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Daylight and Sunlight Report

154 Royal College Street, London NW1 0TA

3 September 2020

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CONTENTS

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Edge2 Properties Limited to undertake a daylight and sunlight study of the proposed development at 154 Royal College Street, London NW1 0TA.

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

1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 30 Baynes Street, 152 Royal College Street (Future Building) and 156, 158, 193, 195 & 197 Royal College Street.

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

1.1.5 156 Royal College Street appears to be a non-domestic building which in our opinion does not have a requirement for daylight or sunlight. Even though a number of the rooms/windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. Therefore, we have not included these results in the discussion below.

1.1.6 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.

1.1.7 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

GODSMARK Architecture

PA01	Location Plan	Rev -
PA02	Basement Plan as proposed	Rev -
PA03	Ground Floor Plan as proposed	Rev -
PA04	First Floor Plan as proposed	Rev -
PA05	Second Floor Plan as proposed	Rev -
PA06	Third Floor Plan as proposed	Rev -
PA07	Roof Plan as proposed	Rev -
PA08	Front Elevations as proposed	Rev -
PA09	Rear Elevations as proposed	Rev -
PA10	South Elevation as proposed	Rev -
PA11	North Elevation as proposed	Rev -
PA11	Section at A as proposed	Rev -
PA13	Block Plan	Rev -

Geotop

D 01	Existing Basement & Ground Floor Plan	Rev -
D 02	Existing Floor Plans	Rev -
D 03	Existing: Sections	Rev -
D 04	Existing: Elevations	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

1 to 30 Baynes Street:		
11	Ground Floor Plan Proposed	Rev -
16	First Floor Plan Proposed	Rev -
152 Royal College Street (Future Building):		
101_100PA	Floor Plans	Rev G
156 Royal College Street:		
1236/03	Basement, Ground & First Floor Plan as Existing	Rev #
1236/04	Second Floor & Roof Plan as Existing	Rev #

158 Royal College Street:		
A(GA)090	Proposed Basement Floor Plan	Rev B
A(GA)100	Proposed Ground Floor Plan	Rev B
A(GA)500	Proposed Basement Detail	Rev -
197 Royal College Street:		
749/15	Lower and Upper Plans as Proposed	Rev A
749/16	First, Second Floor and Roof Plans as Proposed	Rev A

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is not anticipated until sometime in 2020. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.

3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The BRE guide states:

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

3.2 National Planning Policy Framework

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

3.2.2 "Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

3.3 Daylight to Windows

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

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

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

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

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

Test 1 Vertical Sky Component

3.3.6 The Vertical Sky Component is a measure of available skylight at a given point on a vertical plane. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.3.7 The BRE guide states that the total amount of skylight can be calculated by finding the Vertical Sky Component at the centre of each main window. The BRE guide does not define the term 'main window'. However, in our opinion, where a room has

multiple windows, the largest window is usually taken as the main window and the smaller window(s) as secondary. Although we generally follow the practice of testing all windows, including secondary windows, our interpretation of the BRE guide is that the Vertical Sky Component targets do not apply to secondary windows.

Test 2 Daylight Distribution

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

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

3.4 Sunlight availability to Windows

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

3.4.2 The test is intended to be applied to main windows which face within 90 degrees of due south. However, the BRE guide explains that if the main window faces within 90 degrees of due north, but a secondary window faces within 90 degrees of due south, sunlight to the secondary window should be checked. For completeness, we have

tested all windows which face within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

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

3.5 Overshadowing to Gardens and Open Spaces

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

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

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

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

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 30 Baynes Street, 152 Royal College Street (Future Building) and 156, 158, 193, 195 & 197 Royal College Street.

4.1.2 Appendix 1 provides a plan and photographs to indicate the positions of the windows and outdoor amenity areas analysed in this study. Appendix 2 lists the detailed numerical daylight and sunlight test results.

4.1.3 156 Royal College Street appears to be a non-domestic building which in our opinion does not have a requirement for daylight or sunlight. Even though a number of the rooms/windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. Therefore, we have not included these results in the discussion below.

4.2 Daylight to Windows

Vertical Sky Component

4.2.1 All windows with a requirement for daylight pass the Vertical Sky Component test.

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

4.3 Sunlight to Windows

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

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

4.5.1 In summary, the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

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 The study is limited to assessing daylight, sunlight and overshadowing to neighbouring properties as set out in section 2.2, 3.2 and 3.3 of the BRE Guide.

5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 31 July 2020. We have not had access to neighbouring properties.

5.1.4 This study does not calculate the effects of trees and hedges on daylight, sunlight and overshadowing to gardens. The BRE guide states that it is usual to ignore the effect of existing trees.

5.1.5 The impact on solar panels is a material planning consideration. However, the BRE guide does not provide assessment criteria for this. The assessment of impact on any neighbouring solar panels is therefore beyond the scope of this report.

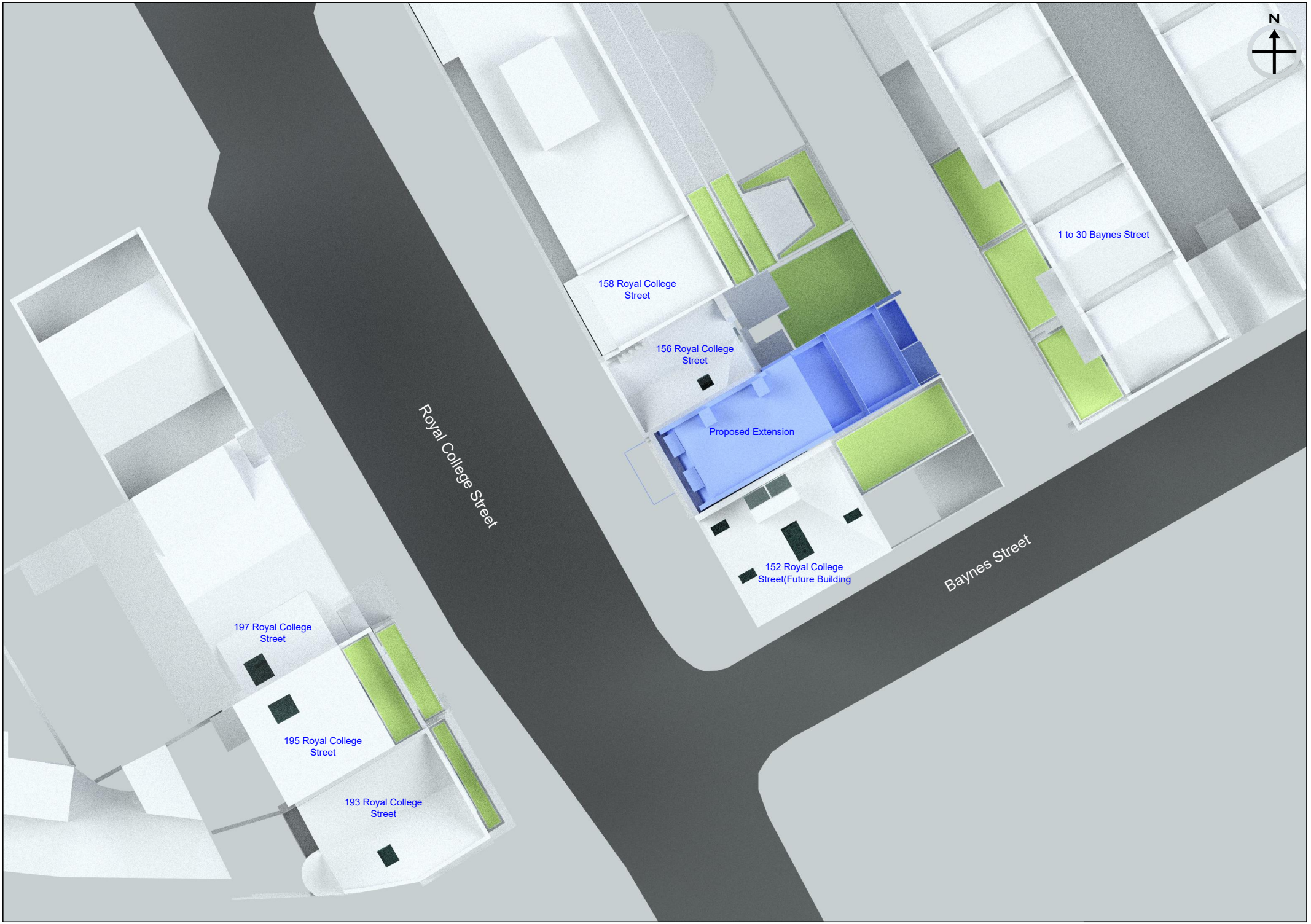
5.1.6 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we will either make an assumption regarding the use, or take the prudent approach of treating the use of the room as being used for domestic purposes. Therefore, the report may need to be updated if room uses are confirmed by the local authority or by the consultation responses.

