HOLLIS

Daylight and sunlight report for the proposed development at

Clarkson Row, Camden NW1 7RA

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Date: 15 July 2021
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1. Executive summary

1.1. Scope

1.1.1. We have been instructed by Penhallow Investments Limited to determine the effect upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at Clarkson Row, Camden NW1 7RA.

1.2. Assessment criteria

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

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

1.3.1. Daylight

1.3.2. We have assessed the habitable rooms and associated windows within the nearby surrounding properties listed below:

- 1A Clarkson Row.
- 1 Clarkson Row.
- 14 Mornington Crescent.
- 15 Mornington Crescent.
- 16 Mornington Crescent.
- 17 Mornington Crescent.
- 18 Mornington Crescent.

1.3.3. In terms of Vertical Sky Component (VSC), 41 out of 49 windows assessed (84%) will meet the target values recommended in the BRE guide.

1.3.4. Of the 8 windows that do not satisfy the relevant VSC threshold; 6 of them retain between 0.71 and 0.79 times their former value against the guideline target of 0.8 times. This is only marginally below the BRE's numerical values and therefore, it is considered that the change will be barely perceptible to occupants.

1.3.5. The 2 remaining windows serve 1 Clarkson Row and retain 0.16 and 0.17 times their former values. However, these windows face directly over the development site and serve rooms which are lit by multiple windows on elevations facing away from the development. The BRE guide makes provision for the consideration of the room average VSC in such situations, and the average VSC values for these rooms are 19.6% and 18.3% against the target of 27%. These values are considered to be acceptable given the site context.

1.3.6. In relation to Daylight Distribution (DD), 35 out of 41 rooms assessed (85%) will achieve the target values recommended in the BRE guide. The six remaining rooms are spread across two properties, these being 16 and 17 Mornington Crescent.

1.3.7. Of the 6 rooms that do not satisfy the relevant DD threshold; 4 of them retain between 0.56 and 0.77 times their former values and direct sky visibility between 50% and 73% of their floor areas.

1.3.8. It is worth noting that existing values attained for the daylight metrics are already very high considering the location of the property and the type and density of the development that is expected to take place in this area. With high existing values for the metrics, larger changes in the values will be inevitable if land is to be developed to maximum efficiency. Therefore, a greater degree of change will need to be accepted.

1.3.9. Sunlight

1.3.10. With regard to sunlight amenity, the BRE guide only recommends the assessment of windows which have a reasonable expectation of enjoying direct sunlight, i.e. those which face within 90 degrees of due south. We have therefore assessed the 42 windows identified below:

- 1A Clarkson Row – 1 window assessed.
- 1 Clarkson Row – 2 windows assessed.
- 14 Mornington Crescent – 8 windows assessed.
- 15 Mornington Crescent – 8 windows assessed.
- 16 Mornington Crescent – 7 windows assessed.
- 17 Mornington Crescent – 8 windows assessed.
- 18 Mornington Crescent – 8 windows assessed.

1.3.11. In terms of Annual Probable Sunlight Hours (APSH), 36 out of 42 windows assessed (86%) will meet the target values recommended in the BRE guide.

1.3.12. Of the 6 windows that do not meet the relevant PSH threshold; 2 of them serve 1 Clarkson Row where the main aspect of the room is North facing. These windows have been assessed for completeness; however, the room would not have a reasonable expectation of attaining direct sunlight due to its northerly orientation.

1.3.13. Of the remaining 4 windows, three are located at lower ground floor level and do not meet the BRE's numerical criteria for sunlight in the existing scenario. The one remaining window falls marginally short of the targets and retains a reasonable amount of annual sunlight hours given the ground floor location and orientation, which is almost due west.

1.3.14. Overshadowing

1.3.15. We have assessed six outdoor amenity spaces, one to the north and five to the east of the proposed development for overshadowing. The gardens serving 15 to 18 Mornington Crescent take the shape of an elongated rectangle that tapers slightly. The two remaining garden areas serving 1 Clarkson Row and 14 Mornington Crescent are somewhat smaller. The separate garden spaces appear to be demarked by fencing.

1.3.16. The BRE guide's assessment methodology for overshadowing states that at least 50% of the amenity area (measured on plan at ground level) should receive at least 2 hours of direct sunlight during the spring equinox (21 March). The BRE guide suggests that for areas where it is difficult to satisfy the March 21 criteria, assessments for summertime criteria (June 21) can also be considered. Both assessments have been undertaken and are presented below.

1.3.17. March 21 (Spring Equinox)

1.3.18. The results demonstrate that the vast majority of the garden areas assessed (90%) will meet the BRE target criteria for sunlight as at least 50% of their areas will continue to receive at least two hours of direct sunlight on 21 March, or the reduction in area receiving at least 2 hours of direct sunlight on that date is no less than 0.8 times its former value and therefore, as stated in the BRE guide unlikely to be noticed.

1.3.19. The 1 remaining garden area, serving 1 Clarkson Row, falls short of the BRE's numeric target for overshadowing. In the existing scenario, 64.12% of this area receives 2 hours of direct sunlight on March 21, however, this figure is reduced to 0% with the proposed development in place.

1.3.20. June 21 (Summer Solstice)

1.3.21. We have assessed the garden area for 1 Clarkson Row on 21 June. The results demonstrate that this garden will retain at least 2 hours of direct sunlight over 67% of its area on 21 June. Therefore, this garden area accords with the BRE guide's numerical criteria when reviewed during the summer months, when it is likely that the garden will be used the most.

1.4. Internal Daylight & Sunlight

1.4.1. The design of the proposed development has placed all the principal rooms (the living, kitchen, dining rooms) at the front elevation, facing Clarkson Row. The prospect from the front of the proposed building is open, as it faces over the railway lines and sidings, with a considerable distance before any obstruction to light is found. Therefore, the rooms will meet the BRE's 25 degree rule and no detailed assessment of light adequacy is required. Due to the open prospect, daylight and sunlight levels within the proposed scheme, will considerably higher than usually found in an urban environment.

1.5. Overall

1.5.1. The results of our assessment show that the effects of the proposed development are broadly consistent with the recommendations outlined in the BRE guide in terms of daylight and sunlight amenity.

1.5.2. It is important to note that the BRE guide states on page 1 paragraph 1.6 "... 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...".

1.5.3. In this context we consider the presented results to be acceptable and see no reason why the proposed development should not be supported due to the changes in daylight and sunlight levels.

2. Introduction

2.1. Scope

2.1.1. We have been instructed by Penhallow Investments Limited to determine the effects upon daylight and sunlight amenity that may arise from the proposed development of Clarkson Row, Camden NW1 7RA in respect of the existing surrounding buildings.

2.2. Planning policy

2.2.1. *Policy A1 'Managing the impact of development'* of the London Borough of Camden's Local Plan states the following:

"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

The factors we will consider include:

e. visual privacy, outlook;
f. sunlight, daylight, and overshadowing;
g. artificial lighting levels;
h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
i. impacts of the construction phase, including the use of Construction Management Plans;
j. noise and vibration levels;
k. odour, fumes and dust;
l. microclimate;
m. contaminated land; and
n. impact upon water and wastewater infrastructure.

... To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011)."

2.2.2. This Report is therefore based on the following publications which contain the accepted standards for assessing daylight and sunlight:

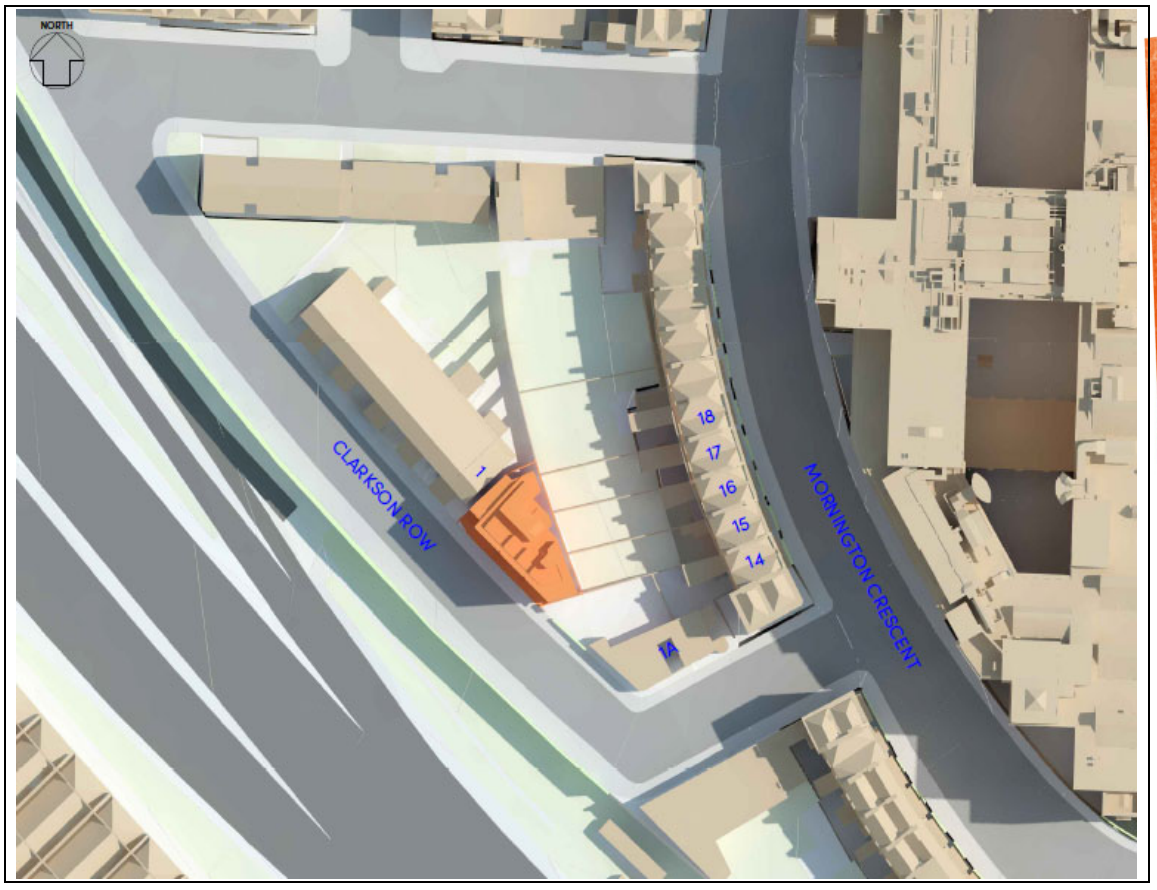
- Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011" ("the BRE guide")
- BS8206 – Part 2: 2008 Code of Practice for Daylighting.

2.3. Assessment criteria

2.3.1. To ensure that this assessment can be appropriately evaluated against best practice standards, daylight and sunlight calculations have been undertaken in accordance with the 'BRE guide' and BS8206–2: 2008 to which the BRE guide refers. The standards and assessments applied are briefly described in Appendix A.

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

Name/address of building	Assumed use	Position in relation to the development
1A Clarkson Row	Residential	South East
1 Clarkson Row	Residential	North West
14 Mornington Crescent	Residential	East
15 Mornington Crescent	Residential	East
16 Mornington Crescent	Residential	East
17 Mornington Crescent	Residential	East
18 Mornington Crescent	Residential	East



Key:

Surrounding Properties

Existing Site

Proposed Site

2.4. Limitations

2.4.1. We refer you to our daylighting and sunlighting limitations, as provided with our fee proposal.

2.4.2. Our assessment is based on the scheme drawings provided by Marek Wojciechowski Architects as listed below. Any other source information used in the assessment (topographical surveys, 3D models etc) is also shown below:

Title	Date
Marek Wojciechowski Architects	
As Proposed_Daylight Sunlight_Site Model.skp	14 December 2020
P2000_Proposed Ground Floor Plan.pdf	14 July 2021
P2001_Proposed First Floor Plan.pdf	14 July 2021
P2002_Proposed Second Floor Plan.pdf	14 July 2021
P2003_Proposed Third Floor Plan.pdf	14 July 2021
P2004_Proposed Roof Plan.pdf	14 July 2021
P2100_Proposed Southwest (Front) Street Elevation.pdf	14 July 2021
P2101_Proposed Southeast (Side) Elevation.pdf	14 July 2021
P2102_Proposed East (Rear) Elevation.pdf	14 July 2021
P2103_Proposed Northwest (Side) Elevation.pdf	14 July 2021
P2200_Proposed Northwest Section.pdf	14 July 2021
PROMAP	
1074058-1172815-720-0.dwg	12 November 2020
Vu City	
200316_Clarkson_Row_MASTER.dwg	06 November 2020

2.4.3. A topographical survey has not been undertaken and all levels and elevation details are approximate, having been obtained from the OS data and elevation drawings.

2.4.4. We were unable to obtain internal room layouts for any of the neighbouring properties. We have therefore used our professional judgement and the architectural form of the buildings to approximate the floor plans used in our assessment.

3. Assessment and results – effect of new development on existing, surrounding buildings

3.1. Daylight

3.1.1. In accordance with the BRE guide (see also Appendix A), the following buildings required assessment:

- 1A Clarkson Row.
- 1 Clarkson Row.
- 14 Mornington Crescent.
- 15 Mornington Crescent.
- 16 Mornington Crescent.
- 17 Mornington Crescent.
- 18 Mornington Crescent.

3.1.2. The results of our VSC analysis are shown in full in Appendix D. The following table is a summary of our findings:

Building address	No. of windows Analysed	Meets BRE Yes	No	Total percentage
1A Clarkson Row	5	5	0	100
1 Clarkson Row	5	3	2	60
14 Mornington Crescent	8	8	0	100
15 Mornington Crescent	8	7	1	88
16 Mornington Crescent	7	5	2	71
17 Mornington Crescent	8	5	3	63
18 Mornington Crescent	8	8	0	100
Totals	**49**	**41**	**8**	**84**

3.1.3. 41 of the 49 windows assessed (84%) will fully satisfy the target values set out in the BRE guidelines by either attaining a VSC value of at least 27% or retaining at least 0.8 times their former values.

3.1.4. Although the results indicate that with the proposed development in place the vast majority of the windows surrounding the site will receive adequate daylight as defined by the BRE guidance, a number do not meet the numeric targets and we comment further below.

3.1.5. The Daylight Distribution (DD) assessment results are shown in full in Appendix D. Below is a summary of our findings:

Building address	No. of rooms Analysed	BRE compliant Yes	No	Total percentage BRE compliant
1A Clarkson Row	4	4	0	100
1 Clarkson Row	2	2	0	100
14 Mornington Crescent	7	7	0	100
15 Mornington Crescent	7	7	0	100
16 Mornington Crescent	7	3	4	43
17 Mornington Crescent	7	5	2	71
18 Mornington Crescent	7	7	0	100
Totals	**41**	**35**	**6**	**85**

3.1.6. Of the 41 rooms assessed, 35 (85%) will fully satisfy the BRE guideline values by attaining direct sky visibility over at least 80% of their floor areas or retaining at least 0.8 times their former value.

3.1.7. As with daylight VSC, although the results indicate that with the proposed development in place the vast majority of the rooms surrounding the site will receive adequate daylight distribution as defined by the BRE guidance, a number do not meet the numeric targets and we comment further below.

3.2. Sunlight

3.2.1. In accordance with the BRE Guide and our analysis of the plans provided, a number of the surrounding buildings required Annual Probable Sunlight Hours (APSH) assessment – (see Appendix A):

- 1A Clarkson Row.
- 1 Clarkson Row.
- 14 Mornington Crescent.
- 15 Mornington Crescent.
- 16 Mornington Crescent.
- 17 Mornington Crescent.
- 18 Mornington Crescent.

3.2.2. The table below shows a summary of the results of the APSH analysis. Full assessment results are contained in Appendix E.

Building address	No. of windows analysed	BRE compliant Yes	No	Total percentage BRE compliant
1A Clarkson Row	1	1	0	100
1 Clarkson Row	2	0	2	0
14 Mornington Crescent	8	8	0	100
15 Mornington Crescent	8	6	2	75
16 Mornington Crescent	7	6	1	86
17 Mornington Crescent	8	7	1	88
18 Mornington Crescent	8	8	0	100
Totals	**42**	**36**	**6**	**86**

3.2.3. Of the 42 windows assessed, 36 (86%) will continue to meet the target values as set out in the BRE guidelines.

3.2.4. As with the daylight metrics, although the results indicate that with the proposed development in place the vast majority of the windows surrounding the site will receive adequate sunlight as defined by the BRE guidance, a number do not meet the numeric targets and we comment further below.

3.3. Overshadowing

3.3.1. In accordance with the BRE guide we have undertaken overshadowing assessments to six outdoor amenity spaces, one to the northwest and five to the east of the proposed development.

3.3.2. A reference plan and the results of the overshadowing analysis are shown in full in Appendix F. The table below summarises the results:

Building address	No. of amenity areas analysed	BRE compliant Yes	No	Total percentage BRE compliant
1 Clarkson Row	1	0	1	0
14 Mornington Crescent	1	1	0	100
15 Mornington Crescent	2	2	0	100
16 Mornington Crescent	2	2	0	100
17 Mornington Crescent	2	2	0	100
18 Mornington Crescent	2	2	0	100
Totals	**10**	**9**	**1**	**90**

3.3.3. Of the 10 amenity areas assessed, 9 (90%) will meet the target values as set out in the BRE guidelines.

3.3.4. As with the sunlight PSH, although the results indicate that with the proposed development in place the vast majority of the amenity areas surrounding the site will receive adequate sunlight as defined by the BRE guidance, one does not meet the numeric targets and we comment further below.

3.4. Discussion of results

3.4.1. We set out below a discussion of the results on a property-by-property basis.

1 Clarkson Row

1 Clarkson Row.

3.4.2. The results for 1 Clarkson Row meet the BRE's numerical criteria for Daylight Distribution (DD).

3.4.3. With regard to Vertical Sky Component (VSC), 2 out of the 5 windows assessed do not meet the BRE's numerical targets. The window references are as follows and the windows are highlighted in orange on the above image:

- Ground floor – W1.
- First floor – W1.

3.4.4. These windows will retain 0.16 and 0.17 times their former values upon completion of the proposed development. These windows face directly over the development site and serve rooms which have their main windows on other elevations that are unaffected by the proposed development.

3.4.5. The BRE guide makes provision for the consideration of the room average VSC in such situations where rooms are served by multiple windows. The average VSC values for these rooms are 19.6% and 18.3% against the target of 27%. These values are considered to be acceptable given the close proximity to the site boundary.

3.4.6. The BRE guide asks whether an existing property adjacent to a development site can be considered a "good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light" (BRE guide paragraph 2.2.3).

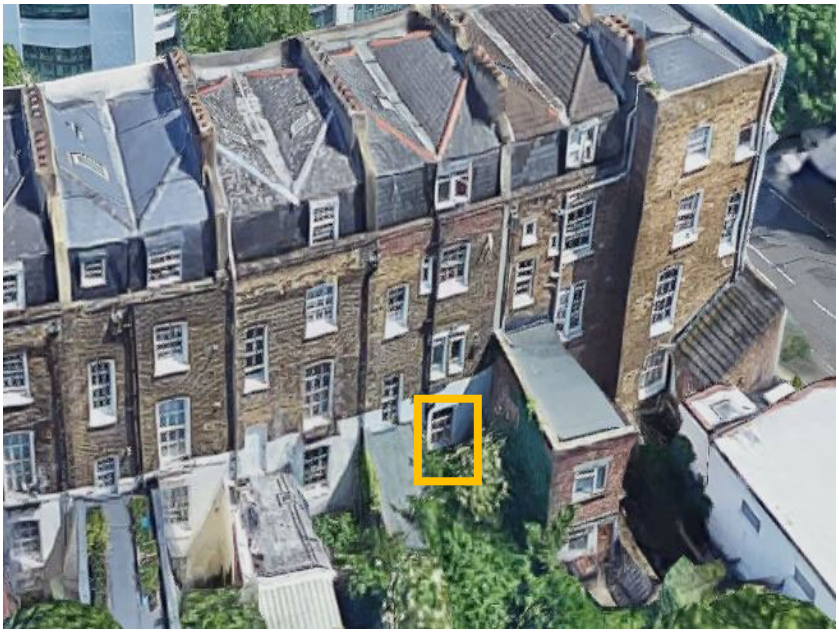
3.4.7. This property contains windows on its flank elevation directly facing the site, which is a feature unique to the terrace of properties on Clarkson Row. There is little space between its elevations and land boundary with the application site. The closer a property to its boundary, the more acute the burden it imposes on development of adjoining land because it relies on daylight and sunlight light from relatively low angles elevation over the application site.

3.4.8. In order to develop the subject site effectively, the BRE guidance should be applied flexibly, as noted in the guide itself. In any case, the rooms which these windows serve meet the DD criteria and therefore, on balance, the effects are not considered to be material.

3.4.9. In terms of sunlight PSH, both windows assessed fall short of the target values set out in the BRE guide. However, the BRE guide recognises that the main requirement for sunlight in residential properties is within principal living rooms, and, given the location of the windows in the flank elevation, it is considered that they do not represent the main windows of a principal living room. Therefore, the effects to the property in terms of sunlight is not considered to be material.

3.4.10. With regard to overshadowing, our results demonstrate that the garden area serving 1 Clarkson Row falls short of the BRE's numeric targets. This is because the area that receives 2 hours of direct sunlight on March 21 is reduced from 64.12% to 0% upon completion of the proposed development. However, the BRE guide suggests that for areas where it is difficult to satisfy the March 21 criteria, assessments for summertime criteria (June 21) can also be considered. Consequently, we undertaken the summer assessment which demonstrates that 67% of the garden area serving 1 Clarkson Row will achieve 2 hours of direct sunlight, comfortably meeting the BRE guide's numerical target during the summer months, when it is likely that the garden will be used the most.

15 Mornington Crescent



15 Mornington Crescent.

3.4.11. The results for 15 Mornington Crescent meet the BRE's numerical criteria for Daylight Distribution (DD) and overshadowing.

3.4.12. With regard to Vertical Sky Component (VSC), 1 out of the 8 windows assessed does not meet the BRE's numerical target. The window reference is as follows and is highlighted in the above image:

- Below Ground floor – W1.

3.4.13. This window will retain 0.74 times its former value upon completion of the proposed development (against 0.8 target recommended in the BRE guide), therefore, the reduction is considered marginally short of the BRE's numerical criteria, and is unlikely to be noticeable to the occupants.

3.4.14. In terms of sunlight PSH, 2 out of the 8 windows assessed fall short of the target values recommended in the BRE guide. One of these windows will retain 0.75 its former annual sunlight hours, just a little short of the 0.8 target, while the remaining window is located an lower ground floor level and does not attain the BRE's numerical criteria in the existing scenario. Therefore, the effects are not considered to be material.

16 Mornington Crescent

16 Mornington Crescent.

3.4.15. The results for 16 Mornington Crescent meet the BRE's numerical criteria in terms overshadowing.

3.4.16. With regard to Vertical Sky Component (VSC), 2 out of the 7 windows assessed do not meet the BRE's numerical target. The window references are as follows and are highlighted on the above image:

- Below Ground floor – W1.
- Ground floor – W1.

