

John Sheehy  
Senior Planning Officer

LB Camden

5 Pancras Square  
London N1C 4AG

1 June 2021

Dear John,

**RE: THE PROPOSED REDEVELOPMENT OF 14-19 TOTTENHAM MEWS, 10 TOTTENHAM MEWS & 11-12 TOTTENHAM MEWS – DAYLIGHT AND SUNLIGHT**

In response to comments received from the occupants of No. 10 & 11-12 Tottenham Mews, Point 2 have undertaken property inspections and further technical analysis to quantify the potential Daylight and Sunlight effects to these buildings. The findings in this letter are supplemental to and should be read in conjunction with our November 2020 report.

Point 2 have been granted access to following properties:

- 10 Tottenham Mews (whole building)
- Flat 1, 11-12 Tottenham Mews (lower ground and mezzanine)
- Flat 2, 11-12 Tottenham Mews (lower ground and mezzanine)
- Flat 3, 11-12 Tottenham Mews (first floor)
- Flat 4, 11-12 Tottenham Mews (first floor)
- Flat 5, 11-12 Tottenham Mews (second floor)
- Flat 7, 11-12 Tottenham Mews (third floor)

We were unable to inspect Flat 8 which is located on the top floor of 11-12 Tottenham Mews. Our previous analysis appended to the submitted November 2020 report confirms the effects to this property are compliant with the BRE Guidelines. We were also unable to access Flat 6 and therefore, our analysis remains based on the floorplans previously obtained for this property.

We have updated our Daylight and Sunlight analysis to reflect the survey information collected during our site inspections. The analysis also accounts for the recent changes to the proposed layouts that have been made to the submitted scheme in response to comments received from Officers. The most relevant to our studies is the reduced footprint of the top floor of accommodation.

We have assessed the effects to No. 10 and 11-12 Tottenham Mews against both the existing baseline condition and the 2012 consent. Detailed schedules of results of both assessments are included within Appendix 2 of this letter.



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## Summary of Findings

### 11-12 Tottenham Mews

Generally speaking, the internal arrangement of the flats at 1<sup>st</sup>-4<sup>th</sup> floors do not materially differ from the plans we relied upon to undertake our assessment in the November 2020 report. The VSC and APSH results to these properties remain very similar to those previously calculated as they are measured at the centre of the window and are independent of the room layout behind the window. The enclosed schedule of results contain figures for each of the windows assessed.

There are notable improvements in the NSL results which arise from a combination of the rooms being slightly smaller than we had originally modelled (our November 2020 assessment was based on scaled PDF drawings which have been updated to survey measurements), developing a detailed understanding of the floor levels within the building, window sill heights and the reduced footprint of the top floor of the scheme.

In respect of the Existing v Proposed condition assessment, the NSL results for the flats at 1<sup>st</sup>-4<sup>th</sup> floor are summarised in the table below. Where the effects breach the NSL criteria, i.e where there is more than a 20% alteration, the effects have reduced by between 5-17%. The effects remain noticeable, as they would have been for the 2012 consent, albeit they are less than originally reported in our November 2020 report. To avoid duplicating our commentary on these results, we refer you to pages 20-22 in the November report for the detailed explanation.

Flat No.	Roof Ref	Room Use	% change Pre- Inspection/November 2020 report	% change Post- Inspection
Flat 3	R1/41	LKD	68.8	59.0
Flat 4	R2/41	LKD	60.3	49.8
Flat 4	R3/41	BEDROOM	64.8	59.2
Flat 5	R1/42	LKD	61.7	46.3
Flat 6	R2/42	LKD	59.2	45.0
Flat 6	R3/42	ASSUMED_BEDROOM	62.0	57.0
Flat 7	R1/43	LKD	18.2	17.3
Flat 7	R2/43	BEDROOM	58.1	41.1
Flat 7	R3/43	BEDROOM	8.2	0.0
Flat 8	R1/44	LKD	4.0	4.5
Flat 8	R2/44	BEDROOM	0.0	0.0

Our understanding of the internal arrangements of Flats 1 and 2 at the ground floor have a greater bearing on the Daylight and Sunlight results prepared previously and are discussed in detail below.

### Flat 1, 11-12 Tottenham Mews

This property is arranged over a split level. Upon entering the premises, the LKD is accessed by descending a small flight of stairs to the lower ground floor. The mezzanine is accessed by ascending a similar flight of stairs to a gym.