5.1.7 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.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY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Royal College Street
Baynes Street
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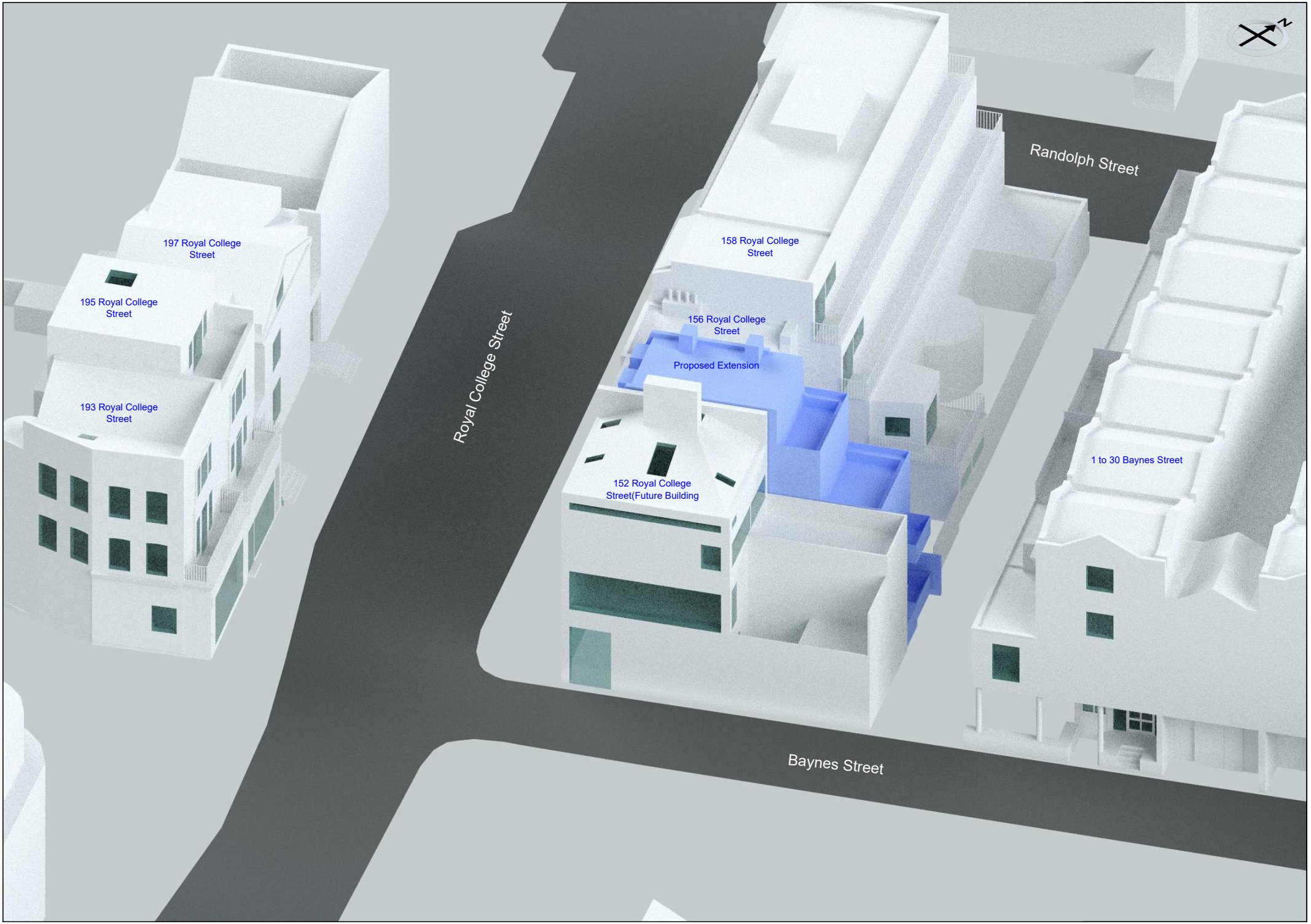
156 Royal College Street
Proposed Extension
152 Royal College Street(Future Building
1 to 30 Baynes Street
197 Royal College Street
195 Royal College Street
193 Royal College Street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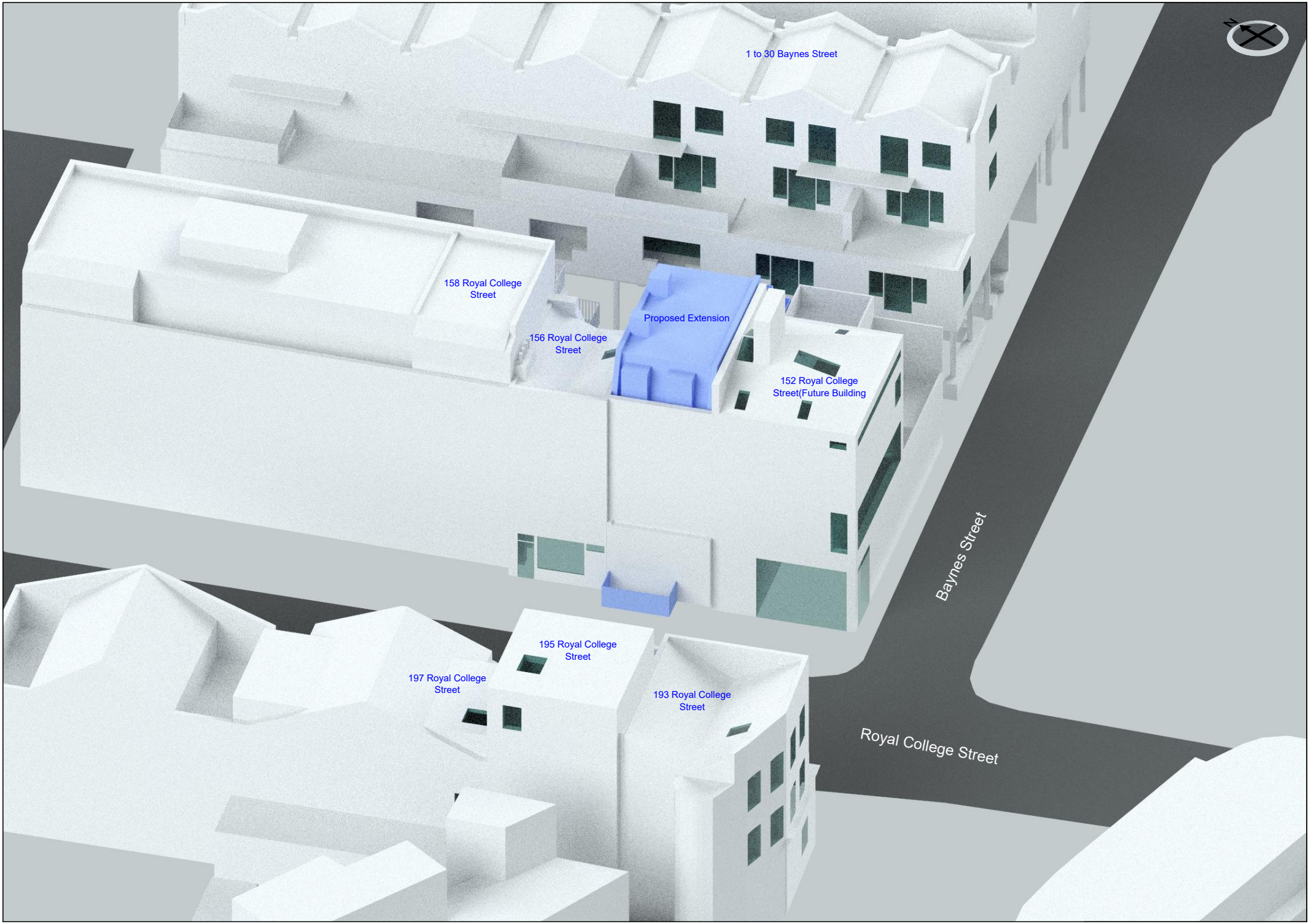
Baynes Street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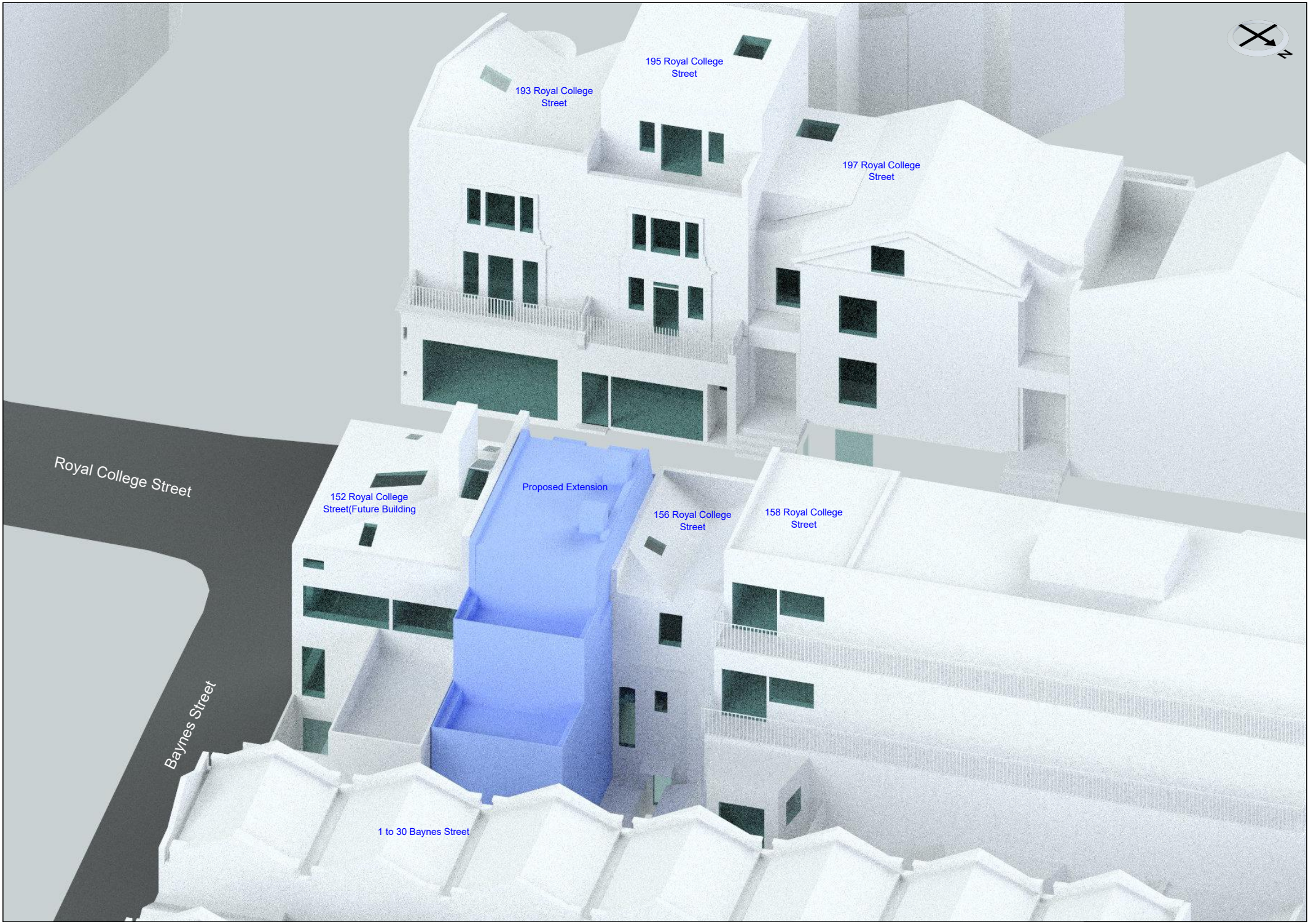
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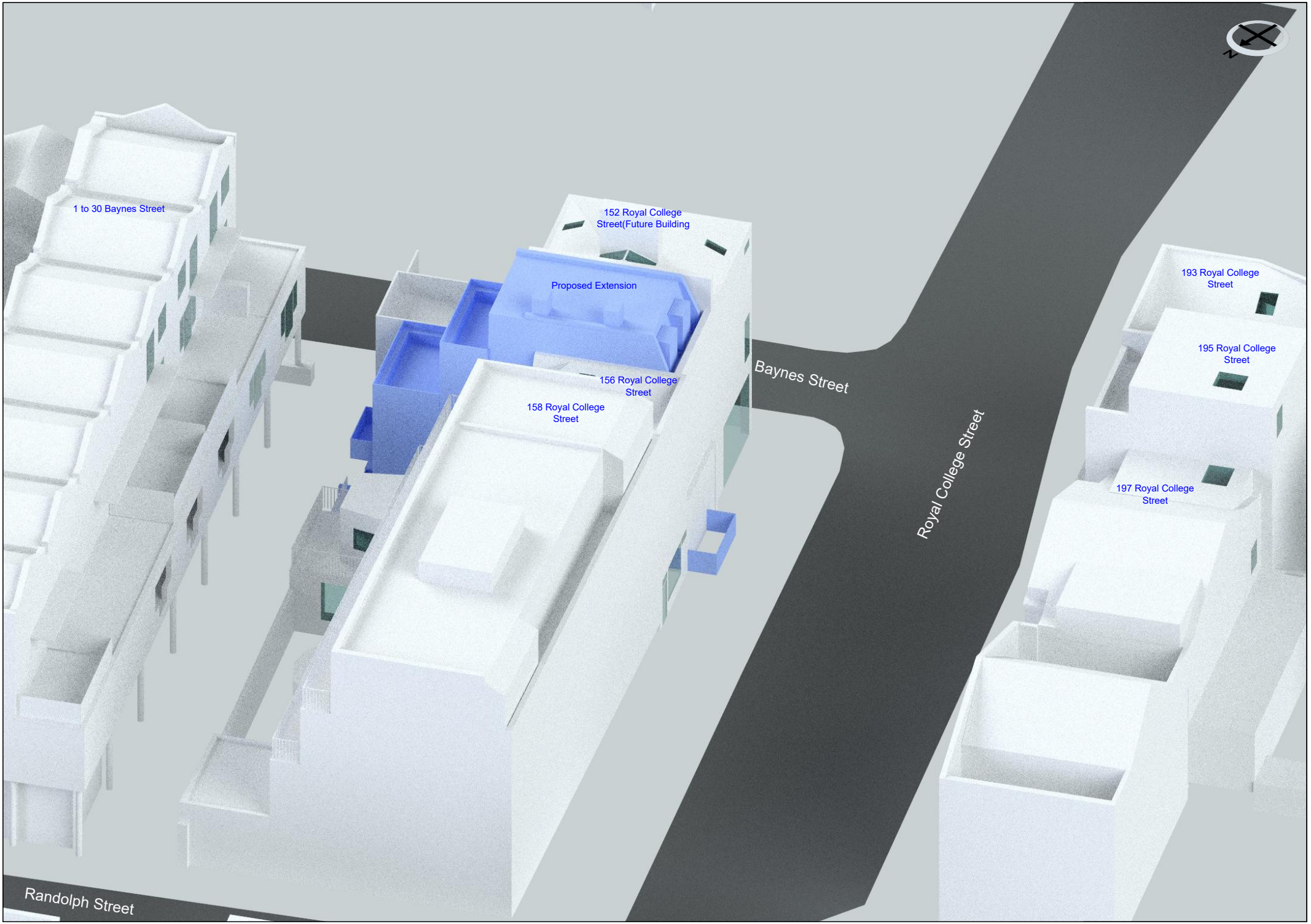
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Proposed Extension
156 Royal College Street
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193 Royal College Street
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Baynes Street
Royal College Street
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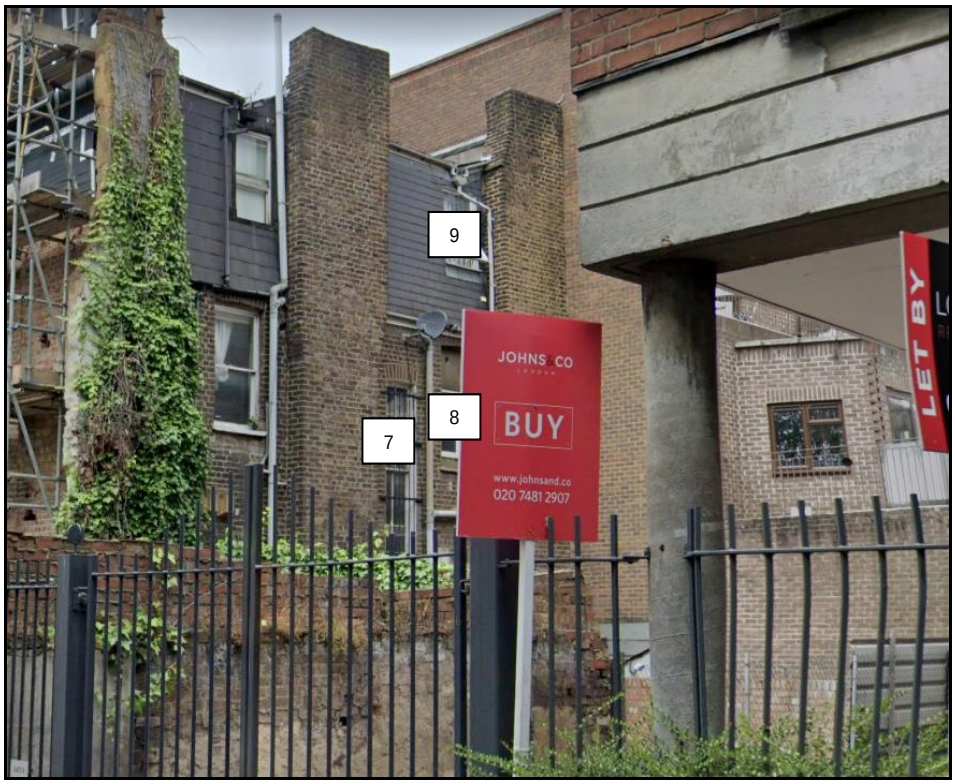
Neighbouring Windows