3.4.17. Both windows will retain 0.74 times their former values upon completion of the proposed development (against 0.8 target recommended in the BRE guide), therefore, the reduction is considered marginally short of the BRE's numerical criteria, and is unlikely to be noticeable to the occupants.

3.4.18. In terms of daylight distribution (DD), 4 out of 7 rooms assessed fall short of the target values recommended in the BRE guide. Two of these rooms retain between 0.68 and 0.77 times their former values and direct sky visibility between 67% and 76% of their floor areas. The remaining two rooms retain 0.44 and 0.56 times their former values. Overall, given the location of these rooms on the lower ground, ground (2) and first floor, and the residual levels of daylight retained, the effects are not considered to be material.

3.4.19. With regard to sunlight PSH, one window falls short of the target values recommended in the BRE guide. However, it will retain 0.71 its former annual sunlight hours, just a little short of the 0.8 target.

17 Mornington Crescent

17 Mornington Crescent.

3.4.20. The results for 17 Mornington Crescent are BRE compliant in terms overshadowing. With regard to Vertical Sky Component (VSC), 3 out of the 8 windows assessed do not meet the BRE's numerical target. The window references are as follows and they are highlighted on the above image:

- Below Ground floor – W1.
- Ground floor – W1 and W3.

3.4.21. All of these windows will retain between 0.71 and 0.79 times their former values upon completion of the proposed development (against 0.8 target recommended in the BRE guide), therefore, the reductions are considered marginally short of the BRE's numerical criteria, and unlikely to be noticeable to the occupants.

3.4.22. In terms of daylight distribution (DD), 2 out of 7 rooms assessed fall short of the target values recommended in the BRE guide. These two are located on the lower ground and ground floor and retain between 0.43 and 0.66 times their former values.

3.4.23. It is worth noting that in the existing scenario, the values attained for daylight distribution are high considering the location of this property and the type and density of the proposed development. With high existing values for the metrics, larger changes in the values will be inevitable, therefore, a greater degree of flexibility will need to be applied.

3.4.24. With regard to sunlight PSH, one window falls short of the target values recommended in the BRE guide. However, it will retain 0.67 its former annual sunlight hours, just a little short of the 0.8 target. The window is at lower ground floor level and does not achieve the BRE's numerical target in the existing scenario. Therefore, it is considered that the window is not currently relied upon to provide sunlight. Overall the effects to this property in terms of sunlight amenity are not considered to be material.

Appendix A

Assessments to be applied

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Introduction

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

'The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design..... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.....'

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

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority's policies, vary widely, from 18-35m[1]. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide's daylighting requirements as it complies with the 25^0 rule and will almost certainly satisfy the 'Three times height' test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical 'minimum' distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25^0 rule.

Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 and Appendix C of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms

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

and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

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

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

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

Daylighting Tests

'Three times height' test - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25^0 test will need to be carried out.

25^0 test – a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25^0 to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25^0 then more detailed tests are required, as outlined below.

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

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25^0 Test). Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

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

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

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

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

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

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

Sunlight

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

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within 90^0 of due south and no obstruction subtends to angle of more than 25^0 to the horizontal or where the window wall faces within 20^0 of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that the Annual Probable Sunlight Hours (APSH) need to be analysed. APSH means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question. If the APSH tests reveal that the new development will receive at least one quarter of the available APSH, including at least 5% of APSH during the winter months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together.

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

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90^0 of due south of an existing building's main window wall and the new building subtends to angle of more than 25^0 to the horizontal;
- The window wall faces within 20^0 of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

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

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

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

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

Sunlight – Gardens and Open Spaces

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

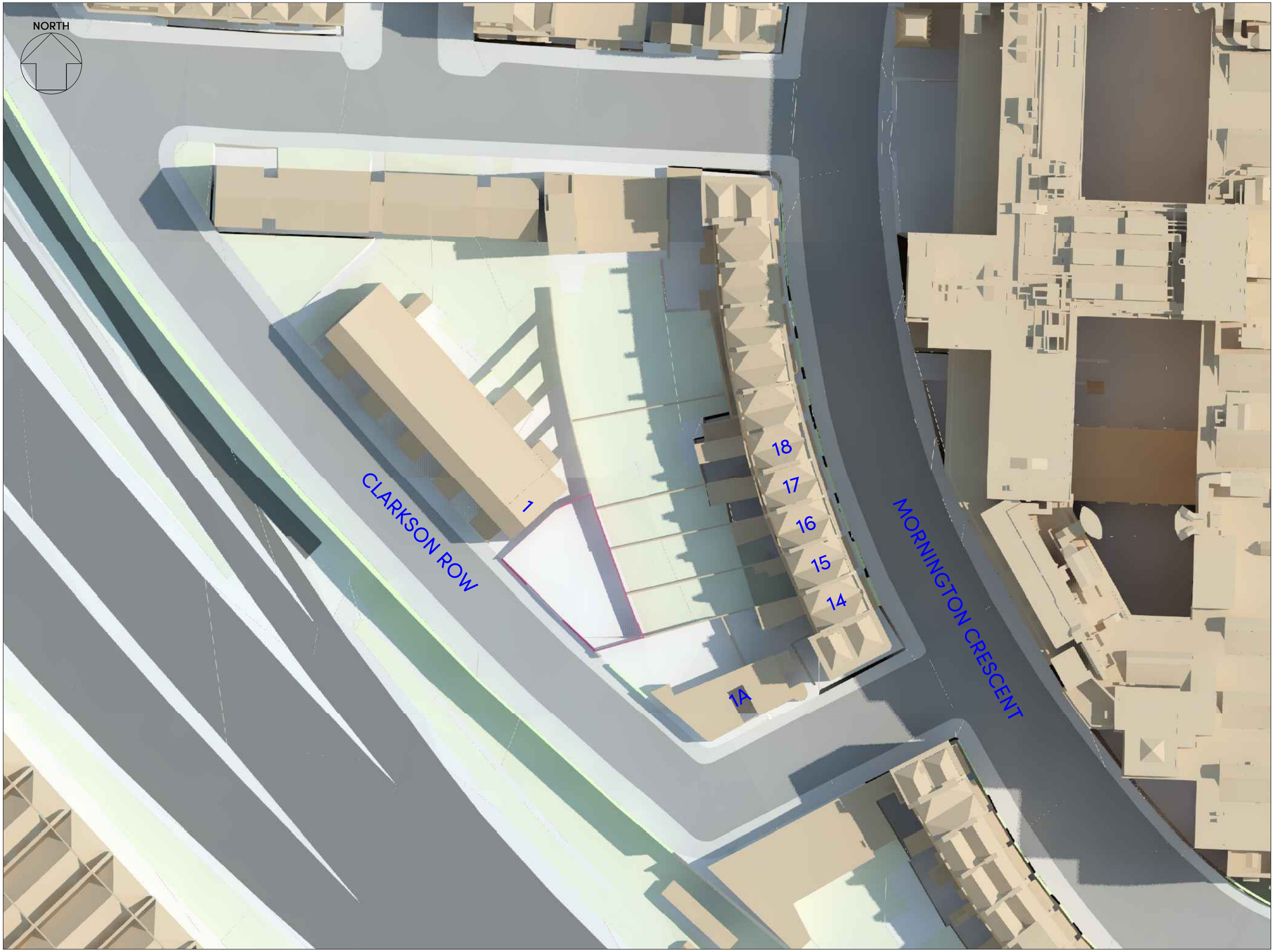
The BRE guidelines state that:

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

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

Appendix B

Context drawings



Existing Site Plan

SOURCES OF INFORMATION:

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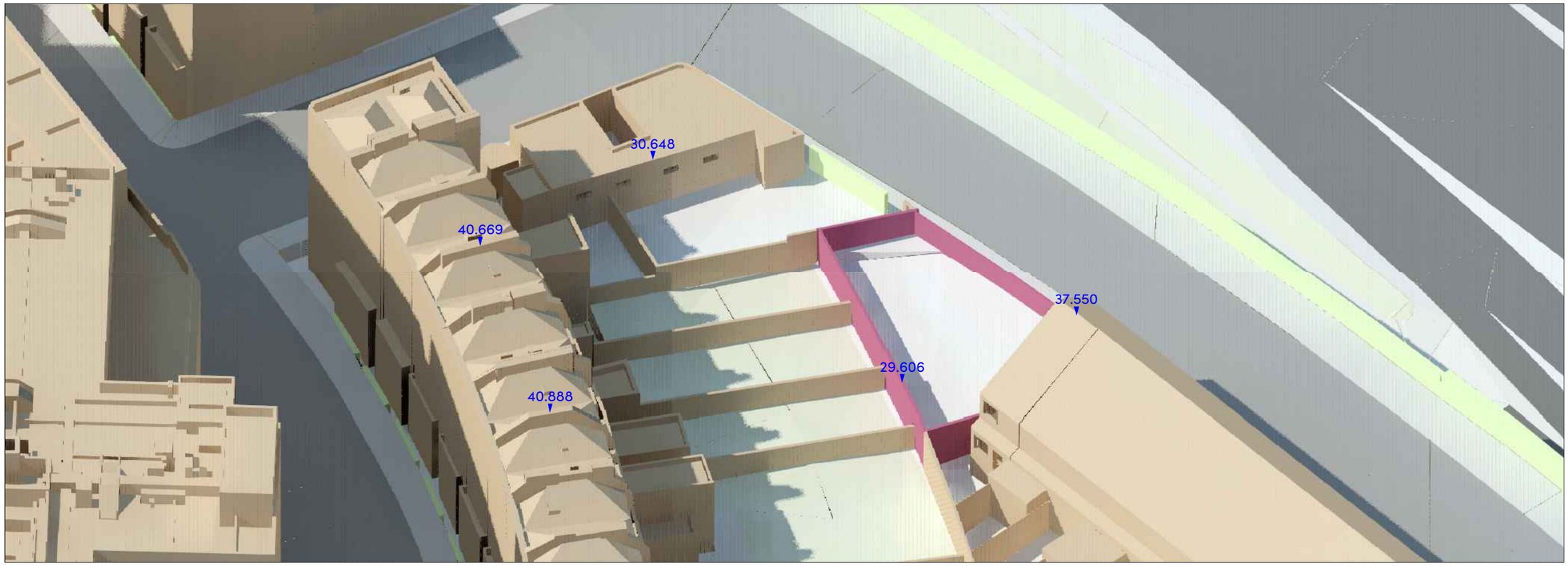
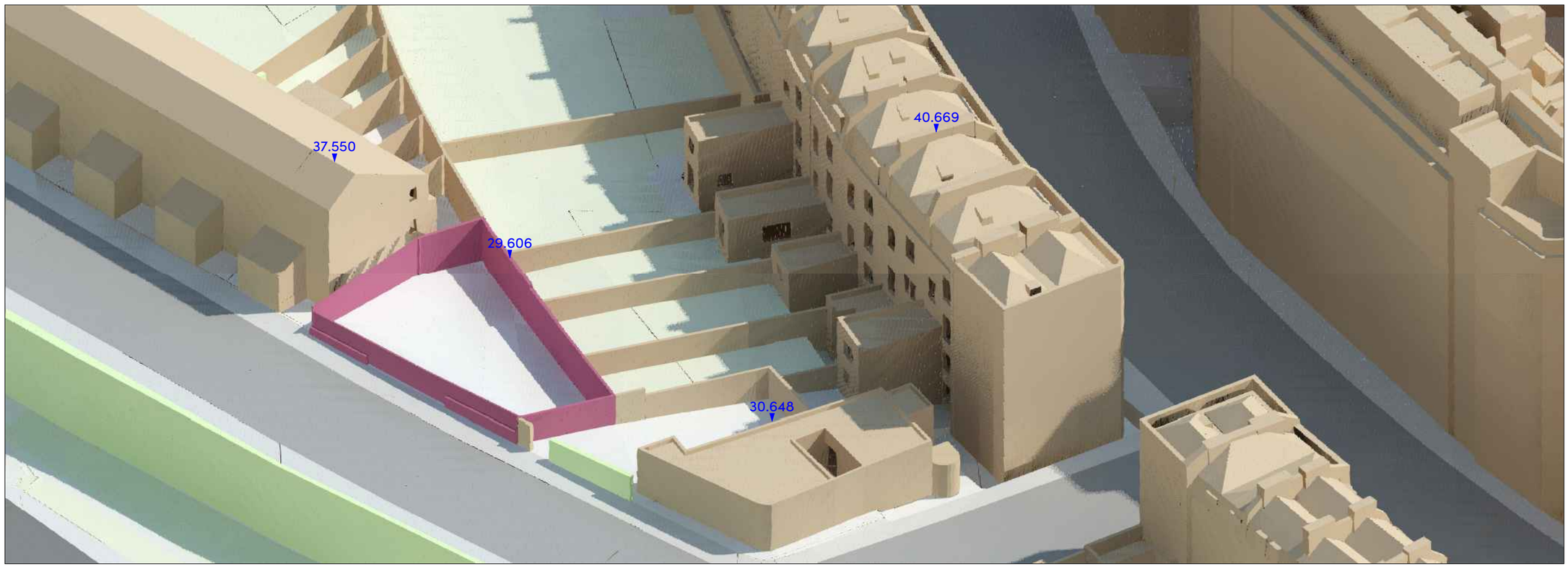


3D Context View - View from North (Existing)



3D Context View - View from South (Existing)

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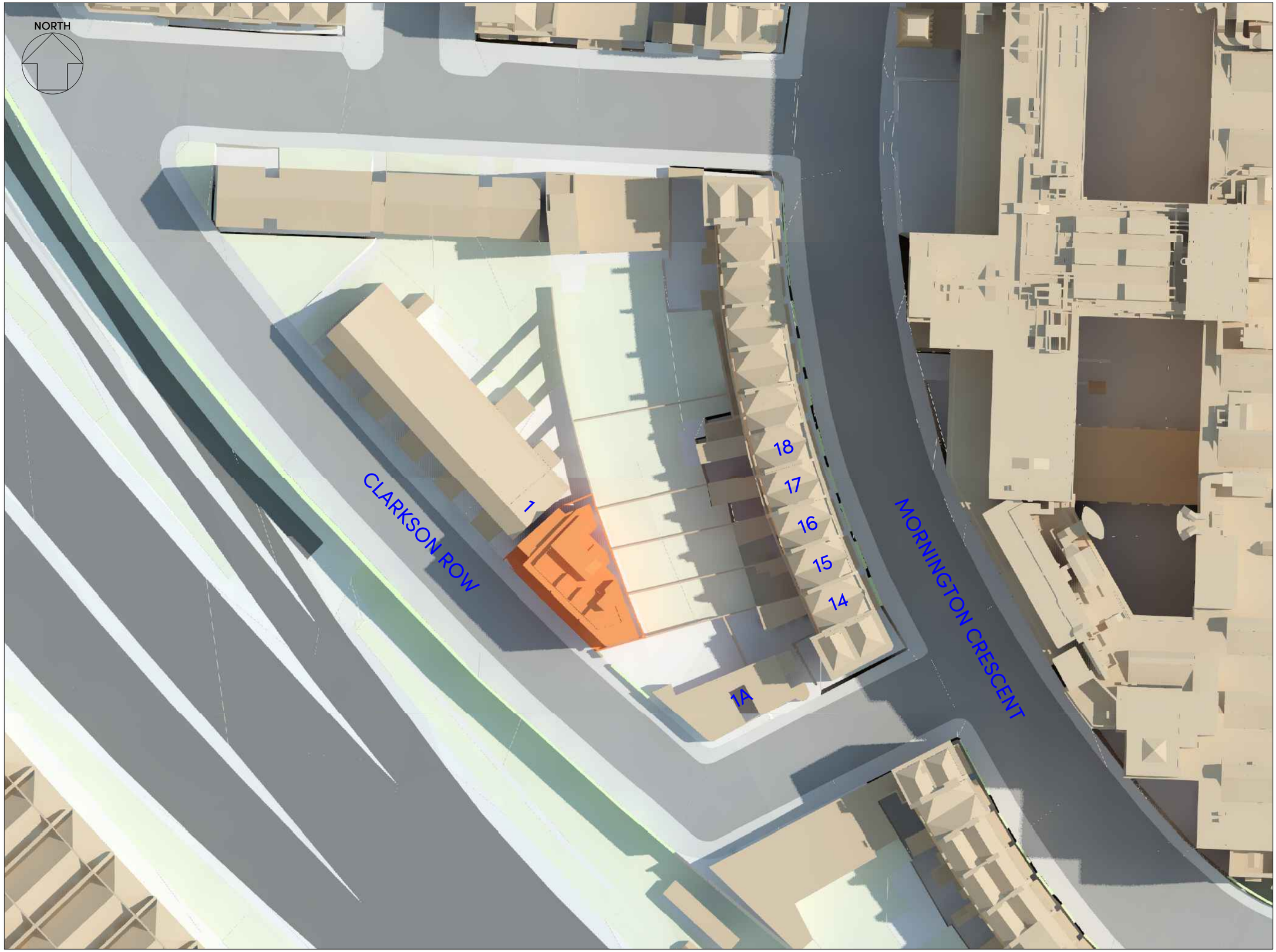

Proposed Site Plan

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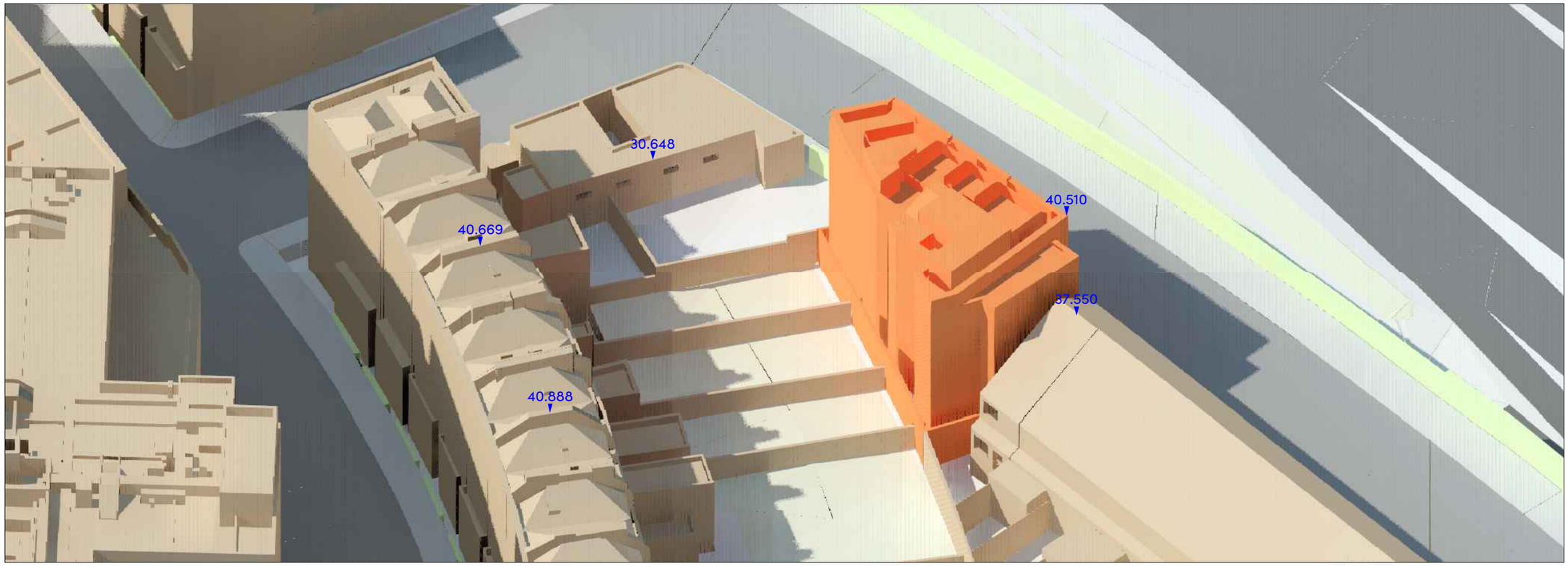
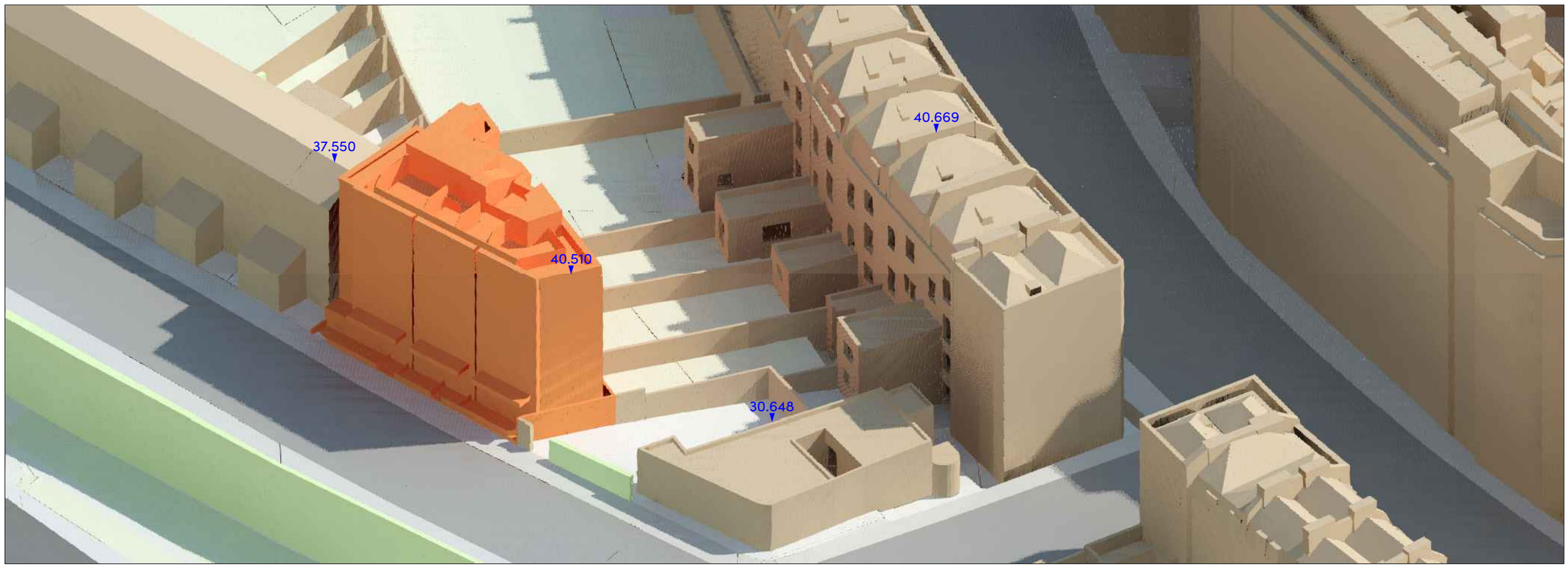


3D Context View - View from North (Proposed)



3D Context View - View from South (Proposed)

