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# DAYLIGHT AND SUNLIGHT ASSESSMENT

On the neighbouring properties at:

**The Constitution**  
**42 St Pancras Way**  
**London**  
**NW1 0QT**

Prepared by:

**Anderson Wilde and Harris**

Date:

4<sup>th</sup> October 2021

## 1 EXECUTIVE SUMMARY

This report assesses the levels of daylighting and sunlighting received by surrounding residential properties following the development at The Constitution, 42 St Pancras Way, London NW1 0QT.

An analysis was carried out in accordance with the criteria set out for national discretionary guidance in the publication Site Layout Planning for Daylight and Sunlight published by the Building Research Establishment in 2011 (the BRE Report); The Greater London Authority, representation hearing report D&P/3067/03, Daylight and Sunlight test – Appendix 1 in 2013 and the London borough of Camden requirements for daylight and sunlighting, detailed in the Local Plan.

### RESULTS: SURROUNDING PROPERTIES

No. of Properties Assessed	% of Windows Assessed Which Pass Vertical Sky Component	% of Rooms Assessed Which Pass Average Daylight Factor	% of Rooms Assessed Which Pass Daylight Distribution
<b>6</b>	<b>100</b>	<b>100</b>	<b>100</b>

Overall, there is a **negligible impact**.

### SURROUNDING PROPERTIES

Daylighting and sunlighting has been assessed in six (6) of the neighbouring residential properties.

Daylighting has been assessed in 38 windows using the Vertical Sky Component. The results reveal that all 38 windows meet the levels detailed in the BRE. This equates to a 100% pass rate.

Internal daylighting has been assessed in 38 rooms using the Average Daylight Factor and Daylight Distribution tests. All 38 rooms meet the BRE recommended levels for both Daylight Distribution and Average Daylight Factor. This equates to a 100% pass rate for both tests.

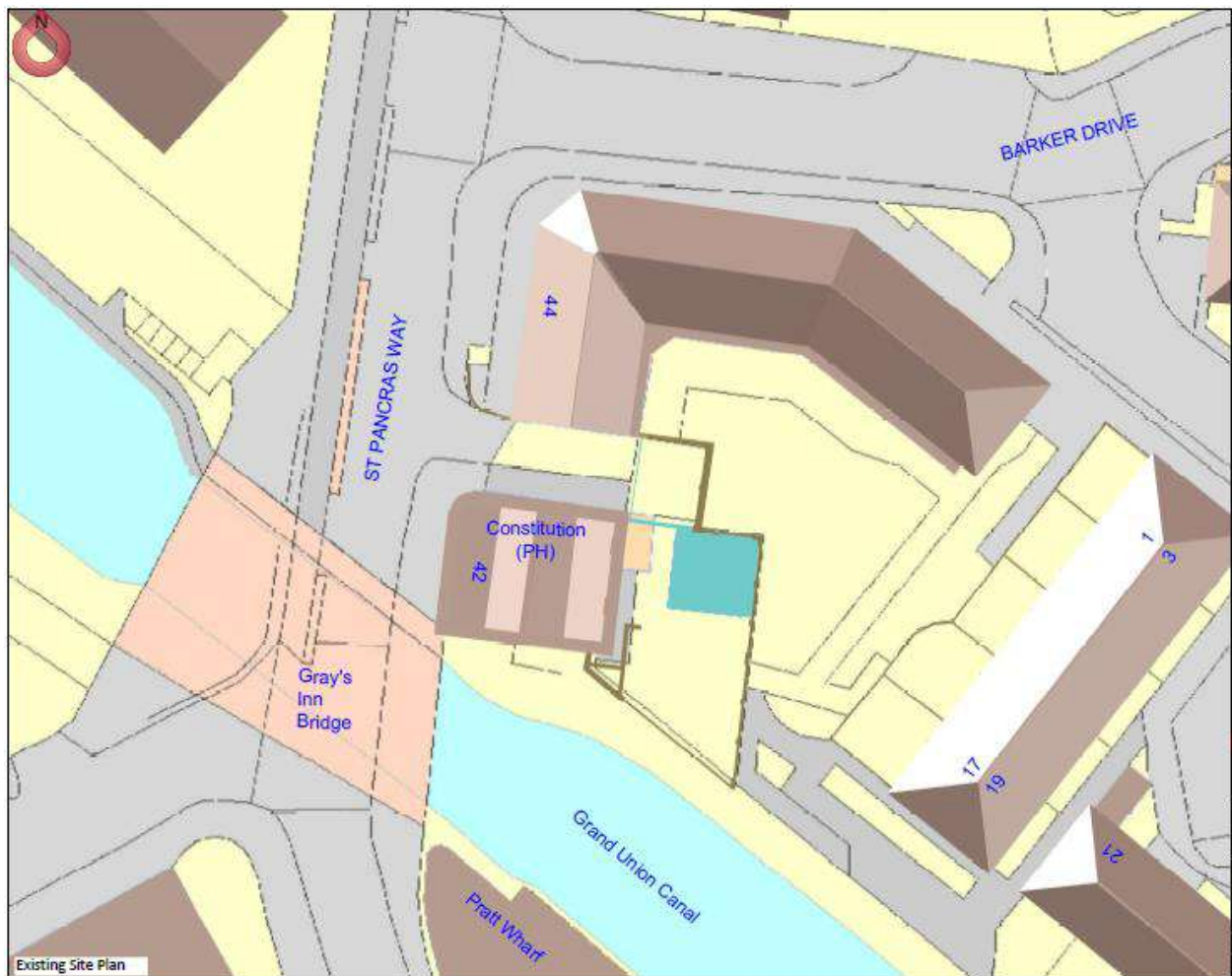
Sunlighting has been assessed in 18 windows, all 18 windows meet the BRE recommended levels for summer and winter months. This equates to a 100% pass rate for both tests.

Overall, this development is suitable in terms of daylight and sunlighting.

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## 2 LOCATION



### 2.1 EXISTING SITE

The existing site is a four-storey (basement to second floor) pub founded originally in 1858.

### 2.2 LOCALITY

The surrounding area is mainly comprised of residential properties. The immediate neighbouring properties are two to three-storeys high.

The development site is located 0.2 mile from Camden Road station.

### 3 INTRODUCTION

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Anderson Wilde and Harris has been instructed to assess the Daylight and Sunlighting of the properties surrounding the proposed development at The Constitution, 42 St Pancras Way London NW1 0QT.

An analysis was carried out in accordance with the criteria set out for national discretionary guidance in the publication: Site Layout Planning for Daylight and Sunlight published by the Building Research Establishment in 2011 (the BRE Report). The British Standard upon which this guidance is based is BS 8206-2:1992. The British Standard current for this subject is BS 8206-2:2008 – Lighting for buildings. Code of practice for daylighting which superseded BS 8206-2:1992. Although it gives numerical guidelines, these should be interpreted flexibly because natural light is only one of the many factors in site layout design. It is noted that the guidelines are national guidelines; therefore, they should be applied flexibly having regard to site specific context. In certain circumstances, the planning authority may wish to use alternative target values.

The Greater London Authority, representation hearing report D&P/3067/03, Daylight and Sunlight test – Appendix 1 in 2013, provides supplementary thresholds.

The report has considered the Camden Council guidelines for Daylight and Sunlighting, detailed in their Local Plan.

Anderson Wilde and Harris has not been able to inspect inside any of the neighbouring properties. Internal floor plans have been modelled using floor plans readily available on the internet. In the absence of floor plans, we have assumed the properties to be similar to the neighbouring properties and made adjustments where appropriate.

This assessment does not consider Rights of Light, as it is not a material planning consideration and therefore not required in this report.

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## 4 SCOPE OF THE REPORT

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In accordance with the BRE report, assessment of Daylight and Sunlighting should only be carried out on windows which serve living rooms, diners, kitchens, and bedrooms. Windows to all other room types, for instance bathrooms, toilets, store rooms, circulation areas and garages, do not require assessment.

When assessing Daylighting and Sunlighting, the quantitative analysis should always be considered in conjunction with the layout of the development site and any existing constraints it may impose. It is also important to look at adjoining buildings and whether it is a good neighbour and stands a reasonable distance from the boundary so as not to take more than its fair share of light.

Daylight and sunlight received by non-residential units are not generally considered as they are not typical town-planning issues. Therefore, surrounding non-residential properties have not been assessed or included in this report.

The analyses used in this chapter are:

**For daylight:** The principles set out in Section 2 of the BRE Report – Light from the sky. i.e. the combined impacts of all direct sunlight and indirect skylight during the daytime

**For internal daylighting:** The principles set out in Appendix C of the BRE Report – Interior Daylighting Recommendations.

**For sunlight:** The principles set out in Section 3 of the BRE Report – Sunlighting i.e. the impacts of only the direct sunlight.

**Determining significance:**

### 4.1 DAYLIGHT

The BRE Report advises that the diffuse daylighting to a building may be adversely affected by a development if, following that development, either:

- **The Vertical Sky Component (VSC) at the centre of an existing main window is reduced to less than 27% or has been left at less than 80% its former value; or**
- **The area of the working plane in a room that can receive direct skylight is reduced to less than 80% of its former value.**

## SCOPE OF THE REPORT

### 4.2 INTERNAL DAYLIGHTING DISTRIBUTION

The BRE Report advises that for the whole of a room to look adequately daylit, the following three criteria must be met:

#### (a) AVERAGE DAYLIGHT FACTOR (ADF)

The Average Daylight Factor calculation (ADF) enables a more accurate assessment of daylighting conditions as it assesses the internal illuminance within a room based on the average daylight factor, window size, and reflectance of internal surfaces enabling a more accurate assessment of daylight conditions.

The ADF methodology is generally not recommended for use to surrounding buildings; however, in some circumstances this is acceptable. More information on this can be found in the BRE guidance. The BRE Report advises that where supplementary electric lighting is available, the recommended daylight factor levels for dwellings are 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. Additionally, for non-residential it specifies a minimum of 5% where no supplementary electric lighting is provided and 2% where electric lighting has been provided.

The average daylight factor is calculated using the following formula:

$$df \text{ (ADF)} = \frac{T A_w \Theta}{A (1-R^2)} \quad \%$$

Where

T	is the diffuse visible transmittance of the glazing.
A <sub>w</sub>	is the net glazed area of the window (m <sup>2</sup> )
A	is the total area of room surfaces: ceiling, floor, walls and windows (m <sup>2</sup> )
R	is their average reflectance
Θ	is the angle of visible sky in degrees

#### (b) ROOM DEPTH

If a daylit room is lit by windows in one wall only, the depth of the room should not exceed the limiting value given by:

$$\frac{L}{W} + \frac{L}{H} \leq \frac{2}{1 - R_b}$$

Where

L	is the depth of the room.
W	is the room width
H	is the window-head height above floor level
R <sub>b</sub>	is the average reflectance of surfaces in the rear half of the room (away from the windows)

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## SCOPE OF THE REPORT

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### (c) POSITION OF THE NO-SKY LINE

If a significant area of the working plane lies beyond the no-sky line (i.e. it receives no direct sunlight), then the distribution of daylight in the room will look poor and supplementary electric lighting will be required.

However, if an adjoining building contains rooms that are greater than 5 metres deep and lit only from one side then greater movement of the no sky line is unavoidable.

### 4.3 SUNLIGHT

The BRE Report advises that the levels of sunlighting to the rooms within a new development will appear reasonably sunlit provided:

- **The windows can receive at least 25% of annual probable sunlight hours (APSH) including 5% during winter months; and**
- **Have at least one main window wall facing within 90° of due south.**

The BRE Report states that all main living rooms within 90° of due south should be assessed. It states that bedrooms are less important, although care should be taken not to block out too much sunlight.

The BRE Report guidelines refer to the method set out in BS 8206-2:1992 as the appropriate method to calculate sunlight.

The BRE Report specifically warns local planning authorities to exercise care when using this method of assessment in the existing building situation particularly when development has been historically undertaken close to the common boundary.

It is important to understand that people like and appreciate sunlight, although it is not an essential requirement of a dwelling, unlike daylight availability or access to a quiet noise environment. Therefore, larger reductions in sunlight may be acceptable if a new development is to match the height and proportion of the existing buildings nearby.

The BRE Report emphasises that the existing building section of the guide is “purely advisory” and that “Planning authorities may wish to use criteria based on the requirements for sunlight in particular types of development in particular areas”.



## SCOPE OF THE REPORT

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### 4.4 DETERMINING SIGNIFICANCE

**The BRE Report states on Page 1: The advice given here is not mandatory and the guide should not be 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.

The BRE Report states that the numerical values are advisory only and failure to meet the guideline criteria should not be used by Local Councils as an indicator as to whether a development is acceptable.

