RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Daylight and Sunlight Report

(Neighbouring Properties)

13 April 2022

7 to 8 Early Mews
London
NW1 7HG

RICS
Regulated by RICS

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1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Early Mews Limited to undertake a daylight and sunlight assessment of the proposed development at 7 to 8 Early Mews, London NW1 7HG.

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

1.1.3 The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring residential properties at 2 to 16 Inverness Street, 227, 229 & 231 to 233 Camden High Street, 5 Early Mews and Arlington House.

1.1.4 The window key in Appendix 1 identifies the windows analysed in this assessment. Appendix 2 gives the numerical results of the various daylight and sunlight tests.

1.1.5 Arlington House appears to be non-domestic building which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the rooms/windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. Therefore, we have not included these results in the discussion below.

1.1.6 All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.

1.1.7 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

2 INFORMATION SOURCES

2.1 Drawings

2.1.1 This report is based on the following drawings:

Cassion Castle Architects

2010/E/001	Existing Site	Rev -
2010/E/010	Existing Plans GF & 1F	Rev -
2010/E/020	Existing Section AA	Rev -
2010/E/030	Existing North Elevation	Rev -
2010/E/031	Existing Elevations	Rev -
2010/E/032	Existing South Elevations	Rev -
2010/P/100	Proposed Plans GF & 1F	Rev -
2010/P/101	Proposed Plans 2F & RF	Rev -
2010/P/200	Proposed Section AA	Rev -
2010/P/300	Proposed North Elevation	Rev -
2010/P/301	Proposed South Elevation	Rev -
2010/P/302	Proposed Elevation	Rev -

Promap OS Plan

Promap-1330559-1430707-720-0	Site Plan	Rev -

2.2 Daylight Distribution Room Layout Information

2.2.1 The daylight distribution test has been applied based on the following room layout information:

Online Local Authority planning records

227 Camden High Street:

RM/227/B2	Second Floor	Rev -
RM/227/B1	First Floor	Rev -

6 Inverness Street:

P/10	Basement Floor Plans : Existing & Proposed	Rev -
P/13	1st & 2nd Floor Plans : Proposed	Rev F
P/11	Ground Floor Plans : Existing & Proposed	Rev -

Arlington House:

201	Proposed Lower Ground Floor Layout	Rev A
202	Proposed Ground Floor Layout	Rev A
203	Proposed First Floor Layout	Rev A
204	Proposed Second Floor Layout	Rev A

205	Proposed Third Floor Layout	Rev A
206	Proposed Fourth Floor Layout	Rev A
207	Proposed Fifth Floor Layout	Rev A
208	Proposed Roof Layout	Rev A

3 METHODOLOGY OF THE ASSESSMENT

3.1 Local Planning Policy

3.1.1 We understand that the Local Authority take the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 2nd Edition' by P J Littlefair 2011. A new European standard BS EN 17037 'Daylight in Buildings' was published in May 2019. An update to the BRE guide to take into account the European standard is expected sometime in 2022. It is not yet clear, how and to what extent, the European recommendations will be adopted by the BRE and Local Authorities.

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

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

3.2 National Planning Policy Framework

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

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

3.3 Daylight to Windows

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

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

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

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

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

Test 1 Vertical Sky Component

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

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

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

Test 2 Daylight Distribution

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

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

3.4 Sunlight availability to Windows

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

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

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

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

3.5 Overshadowing to Gardens and Open Spaces

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

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

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

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

4 RESULTS OF THE ASSESSMENT

4.1 Windows & Amenity Areas Considered

4.1.1 The aim of the assessment is to assess the impact of the development on the light receivable by the neighbouring residential properties at 2 to 16 Inverness Street, 227, 229 & 231 to 233 Camden High Street, 5 Early Mews and Arlington House.

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

4.1.3 Arlington House appears to be a non-domestic building which in our opinion do not have a requirement for daylight or sunlight. Even though a number of the rooms/windows do not pass the numerical tests, this does not amount to non-compliance with the BRE requirements. Therefore, we have not included these results in the discussion below.

4.2 Daylight to Windows

Vertical Sky Component

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

Daylight Distribution

4.2.2 We have undertaken the Daylight Distribution test where room layouts are known. All rooms with a requirement for daylight pass the daylight distribution test.

4.3 Sunlight to Windows

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

4.4 Overshadowing to Gardens and Open Spaces

4.4.1 All gardens and open spaces tested meet the BRE recommendations.

4.5 Conclusion

4.5.1 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5 CLARIFICATIONS

5.1 General

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

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

5.1.3 The assessment is based on the information listed in section 2 of this report and a site visit undertaken in April 2021. We have not had access to neighbouring properties.

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

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

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

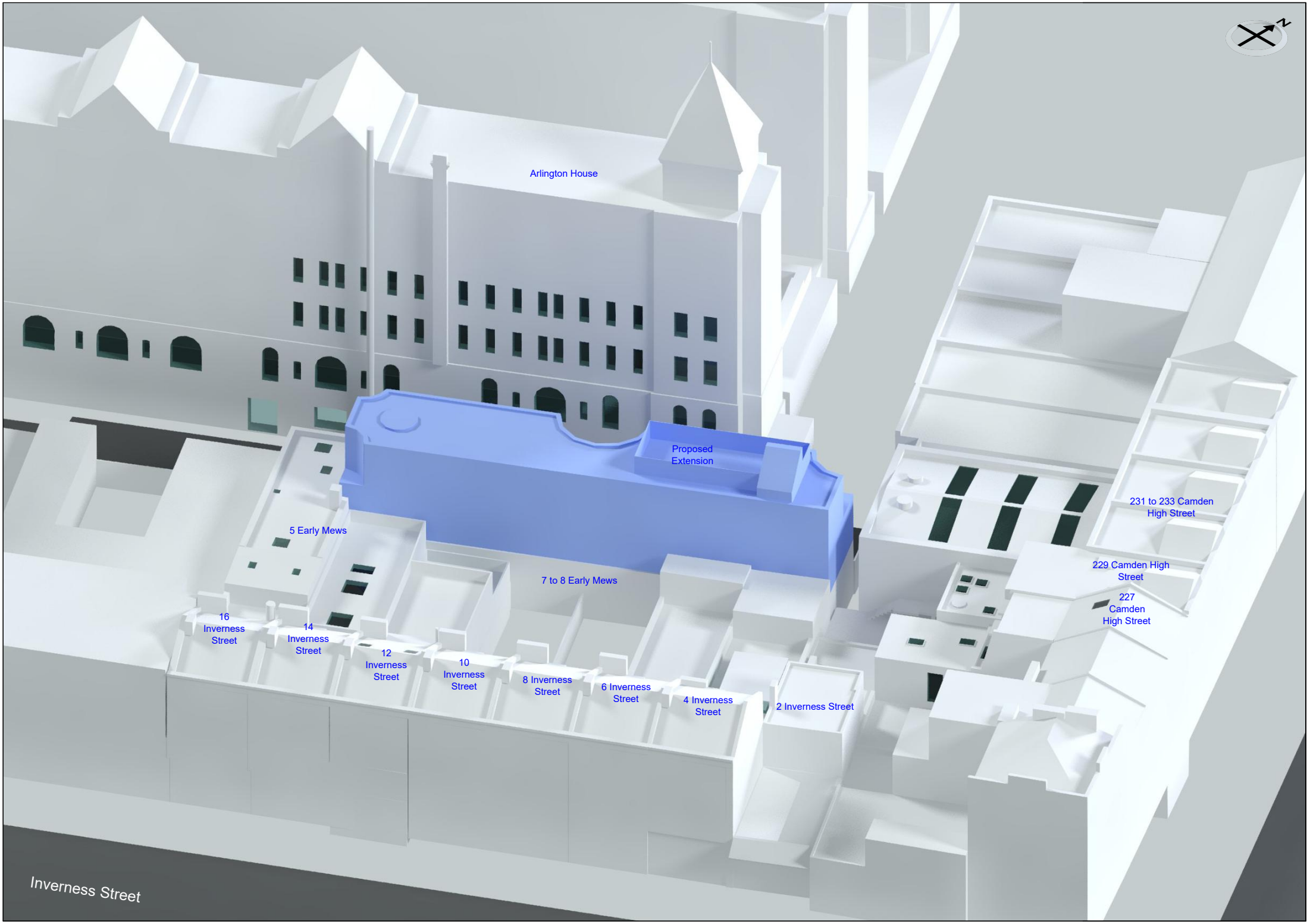
5.1.7 This report is based upon and subject to the scope of work set out in Right of Light Consulting's quotation and standard terms and conditions.