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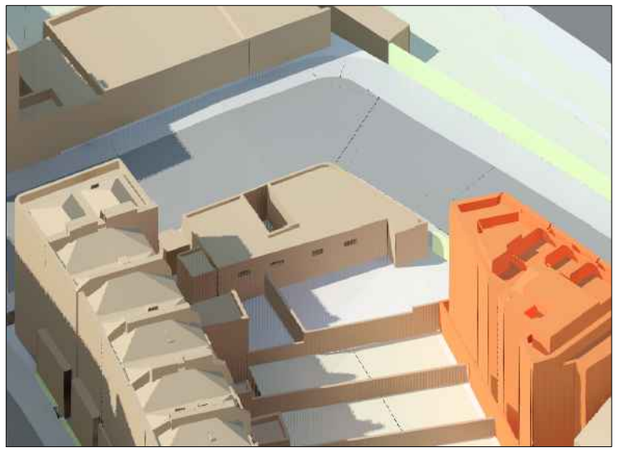
Appendix C

Window/room reference drawings

1A Clarkson Row - Ground Floor



3D Context View - North

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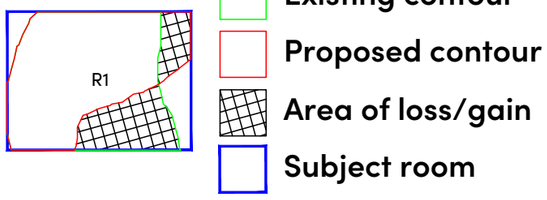

3D Context View - South

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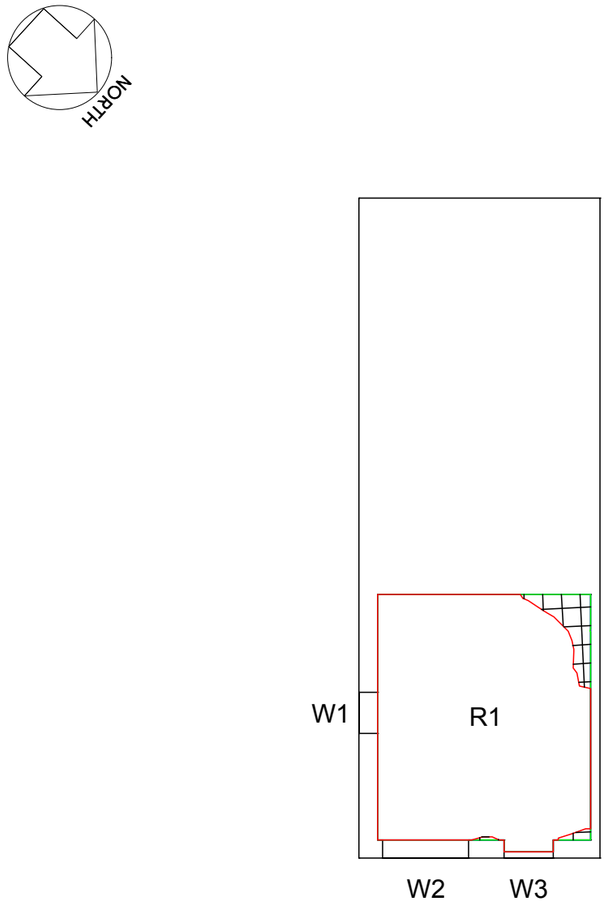
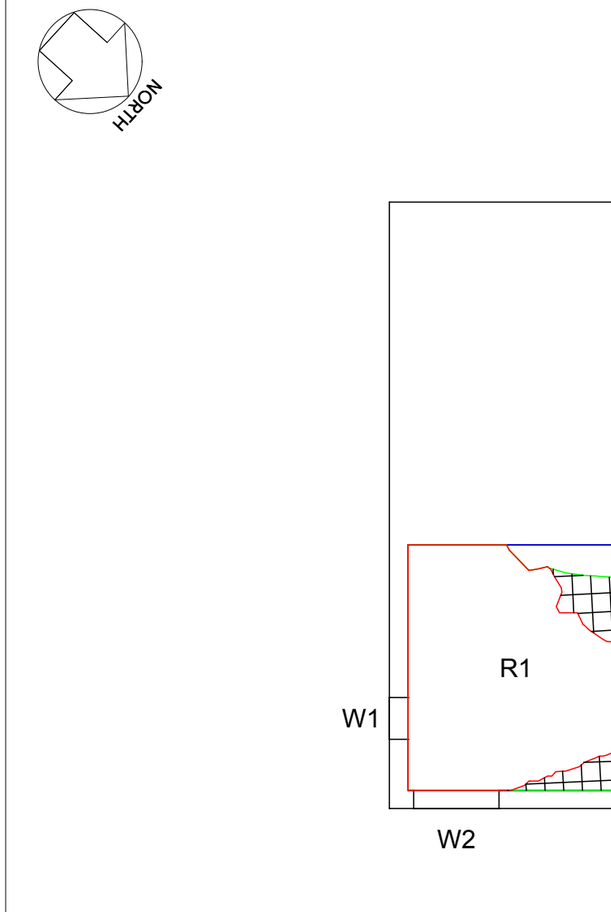


1 Clarkson Row - Ground Floor



1 Clarkson Row - First Floor

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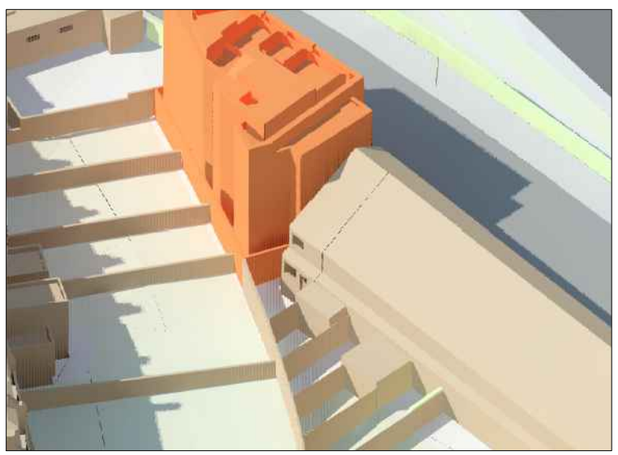
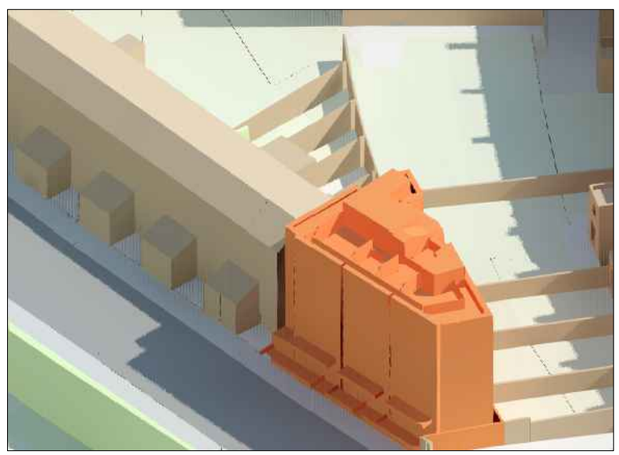


3D Context View - North

KEY

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South

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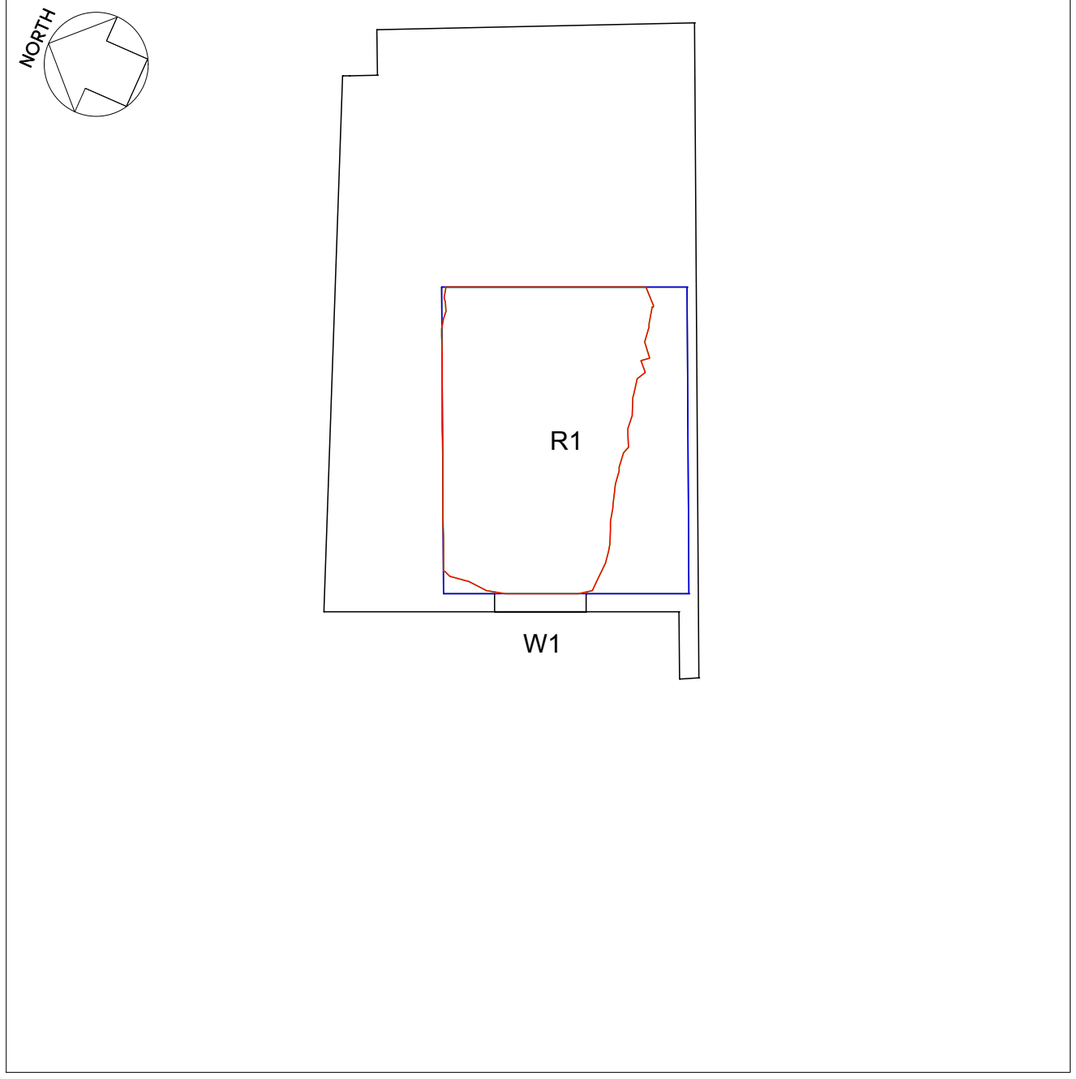
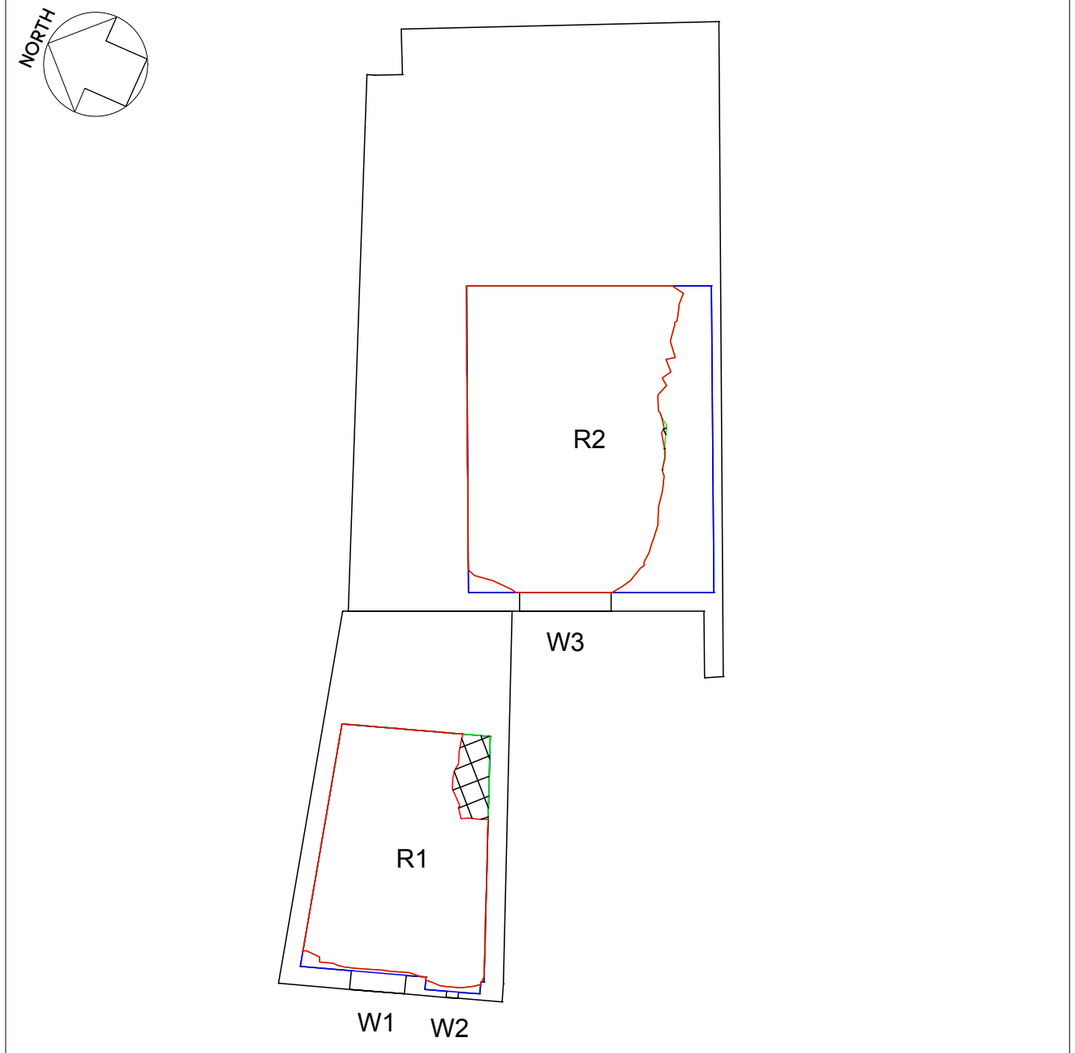


14 Mornington Crescent - Below Ground Floor



14 Mornington Crescent - Ground Floor

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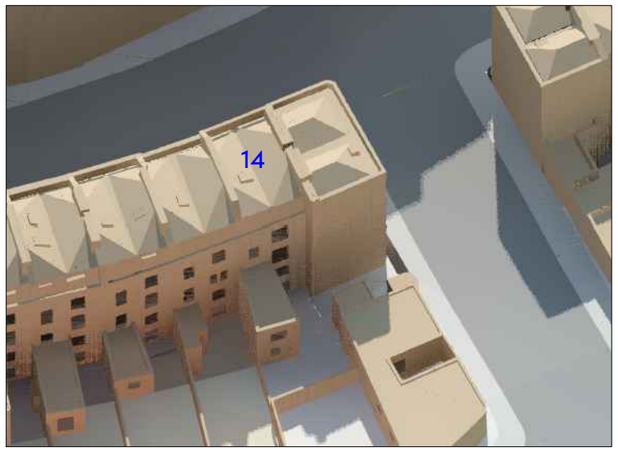
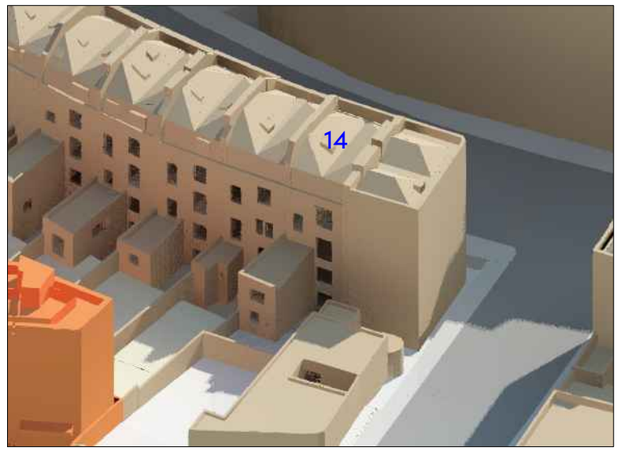


3D Context View - West

KEY

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South West

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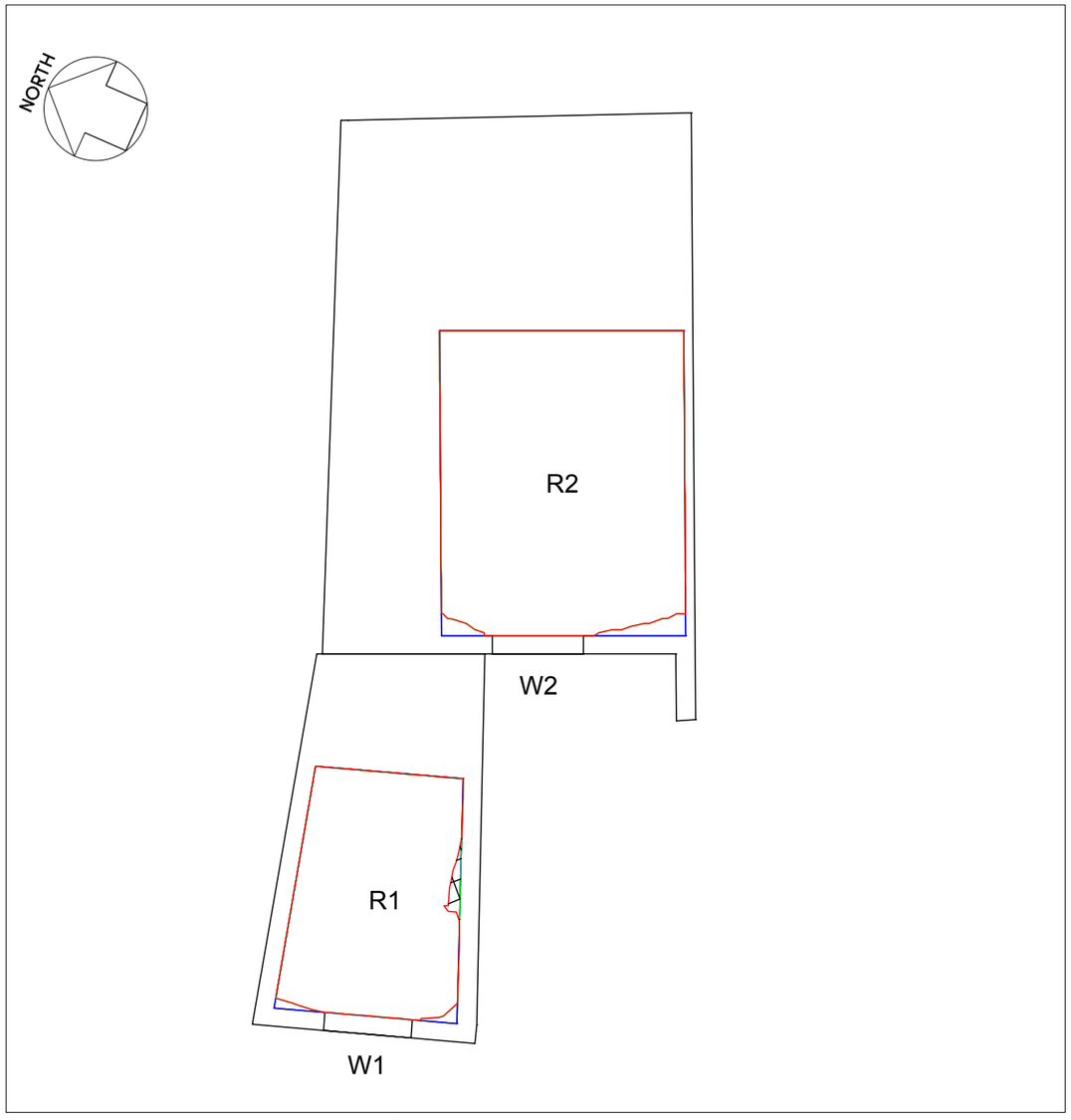
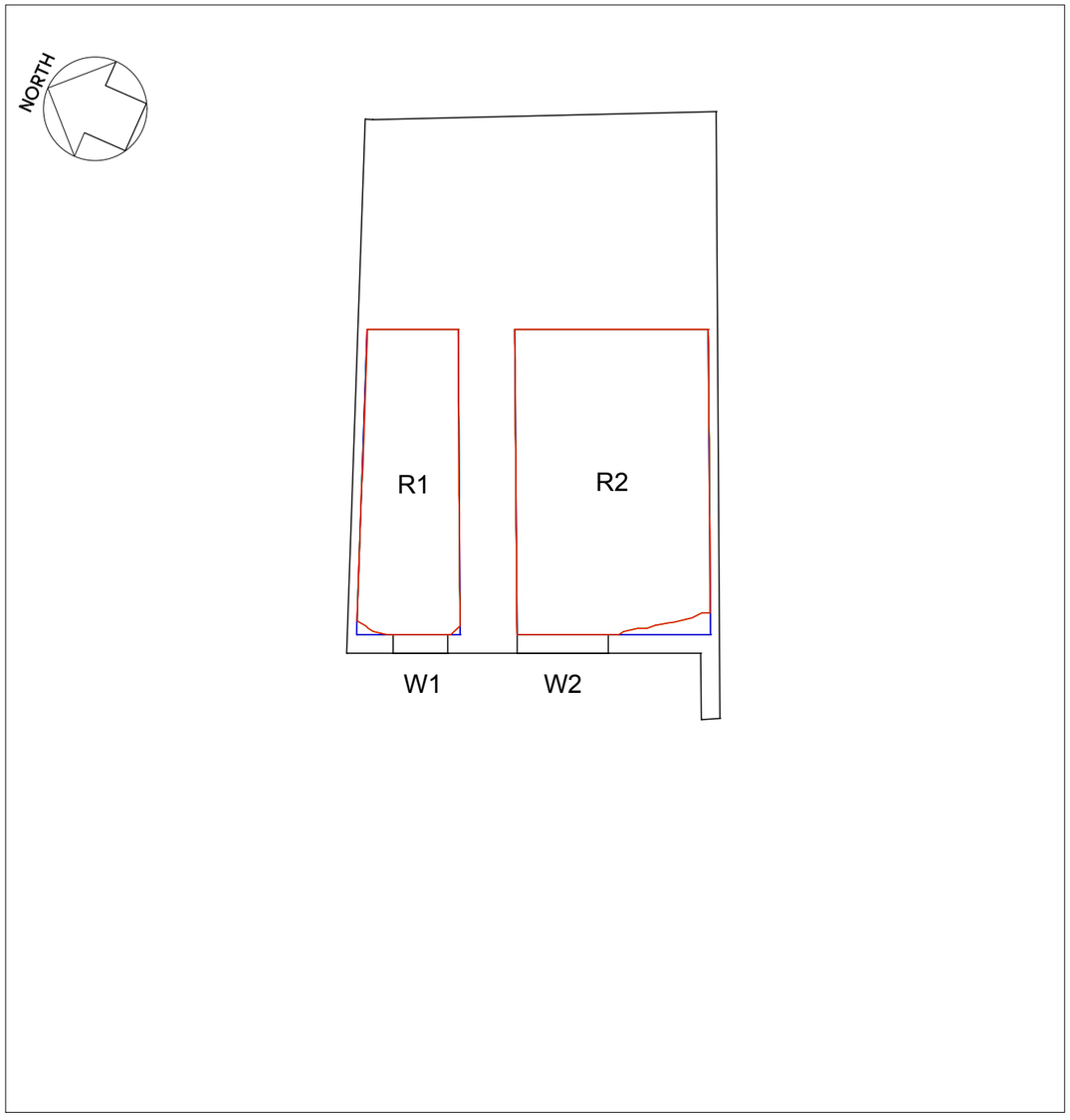