156 Royal College Street



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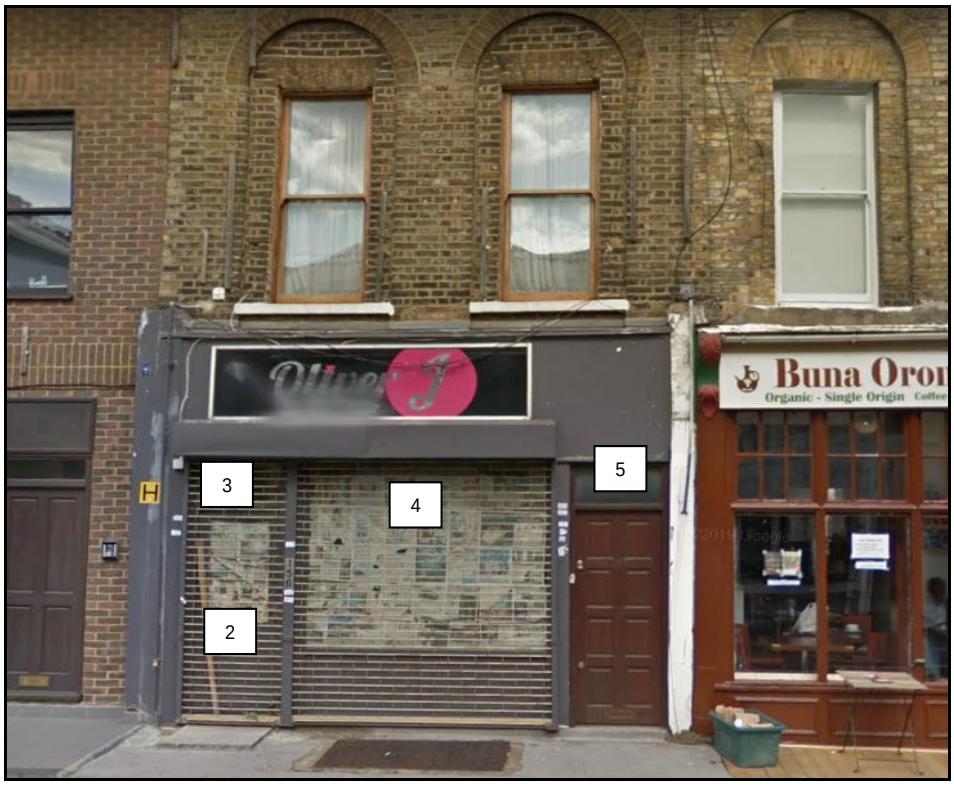