APPENDICES

APPENDIX 1

WINDOW & GARDEN KEY


N
231 to 233 Camden High Street
229 Camden High Street
227 Camden High Street
Arlington House
Early Mews
Proposed Extension
7 to 8 Early Mews
5 Early Mews
2 Inverness Street
4 Inverness Street
6 Inverness Street
8 Inverness Street
10 Inverness Street
12 Inverness Street
14 Inverness Street
16 Inverness Street
Inverness Street


Arlington House
Proposed Extension
5 Early Mews
7 to 8 Early Mews
231 to 233 Camden High Street
229 Camden High Street
227 Camden High Street
16 Inverness Street
14 Inverness Street
12 Inverness Street
10 Inverness Street
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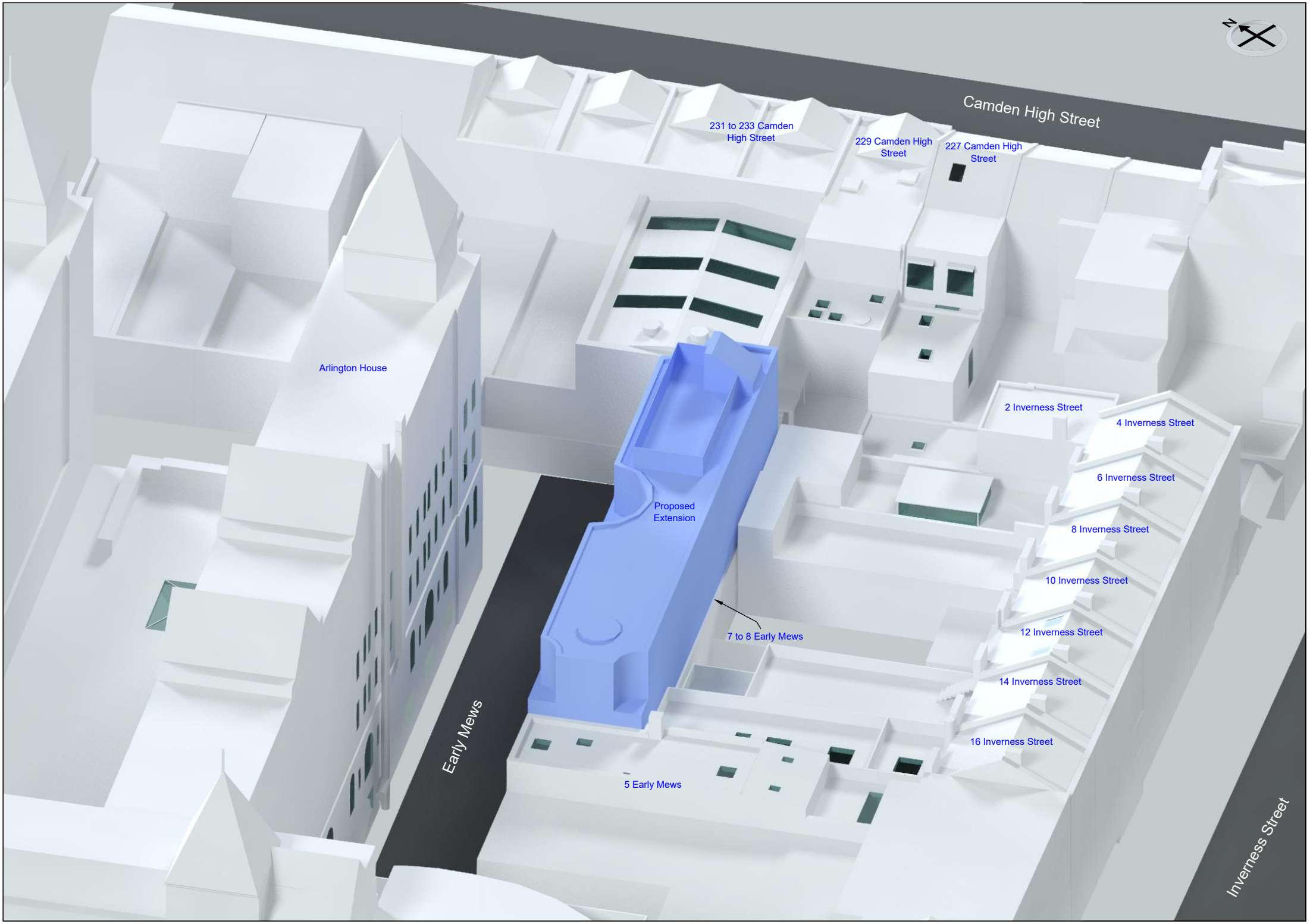
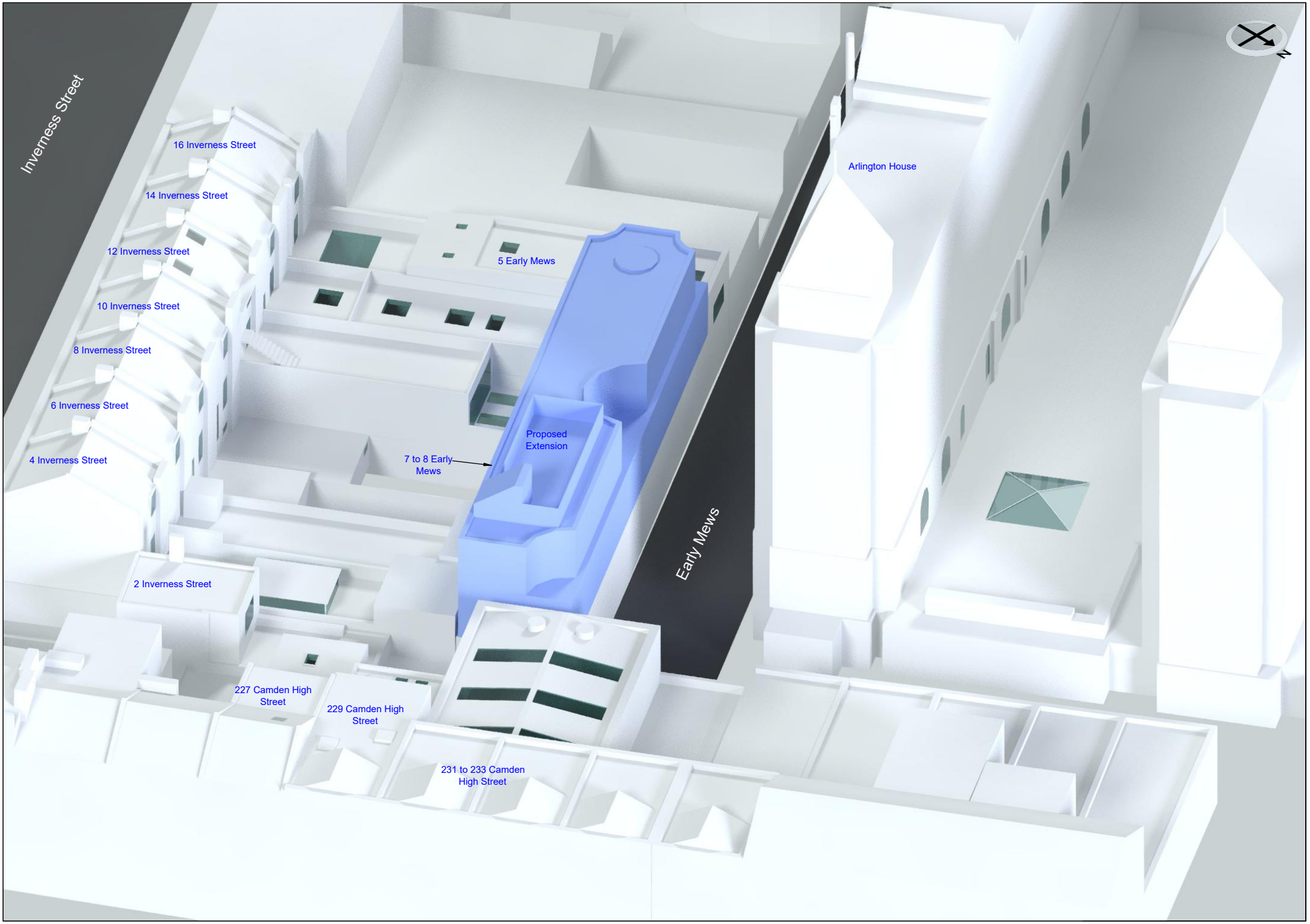
6 Inverness Street
4 Inverness Street
2 Inverness Street
Inverness Street