14 Mornington Crescent - First Floor



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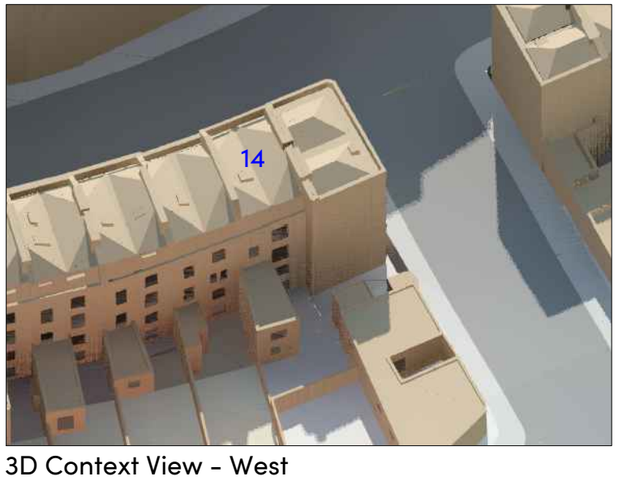

3D Context View - West

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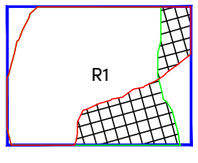

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80-82 Silverthorne Road
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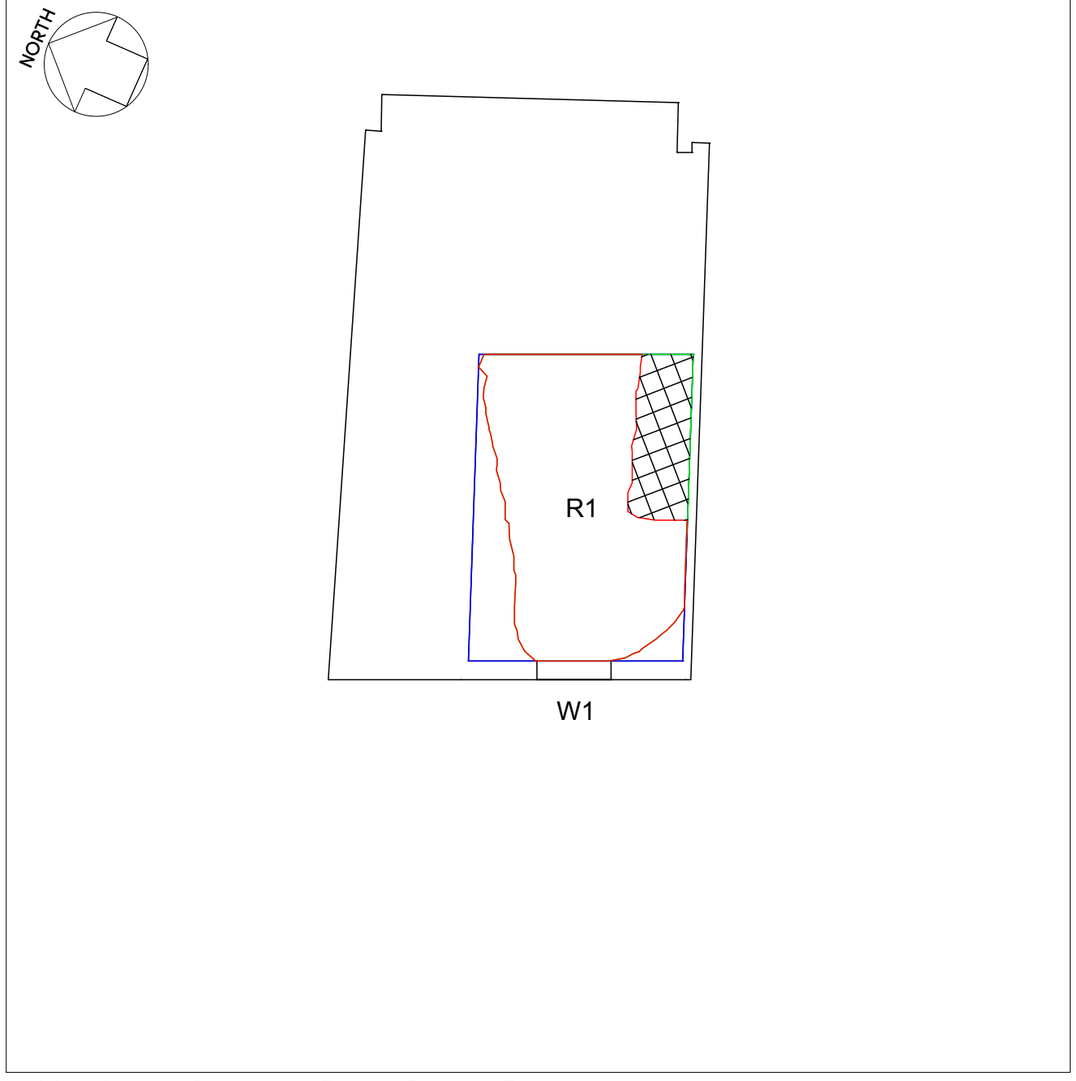
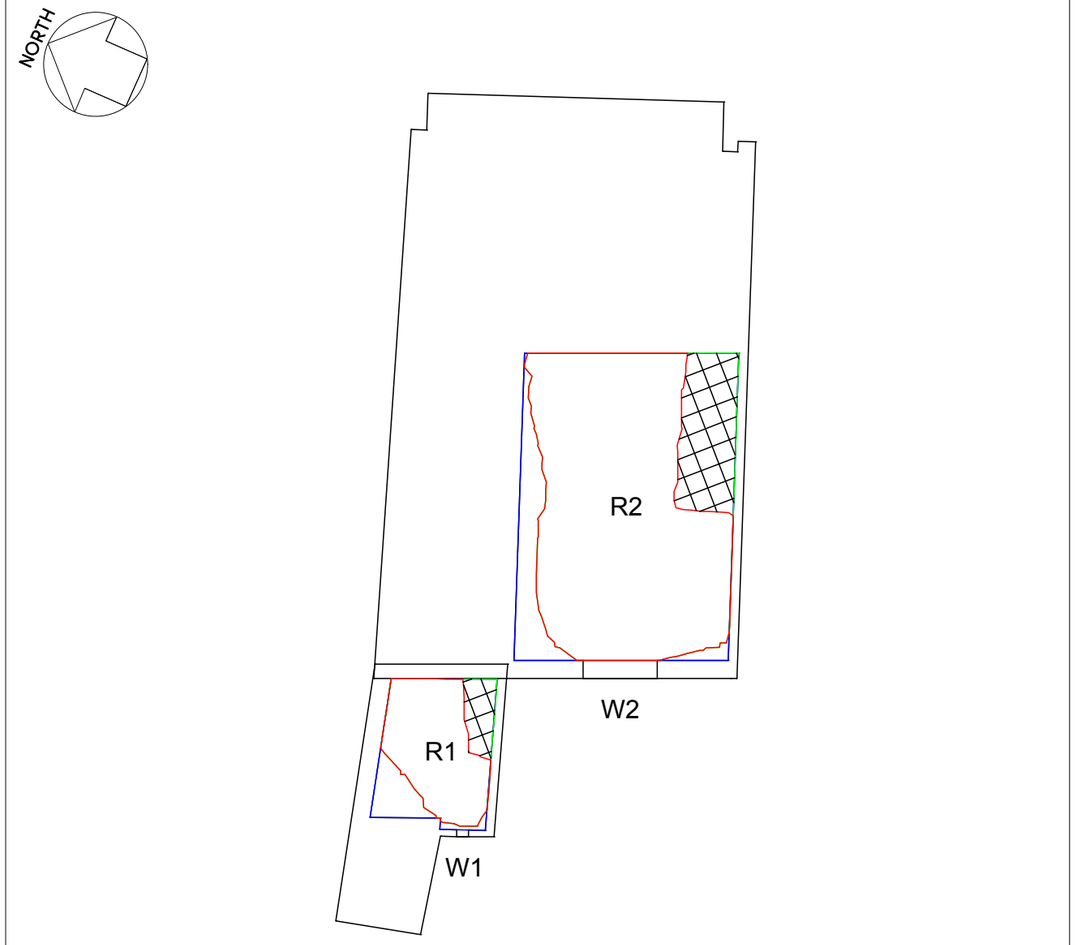


15 Mornington Crescent - Below Ground Floor



15 Mornington Crescent - Ground Floor

SOURCES OF INFORMATION:

MAREK WOJCIECHOWSKI ARCHITECTS

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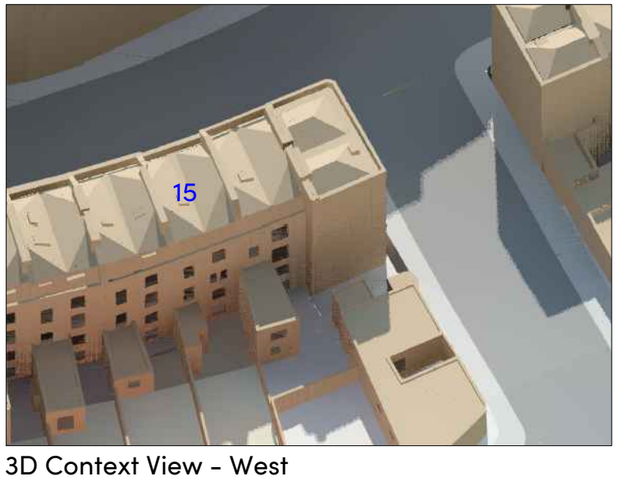
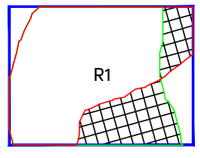


3D Context View - West

KEY



- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room

3D Context View - South West

Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
ALL DIMENSIONS ARE IN METERS ONLY

TITLE

Daylight Distribution Contours/Referencing Plans 15 Mornington Crescent

CLIENT

Penhallow Investments Limited

PROJECT

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DRAWING NO.	RELEASE NO.
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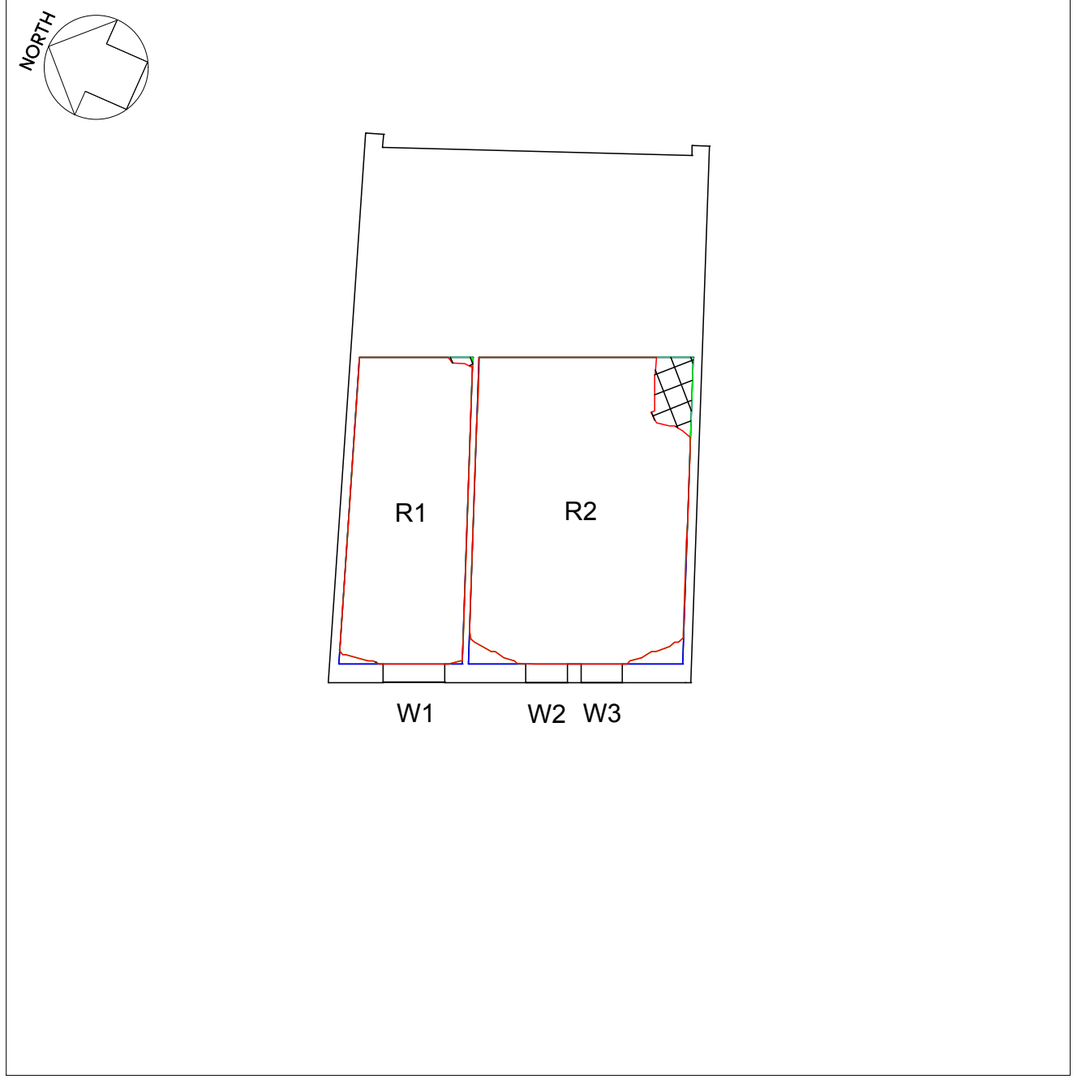
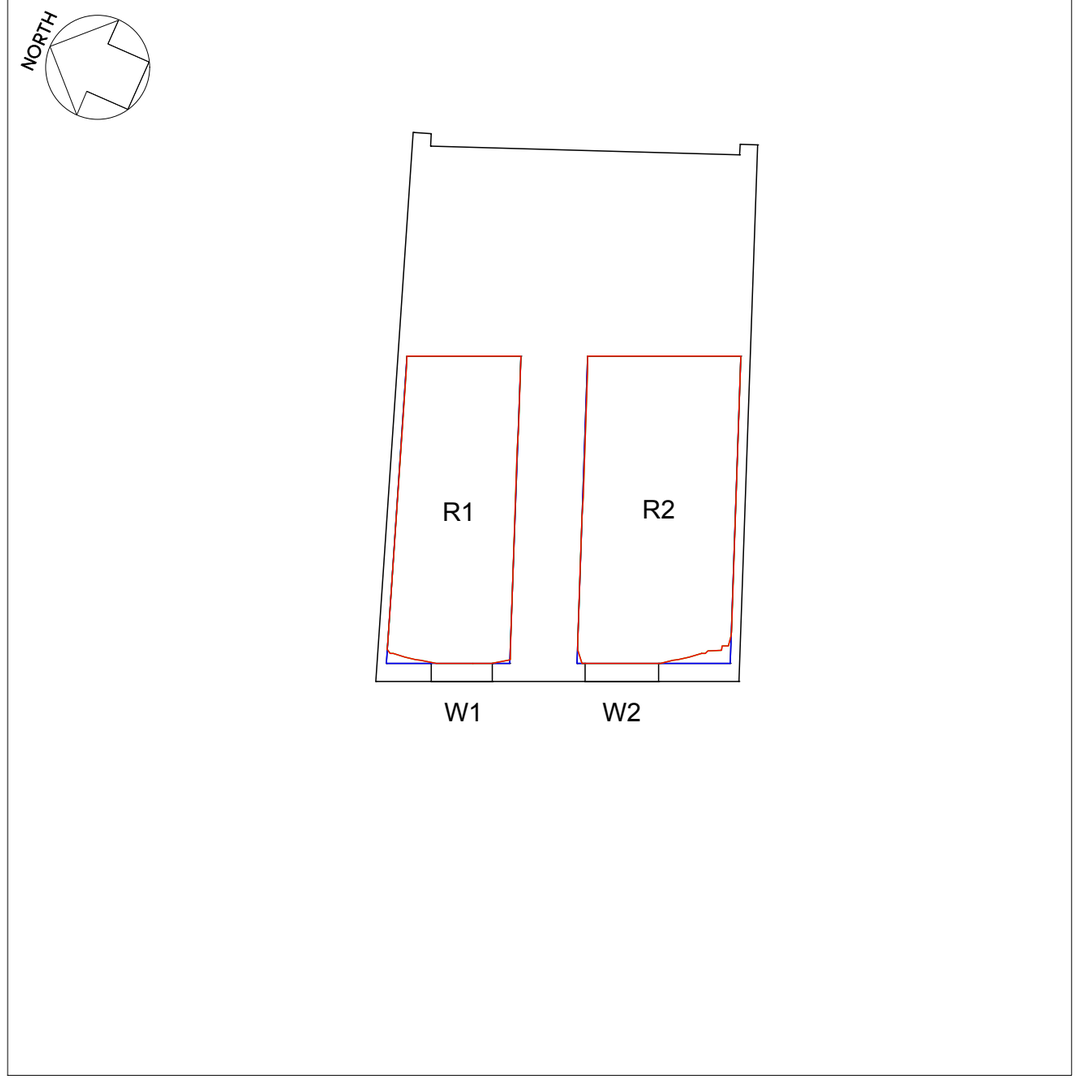


15 Mornington Crescent - First Floor



15 Mornington Crescent - Second Floor

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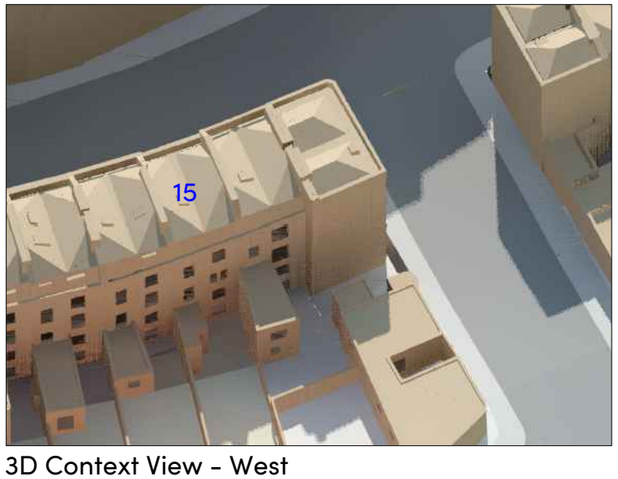

3D Context View - West

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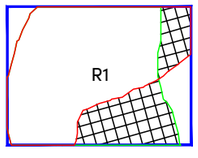

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room

3D Context View - South West

Rev.	Date	Amendments	Initial

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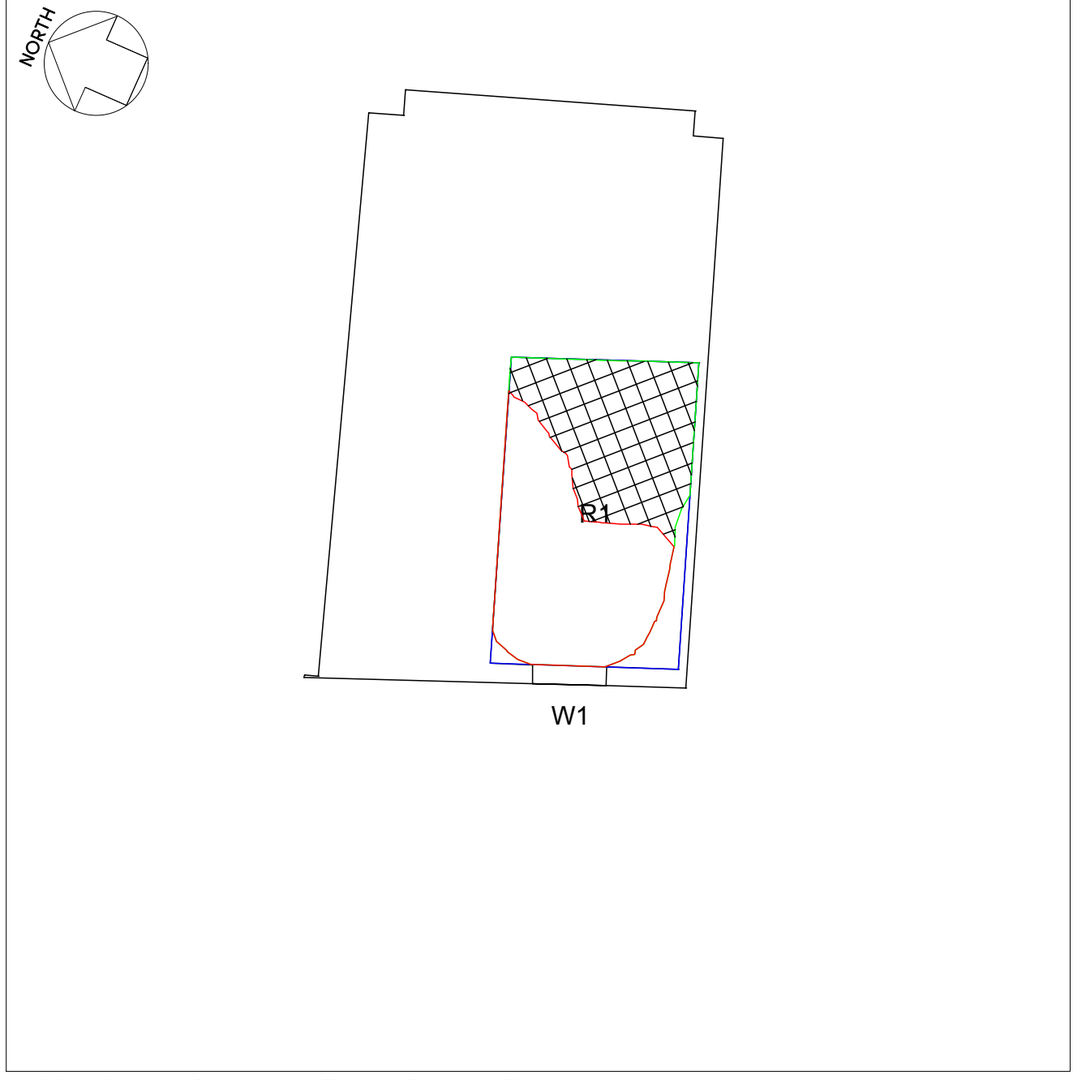
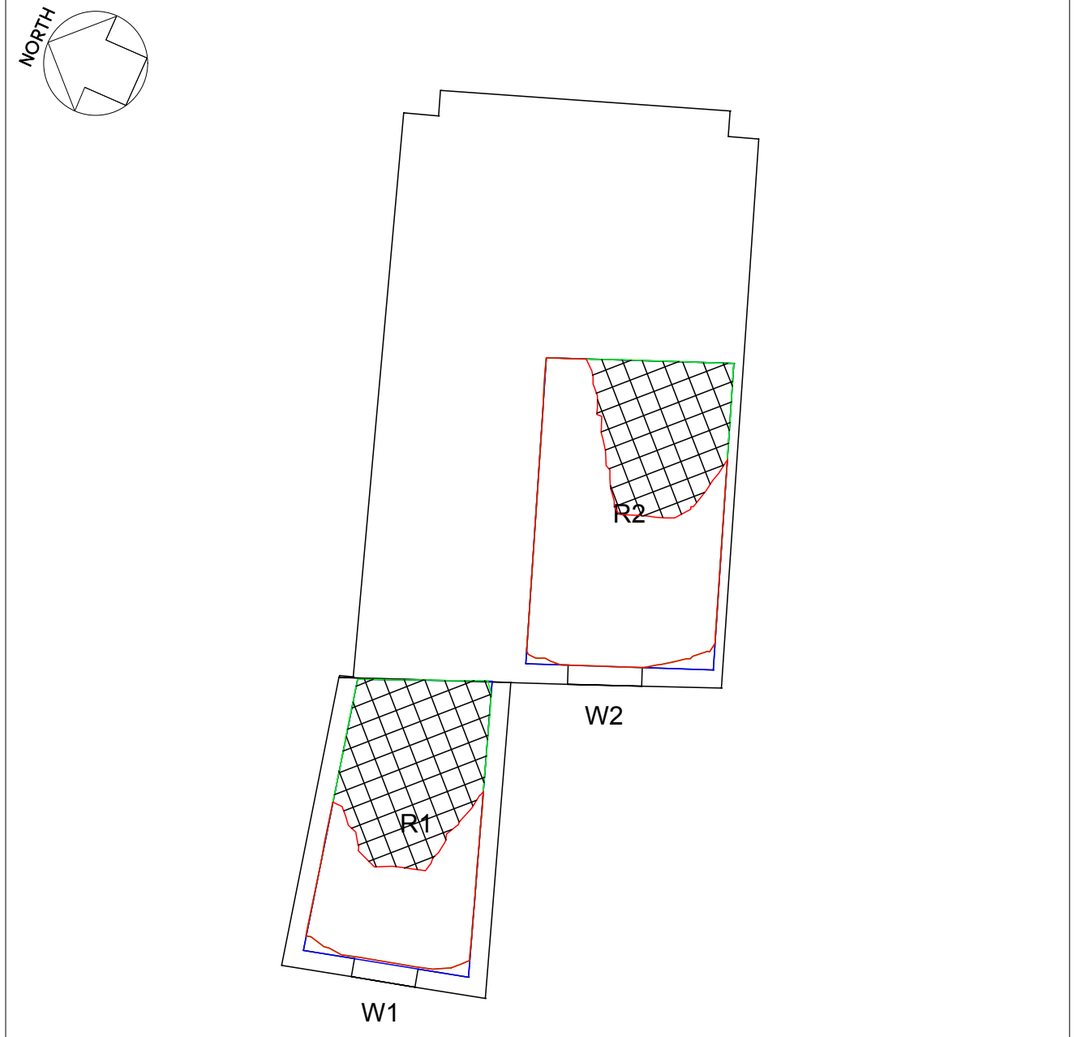