156 Royal College Street

156 Royal College Street

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1 to 30 Baynes Street

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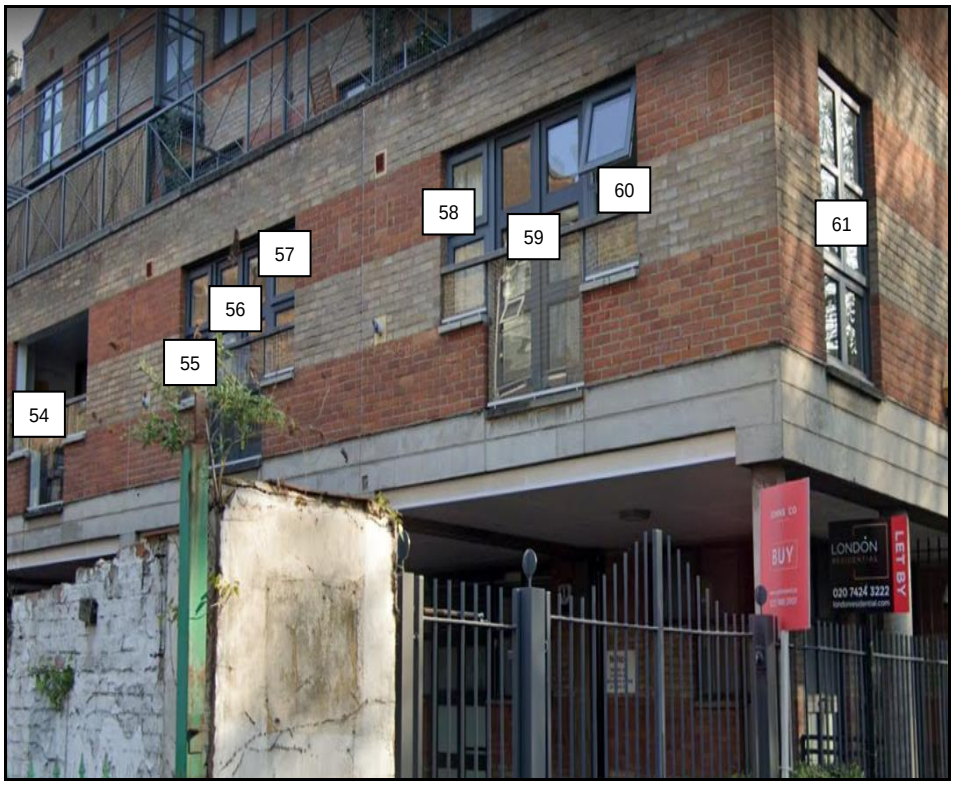
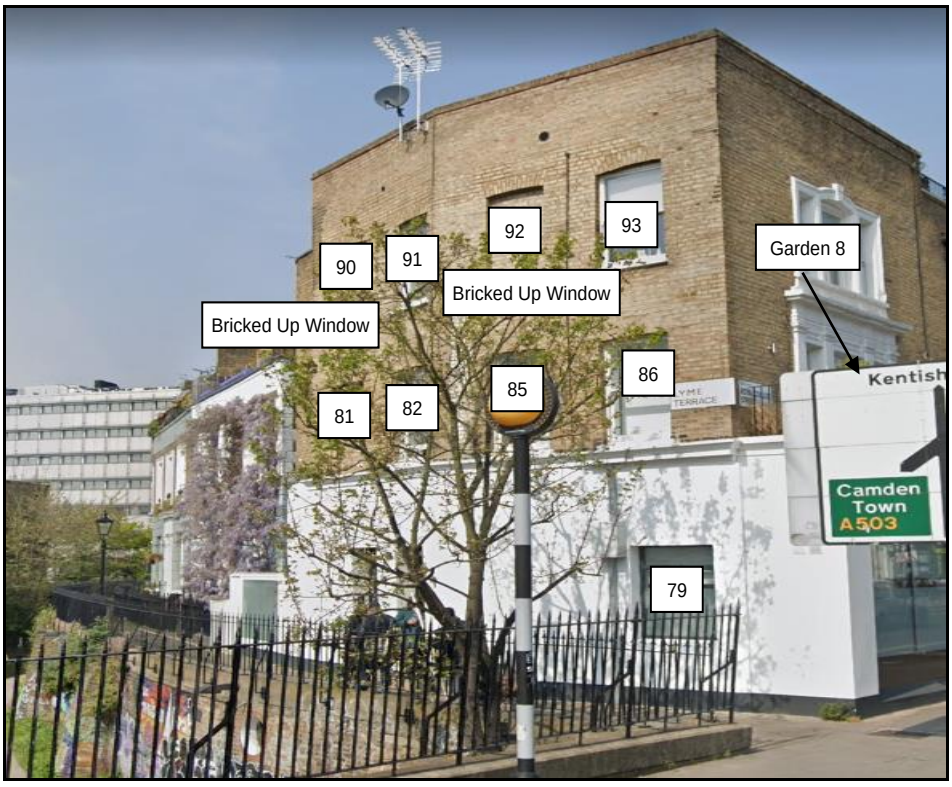


1 to 30 Baynes Street

1 to 30 Baynes Street



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193 Royal College Street

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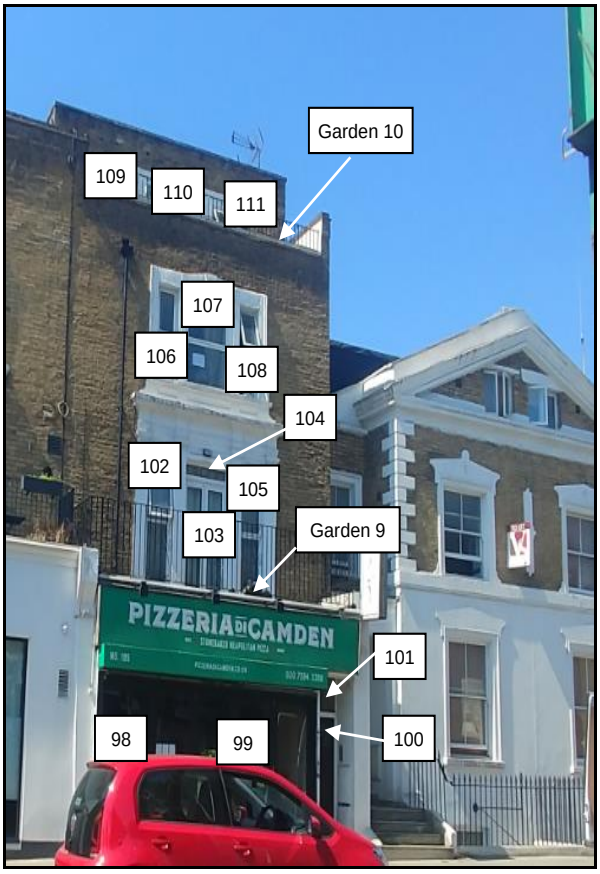

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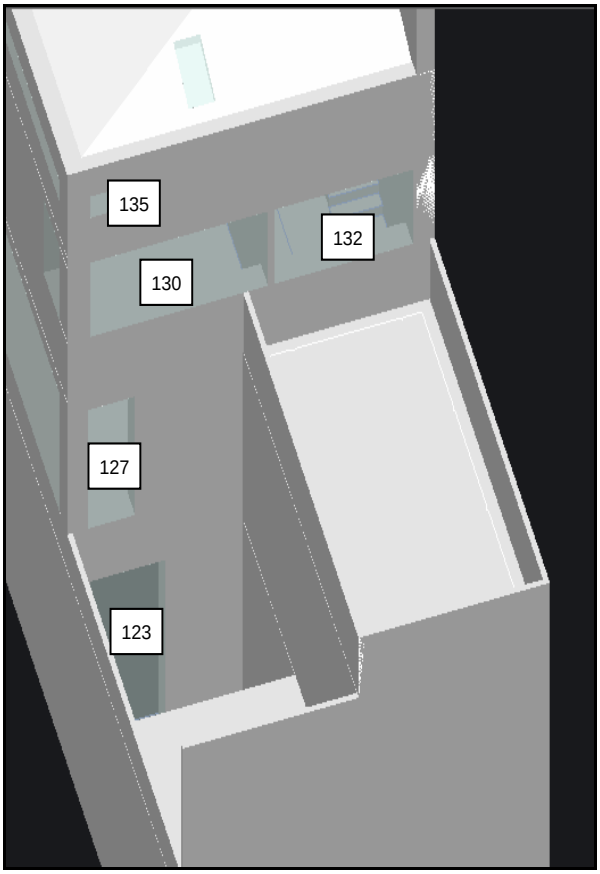

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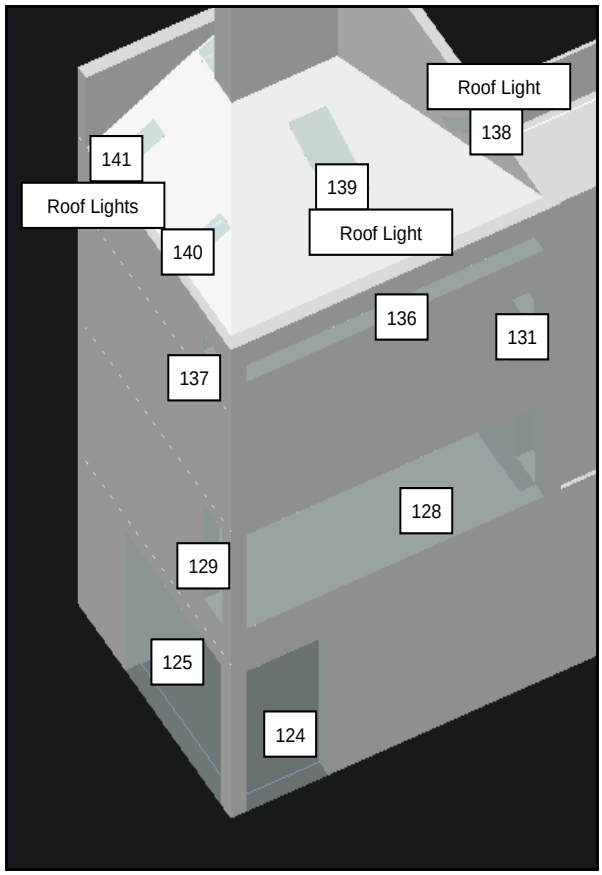