The BRE Report suggests alternative targets can be used:

- Where the site already has an existing planning permission that the development wants to vary, the VSC and APSH (annual probable sunlight hours) of the permitted scheme may be used as alternative benchmarks.
- In a historic city centre environment, it is often not possible to achieve 27% VSC, therefore it is sensible to use a target value consistent with levels of daylight typically experienced in the street.
- Where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light, to ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a “mirror-image” building of the same height and size, and equal distance away on the other side of the boundary.

The BRE Report provides guidance on a semantic scale which can be used to describe the impact. This is summarised on the next page.

## SCOPE OF THE REPORT

CRITERIA	IMPACT MAGNITUDE
<p>Where the decrease in daylight or sunlight fails to meet the guidelines and one or more of the following scenarios applies:</p> <ul style="list-style-type: none"> <li>- A large number of windows or large area of open space is affected</li> <li>- The loss of light is substantially outside the guidelines</li> <li>- All windows in a particular property are affected</li> <li>- The affected building or outdoor space has a particularly strong requirement for light, e.g., a living room in a dwelling or a children's playground.</li> </ul>	Major Adverse
<p>Where the decrease in daylight or sunlight fails to meet the guidelines and a large number of windows or open space are affected.</p> <p style="text-align: center;">Or</p> <p>Here the decrease in daylight or sunlight fails to meet the guidelines, but one or more of the following scenarios applies:</p> <ul style="list-style-type: none"> <li>- Only a small number of windows or limited area of open space is affected</li> <li>- The loss of light is only just outside the guidelines</li> <li>- An affected room has other sources of light</li> <li>- The affected building or outdoor space has a low-level requirement for light.</li> </ul>	Minor Adverse
<p>Where the increase/ decrease in daylight or sunlight fully meets the guidelines and only a small number of windows are affected</p>	Negligible
<p>Where the increase in daylight or sunlight is small and/or the number of affected windows or area of open space affected is small.</p>	Minor Beneficial
<p>Where the increase in daylight or sunlight is large and/or the number of affected windows or area of open space affected is large.</p>	Major Beneficial

## **5 SOURCES OF INFORMATION**

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### **5.1 PROPOSED SITE**

#### **ARCHITECTS DRAWINGS**

All Architect drawings have been provided by Sampson Associates.

### **5.2 SURROUNDING SITE**

#### **PROMAP**

A Promap OS detail was downloaded with Promap drawing number: "Promap-1020351-1120128-720-0.dwg".

#### **SITE PHOTOGRAPHS**

Photographs were taken during a site inspection carried out by George Palos and Heidi Serrano on 5<sup>th</sup> October 2020.

#### **PLANNING APPLICATIONS**

Where readily available drawings submitted for planning applications have been used to construct internal layouts of the surrounding properties.

## 6 SCHEME



### PROPOSED SITE

The proposed development includes for an extension to the rear of the existing public house.

## **7 SURROUNDING SITE**

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We have assessed the following residential properties adjoining the proposed development:

- **44 St Pancras Way**
- **17-19 Rosendale Way**
- **13-15 Rosendale Way**
- **9-11 Rosendale Way**
- **5-7 Rosendale Way**
- **1-3 Rosendale Way**

## 8 RESULTS

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### 8.1 SURROUNDING PROPERTIES

#### 44 ST PANCRAS WAY

The property is located north of the development site. It is a two-storey residential property.

Daylighting has been assessed to 18 windows using the Vertical Sky Component (VSC). The results reveal that all 18 windows meet the recommended level detailed in the BRE guidelines.

Internal daylighting has been assessed to 18 rooms using the Average Daylight Factor (ADF) and Daylight Distribution tests. The Average Daylight Factor and Daylight Distribution results detail that all rooms meet the levels advised for their room type following the development.

Sunlighting has been assessed to 18 windows, using annual probable sunlight hours. The results reveal that all 18 windows meet the recommended levels of sunlighting for summer and winter months.

#### 17-19 ROSSENDALE WAY

The property is located east of the development site. It is a two-storey residential property.

Daylighting has been assessed to four (4) windows using the Vertical Sky Component (VSC). All windows meet the recommended level detailed in the BRE guidelines.

Internal daylighting has been assessed to four (4) rooms using the Average Daylight Factor (ADF) and Daylight Distribution tests. All four (4) rooms meet the BRE recommended levels for Daylight Distribution and Average Daylight Factor.

Sunlighting has not been assessed in the property. The Annual Probable Sunlight Hour (APSH) is applied to properties with windows that are situated north of the proposed development or are facing within 90° due south. This property does not meet the criteria for this particular part of the analysis and as such are exempt.

#### 13-15 ROSSENDALE WAY

The property is located east of the development site. It is a two-storey residential property.

Daylighting has been assessed to four (4) windows using the Vertical Sky Component (VSC). All four (4) windows meet the recommended level detailed in the BRE guidelines.

Internal daylighting has been assessed to four (4) rooms using the Average Daylight Factor (ADF) and Daylight Distribution tests. All four (4) rooms meet the BRE recommended levels for Daylight Distribution and Average Daylight Factor.

Sunlighting has not been assessed in the property. The Annual Probable Sunlight Hour (APSH) is applied to properties with windows that are situated north of the proposed development or are facing within 90° due south. This property does not meet the criteria for this particular part of the analysis and as such are exempt.

## RESULTS

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### 9-11 ROSSENDALE WAY

The property is located east of the development site. It is a two-storey residential property.

Daylighting has been assessed to four (4) windows using the Vertical Sky Component (VSC). All windows meet the recommended level detailed in the BRE guidelines.

Internal daylighting has been assessed to four (4) rooms using the Average Daylight Factor (ADF) and Daylight Distribution tests. All four (4) rooms meet the BRE recommended levels for Daylight Distribution and Average Daylight Factor.

Sunlighting has not been assessed in the property. The Annual Probable Sunlight Hour (APSH) is applied to properties with windows that are situated north of the proposed development or are facing within 90° due south. This property does not meet the criteria for this particular part of the analysis and as such are exempt.

### 5-7 ROSSENDALE WAY

The property is located east of the development site. It is a two-storey residential property.

Daylighting has been assessed to four (4) windows using the Vertical Sky Component (VSC). All windows meet the recommended level detailed in the BRE guidelines.

Internal daylighting has been assessed to four (4) rooms using the Average Daylight Factor (ADF) and Daylight Distribution tests. All four (4) rooms meet the BRE recommended levels for Daylight Distribution and Average Daylight Factor.

Sunlighting has not been assessed in the property. The Annual Probable Sunlight Hour (APSH) is applied to properties with windows that are situated north of the proposed development or are facing within 90° due south. This property does not meet the criteria for this particular part of the analysis and as such are exempt.

### 1-3 ROSSENDALE WAY

The property is located east of the development site. It is a two-storey residential property.

Daylighting has been assessed to four (4) windows using the Vertical Sky Component (VSC). All windows meet the recommended level detailed in the BRE guidelines.

Internal daylighting has been assessed to four (4) rooms using the Average Daylight Factor (ADF) and Daylight Distribution tests. All four (4) rooms meet the BRE recommended levels for Daylight Distribution and Average Daylight Factor.

Sunlighting has not been assessed in the property. The Annual Probable Sunlight Hour (APSH) is applied to properties with windows that are situated north of the proposed development or are facing within 90° due south. This property does not meet the criteria for this particular part of the analysis and as such are exempt.

## RESULTS

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### 8.2 OUTPUTS

#### **VERTICAL SKY COMPONENT INC. ANNUAL PROBABLE SUNLIGHT HOURS**

The Vertical Sky Component, APSH results for the surrounding properties are attached in Appendix 2.

#### **AVERAGE DAYLIGHT FACTOR**

The Average Daylight Factor results for the surrounding properties are attached in Appendix 3.

#### **DAYLIGHT DISTRIBUTION**

The Daylight Distribution results for the surrounding properties are attached in Appendix 4.

#### **DAYLIGHT CONTOURS**

Daylight Contours for the surrounding properties are attached in Appendix 5.



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## 9 CONCLUSION

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It is worth reiterating that the national BRE Report states that “care should be taken in applying these guidelines”, for example where the buildings stand very close or when a new development is to match the height and proportion of an existing building.

The BRE Report states that the numerical values are advisory only and failure to meet the guideline criteria should not be used by Local Councils as an indicator as to whether a development is acceptable.

**Daylighting and sunlighting have been assessed to six (6) surrounding residential properties. In total, 38 windows have been assessed using the Vertical Sky Component of which all 38 windows will satisfy the levels detailed in the BRE.**

**Internal daylighting has been assessed to 38 rooms using the Average Daylight Factor and Daylight Distribution tests of which all rooms will satisfy the levels for both tests Average Daylight Factor and Daylight Distribution tests. This equates to a 100% pass rate.**

**In our opinion, the proposed development is suitable and does not injure the surrounding properties for it to be considered inappropriate for the area.**



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## 10 APPENDIX

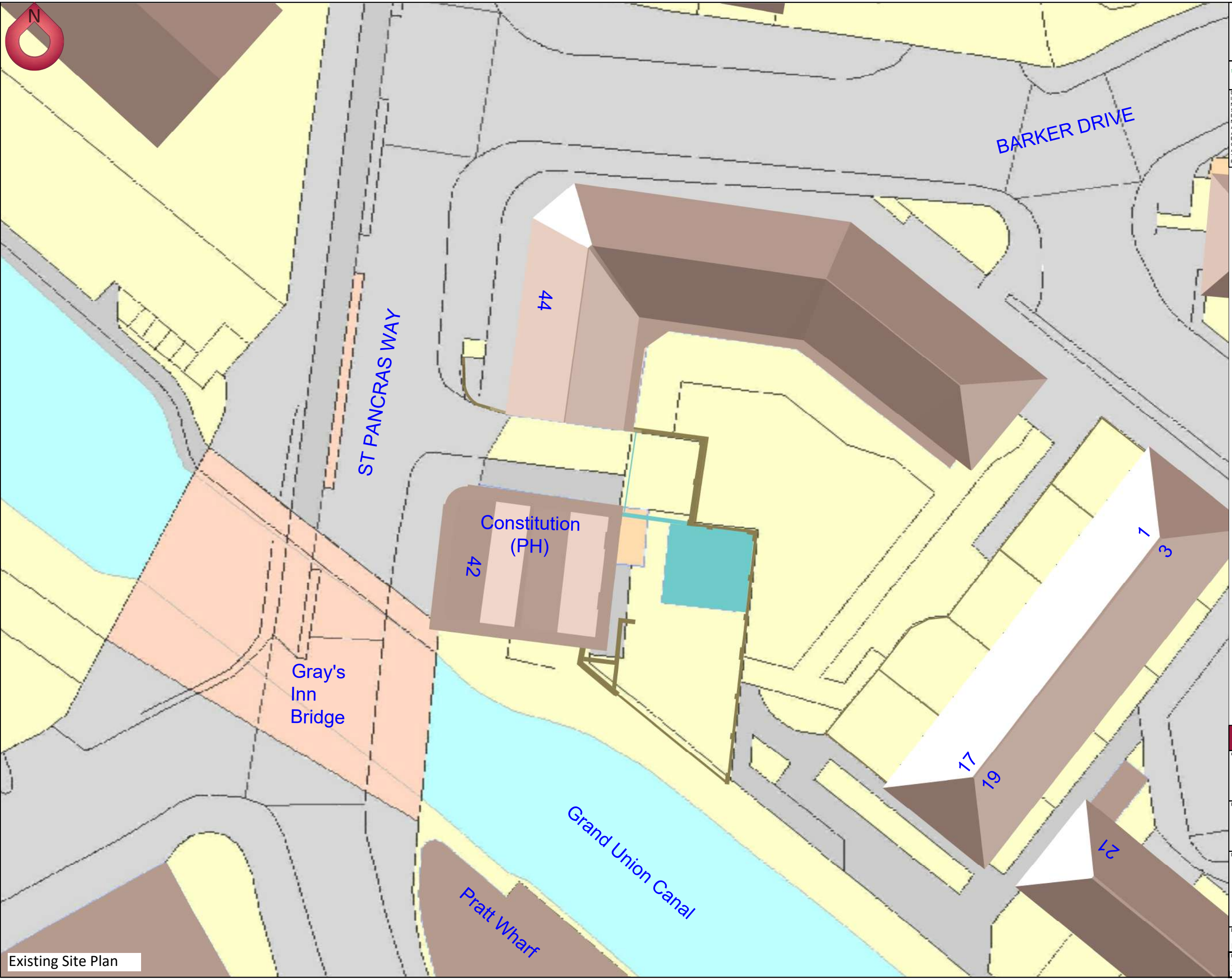
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**10.1 Appendix 1 - Drawings**

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DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. IN THE CASE OF DISCREPANCIES IN DRAWN INFORMATION PLEASE NOTIFY ARCHITECT. ANALYSIS UNDERTOOK USING MBS SURVEY SOFTWARE FOR DAYLIGHT/SUNLIGHT, RTL. THESE DRAWINGS HAVE BEEN CONSTRUCTED USING THIRD PARTY INFORMATION. WE HAVE NOT BEEN INSTRUCTED TO UNDERTAKE A LASER SCAN 3D SURVEY AND WE HAVE NOT RECEIVED ANY SCAN INFORMATION. WHERE APPROPRIATE, ASSUMPTIONS OF THE INTERNAL LAYOUTS HAVE BEEN MADE. WITHOUT INSPECTING INTERNALLY WE CANNOT CONFIRM IF THESE LAYOUTS ARE TRUE AND CORRECT. THIS MAY AFFECT THE RESULTS. ALL SPOT HEIGHTS WILL INCLUDE A CERTAIN TOLERANCE WHICH MAY NEED ADJUSTING TO MEET ANY LEGAL REQUIREMENTS WHEN APPROPRIATE.



