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Daylight and Sunlight Report

Kings Cross Neighbourhood Association, 51 Argyle Street, London WC1H 8EF

11 November 2020

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1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Kings Cross Neighbourhood Association to undertake a daylight and sunlight study of the proposed development at Kings Cross Neighbourhood Association, 51 Argyle Street, London WC1H 8EF.

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

1.1.3 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 24 Fleetfield, 1 to 24 Fleetway, 20 to 24 Argyle Square and 49 & 51 Argyle Street.

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

1.1.5 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the sunlight test in respect of garden 2 at 1 to 24 Fleetfield. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Architects Network

16L12AL01	Lower Ground Floor Plan as Proposed	Rev B
16L12AL02	Roof Floor Plan as Proposed	Rev B
16L12AL03	Front Elevation as Proposed	Rev A
16L12AL04	Rear Elevation as Proposed	Rev A
16L12AL05	Section BB as Proposed	Rev B
16L12AL06	Section CC as Proposed	Rev A
16L12AL07	Section DD as Proposed	Rev A
16L12AL08	Section EE as Proposed	Rev B
16L12AL09	Section FF and GG as Proposed	Rev A
16L12PR01	Location Plan and photos as Existing	Rev -
16L12PR02	Floor Plans as Existing	Rev -
16L12PR03	Section AA as Existing	Rev -
16L12PR04	Section BB as Existing	Rev -
16L12PR05	Section CC as Existing	Rev -
16L12PR06	Section DD as Existing	Rev -

3 METHODOLOGY OF THE STUDY

3.1 Local Planning Policy

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

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

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

3.2 National Planning Policy Framework

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

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

3.3 Daylight to Windows

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

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

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

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

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

Test 1 Vertical Sky Component

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

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

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

Test 2 Daylight Distribution

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

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

3.4 Sunlight availability to Windows

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

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

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

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

3.5 Overshadowing to Gardens and Open Spaces

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

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

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

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

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 1 to 24 Fleetfield, 1 to 24 Fleetway, 20 to 24 Argyle Square and 49 & 51 Argyle Street.

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

4.2 Daylight to Windows

Vertical Sky Component

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

Daylight Distribution

4.2.2 As the room layouts of the neighbouring properties are unknown, the daylight distribution test has not been undertaken.

4.3 Sunlight to Windows

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

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations with the exception of garden 2 at 1 to 24 Fleetfield. However, there are mitigating factors to mention:

4.4.2 The result is very marginal with 49% of the garden receiving at least two hours of sunlight on 21st March after the development against a target of 50%.

4.4.3 Whilst the overshadowing test shows there will be an increase in overshadowing, we are of the opinion that garden 2 will retain a reasonable amount of sunlight, particularly during the summer months. The BRE test is applied on 21 March since this gives the average level of overshadowing throughout the year. Overshadowing will be less during the summer months when gardens tend to be used more. Conversely, there will be more overshadowing during the winter months when gardens tend to be used less. Therefore, in our opinion, whilst the garden 2 will experience an increase in overshadowing, it will retain a reasonable level of sunlight amenity.

4.4.4 The residents of 1 to 24 Fleetfield also have access to other larger communal gardens and recreational spaces on the estate, for example, gardens 1, 3 & 7, which meet the BRE Overshadowing to gardens and amenity spaces test.

4.5 Conclusion

4.5.1 The results demonstrate that the proposed development will have a relatively low impact on the light receivable by its neighbouring properties. Non-compliance with the BRE recommendations is limited to the sunlight test in respect of garden 2 at 1 to 24 Fleetfield. In our opinion, taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight.

5 CLARIFICATIONS

5.1 General

5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.

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

5.1.3 The study is based on the information listed in section 2 of this report and a site visit undertaken on 27 October 2020. We have not had access to neighbouring properties.

