9	0.0	0.0	71	24	71	24	1.0	1.0
Second	R5	W9-L	Residential	39.2	39.1	0.1	0.2											
		W9-U																
		W10-L		39.2	39.1	0.0	0.1											
		W10-U						138.3	136.3	136.3	0.0	0.0	69	24	69	24	1.0	1.0
Second	R6	W11	Residential	30.3	30.3	0.0	0.0											
		W12-L		24.7	24.7	0.0	0.0											
		W12-U						88.9	88.6	88.6	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1-L	Residential	33.0	33.0	0.0	0.0											
		W1-U																
		W2		31.5	31.5	0.0	0.0	197.8	194.9	194.9	0.0	0.0	65	23	65	23	1.0	1.0
Third	R2	W3	Residential	31.7	31.7	0.0	0.1	88.9	87.2	87.2	0.0	0.0	61	22	61	22	1.0	1.0
Third	R3	W4-L	Residential	35.9	35.8	0.0	0.1											
		W4-U																
		W5-L		35.8	35.8	0.0	0.1											
		W5-U						138.3	136.2	136.2	0.0	0.0	62	23	62	23	1.0	1.0
Third	R4	W6-L	Residential	35.8	35.8	0.0	0.1											
		W6-U																
		W7-L		35.9	35.8	0.0	0.1											
		W7-U						238.9	233.5	233.5	0.0	0.0	62	23	62	23	1.0	1.0
Third	R5	W8-L	Residential	35.9	35.9	0.0	0.0											
		W8-U																
		W9-L		35.8	35.8	0.0	0.1											
		W9-U						238.9	233.8	233.8	0.0	0.0	62	23	62	23	1.0	1.0

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Third	R6	W10-L	Residential	35.8	35.8	0.0	0.0											
		W10-U																
		W11-L		35.9	35.9	0.0	0.0											
		W11-U						138.3	136.3	136.3	0.0	0.0	62	23	62	23	1.0	1.0
Third	R7	W12	Residential	34.4	34.4	0.0	0.0	88.9	87.2	87.2	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R8	W13	Residential	34.4	34.4	0.0	0.0											
		W14-L		36.3	36.3	0.0	0.0											
		W14-U						197.8	194.8	194.8	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Fourth	R1	W1	Residential	92.8	92.8	0.0	0.0											
		W2		92.8	92.8	0.0	0.0	149.1	126.1	126.1	0.0	0.0	91	27	91	27	1.0	1.0
Fourth	R2	W3	Residential	92.8	92.8	0.0	0.0											
		W4		92.8	92.8	0.0	0.0	149.1	126.9	126.9	0.0	0.0	91	27	91	27	1.0	1.0
17 Murray Street																		
Ground	R1	W1-L	Bedroom	8.0	7.8	0.2	2.3											
		W1-U																
		W2		14.8	10.1	4.8	32.1	142.8	0.0	0.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1	Bedroom	38.3	37.6	0.7	1.8											
		W2		24.2	15.5	8.7	36.1	151.6	146.1	146.1	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R3	W4	Living Room	24.4	16.6	7.9	32.1											
		W5-L		32.5	32.3	0.1	0.4											
		W5-U																
		W6-L		31.4	31.3	0.1	0.3											
		W6-U																
		W7-L		25.3	25.2	0.1	0.3											
		W7-U						237.3	236.2	236.2	0.0	0.0	61	20	61	20	1.0	1.0
Second	R1	W1	Bedroom	39.1	38.6	0.4	1.1											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W2		35.1	24.6	10.4	29.7	157.2	151.7	151.7	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R3	W4	Living Room	35.0	25.1	9.9	28.2											
		W5-L		16.2	16.1	0.1	0.9											
		W5-U																
		W6-L		34.6	34.5	0.2	0.5											
		W6-U																
		W7-L		12.8	12.7	0.1	0.5											
		W7-U						237.3	236.9	236.5	0.4	0.2	68	21	67	21	1.0	1.0
5 Murray Street																		
First	R1	W1	Residential	34.0	32.6	1.4	4.2											
		W2		34.2	32.5	1.6	4.8	194.0	191.4	191.4	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1-L	Residential	36.9	36.0	0.9	2.5											
		W1-U						58.5	58.1	58.1	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2-L	Residential	37.0	35.9	1.1	3.1											
		W2-U						125.6	124.1	124.1	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
6 Murray Street																		
First	R1	W1-L	Residential	33.8	31.9	1.9	5.5											
		W1-U																
		W2-L		33.6	31.5	2.1	6.1											
		W2-U						233.7	230.9	230.9	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1-L	Residential	37.1	35.7	1.4	3.8											
		W1-U																
		W2-L		36.5	34.9	1.6	4.4											
		W2-U						233.7	231.0	231.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
7 Murray Street																		
First	R1	W1-L	Residential	33.4	31.0	2.4	7.2											