**Key**  
 Surroundings  
 Existing

**Site Plan Existing**

Client  
 Youngs Brewery

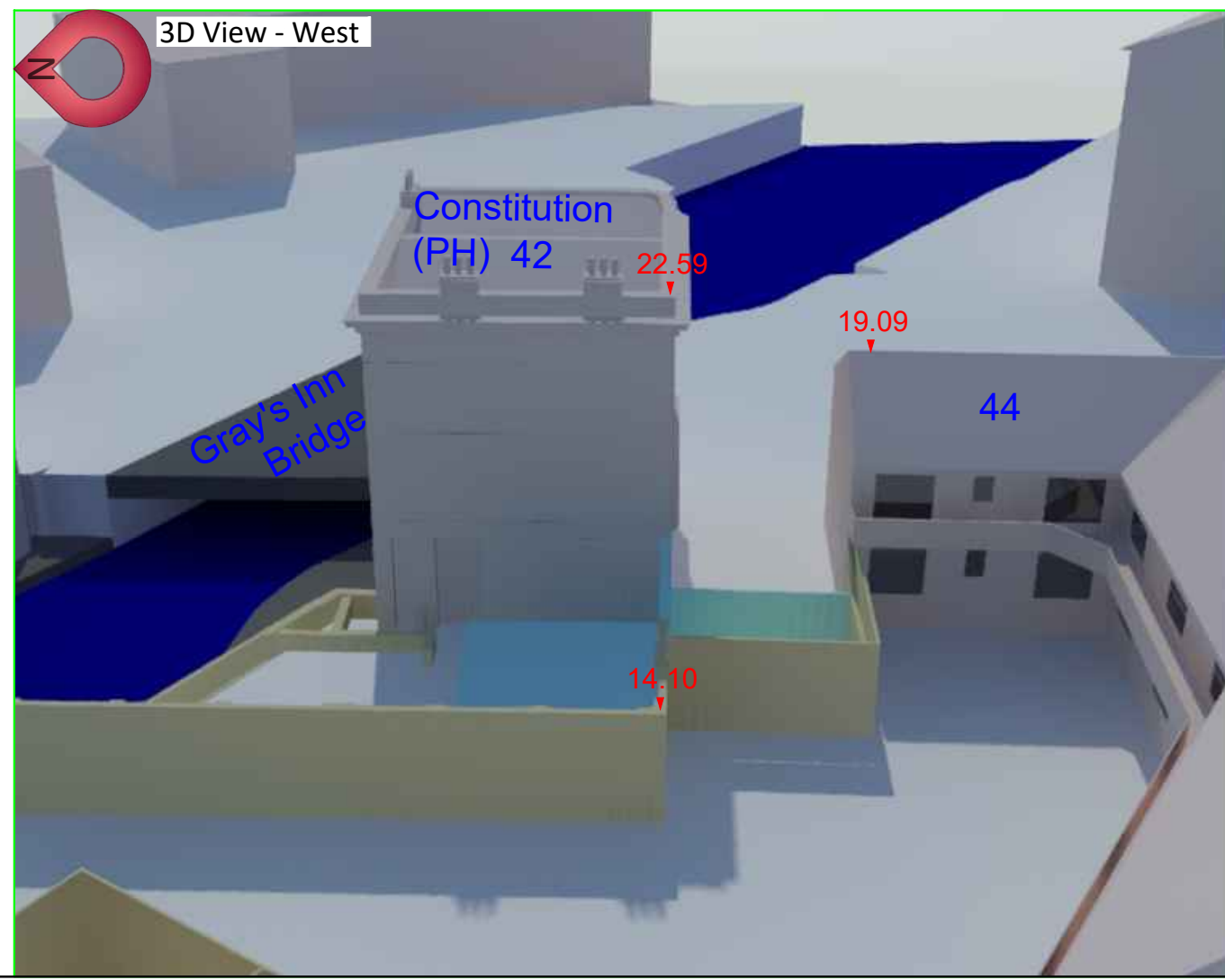
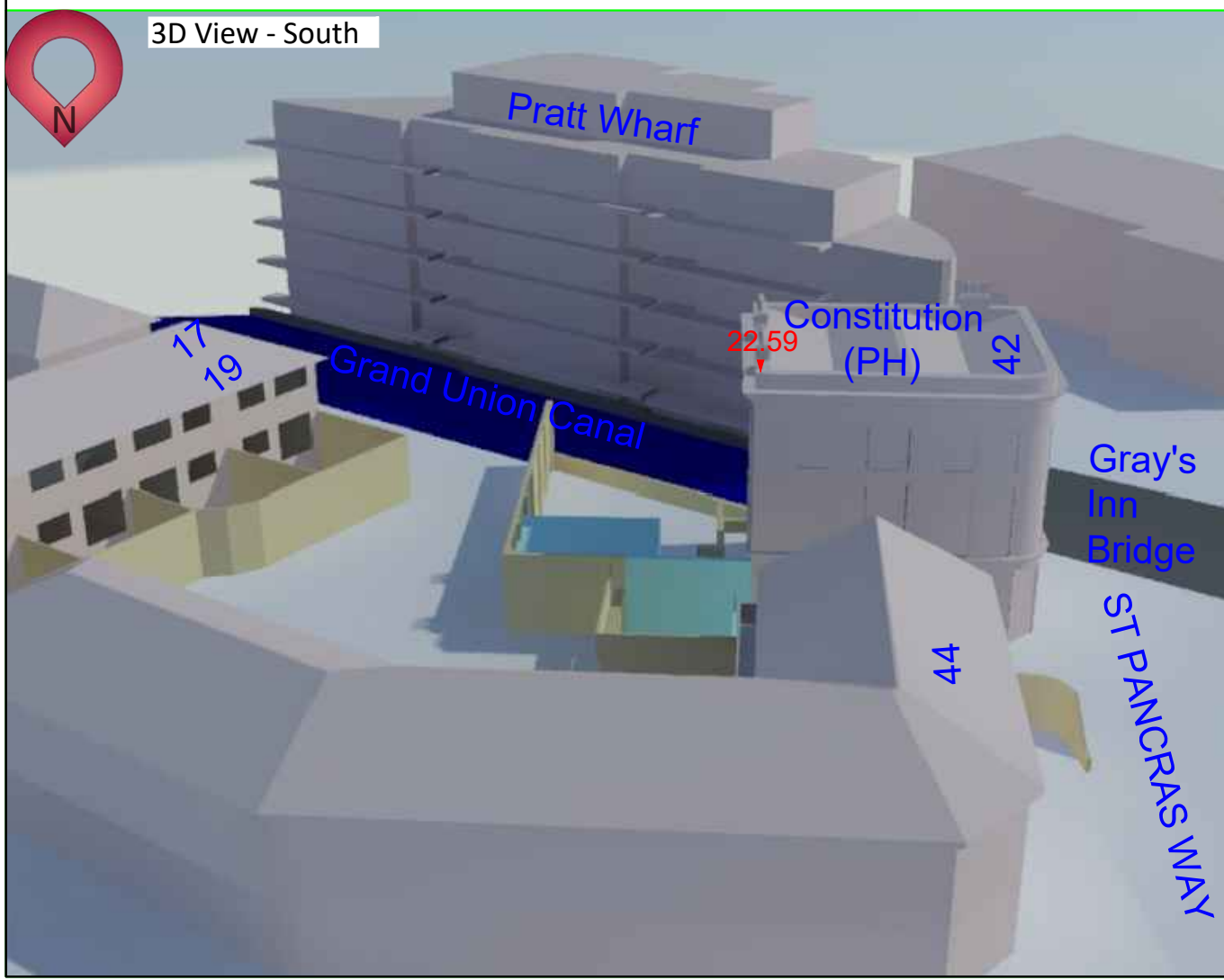
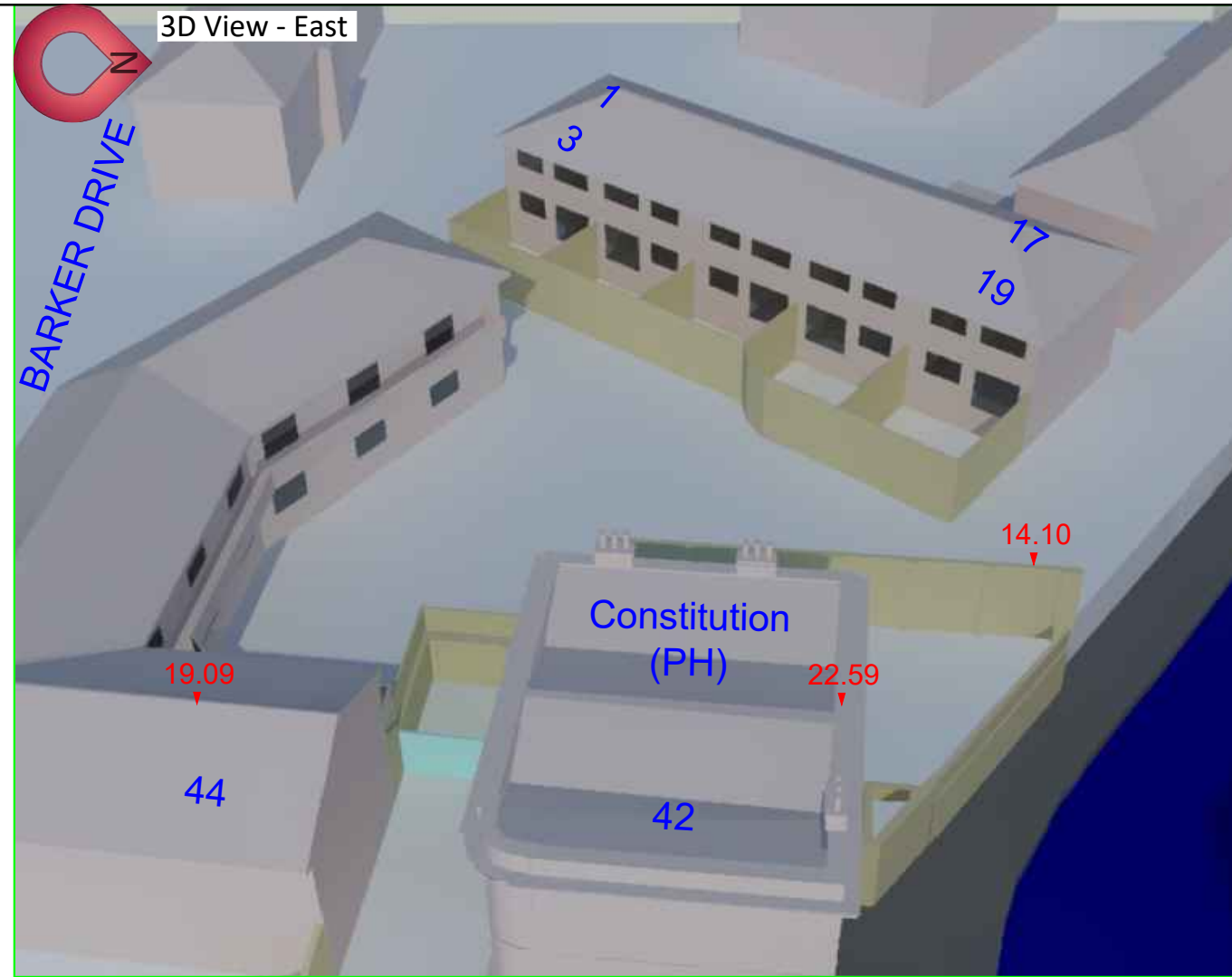
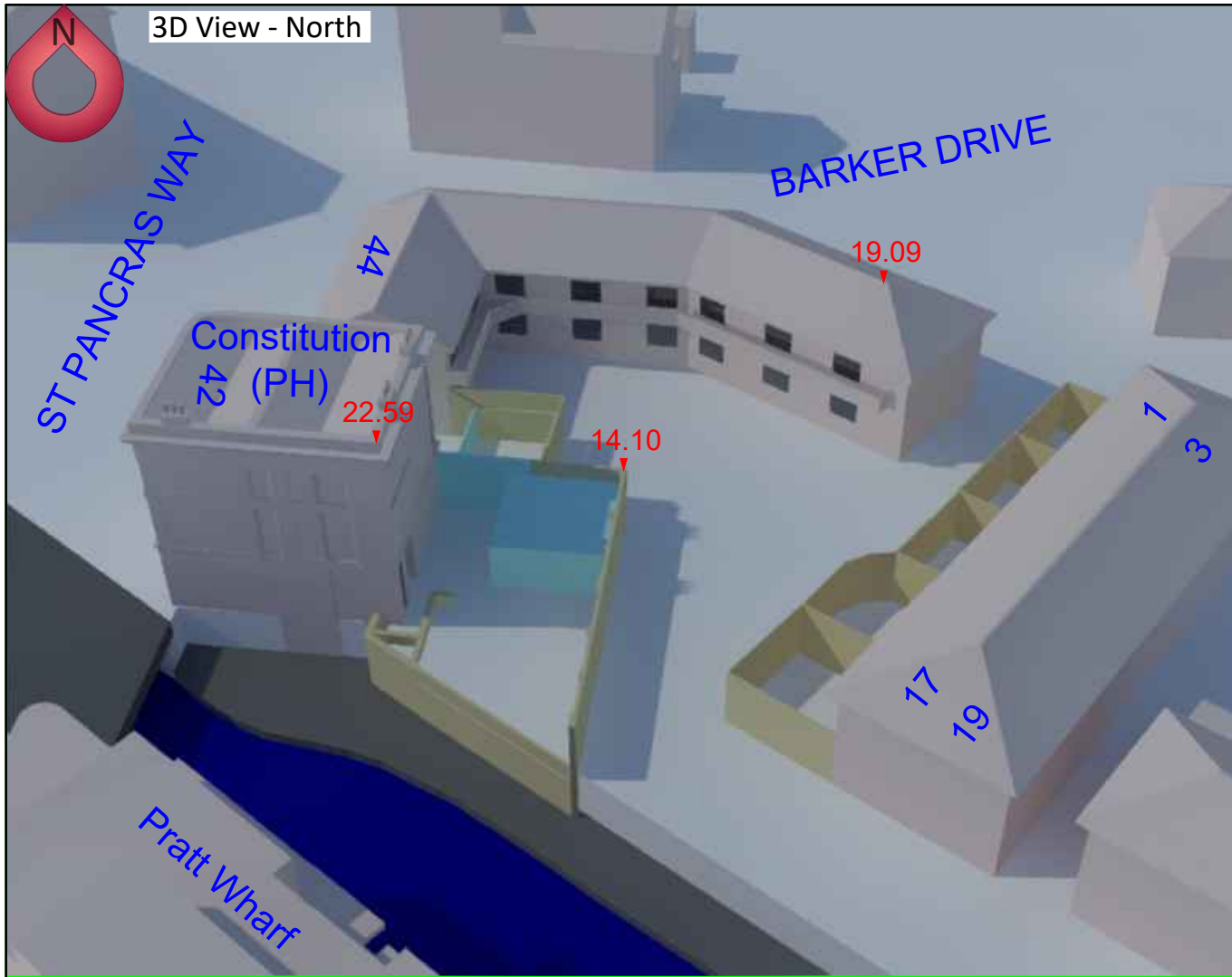