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

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

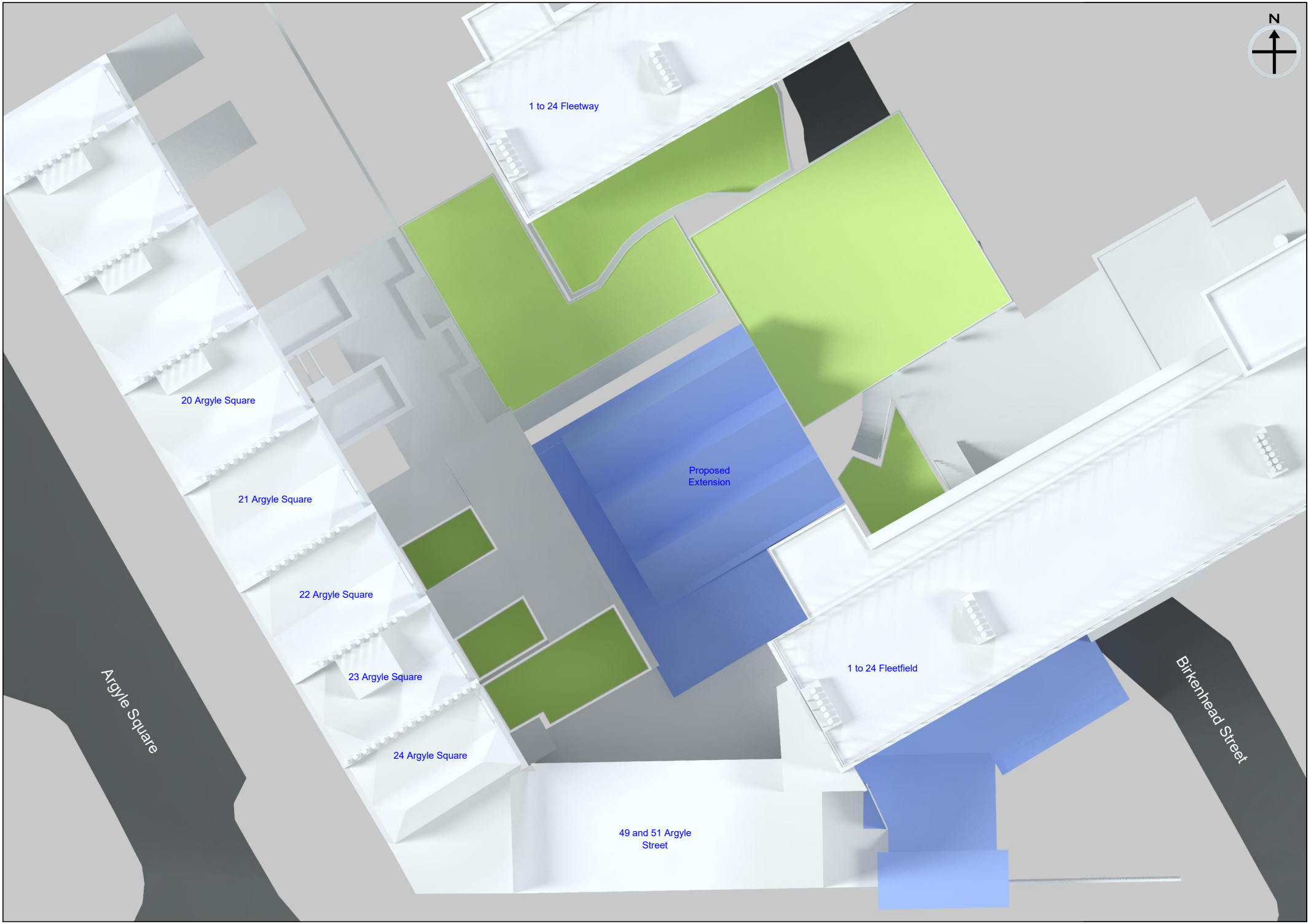
5.1.6 We have undertaken the study following the guidelines of the RICS publication "Surveying Safely". Where limited access or information is available, assumptions will have been made which may affect the conclusions reached in this report. For example, where neighbouring room uses are not known, we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

