DAYLIGHT & SUNLIGHT

REPORT

for

PROPOSED DEVELOPMENT

at

24 ENDELL STREET,
LONODN, WC2

PRISM CITY

REF: AH/ROL063

04 February 2022

1. INTRODUCTION

1.1 This report has been prepared in support of the planning application being submitted by AM Alpha ('the Applicant') to the London Borough of Camden ('the Council').

1.2 AM Alpha are conscious of the need to minimise impact on the light to neighbouring properties, particularly those with residential content, and therefore instructed Prism City Ltd to assess the daylight and sunlight impacts to the neighbouring properties so that the effects of the proposed development could be properly understood and, and wherever possible, minimised having regard to the recommendations in BRE Report 209 *'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'* (second edition, 2011).

1.3 Our study has been carried out using 3D computer modelling and our specialist computer simulation software.

1.4 This report summarises the basic principles of daylighting, sunlight and overshadowing and the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

1.5 The site is located on the corner Endell Street and Shorts Gardens and on Betterton Street. The site currently comprises a four/five storey building, it is proposed to place addition massing at roof level above the existing building.

2. APPLICATION OF BRE GUIDELINES

2.1 In its introduction the BRE Report 209 (second edition, 2011) states:

2.2 (Its) *"main aim is … to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (Para 1.1)

2.3 *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."* (Para 1.6)

2.4 *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (Para 1.6)

2.5 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

2.6 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes, *"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… The calculation methods … are entirely flexible in this respect."* (Para 1.6)

2.7 At paragraph 2.2.3 it states *"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints."* Appendix F of the BRE Guide gives advice on setting alternative target values for skylight access. At page 62 it states *"different targets may be used, based on the special requirements of the proposed development or its location"*.

2.8 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

3. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

3.1 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE report states that: *"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*

- *the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
- *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."*

3.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25°, the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

3.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') and daylight distribution. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants. "Noticeable" does not necessarily equate to "unacceptable" and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.

3.4 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.

3.5 The daylight distribution test calculates the area at working plane level inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not.

3.6 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.

3.7 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

Sunlight to existing surrounding buildings

3.8 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.1 that *"obstruction to sunlight may become an issue if:*

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room."*

3.9 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.

3.10 The guide suggests "*all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway."* (Para. 3.2.3)

3.11 The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as *"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)."*

3.12 Paragraph 3.2.11 of the BRE Report summarises its sunlight guidance as follows:

3.13 "If a living room of an existing dwelling has a main window facing within 90º of due south, and any part of a new development subtends an angle of more than 25º to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case 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".*

4. INFORMATION USED IN THE TECHNICAL STUDY

4.1 In order to carry out the tests recommended in the BRE Report, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme, based on the information listed below.

Proposed scheme:

BGY Architects 3D Model:

- 220124 Roof model RoL Update

Existing building on the site and existing surrounding buildings:

- Accucities Photogrammetry Model – TQ3081_SW_HD_SOLID
- OS Plan
- Site Photos – 6 August 2021

Internal arrangements within existing surrounding buildings:

Where we have found information on the internal layouts of the surrounding properties, reference is made within the text for that subject property. Where drawings were not available, we estimated the internal arrangements and room uses based on our external inspection.

4.2 Where we have had to estimate the internal arrangements and room uses, as noted above, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window being tested and windows have been accurately drawn from the survey information. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

4.3 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.

5. IMPACT UPON SURROUNDING PROPERTIES

5.1 In this section of our report, we set out our analysis of the results of our impact study for each element we will provide commentary on the results taking each property, or groups of properties.

5.2 It is important to note that we have only considered the upper floors of the surrounding buildings due to the fact that the proposed additional massing is set back at roof level and as such, the lower floors will not be impacted by the proposal as the massing cannot be viewed from the windows.

Daylight and Sunlight to existing surrounding buildings

5.3 The plans and 3D plots of the existing and proposed site are attached at Appendix A. The numerical results of the Vertical Sky Component ('VSC') and Annual Probable Sunlight Hours (APSH) tests are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and No-Sky Contour (NSL) plans are shown on our drawings at Appendix D. On the NSL plans, the area of the room with a view of sky is enclosed by the green contour in the proposed condition and by the red contour in the existing condition. Where there is no change in the no-sky contour the red sits on top of the green and only the red is visible. Where there is a change, the areas of the room that will either lose or gain a view of sky are shaded.

41-43 Endell Street and 34-42 (even) Short's Gardens

5.4 This five-storey building is a residential apartment building and located to the south west of the site. We were able to ascertain some internal dimensions from information obtained from The Council's planning portal, Application No. 36276.

5.5 The VSC and NSL analysis demonstrate full adherence with the BRE targets.

5.6 For sunlight (APSH), all windows face within 90 degrees of due north and as such, have not been considered as per the guidance.

39 Endell Street

5.7 This four-storey building is located to the south west of the site. We were unable to obtain any internal floorplans and have estimated the room sizes and use behind the windows.

5.8 The VSC and NSL analysis demonstrate full adherence with the BRE targets.

5.9 For sunlight (APSH), all windows face within 90 degrees of due north and as such, have not been considered as per the guidance.

37 Endell Street

5.10 This four-storey building has residential accommodation on the upper floors and commercial at lower. We were unable to obtain any internal floorplans and have estimated the room sizes and use behind the windows.

5.11 The VSC and NSL analysis demonstrate full adherence with the BRE targets.

5.12 For sunlight (APSH), all windows face within 90 degrees of due north and as such, have not been considered as per the guidance.

35 Endell Street

5.13 This five-storey building is located to the west of the site. We were able to ascertain some internal dimensions from information obtained from The Council's planning portal, Application No. 2007/3796/P.

5.14 The VSC and NSL analysis demonstrate full adherence with the BRE targets.

5.15 For sunlight (APSH), all windows face within 90 degrees of due north and as such, have not been considered as per the guidance.

20 Endell Street

5.16 This four-storey building is located to the south east of the site on the corner of Endell Street and Betterton Street. We were able to ascertain internal dimensions and uses from information obtained from The Council's planning portal, Application No. 30625.

5.17 The VSC and NSL analysis demonstrate full adherence with the BRE targets.

5.18 For sunlight (APSH), all windows face within 90 degrees of due north and as such, have not been considered as per the guidance.

33 Betterton Street

5.19 This four-storey building is located to the south of the site. We were able to ascertain internal dimensions and room uses from information obtained from The Council's planning portal, Application No. 2007/0864/P.

5.20 The VSC and NSL analysis demonstrate full adherence with the BRE targets.

5.21 For sunlight (APSH), all windows face within 90 degrees of due north and as such, have not been considered as per the guidance.

31 Betterton Street

5.22 This four-storey building is located to the south of the site. We were able to ascertain internal dimensions and uses from information obtained from The Council's planning portal, Application Nos. PS9905166 and 2014/7702/P.

5.23 The VSC and NSL analysis demonstrate full adherence with the BRE targets.

5.24 For sunlight (APSH), all windows face within 90 degrees of due north and as such, have not been considered as per the guidance.

Betterton House, Betterton Street

5.25 This five-storey residential apartment building is located to the east of the site. We were unable to obtain any internal floorplans and have estimated the room sizes and use behind the windows.

5.26 The VSC and NSL analysis demonstrate full adherence with the BRE targets.

5.27 For sunlight (APSH), all windows face within 90 degrees of due north and as such, have not been considered as per the guidance.

24 Betterton Street

5.28 This four-storey building is located immediately adjacent to the site on Betterton Street and has windows on its rear elevation that face into a lightwell opposite 52-58 Short's Gardens. to the south of the site. We were able to ascertain internal dimensions and room uses from information obtained from The Council's planning portal, Application No. 2015/0594/L.

5.29 The VSC and NSL analysis demonstrate full adherence with the BRE targets.

5.30 For sunlight (APSH), all windows face within 90 degrees of due north and as such, have not been considered as per the guidance.

Dudley Court, Short's Gardens

5.31 This six-storey residential apartment building is located to the east of the site. We were unable to obtain any internal floorplans and have estimated the room sizes and use behind the windows.

5.32 The VSC and NSL analysis demonstrate full adherence with the BRE targets.

5.33 All windows that face within 90 degrees of due south meet the BRE target values.

6. SUMMARY AND CONCLUSION

6.1 We have undertaken a comprehensive study of the impact of the proposed development on the relevant rooms in all the surrounding dwellings. The tests were undertaken in accordance with the BRE Report 209 '*Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice*' (second edition, 2011). The BRE guide gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.

6.2 The analysis demonstrates that all rooms and windows assessed to the surrounding residential buildings or those with residential content fully adhere to the BRE target values where either no loss or minimal losses are recorded.

6.3 As such, there will be no harm caused to the daylight and sunlight amenity to the surrounding properties as a result of implementation of the proposals.

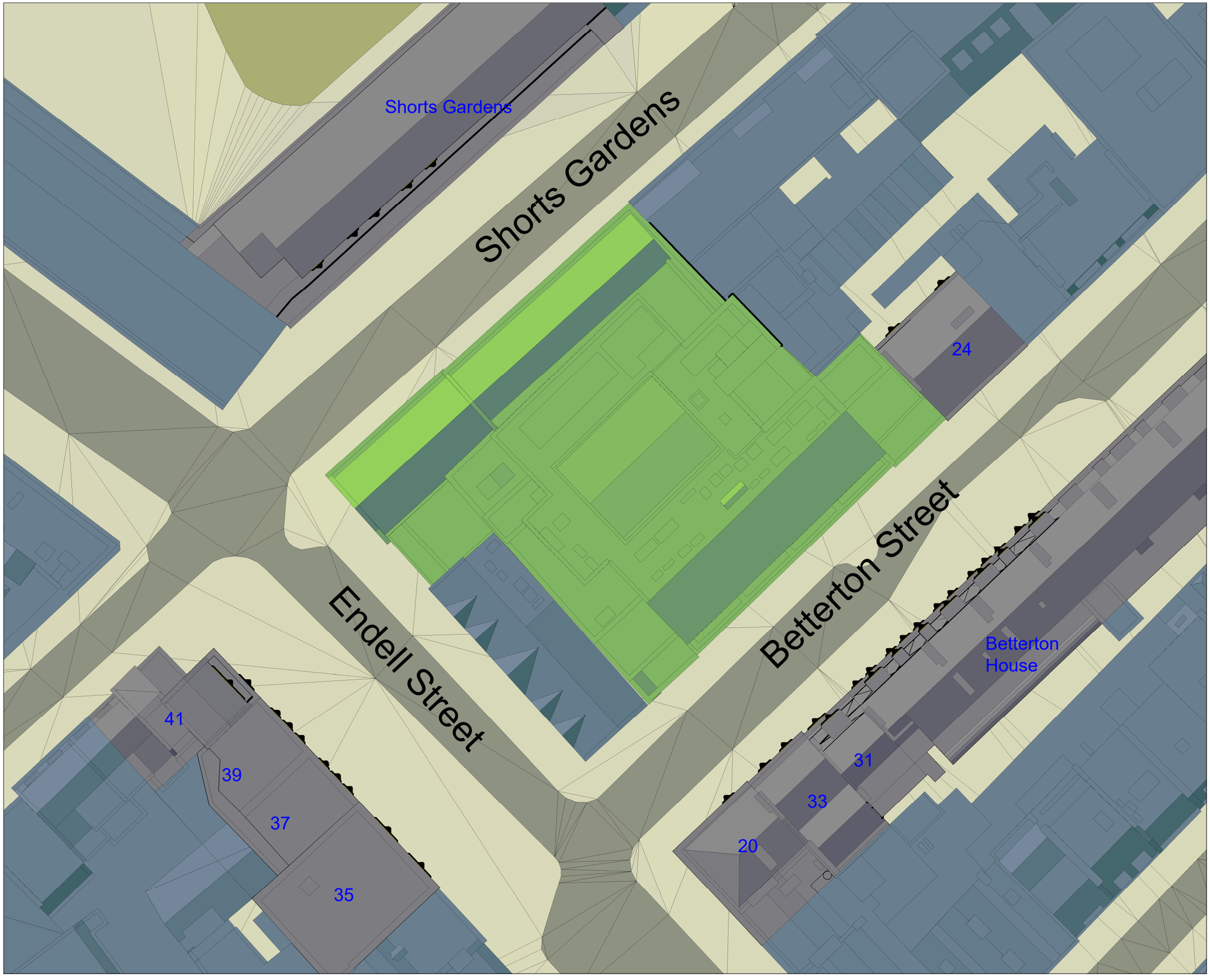
……..
Anthony Harris
Director

PRISM CITY LTD

4 February 2022

APPENDIX A
-
EXISTING AND PROPSED PLANS AND 3D DRAWINGS

DRAWING NOS. 063/03/01 - 06



Notes:

Rev.	Description	Date

Prism City Ltd
22 Wenlonck Road, London N1

Tel: +44 (0)7747 021771
www.prismcity.co.uk
ah@prismcity.co.uk

Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

Drawing Title:
Existing Site Plan

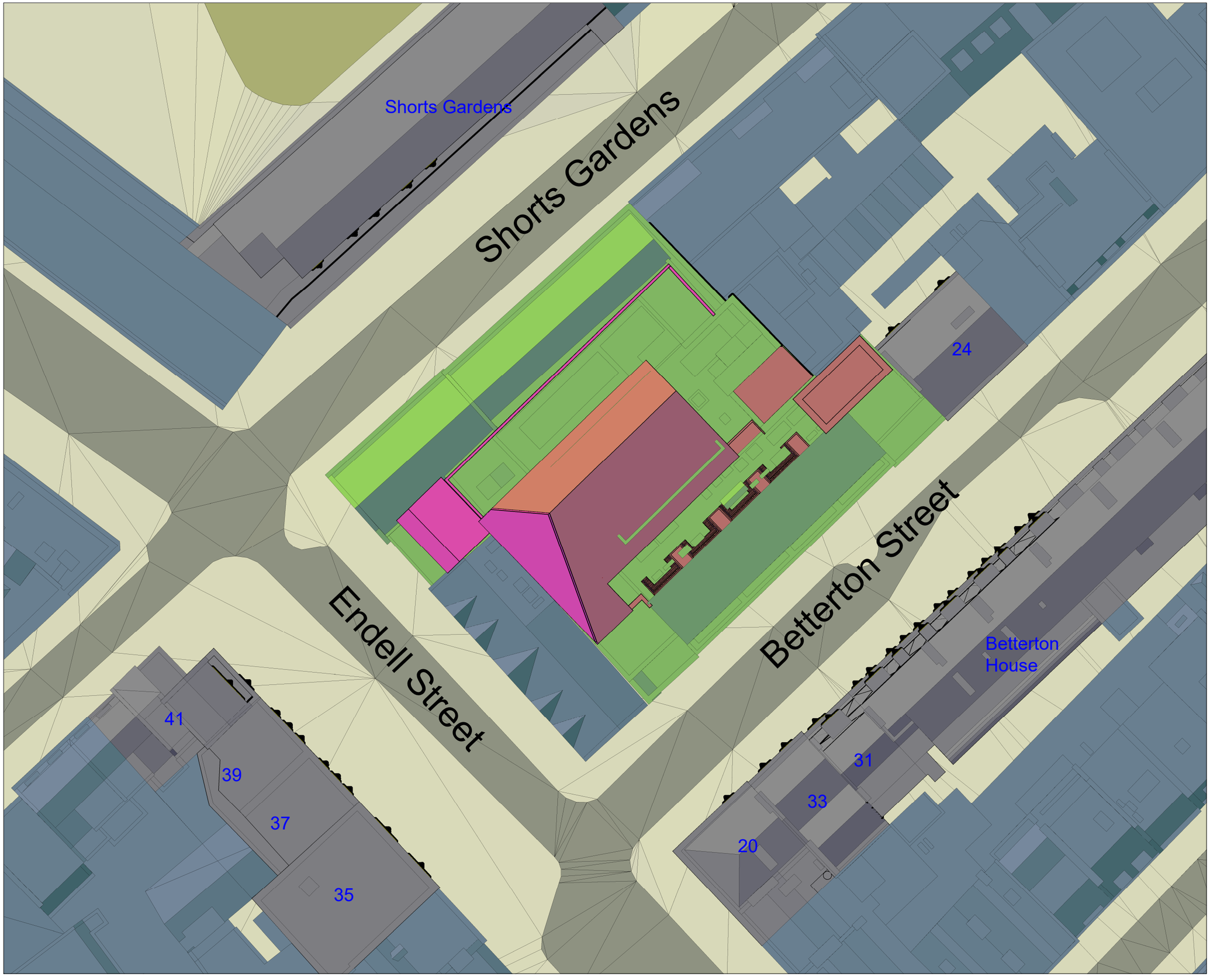
Project Number:	Drawing Number:	Revision:
0063	0063/03/001	-

Drawing Status:
Information

Scale:	Date:
N\A@A3	03/02/2022

Drawn By:	Checked By:
MS	**

All dimensions are in millimetres unless otherwise stated.



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Rev.	Description	Date

Prism City Ltd
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Tel: +44 (0)7747 021771
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Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

Drawing Title:
Proposed With Additional Massing
Site Plan

Project Number:	Drawing Number:	Revision:
0063	0063/03/004	-

Drawing Status:
Information

Scale:	Date:
N\A@A3	03/02/2022

Drawn By:	Checked By:
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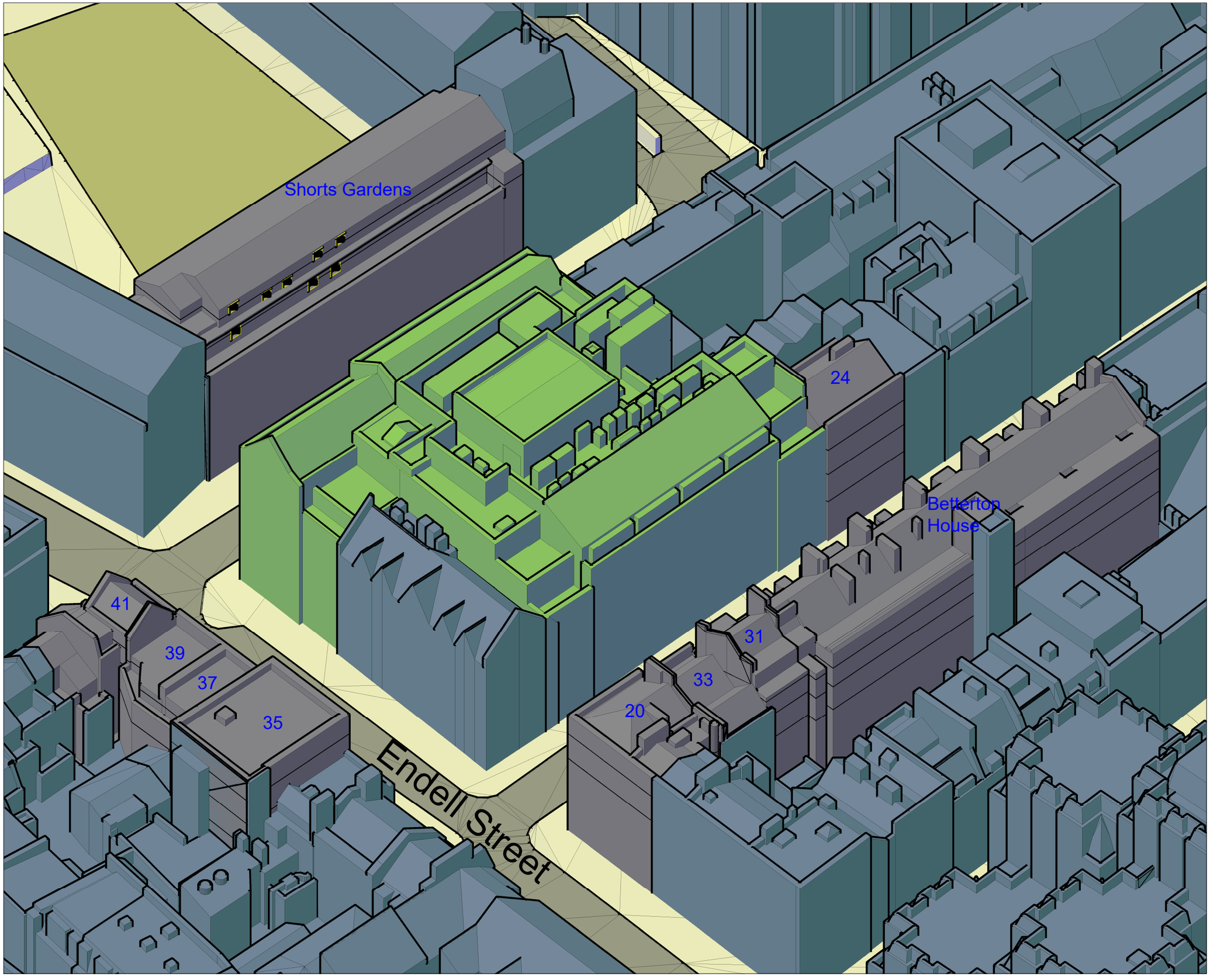
All dimensions are in millimetres unless otherwise stated.