Project  
 The Constitution 42 St  
 Pancras Way,  
 NW1 0QT

Drawing Title  
 Existing Site Plan

Drawn By	Checked By	Scale	Date
DKG	HS	NTS	16/10/2020
Project No./Drawing Type/Drawing No.			Release No.
24668_EX2D_01			1

Existing Site Plan

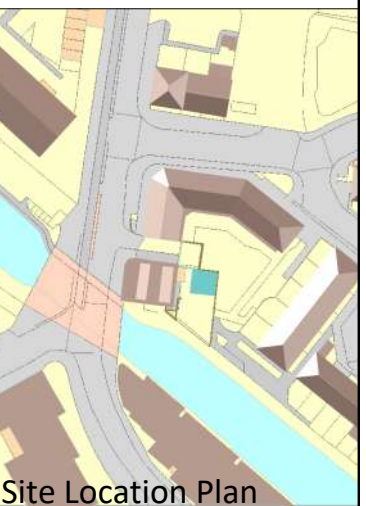


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**Key**

- Surroundings
- Existing

Height in Meters

**3D View Existing**

Client  
 Youngs Brewery

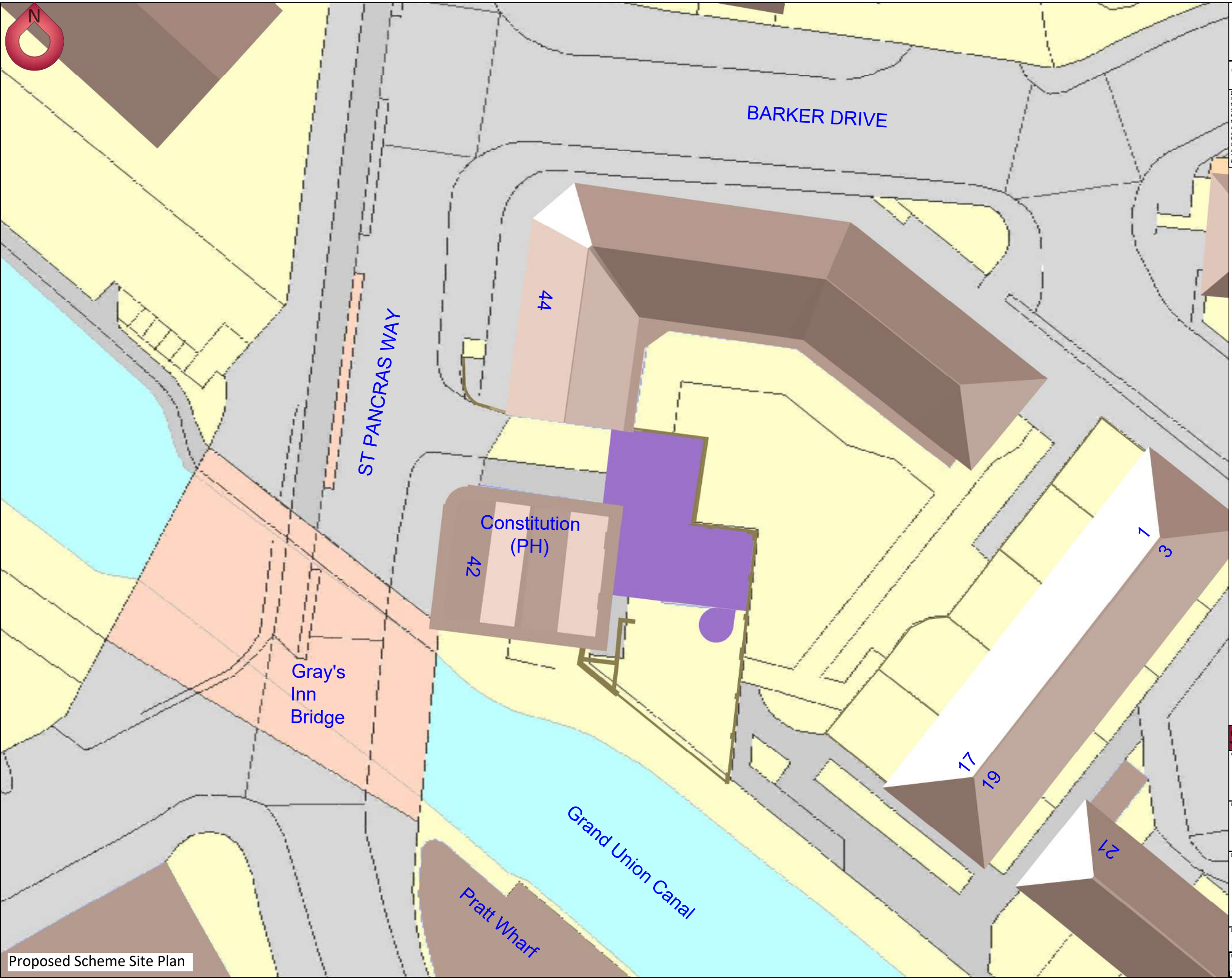
Project  
 The Constitution 42 St  
 Pancras Way,  
 NW1 0QT

Drawing Title  
 3D Views of Existing Site

Drawn By	Checked By	Scale	Date
DKG	HS	NTS	16/10/2020
Project No./Drawing Type/Drawing No.			Release No.
24668_EX3D_02			1



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**Key**  
 Surroundings  
 Proposed