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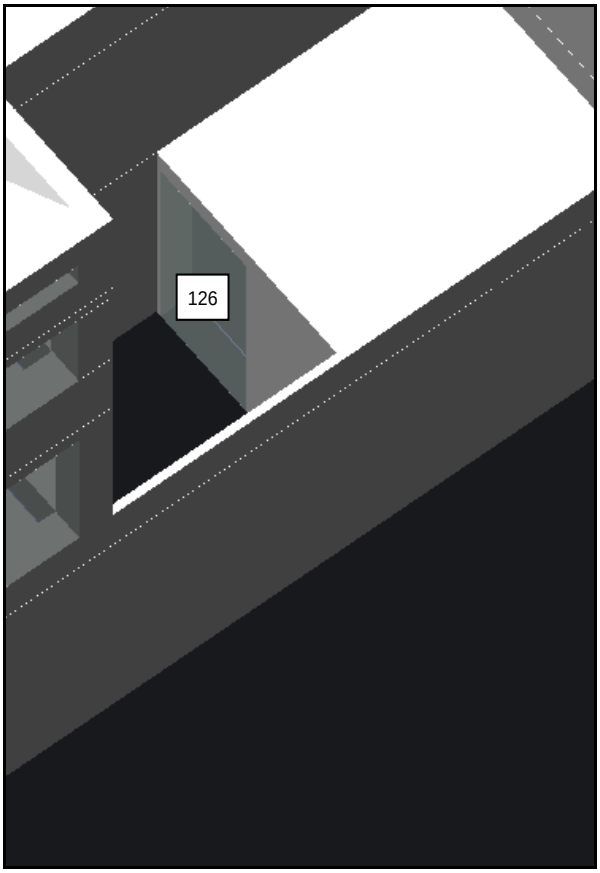

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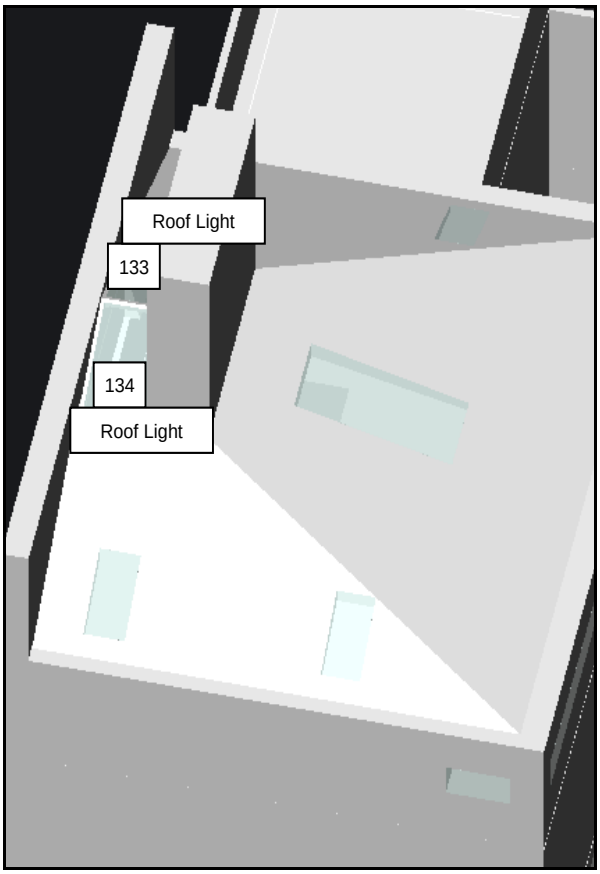


152 Royal College Street (Future Building)

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
154 Royal College Street, London NW1 0TA

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
156 Royal College Street					
Ground Floor					
Window 1	Non Domestic	8.5%	5.2%	3.3%	0.61
Window 2	Non Domestic	28.1%	28.1%	0.0%	1.0
Window 3	Non Domestic	29.0%	29.0%	0.0%	1.0
Window 4	Non Domestic	27.9%	27.9%	0.0%	1.0
Window 5	Non Domestic	28.8%	28.8%	0.0%	1.0
Window 6	Non Domestic	10.8%	8.1%	2.7%	0.75
Window 7	Non Domestic	24.1%	13.8%	10.3%	0.57
First Floor					
Window 8	Non Domestic	23.3%	15.7%	7.6%	0.67
Second Floor					
Window 9	Non Domestic	36.0%	29.7%	6.3%	0.83
Window 10	Non Domestic	80.0%	58.9%	21.1%	0.74
158 Royal College Street					
Ground Floor					
Window 11	Living/Kitchen	12.5%	12.5%	0.0%	1.0
Window 12	Living/Kitchen	12.4%	12.3%	0.1%	0.99
Window 13	Living/Kitchen	17.4%	17.4%	0.0%	1.0
First Floor					
Window 14 (Secondary)	Domestic	25.7%	20.3%	5.4%	0.79
Window 15	Domestic	22.3%	22.3%	0.0%	1.0
Window 16 (Secondary)	Domestic	23.2%	23.2%	0.0%	1.0
Second Floor					
Window 17	Domestic	33.4%	33.1%	0.3%	0.99
Window 18	Domestic	33.2%	33.1%	0.1%	1.0
Third Floor					
Window 19	Domestic	38.3%	38.3%	0.0%	1.0
Window 20	Domestic	38.2%	38.2%	0.0%	1.0

Appendix 2 - Vertical Sky Component
154 Royal College Street, London NW1 0TA

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
1 to 30 Baynes Street					
Ground Floor					
Window 21	Unknown	0.3%	0.3%	0.0%	1.0
Window 22	Unknown	0.3%	0.3%	0.0%	1.0
Window 23	Unknown	0.2%	0.2%	0.0%	1.0
Window 24	Unknown	0.2%	0.2%	0.0%	1.0
Window 25	Unknown	0.1%	0.1%	0.0%	1.0
Window 26	Unknown	0.1%	0.1%	0.0%	1.0
Window 27	Unknown	0.1%	0.1%	0.0%	1.0
Window 28	Unknown	0.1%	0.1%	0.0%	1.0
Window 29	Unknown	0.1%	0.1%	0.0%	1.0
Window 30	Unknown	1.0%	1.0%	0.0%	1.0
Window 31	Unknown	1.1%	1.1%	0.0%	1.0
Window 32	Unknown	0.7%	0.7%	0.0%	1.0
Window 33	Unknown	0.7%	0.7%	0.0%	1.0
Window 34	Unknown	0.2%	0.2%	0.0%	1.0
Window 35	Unknown	0.4%	0.4%	0.0%	1.0
Window 36	Unknown	0.4%	0.4%	0.0%	1.0
Window 37	Unknown	0.3%	0.3%	0.0%	1.0
Window 38	Unknown	0.1%	0.1%	0.0%	1.0
Window 39	Refuse Store	3.2%	3.2%	0.0%	1.0
Window 40	Refuse Store	14.3%	14.3%	0.0%	1.0
Window 41	Refuse Store	14.2%	14.2%	0.0%	1.0
Window 42	Refuse Store	1.3%	1.3%	0.0%	1.0
Window 43	Refuse Store	4.4%	4.4%	0.0%	1.0
Window 44	Refuse Store	0.2%	0.2%	0.0%	1.0
Window 45	Lobby	9.9%	9.9%	0.0%	1.0
Window 46	Lobby	17.3%	17.3%	0.0%	1.0
Window 47	Lobby	15.5%	15.5%	0.0%	1.0
Window 48	Lobby	13.5%	13.5%	0.0%	1.0
Window 49	Lobby	12.0%	12.0%	0.0%	1.0
Window 50	Lobby	7.9%	7.9%	0.0%	1.0

Appendix 2 - Vertical Sky Component
154 Royal College Street, London NW1 0TA

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 51	Lobby	7.0%	7.0%	0.0%	1.0
Window 52	Lobby	1.3%	1.3%	0.0%	1.0
Window 53	Lobby	6.1%	6.1%	0.0%	1.0
First Floor					
Window 54	Unknown	0.1%	0.1%	0.0%	1.0
Window 55	Unknown	25.4%	23.5%	1.9%	0.93
Window 56	Unknown	26.2%	24.3%	1.9%	0.93
Window 57	Unknown	25.7%	23.7%	2.0%	0.92
Window 58	Unknown	26.5%	25.7%	0.8%	0.97
Window 59	Unknown	27.7%	27.2%	0.5%	0.98
Window 60	Unknown	27.7%	27.4%	0.3%	0.99
Window 61	Unknown	37.2%	37.2%	0.0%	1.0
Second Floor					
Window 62	Domestic	21.6%	21.1%	0.5%	0.98
Window 63	Domestic	24.7%	24.2%	0.5%	0.98
Window 64	Domestic	30.7%	30.0%	0.7%	0.98
Window 65	Domestic	31.2%	30.3%	0.9%	0.97
Window 66	Domestic	25.3%	24.4%	0.9%	0.96
Window 67	Domestic	22.1%	21.1%	1.0%	0.95
Window 68	Domestic	23.7%	22.9%	0.8%	0.97
Window 69	Domestic	26.6%	25.9%	0.7%	0.97
Window 70	Domestic	32.8%	32.2%	0.6%	0.98
Window 71	Domestic	38.2%	38.2%	0.0%	1.0
Third Floor					
Window 72	Domestic	36.6%	36.2%	0.4%	0.99
Window 73	Domestic	36.6%	36.2%	0.4%	0.99
Window 74	Domestic	37.0%	36.5%	0.5%	0.99
Window 75	Domestic	37.4%	36.8%	0.6%	0.98
Window 76	Domestic	37.7%	37.2%	0.5%	0.99
Window 77	Domestic	37.7%	37.2%	0.5%	0.99