The LKD is served by the main window to the property which is shown in the photo below (left). The gym contains two frosted glazed openings that are set back approximate 3.5 metres from the main elevation of the building and are shown in the photo below (right).



The main window serving the LKD spans the full width of the property and is full height from the ground floor level. It measures 3.9m x3.6m and serves the LKD which is predominately 3.5m deep although a small area increases to 4.5m. The window is therefore almost as tall/wide as the room is deep/wide and in that regard, is a particularly generous window size for this room dimension.

During our inspection, we noted the window is frosted, presumably to provide privacy to the occupiers. Whilst the frosting clearly serves an important function, it will influence how the development is perceived and viewed from this property. It is not possible to clearly distinguish the skyline through frosted glass (which is essentially the VSC and NSL test) as light is enjoyed via a 'glow'.

With regards to the gym, the BRE Guidelines do not specifically recognise this as a primary habitable space for the purpose of Daylight and Sunlight assessments. The heavily recessed position of the window openings from the main façade of the building dictates that they receive zero VSC in the existing condition and will obviously do the same in the proposed. Furthermore, you cannot see the sky as the openings and main window are both frosted. Even if the gym was converted to a bedroom, which we understand has been suggested, whilst that may or may not happen in the future, the VSC reading to the openings would be the same, i.e zero. That being the case, our conclusion wouldn't alter. Nevertheless, we are not aware of anything in planning policy that requires an applicant to consider the future alternative use of a room. Doing so would be impractical as our assessments involve hundreds of rooms in dozens of properties which could theoretically be used for a different purpose in the future. It is therefore the accepted approach by both planning authorities and consultants to consider the current use of a room which in this instance, is a gym.

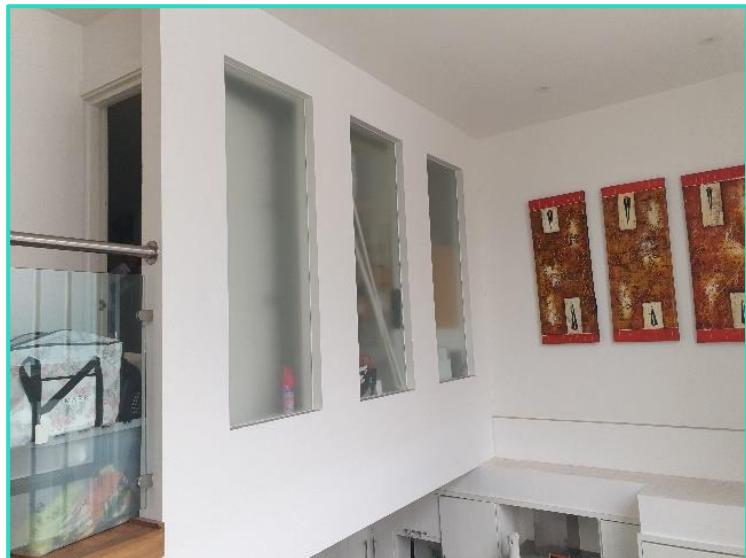
Turning to the results of the existing v proposed condition assessment, the VSC and APSH results to the LKD remain the same as previously reported however, the NSL effect to this room has reduced from 51.6% - 41.2%. However, this result should be viewed in the context that you cannot actually see the sky through the frosted glass and so is somewhat hypothetical.

When assessed against the 2012 consent, there is less than 0.5% absolute difference in the retained VSC between the two schemes which is imperceptible. For NSL, a change of 23% remains and there is not noticeable difference to the November 2020 report. Again, this result should be viewed in the context of the frosted glass window.

### Flat 2, 11-12 Tottenham Mews

This property is arranged in a very similar way to Flat 1, save that the mezzanine level is a partitioned bedroom that is served by three frosted windows as well as a fourth window in the rear elevation of the property (see photo below, right). We previously understood the bedroom was an open mezzanine space above the LKD. The main window is of similar dimensions and is also frosted.

The heavily recessed nature of the frosted bedroom windows dictates they receive zero VSC in the existing condition and will of course do the same in the proposed. As there is no VSC reaching these openings and the glazing is frosted, no further consideration is given to this space.



The VSC and APSH results to the LKD remain the same as previously reported however, the NSL effect to this room has reduced from 30.8% - 21.4% which is only fractionally beyond the BRE Guidelines.