**Site Plan Proposed**

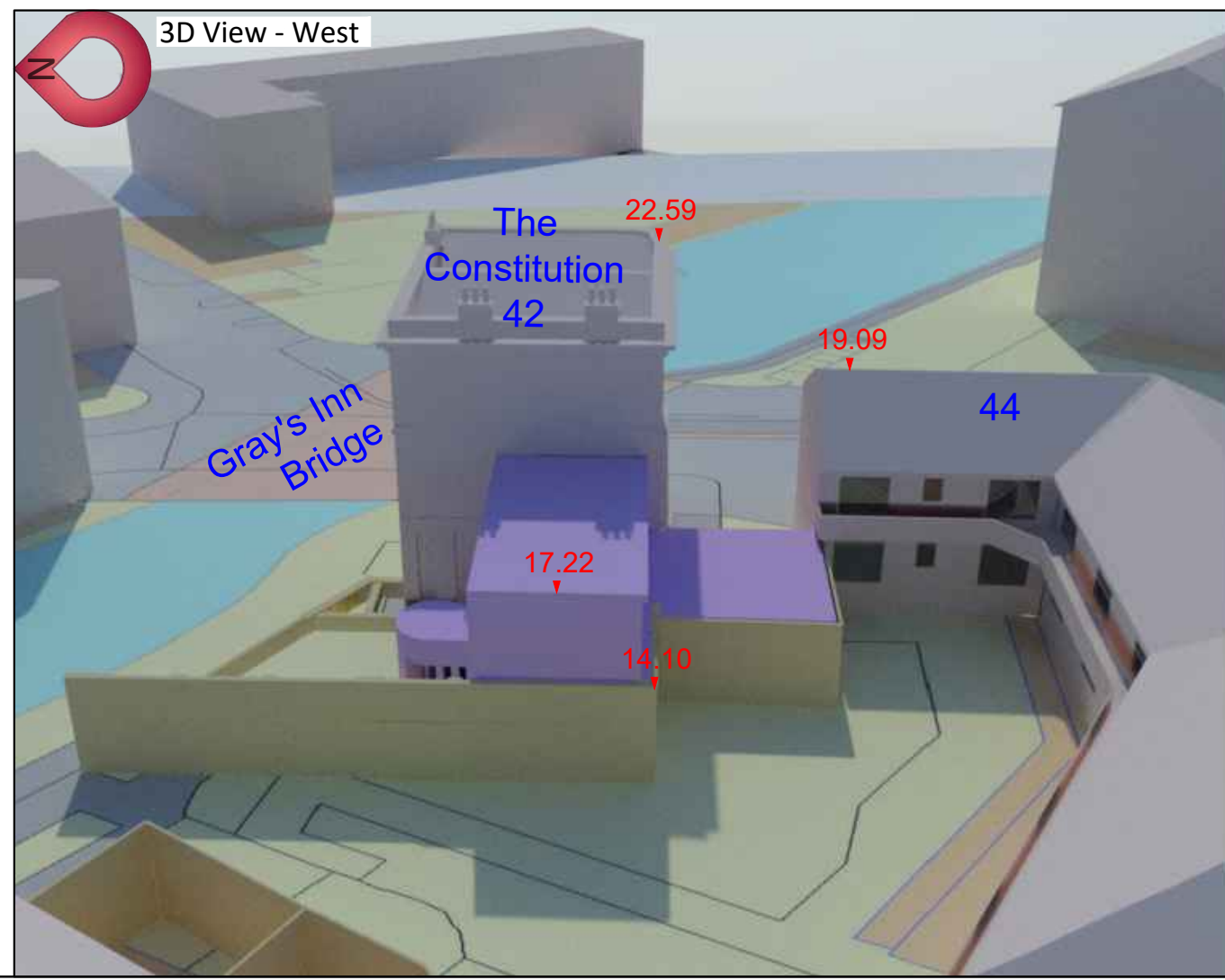
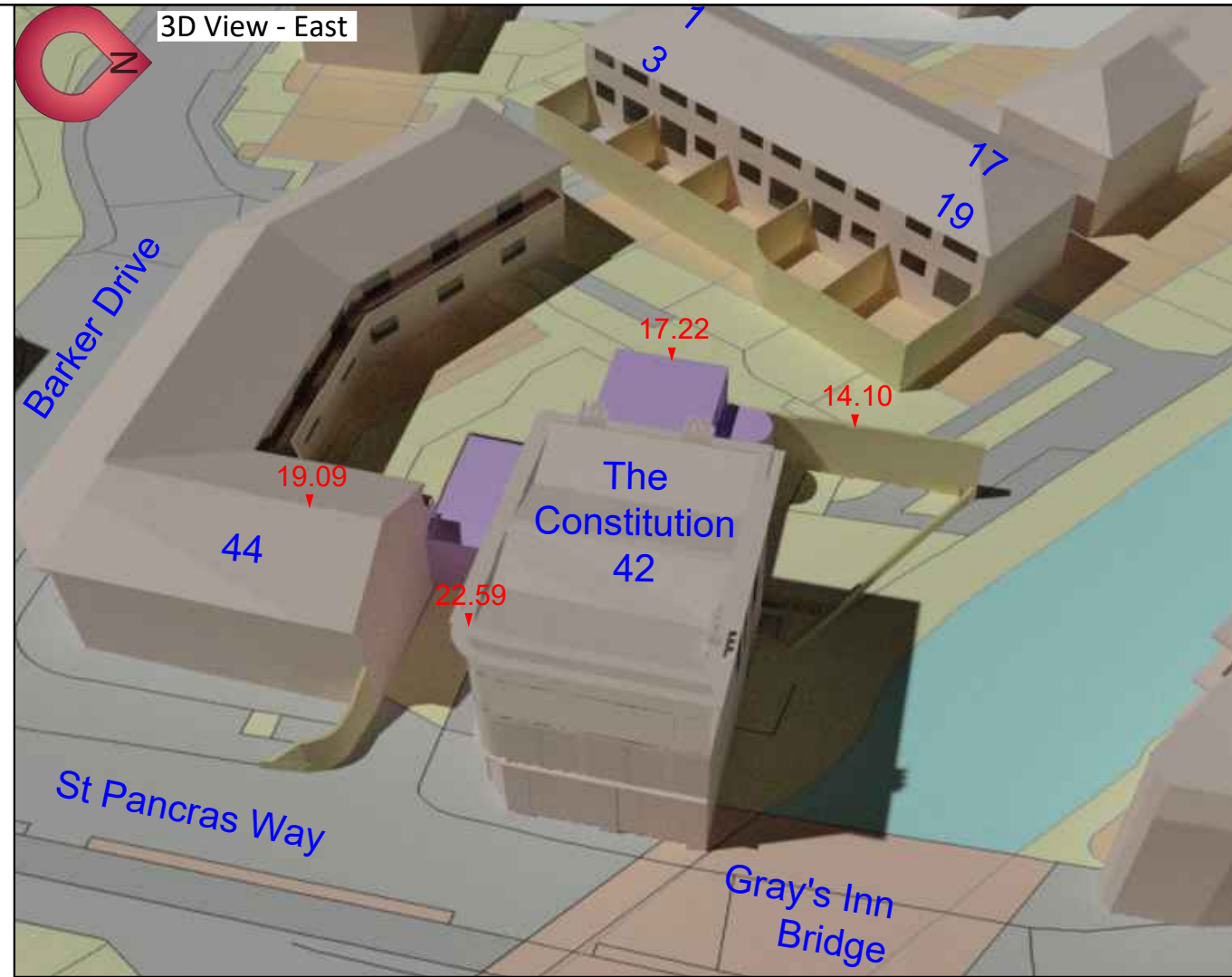
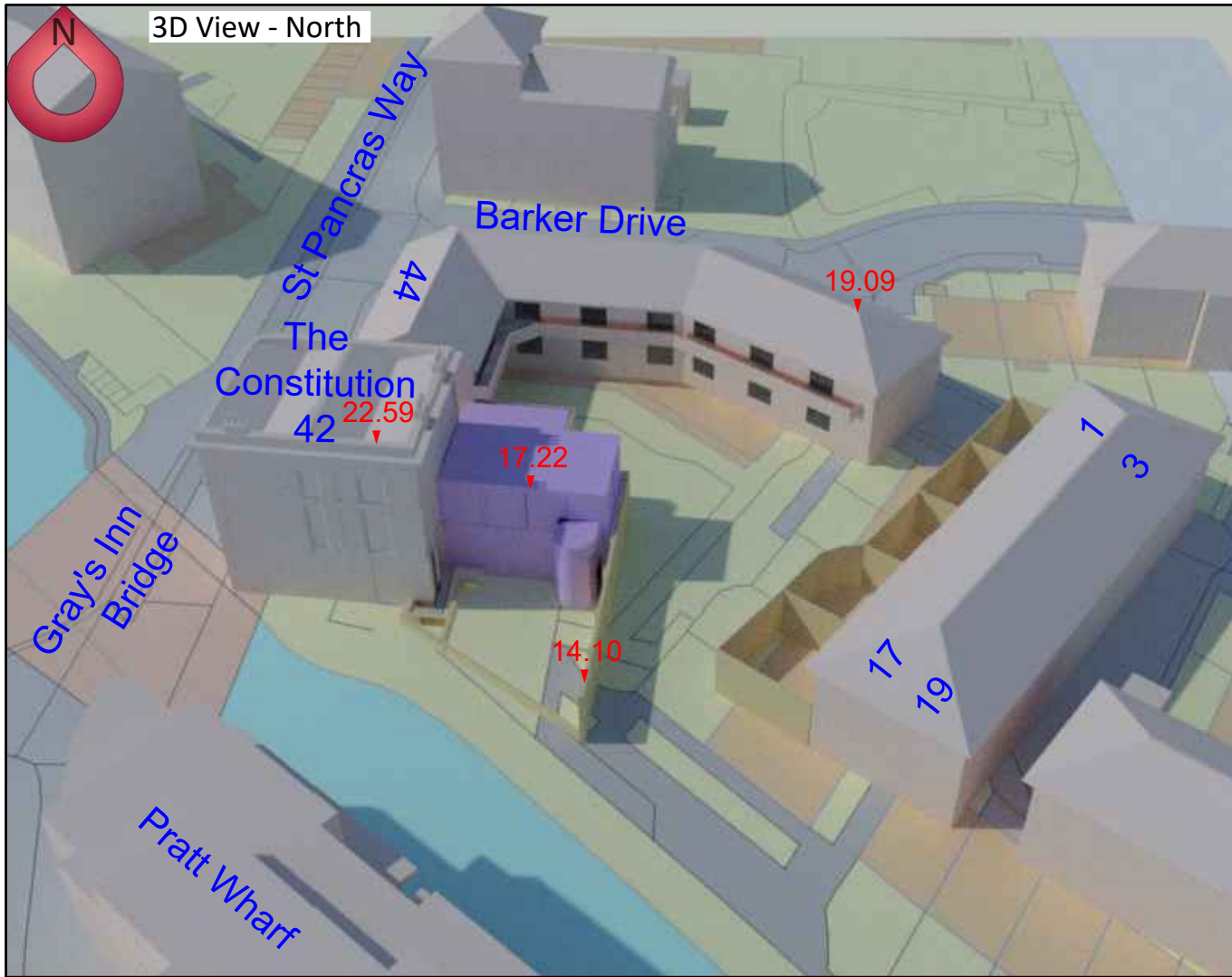
Client  
 Youngs Brewery 

Project  
 The Constitution 42 St  
 Pancras Way,  
 NW1 0QT

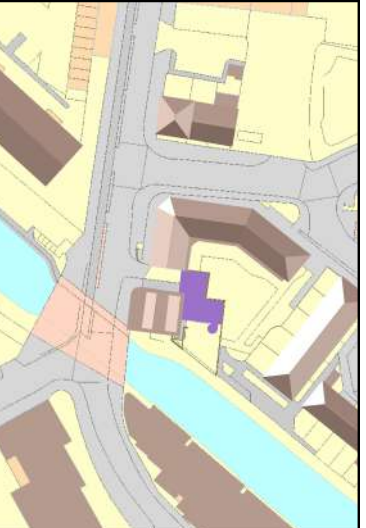
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 Proposed Scheme Site Plan

Drawn By	Checked By	Scale	Date
DKG	HS	NTS	01/10/2021

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Site Location Plan

**Key**

- Surroundings
- Proposed

Height in Meters  
▼

**3D View Proposed**

Client  
 Youngs Brewery

Project  
 The Constitution 42 St Pancras Way, NW1 0QT

Drawing Title  
 3D Views of the Proposed Scheme

Drawn By	Checked By	Scale	Date
DKG	HS	NTS	01/10/2021
Project No./Drawing Type/Drawing No.			Release No.
24668 _PR3D _04			2

**10.2 Appendix 2 - Vertical Sky Component and Annual Probable Sunlight Hours**

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	
<b>44 St Pancras Way</b>															
Ground	R1	Residential	LKD	W1	Existing 16.02 Proposed 16.02	1.00	YES	98	23.00 23.00	1.00	YES	3.00 3.00	1.00	YES	
	R2	Residential	Bed	W2	Existing 13.27 Proposed 12.71	0.96	YES	98	20.00 18.00	0.90	YES	7.00 5.00	0.71	YES	
	R3	Residential	LKD	W3	Existing 9.60 Proposed 9.24	0.96	YES	98	20.00 18.00	0.90	YES	9.00 7.00	0.78	YES	
	R4	Residential	LKD	W4	Existing 9.53 Proposed 8.86	0.93	YES	188	17.00 16.00	0.94	YES	15.00 14.00	0.93	YES	
	R5	Residential	LKD	W5	Existing 16.74 Proposed 16.24	0.97	YES	188	28.00 27.00	0.96	YES	18.00 17.00	0.94	YES	
	R6	Residential	LKD	W6	Existing 17.04 Proposed 16.69	0.98	YES	188	29.00 28.00	0.97	YES	19.00 18.00	0.95	YES	
	R7	Residential	LKD	W7	Existing 15.78 Proposed 15.41	0.98	YES	218	30.00 30.00	1.00	YES	15.00 15.00	1.00	YES	
	R8	Residential	LKD	W8	Existing 17.26 Proposed 16.83	0.97	YES	218	34.00 33.00	0.97	YES	17.00 16.00	0.94	YES	
	R9	Residential	LKD	W9	Existing 17.96 Proposed 17.66	0.98	YES	218	37.00 37.00	1.00	YES	18.00 18.00	1.00	YES	
First	R1	Residential	Bed	W1	Existing 29.66 Proposed 29.23	0.99	YES	98	38.00 38.00	1.00	YES	13.00 13.00	1.00	YES	
	R2	Residential	Bed	W2	Existing 23.44 Proposed 23.28	0.99	YES	98	27.00 27.00	1.00	YES	8.00 8.00	1.00	YES	
	R3	Residential	Bed	W3	Existing 25.23 Proposed 25.13	1.00	YES	98	35.00 35.00	1.00	YES	12.00 12.00	1.00	YES	
	R4	Residential	Bed	W4	Existing 23.79 Proposed 23.72	1.00	YES	188	44.00 44.00	1.00	YES	20.00 20.00	1.00	YES	
	R5	Residential	Bed	W5	Existing 26.88 Proposed 26.88	1.00	YES	188	53.00 53.00	1.00	YES	25.00 25.00	1.00	YES	
	R6	Residential	Bed	W6	Existing 27.48 Proposed 27.48	1.00	YES	188	51.00 51.00	1.00	YES	23.00 23.00	1.00	YES	
	R7	Residential	Bed	W7	Existing 27.23 Proposed 27.23	1.00	YES	218	51.00 51.00	1.00	YES	21.00 21.00	1.00	YES	
	R8	Residential	Bed	W8	Existing 28.16 Proposed 28.10	1.00	YES	218	53.00 53.00	1.00	YES	21.00 21.00	1.00	YES	

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	
	R9	Residential	Bed	W9	Existing 28.49 Proposed 28.42	1.00	YES	218	54.00 54.00	1.00	YES	22.00 22.00	1.00	YES	
<b>17-19 Rosendale Way</b>															
Ground	R1	Residential	LKD	W1	Existing 29.70 Proposed 29.41	0.99	YES	308°N	13.00 13.00	*North	*North	0.00 0.00	*North	*North	
	R2	Residential	LKD	W2	Existing 32.37 Proposed 32.15	0.99	YES	308°N	19.00 19.00	*North	*North	1.00 1.00	*North	*North	
First	R1	Residential	Bed	W1	Existing 25.97 Proposed 25.97	1.00	YES	308°N	11.00 11.00	*North	*North	0.00 0.00	*North	*North	
	R2	Residential	Bed	W2	Existing 26.17 Proposed 26.14	1.00	YES	308°N	12.00 12.00	*North	*North	1.00 1.00	*North	*North	
<b>13-15 Rosendale Way</b>															
Ground	R1	Residential	LKD	W1	Existing 32.27 Proposed 32.07	0.99	YES	308°N	18.00 18.00	*North	*North	1.00 1.00	*North	*North	
	R2	Residential	LKD	W2	Existing 30.11 Proposed 29.98	1.00	YES	308°N	20.00 20.00	*North	*North	3.00 3.00	*North	*North	
First	R1	Residential	Bed	W1	Existing 26.43 Proposed 26.37	1.00	YES	308°N	12.00 12.00	*North	*North	1.00 1.00	*North	*North	
	R2	Residential	Bed	W2	Existing 26.57 Proposed 26.51	1.00	YES	308°N	13.00 13.00	*North	*North	1.00 1.00	*North	*North	
<b>9-11 Rosendale Way</b>															
Ground	R1	Residential	LKD	W1	Existing 29.61 Proposed 29.60	1.00	YES	308°N	13.00 13.00	*North	*North	0.00 0.00	*North	*North	
	R2	Residential	LKD	W2	Existing 32.29 Proposed 32.27	1.00	YES	308°N	21.00 21.00	*North	*North	3.00 3.00	*North	*North	
First	R1	Residential	Bed	W1	Existing 26.69 Proposed 26.65	1.00	YES	308°N	13.00 13.00	*North	*North	2.00 2.00	*North	*North	
	R2	Residential	Bed	W2	Existing 26.79 Proposed 26.78	1.00	YES	308°N	13.00 13.00	*North	*North	2.00 2.00	*North	*North	