Appendix 2 - Vertical Sky Component
154 Royal College Street, London NW1 0TA

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 78	Domestic	39.0%	39.0%	0.0%	1.0
193 Royal College Street					
Ground Floor					
Window 79	Domestic	31.4%	31.4%	0.0%	1.0
Window 80	Domestic	30.1%	29.9%	0.2%	0.99
First Floor					
Window 81	Staircase	33.9%	33.9%	0.0%	1.0
Window 82	Staircase	33.9%	33.9%	0.0%	1.0
Window 83	Staircase	21.0%	21.0%	0.0%	1.0
Window 84	Staircase	27.2%	27.2%	0.0%	1.0
Window 85	Domestic	34.0%	34.0%	0.0%	1.0
Window 86	Domestic	34.5%	34.5%	0.0%	1.0
Window 87	Domestic	34.2%	34.0%	0.2%	0.99
Window 88	Domestic	33.9%	33.7%	0.2%	0.99
Window 89	Domestic	33.5%	33.3%	0.2%	0.99
Second Floor					
Window 90(BW)	Domestic	36.2%	36.2%	0.0%	1.0
Window 91	Domestic	36.1%	36.1%	0.0%	1.0
Window 97	Domestic & Staircase	86.0%	86.0%	0.0%	1.0
Window 92(BW)	Domestic	36.6%	36.6%	0.0%	1.0
Window 93	Domestic	36.9%	36.9%	0.0%	1.0
Window 94	Domestic	36.7%	36.5%	0.2%	0.99
Window 95	Domestic	36.5%	36.3%	0.2%	0.99
Window 96	Domestic	36.4%	36.1%	0.3%	0.99
195 Royal College Street					
Ground Floor					
Window 98	Non Domestic	28.5%	28.3%	0.2%	0.99
Window 99	Non Domestic	27.7%	27.5%	0.2%	0.99
Window 100	Domestic	1.0%	0.8%	0.2%	0.8
Window 101	Domestic	0.1%	0.1%	0.0%	1.0

Appendix 2 - Vertical Sky Component
154 Royal College Street, London NW1 0TA

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
First Floor					
Window 102	Domestic	33.0%	32.7%	0.3%	0.99
Window 103	Domestic	32.7%	32.4%	0.3%	0.99
Window 104	Domestic	33.4%	33.1%	0.3%	0.99
Window 105	Domestic	32.5%	32.2%	0.3%	0.99
Second Floor					
Window 106	Domestic	36.0%	35.6%	0.4%	0.99
Window 107	Domestic	35.8%	35.5%	0.3%	0.99
Window 108	Domestic	35.7%	35.4%	0.3%	0.99
Third Floor					
Window 109	Domestic	38.1%	38.0%	0.1%	1.0
Window 110	Domestic	38.5%	38.4%	0.1%	1.0
Window 111	Domestic	38.1%	38.0%	0.1%	1.0
Window 112	Domestic	99.6%	99.6%	0.0%	1.0
Window 113	Domestic	39.5%	39.5%	0.0%	1.0
197 Royal College Street					
Basement Floor					
Window 114	Unknown	14.9%	14.9%	0.0%	1.0
Window 115	Unknown	21.8%	21.7%	0.1%	1.0
Ground Floor					
Window 116	Unknown & Staircase	0.1%	0.1%	0.0%	1.0
Window 117	Staircase	26.1%	26.1%	0.0%	1.0
Window 118	Unknown	27.9%	27.7%	0.2%	0.99
First Floor					
Window 119	Unknown	20.2%	19.9%	0.3%	0.99
Window 120	Unknown	32.1%	31.8%	0.3%	0.99
Window 122	Staircase & Unknown	67.0%	67.0%	0.0%	1.0

Appendix 2 - Vertical Sky Component
154 Royal College Street, London NW1 0TA

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Second Floor					
Window 121	Unknown	34.6%	34.4%	0.2%	0.99
152 Royal College Street(Future Building)					
Ground Floor					
Window 123	Shop	7.7%	7.7%	0.0%	1.0
Window 124	Shop	35.5%	35.5%	0.0%	1.0
Window 125	Shop	28.4%	28.4%	0.0%	1.0
Window 126	Room	2.8%	2.8%	0.0%	1.0
First Floor					
Window 127	Living/Dining	28.1%	28.1%	0.0%	1.0
Window 128	Living/Dining	37.4%	37.4%	0.0%	1.0
Window 129	Living/Dining	33.1%	33.1%	0.0%	1.0
Second Floor					
Window 130	Bedroom	35.4%	34.6%	0.8%	0.98
Window 131	Bedroom	38.7%	38.7%	0.0%	1.0
Window 132	Unknown & Staircase	34.7%	29.4%	5.3%	0.85
Window 133	Staircase	60.3%	60.3%	0.0%	1.0
Window 134	Staircase	60.3%	60.3%	0.0%	1.0
Third Floor					
Window 135	Bedroom	37.4%	37.3%	0.1%	1.0
Window 136	Bedroom	39.1%	39.1%	0.0%	1.0
Window 137	Bedroom	38.1%	38.1%	0.0%	1.0
Window 138	Bedroom	89.7%	89.6%	0.1%	1.0
Window 139	Bedroom	84.9%	84.9%	0.0%	1.0
Window 140	Bedroom	89.2%	89.2%	0.0%	1.0
Window 141	Bathroom/WC	73.6%	73.6%	0.0%	1.0

Appendix 2 - Daylight Distribution
154 Royal College Street, London NW1 0TA

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
156 Royal College Street					
Ground Floor					
Windows 1 to 5	Non Domestic	87%	82%	5.0%	0.94
Window 6	Non Domestic	17%	17%	0.0%	1.0
Window 7	Non Domestic	78%	66%	12.0%	0.85
First Floor					
Window 8	Non Domestic	85%	51%	34.0%	0.6
Second Floor					
Windows 9 & 10	Non Domestic	93%	87%	6.0%	0.94
158 Royal College Street					
Ground Floor					
Windows 11 to 13	Living/Kitchen	68%	68%	0.0%	1.0
1 to 30 Baynes Street					
Ground Floor					
Windows 21 to 29	Unknown	14%	14%	0.0%	1.0
Windows 30 to 38	Unknown	35%	35%	0.0%	1.0
Windows 39 to 44	Refuse Store	100%	100%	0.0%	1.0
Windows 45 to 53	Lobby	100%	100%	0.0%	1.0
First Floor					
Window 54	Unknown	20%	20%	0.0%	1.0
Windows 55 to 57	Unknown	47%	41%	6.0%	0.87
Windows 58 to 61	Unknown	96%	96%	0.0%	1.0
197 Royal College Street					
Basement Floor					
Windows 114 & 115	Unknown	57%	57%	0.0%	1.0
Ground Floor					
Window 116	Unknown	11%	9%	2.0%	0.82

Appendix 2 - Daylight Distribution
154 Royal College Street, London NW1 0TA

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 118	Unknown	98%	98%	0.0%	1.0
First Floor					
Window 119	Unknown	96%	96%	0.0%	1.0
Window 120	Unknown	98%	98%	0.0%	1.0
Second Floor					
Window 121	Unknown	64%	64%	0.0%	1.0
Window 122	Unknown	98%	98%	0.0%	1.0
152 Royal College Street(Future Building)					
Ground Floor					
Windows 123 to 125	Shop	100%	100%	0.0%	1.0
Window 126	Room	68%	68%	0.0%	1.0
First Floor					
Windows 127 to 129	Living/Dining	100%	100%	0.0%	1.0
Second Floor					
Windows 130 & 131	Bedroom	100%	100%	0.0%	1.0
Window 132	Unknown	98%	98%	0.0%	1.0
Third Floor					
Windows 135 to 140	Bedroom	100%	100%	0.0%	1.0
Window 141	Bathroom/WC	100%	100%	0.0%	1.0

Appendix 2 - Sunlight to Windows
154 Royal College Street, London NW1 0TA

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
156 Royal College Street									
Ground Floor									
Window 2	Unknown	54%	54%	0%	1.0	17%	17%	0%	1.0
Window 3	Unknown	55%	55%	0%	1.0	17%	17%	0%	1.0
Window 4	Unknown	52%	52%	0%	1.0	16%	16%	0%	1.0
Window 5	Unknown	54%	54%	0%	1.0	16%	16%	0%	1.0
158 Royal College Street									
First Floor									
Window 14 (Secondary)	Domestic	48%	39%	9%	0.81	10%	4%	6%	0.4
Window 15	Domestic	26%	26%	0%	1.0	5%	5%	0%	1.0
Window 16 (Secondary)	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
1 to 30 Baynes Street									
Ground Floor									
Window 21	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 22	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 23	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 24	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 25	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 26	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 27	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 28	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 29	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 30	Unknown	2%	2%	0%	1.0	2%	2%	0%	1.0
Window 31	Unknown	3%	3%	0%	1.0	3%	3%	0%	1.0
Window 32	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 33	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 34	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 35	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 36	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 37	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 38	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 39	Refuse Store	11%	11%	0%	1.0	11%	11%	0%	1.0
Window 40	Refuse Store	24%	24%	0%	1.0	19%	19%	0%	1.0
Window 41	Refuse Store	23%	23%	0%	1.0	17%	17%	0%	1.0