5.1.7 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY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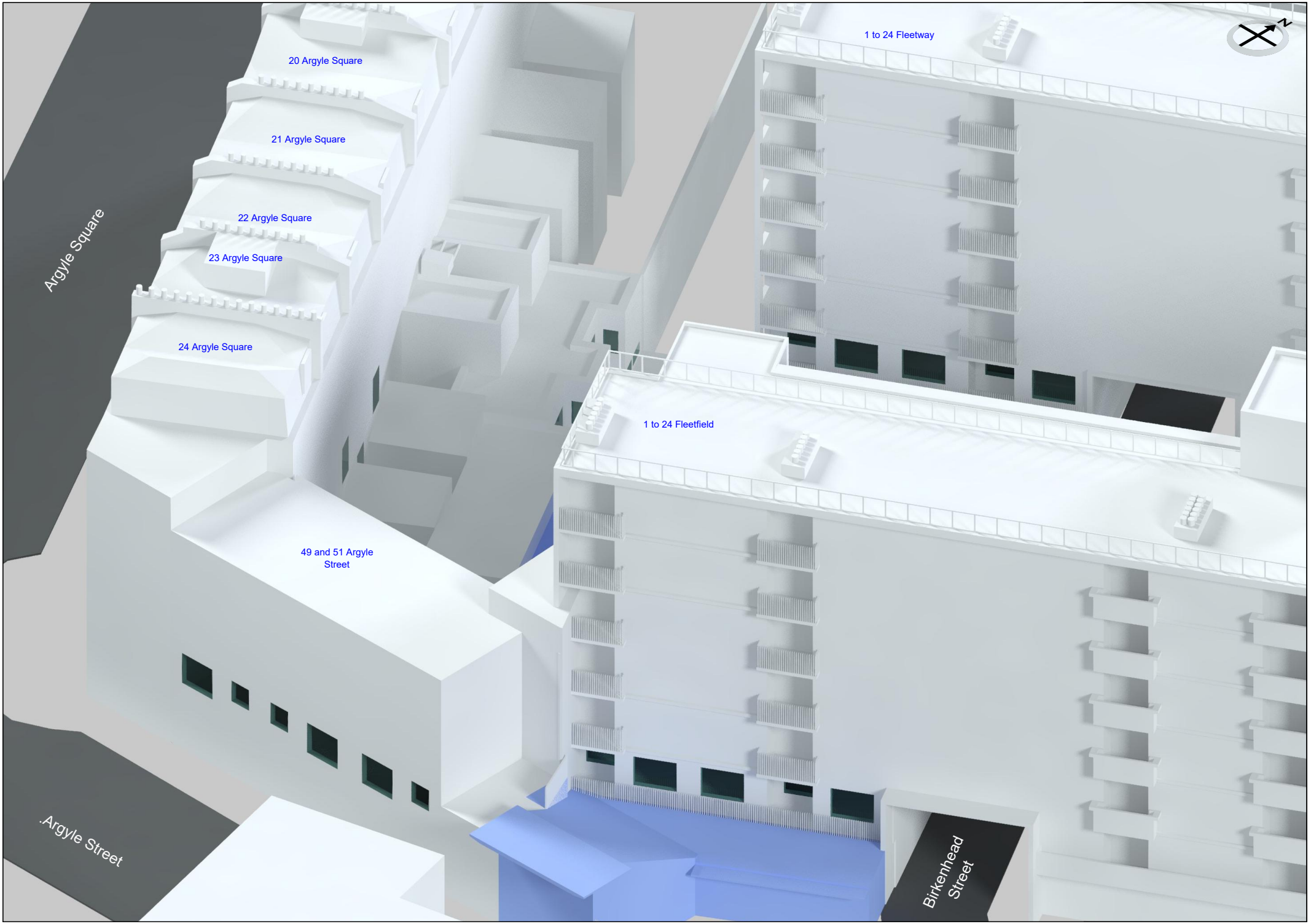
1 to 24 Fleetway
20 Argyle Square
21 Argyle Square
22 Argyle Square
23 Argyle Square
24 Argyle Square
Proposed Extension
1 to 24 Fleetfield
Argyle Square
Birkenhead Street
49 and 51 Argyle Street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20 Argyle Square