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	
<b>5-7 Rosendale Way</b>															
Ground	R1	Residential	LKD	W1	Existing 31.65 Proposed 31.65	1.00	YES	308°N	19.00 19.00	*North	*North	1.00 1.00	*North	*North	
	R2	Residential	LKD	W2	Existing 28.21 Proposed 28.21	1.00	YES	308°N	21.00 21.00	*North	*North	3.00 3.00	*North	*North	
First	R1	Residential	Bed	W1	Existing 26.96 Proposed 26.96	1.00	YES	308°N	13.00 13.00	*North	*North	2.00 2.00	*North	*North	
	R2	Residential	Bed	W2	Existing 27.00 Proposed 27.00	1.00	YES	308°N	13.00 13.00	*North	*North	2.00 2.00	*North	*North	
<b>1-3 Rosendale Way</b>															
Ground	R1	Residential	LKD	W1	Existing 27.92 Proposed 27.92	1.00	YES	308°N	13.00 13.00	*North	*North	0.00 0.00	*North	*North	
	R2	Residential	LKD	W2	Existing 30.95 Proposed 30.95	1.00	YES	308°N	20.00 20.00	*North	*North	3.00 3.00	*North	*North	
First	R1	Residential	Bed	W1	Existing 27.13 Proposed 27.12	1.00	YES	308°N	14.00 14.00	*North	*North	2.00 2.00	*North	*North	
	R2	Residential	Bed	W2	Existing 27.09 Proposed 27.08	1.00	YES	308°N	13.00 13.00	*North	*North	2.00 2.00	*North	*North	

**10.3 Appendix 3 - Average Daylight Factor**

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
<b>44 St Pancras Way</b>																
Ground	R1	LKD	W1-L	0.68	1.00	1.30	44.33	44.33	53.38	0.73	0.15	0.24	0.24	2.00	0.98	YES
			LKD	W1-U	0.68	1.00	1.95	34.35	33.74	53.38	0.73	1.00	1.84			
												2.08	2.05			
Ground	R2	Bed	W2-L	0.68	1.00	0.05	43.53	43.42	50.89	0.73	0.15	0.01	0.01	1.00	1.00	YES
		Bed	W2-U	0.68	1.00	0.68	32.74	32.57	50.89	0.73	1.00	0.65	0.64			
												0.66	0.65			
Ground	R3	LKD	W3-L	0.68	1.00	1.30	37.21	36.61	53.38	0.73	0.15	0.20	0.20	2.00	0.97	YES
			LKD	W3-U	0.68	1.00	1.95	24.94	24.21	53.38	0.73	1.00	1.34			
												1.54	1.49			
Ground	R4	LKD	W4-L	0.68	1.00	1.30	37.47	35.92	75.25	0.73	0.15	0.14	0.14	2.00	0.95	YES
			LKD	W4-U	0.68	1.00	1.95	24.82	23.61	75.25	0.73	1.00	0.94			
												1.09	1.04			
Ground	R5	LKD	W5-L	0.68	1.00	1.30	49.60	48.44	77.30	0.73	0.15	0.18	0.18	2.00	0.98	YES
			LKD	W5-U	0.68	1.00	1.95	31.59	30.99	77.30	0.73	1.00	1.17			
												1.35	1.33			
Ground	R6	LKD	W6-L	0.68	1.00	1.30	49.77	48.96	74.10	0.73	0.15	0.19	0.19	2.00	0.99	YES
			LKD	W6-U	0.68	1.00	1.95	32.19	31.78	74.10	0.73	1.00	1.24			
												1.44	1.42			
Ground	R7	LKD	W7-L	0.68	1.00	1.30	48.30	47.50	79.10	0.73	0.15	0.18	0.17	2.00	0.98	YES
			LKD	W7-U	0.68	1.00	1.95	29.83	29.24	79.10	0.73	1.00	1.08			
												1.25	1.23			
Ground	R8	LKD	W8-L	0.68	1.00	1.30	51.31	50.47	77.30	0.73	0.15	0.19	0.19	2.00	0.98	YES
			LKD	W8-U	0.68	1.00	1.95	32.05	31.33	77.30	0.73	1.00	1.19			
												1.38	1.35			
Ground	R9	LKD	W9-L	0.68	1.00	1.30	52.38	51.86	98.01	0.73	0.15	0.15	0.15	2.00	0.98	YES
			LKD	W9-U	0.68	1.00	1.95	33.16	32.64	98.01	0.73	1.00	0.97			
												1.12	1.11			
First	R1	Bed	W1-L	0.68	1.00	0.79	65.24	64.41	53.38	0.73	0.15	0.21	0.21	1.00	0.99	YES
		Bed	W1-U	0.68	1.00	1.99	49.62	49.05	53.38	0.73	1.00	2.73	2.70			
												2.94	2.90			
First	R2	Bed	W2	0.68	1.00	0.60	42.01	41.96	50.89	0.73	1.00	0.73	0.73	1.00	1.00	YES
												0.73	0.73			
First	R3	Bed	W3-L	0.68	1.00	0.79	55.87	55.72	53.38	0.73	0.15	0.18	0.18	1.00	1.00	YES
		Bed	W3-U	0.68	1.00	1.99	45.11	44.96	53.38	0.73	1.00	2.48	2.47			
												2.66	2.65			
First	R4	Bed	W4-L	0.68	1.00	0.79	54.39	54.39	75.25	0.73	0.15	0.13	0.13	1.00	1.00	YES
		Bed	W4-U	0.68	1.00	1.99	41.74	41.65	75.25	0.73	1.00	1.63	1.62			
												1.75	1.75			

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
First	R5	Bed	W5-L	0.68	1.00	0.79	61.87	61.87	77.30	0.73	0.15	0.14	0.14	1.00	1.00	YES
		Bed	W5-U	0.68	1.00	1.99	45.03	45.03	77.30	0.73	1.00	1.71	1.71			
First	R6	Bed	W6-L	0.68	1.00	0.79	62.52	62.52	74.10	0.73	0.15	0.15	0.15	1.00	1.00	YES
		Bed	W6-U	0.68	1.00	1.99	46.19	46.19	74.10	0.73	1.00	1.83	1.83			
First	R7	Bed	W7-L	0.68	1.00	0.79	62.77	62.77	79.10	0.73	0.15	0.14	0.14	1.00	1.00	YES
		Bed	W7-U	0.68	1.00	1.99	45.70	45.70	79.10	0.73	1.00	1.69	1.69			
First	R8	Bed	W8-L	0.68	1.00	0.79	64.52	64.52	77.30	0.73	0.15	0.14	0.14	1.00	1.00	YES
		Bed	W8-U	0.68	1.00	1.99	46.89	46.84	77.30	0.73	1.00	1.78	1.78			
First	R9	Bed	W9-L	0.68	1.00	0.79	64.97	64.97	98.01	0.73	0.15	0.11	0.11	1.00	1.00	YES
		Bed	W9-U	0.68	1.00	1.99	47.44	47.34	98.01	0.73	1.00	1.42	1.42			
<b>17-19 Rosendale Way</b>																
Ground	R1	LKD	W1-L	0.68	1.00	1.20	60.20	60.06	57.84	0.73	0.15	0.27	0.27	2.00	0.99	YES
		LKD	W1-U	0.68	1.00	2.67	65.32	64.91	57.84	0.73	1.00	4.43	4.41			
Ground	R2	LKD	W2	0.68	1.00	1.73	64.21	63.85	58.07	0.73	1.00	2.81	2.80	2.00	0.99	YES
		LKD	W2	0.68	1.00	1.73	64.21	63.85	58.07	0.73	1.00	2.81	2.80			
First	R1	Bed	W1	0.68	1.00	2.21	50.09	50.09	57.84	0.73	1.00	2.81	2.81	1.00	1.00	YES
		Bed	W1	0.68	1.00	2.21	50.09	50.09	57.84	0.73	1.00	2.81	2.81			
First	R2	Bed	W2	0.68	1.00	1.73	50.26	50.22	58.07	0.73	1.00	2.20	2.20	1.00	1.00	YES
		Bed	W2	0.68	1.00	1.73	50.26	50.22	58.07	0.73	1.00	2.20	2.20			
<b>13-15 Rosendale Way</b>																
Ground	R1	LKD	W1	0.68	1.00	1.73	63.78	63.45	56.97	0.73	1.00	2.85	2.83	2.00	0.99	YES
		LKD	W1	0.68	1.00	1.73	63.78	63.45	56.97	0.73	1.00	2.85	2.83			
Ground	R2	LKD	W2-L	0.68	1.00	1.20	60.28	60.28	58.88	0.73	0.15	0.27	0.27	2.00	1.00	YES
		LKD	W2-U	0.68	1.00	2.67	66.61	66.38	58.88	0.73	1.00	4.44	4.42			
First	R1	Bed	W1	0.68	1.00	1.73	50.66	50.57	56.97	0.73	1.00	2.26	2.26	1.00	1.00	YES
		Bed	W1	0.68	1.00	1.73	50.66	50.57	56.97	0.73	1.00	2.26	2.26			
First	R2	Bed	W2	0.68	1.00	2.21	51.04	50.95	58.88	0.73	1.00	2.82	2.81	1.00	1.00	YES
		Bed	W2	0.68	1.00	2.21	51.04	50.95	58.88	0.73	1.00	2.82	2.81			

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
<b>9-11 Rosendale Way</b>																
Ground	R1	LKD	W1-L	0.68	1.00	1.20	58.99	58.99	58.81	0.73	0.15	0.26	0.26	2.00	1.00	YES
			LKD	W1-U	0.68	1.00	2.67	65.71	65.60	58.81	0.73	1.00	4.39			
												4.65	4.64			
Ground	R2	LKD	W2	0.68	1.00	1.73	63.94	63.89	58.30	0.73	1.00	2.79	2.79	2.00	1.00	YES
			LKD	W2-U	0.68	1.00	2.67	63.49	63.49	58.30	0.73	1.00	4.27			
												2.79	2.79			
First	R1	Bed	W1	0.68	1.00	2.21	51.24	51.16	58.81	0.73	1.00	2.83	2.83	1.00	1.00	YES
			LKD	W1-U	0.68	1.00	2.67	51.24	51.16	58.81	0.73	1.00	2.83			
												2.83	2.83			
First	R2	Bed	W2	0.68	1.00	1.73	51.21	51.18	58.30	0.73	1.00	2.23	2.23	1.00	1.00	YES
			LKD	W2-U	0.68	1.00	2.67	51.21	51.18	58.30	0.73	1.00	2.23			
												2.23	2.23			
<b>5-7 Rosendale Way</b>																
Ground	R1	LKD	W1	0.68	1.00	1.73	62.81	62.81	58.81	0.73	1.00	2.71	2.71	2.00	1.00	YES
			LKD	W1-U	0.68	1.00	2.67	62.81	62.81	58.81	0.73	1.00	2.71			
												2.71	2.71			
Ground	R2	LKD	W2-L	0.68	1.00	1.20	57.81	57.81	58.30	0.73	0.15	0.26	0.26	2.00	1.00	YES
			LKD	W2-U	0.68	1.00	2.67	63.49	63.49	58.30	0.73	1.00	4.27			
												4.54	4.54			
First	R1	Bed	W1	0.68	1.00	1.73	51.52	51.52	58.81	0.73	1.00	2.23	2.23	1.00	1.00	YES
			LKD	W1-U	0.68	1.00	2.67	51.52	51.52	58.81	0.73	1.00	2.23			
												2.23	2.23			
First	R2	Bed	W2	0.68	1.00	2.21	51.81	51.81	58.30	0.73	1.00	2.89	2.89	1.00	1.00	YES
			LKD	W2-U	0.68	1.00	2.67	51.81	51.81	58.30	0.73	1.00	2.89			
												2.89	2.89			
<b>1-3 Rosendale Way</b>																
Ground	R1	LKD	W1-L	0.68	1.00	1.20	56.97	56.97	57.06	0.73	0.15	0.26	0.26	2.00	1.00	YES
			LKD	W1-U	0.68	1.00	2.67	63.62	63.62	57.06	0.73	1.00	4.38			
												4.64	4.64			
Ground	R2	LKD	W2	0.68	1.00	1.73	61.61	61.60	58.35	0.73	1.00	2.68	2.68	2.00	1.00	YES
			LKD	W2-U	0.68	1.00	2.67	61.61	61.60	58.35	0.73	1.00	2.68			
												2.68	2.68			
First	R1	Bed	W1	0.68	1.00	2.21	51.99	51.99	57.06	0.73	1.00	2.96	2.96	1.00	1.00	YES
			LKD	W1-U	0.68	1.00	2.67	51.99	51.99	57.06	0.73	1.00	2.96			
												2.96	2.96			
First	R2	Bed	W2	0.68	1.00	1.73	51.72	51.71	58.35	0.73	1.00	2.25	2.25	1.00	1.00	YES
			LKD	W2-U	0.68	1.00	2.67	51.72	51.71	58.35	0.73	1.00	2.25			
												2.25	2.25			