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W1-U																
		W2-L		33.0	30.4	2.6	7.9											
		W2-U						209.0	206.9	206.9	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1-L	Residential	35.9	33.8	2.1	5.8											
		W1-U																
		W2-L		35.8	33.4	2.4	6.6											
		W2-U						209.0	206.1	206.1	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1-L	Residential	56.9	56.4	0.6	1.0											
		W1-U																
		W2-L		56.9	56.2	0.7	1.2											
		W2-U						190.3	186.5	186.5	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
8-9 Murray Street																		
Basement	R1	W1-L	Study	6.6	6.6	0.0	0.0											
		W1-U						217.5	90.4	77.1	13.3	14.7	N/F	N/F	N/F	N/F	N/F	N/F
Basement	R2	W2-L	Bedroom	7.1	7.1	0.0	0.0											
		W2-U						225.0	106.4	94.2	12.2	11.5	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R3	W5-L	Study	26.5	24.0	2.6	9.6											
		W5-U																
		W6-L		26.3	23.8	2.5	9.5											
		W6-U																
		W7-L		17.3	16.4	0.9	5.1											
		W7-U																
		W8		12.0	9.6	2.4	20.2											
		W9		24.0	21.7	2.3	9.6											
		W10		23.5	21.2	2.3	9.8	318.0	317.2	294.4	22.8	7.2	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1-L	Residential	32.6	29.8	2.9	8.8											
		W1-U																
		W2-L		32.4	29.5	2.9	9.0											
		W2-U						243.5	235.8	235.8	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
First	R2	W3-L	Residential	32.1	29.3	2.8	8.7											
		W3-U																
		W4-L		31.9	29.3	2.6	8.3											
		W4-U						166.8	165.2	165.2	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1-L	Residential	35.7	33.1	2.6	7.3											
		W1-U																
		W2-L		35.5	32.9	2.7	7.5											
		W2-U						243.5	234.4	234.4	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W3-L	Residential	35.2	32.7	2.6	7.3											
		W3-U																
		W4-L		35.1	32.7	2.4	6.9											
		W4-U						166.2	164.2	164.2	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1-L	Bedroom	38.6	37.8	0.8	1.9											
		W1-U						51.9	50.4	50.4	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R2	W2-L	Bedroom	38.6	37.7	0.9	2.2											
		W2-U						49.2	46.9	46.9	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R3	W3-L	Bedroom	38.5	37.6	0.9	2.4											
		W3-U						89.2	80.5	80.5	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R4	W4-L	Kitchen	38.5	37.6	1.0	2.5											
		W4-U						61.3	56.2	56.2	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
10 Murray Street																		
Basement	R1	W1-L	Bedroom	2.6	2.6	0.0	0.0											
		W1-U																
		W2-L		8.7	8.7	0.0	0.0											
		W2-U						83.6	33.7	28.8	4.8	14.3	N/F	N/F	N/F	N/F	N/F	N/F
Basement	R2	W3-L	Bedroom	11.7	11.7	0.0	0.0											