Appendix 2 - Sunlight to Windows
154 Royal College Street, London NW1 0TA

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 42	Refuse Store	3%	3%	0%	1.0	3%	3%	0%	1.0
Window 43	Refuse Store	4%	4%	0%	1.0	4%	4%	0%	1.0
Window 44	Refuse Store	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 45	Lobby	13%	13%	0%	1.0	12%	12%	0%	1.0
Window 46	Lobby	34%	34%	0%	1.0	23%	23%	0%	1.0
Window 47	Lobby	27%	27%	0%	1.0	19%	19%	0%	1.0
Window 48	Lobby	24%	24%	0%	1.0	20%	20%	0%	1.0
Window 49	Lobby	18%	18%	0%	1.0	16%	16%	0%	1.0
Window 50	Lobby	12%	12%	0%	1.0	12%	12%	0%	1.0
Window 51	Lobby	9%	9%	0%	1.0	9%	9%	0%	1.0
Window 52	Lobby	1%	1%	0%	1.0	1%	1%	0%	1.0
Window 53	Lobby	8%	8%	0%	1.0	8%	8%	0%	1.0
First Floor									
Window 54	Unknown	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 55	Unknown	49%	46%	3%	0.94	15%	14%	1%	0.93
Window 56	Unknown	49%	47%	2%	0.96	15%	15%	0%	1.0
Window 57	Unknown	49%	46%	3%	0.94	16%	16%	0%	1.0
Window 58	Unknown	49%	47%	2%	0.96	17%	17%	0%	1.0
Window 59	Unknown	50%	48%	2%	0.96	17%	17%	0%	1.0
Window 60	Unknown	50%	49%	1%	0.98	18%	18%	0%	1.0
Window 61	Unknown	81%	81%	0%	1.0	28%	28%	0%	1.0
Second Floor									
Window 62	Domestic	46%	45%	1%	0.98	20%	19%	1%	0.95
Window 63	Domestic	57%	56%	1%	0.98	20%	19%	1%	0.95
Window 64	Domestic	55%	54%	1%	0.98	18%	17%	1%	0.94
Window 65	Domestic	44%	43%	1%	0.98	13%	12%	1%	0.92
Window 66	Domestic	30%	29%	1%	0.97	13%	12%	1%	0.92
Window 67	Domestic	34%	32%	2%	0.94	13%	12%	1%	0.92
Window 68	Domestic	48%	48%	0%	1.0	21%	21%	0%	1.0
Window 69	Domestic	59%	59%	0%	1.0	21%	21%	0%	1.0
Window 70	Domestic	60%	60%	0%	1.0	21%	21%	0%	1.0

Appendix 2 - Sunlight to Windows
154 Royal College Street, London NW1 0TA

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 71	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Third Floor									
Window 72	Domestic	64%	63%	1%	0.98	23%	22%	1%	0.96
Window 73	Domestic	63%	62%	1%	0.98	22%	21%	1%	0.95
Window 74	Domestic	64%	64%	0%	1.0	23%	23%	0%	1.0
Window 75	Domestic	64%	63%	1%	0.98	23%	22%	1%	0.96
Window 76	Domestic	66%	65%	1%	0.98	24%	23%	1%	0.96
Window 77	Domestic	64%	64%	0%	1.0	22%	22%	0%	1.0
Window 78	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
193 Royal College Street									
Ground Floor									
Window 79	Domestic	70%	70%	0%	1.0	18%	18%	0%	1.0
First Floor									
Window 81	Staircase	84%	84%	0%	1.0	26%	26%	0%	1.0
Window 82	Staircase	83%	83%	0%	1.0	25%	25%	0%	1.0
Window 85	Domestic	76%	76%	0%	1.0	22%	22%	0%	1.0
Window 86	Domestic	76%	76%	0%	1.0	22%	22%	0%	1.0
Second Floor									
Window 90(BW)	Domestic	88%	88%	0%	1.0	30%	30%	0%	1.0
Window 91	Domestic	88%	88%	0%	1.0	30%	30%	0%	1.0
Window 92(BW)	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
Window 93	Domestic	82%	82%	0%	1.0	28%	28%	0%	1.0
195 Royal College Street									
Third Floor									
Window 112	Domestic	100%	100%	0%	1.0	30%	30%	0%	1.0
Window 113	Domestic	66%	66%	0%	1.0	24%	24%	0%	1.0

Appendix 2 - Sunlight to Windows
154 Royal College Street, London NW1 0TA

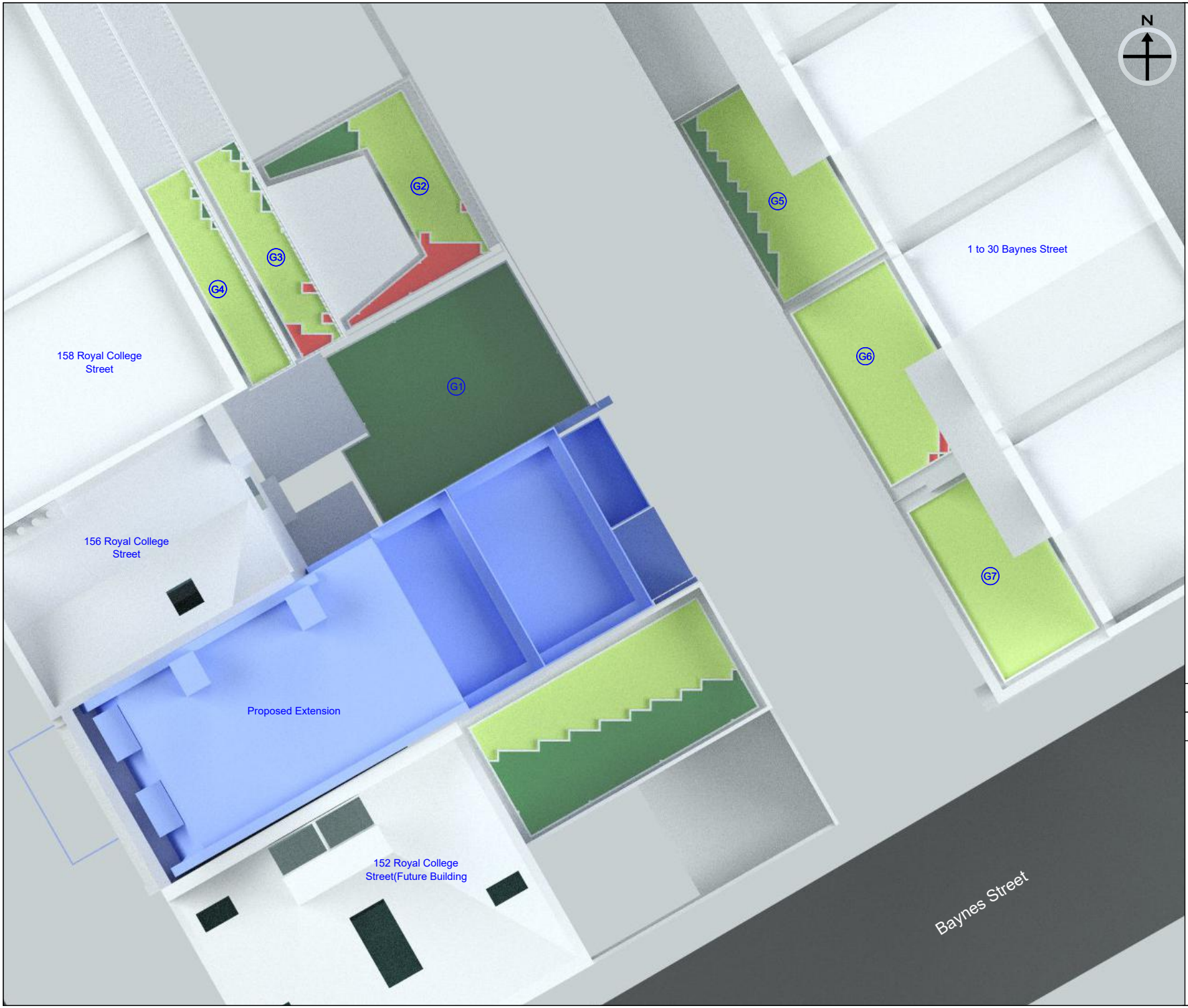
Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
197 Royal College Street									
Ground Floor									
Window 117	Staircase	36%	36%	0%	1.0	4%	4%	0%	1.0
First Floor									
Window 122	Staircase & Unknown	31%	30%	1%	0.97	5%	5%	0%	1.0
152 Royal College Street(Future Building)									
Ground Floor									
Window 124	Shop	77%	77%	0%	1.0	24%	24%	0%	1.0
Window 125	Shop	51%	51%	0%	1.0	17%	17%	0%	1.0
Window 126	Room	9%	9%	0%	1.0	0%	0%	0%	1.0
First Floor									
Window 128	Living/Dining	80%	80%	0%	1.0	27%	27%	0%	1.0
Window 129	Living/Dining	61%	61%	0%	1.0	21%	21%	0%	1.0
Second Floor									
Window 131	Bedroom	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 134	Staircase	31%	31%	0%	1.0	8%	8%	0%	1.0
Third Floor									
Window 136	Bedroom	81%	81%	0%	1.0	28%	28%	0%	1.0
Window 137	Bedroom	65%	65%	0%	1.0	23%	23%	0%	1.0
Window 139	Bedroom	99%	99%	0%	1.0	30%	30%	0%	1.0
Window 140	Bedroom	91%	91%	0%	1.0	27%	27%	0%	1.0
Window 141	Bathroom/WC	89%	89%	0%	1.0	27%	27%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
154 Royal College Street, London NW1 0TA