When assessed against the 2012 consent, there is less than 0.8% absolute difference in the retained VSC, between the two schemes which is imperceptible. For NSL, there is a change of 9.7% although, given the frosting of the main window, it is very unlikely this would be detectable by the human eye.

### 10 Tottenham Mews

Our inspection confirmed the room uses reflect the plans we obtained for the property, with an LKD on the 1<sup>st</sup> floor, bedrooms on the 2<sup>nd</sup> and 3<sup>rd</sup> and a living room on the 4<sup>th</sup>.

The bedrooms are slightly smaller than originally modelled as built-in wardrobes have been installed, thereby reducing the floor area of the rooms. The living room is of a similar dimension to that originally modelled.

The VSC and APSH to these rooms remain as previously reported as they are assessed independently of room layouts.

There are reduced NSL effects to all three rooms which is a combination of the reduced footprint of the top floor of the scheme, reduced room areas and a more detailed understanding of floors levels & window sill heights. The results for these rooms are summarised in the table below.

The 4<sup>th</sup> floor living room which is of course one of the main rooms in the property now meets the BRE criteria whereas previously it did not. The effects to the bedrooms continue to exceed guidance albeit the BRE Guidelines state *bedrooms are less important* at paragraph 2.2.8.

Roof Ref	Room Use	% change Pre-Inspection	% change Post-Inspection
R1/52	BEDROOM	63.3	62.5
R1/53	BEDROOM	60.5	54.7
R1/54	LIVINGROOM/BEDROOM	27.3	15.7

With regards to the 1<sup>st</sup> floor LKD, this is an unusually deep room. The living space measures 9m which extends to 11.8m when including the kitchen which is located at the rear of the room.

For the reasons stated above, the VSC and APSH to these rooms remains as previously reported as they are assessed independently of room layouts.

With regards to NSL, the existing no sky line contour only covers 24% of the room area. The BRE Guidelines state at paragraph 2.2.8;

*'Areas beyond the no sky line, since they receive no direct daylight, usually look dark and glooms compared with the rest of the room, however bright outside. According to BS 8206, supplementary electric lighting will be required if a significant part of the working plane lies beyond the no sky line'.*

In the existing condition, 76% of the room area lies beyond the no sky line which could reasonably be considered *significant* by reference to paragraph 2.2.8. According to the BRE Guidelines, supplemental electric lighting will be required in the existing condition to provide sufficient illuminance to this space.

The proposed development does result in a relative movement in the contour that notably exceeds the BRE recommendation (70% compared to 71% calculated previously), however it is questionable how material this change is. The front quarter of the room will not be as well-lit as it is in the existing condition however, given the depth of the room, supplemental lighting will be required in both the existing and proposed condition.

When compared to the 2012 consent, the room experiences substantially similar effects to that development.

In conclusion, our property inspections have confirmed there is generally a reduced effect upon NSL to that previously reported. VSC and APSH remain substantially similar as the assessments are independent of internal room dimensions.

In respect of the ground floor flats in 11-12 Tottenham Mews, there can be little expectation of daylight to the mezzanine level rooms as the window openings serving these spaces are significantly set back from the main elevation of the building and they would be reliant on receiving light through two separate panes of frosted glass.

In respect of the main LKD's, they are severed by frosted glazing which will materially influence how the development is perceived and viewed.

With regards to 10 Tottenham Mews, the results are similar to those previously reported however, there are material considerations around the materiality of the effect to the 1<sup>st</sup> floor room.