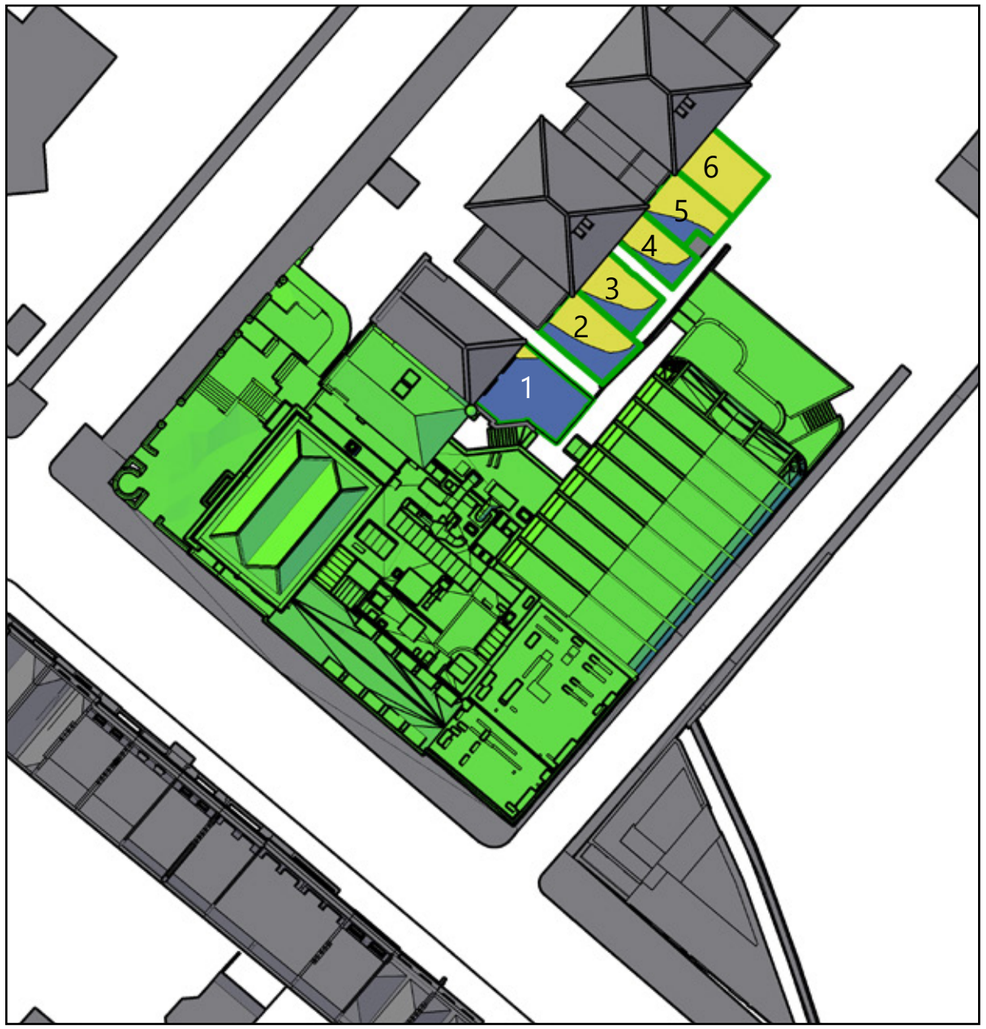
Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
		W3-U						108.6	51.0	39.3	11.7	23.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1-L	Bedroom	31.4	29.1	2.3	7.4											
		W1-U						75.8	75.2	75.2	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2-L	Bedroom	31.5	29.4	2.1	6.7											
		W2-U						101.3	99.8	99.8	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1-L	Living Room	34.6	32.4	2.2	6.3											
		W1-U																
		W2-L		34.8	32.8	2.0	5.8											
		W2-U						174.1	152.2	152.2	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1-L	Bedroom	38.7	37.7	1.0	2.5											
		W1-U																
		W2-L		38.8	37.8	1.0	2.5											
		W2-U						97.6	93.6	93.6	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
11 Murray Street																		
First	R1	W1-L	Living Room	31.4	29.6	1.9	5.9											
		W1-U																
		W2-L		31.4	29.8	1.7	5.3											
		W2-U						199.2	194.9	194.9	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1-L	Bedroom	34.6	32.8	1.8	5.2											
		W1-U																
		W2-L		34.5	32.9	1.6	4.7											
		W2-U						199.2	193.6	193.6	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1-L	Bedroom	54.5	53.5	0.9	1.7											
		W1-U																
		W2-L		54.4	53.5	0.9	1.7											
		W2-U						129.5	122.2	122.2	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
12 Murray Street																		

Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
Below Grour	R1	W1	Test	6.7	6.7	0.0	0.0	33.1	14.2	14.2	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Below Grour	R2	W2	Kitchen	10.2	10.2	0.0	0.0	80.1	0.0	0.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W2	Living Room	26.4	25.3	1.1	4.1	165.5	151.5	137.3	14.2	9.4	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1-L	Living Room	31.5	30.2	1.4	4.4											
		W1-U																
		W2-L		31.7	30.6	1.2	3.7											
		W2-U						222.1	219.6	219.6	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Bedroom	34.7	33.3	1.4	4.0											
		W2		34.7	33.5	1.2	3.3	133.9	131.9	131.9	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
13 Murray Street																		
Below Grour	R1	W1	Residential	8.5	8.5	0.0	0.0	115.8	61.3	59.4	1.9	3.1	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R1	W1	Residential	28.5	27.8	0.8	2.8	149.9	136.3	129.4	6.9	5.1	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R2	W2	Residential	20.8	20.1	0.7	3.2	67.0	20.8	20.8	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1-L	Residential	32.2	31.3	0.9	2.8											
		W1-U						104.1	103.1	103.1	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R2	W2-L	Residential	32.7	32.0	0.7	2.2											
		W2-U						105.7	104.8	104.8	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	35.5	34.6	0.9	2.5	104.1	103.1	103.1	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R2	W2	Residential	35.7	35.0	0.7	2.0	105.7	104.8	104.8	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R1	W1	Residential	54.2	53.6	0.6	1.2	87.3	84.4	84.4	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Third	R2	W2	Residential	54.5	53.9	0.5	1.0	88.6	86.0	86.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F