Camden High Street
231 to 233 Camden High Street
229 Camden High Street
227 Camden High Street
Arlington House
2 Inverness Street
4 Inverness Street
6 Inverness Street
8 Inverness Street
10 Inverness Street
12 Inverness Street
14 Inverness Street
16 Inverness Street
Proposed Extension
7 to 8 Early Mews
Early Mews
5 Early Mews
Inverness Street


Inverness Street
16 Inverness Street
14 Inverness Street
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6 Inverness Street
4 Inverness Street
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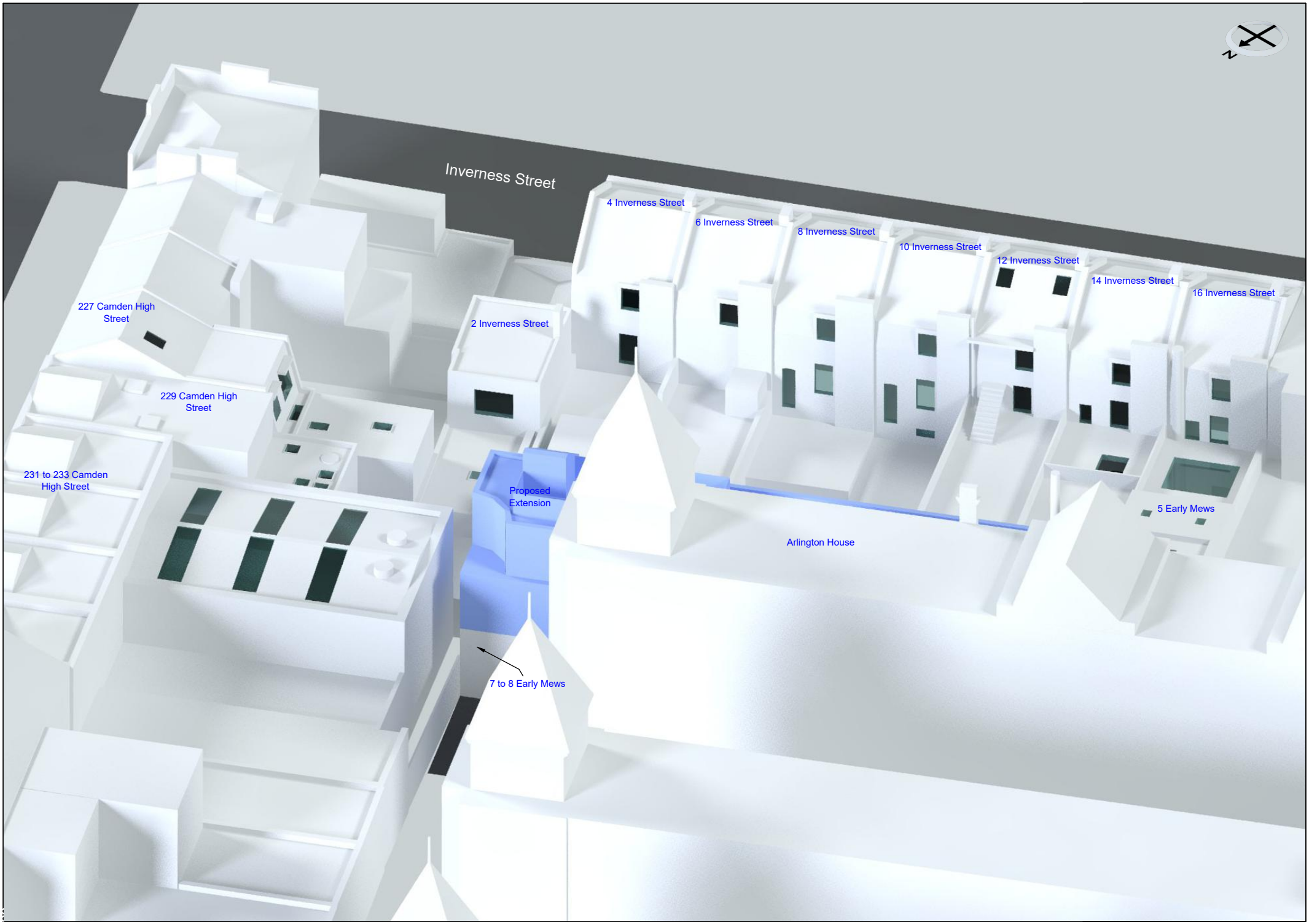
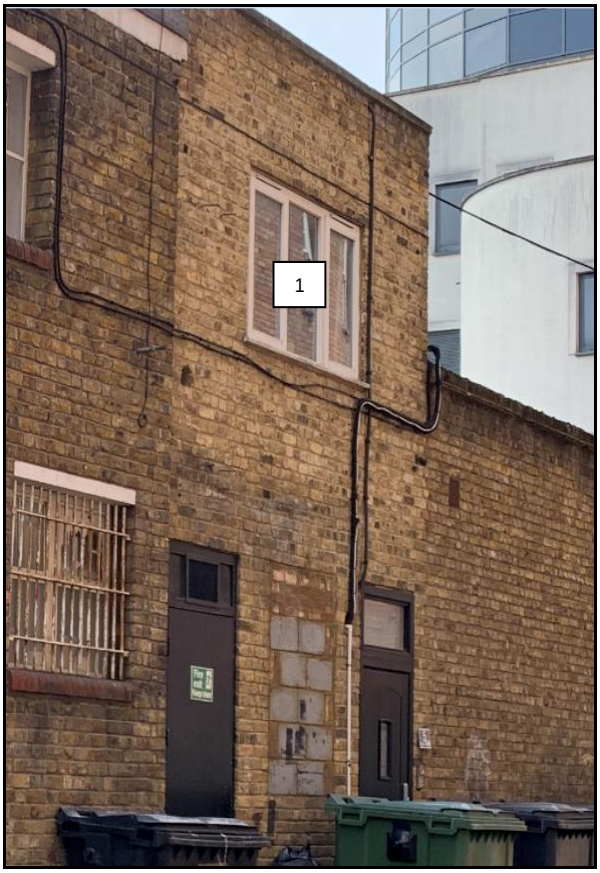
5 Early Mews
Proposed Extension
7 to 8 Early Mews
Early Mews
Arlington House
227 Camden High Street
229 Camden High Street
231 to 233 Camden High Street