Yours Sincerely

Nick Lane  
**Senior Director**  
**For and on behalf of Point 2**



# Appendix 1: Existing v Proposed





# DAYLIGHT ANALYSIS

Middlesex Annex, LONDON

Existing vs PR130521

Cumulative

P1681 - rel18

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
<b>10 TOTTENHAM MEWS</b>						
R1/51	LKD	W1/51	20.48	10.01	10.47	51.12
R1/51	LKD	W2/51	20.04	9.83	10.21	50.95
R1/51	LKD	W3/51	20.17	10.18	9.99	49.53
R1/51	LKD	W4/51	0.08	0.08	0.00	0.00
R1/52	BEDROOM	W1/52	23.20	13.22	9.98	43.02
R1/53	BEDROOM	W1/53	25.92	16.87	9.05	34.92
R1/54	VINGROOM/BEDROO	W1/54	27.36	22.07	5.29	19.33
R1/54	VINGROOM/BEDROO	W2/54	33.97	33.97	0.00	0.00
<b>11-12 TOTTENHAM MEWS</b>						
R1/19	LKD	W1/20	13.74	5.92	7.82	56.91
R1/29	LKD	W1/30	18.99	8.29	10.70	56.35
R1/29	LKD	W2/30	18.33	7.99	10.34	56.41
R1/41	LKD	W1/41	16.82	8.71	8.11	48.22
R1/41	LKD	W2/41	19.77	9.86	9.91	50.13
R1/41	LKD	W3/41	20.85	9.98	10.87	52.13
R2/41	LKD	W4/41	15.15	3.85	11.30	74.59
R2/41	LKD	W5/41	23.07	11.93	11.14	48.29
R3/41	BEDROOM	W6/41	23.09	12.15	10.94	47.38
R1/42	LKD	W1/42	24.39	14.70	9.69	39.73
R2/42	LKD	W2/42	15.08	4.63	10.45	69.30
R2/42	LKD	W3/42	26.39	16.24	10.15	38.46
R3/42	ASSUMED_BEDROOM	W4/42	26.36	16.41	9.95	37.75
R1/43	LKD	W1/43	19.25	19.25	0.00	0.00
R1/43	LKD	W2/43	28.81	20.02	8.79	30.51
R2/43	BEDROOM	W3/43	29.05	20.12	8.93	30.74





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Middlesex Annex, LONDON

Existing vs PR130521

Cumulative

P1681 - rel18

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/43	BEDROOM	W4/43	29.09	20.60	8.49	29.19
R1/44	LKD	W1/44	28.89	23.72	5.17	17.90
R1/44	LKD	W2/44	94.26	93.93	0.33	0.35
R1/44	LKD	W3/44	28.38	23.70	4.68	16.49
R1/44	LKD	W4/44	28.93	23.72	5.21	18.01
R1/44	LKD	W20/44	30.69	30.69	0.00	0.00
R2/44	BEDROOM	W5/44	28.86	23.69	5.17	17.91
R2/44	BEDROOM	W6/44	28.71	23.61	5.10	17.76
R2/44	BEDROOM	W7/44	95.23	94.92	0.31	0.33
R2/44	BEDROOM	W8/44	28.43	23.42	5.01	17.62



# NSL ANALYSIS

Middlesex Annex, LONDON

Existing vs PR130521

Cumulative

P1681 - rel18

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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## 10 TOTTENHAM MEWS

R1/51	LKD	596.0	141.4	42.2	99.2	70.2
R1/52	BEDROOM	171.7	144.8	54.3	90.5	62.5
R1/53	BEDROOM	187.1	168.2	76.3	92.0	54.7
R1/54	LIVINGROOM/BEDROOM	228.7	213.5	179.9	33.6	15.7

## 11-12 TOTTENHAM MEWS

R1/19	LKD	206.5	199.7	117.4	82.3	41.2
R1/29	LKD	207.2	198.7	156.0	42.6	21.4
R1/41	LKD	270.9	262.5	107.6	154.9	59.0
R2/41	LKD	242.4	240.1	120.6	119.5	49.8
R3/41	BEDROOM	169.1	112.9	46.2	66.8	59.2
R1/42	LKD	253.6	245.5	131.9	113.6	46.3
R2/42	LKD	234.3	228.0	125.4	102.7	45.0
R3/42	ASSUMED_BEDROOM	192.1	130.9	56.3	74.6	57.0
R1/43	LKD	475.8	468.8	387.5	81.3	17.3
R2/43	BEDROOM	116.8	115.2	67.8	47.4	41.1
R3/43	BEDROOM	109.7	108.5	108.5	0.0	0.0
R1/44	LKD	345.2	344.9	329.5	15.4	4.5
R2/44	BEDROOM	103.1	103.1	103.1	0.0	0.0