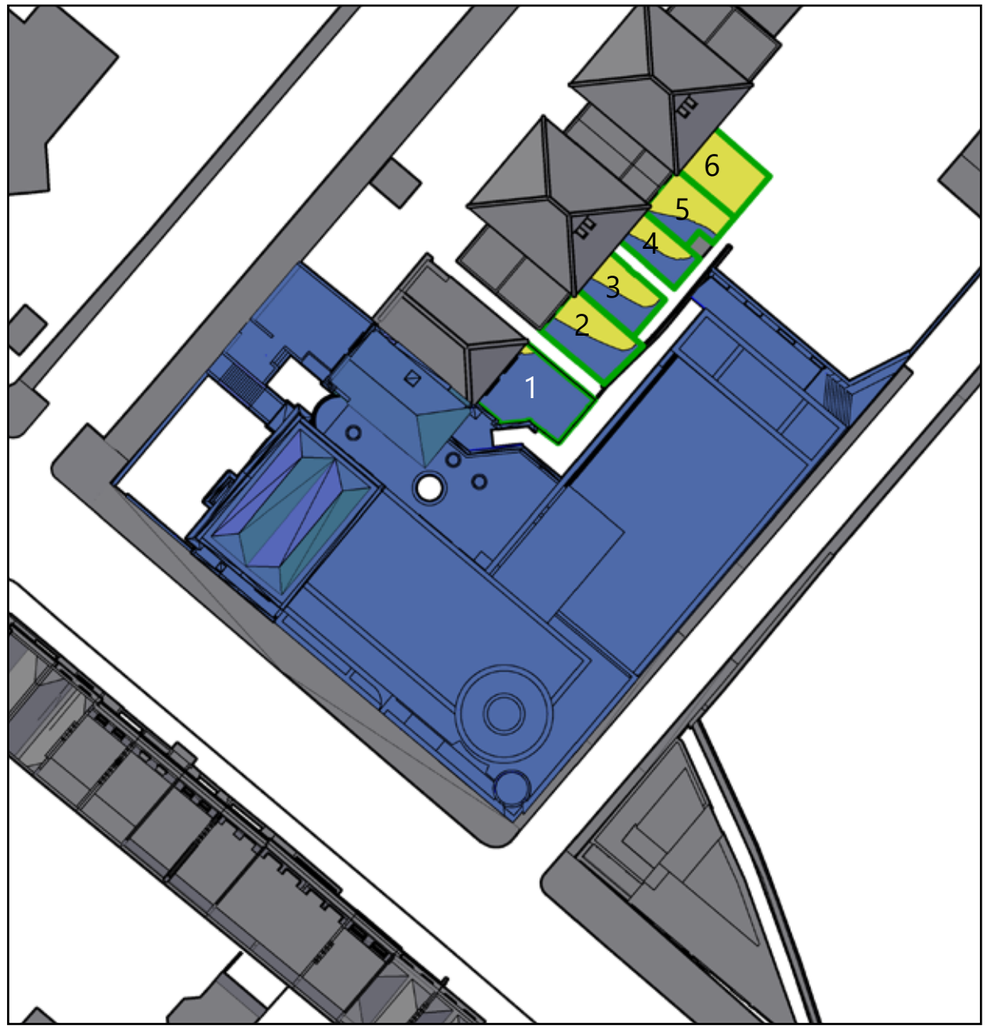
Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Loss %	Room Area	Existing NSC	Proposed NSC	Loss	Loss %	Existing APSH Total	Existing APSH Winter	Proposed APSH Total	Proposed APSH Winter	Total Retained	Winter Retained
14 Murray Street																		
Basement	R1	W1	Test	13.7	13.7	0.0	0.0	153.3	129.1	127.0	2.1	1.7	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R1	W1-L	Living Room	28.9	28.4	0.5	1.8											
		W1-U						148.5	126.1	121.9	4.2	3.3	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1-L	Living Room	33.5	33.0	0.5	1.6											
		W1-U																
		W2-L		34.2	33.7	0.4	1.3											
		W2-U						226.5	0.0	0.0	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1-L	Bedroom	36.4	35.9	0.5	1.4											
		W1-U						166.6	158.8	158.8	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
15 Murray Street																		
Basement	R1	W1-L	Bedroom	1.0	1.0	0.0	0.0											
		W1-U						186.5	6.7	6.7	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Ground	R1	W1-L	Living Room	32.3	32.0	0.3	0.9											
		W1-U																
		W2-L		39.2	39.2	0.0	0.0											
		W2-U						237.2	233.6	233.6	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
First	R1	W1-L	Residential	34.7	34.4	0.3	0.9											
		W1-U																
		W2-L		35.1	34.8	0.2	0.7											
		W2-U																
		W3-L		39.5	39.5	0.0	0.0											
		W3-U						218.8	218.1	218.1	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F
Second	R1	W1	Residential	35.7	35.4	0.3	0.8											
		W2		35.8	35.6	0.2	0.6											
		W3		39.5	39.5	0.0	0.0	218.8	218.1	218.1	0.0	0.0	N/F	N/F	N/F	N/F	N/F	N/F

Appendix 3

Results of the sunlight amenity assessment



Existing Scenario



Proposed Scenario

Area	Total Area (sq.m)	Existing area more than 2 hours (sq.m)	Existing % more than 2 hours	Proposed area more than 2 hours (sq.m)	Proposed % more than 2 hours	Retained (Pr/Ex)
1 - 49 Camden Square	52.84	2.39	5.0	1.16	2.0	0.49
2 - Hillier House 46 Camden Square	40.64	23.67	58.0	19.34	48.0	0.82
3 - Hillier House 46 Camden Square	32.33	22.27	69.0	15.83	49.0	0.71
4 - Hillier House 46 Camden Square	25.12	17.13	68.0	12.07	48.0	0.70
5 - Hillier House 46 Camden Square	32.02	23.26	73.0	23.22	73.0	1.00
6 - Hillier House 46 Camden Square	36.22	36.22	100.0	36.22	100.0	1.00

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Sources of information

Coffey Architects
19161-100 Rev A .dwg
191014_Daylight model.skp
19161-500-London+Irish+Centre_Client-Copy_03092019.0001.rvt
19161-501 46-50 Camden Square ROL.dwg
Received 14/10/2019