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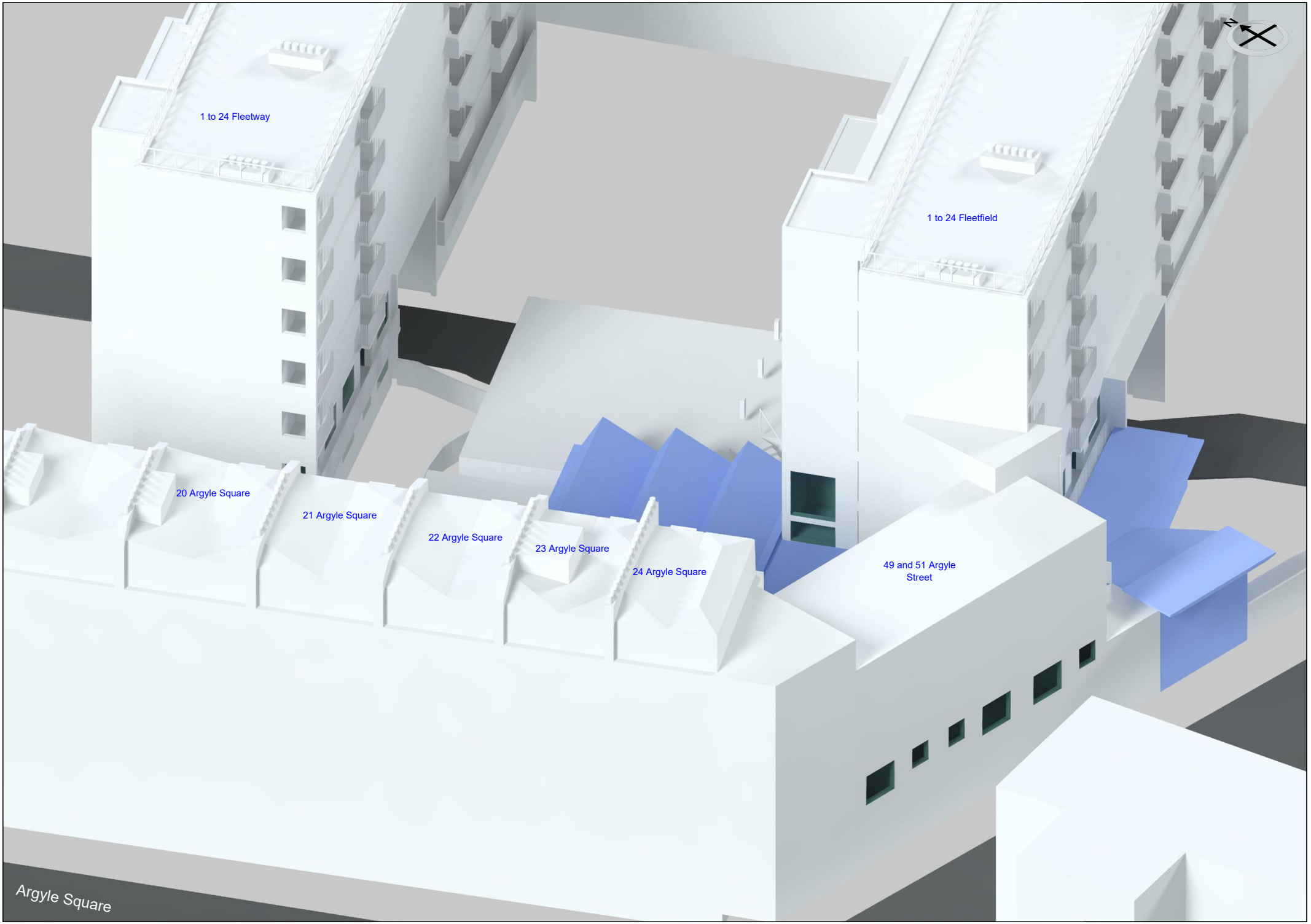
22 Argyle Square
23 Argyle Square
24 Argyle Square
Argyle Square
1 to 24 Fleetfield
49 and 51 Argyle Street
Argyle Street
Birkenhead Street
N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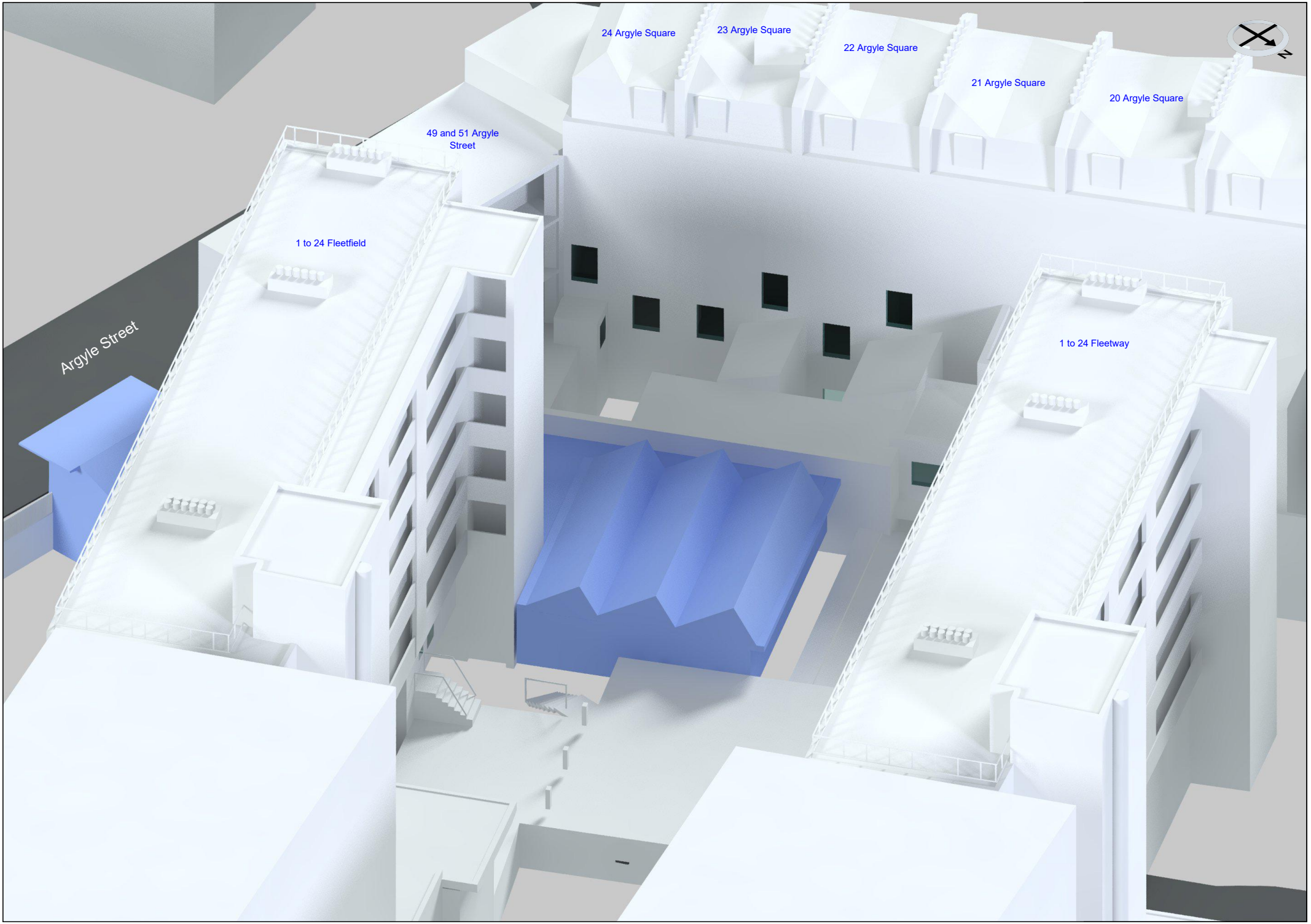
1 to 24 Fleetfield
20 Argyle Square