**10.4 Appendix 4 - Daylight Distribution**

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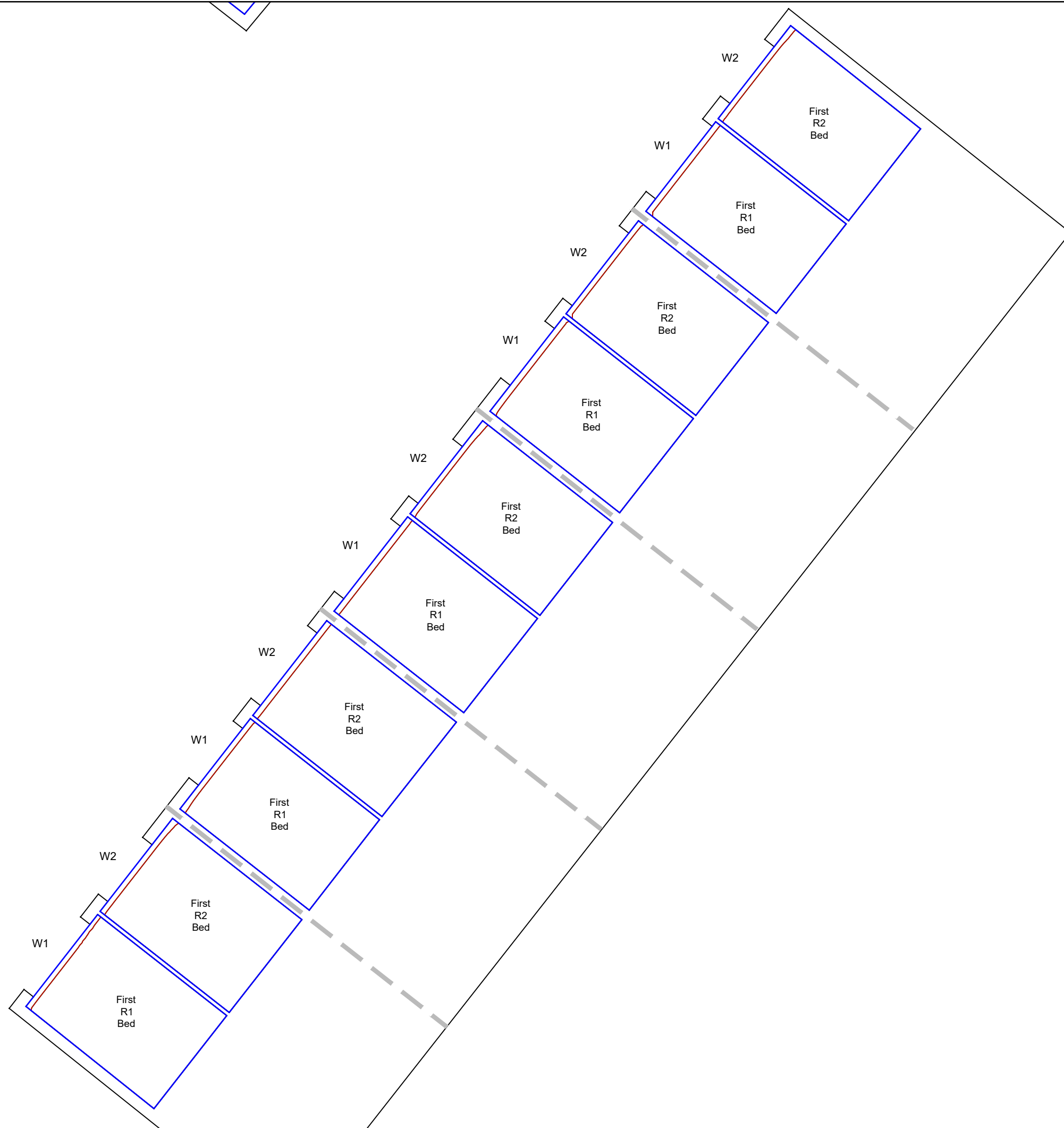


Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
<b>44 St Pancras Way</b>								
Ground	R1	LKD	Area m2	10.81	10.72	10.72		
			% of room		99.19%	99.15%	1.00	YES
Ground	R2	Bed	Area m2	10.05	9.37	9.31		
			% of room		93.24%	92.58%	0.99	YES
Ground	R3	LKD	Area m2	10.81	10.62	10.60		
			% of room		98.27%	98.06%	1.00	YES
Ground	R4	LKD	Area m2	17.49	12.39	12.38		
			% of room		70.82%	70.79%	1.00	YES
Ground	R5	LKD	Area m2	18.13	15.11	15.09		
			% of room		83.35%	83.24%	1.00	YES
Ground	R6	LKD	Area m2	17.05	16.16	16.14		
			% of room		94.75%	94.64%	1.00	YES
Ground	R7	LKD	Area m2	18.56	17.45	17.43		
			% of room		94.01%	93.91%	1.00	YES
Ground	R8	LKD	Area m2	18.13	17.22	17.21		
			% of room		95.01%	94.92%	1.00	YES
Ground	R9	LKD	Area m2	24.52	21.93	21.88		
			% of room		89.41%	89.23%	1.00	YES
First	R1	Bed	Area m2	10.81	10.76	10.76		
			% of room		99.60%	99.60%	1.00	YES
First	R2	Bed	Area m2	10.05	9.41	9.41		
			% of room		93.58%	93.58%	1.00	YES
First	R3	Bed	Area m2	10.81	10.74	10.74		
			% of room		99.42%	99.42%	1.00	YES
First	R4	Bed	Area m2	17.49	14.98	14.98		
			% of room		85.66%	85.66%	1.00	YES
First	R5	Bed	Area m2	18.13	16.96	16.96		
			% of room		93.54%	93.54%	1.00	YES
First	R6	Bed	Area m2	17.05	16.66	16.66		
			% of room		97.70%	97.70%	1.00	YES
First	R7	Bed	Area m2	18.56	18.13	18.13		
			% of room		97.67%	97.67%	1.00	YES
First	R8	Bed	Area m2	18.13	17.78	17.78		
			% of room		98.07%	98.07%	1.00	YES
First	R9	Bed	Area m2	24.52	23.37	23.37		
			% of room		95.29%	95.29%	1.00	YES
<b>17-19 Rossendale Way</b>								
Ground	R1	LKD	Area m2	12.03	12.03	12.03		
			% of room		99.93%	99.93%	1.00	YES
Ground	R2	LKD	Area m2	12.11	11.91	11.91		
			% of room		98.42%	98.42%	1.00	YES
First	R1	Bed	Area m2	12.03	11.67	11.67		
			% of room		97.00%	97.00%	1.00	YES
First	R2	Bed	Area m2	12.11	11.70	11.70		
			% of room		96.65%	96.65%	1.00	YES
<b>13-15 Rossendale Way</b>								

Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Ground	R1	LKD	Area m2	11.76	11.58	11.58		
			% of room		98.47%	98.47%	1.00	YES
Ground	R2	LKD	Area m2	12.36	12.35	12.35		
			% of room		99.90%	99.90%	1.00	YES
First	R1	Bed	Area m2	11.76	11.37	11.37		
			% of room		96.67%	96.67%	1.00	YES
First	R2	Bed	Area m2	12.36	11.93	11.93		
			% of room		96.50%	96.50%	1.00	YES
<b>9-11 Rosendale Way</b>								
Ground	R1	LKD	Area m2	12.33	12.32	12.32		
			% of room		99.91%	99.91%	1.00	YES
Ground	R2	LKD	Area m2	12.17	11.99	11.99		
			% of room		98.51%	98.51%	1.00	YES
First	R1	Bed	Area m2	12.33	11.89	11.89		
			% of room		96.38%	96.38%	1.00	YES
First	R2	Bed	Area m2	12.17	11.77	11.77		
			% of room		96.72%	96.72%	1.00	YES
<b>5-7 Rosendale Way</b>								
Ground	R1	LKD	Area m2	12.33	12.16	12.16		
			% of room		98.57%	98.57%	1.00	YES
Ground	R2	LKD	Area m2	12.17	12.15	12.15		
			% of room		99.88%	99.88%	1.00	YES
First	R1	Bed	Area m2	12.33	11.88	11.88		
			% of room		96.33%	96.33%	1.00	YES
First	R2	Bed	Area m2	12.17	11.78	11.78		
			% of room		96.80%	96.80%	1.00	YES
<b>1-3 Rosendale Way</b>								
Ground	R1	LKD	Area m2	11.77	11.76	11.76		
			% of room		99.91%	99.91%	1.00	YES
Ground	R2	LKD	Area m2	12.17	11.93	11.93		
			% of room		97.99%	97.99%	1.00	YES
First	R1	Bed	Area m2	11.77	11.35	11.35		
			% of room		96.45%	96.45%	1.00	YES
First	R2	Bed	Area m2	12.17	11.78	11.78		
			% of room		96.78%	96.78%	1.00	YES

**10.5 Appendix 5 - Daylight Contour Plots**

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1-19 Rosendale Way - First Floor



DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. IN THE CASE OF DISCREPANCIES IN DRAWN INFORMATION PLEASE NOTIFY ARCHITECT. ANALYSIS UNDERTOOK USING MBS SURVEY SOFTWARE FOR DAYLIGHT/SUNLIGHT, RTL. THESE DRAWINGS HAVE BEEN CONSTRUCTED USING THIRD PARTY INFORMATION. WE HAVE NOT BEEN INSTRUCTED TO UNDERTAKE A LASER SCAN 3D SURVEY AND WE HAVE NOT RECEIVED ANY SCAN INFORMATION. WHERE APPROPRIATE, ASSUMPTIONS OF THE INTERNAL LAYOUTS HAVE BEEN MADE. WITHOUT INSPECTING INTERNALLY WE CANNOT CONFIRM IF THESE LAYOUTS ARE TRUE AND CORRECT. THIS MAY AFFECT THE RESULTS. ALL SPOT HEIGHTS WILL INCLUDE A CERTAIN TOLERANCE WHICH MAY NEED ADJUSTING TO MEET ANY LEGAL REQUIREMENTS WHEN APPROPRIATE.