Notes:

Rev.	Description	Date

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Tel: +44 (0)7747 021771
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Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

Drawing Title:
Existing 3D View

Project Number:	Drawing Number:	Revision:
0063	0063/03/002	-

Drawing Status:
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Scale:	Date:
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Drawn By:	Checked By:
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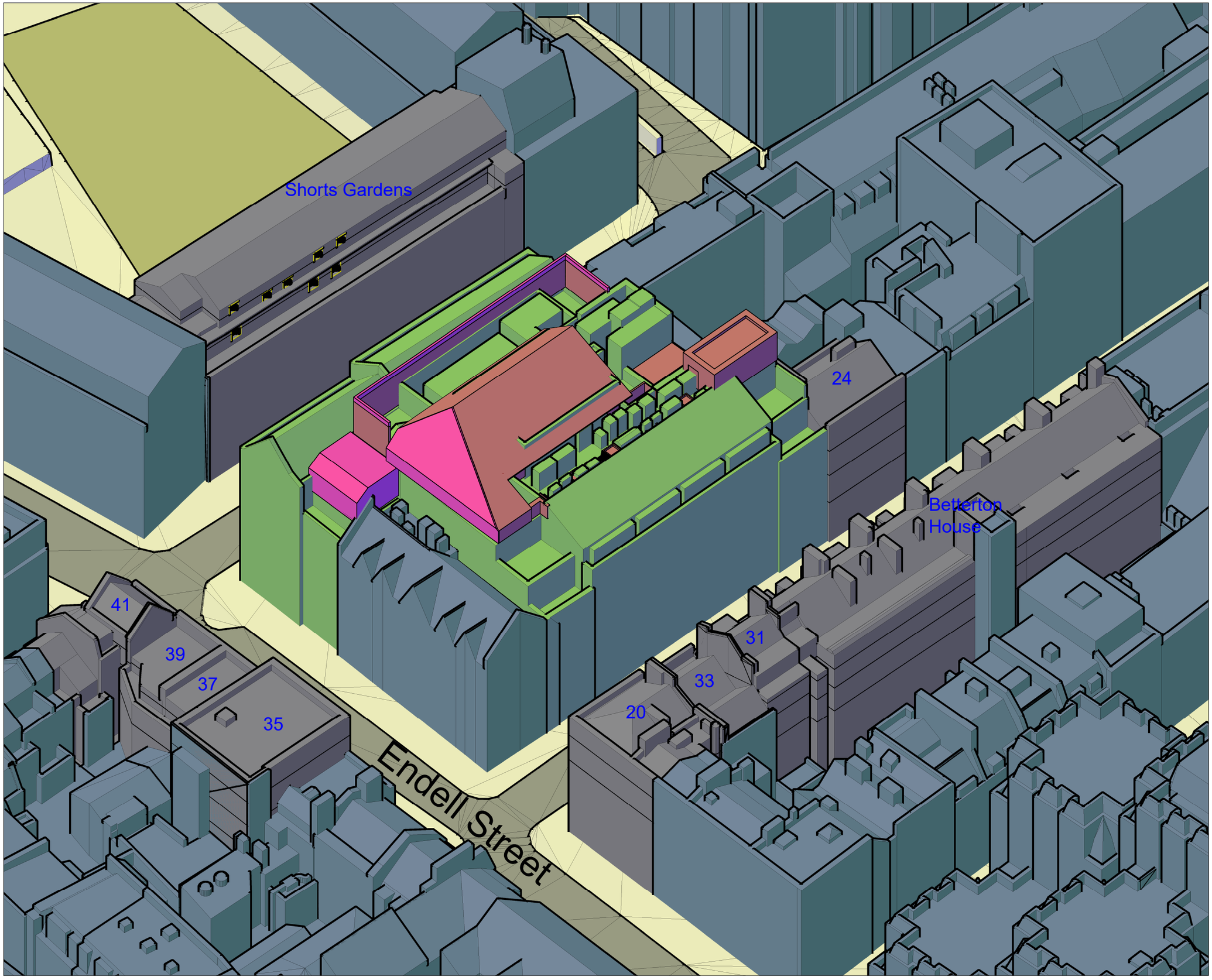

Notes:

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Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

Drawing Title:
Proposed With Additional Massing
3D View

Project Number:	Drawing Number:	Revision:
0063	0063/03/005	-

Drawing Status:
Information

Scale:	Date:
N\A@A3	03/02/2022

Drawn By:	Checked By:
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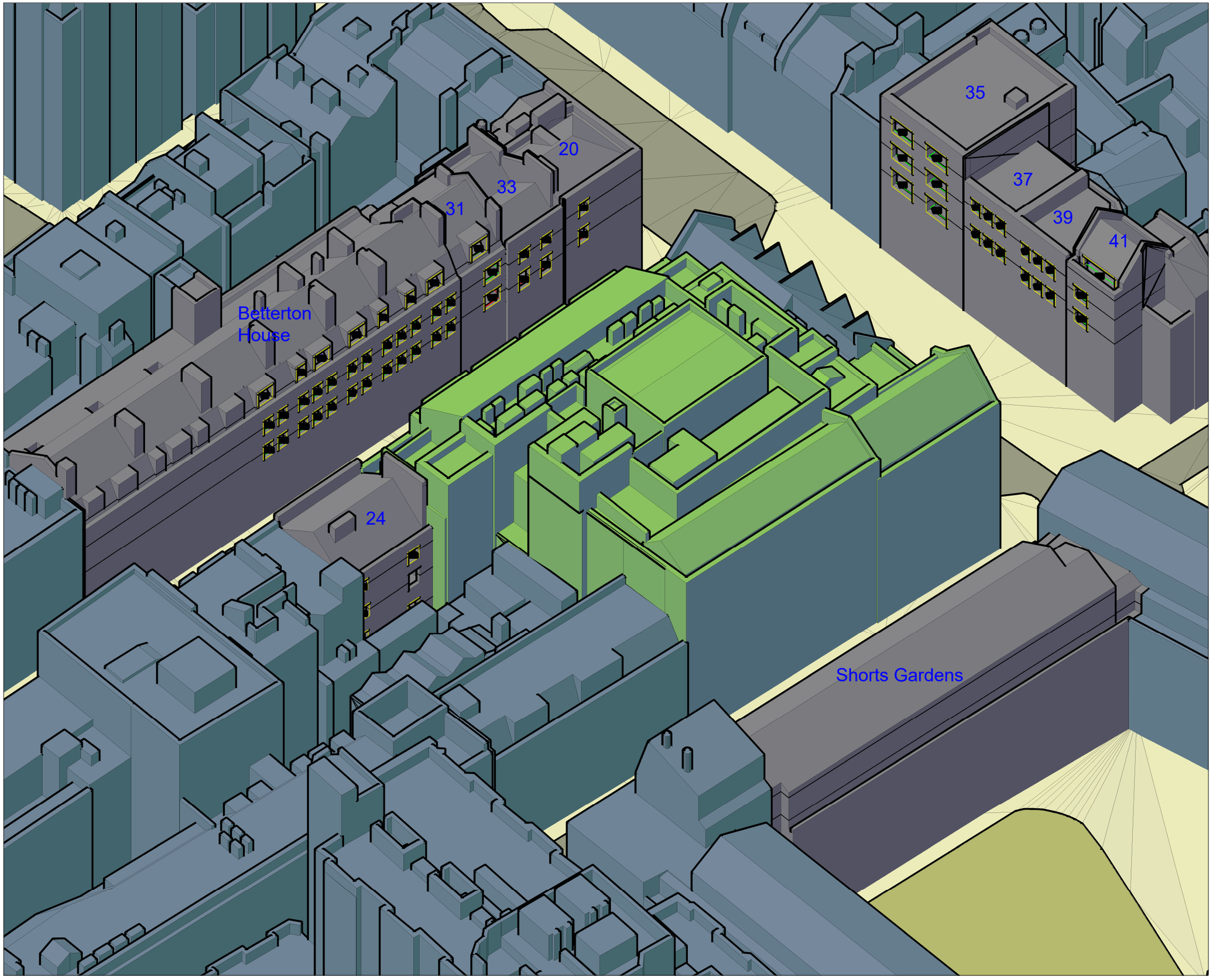

Notes:

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Tel: +44 (0)7747 021771
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Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

Drawing Title:
Existing 3D View

Project Number:	Drawing Number:	Revision:
0063	0063/03/003	-

Drawing Status:
Information

Scale:	Date:
N\A@A3	03/02/2022

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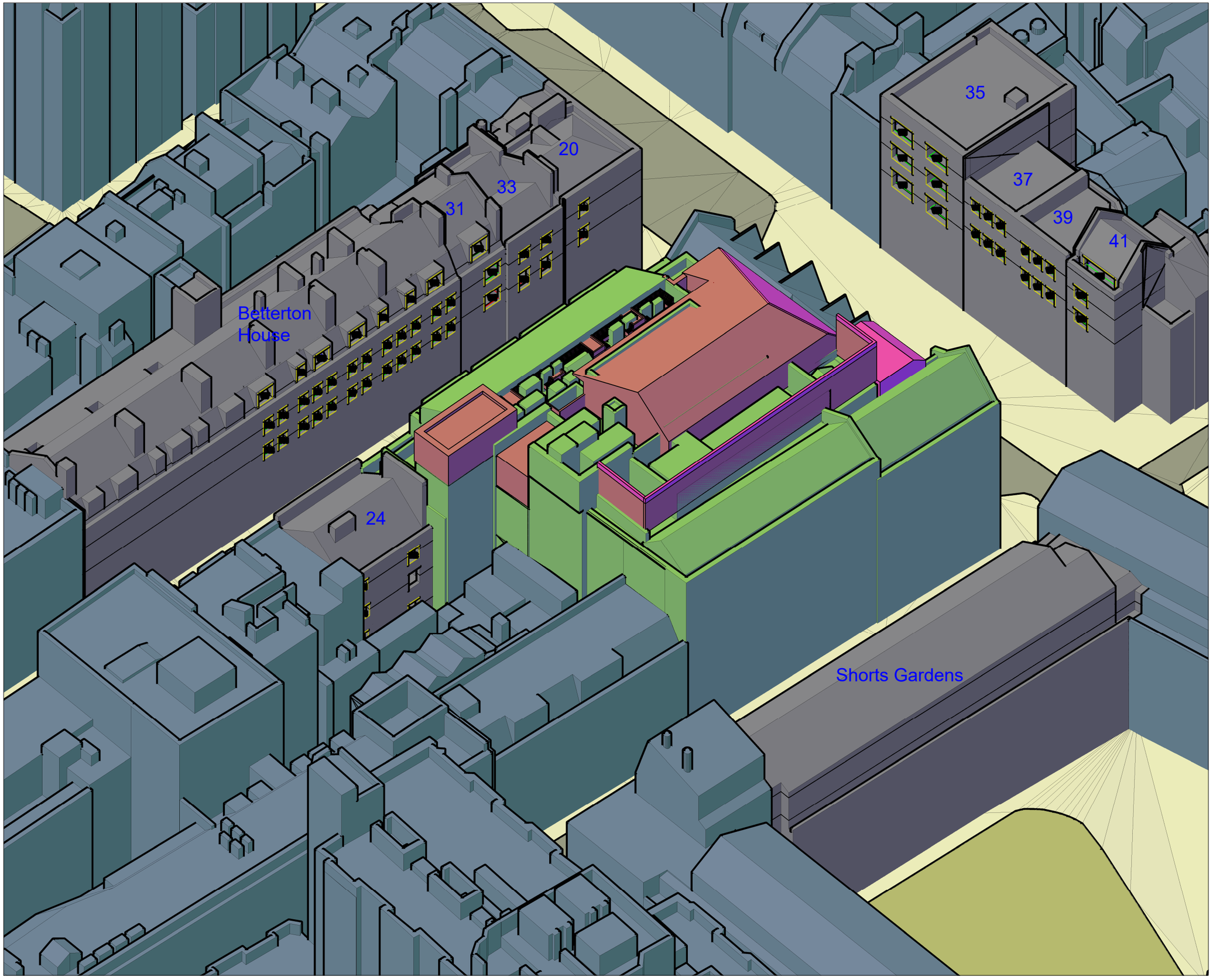
All dimensions are in millimetres unless otherwise stated.



Notes:

Rev.	Description	Date

Prism City Ltd
22 Wenlonck Road, London N1

Tel: +44 (0)7747 021771
www.prismcity.co.uk
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Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

Drawing Title:
Proposed With Additional Massing
3D View

Project Number:	Drawing Number:	Revision:
0063	0063/03/006	-

Drawing Status:
Information

Scale:	Date:
N\A@A3	03/02/2022

Drawn By:	Checked By:
MS	**

All dimensions are in millimetres unless otherwise stated.