16 Mornington Crescent - Below Ground Floor



16 Mornington Crescent - Ground Floor

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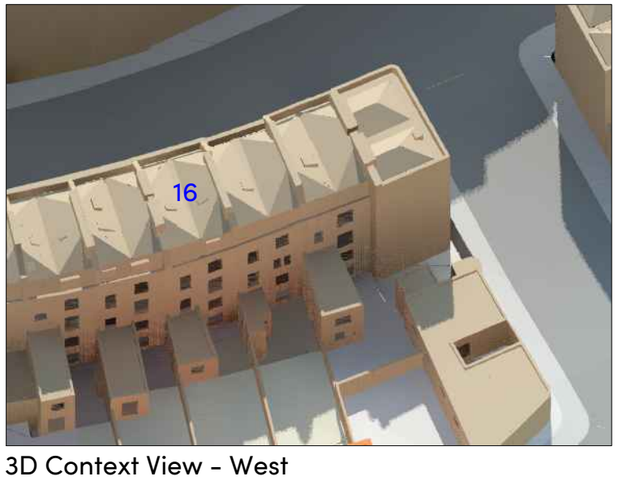

3D Context View - West

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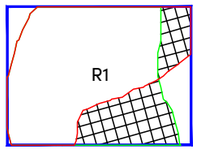
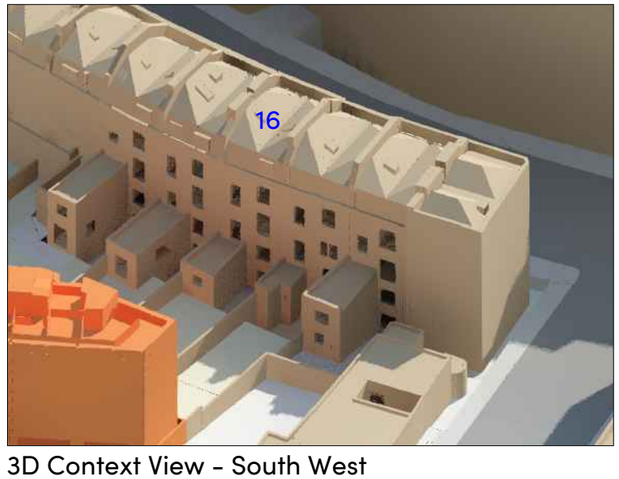


- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South West

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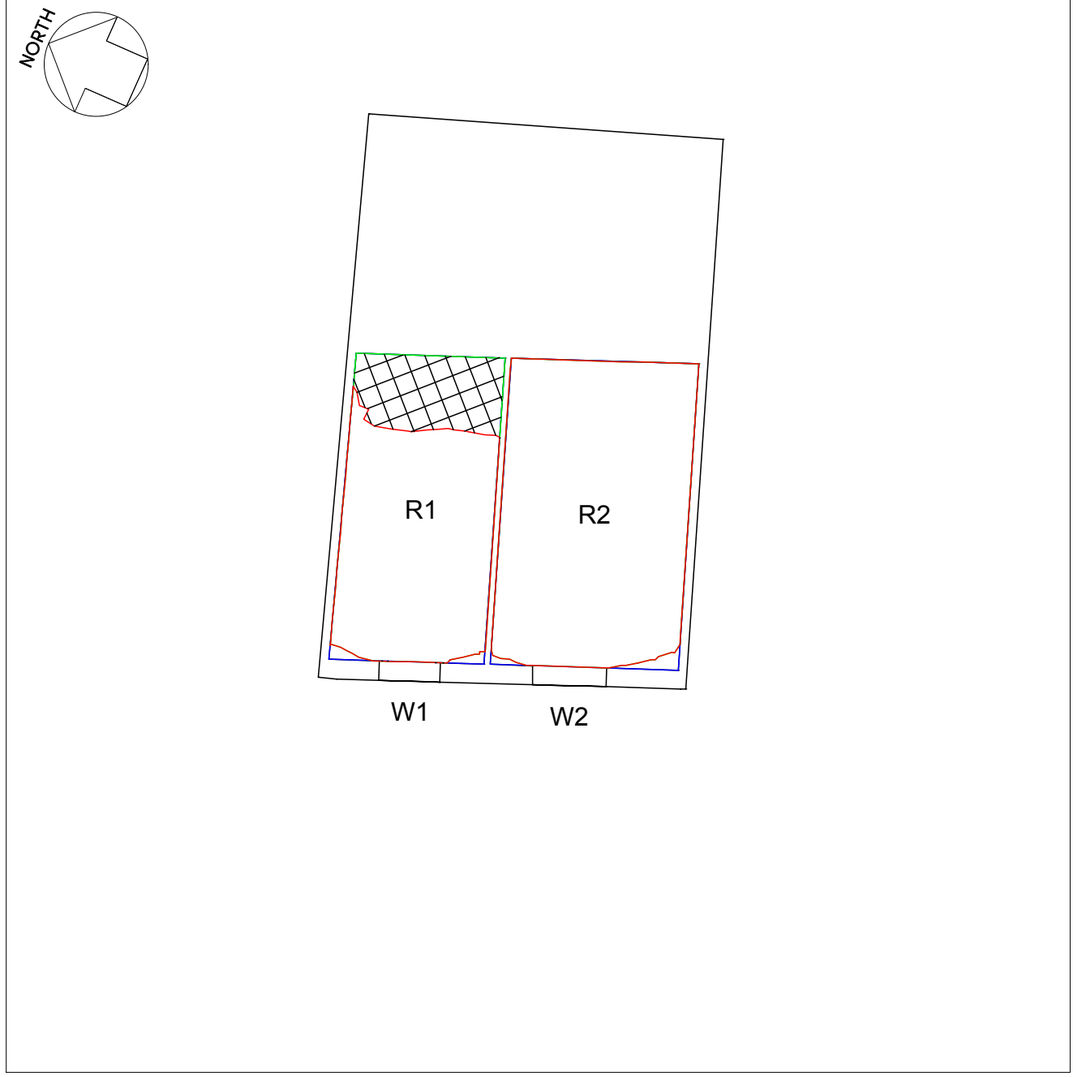
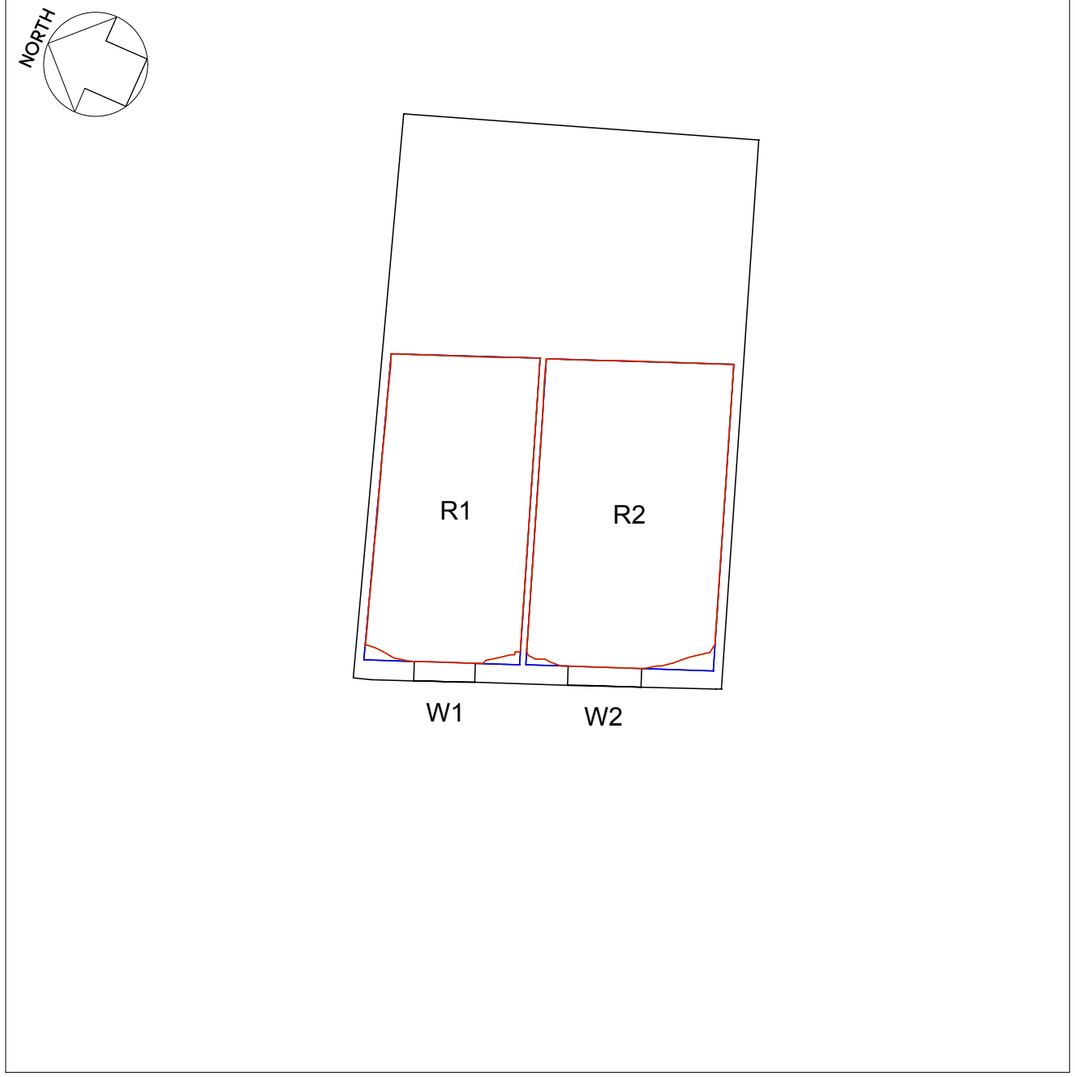
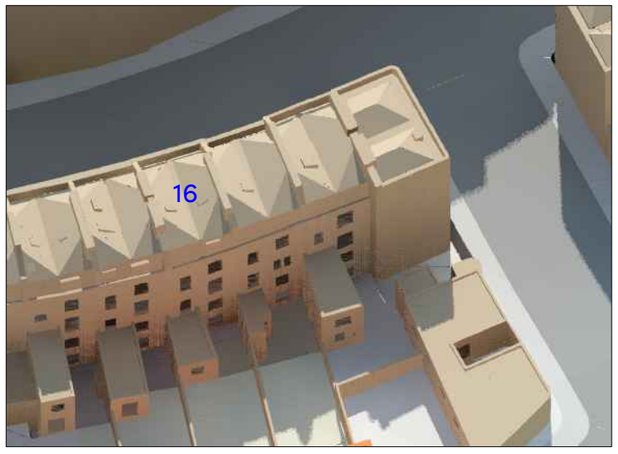


16 Mornington Crescent - First Floor



16 Mornington Crescent - Second Floor



3D Context View - West

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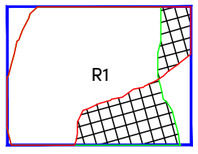
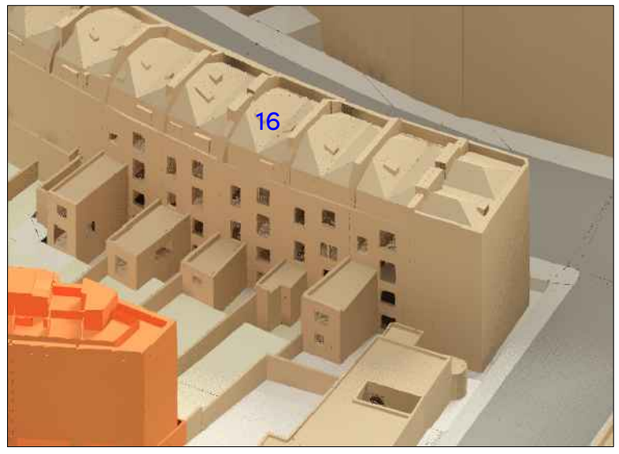


- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South West

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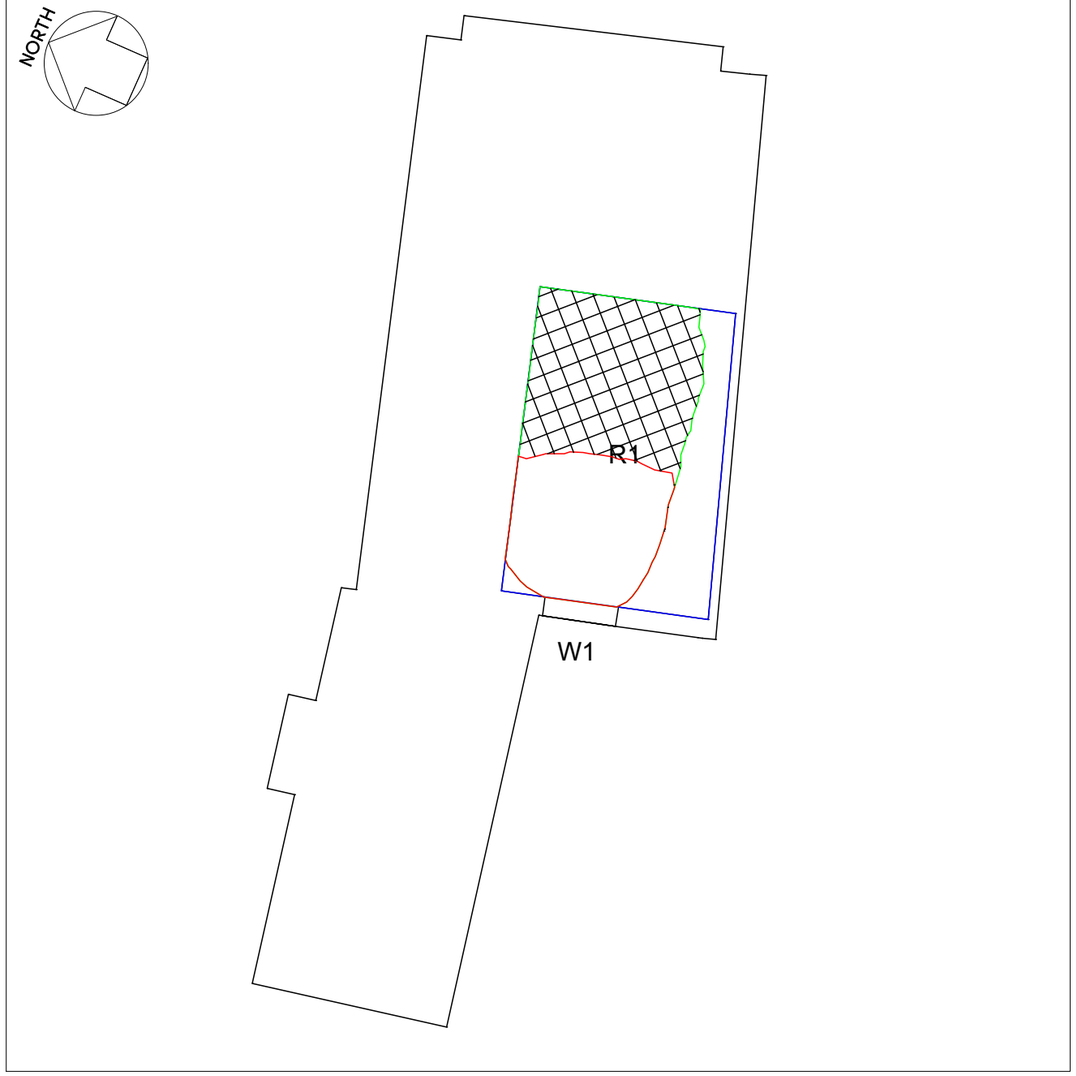
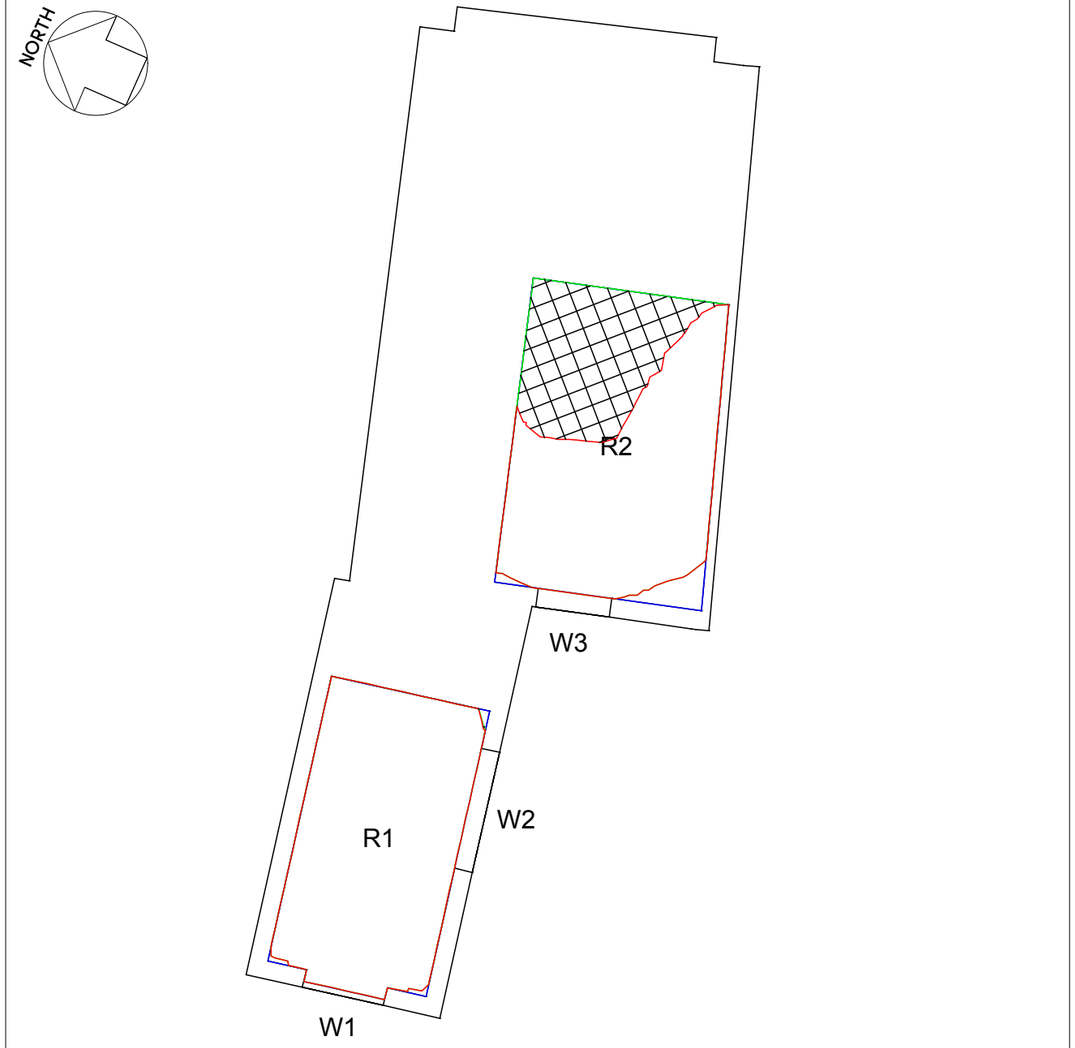


17 Mornington Crescent - Below Ground Floor



17 Mornington Crescent - Ground Floor

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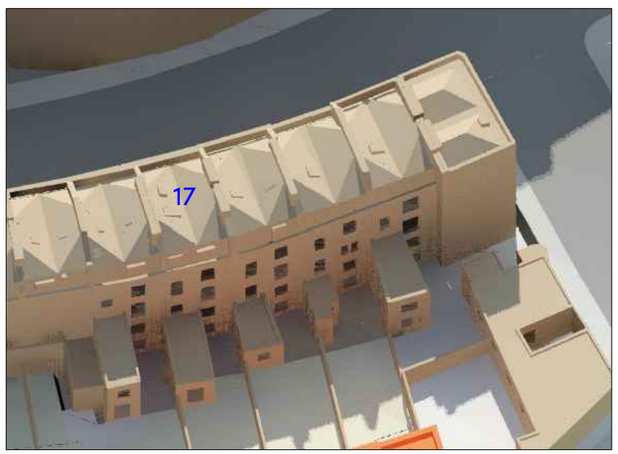