Inverness Street
4 Inverness Street
6 Inverness Street
8 Inverness Street
10 Inverness Street
12 Inverness Street
14 Inverness Street
16 Inverness Street
227 Camden High Street
2 Inverness Street
229 Camden High Street
231 to 233 Camden High Street
Proposed Extension
Arlington House
5 Early Mews
7 to 8 Early Mews

Neighbouring Windows



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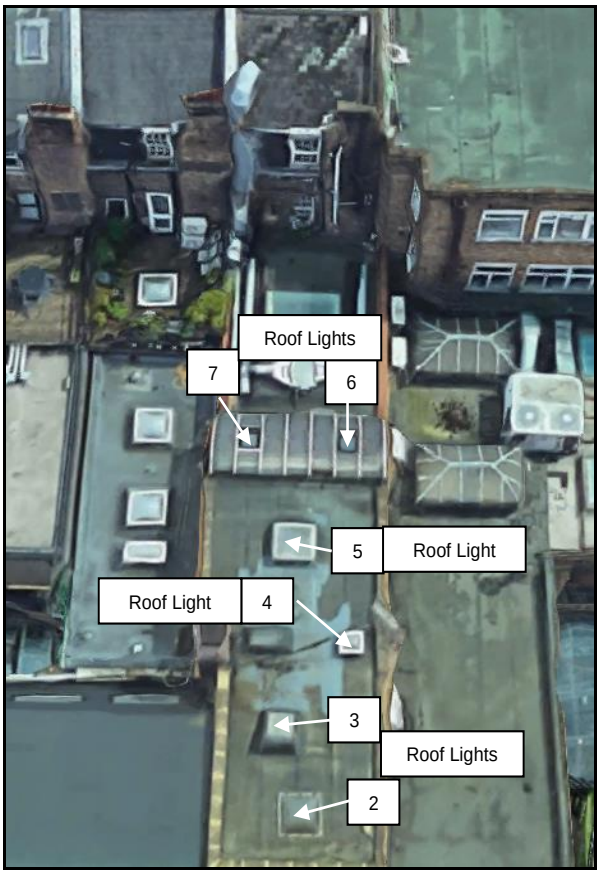
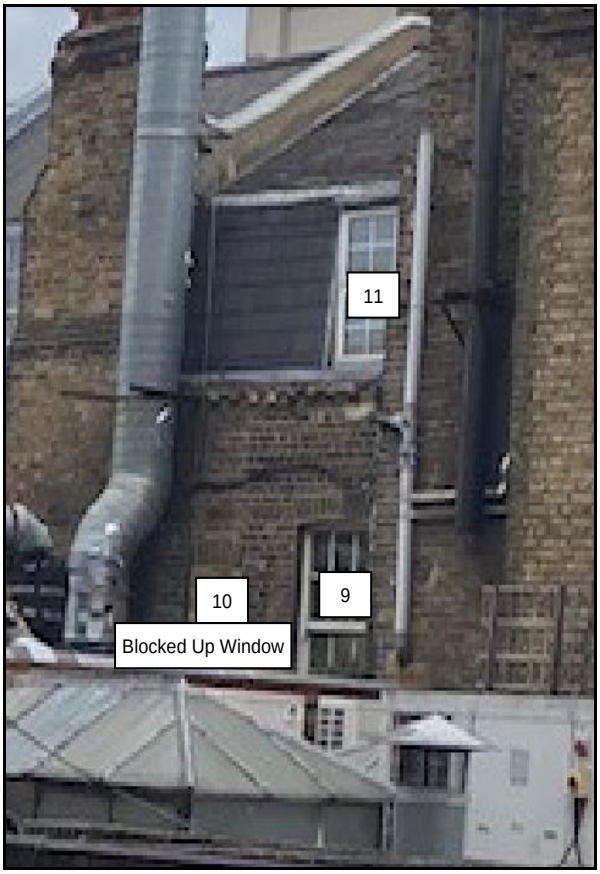


5 Early Mews

16 Inverness Street



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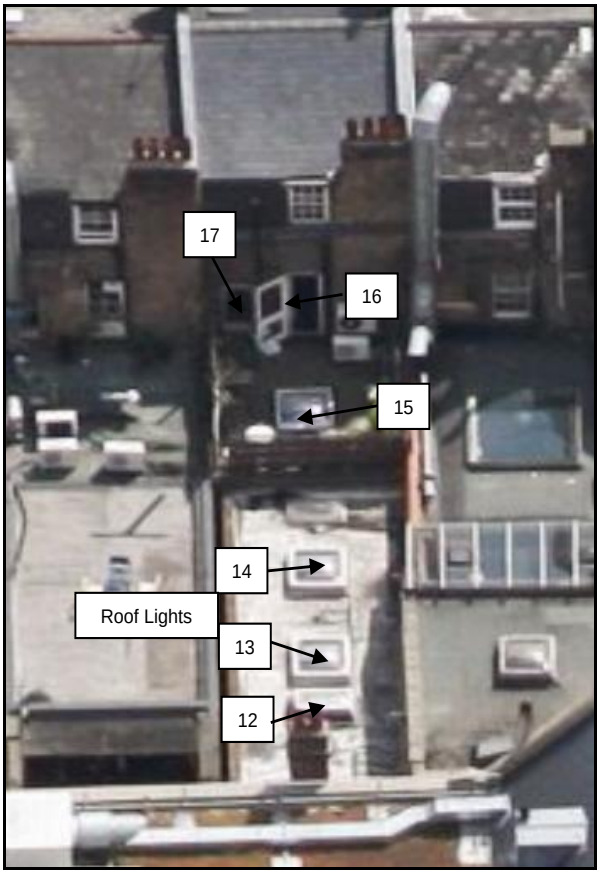