APPENDIX B

-

VSC/APSH TABLES (Ext v Prop)

Project Name: 24 Endell Street
Project No.: 0063-03
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 03/02/2022

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	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
41 Endell Street																			
Second	R1	Residential	Bedroom	W1	Existing	26.96	0.96	YES	47°N		*North*			*North*					
					Proposed	25.86										*North*	*North*	*North*	*North*
Third	R1	Residential	Bedroom	W1	Existing	30.08	0.96	YES	47°N		*North*			*North*					
					Proposed	28.96										*North*	*North*	*North*	*North*
Fourth	R1	Residential	LKD	W1	Existing	18.57	1.00	YES	46°N		*North*			*North*					
					Proposed	18.57										*North*	*North*	*North*	*North*
39 Endell Street																			
Second	R1	Residential	Bedroom	W1	Existing	27.51	0.95	YES	46°N		*North*			*North*					
					Proposed	26.13													
				W2	Existing	27.37	0.95	YES	46°N		*North*			*North*					
					Proposed	26.02										*North*	*North*	*North*	*North*
	R2	Residential	Bedroom	W3	Existing	27.26	0.95	YES	46°N		*North*			*North*					
					Proposed	25.96										*North*	*North*	*North*	*North*
Third	R1	Residential	Bedroom	W1	Existing	30.89	0.96	YES	46°N		*North*			*North*					
					Proposed	29.52													
				W2	Existing	30.77	0.96	YES	46°N		*North*			*North*					
					Proposed	29.43										*North*	*North*	*North*	*North*
	R2	Residential	Bedroom	W3	Existing	30.66	0.96	YES	46°N		*North*			*North*					
					Proposed	29.36										*North*	*North*	*North*	*North*

Project Name: 24 Endell Street
Project No.: 0063-03
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 03/02/2022

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	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
37 Endell Street																			
Second	R1	Residential	Bedroom	W1	Existing	28.84	0.95	YES	46°N		*North*			*North*					
					Proposed	27.53													
				W2	Existing	28.70	0.95	YES	46°N		*North*			*North*					
					Proposed	27.34													
	R2	Residential	Bedroom	W3	Existing	28.56	0.95	YES	46°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	27.16										*North*	*North*	*North*	*North*
Third	R1	Residential	Bedroom	W1	Existing	32.16	0.96	YES	46°N		*North*			*North*					
					Proposed	30.96													
				W2	Existing	32.05	0.96	YES	46°N		*North*			*North*					
					Proposed	30.78													
	R2	Residential	Bedroom	W3	Existing	31.94	0.96	YES	46°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	30.63										*North*	*North*	*North*	*North*
35 Endell Street																			
Second	R1	Residential	Bedroom	W1	Existing	29.37	0.97	YES	47°N		*North*			*North*					
					Proposed	28.51													
	R2	Residential	Bedroom	W2	Existing	28.66	0.96	YES	47°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	27.58										*North*	*North*	*North*	*North*
Third	R1	Residential	Bedroom	W1	Existing	32.45	0.98	YES	47°N		*North*			*North*					
					Proposed	31.64													
	R2	Residential	Bedroom	W2	Existing	31.95	0.97	YES	47°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	30.92										*North*	*North*	*North*	*North*
Fourth	R1	Residential	Bedroom	W1	Existing	34.47	0.98	YES	47°N		*North*			*North*					
					Proposed	33.91													
	R2	Residential	Bedroom	W2	Existing	34.36	0.98	YES	47°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	33.60										*North*	*North*	*North*	*North*

Project Name: 24 Endell Street
Project No.: 0063-03
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 03/02/2022

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	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
20 Endell Street																			
Second	R1	Residential	Kitchen	W1	Existing	23.13	0.99	YES	317°N		*North*			*North*					
					Proposed	22.80										*North*	*North*	*North*	*North*
Third	R1	Residential	Kitchen	W1	Existing	29.25	0.98	YES	317°N		*North*			*North*					
					Proposed	28.80										*North*	*North*	*North*	*North*
33 Betterton Street																			
Second	R1	Residential	Bedroom	W1	Existing	20.93	0.99	YES	317°N		*North*			*North*					
					Proposed	20.66													
				W2	Existing	20.53	0.99	YES	317°N		*North*			*North*					
					Proposed	20.27										*North*	*North*	*North*	*North*
Third	R1	Residential	Bedroom	W1	Existing	26.12	0.98	YES	317°N		*North*			*North*					
					Proposed	25.61													
				W2	Existing	26.52	0.98	YES	317°N		*North*			*North*					
					Proposed	26.03										*North*	*North*	*North*	*North*
31 Betterton Street																			
Second	R1	Residential	Bedroom	W1	Existing	19.69	0.99	YES	317°N		*North*			*North*					
					Proposed	19.54										*North*	*North*	*North*	*North*
Third	R1	Residential	Bedroom	W1	Existing	25.45	0.98	YES	317°N		*North*			*North*					
					Proposed	25.04										*North*	*North*	*North*	*North*
Fourth	R1	Residential	Bedroom	W1	Existing	31.34	0.98	YES	317°N		*North*			*North*					
					Proposed	30.81										*North*	*North*	*North*	*North*

Project Name: 24 Endell Street
Project No.: 0063-03
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 03/02/2022

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	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
Betterton House																			
Second	R1	Residential	Bedroom	W1	Existing	19.08	1.00	YES	317°N		*North*			*North*					
					Proposed	19.05													
				W2	Existing	19.01	1.00	YES	317°N		*North*			*North*					
					Proposed	19.00													
																North	*North*	*North*	*North*
	R2	Residential	Bedroom	W3	Existing	19.01	1.00	YES	317°N		*North*			*North*					
					Proposed	18.98													
				W4	Existing	19.06	1.00	YES	317°N		*North*			*North*					
					Proposed	19.01													
																North	*North*	*North*	*North*
	R3	Residential	Bedroom	W5	Existing	19.18	0.99	YES	317°N		*North*			*North*					
					Proposed	19.06													
																North	*North*	*North*	*North*
	R4	Residential	Bedroom	W6	Existing	19.44	0.99	YES	317°N		*North*			*North*					
					Proposed	19.18													
				W7	Existing	19.67	0.98	YES	317°N		*North*			*North*					
					Proposed	19.28													
																North	*North*	*North*	*North*
	R5	Residential	Bedroom	W8	Existing	20.07	0.97	YES	317°N		*North*			*North*					
					Proposed	19.47													
				W9	Existing	20.36	0.96	YES	317°N		*North*			*North*					
					Proposed	19.61													
																North	*North*	*North*	*North*
	R6	Residential	Bedroom	W10	Existing	20.57	0.96	YES	317°N		*North*			*North*					
					Proposed	19.77													
																North	*North*	*North*	*North*
	R7	Residential	Bedroom	W11	Existing	20.83	0.96	YES	317°N		*North*			*North*					
					Proposed	20.01													
				W12	Existing	21.01	0.96	YES	317°N		*North*			*North*					
					Proposed	20.21													
																North	*North*	*North*	*North*
Third	R1	Residential	Bedroom	W1	Existing	24.49	0.99	YES	317°N		*North*			*North*					
					Proposed	24.25													
				W2	Existing	24.41	0.99	YES	317°N		*North*			*North*					
					Proposed	24.17													
																North	*North*	*North*	*North*
	R2	Residential	Bedroom	W3	Existing	24.39	0.99	YES	317°N		*North*			*North*					
					Proposed	24.10													
				W4	Existing	24.43	0.99	YES	317°N		*North*			*North*					
					Proposed	24.07													

Project Name: 24 Endell Street
Project No.: 0063-03
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 03/02/2022

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	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
	R3	Residential	Bedroom	W5	Existing	24.49	0.98	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	24.04													
	R4	Residential	Bedroom	W6	Existing	24.69	0.98	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	24.09													
				W7	Existing	24.90	0.97	YES	317°N		*North*			*North*					
					Proposed	24.16													
	R5	Residential	Bedroom	W8	Existing	25.31	0.96	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	24.37													
				W9	Existing	25.66	0.96	YES	317°N		*North*			*North*					
					Proposed	24.61													
	R6	Residential	Bedroom	W10	Existing	25.95	0.96	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	24.85													
	R7	Residential	Bedroom	W11	Existing	26.34	0.96	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	25.26													
				W12	Existing	26.59	0.96	YES	317°N		*North*			*North*					
					Proposed	25.57													
																North	*North*	*North*	*North*
Fourth	R1	Residential	Bedroom	W1	Existing	30.24	0.98	YES	317°N		*North*			*North*					
					Proposed	29.76													
	R2	Residential	Bedroom	W2	Existing	30.11	0.98	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	29.56													
	R3	Residential	Bedroom	W3	Existing	30.03	0.98	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	29.35													
	R4	Residential	Bedroom	W4	Existing	30.14	0.97	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	29.22													
	R5	Residential	Bedroom	W5	Existing	30.47	0.96	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	29.26													
	R6	Residential	Bedroom	W6	Existing	30.68	0.96	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	29.41													
	R7	Residential	Bedroom	W7	Existing	31.27	0.97	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	30.19													
																North	*North*	*North*	*North*

Project Name: 24 Endell Street
Project No.: 0063-03
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 03/02/2022

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	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
24 Betterton Street																			
First	R1	Residential	Breakfast Room	W2	Existing	11.55	0.99	YES	317°N		*North*			*North*					
					Proposed	11.45													
	R2	Residential	TV Room	W1	Existing	5.77	1.00	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	5.75										*North*	*North*	*North*	*North*
Second	R1	Residential	Dressing Room	W1	Existing	19.85	0.99	YES	317°N		*North*			*North*					
					Proposed	19.61										*North*	*North*	*North*	*North*
Third	R1	Residential	Dressing Room	W1	Existing	23.78	0.99	YES	317°N		*North*			*North*					
					Proposed	23.48													
	R2	Residential	Dressing Room	W2	Existing	24.10	0.99	YES	317°N		*North*			*North*		*North*	*North*	*North*	*North*
					Proposed	23.87										*North*	*North*	*North*	*North*
Shorts Gardens																			
Fourth	R1	Residential	Unknown	W1	Existing	24.24	0.95	YES	138°	52.00	0.96	YES	15.00	0.93	YES				
					Proposed	22.97				50.00			14.00						
																52.00		15.00	
																50.00	YES	14.00	YES
	R2	Residential	Unknown	W2	Existing	24.70	0.95	YES	138°	54.00	0.98	YES	16.00	0.94	YES				
					Proposed	23.35				53.00			15.00						
																54.00		16.00	
																53.00	YES	15.00	YES
	R3	Residential	Unknown	W3	Existing	25.09	0.95	YES	138°	55.00	0.98	YES	17.00	0.94	YES				
					Proposed	23.79				54.00			16.00						
																55.00		17.00	
																54.00	YES	16.00	YES
Fifth	R1	Residential	Unknown	W1	Existing	34.26	0.95	YES	138°	72.00	0.97	YES	23.00	0.91	YES				
					Proposed	32.63				70.00			21.00						
																72.00		23.00	
																70.00	YES	21.00	YES
	R2	Residential	Unknown	W2	Existing	32.64	0.95	YES	138°	72.00	0.94	YES	23.00	0.87	YES				
					Proposed	30.94				68.00			20.00						
																72.00		23.00	
																68.00	YES	20.00	YES
	R3	Residential	Unknown	W3	Existing	32.54	0.95	YES	138°	72.00	0.93	YES	23.00	0.83	YES				
					Proposed	30.80				67.00			19.00						
																72.00		23.00	
																67.00	YES	19.00	YES
	R4	Residential	Unknown	W4	Existing	33.93	0.95	YES	138°	73.00	0.93	YES	24.00	0.79	YES				
					Proposed	32.11				68.00			19.00						
																73.00		24.00	
																68.00	YES	19.00	YES
	R5	Residential	Unknown	W5	Existing	34.02	0.95	YES	138°	73.00	0.93	YES	24.00	0.79	YES				
					Proposed	32.27				68.00			19.00						
																73.00		24.00	
																68.00	YES	19.00	YES