3D Context View - West

KEY

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room

3D Context View - South West

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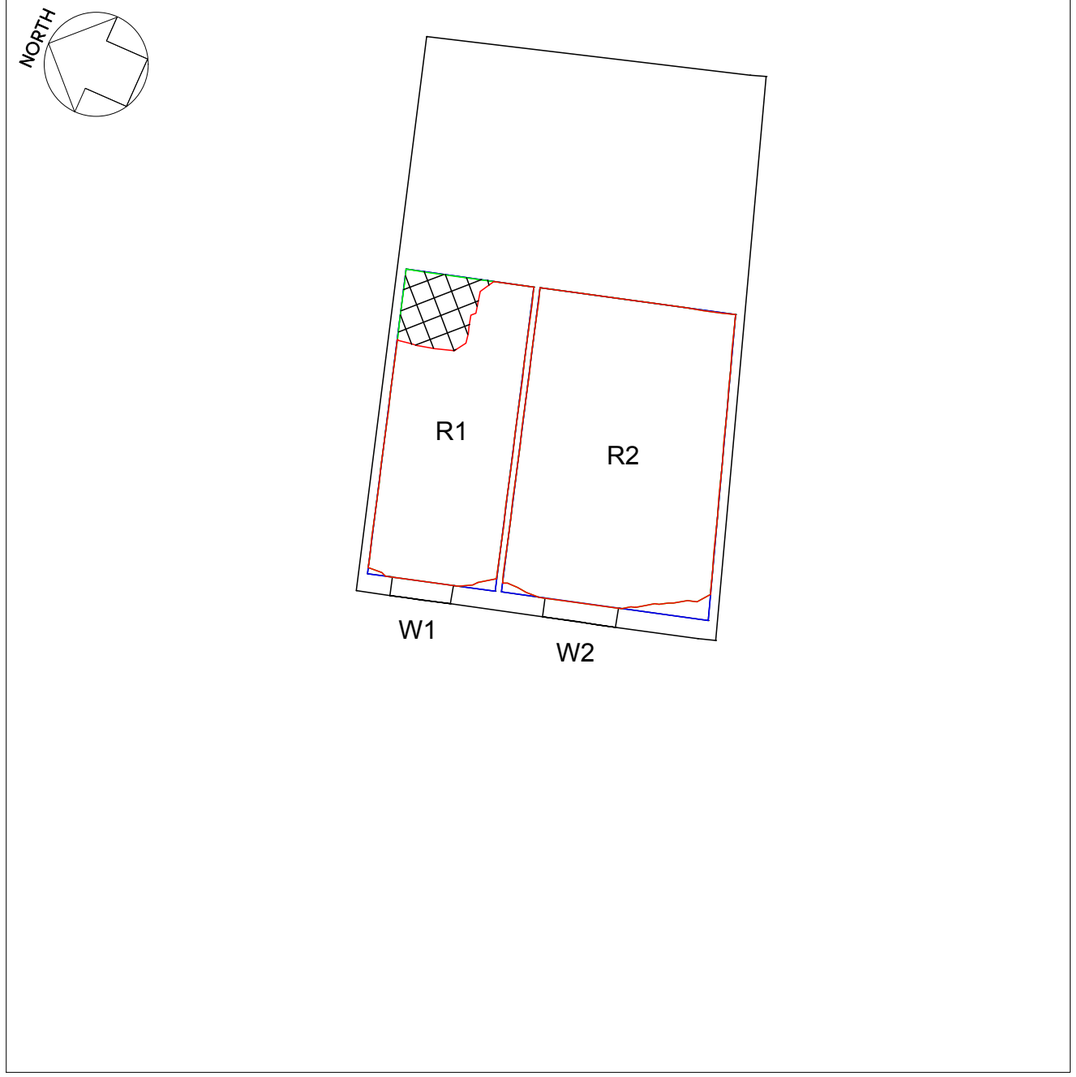
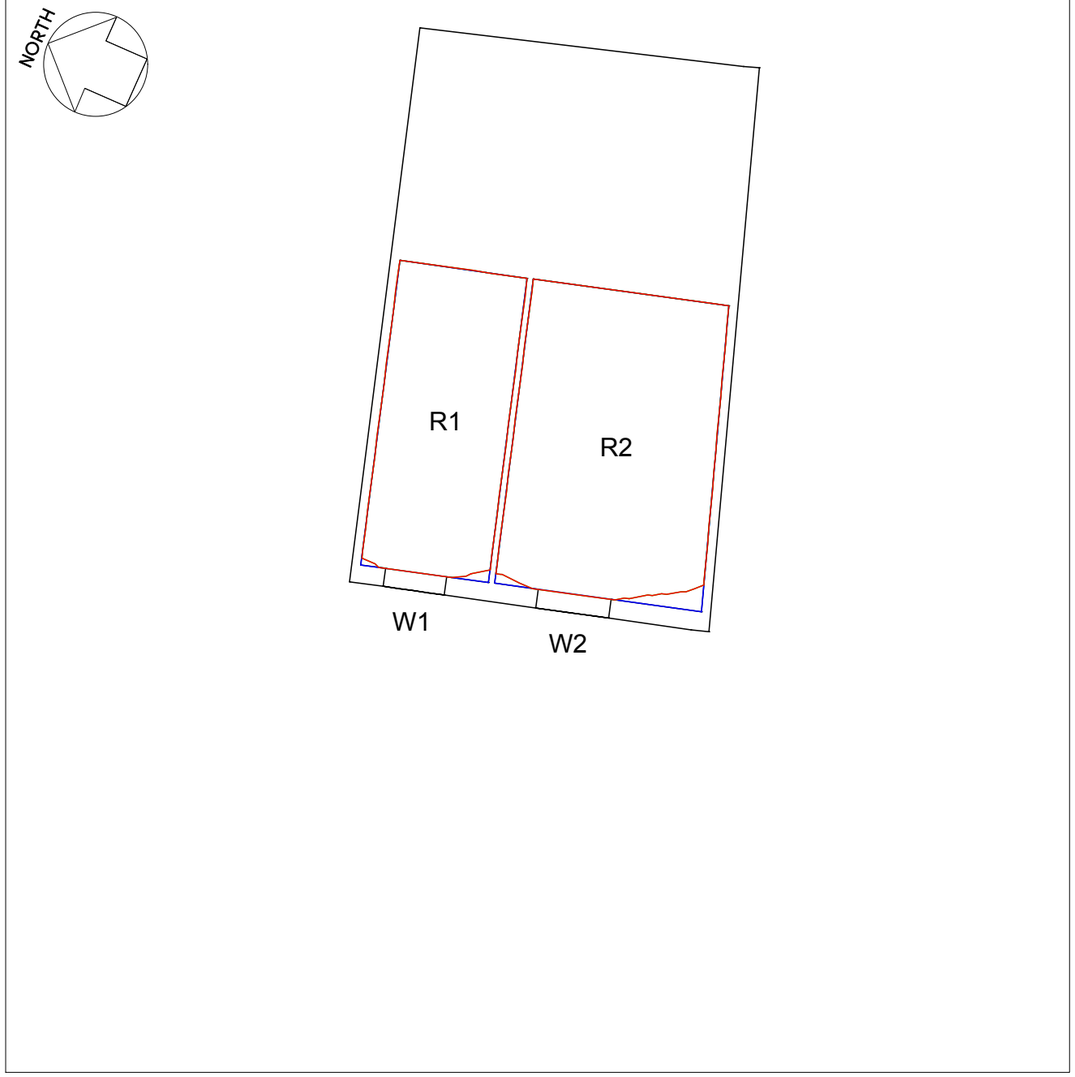


17 Mornington Crescent - First Floor



17 Mornington Crescent - Second Floor

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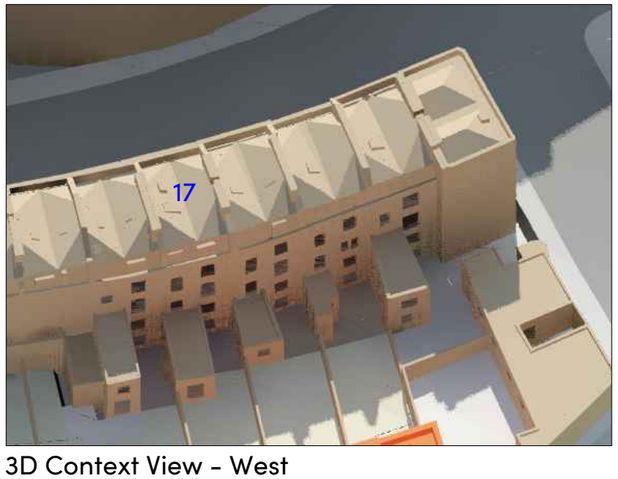
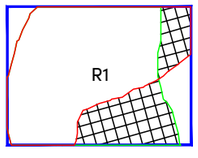


3D Context View - West

KEY



- Existing contour
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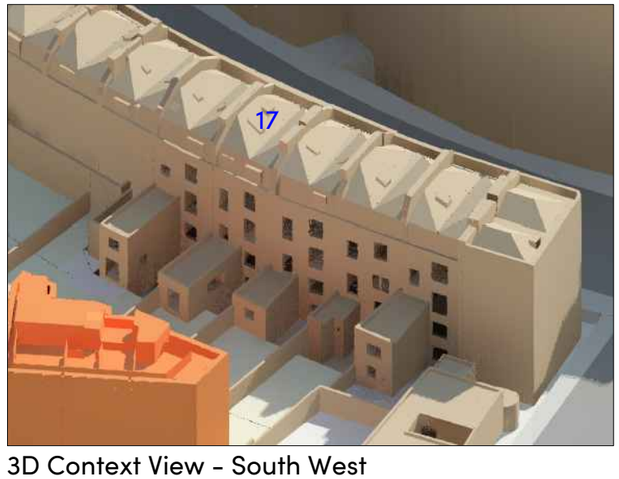

3D Context View - South West

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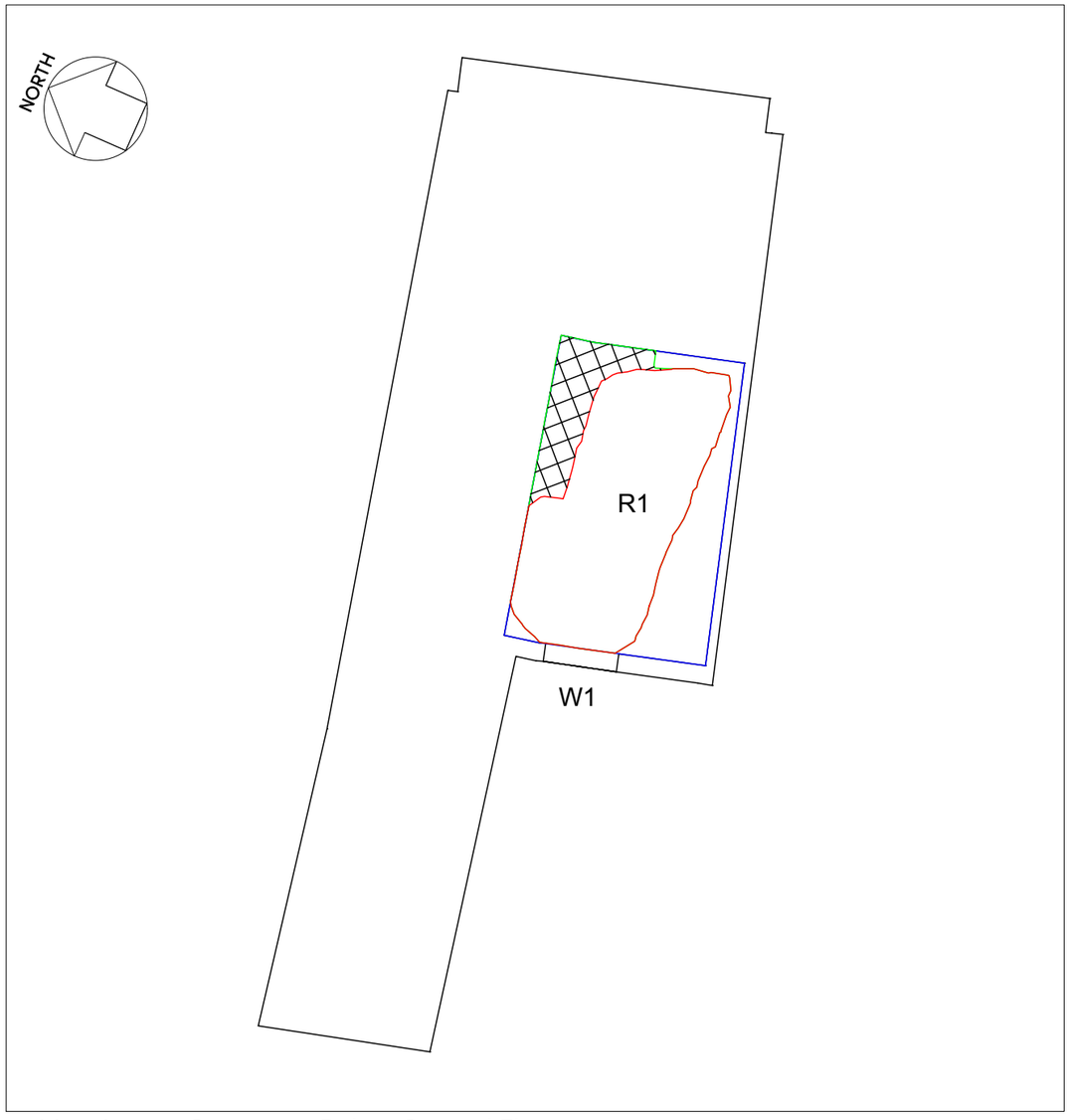
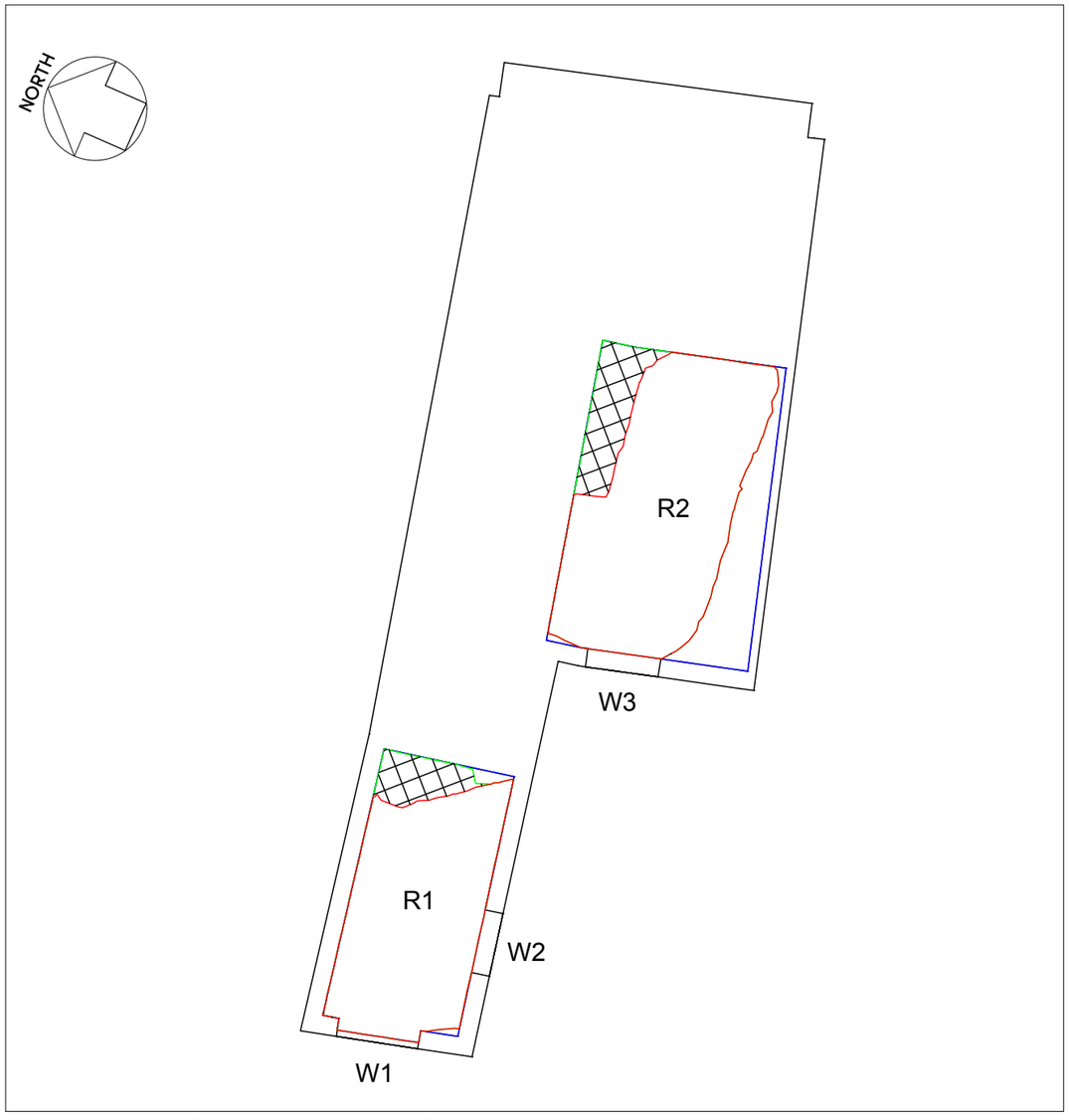


18 Mornington Crescent - Below Ground Floor



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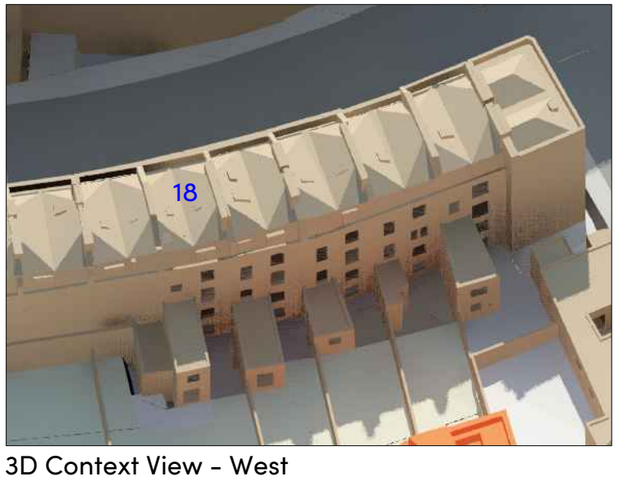

3D Context View - West

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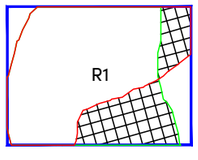

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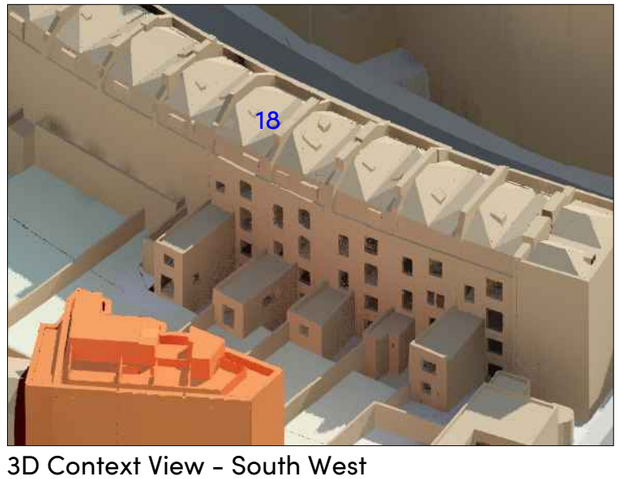

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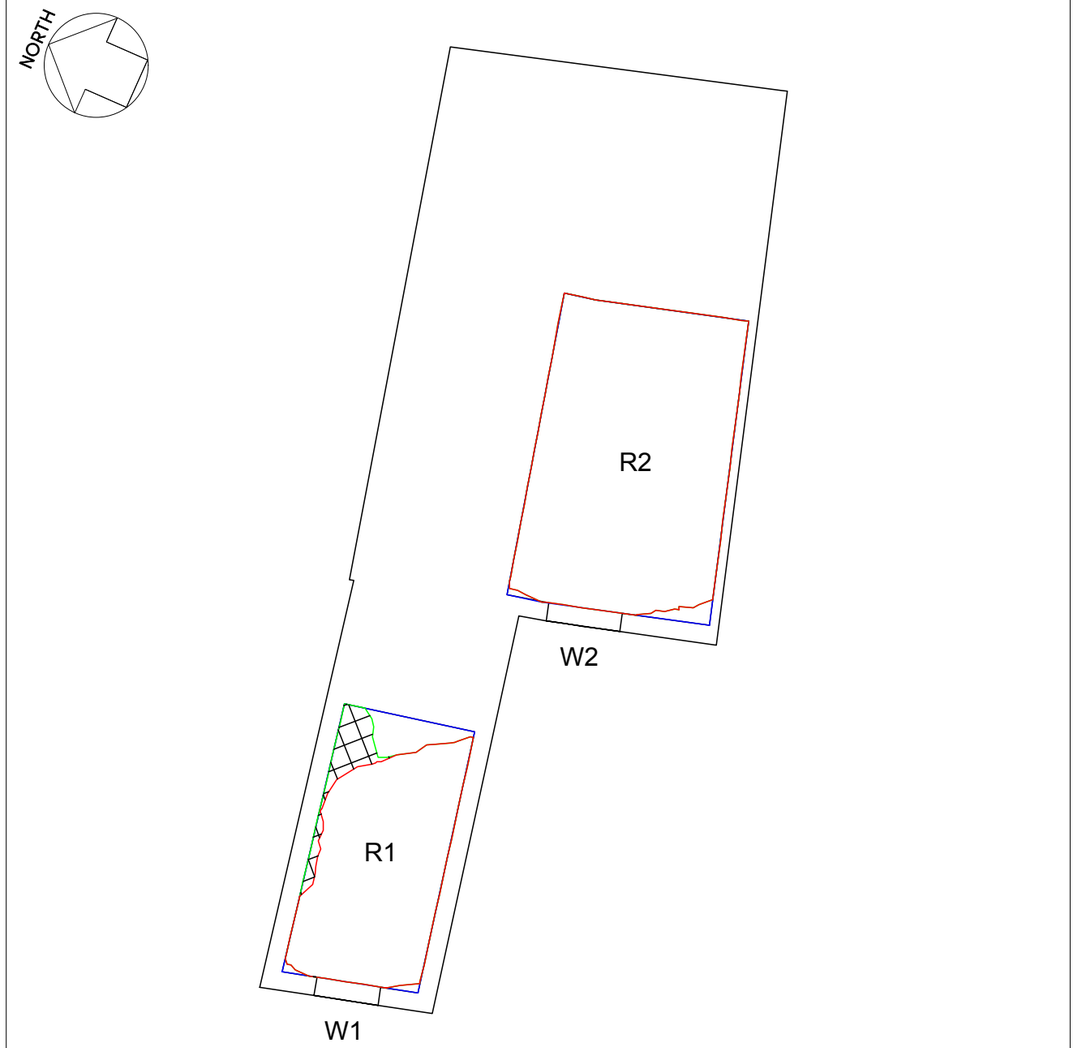
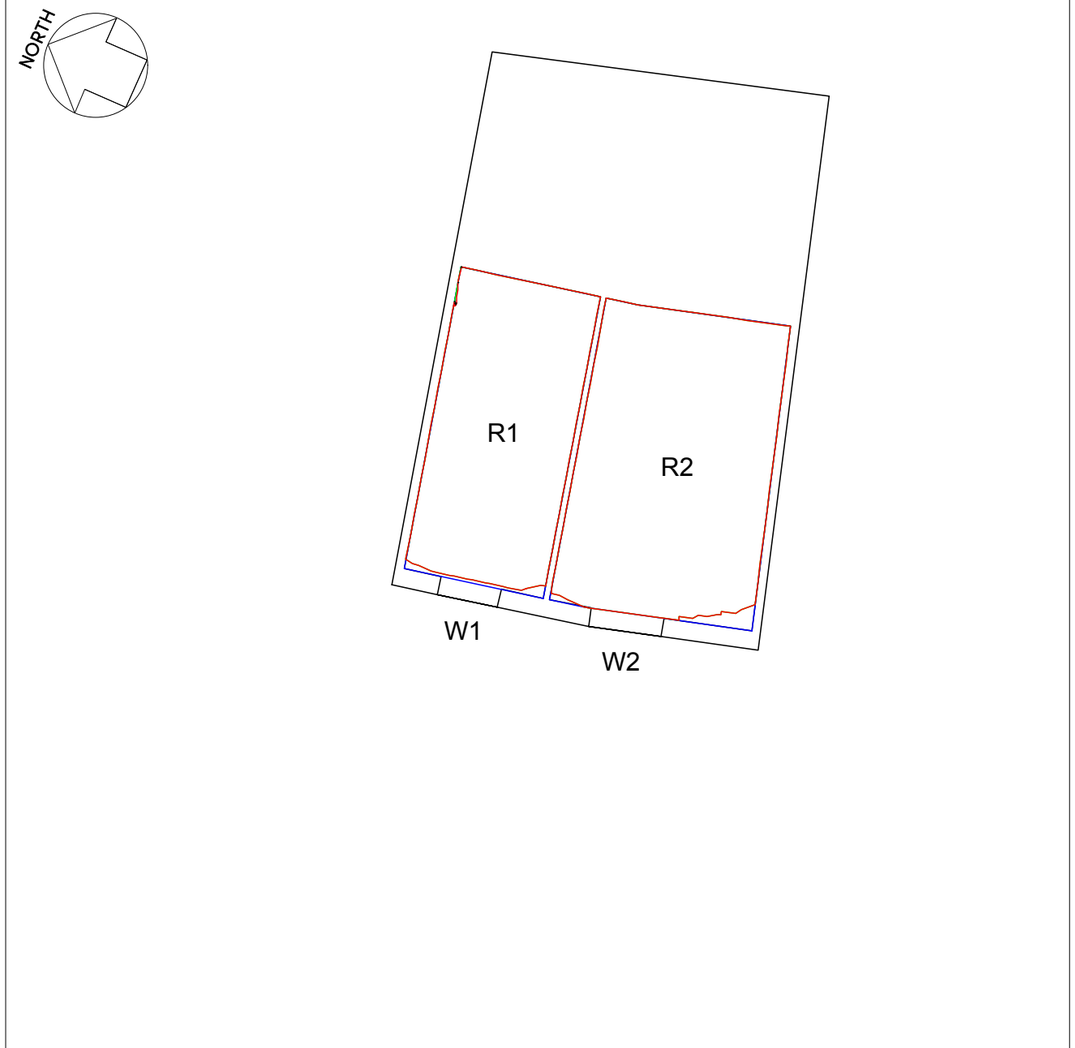