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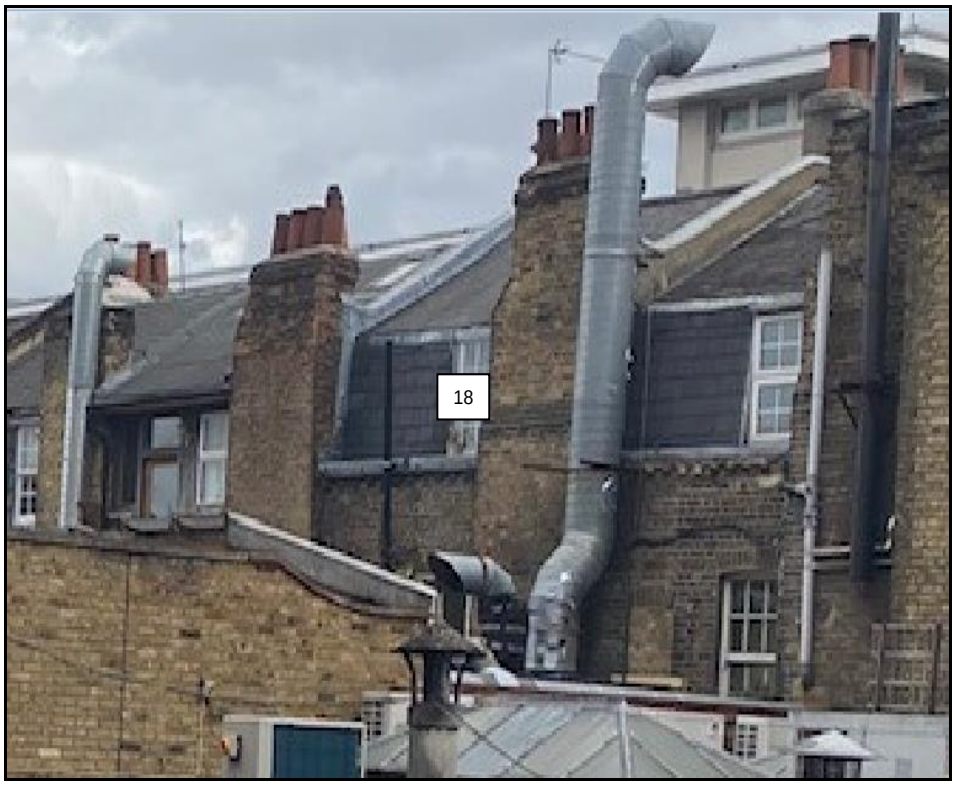

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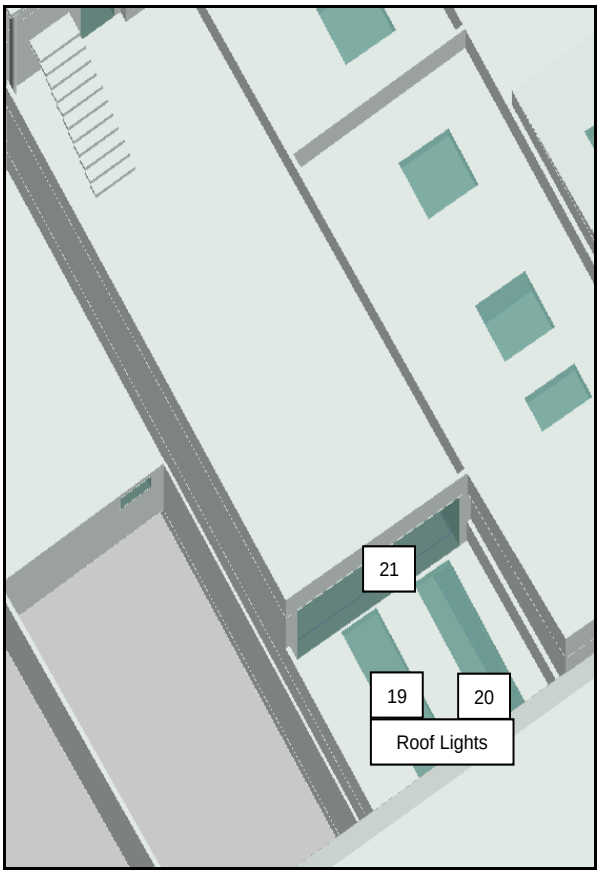
12 Inverness Street



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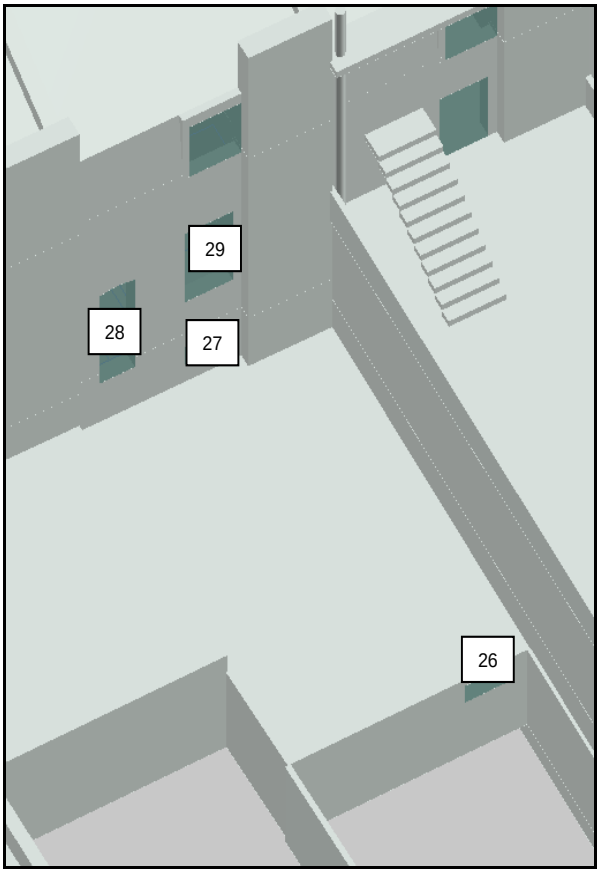
12 Inverness Street