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
156 Royal College Street								
Ground Floor								
Garden 1	22.76 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
158 Royal College Street								
First Floor								
Garden 2	8.97 m2	7.55 m2	84%	5.56 m2	62%	1.98 m2	22%	0.74
Second Floor								
Garden 3	6.05 m2	5.71 m2	94%	5.07 m2	84%	0.64 m2	10%	0.89
Third Floor								
Garden 4	6.05 m2	5.9 m2	98%	5.9 m2	98%	0.0 m2	0%	1.0
1 to 30 Baynes Street								
Second Floor								
Garden 5	13.43 m2	11.59 m2	86%	11.59 m2	86%	0.0 m2	0%	1.0
Garden 6	12.97 m2	12.55 m2	97%	12.02 m2	93%	0.53 m2	4%	0.96
Garden 7	12.64 m2	12.63 m2	100%	12.63 m2	100%	0.0 m2	0%	1.0
193 Royal College Street								
First Floor								
Garden 8	4.7 m2	0.21 m2	4%	0.21 m2	4%	0.0 m2	0%	1.0
195 Royal College Street								
First Floor								
Garden 9	6.01 m2	0.23 m2	4%	0.23 m2	4%	0.0 m2	0%	1.0
Third Floor								
Garden 10	8.74 m2	4.63 m2	53%	4.63 m2	53%	0.0 m2	0%	1.0
152 Royal College Street(Future Building)								
Second Floor								
Garden 11	19.81 m2	10.02 m2	51%	10.02 m2	51%	0.0 m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Project Name: 154 Royal College Street, London NW1 0TA

Drawing Title: Appendix 3 - Overshadowing to Gardens and Open Spaces

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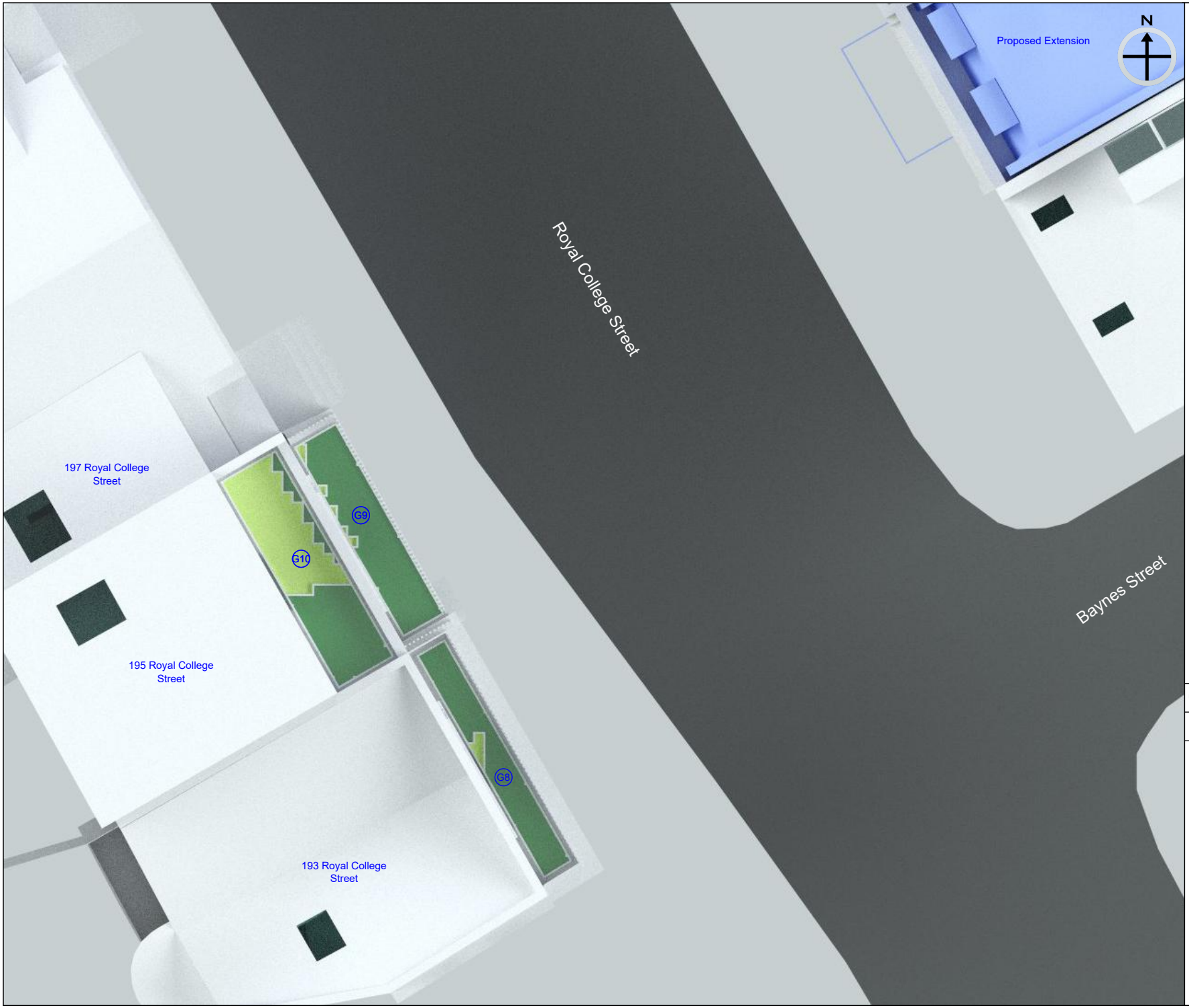

Key

- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Project Name: 154 Royal College Street, London NW1 0TA

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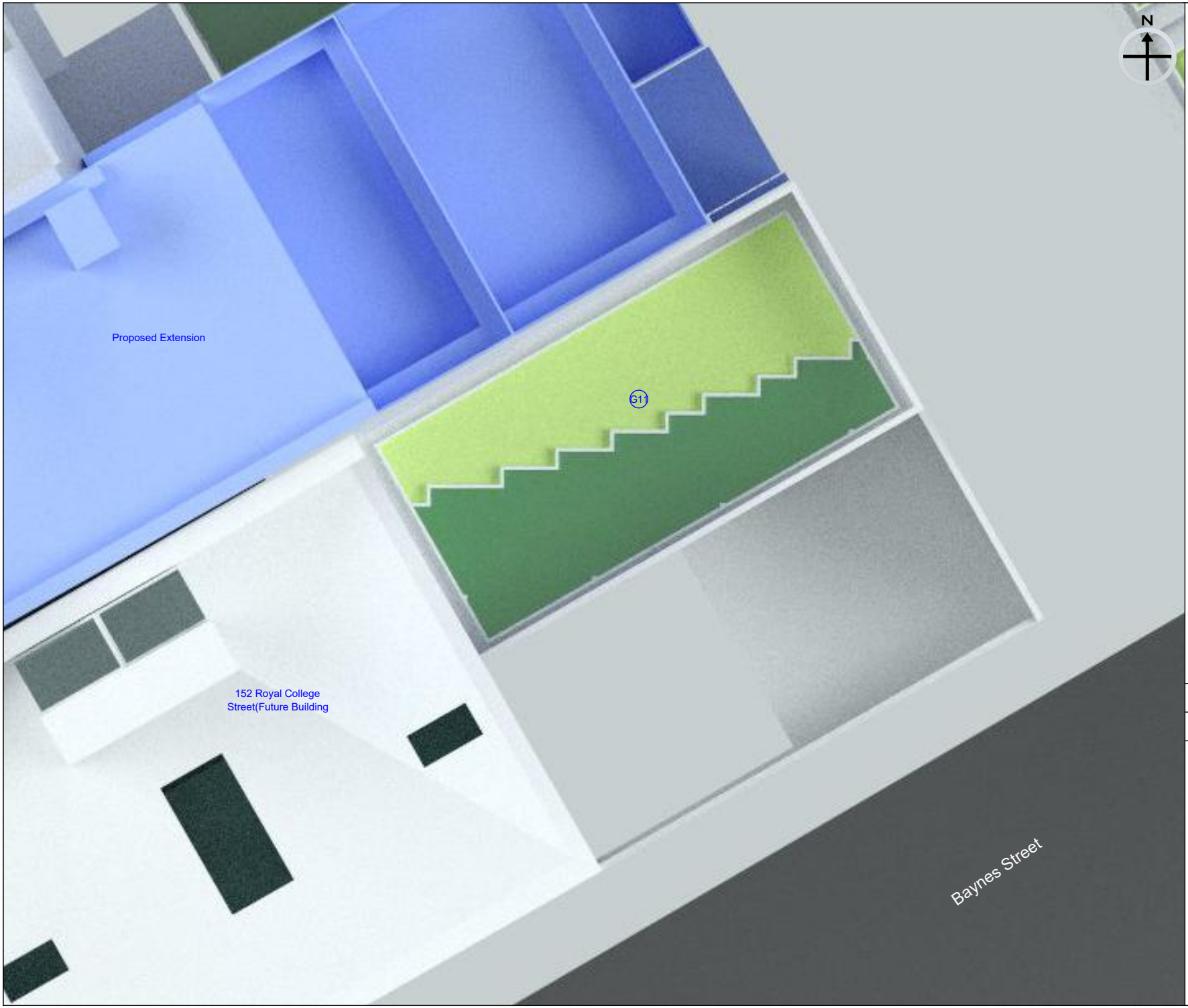

Key

- Receives under two hours sunlight on 21st March before and after the development.
- Receives under two hours sunlight on 21st March before the development; but will receive at least two hours sunlight on 21st March after the development (light improved).
- Receives at least two hours sunlight on 21st March before the development; but will receive under two hours sunlight after the development (light loss).
- Receives at least two hours sunlight on 21st March before and after the development.
- G1 Neighbouring Gardens and Amenity Areas

Project Name: 154 Royal College Street, London NW1 0TA

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