18 Mornington Crescent - First Floor



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P2002_Proposed Second Floor Plan.pdf
P2003_Proposed Third Floor Plan.pdf
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P2100_Proposed Southwest (Front) Street Elevation.pdf
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P2102_Proposed East (Rear) Elevation.pdf
P2103_Proposed Northwest (Side) Elevation.pdf
P2200_Proposed Northwest Section.pdf
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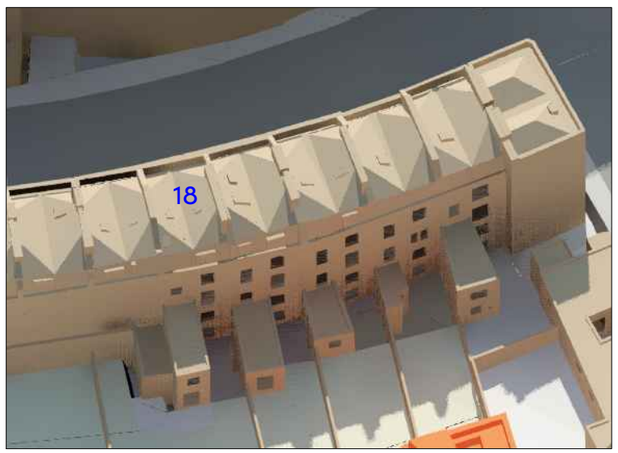
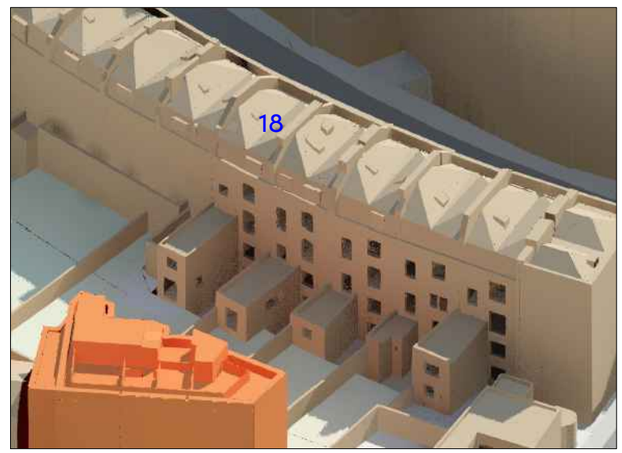


3D Context View - West

KEY

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - South West

Rev.	Date	Amendments	Initial

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TITLE

Daylight Distribution
Contours/Referencing Plans
18 Mornington Crescent

CLIENT

Penhallow Investments Limited

PROJECT

Clarkson Row,
Camden, London,
NW1 7RA

DRAWN BY	CHECKED
SL	IM

SCALE	DATE
1:100@A3	July 2021

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80-82 Silverthorne Road
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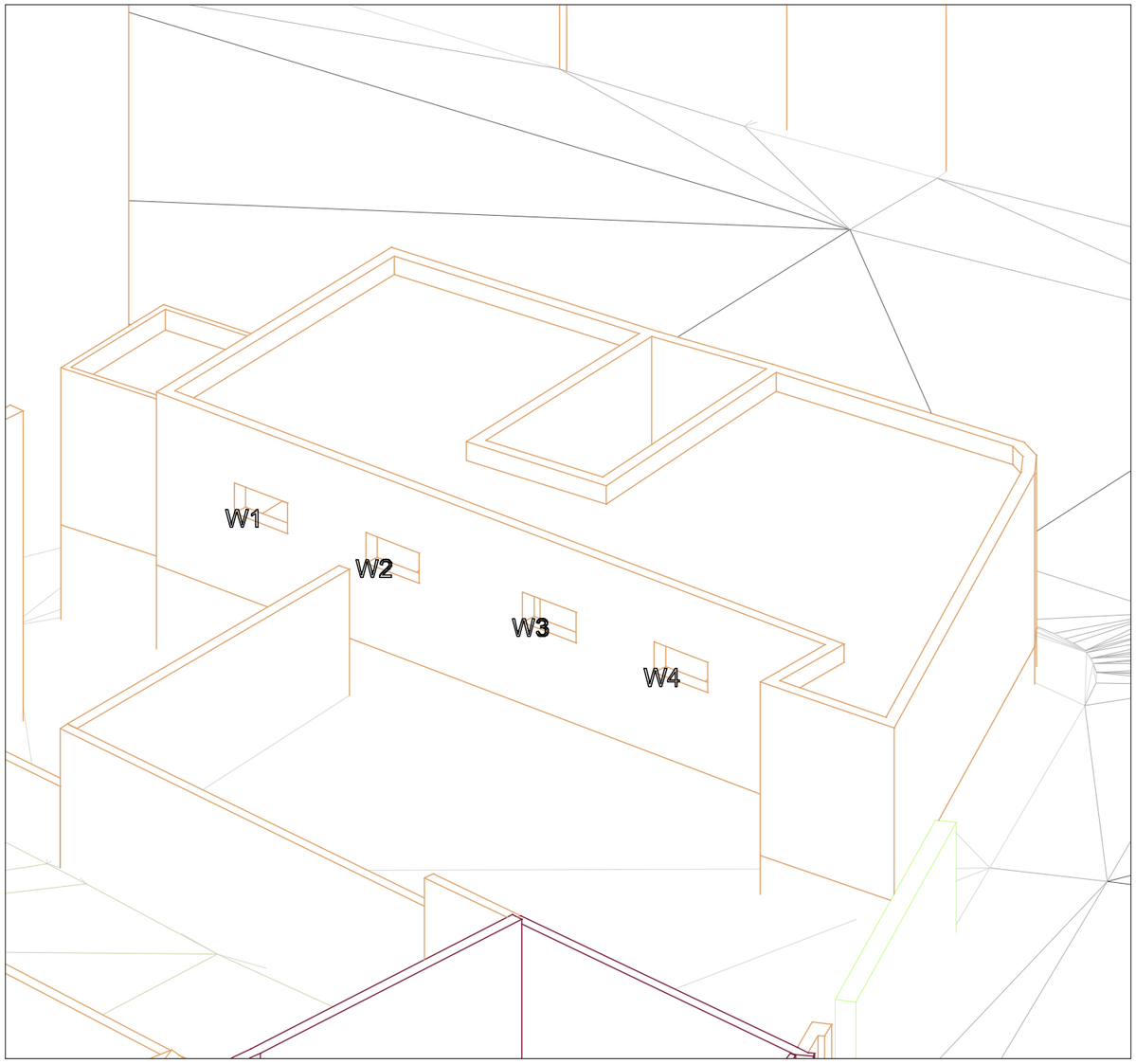
108698_DD_12	1



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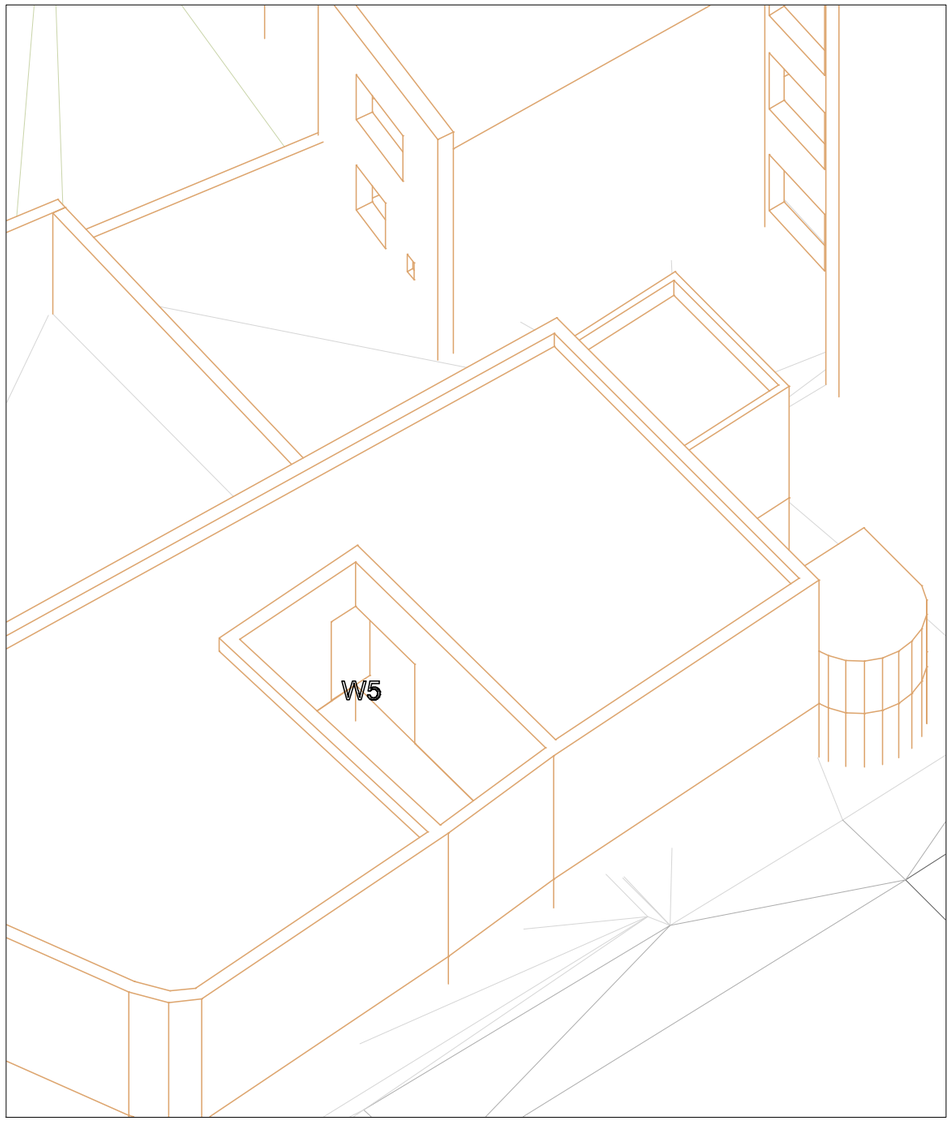

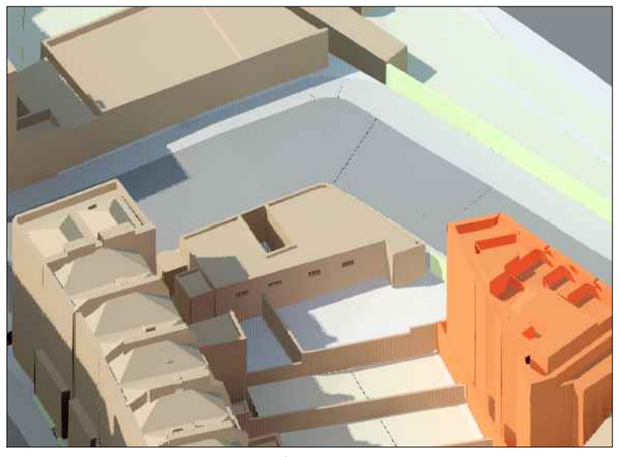

3D Context View - North

3D Context View - South

SOURCES OF INFORMATION:

MAREK WOJCIECHOWSKI ARCHITECTS

As Proposed_Daylight Sunlight_Site Model.skp
Received 14th December 2020

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Rev.	Date	Amendments	Initial

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TITLE

Window Referencing Diagrams
1A Clarkson Row

CLIENT

Penhallow Investments Limited

PROJECT

Clarkson Row,
Camden, London,
NW1 7RA

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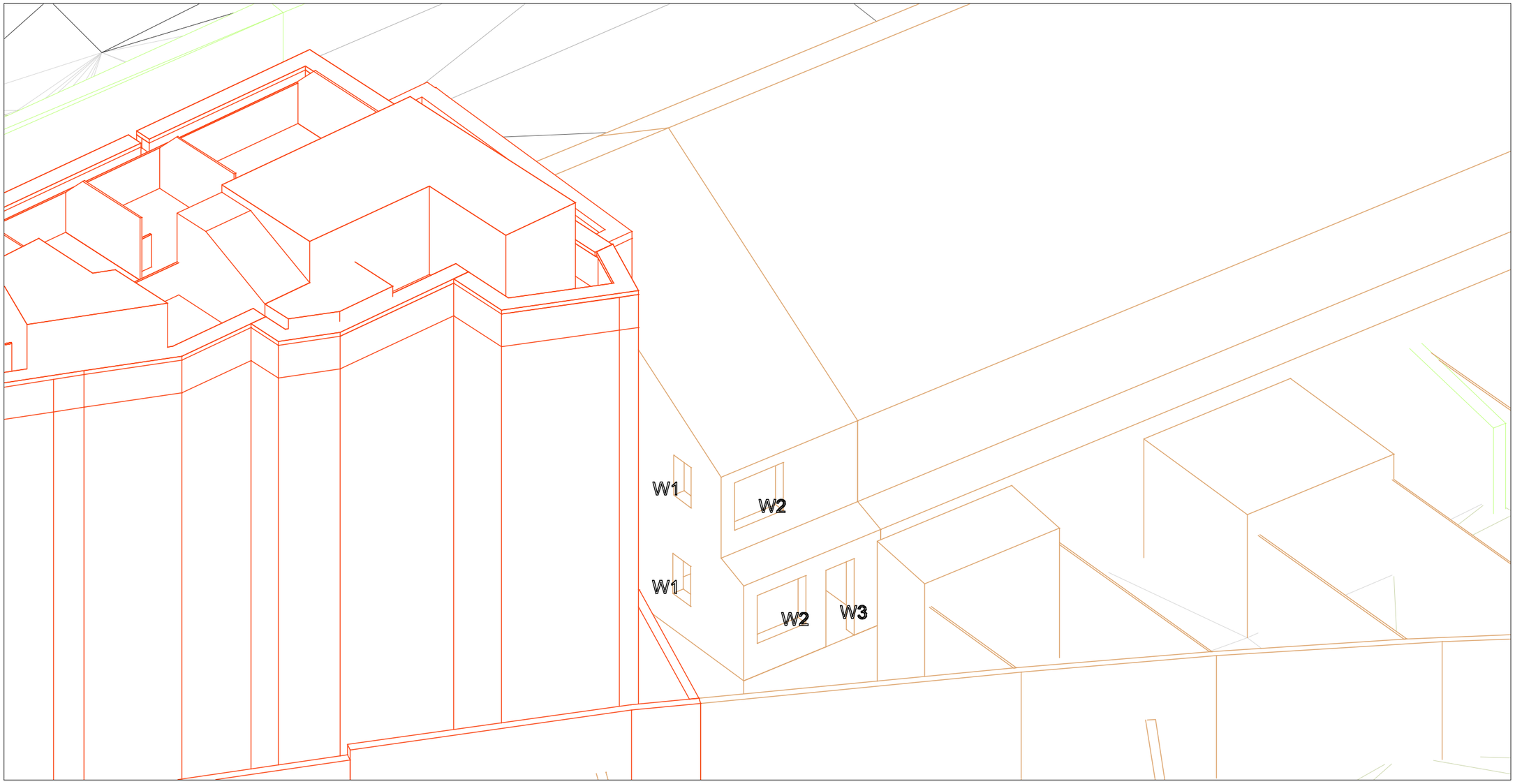
108698_WR_01	1



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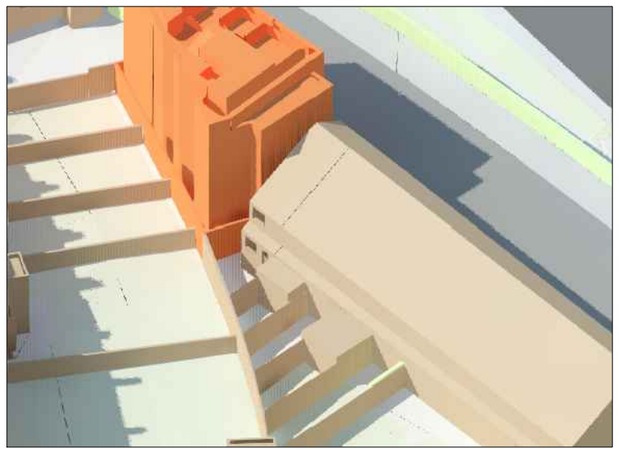
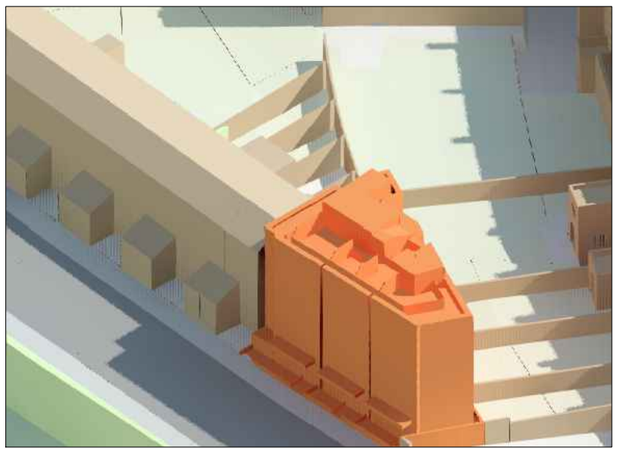


3D Context View - North



3D Context View - South

SOURCES OF INFORMATION:

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Rev.	Date	Amendments	Initial