21 Argyle Square
22 Argyle Square
23 Argyle Square
24 Argyle Square
49 and 51 Argyle Street
Argyle Square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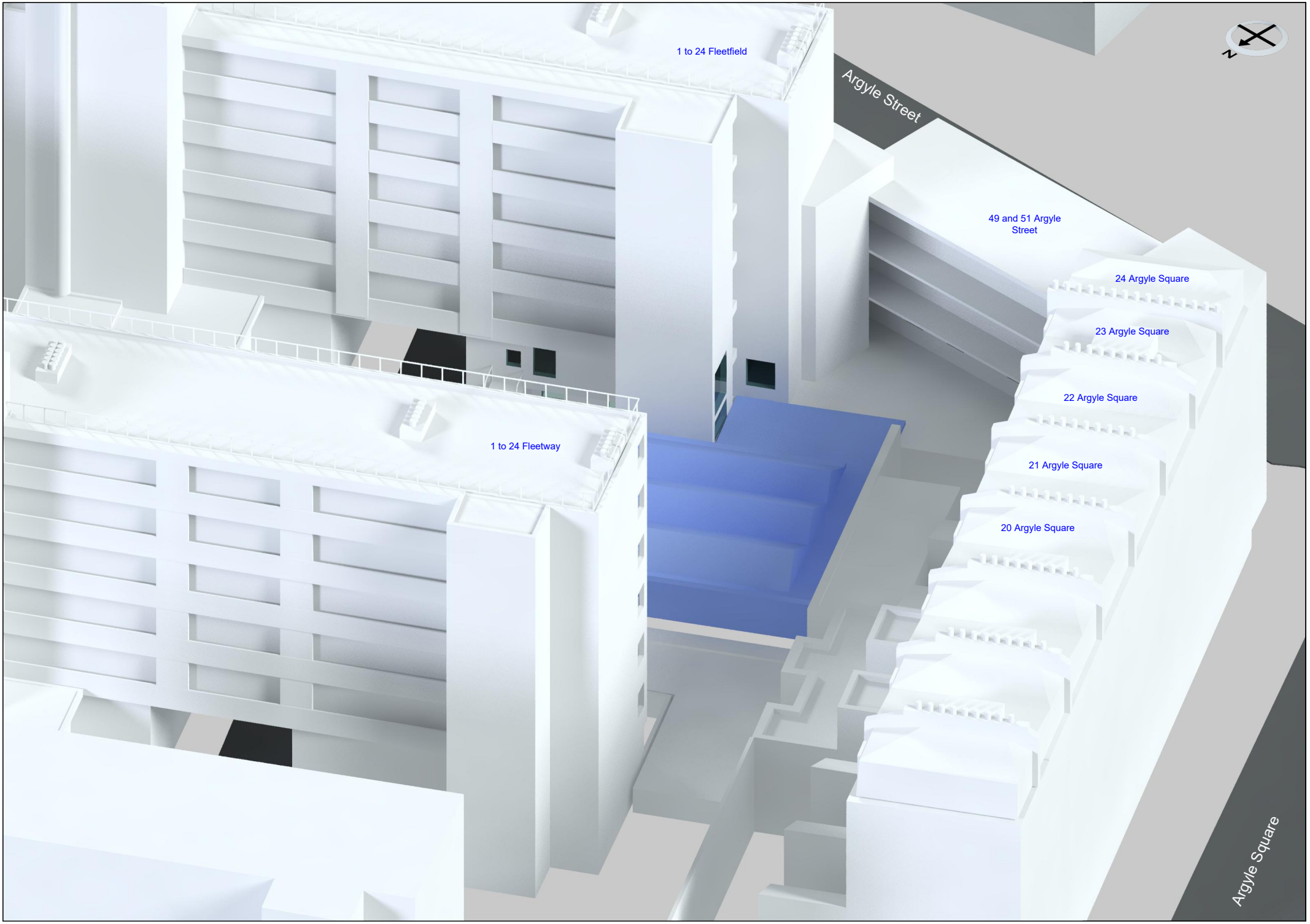
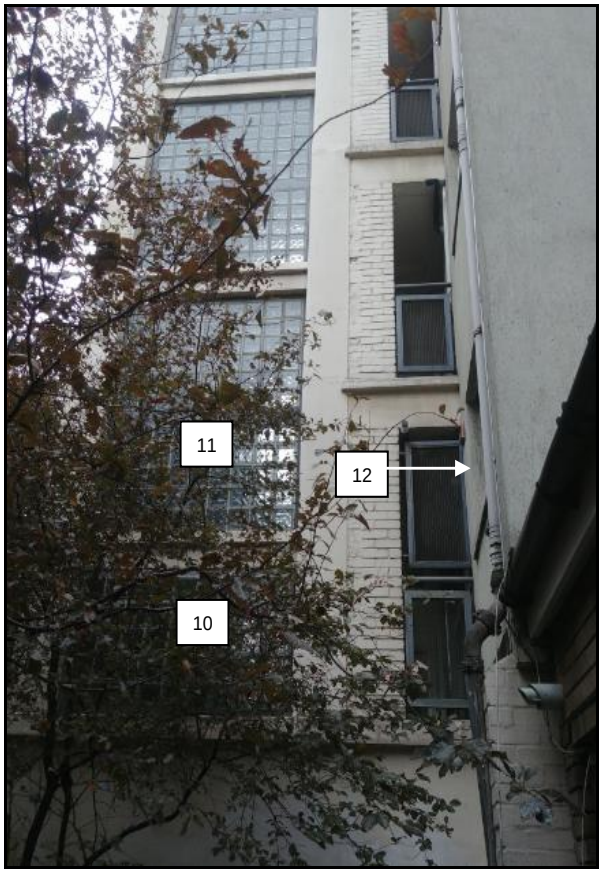
23 Argyle Square
22 Argyle Square
21 Argyle Square
20 Argyle Square
49 and 51 Argyle Street
1 to 24 Fleetfield
1 to 24 Fleetway
Argyle Street
N