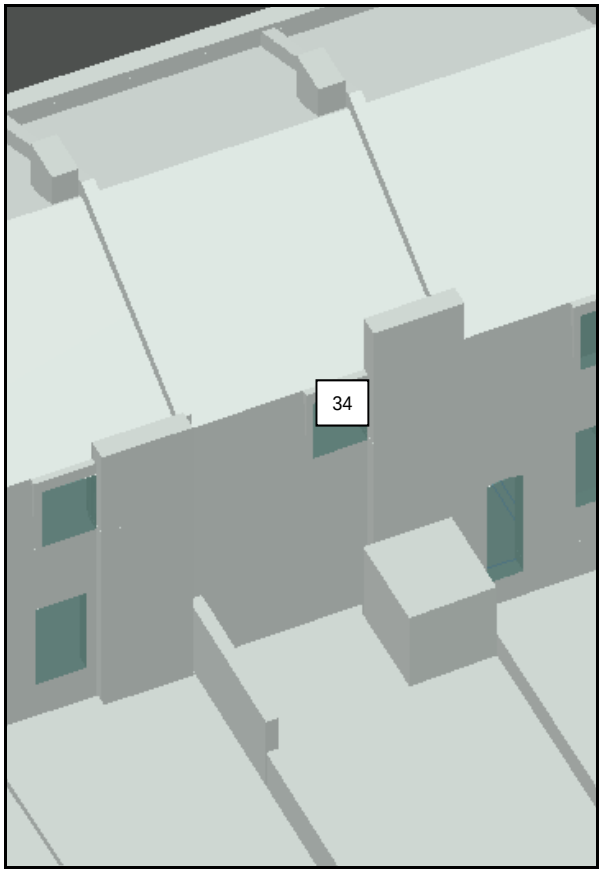


10 Inverness Street

10 Inverness Street

10 Inverness Street

8 Inverness Street



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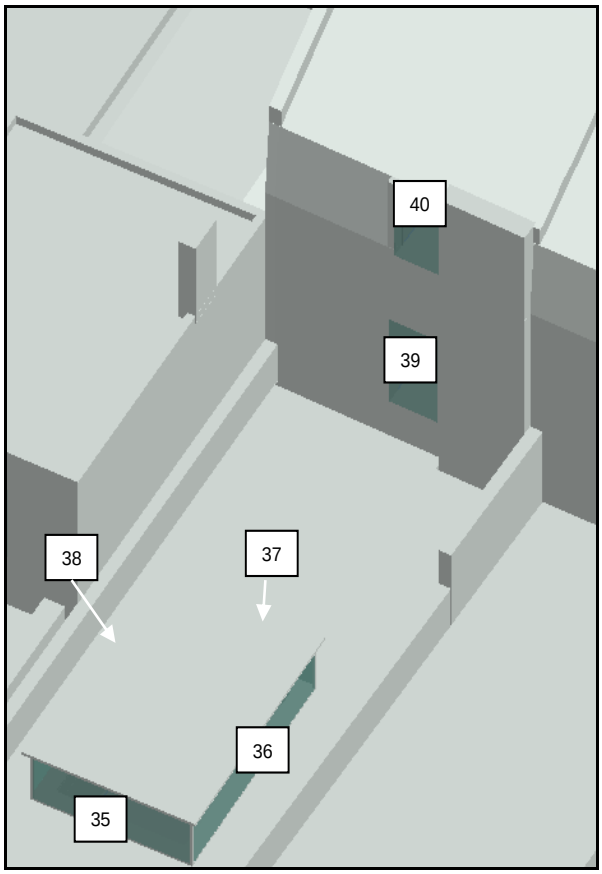
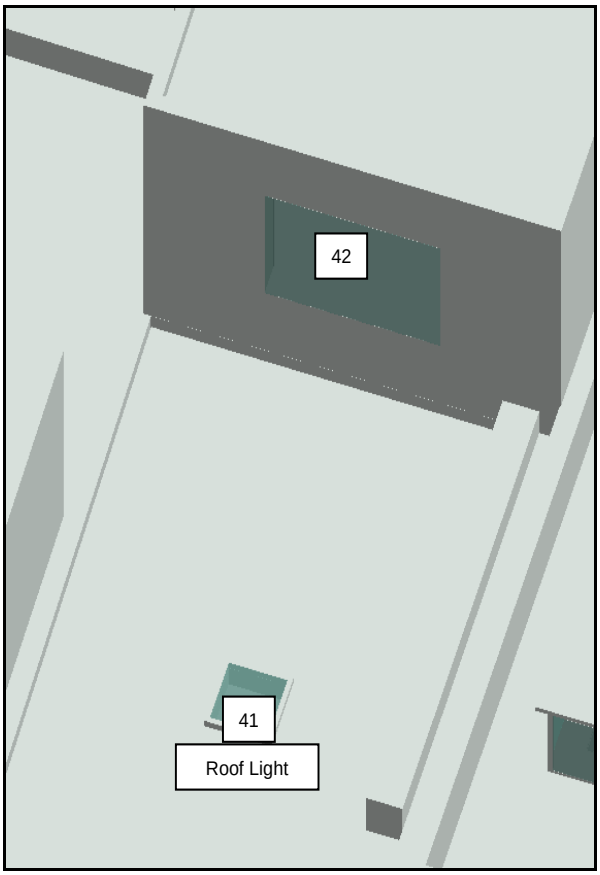
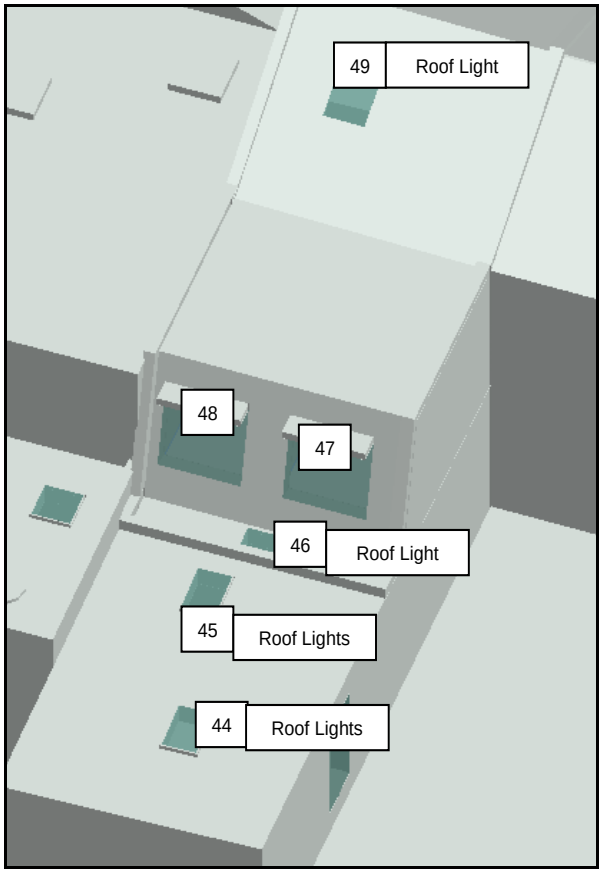