APPENDIX C
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NSL TABLES (Ext v Prop)

Project Name: 24 Endell Street
Project No.: 0063-03
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 03/02/2022

Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
41 Endell Street									
Second	R1		Bedroom	Area m2	11.65	8.14	7.01		
				% of room		70%	60%	86.00%	YES
Third	R1		Bedroom	Area m2	14.09	13.18	11.72		
				% of room		94%	83%	89.00%	YES
Fourth	R1		LKD	Area m2	19.84	19.81	19.81		
				% of room		100%	100%	100.00%	YES
39 Endell Street									
Second	R1		Bedroom	Area m2	13.50	12.38	10.73		
				% of room		92%	79%	87.00%	YES
	R2		Bedroom	Area m2	9.25	7.86	6.37		
				% of room		85%	69%	81.00%	YES
Third	R1		Bedroom	Area m2	13.50	13.41	13.15		
				% of room		99%	97%	98.00%	YES
	R2		Bedroom	Area m2	9.25	9.05	7.92		
				% of room		98%	86%	88.00%	YES
37 Endell Street									
Second	R1		Bedroom	Area m2	12.83	12.51	11.34		
				% of room		98%	88%	91.00%	YES
	R2		Bedroom	Area m2	8.33	7.63	6.44		
				% of room		92%	77%	84.00%	YES
Third	R1		Bedroom	Area m2	12.83	12.75	12.75		
				% of room		99%	99%	100.00%	YES
	R2		Bedroom	Area m2	8.33	8.24	7.98		
				% of room		99%	96%	97.00%	YES
35 Endell Street									
Second	R1		Bedroom	Area m2	16.13	15.89	15.89		
				% of room		99%	99%	100.00%	YES
	R2		Bedroom	Area m2	11.49	11.40	11.40		
				% of room		99%	99%	100.00%	YES
Third	R1		Bedroom	Area m2	16.13	15.90	15.90		
				% of room		99%	99%	100.00%	YES
	R2		Bedroom	Area m2	11.49	11.40	11.40		
				% of room		99%	99%	100.00%	YES
Fourth	R1		Bedroom	Area m2	17.11	16.98	16.98		
				% of room		99%	99%	100.00%	YES
	R2		Bedroom	Area m2	12.18	12.14	12.14		
				% of room		100%	100%	100.00%	YES
20 Endell Street									
Second	R1		Kitchen	Area m2	6.35	5.87	5.87		
				% of room		92%	92%	100.00%	YES
Third	R1		Kitchen	Area m2	7.18	6.82	6.82		
				% of room		95%	95%	100.00%	YES
33 Betterton Street									
Second	R1		Bedroom	Area m2	22.45	15.88	15.58		
				% of room		71%	69%	98.00%	YES
Third	R1		Bedroom	Area m2	22.45	15.40	15.20		
				% of room		69%	68%	99.00%	YES
31 Betterton Street									
Second	R1		Bedroom	Area m2	10.65	6.30	6.06		
				% of room		59%	57%	96.00%	YES
Third	R1		Bedroom	Area m2	10.65	9.10	8.40		
				% of room		85%	79%	92.00%	YES
Fourth	R1		Bedroom	Area m2	21.44	20.92	20.92		
				% of room		98%	98%	100.00%	YES

Project Name: 24 Endell Street
Project No.: 0063-03
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 03/02/2022

Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Betterton House									
Second	R1		Bedroom	Area m2	14.71	7.24	7.16		
				% of room		49%	49%	99.00%	YES
	R2		Bedroom	Area m2	11.72	5.56	5.48		
				% of room		47%	47%	99.00%	YES
	R3		Bedroom	Area m2	8.08	3.31	3.28		
				% of room		41%	41%	99.00%	YES
	R4		Bedroom	Area m2	15.60	8.14	7.87		
				% of room		52%	50%	97.00%	YES
	R5		Bedroom	Area m2	11.72	6.99	6.61		
				% of room		60%	56%	95.00%	YES
	R6		Bedroom	Area m2	8.08	4.39	3.99		
				% of room		54%	49%	91.00%	YES
	R7		Bedroom	Area m2	15.60	8.99	8.63		
				% of room		58%	55%	96.00%	YES
Third	R1		Bedroom	Area m2	14.71	10.10	9.92		
				% of room		69%	67%	98.00%	YES
	R2		Bedroom	Area m2	11.72	7.64	7.54		
				% of room		65%	64%	99.00%	YES
	R3		Bedroom	Area m2	8.08	5.06	5.04		
				% of room		63%	62%	100.00%	YES
	R4		Bedroom	Area m2	15.60	11.24	10.79		
				% of room		72%	69%	96.00%	YES
	R5		Bedroom	Area m2	11.72	10.28	9.64		
				% of room		88%	82%	94.00%	YES
	R6		Bedroom	Area m2	8.08	6.32	5.58		
				% of room		78%	69%	88.00%	YES
	R7		Bedroom	Area m2	15.60	14.64	14.13		
				% of room		94%	91%	96.00%	YES
Fourth	R1		Bedroom	Area m2	14.71	14.45	14.45		
				% of room		98%	98%	100.00%	YES
	R2		Bedroom	Area m2	11.72	11.29	11.29		
				% of room		96%	96%	100.00%	YES
	R3		Bedroom	Area m2	8.08	7.94	7.94		
				% of room		98%	98%	100.00%	YES
	R4		Bedroom	Area m2	15.60	15.32	15.26		
				% of room		98%	98%	100.00%	YES
	R5		Bedroom	Area m2	11.72	11.59	11.59		
				% of room		99%	99%	100.00%	YES
	R6		Bedroom	Area m2	8.08	7.94	7.54		
				% of room		98%	93%	95.00%	YES
	R7		Bedroom	Area m2	15.60	15.22	15.22		
				% of room		98%	98%	100.00%	YES
24 Betterton Street									
First	R1		Breakfast Room	Area m2	13.14	10.12	10.11		
				% of room		77%	77%	100.00%	YES
	R2		TV Room	Area m2	6.85	5.77	5.77		
				% of room		84%	84%	100.00%	YES
Second	R1		Dressing Room	Area m2	6.85	6.74	6.74		
				% of room		98%	98%	100.00%	YES
Third	R1		Dressing Room	Area m2	6.33	5.60	5.60		
				% of room		88%	88%	100.00%	YES
	R2		Dressing Room	Area m2	10.45	9.38	9.33		
				% of room		90%	89%	100.00%	YES
Shorts Gardens									
Fourth	R1		Unknown	Area m2	6.72	6.40	5.28		
				% of room		95%	79%	83.00%	YES
	R2		Unknown	Area m2	6.70	5.90	4.82		
				% of room		88%	72%	82.00%	YES
	R3		Unknown	Area m2	6.72	5.88	4.89		
				% of room		87%	73%	83.00%	YES
Fifth	R1		Unknown	Area m2	7.11	7.03	5.73		
				% of room		99%	81%	82.00%	YES
	R2		Unknown	Area m2	8.21	6.73	4.97		
				% of room		82%	65%	80.00%	YES
	R3		Unknown	Area m2	8.35	6.70	4.93		
				% of room		80%	65%	81.00%	YES
	R4		Unknown	Area m2	7.11	7.05	5.82		
				% of room		99%	79%	81.00%	YES
	R5		Unknown	Area m2	7.11	7.03	5.60		
				% of room		99%	79%	80.00%	YES

APPENDIX D

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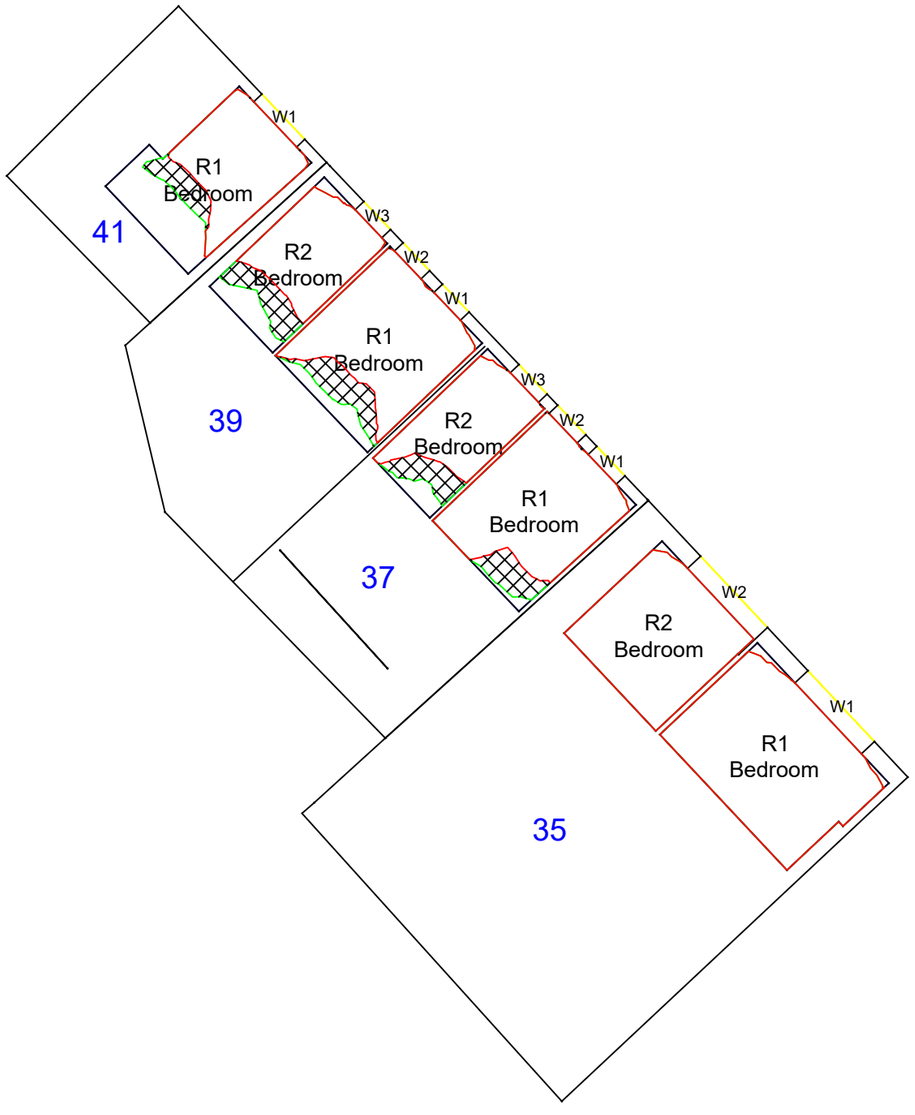
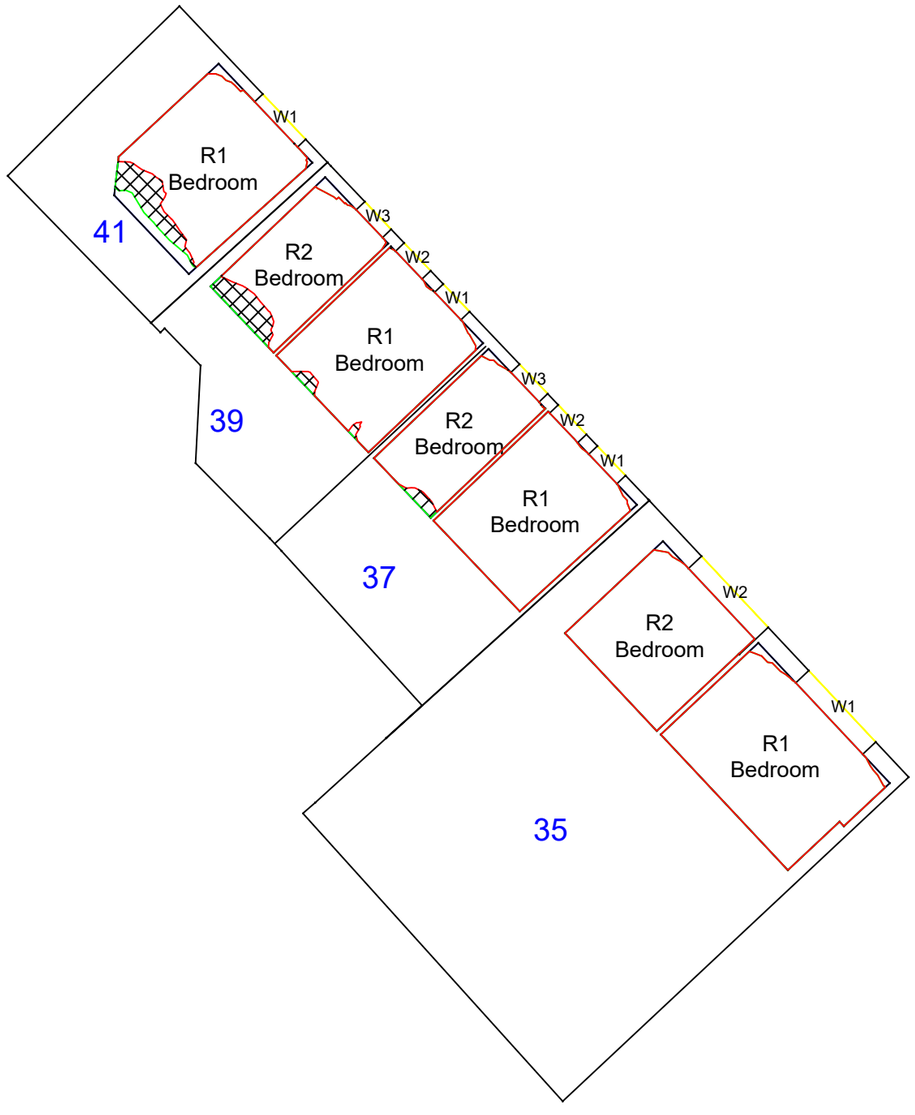
NSL CONTOURS (Ext v Prop)