1 to 24 Fleetfield
Argyle Street
49 and 51 Argyle Street
24 Argyle Square
23 Argyle Square
22 Argyle Square
21 Argyle Square
20 Argyle Square
1 to 24 Fleetway
Argyle Square

Neighbouring Windows

1 to 24 Fleetfield



1 to 24 Fleetfield

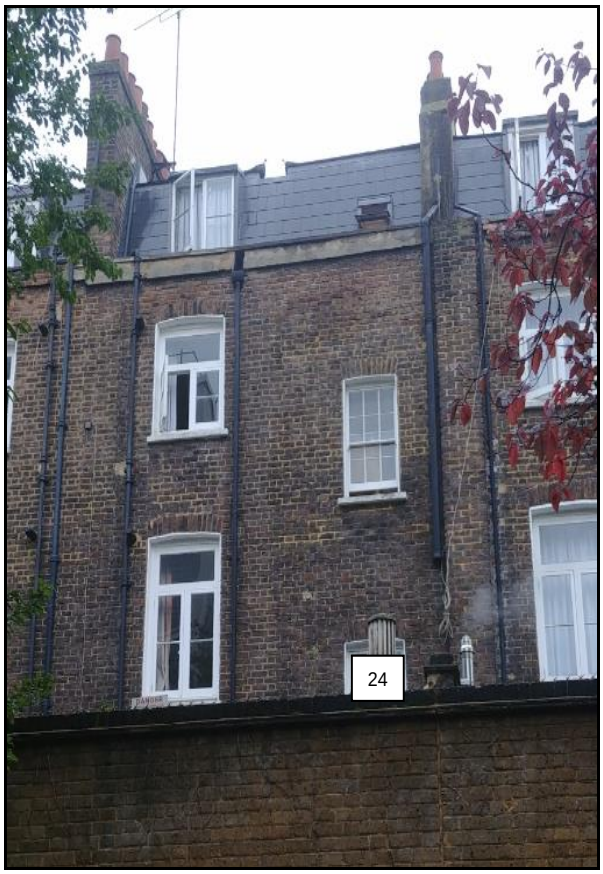
1 to 24 Fleetfield

1 to 24 Fleetfield

24 Argyle Square

24 Argyle Square

23 Argyle Square



23 Argyle Square

22 Argyle Square

22 Argyle Square

21 Argyle Square

20 Argyle Square

1 to 24 Fleetway

49 and 51 Argyle Street

49 and 51 Argyle Street

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
Kings Cross Neighbourhood Association, 51 Argyle Street, London WC1H 8EF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
1 to 24 Fleetfield					
Ground Floor					
Window 1	Non Habitable	1.5%	1.1%	0.4%	0.73
Window 2	Non Habitable	0.6%	0.1%	0.5%	0.17
Window 3	Non Habitable	0.1%	0.1%	0.0%	1.0
Window 4	Non Habitable	13.6%	0.1%	13.5%	0.01
Window 5	Non Habitable	19.1%	0.1%	19.0%	0.01
Window 6	Non Habitable	20.0%	0.1%	19.9%	0.01
Window 7	Non Habitable	17.5%	0.1%	17.4%	0.01
First Floor					
Window 8	Domestic	18.4%	18.4%	0.0%	1.0
Window 9	Domestic	17.9%	17.8%	0.1%	0.99
Window 10	Domestic	17.5%	17.2%	0.3%	0.98
Window 11	Domestic	20.8%	20.8%	0.0%	1.0
Window 12	Domestic	16.5%	16.4%	0.1%	0.99
Window 13	Domestic	4.2%	4.1%	0.1%	0.98
Window 14	Domestic	1.0%	1.0%	0.0%	1.0
Window 15	Domestic	30.1%	29.3%	0.8%	0.97
Window 16	Domestic	31.1%	30.7%	0.4%	0.99
Window 17	Domestic	8.2%	8.0%	0.2%	0.98
Window 18	Domestic	3.4%	3.3%	0.1%	0.97
Window 19	Domestic	30.7%	30.6%	0.1%	1.0
24 Argyle Square					
Ground Floor					
Window 20	Domestic	14.5%	14.5%	0.0%	1.0
Window 21	Domestic	18.5%	18.5%	0.0%	1.0
Window 22	Domestic	17.0%	17.0%	0.0%	1.0
23 Argyle Square					
Ground Floor					
Window 23	Domestic	20.3%	20.3%	0.0%	1.0
Window 24	Domestic	23.8%	23.8%	0.0%	1.0
22 Argyle Square					
Basement Floor					
Window 25	Domestic	8.2%	8.2%	0.0%	1.0
Ground Floor					
Window 26	Domestic	21.2%	21.2%	0.0%	1.0
Window 27	Domestic	24.5%	24.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Kings Cross Neighbourhood Association, 51 Argyle Street, London WC1H 8EF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
21 Argyle Square					
Basement Floor					
Window 28	Domestic	0.1%	0.1%	0.0%	1.0
Window 29	Domestic	1.2%	1.2%	0.0%	1.0
Window 30	Domestic	15.1%	15.1%	0.0%	1.0
Window 31	Domestic	14.7%	14.7%	0.0%	1.0
Ground Floor					
Window 32	Domestic	16.4%	16.4%	0.0%	1.0
Window 33	Domestic	14.0%	14.0%	0.0%	1.0
20 Argyle Square					
Basement Floor					
Window 34	Domestic	12.1%	12.1%	0.0%	1.0
Window 35	Domestic	10.2%	10.2%	0.0%	1.0
Ground Floor					
Window 36	Domestic	13.1%	13.1%	0.0%	1.0
Window 37	Domestic	14.1%	14.1%	0.0%	1.0
1 to 24 Fleetway					
Ground Floor					
Window 38	Domestic	13.2%	13.2%	0.0%	1.0
Window 39	Domestic	13.0%	13.0%	0.0%	1.0
Window 40	Domestic	14.7%	14.7%	0.0%	1.0
Window 41	Domestic	14.8%	14.8%	0.0%	1.0
Window 42	Domestic	14.9%	14.9%	0.0%	1.0
First Floor					
Window 43	Domestic	3.0%	3.0%	0.0%	1.0
Window 44	Domestic	2.0%	2.0%	0.0%	1.0
Window 45	Domestic	21.9%	21.9%	0.0%	1.0
Window 46	Domestic	21.7%	21.7%	0.0%	1.0
Window 47	Domestic	1.8%	1.8%	0.0%	1.0
Window 48	Domestic	2.5%	2.5%	0.0%	1.0
Window 49	Domestic	20.9%	20.9%	0.0%	1.0
49 and 51 Argyle Street					
Ground Floor					
Window 50	Domestic	3.0%	3.0%	0.0%	1.0
Window 51	Domestic	29.7%	29.7%	0.0%	1.0
Window 52	Domestic	4.2%	4.2%	0.0%	1.0
Window 53	Domestic	29.7%	29.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component