Site Location Plan

**Key**

- Existing Contour
- Proposed Contour
- Room Outline
- Area of Loss
- 

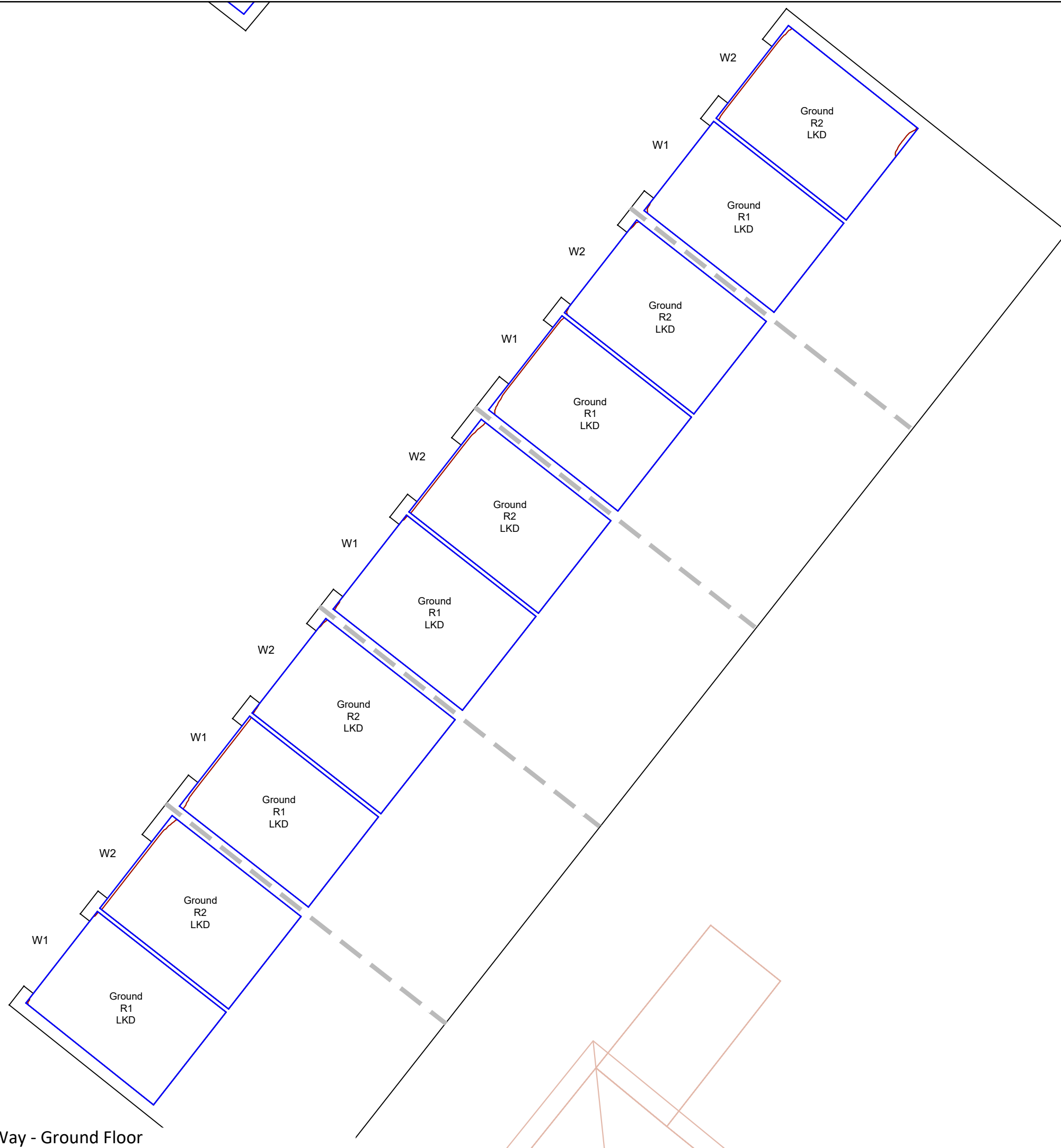
**Daylight Distribution**

Client  
 Youngs Brewery

Project  
 The Constitution 42 St  
 Pancras Way,  
 NW1 0QT

Drawing Title  
 Daylight Distribution Contours  
 1-19 Rosendale Way -  
 First Floor  
 Vs the Proposed Scheme

Drawn By	Checked By	Scale	Date
DKG	HS	NTS	01/10/2021
Project No./Drawing Type/Drawing No.			Release No.
24668_DD_04			2



1-19 Rosendale Way - Ground Floor



DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY. IN THE CASE OF DISCREPANCIES IN DRAWN INFORMATION PLEASE NOTIFY ARCHITECT. ANALYSIS UNDERTOOK USING MBS SURVEY SOFTWARE FOR DAYLIGHT/SUNLIGHT, RTL. THESE DRAWINGS HAVE BEEN CONSTRUCTED USING THIRD PARTY INFORMATION. WE HAVE NOT BEEN INSTRUCTED TO UNDERTAKE A LASER SCAN 3D SURVEY AND WE HAVE NOT RECEIVED ANY SCAN INFORMATION. WHERE APPROPRIATE, ASSUMPTIONS OF THE INTERNAL LAYOUTS HAVE BEEN MADE. WITHOUT INSPECTING INTERNALLY WE CANNOT CONFIRM IF THESE LAYOUTS ARE TRUE AND CORRECT. THIS MAY AFFECT THE RESULTS. ALL SPOT HEIGHTS WILL INCLUDE A CERTAIN TOLERANCE WHICH MAY NEED ADJUSTING TO MEET ANY LEGAL REQUIREMENTS WHEN APPROPRIATE.



Site Location Plan

**Key**

- Existing Contour
- Proposed Contour
- Room Outline
- Area of Loss
- R1

**Daylight Distribution**

Client  
 Youngs Brewery

Project  
 The Constitution 42 St  
 Pancras Way,  
 NW1 0QT

Drawing Title  
 Daylight Distribution Contours  
 1-19 Rosendale Way -  
 Ground Floor  
 Vs the Proposed Scheme

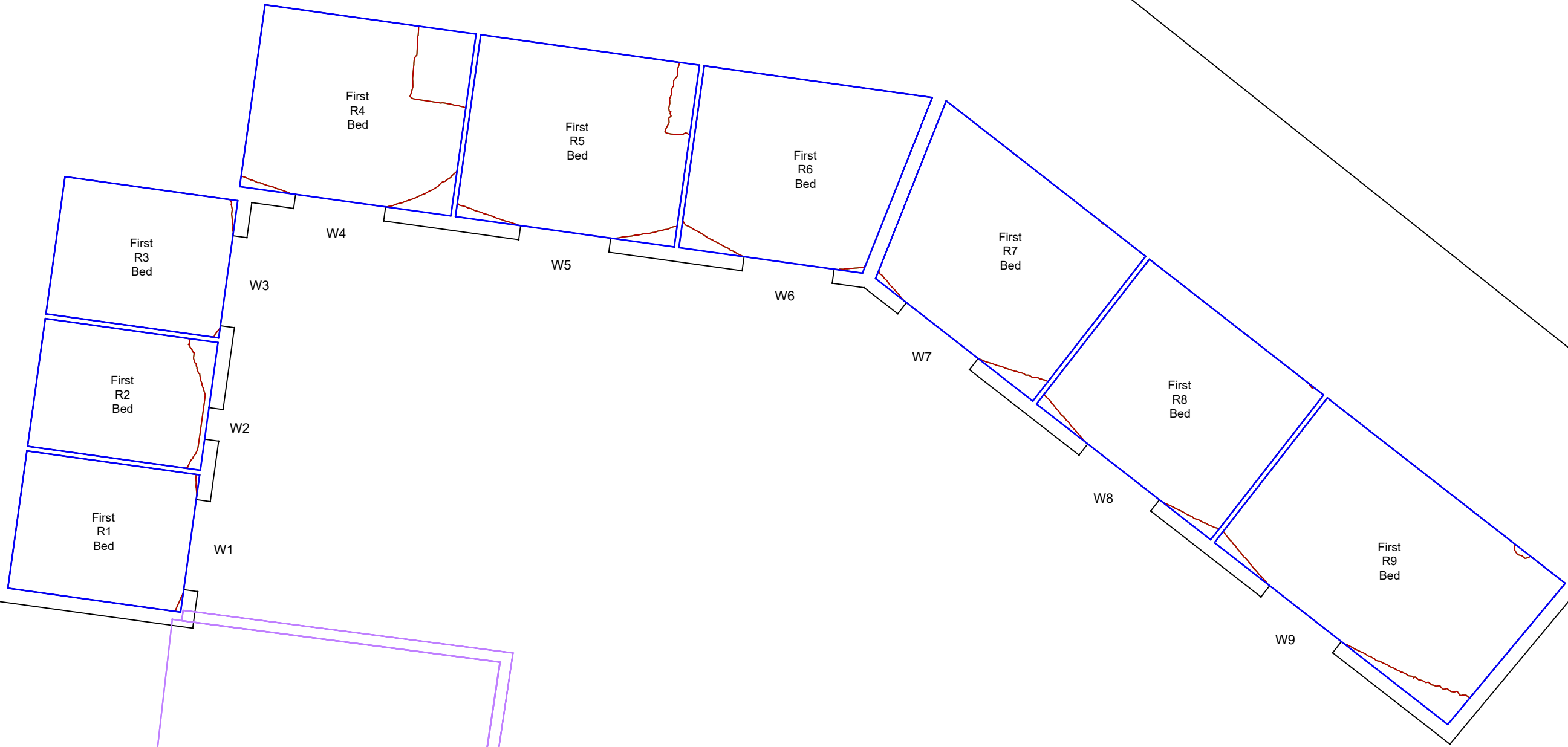
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DKG	HS	NTS	01/10/2021
Project No./Drawing Type/Drawing No.			Release No.
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Site Location Plan



**Key**

- Existing Contour
- Proposed Contour
- Room Outline
- Area of Loss

Client  
**Youngs Brewery**

Project  
 The Constitution 42 St  
 Pancras Way,  
 NW1 0QT

Drawing Title  
 Daylight Distribution Contours  
 Flats 1-12, 44 St Pancras Way -  
 First Floor  
 Vs the Proposed Scheme

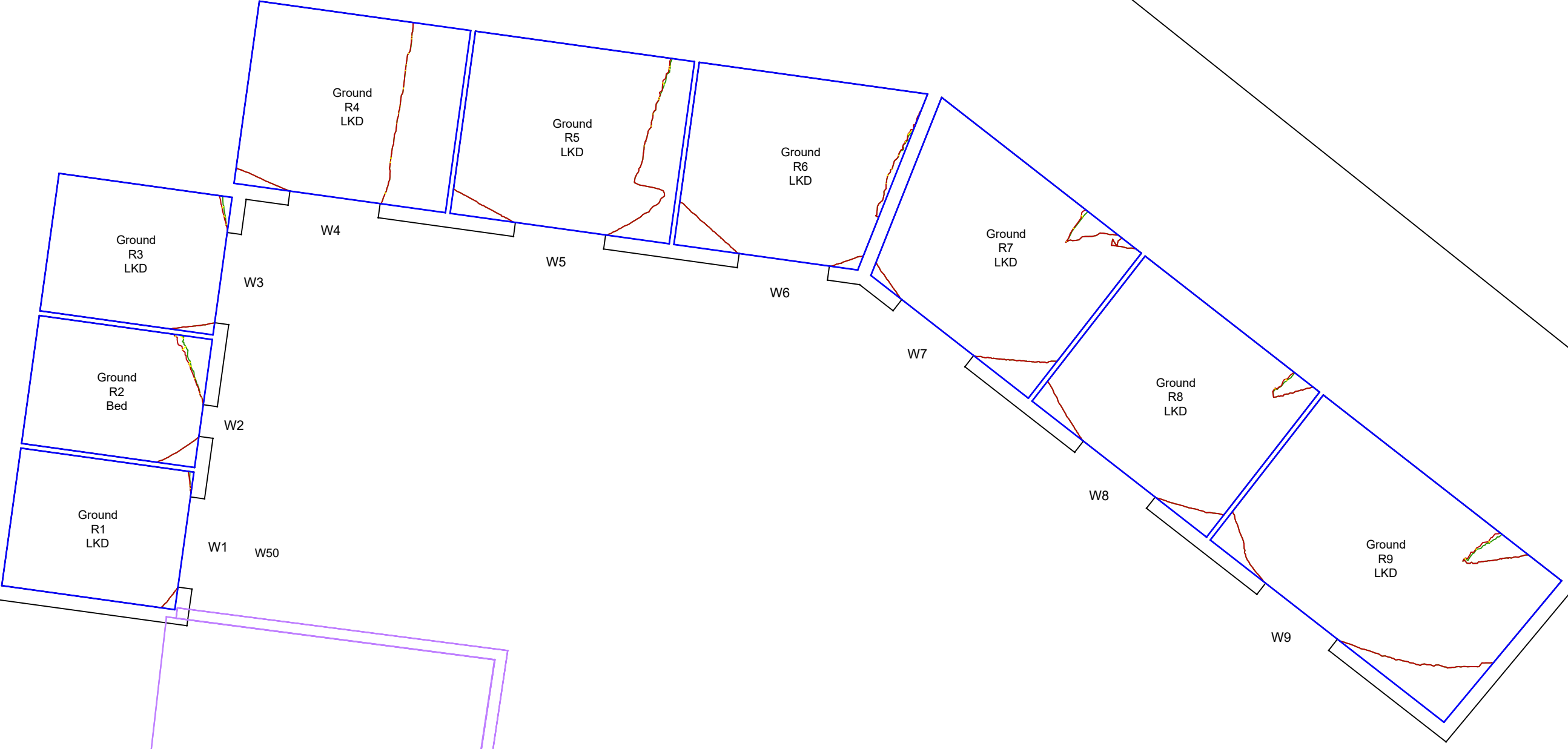
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Project No./Drawing Type/Drawing No.			Release No.
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Site Location Plan



**Key**

- Existing Contour
- Proposed Contour
- Room Outline
- Area of Loss

**Daylight Distribution**

Client  
 Youngs Brewery

Project  
 The Constitution 42 St  
 Pancras Way,  
 NW1 0QT

Drawing Title  
 Daylight Distribution Contours  
 Flats 1-12, 44 St Pancras Way -  
 Ground Floor  
 Vs the Proposed Scheme

Drawn By	Checked By	Scale	Date
DKG	HS	NTS	01/10/2021
Project No./Drawing Type/Drawing No.			Release No.
24668_DD_01			2

Flats 1-12, 44 St Pancras Way - Ground Floor