DRAWING NOS. 063/03/07-12



Second Floor



Third Floor

Notes:

Rev.	Description	Date

Prism City Ltd
22 Wenlonck Road, London N1

Tel: +44 (0)7747 021771
www.prismcity.co.uk
ah@prismcity.co.uk

Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

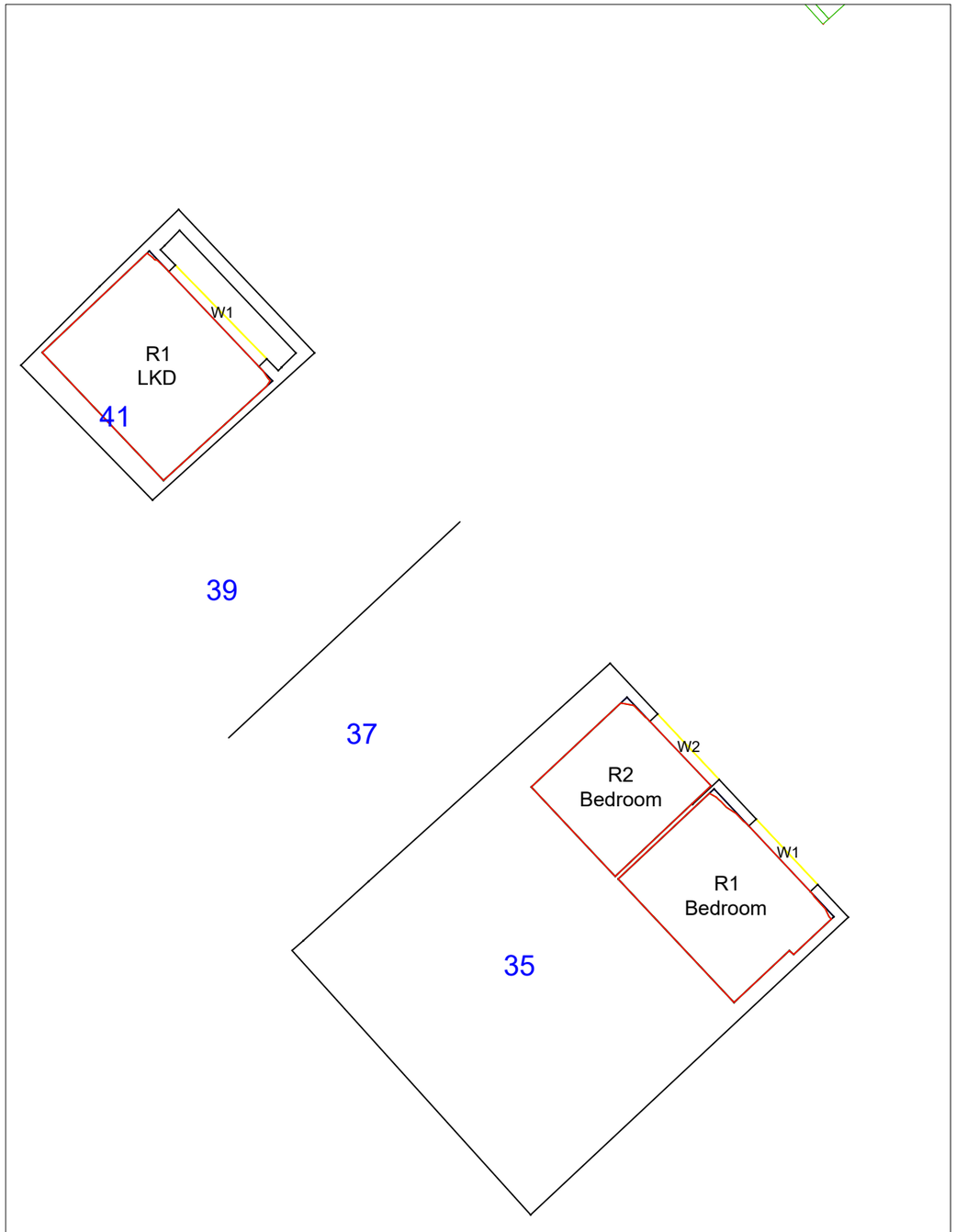
Drawing Title:
Daylight Analysis
35-41 Endell Street

Project Number:	Drawing Number:	Revision:
0063	0063/03/007	-

Drawing Status:
Information

Scale:	Date:
1\150@A3	03/02/2022

Drawn By:	Checked By:
MS	**



Fourth Floor

Notes:

Rev.	Description	Date

PRISM CITY

Prism City Ltd
22 Wenlonck Road, London N1

Tel: +44 (0)7747 021771
www.prismcity.co.uk
ah@prismcity.co.uk

Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

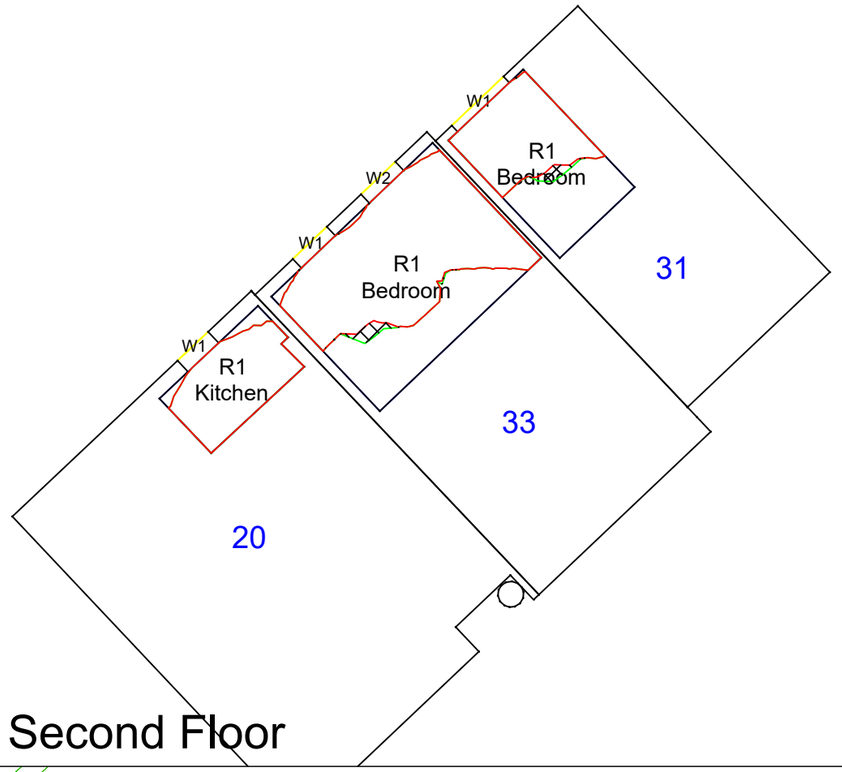
Drawing Title:
Daylight Analysis
35-41 Endell Street

Project Number:	Drawing Number:	Revision:
0063	0063/03/008	-

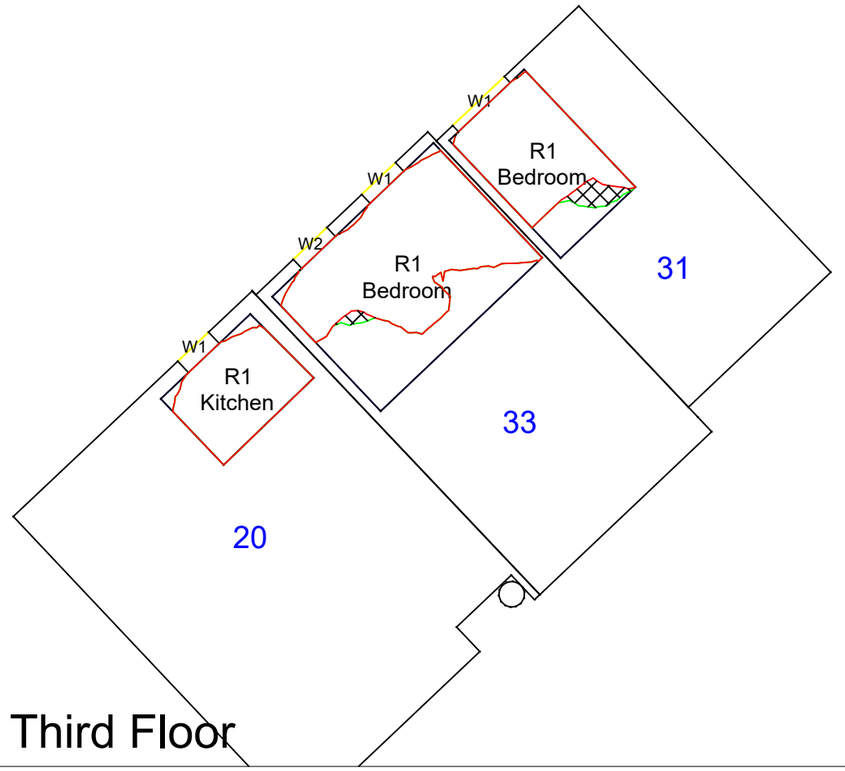
Drawing Status:
Information

Scale:	Date:
1\150@A3	03/02/2022

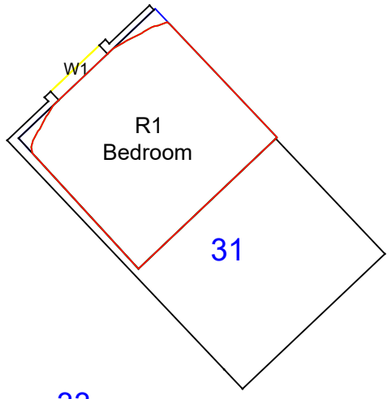
Drawn By:	Checked By:
MS	**



Second Floor



Third Floor



Fourth Floor

Notes:

Rev.	Description	Date

PRISM CITY

Prism City Ltd
22 Wenlonck Road, London N1

Tel: +44 (0)7747 021771
www.prismcity.co.uk
ah@prismcity.co.uk

Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

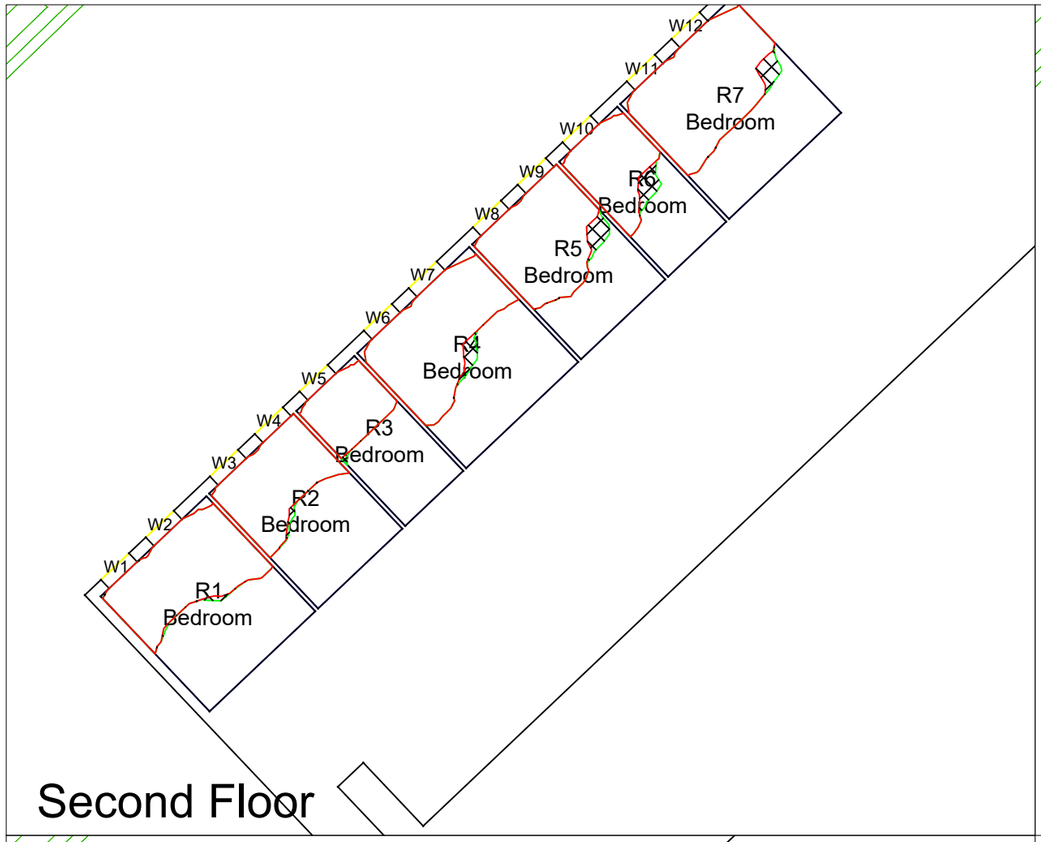
Drawing Title:
Daylight Analysis
20 Endell Street &
31-33 Betterton Street

Project Number:	Drawing Number:	Revision:
0063	0063/03/009	-

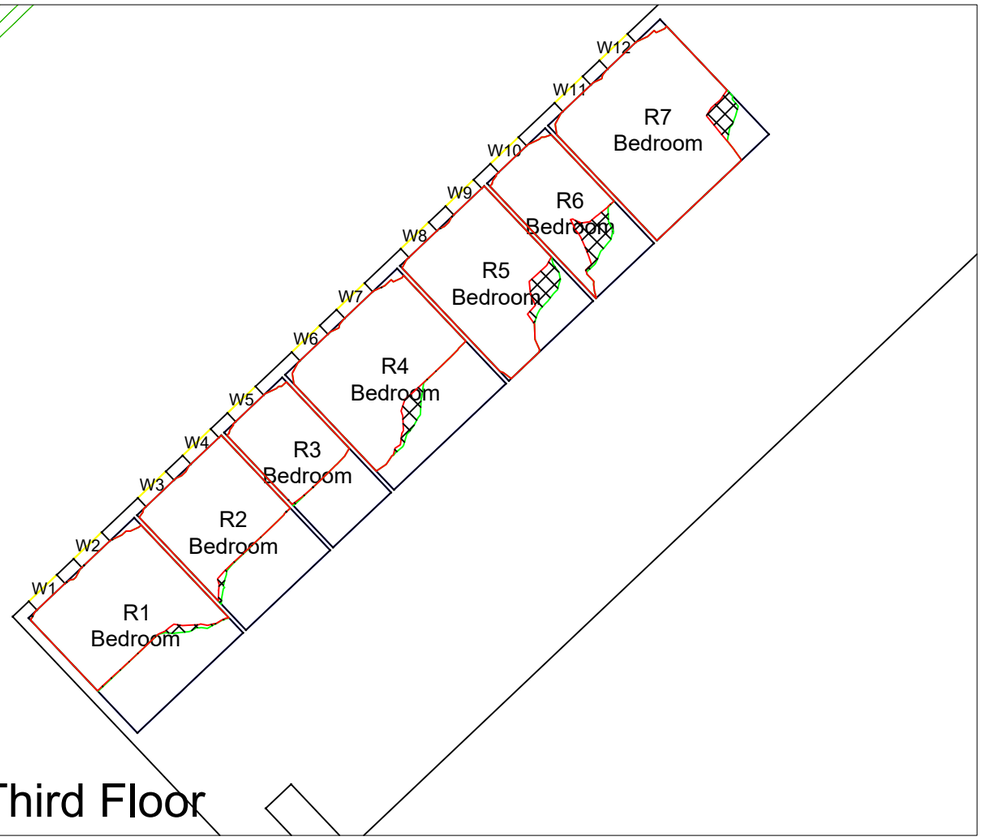
Drawing Status:
Information

Scale:	Date:
1\150@A3	03/02/2022

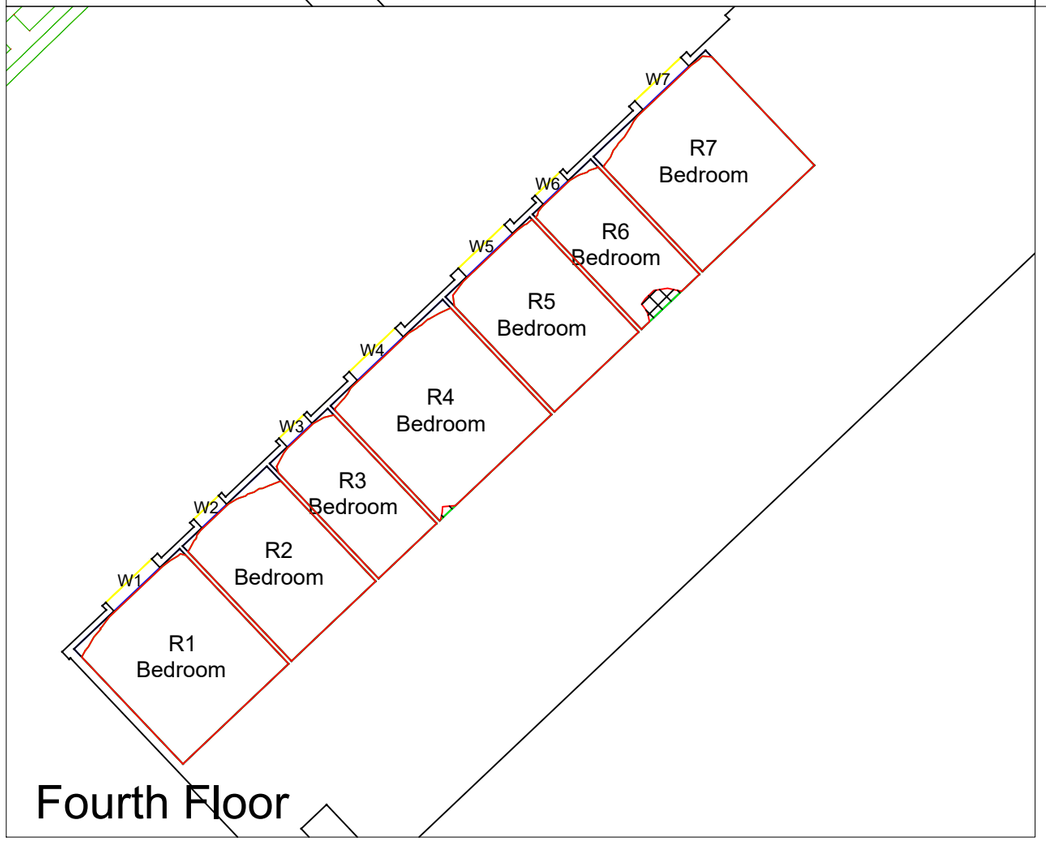
Drawn By:	Checked By:
MS	**



Second Floor



Third Floor



Fourth Floor

Notes:

Rev.	Description	Date

PRISM CITY

Prism City Ltd
22 Wenlonck Road, London N1

Tel: +44 (0)7747 021771
www.prismcity.co.uk
ah@prismcity.co.uk

Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

Drawing Title:
Daylight Analysis
Betterton House

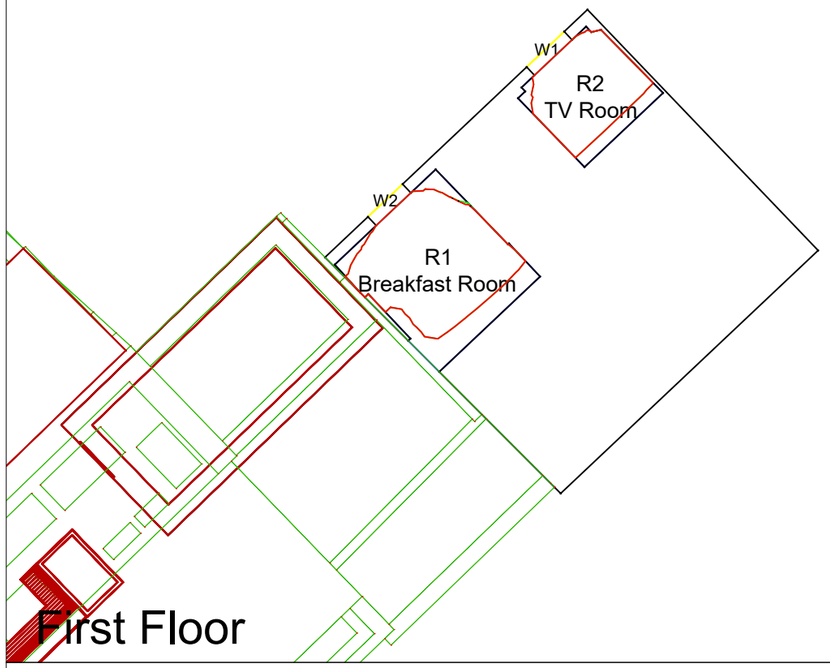
Project Number:	Drawing Number:	Revision:
0063	0063/03/010	-