Kings Cross Neighbourhood Association, 51 Argyle Street, London WC1H 8EF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 54	Domestic	4.1%	4.1%	0.0%	1.0
Window 55	Domestic	29.5%	29.5%	0.0%	1.0
Window 56	Domestic	5.2%	5.2%	0.0%	1.0
Window 57	Domestic	3.5%	3.5%	0.0%	1.0
Window 58	Domestic	29.4%	29.3%	0.1%	1.0
Window 59	Domestic	3.0%	2.9%	0.1%	0.97
Window 60	Domestic	29.3%	29.2%	0.1%	1.0
Window 61	Domestic	2.6%	2.6%	0.0%	1.0
Window 62	Domestic	29.2%	29.1%	0.1%	1.0

Appendix 2 - Sunlight to Windows
Kings Cross Neighbourhood Association, 51 Argyle Street, London WC1H 8EF

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
1 to 24 Fleetfield									
Ground Floor									
Window 4	Non Habitable	35%	0%	35%	0.0	6%	0%	6%	0.0
Window 5	Non Habitable	44%	0%	44%	0.0	11%	0%	11%	0.0
Window 6	Non Habitable	47%	0%	47%	0.0	17%	0%	17%	0.0
Window 7	Non Habitable	38%	0%	38%	0.0	19%	0%	19%	0.0
First Floor									
Window 10	Domestic	18%	18%	0%	1.0	0%	0%	0%	1.0
Window 11	Domestic	23%	23%	0%	1.0	3%	3%	0%	1.0
Window 13	Domestic	8%	8%	0%	1.0	6%	6%	0%	1.0
Window 14	Domestic	8%	8%	0%	1.0	7%	7%	0%	1.0
Window 15	Domestic	59%	59%	0%	1.0	15%	15%	0%	1.0
Window 16	Domestic	65%	65%	0%	1.0	18%	18%	0%	1.0
Window 17	Domestic	12%	12%	0%	1.0	11%	11%	0%	1.0
Window 18	Domestic	11%	11%	0%	1.0	10%	10%	0%	1.0
Window 19	Domestic	62%	62%	0%	1.0	21%	21%	0%	1.0
21 Argyle Square									
Basement Floor									
Window 29	Domestic	2%	2%	0%	1.0	0%	0%	0%	1.0
Ground Floor									
Window 33	Domestic	22%	22%	0%	1.0	2%	2%	0%	1.0
20 Argyle Square									
Ground Floor									
Window 37	Domestic	27%	27%	0%	1.0	0%	0%	0%	1.0
1 to 24 Fleetway									
Ground Floor									
Window 38	Domestic	34%	34%	0%	1.0	6%	6%	0%	1.0
Window 39	Domestic	35%	35%	0%	1.0	8%	8%	0%	1.0
Window 40	Domestic	39%	39%	0%	1.0	7%	7%	0%	1.0
Window 41	Domestic	36%	36%	0%	1.0	7%	7%	0%	1.0
Window 42	Domestic	35%	35%	0%	1.0	6%	6%	0%	1.0
First Floor									
Window 43	Domestic	8%	8%	0%	1.0	8%	8%	0%	1.0
Window 44	Domestic	11%	11%	0%	1.0	10%	10%	0%	1.0
Window 45	Domestic	48%	48%	0%	1.0	9%	9%	0%	1.0
Window 46	Domestic	55%	55%	0%	1.0	11%	11%	0%	1.0
Window 47	Domestic	4%	4%	0%	1.0	3%	3%	0%	1.0

Appendix 2 - Sunlight to Windows
Kings Cross Neighbourhood Association, 51 Argyle Street, London WC1H 8EF