4 Inverness Street

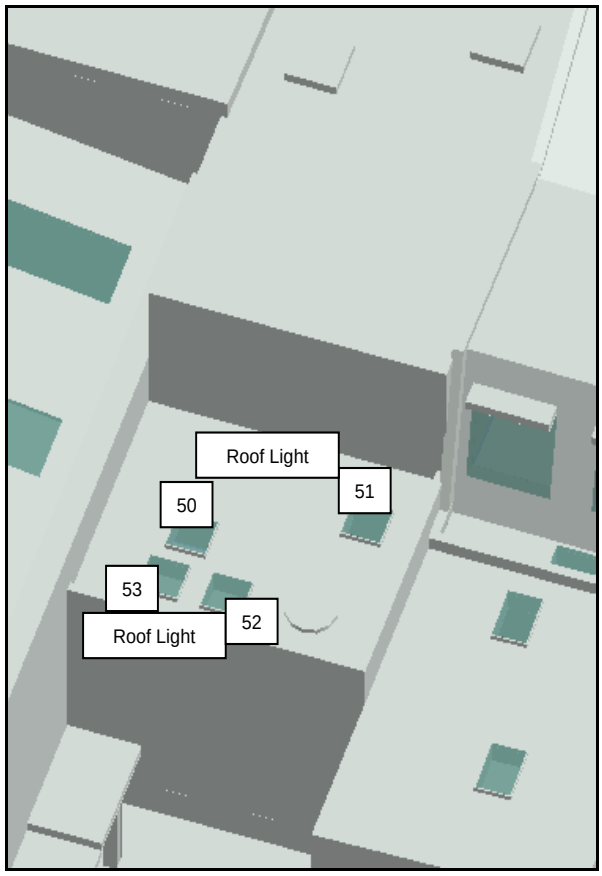


2 Inverness Street

227 Camden High Street



227 Camden High Street



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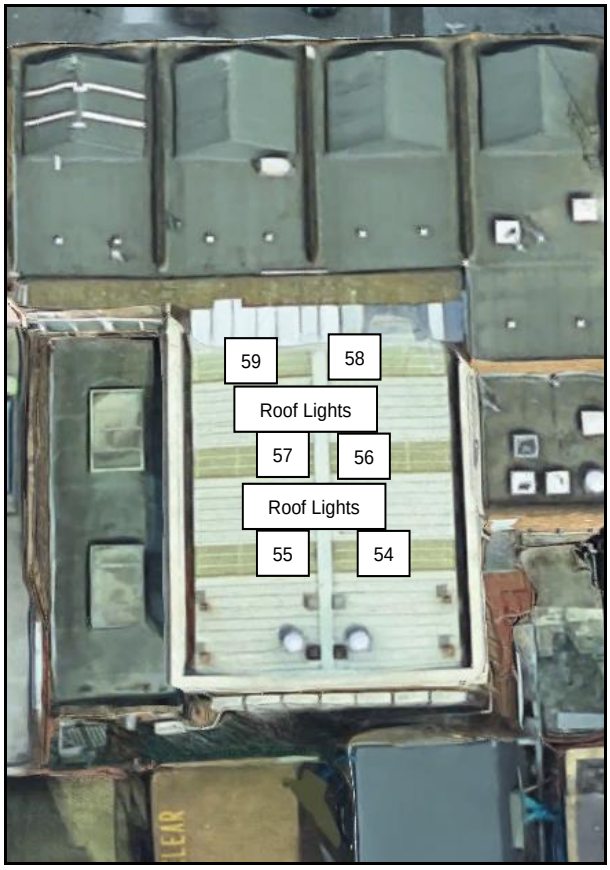
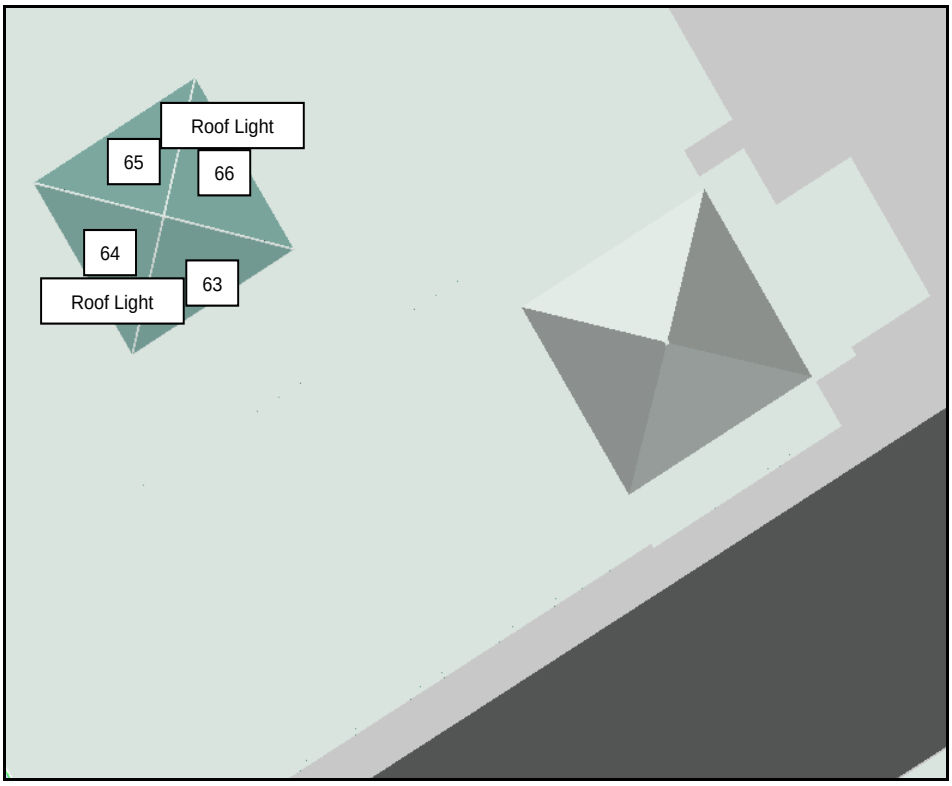


231 to 233 Camden High Street

Arlington House



Arlington House

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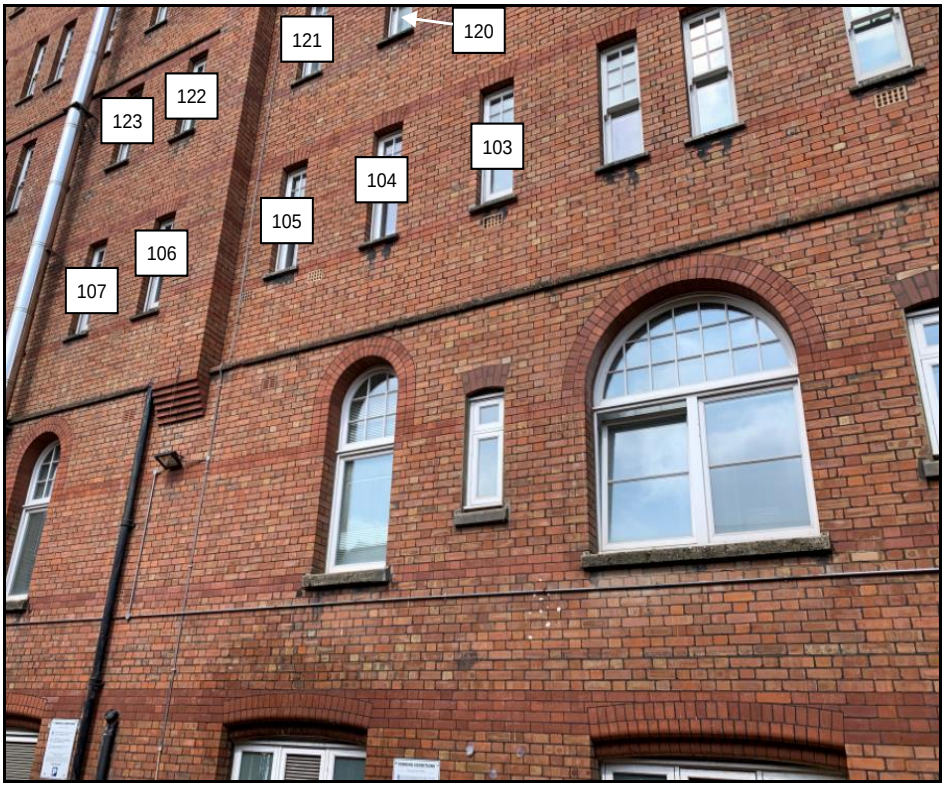