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TITLE

Window Referencing Diagrams
1 Clarkson Row

CLIENT

Penhallow Investments Limited

PROJECT

Clarkson Row,
Camden, London,
NW1 7RA

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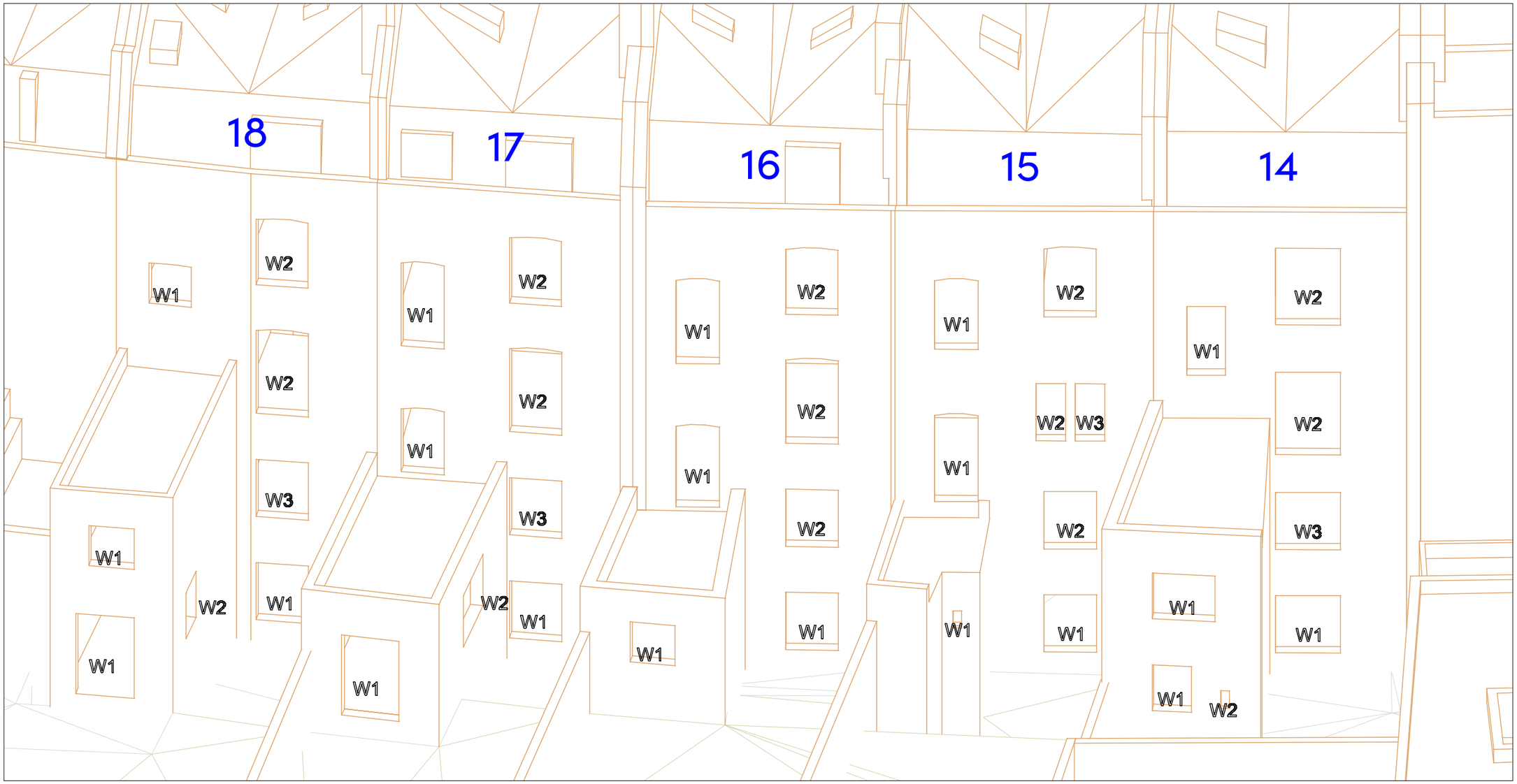
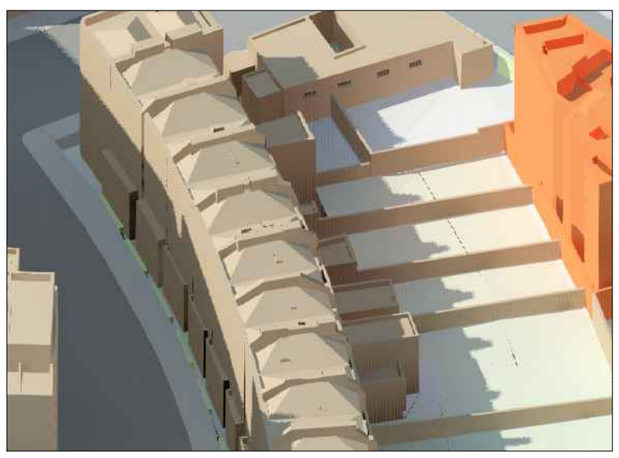
108698_WR_02	1



14-18 Mornington Crescent



3D Context View - North

3D Context View - South

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Window Referencing Diagrams
Mornington Crescent

CLIENT

Penhallow Investments Limited

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108698_WR_03	1

Appendix D

Daylight study

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
1A Clarkson Row					
Ground	W1	30.00	26.61	0.89	Yes
Ground	W2	31.70	27.53	0.87	Yes
Ground	W3	32.98	27.81	0.84	Yes
Ground	W4	33.04	27.15	0.82	Yes
Ground	W5	10.85	10.85	1.00	Yes
1 Clarkson Row					
Ground	W1	33.34	5.18	0.16	No
Ground	W2	29.48	29.31	0.99	Yes
Ground	W3	24.54	24.46	1.00	Yes
First	W1	34.18	5.90	0.17	No
First	W2	31.29	30.57	0.98	Yes
14 Mornington Crescent					
Below Ground	W1	12.40	12.40	1.00	Yes
Ground	W1	30.93	25.95	0.84	Yes
Ground	W2	28.24	24.24	0.86	Yes
Ground	W3	19.75	19.75	1.00	Yes
First	W1	36.83	31.77	0.86	Yes
First	W2	35.38	32.95	0.93	Yes
Second	W1	37.28	34.84	0.93	Yes
Second	W2	36.35	34.59	0.95	Yes
15 Mornington Crescent					
Below Ground	W1	15.24	11.35	0.74	No
Ground	W1	21.90	17.92	0.82	Yes
Ground	W2	24.42	20.08	0.82	Yes
First	W1	35.02	30.66	0.88	Yes
First	W2	36.80	33.24	0.90	Yes
First	W3	36.03	32.63	0.91	Yes
Second	W1	37.69	34.74	0.92	Yes
Second	W2	37.92	35.57	0.94	Yes
16 Mornington Crescent					
Below Ground	W1	15.16	11.21	0.74	No
Ground	W1	34.58	25.54	0.74	No
Ground	W2	32.68	27.28	0.83	Yes
First	W1	36.11	30.85	0.85	Yes
First	W2	37.03	32.72	0.88	Yes
Second	W1	37.59	34.03	0.91	Yes
Second	W2	37.97	35.04	0.92	Yes
17 Mornington Crescent					
Below Ground	W1	12.10	8.63	0.71	No
Ground	W1	32.43	23.62	0.73	No
Ground	W2	22.00	19.58	0.89	Yes
Ground	W3	25.70	20.32	0.79	No
First	W1	34.65	29.88	0.86	Yes
First	W2	36.69	32.25	0.88	Yes
Second	W1	37.38	34.14	0.91	Yes
Second	W2	37.87	34.88	0.92	Yes
18 Mornington Crescent					
Below Ground	W1	10.46	8.97	0.86	Yes
Ground	W1	32.80	26.36	0.80	Yes
Ground	W2	21.27	17.70	0.83	Yes
Ground	W3	20.15	17.02	0.84	Yes

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
First	W1	34.87	29.36	0.84	Yes
First	W2	36.05	32.40	0.90	Yes
Second	W1	37.15	34.77	0.94	Yes
Second	W2	37.71	35.33	0.94	Yes

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
1A Clarkson Row							
Ground	R1	Unknown	9.0	8.4	0.94	6	YES
Ground	R2	Unknown	6.9	6.9	1	0	YES
Ground	R3	Unknown	7.3	7.2	0.98	2	YES
Ground	R4	Unknown	9.9	8.7	0.88	12	YES
1 Clarkson Row							
Ground	R1	Unknown	14.1	13.3	0.95	5	YES
First	R1	Unknown	13.1	11.6	0.89	11	YES
14 Mornington Crescent							
Below Ground	R1	Unknown	14.8	14.8	1	0	YES
Ground	R1	Unknown	10.8	10.1	0.93	6	YES
Ground	R2	Unknown	15.7	15.7	1	0	YES
First	R1	Unknown	10.7	10.6	0.99	1	YES
First	R2	Unknown	19.6	19.6	1	0	YES
Second	R1	Unknown	7.9	7.9	1	0	YES
Second	R2	Unknown	15.6	15.6	1	0	YES
15 Mornington Crescent							
Below Ground	R1	Unknown	14.7	12.3	0.83	17	YES
Ground	R1	Unknown	3.6	3.0	0.83	16	YES
Ground	R2	Unknown	15.7	13.3	0.85	15	YES
First	R1	Unknown	9.6	9.6	1	0	YES
First	R2	Unknown	17.1	16.4	0.96	4	YES
Second	R1	Unknown	9.6	9.6	1	0	YES
Second	R2	Unknown	12.3	12.3	1	0	YES
16 Mornington Crescent							
Below Ground	R1	Unknown	14.2	7.9	0.56	44	NO
Ground	R1	Unknown	11.2	5.0	0.44	56	NO
Ground	R2	Unknown	15.1	10.2	0.68	32	NO
First	R1	Unknown	12.2	9.4	0.77	23	NO
First	R2	Unknown	15.1	15.1	1	0	YES
Second	R1	Unknown	12.2	12.2	1	0	YES
Second	R2	Unknown	15.1	15.1	1	0	YES
17 Mornington Crescent							
Below Ground	R1	Unknown	12.8	5.5	0.43	57	NO
Ground	R1	Unknown	12.8	12.8	1	0	YES
Ground	R2	Unknown	16.0	10.5	0.66	34	NO
First	R1	Unknown	10.4	9.0	0.86	14	YES
First	R2	Unknown	16.2	16.2	1	0	YES
Second	R1	Unknown	10.4	10.4	1	0	YES
Second	R2	Unknown	16.2	16.2	1	0	YES
18 Mornington Crescent							
Below Ground	R1	Unknown	12.3	10.1	0.83	17	YES
Ground	R1	Unknown	9.9	8.8	0.89	11	YES
Ground	R2	Unknown	13.2	11.4	0.87	13	YES
First	R1	Unknown	8.9	8.1	0.9	10	YES
First	R2	Unknown	15.7	15.7	1	0	YES
Second	R1	Unknown	11.4	11.4	1	0	YES
Second	R2	Unknown	15.7	15.7	1	0	YES

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Appendix E

Sunlight study

Floor Ref.	Window Ref.	Existing Winter %	Existing Annual %	Proposed Winter %	Proposed Annual %	Winter Times Former Value	Annual Times Former Value	BRE Compliant
1A Clarkson Row								
Ground	W5	5	27	5	27	1.00	1.00	YES
1 Clarkson Row								
Ground	W1	23	67	2	8	0.09	0.12	NO
First	W1	23	68	2	8	0.09	0.12	NO
14 Mornington Crescent								
Below Ground	W1	2	25	2	25	1.00	1.00	YES
Ground	W1	9	46	9	39	1.00	0.85	YES
Ground	W2	3	39	3	34	1.00	0.87	YES
Ground	W3	10	35	10	35	1.00	1.00	YES
First	W1	21	59	21	53	1.00	0.90	YES
First	W2	15	50	15	45	1.00	0.90	YES
Second	W1	18	55	18	52	1.00	0.95	YES
Second	W2	15	50	15	47	1.00	0.94	YES
15 Mornington Crescent								
Below Ground	W1	1	13	1	6	1.00	0.46	NO
Ground	W1	6	35	5	30	0.83	0.86	YES
Ground	W2	2	24	2	18	1.00	0.75	NO
First	W1	16	55	14	47	0.88	0.85	YES
First	W2	20	60	19	55	0.95	0.92	YES
First	W3	20	60	20	56	1.00	0.93	YES
Second	W1	20	59	18	55	0.90	0.93	YES
Second	W2	20	61	20	59	1.00	0.97	YES
16 Mornington Crescent								
Below Ground	W1	1	17	0	12	0.00	0.71	NO
Ground	W1	20	54	15	40	0.75	0.74	YES
Ground	W2	15	51	13	44	0.87	0.86	YES
First	W1	20	59	17	52	0.85	0.88	YES
First	W2	20	59	18	54	0.90	0.92	YES
Second	W1	20	60	17	54	0.85	0.90	YES
Second	W2	20	60	18	56	0.90	0.93	YES
17 Mornington Crescent								
Below Ground	W1	1	15	0	10	0.00	0.67	NO
Ground	W1	17	51	12	38	0.71	0.75	YES
Ground	W2	17	54	12	45	0.71	0.83	YES
Ground	W3	15	47	11	40	0.73	0.85	YES
First	W1	20	56	14	49	0.70	0.88	YES
First	W2	20	58	17	54	0.85	0.93	YES
Second	W1	20	58	17	55	0.85	0.95	YES
Second	W2	20	58	17	55	0.85	0.95	YES
18 Mornington Crescent								
Below Ground	W1	1	12	0	9	0.00	0.75	YES
Ground	W1	17	52	11	41	0.65	0.79	YES
Ground	W2	11	48	7	41	0.64	0.85	YES
Ground	W3	9	39	5	33	0.56	0.85	YES
First	W1	18	55	12	48	0.67	0.87	YES
First	W2	20	58	14	51	0.70	0.88	YES
Second	W1	18	55	15	52	0.83	0.95	YES
Second	W2	20	58	16	54	0.80	0.93	YES

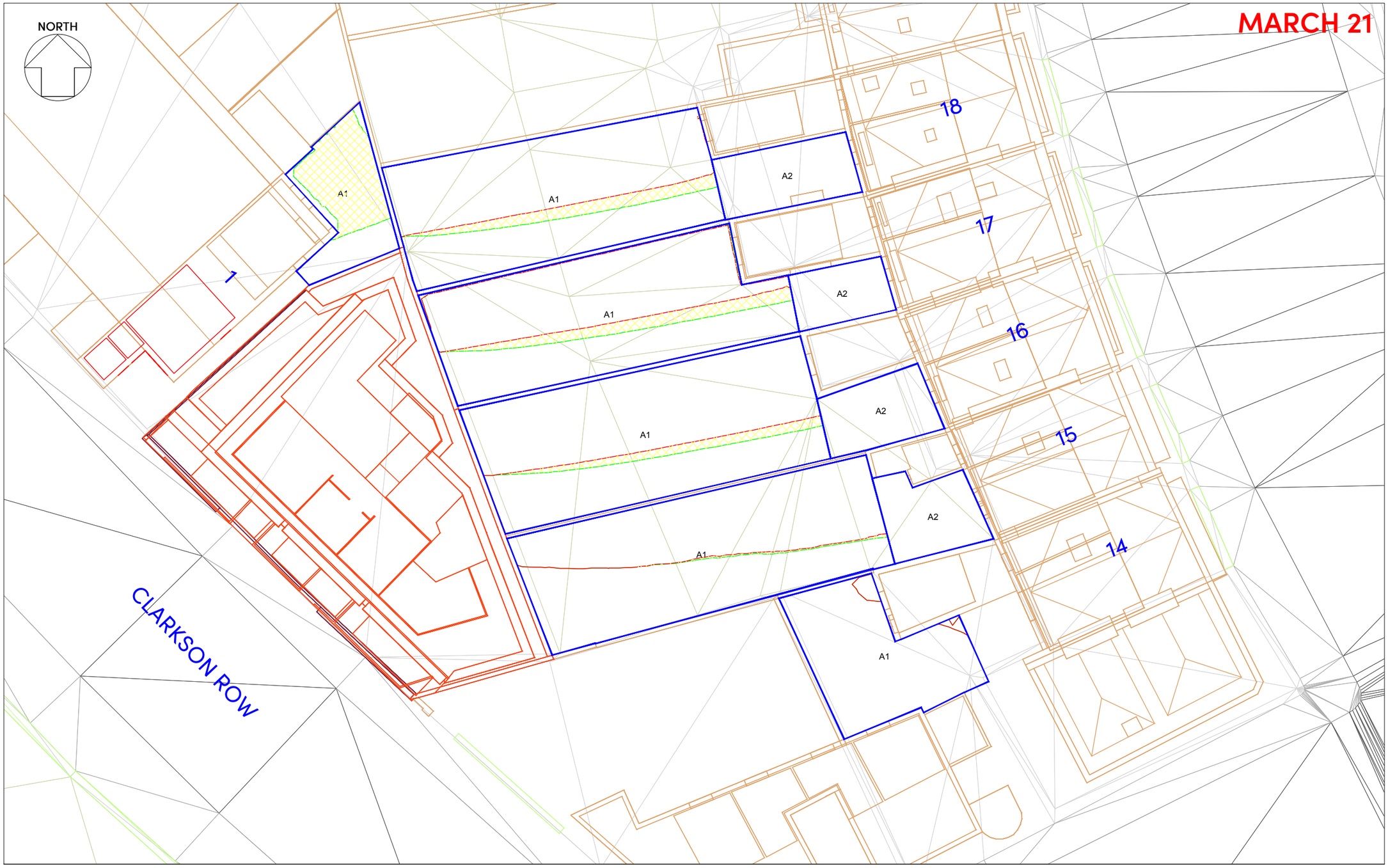
Appendix F

Overshadowing study

Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
1 Clarkson Row	Ground	A1	24.9	16.0	0.0	64.12%	0.00%	0	NO
14 Mornington Crescent	Ground	A1	43.2	1.5	1.5	3.55%	3.55%	1	YES
15 Mornington Crescent	Ground	A1	100.4	54.5	53.7	54.29%	53.49%	0.99	YES
15 Mornington Crescent	Ground	A2	17.5	0.0	0.0	0.00%	0.00%	1	YES
16 Mornington Crescent	Ground	A1	103.0	69.3	63.5	67.30%	61.64%	0.92	YES
16 Mornington Crescent	Ground	A2	17.4	0.0	0.0	0.00%	0.00%	1	YES
17 Mornington Crescent	Ground	A1	92.7	59.7	50.7	64.36%	54.72%	0.85	YES
17 Mornington Crescent	Ground	A2	12.8	0.0	0.0	0.00%	0.00%	1	YES
18 Mornington Crescent	Ground	A1	91.1	61.2	53.5	67.23%	58.74%	0.87	YES
18 Mornington Crescent	Ground	A2	20.0	0.0	0.0	0.00%	0.00%	1	YES

NORTH

MARCH 21



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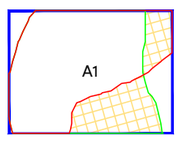

- Existing area receiving over 2 hours of Sun
- Proposed area receiving over 2 hours of Sun
- Area of loss/gain
- Amenity area

Rev.	Date	Amendments	Initial

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TITLE
Existing & Proposed 2hr Sun Contours
March 21st

CLIENT
Penhallow Investments Limited

PROJECT
Clarkson Row,
Camden, London,
NW1 7RA

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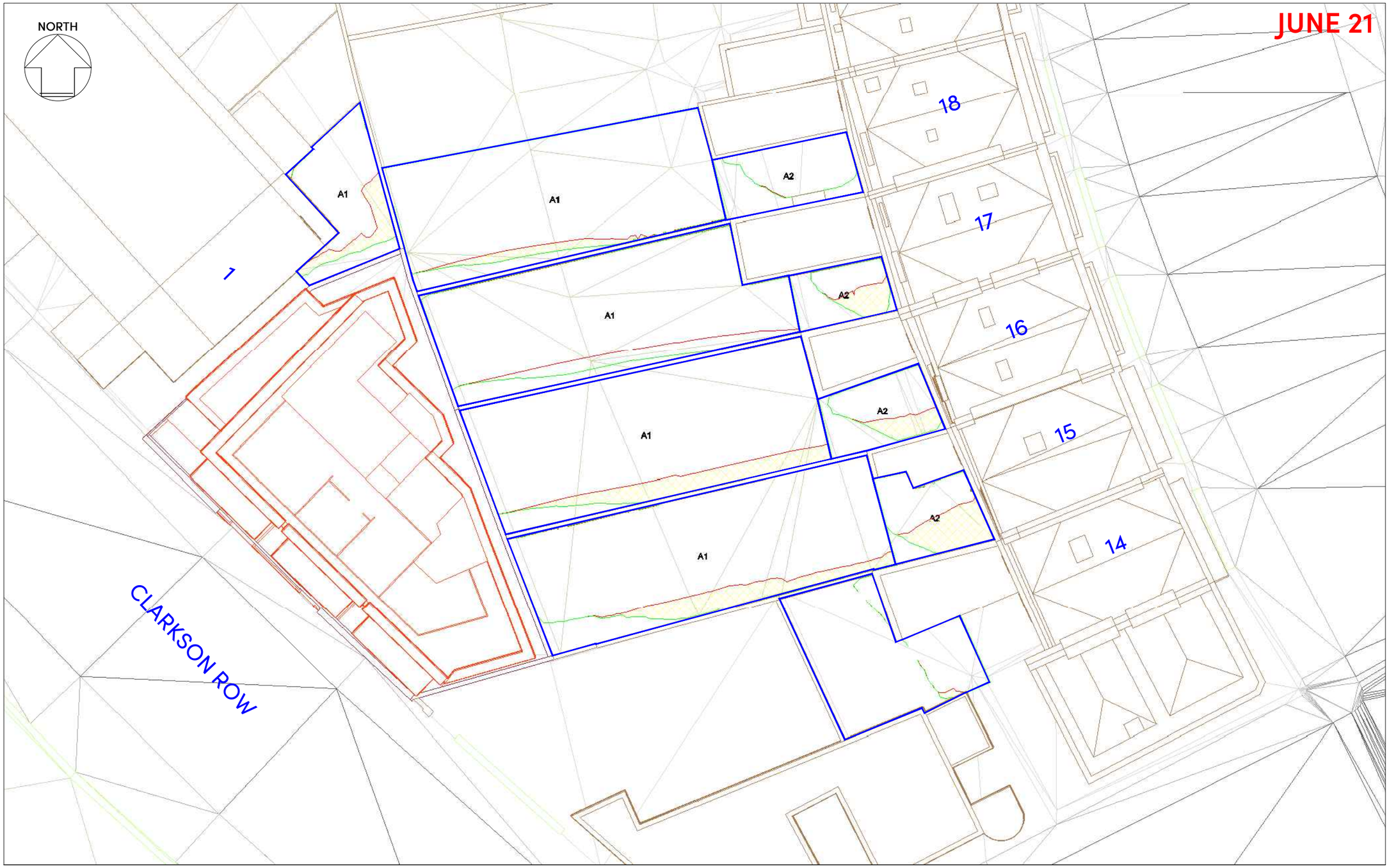
108698_PO_01	1

Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
1 Clarkson Row	Ground	A1	24.9	21.5	16.8	86.26%	67.48%	0.78	YES
14 Mornington Crescent	Ground	A1	43.2	11.2	10.8	25.88%	25.08%	0.97	YES
15 Mornington Crescent	Ground	A1	100.4	92.9	83.0	92.58%	82.72%	0.89	YES
15 Mornington Crescent	Ground	A2	17.5	15.6	8.9	89.05%	50.68%	0.57	YES
16 Mornington Crescent	Ground	A1	103.0	98.6	88.0	95.72%	85.44%	0.89	YES
16 Mornington Crescent	Ground	A2	17.4	12.1	8.9	69.59%	51.08%	0.73	YES
17 Mornington Crescent	Ground	A1	92.7	86.2	78.4	93.00%	84.54%	0.91	YES
17 Mornington Crescent	Ground	A2	12.8	7.4	4.3	57.44%	33.52%	0.58	NO
18 Mornington Crescent	Ground	A1	91.1	85.4	81.9	93.77%	89.90%	0.96	YES
18 Mornington Crescent	Ground	A2	20.0	12.4	12.4	62.09%	61.88%	1	YES



SOURCES OF INFORMATION:

MAREK WOJCIECHOWSKI ARCHITECTS

As Proposed_Daylight Sunlight_Site Model.skp
Received 14th December 2020

P2000_Proposed Ground Floor Plan.pdf
P2001_Proposed First Floor Plan.pdf
P2002_Proposed Second Floor Plan.pdf
P2003_Proposed Third Floor Plan.pdf
P2004_Proposed Roof Plan.pdf
P2100_Proposed Southwest (Front) Street Elevation.pdf
P2101_Proposed Southeast (Side) Elevation.pdf
P2102_Proposed East (Rear) Elevation.pdf
P2103_Proposed Northwest (Side) Elevation.pdf
P2200_Proposed Northwest Section.pdf
Received 14 July 2021

PROMAP

1074058-1172815-720-0.dwg
Received 12th November 2020

VU CITY

200316_Clarkson_Row_MASTER.dwg
Received 6th November 2020

KEY

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

Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
ALL DIMENSIONS ARE IN METERS ONLY

TITLE
Existing & Proposed 2hr Sun Contours June 21st

CLIENT
Penhallow Investments Limited

PROJECT
Clarkson Row,
Camden, London,
NW1 7RA

DRAWN BY	CHECKED
SL	IM
SCALE	DATE
NTS@A3	July 2021

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DRAWING NO.	RELEASE NO.
108698_PO_02	1