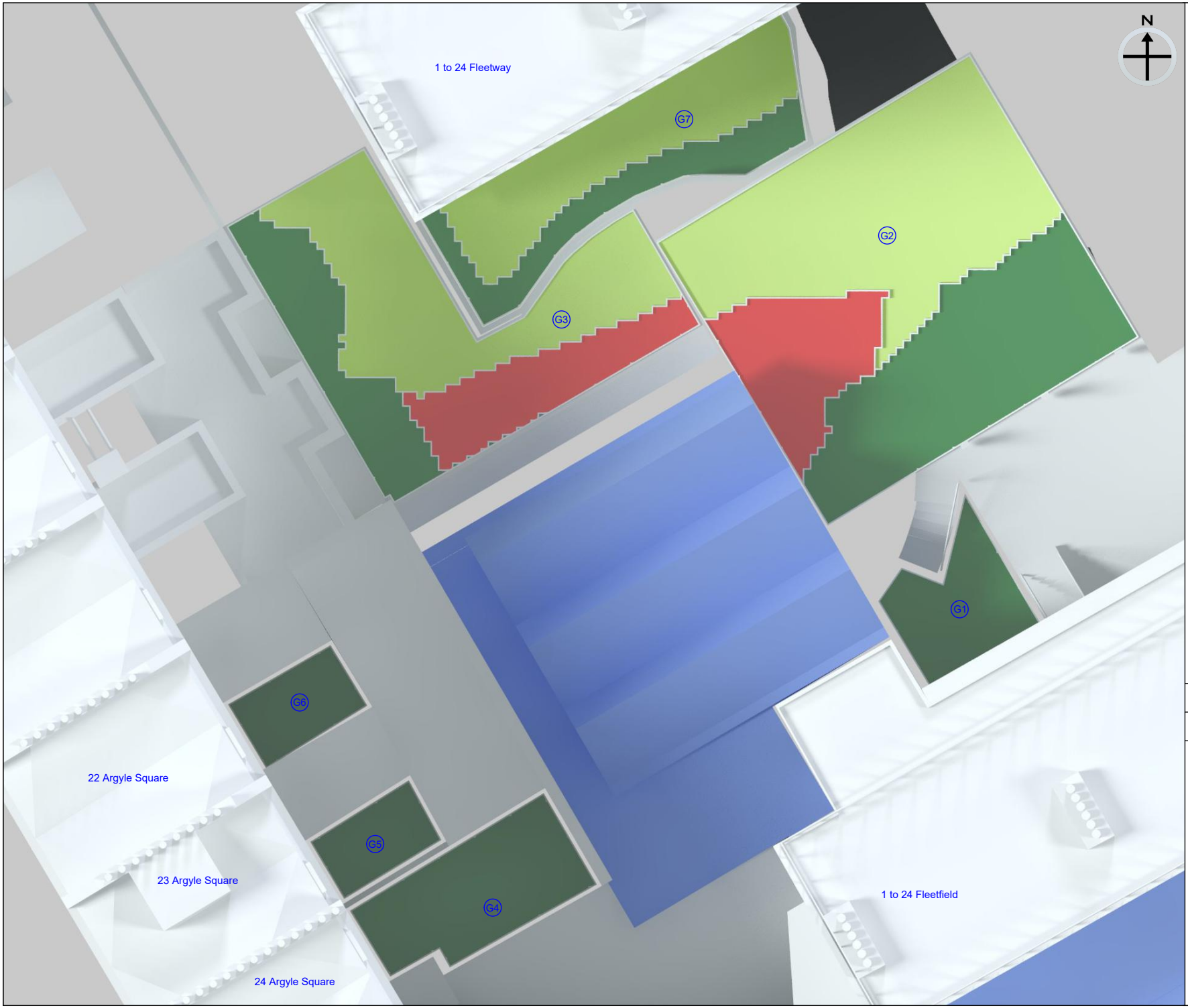
Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 48	Domestic	7%	7%	0%	1.0	6%	6%	0%	1.0
Window 49	Domestic	42%	42%	0%	1.0	6%	6%	0%	1.0
49 and 51 Argyle Street									
Ground Floor									
Window 51	Domestic	74%	74%	0%	1.0	17%	17%	0%	1.0
Window 53	Domestic	75%	75%	0%	1.0	18%	18%	0%	1.0
Window 55	Domestic	75%	75%	0%	1.0	18%	18%	0%	1.0
Window 58	Domestic	73%	73%	0%	1.0	16%	16%	0%	1.0
Window 60	Domestic	74%	74%	0%	1.0	17%	17%	0%	1.0
Window 62	Domestic	72%	72%	0%	1.0	15%	15%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
Kings Cross Neighbourhood Association, 51 Argyle Street, London WC1H 8EF

Reference	Total Area	Area receiving at least two hours of sunlight on 21st March						
		Before		After		Loss		Ratio
1 to 24 Fleetfield								
Ground Floor								
Garden 1	24.49 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
Garden 2	146.78 m2	94.36 m2	64%	71.86 m2	49%	22.5 m2	15%	0.76
Garden 3	90.3 m2	67.51 m2	75%	47.15 m2	52%	20.36 m2	23%	0.7
24 Argyle Square								
Basement Floor								
Garden 4	26.32 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
23 Argyle Square								
Basement Floor								
Garden 5	9.21 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
22 Argyle Square								
Basement Floor								
Garden 6	10.29 m2	0.0 m2	0%	0.0 m2	0%	0.0 m2	0%	1.0
1 to 24 Fleetway								
Ground Floor								
Garden 7	57.06 m2	38.56 m2	68%	38.56 m2	68%	0.0 m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

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

Project Name: Kingscross Neighbourhood Association, 51 Argyle Street, London WC1H 8EF

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

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