# SUNLIGHT ANALYSIS

Middlesex Annex, LONDON

Existing vs PR130521

Cumulative

P1681 - rel18

## APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		

### 10 TOTTENHAM MEWS

R1/51	W1/51	LKD	5	37	3	17	40.0	54.1						
R1/51	W2/51	LKD	5	37	3	17	40.0	54.1						
R1/51	W3/51	LKD	4	35	3	18	25.0	48.6						
R1/51	W4/51	LKD	0	0	0	0	-	-	5	37	3	18	40.0	51.4
R1/52	W1/52	BEDROOM	7	43	5	22	28.6	48.8	7	43	5	22	28.6	48.8
R1/53	W1/53	BEDROOM	9	48	6	28	33.3	41.7	9	48	6	28	33.3	41.7
R1/54	W1/54	LIVINGROOM/BEDROOM	11	50	8	40	27.3	20.0						
R1/54	W2/54	LIVINGROOM/BEDROOM	2	22	2	22	0.0	0.0	13	72	10	62	23.1	13.9

### 11-12 TOTTENHAM MEWS

R1/19	W1/20	LKD	7	35	3	16	57.1	54.3	7	35	3	16	57.1	54.3
R1/29	W1/30	LKD	6	37	4	17	33.3	54.1						
R1/29	W2/30	LKD	4	34	4	17	0.0	50.0	6	37	4	17	33.3	54.1
R1/41	W1/41	LKD	10	40	4	20	60.0	50.0						
R1/41	W2/41	LKD	9	39	4	19	55.6	51.3						
R1/41	W3/41	LKD	8	36	3	15	62.5	58.3	11	46	5	21	54.5	54.3



# SUNLIGHT ANALYSIS

Middlesex Annex, LONDON

Existing vs PR130521

Cumulative

P1681 - rel18

## APSH

Room	Window	Room Use	Window				APSH		Room				Winter %Loss	Annual %Loss
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R2/41	W4/41	LKD	9	32	4	10	55.6	68.8						
R2/41	W5/41	LKD	8	43	5	22	37.5	48.8	10	46	5	22	50.0	52.2
R3/41	W6/41	BEDROOM	7	41	4	21	42.9	48.8	7	41	4	21	42.9	48.8
R1/42	W1/42	LKD	11	47	6	28	45.5	40.4	11	47	6	28	45.5	40.4
R2/42	W2/42	LKD	10	27	5	8	50.0	70.4						
R2/42	W3/42	LKD	10	47	6	28	40.0	40.4	11	48	6	28	45.5	41.7
R3/42	W4/42	ASSUMED_BEDROOM	10	49	6	28	40.0	42.9	10	49	6	28	40.0	42.9
R1/43	W1/43	LKD	3	11	3	11	0.0	0.0						
R1/43	W2/43	LKD	16	53	10	40	37.5	24.5	19	64	13	51	31.6	20.3
R2/43	W3/43	BEDROOM	13	50	7	33	46.2	34.0	13	50	7	33	46.2	34.0
R3/43	W4/43	BEDROOM	14	53	9	39	35.7	26.4	14	53	9	39	35.7	26.4
R1/44	W1/44	LKD	15	48	11	41	26.7	14.6						
R1/44	W2/44	LKD	17	81	16	80	5.9	1.2						
R1/44	W3/44	LKD	14	47	11	41	21.4	12.8						
R1/44	W4/44	LKD	15	48	11	41	26.7	14.6						
R1/44	W20/44	LKD	0	23	0	23	-	0.0	18	83	17	81	5.6	2.4
R2/44	W5/44	BEDROOM	14	48	11	41	21.4	14.6						



# SUNLIGHT ANALYSIS

Middlesex Annex, LONDON

Existing vs PR130521

Cumulative

P1681 - rel18



Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter	Annual	Winter	Annual			Winter	Annual	Winter	Annual		
			APSH	APSH	APSH	APSH	APSH	APSH	APSH	APSH				
R2/44	W6/44	BEDROOM	15	49	12	42	20.0	14.3						
R2/44	W7/44	BEDROOM	17	82	16	81	5.9	1.2						
R2/44	W8/44	BEDROOM	12	46	9	39	25.0	15.2	19	86	18	83	5.3	3.5