Drawing Status:
Information

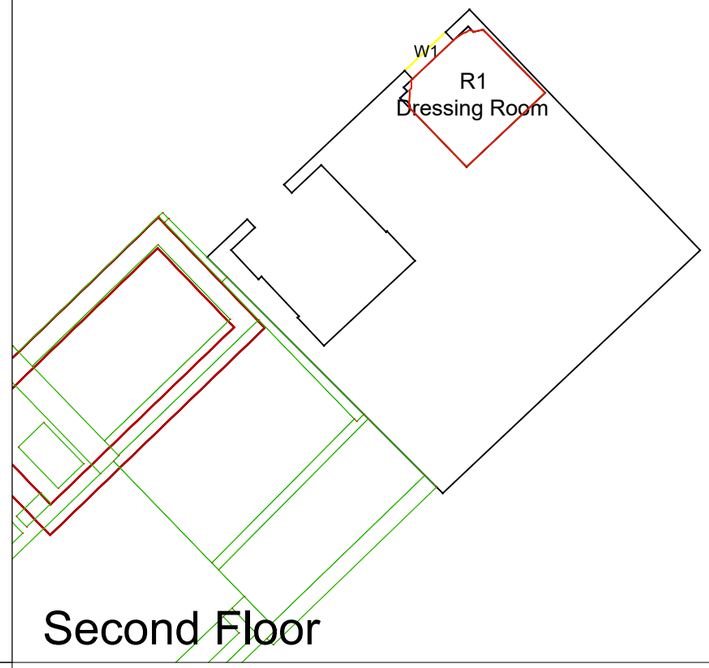
Scale:	Date:
1\150@A3	03/02/2022

Drawn By:	Checked By:
MS	**

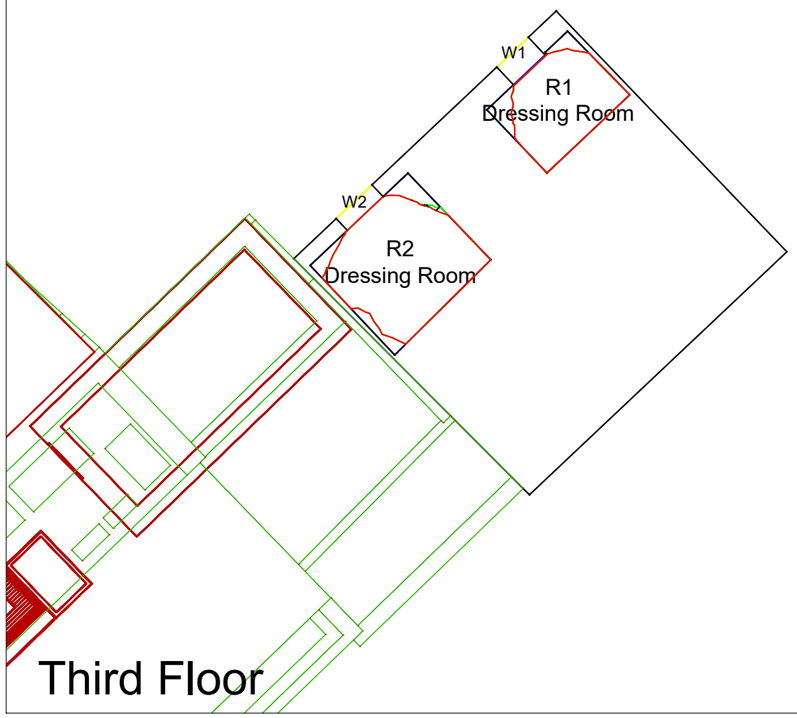
All dimensions are in millimetres unless otherwise stated.



First Floor



Second Floor



Third Floor

Notes:

Rev.	Description	Date

PRISM CITY

Prism City Ltd
22 Wenlonck Road, London N1

Tel: +44 (0)7747 021771
www.prismcity.co.uk
ah@prismcity.co.uk

Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

Drawing Title:
Daylight Analysis
24 Betterton Street

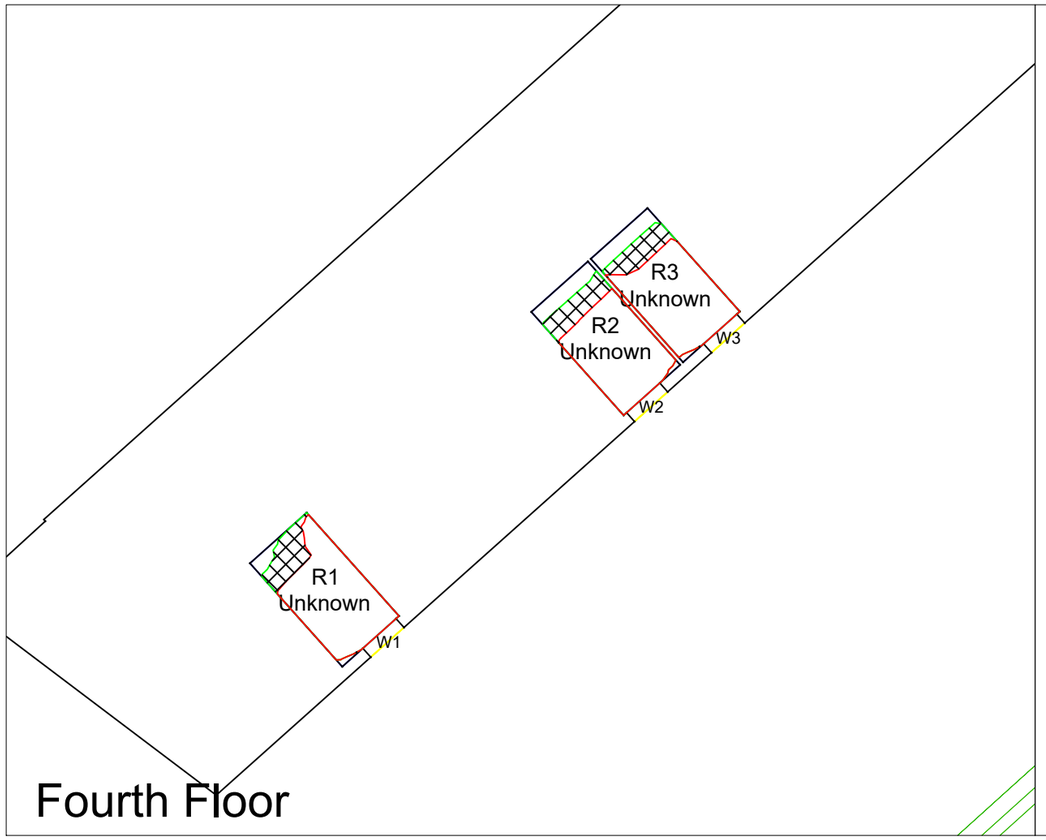
Project Number:	Drawing Number:	Revision:
0063	0063/03/011	-

Drawing Status:
Information

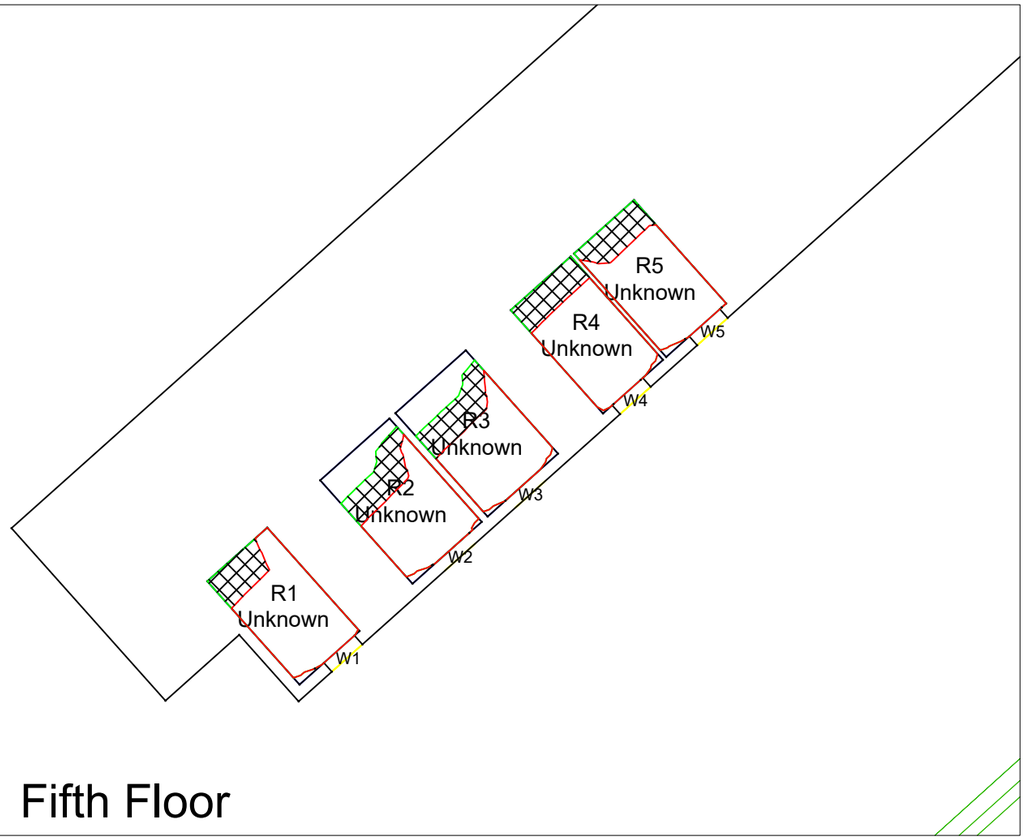
Scale:	Date:
1\150@A3	03/02/2022

Drawn By:	Checked By:
MS	**

All dimensions are in millimetres unless otherwise stated.



Fourth Floor



Fifth Floor

Notes:

Rev.	Description	Date

PRISM CITY

Prism City Ltd
22 Wenlonck Road, London N1

Tel: +44 (0)7747 021771
www.prismcity.co.uk
ah@prismcity.co.uk

Client:
AM Alpha

Project Address:
24 Endell Street
London
WC2H

Drawing Title:
Daylight Analysis
Shorts Gardens

Project Number:	Drawing Number:	Revision:
0063	0063/03/012	-

Drawing Status:
Information

Scale:	Date:
1\150@A3	03/02/2022

Drawn By:	Checked By:
MS	**

All dimensions are in millimetres unless otherwise stated.