19161-501.dwg
Received 01/11/2019

200219_Design freeze model.skp
Received 19/20/2020

EB7 Ltd
Site Photographs
Ordnance Survey

Key:
Hours of sunlight on 21st March

Area of assessment

More than 2 hours of sunlight

Less than 2 hours of sunlight

NORTH

Project: London Irish Centre Camden

Title: Sunlight Amenity Study

Drawn: MR | Checked: --

Date: 25/02/2020 | Project: 3965

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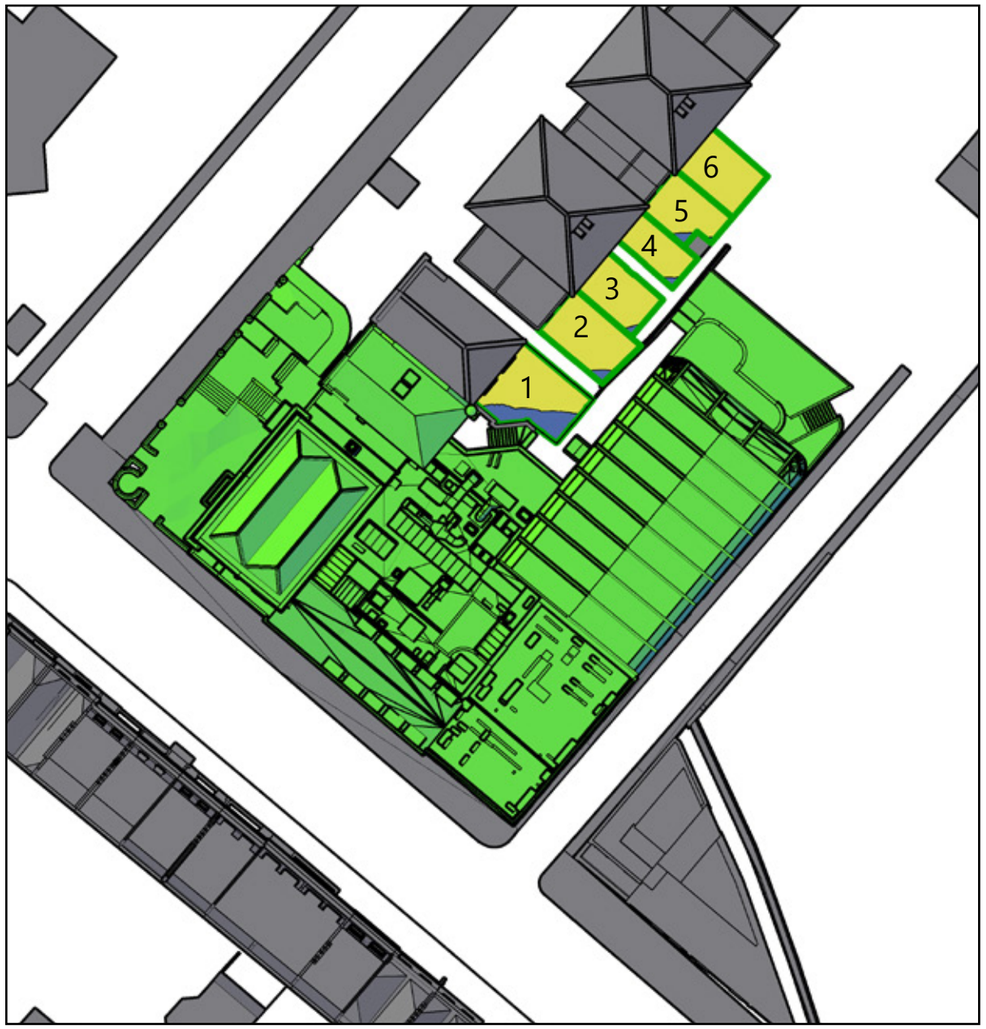
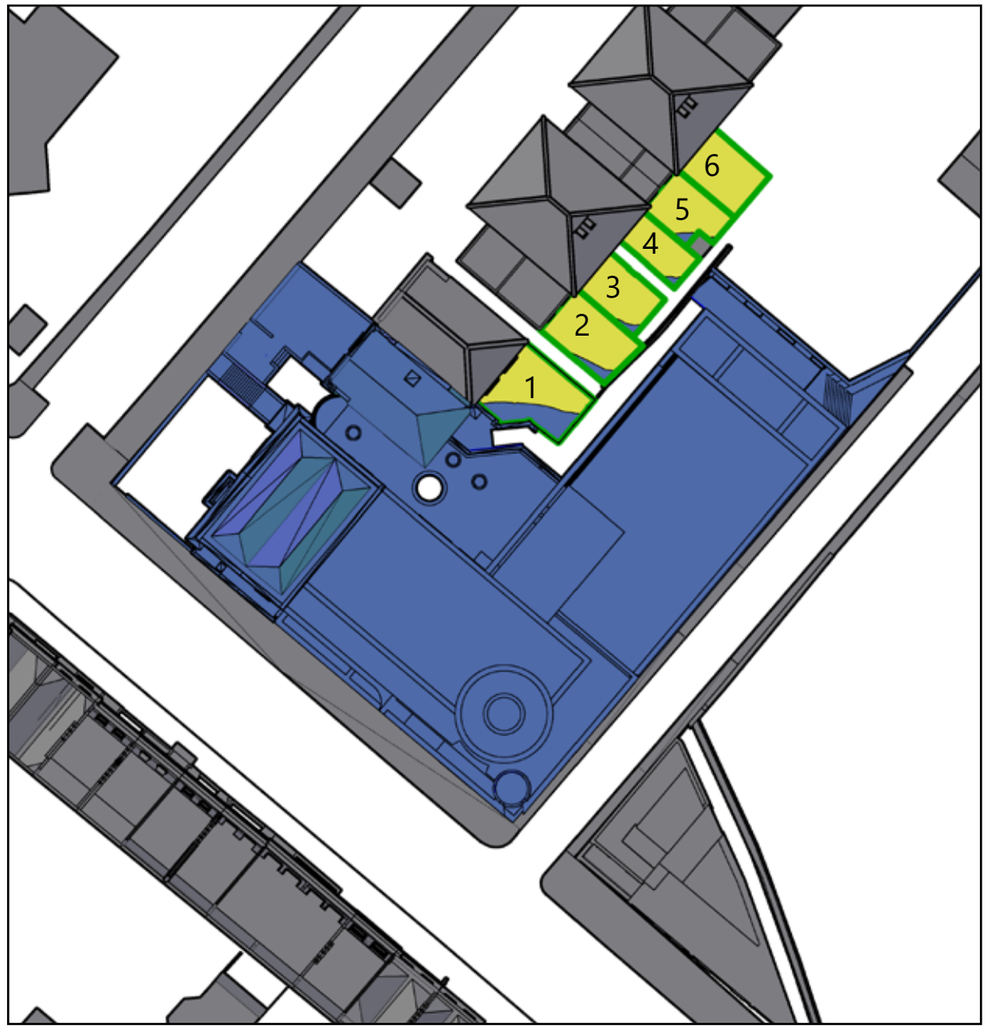


Existing Scenario



Proposed Scenario

Area	Total Area (sq.m)	Existing area more than 2 hours (sq.m)	Existing % more than 2 hours	Proposed area more than 2 hours (sq.m)	Proposed % more than 2 hours	Retained (Pr/Ex)
1 - 49 Camden Square	52.84	37.85	72.0	35.16	67.0	0.93
2 - Hillier House 46 Camden Square	40.64	38.90	96.0	37.08	91.0	0.95
3 - Hillier House 46 Camden Square	32.33	31.27	97.0	30.53	94.0	0.98
4 - Hillier House 46 Camden Square	25.12	24.00	96.0	23.92	95.0	1.00
5 - Hillier House 46 Camden Square	32.02	30.06	94.0	30.06	94.0	1.00
6 - Hillier House 46 Camden Square	36.22	36.22	100.0	36.22	100.0	1.00

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EB7 Ltd
Site Photographs
Ordnance Survey

Key:
Hours of sunlight on 21st March

Area of assessment

More than 2 hours of sunlight

Less than 2 hours of sunlight

NORTH

Project: London Irish Centre Camden

Title: Sunlight Amenity Study

Drawn: MR | Checked: --

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