# Appendix 2: Consent v Proposed



# DAYLIGHT ANALYSIS

Middlesex Annex, LONDON

Existing vs PR130521

Cumulative

P1681 - rel18

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
<b>10 TOTTENHAM MEWS</b>						
R1/51	LKD	W1/51	10.73	10.01	0.72	6.71
R1/51	LKD	W2/51	10.43	9.83	0.60	5.75
R1/51	LKD	W3/51	10.77	10.18	0.59	5.48
R1/51	LKD	W4/51	0.08	0.08	0.00	0.00
R1/52	BEDROOM	W1/52	14.57	13.22	1.35	9.27
R1/53	BEDROOM	W1/53	19.38	16.87	2.51	12.95
R1/54	VINGROOM/BEDROO	W1/54	24.97	22.07	2.90	11.61
R1/54	VINGROOM/BEDROO	W2/54	33.97	33.97	0.00	0.00
<b>11-12 TOTTENHAM MEWS</b>						
R1/19	LKD	W1/20	6.44	5.92	0.52	8.07
R1/29	LKD	W1/30	9.09	8.29	0.80	8.80
R1/29	LKD	W2/30	8.55	7.99	0.56	6.55
R1/41	LKD	W1/41	10.08	8.71	1.37	13.59
R1/41	LKD	W2/41	11.52	9.86	1.66	14.41
R1/41	LKD	W3/41	11.77	9.98	1.79	15.21
R2/41	LKD	W4/41	5.66	3.85	1.81	31.98
R2/41	LKD	W5/41	13.64	11.93	1.71	12.54
R3/41	BEDROOM	W6/41	13.73	12.15	1.58	11.51
R1/42	LKD	W1/42	17.72	14.70	3.02	17.04
R2/42	LKD	W2/42	7.84	4.63	3.21	40.94
R2/42	LKD	W3/42	19.24	16.24	3.00	15.59
R3/42	ASSUMED_BEDROOM	W4/42	19.28	16.41	2.87	14.89
R1/43	LKD	W1/43	19.25	19.25	0.00	0.00
R1/43	LKD	W2/43	24.26	20.02	4.24	17.48
R2/43	BEDROOM	W3/43	24.30	20.12	4.18	17.20





# DAYLIGHT ANALYSIS

Middlesex Annex, LONDON

Existing vs PR130521

Cumulative

P1681 - rel18

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/43	BEDROOM	W4/43	24.69	20.60	4.09	16.57
R1/44	LKD	W1/44	27.33	23.72	3.61	13.21
R1/44	LKD	W2/44	94.25	93.93	0.32	0.34
R1/44	LKD	W3/44	27.21	23.70	3.51	12.90
R1/44	LKD	W4/44	27.10	23.72	3.38	12.47
R1/44	LKD	W20/44	30.69	30.69	0.00	0.00
R2/44	BEDROOM	W5/44	26.98	23.69	3.29	12.19
R2/44	BEDROOM	W6/44	26.80	23.61	3.19	11.90
R2/44	BEDROOM	W7/44	95.22	94.92	0.30	0.32
R2/44	BEDROOM	W8/44	26.53	23.42	3.11	11.72



# NSL ANALYSIS

Middlesex Annex, LONDON

Existing vs PR130521

Cumulative

P1681 - rel18

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
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## 10 TOTTENHAM MEWS

R1/51	LKD	596.0	44.2	42.2	2.0	4.5
R1/52	BEDROOM	171.7	57.1	54.3	2.8	4.9
R1/53	BEDROOM	187.1	79.1	76.3	2.8	3.5
R1/54	LIVINGROOM/BEDROOM	228.7	211.8	179.9	31.9	15.1

## 11-12 TOTTENHAM MEWS

R1/19	LKD	206.5	153.3	117.4	35.9	23.4
R1/29	LKD	207.2	172.8	156.0	16.7	9.7
R1/41	LKD	270.9	135.8	107.6	28.2	20.8
R2/41	LKD	242.4	128.4	120.6	7.8	6.1
R3/41	BEDROOM	169.1	54.8	46.2	8.7	15.9
R1/42	LKD	253.6	188.5	131.9	56.5	30.0
R2/42	LKD	234.3	159.4	125.4	34.1	21.4
R3/42	ASSUMED_BEDROOM	192.1	71.1	56.3	14.9	21.0
R1/43	LKD	475.8	447.7	387.5	60.3	13.5
R2/43	BEDROOM	116.8	104.3	67.8	36.5	35.0
R3/43	BEDROOM	109.7	108.5	108.5	0.0	0.0
R1/44	LKD	345.2	343.9	329.5	14.4	4.2
R2/44	BEDROOM	103.1	103.1	103.1	0.0	0.0



# SUNLIGHT ANALYSIS

Middlesex Annex, LONDON

Existing vs PR130521

Cumulative

P1681 - rel18

Room	Window	Room Use	APSH								Winter %Loss	Annual %Loss	Winter %Loss	Annual %Loss
			Window				Room							
			Existing		Proposed		Existing		Proposed					
			Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH	Annual APSH				

## 10 TOTTENHAM MEWS

R1/51	W1/51	LKD	3	19	3	17	0.0	10.5						
R1/51	W2/51	LKD	3	18	3	17	0.0	5.6						
R1/51	W3/51	LKD	3	19	3	18	0.0	5.3						
R1/51	W4/51	LKD	0	0	0	0	-	-	3	19	3	18	0.0	5.3
R1/52	W1/52	BEDROOM	4	24	5	22	-25.0	8.3	4	24	5	22	-25.0	8.3
R1/53	W1/53	BEDROOM	6	33	6	28	0.0	15.2	6	33	6	28	0.0	15.2
R1/54	W1/54	LIVINGROOM/BEDROOM	9	45	8	40	11.1	11.1						
R1/54	W2/54	LIVINGROOM/BEDROOM	2	22	2	22	0.0	0.0	11	67	10	62	9.1	7.5

## 11-12 TOTTENHAM MEWS

R1/19	W1/20	LKD	3	16	3	16	0.0	0.0	3	16	3	16	0.0	0.0
R1/29	W1/30	LKD	4	17	4	17	0.0	0.0						
R1/29	W2/30	LKD	4	17	4	17	0.0	0.0	4	17	4	17	0.0	0.0
R1/41	W1/41	LKD	4	23	4	20	0.0	13.0						
R1/41	W2/41	LKD	4	21	4	19	0.0	9.5						
R1/41	W3/41	LKD	3	17	3	15	0.0	11.8	5	24	5	21	0.0	12.5
R2/41	W4/41	LKD	4	12	4	10	0.0	16.7						



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Room	Window	Room Use	APSH								Winter %Loss	Annual %Loss	Winter %Loss	Annual %Loss
			Window				Room							
			Existing		Proposed		Existing		Proposed					
			Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH	Annual APSH				
R2/41	W5/41	LKD	5	24	5	22	0.0	8.3	5	24	5	22	0.0	8.3
R3/41	W6/41	BEDROOM	4	23	4	21	0.0	8.7	4	23	4	21	0.0	8.7
R1/42	W1/42	LKD	7	34	6	28	14.3	17.6	7	34	6	28	14.3	17.6
R2/42	W2/42	LKD	6	14	5	8	16.7	42.9						
R2/42	W3/42	LKD	7	34	6	28	14.3	17.6	7	34	6	28	14.3	17.6
R3/42	W4/42	ASSUMED_BEDROOM	7	34	6	28	14.3	17.6	7	34	6	28	14.3	17.6
R1/43	W1/43	LKD	3	11	3	11	0.0	0.0						
R1/43	W2/43	LKD	12	47	10	40	16.7	14.9	15	58	13	51	13.3	12.1
R2/43	W3/43	BEDROOM	10	44	7	33	30.0	25.0	10	44	7	33	30.0	25.0
R3/43	W4/43	BEDROOM	11	47	9	39	18.2	17.0	11	47	9	39	18.2	17.0
R1/44	W1/44	LKD	13	46	11	41	15.4	10.9						
R1/44	W2/44	LKD	17	81	16	80	5.9	1.2						
R1/44	W3/44	LKD	13	46	11	41	15.4	10.9						
R1/44	W4/44	LKD	13	46	11	41	15.4	10.9						
R1/44	W20/44	LKD	0	23	0	23	-	0.0	18	83	17	81	5.6	2.4
R2/44	W5/44	BEDROOM	13	46	11	41	15.4	10.9						
R2/44	W6/44	BEDROOM	14	47	12	42	14.3	10.6						
R2/44	W7/44	BEDROOM	17	82	16	81	5.9	1.2						



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Middlesex Annex, LONDON

Existing vs PR130521

Cumulative

P1681 - rel18

Room	Window	Room Use	APSH								Winter %Loss	Annual %Loss	Winter %Loss	Annual %Loss
			Window				Room							
			Existing		Proposed		Existing		Proposed					
			Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter APSH	Annual APSH				
R2/44	W8/44	BEDROOM	11	44	9	39	18.2	11.4	19	85	18	83	5.3	2.4