Arlington House

Arlington House

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
7 to 8 Early Mews, London NW1 7HG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
5 Early Mews					
First Floor					
Window 1	Domestic	5.5%	5.5%	0.0%	1.0
Window 2	Domestic	77.4%	64.7%	12.7%	0.84
Window 3	Domestic	81.0%	61.5%	19.5%	0.76
Window 4	Domestic	80.2%	76.8%	3.4%	0.96
Window 5	Domestic	90.0%	89.4%	0.6%	0.99
Window 6	Domestic	90.1%	89.8%	0.3%	1.0
Window 7	Domestic	90.5%	90.2%	0.3%	1.0
16 Inverness Street					
First Floor					
Window 8	Non Domestic	71.0%	71.0%	0.0%	1.0
Window 9	Domestic	25.1%	24.5%	0.6%	0.98
Window 10(BW)	Domestic	23.9%	23.5%	0.4%	0.98
Second Floor					
Window 11	Domestic	27.0%	26.7%	0.3%	0.99
14 Inverness Street					
Ground Floor					
Window 12	Non Domestic	82.0%	78.1%	3.9%	0.95
Window 13	Non Domestic	83.0%	81.6%	1.4%	0.98
Window 14	Non Domestic	84.3%	83.9%	0.4%	1.0
Window 15	Non Domestic	73.3%	73.3%	0.0%	1.0
First Floor					
Window 16	Domestic	26.3%	25.4%	0.9%	0.97
Window 17	Domestic	25.9%	25.5%	0.4%	0.98
Second Floor					
Window 18	Domestic	27.8%	27.3%	0.5%	0.98
12 Inverness Street					
Basement Floor					
Window 19	Non Domestic	50.3%	35.6%	14.7%	0.71
Window 20	Non Domestic	63.5%	45.5%	18.0%	0.72
Ground Floor					
Window 21	Non Domestic	18.8%	10.3%	8.5%	0.55
First Floor					
Window 22	Domestic	23.3%	22.9%	0.4%	0.98
Second Floor					
Window 23	Domestic	24.1%	23.4%	0.7%	0.97
Window 24	Domestic	84.7%	84.7%	0.0%	1.0
Window 25	Domestic	87.0%	86.9%	0.1%	1.0

Appendix 2 - Vertical Sky Component
7 to 8 Early Mews, London NW1 7HG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
10 Inverness Street					
Ground Floor					
Window 26	Non Domestic	13.4%	10.3%	3.1%	0.77
Window 27	Non Domestic	22.3%	20.4%	1.9%	0.91
First Floor					
Window 28	Domestic	27.5%	25.8%	1.7%	0.94
Window 29	Domestic	28.2%	26.3%	1.9%	0.93
Second Floor					
Window 30	Domestic	29.3%	28.4%	0.9%	0.97
8 Inverness Street					
First Floor					
Window 31	Domestic	28.5%	26.5%	2.0%	0.93
Window 32	Domestic	28.6%	26.6%	2.0%	0.93
Second Floor					
Window 33	Domestic	30.3%	29.2%	1.1%	0.96
6 Inverness Street					
Second Floor					
Window 34	Bedroom	31.3%	30.1%	1.2%	0.96
4 Inverness Street					
Ground Floor					
Window 35	Non Domestic	21.4%	18.3%	3.1%	0.86
Window 36	Non Domestic	24.3%	24.2%	0.1%	1.0
Window 37	Non Domestic	13.1%	13.1%	0.0%	1.0
Window 38	Non Domestic	19.0%	19.0%	0.0%	1.0
First Floor					
Window 39	Domestic	26.0%	24.9%	1.1%	0.96
Second Floor					
Window 40	Domestic	31.9%	31.2%	0.7%	0.98
2 Inverness Street					
Ground Floor					
Window 41	Domestic	79.0%	77.8%	1.2%	0.98
First Floor					
Window 42	Domestic	28.9%	28.8%	0.1%	1.0

Appendix 2 - Vertical Sky Component
7 to 8 Early Mews, London NW1 7HG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
227 Camden High Street					
Ground Floor					
Window 43	Domestic	26.1%	26.1%	0.0%	1.0
Window 44	Domestic	93.3%	93.3%	0.0%	1.0
Window 45	Domestic	81.0%	80.9%	0.1%	1.0
Window 46	Kitchen	58.6%	58.6%	0.0%	1.0
First Floor					
Window 47	Bedroom	37.2%	37.2%	0.0%	1.0
Window 48	Bedroom	36.1%	36.1%	0.0%	1.0
Window 49	Unknown	91.0%	91.0%	0.0%	1.0
229 Camden High Street					
First Floor					
Window 50	Non Domestic	84.1%	83.8%	0.3%	1.0
Window 51	Non Domestic	74.4%	74.3%	0.1%	1.0
Window 52	Non Domestic	90.3%	90.0%	0.3%	1.0
Window 53	Non Domestic	87.4%	86.9%	0.5%	0.99
231 to 233 Camden High Street					
Second Floor					
Window 54	Non Domestic	95.1%	93.8%	1.3%	0.99
Window 55	Non Domestic	94.4%	93.6%	0.8%	0.99
Window 56	Non Domestic	94.6%	94.2%	0.4%	1.0
Window 57	Non Domestic	94.6%	94.2%	0.4%	1.0
Window 58	Non Domestic	86.3%	86.1%	0.2%	1.0
Window 59	Non Domestic	87.6%	87.4%	0.2%	1.0
Arlington House					
Lower Ground Floor					
Window 60	Staff/Resident Training Room	23.8%	15.4%	8.4%	0.65
Window 61	Staff/Resident Training Room	23.8%	15.4%	8.4%	0.65
Window 62	Staff/Resident Training Room	23.8%	16.2%	7.6%	0.68
Window 63	Staff/Resident Training Room	39.8%	39.7%	0.1%	1.0
Window 64	Staff/Resident Training Room	43.3%	43.3%	0.0%	1.0
Window 65	Staff/Resident Training Room	41.4%	41.4%	0.0%	1.0
Window 66	Staff/Resident Training Room	45.5%	45.4%	0.1%	1.0
Window 67	Plant Room	23.6%	18.6%	5.0%	0.79
Window 68	Biomass Boiler/Store	25.2%	22.2%	3.0%	0.88
Window 69	Biomass Boiler/Store	26.9%	25.4%	1.5%	0.94
Ground Floor					
Window 70	Store	35.3%	23.6%	11.7%	0.67
Window 71	Store	35.3%	23.7%	11.6%	0.67
Window 72	Meeting Room	35.3%	24.1%	11.2%	0.68
Window 73	Meeting Room	35.0%	23.2%	11.8%	0.66
Window 74	Meeting Room	35.3%	24.2%	11.1%	0.69
Window 75	Meeting Room	34.9%	23.6%	11.3%	0.68

Appendix 2 - Vertical Sky Component
7 to 8 Early Mews, London NW1 7HG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 76	Meeting Room	35.2%	24.9%	10.3%	0.71
Window 77	Meeting Room	15.0%	15.0%	0.0%	1.0
Window 78	Meeting Room	16.4%	16.4%	0.0%	1.0
Window 79	Meeting Room	18.7%	18.7%	0.0%	1.0
Window 80	Tenants/Community Partnership/Function Hall	33.8%	27.8%	6.0%	0.82
Window 81	Tenants/Community Partnership/Function Hall	24.9%	22.6%	2.3%	0.91
Window 82	Tenants/Community Partnership/Function Hall	34.3%	30.7%	3.6%	0.9
Window 83	Tenants/Community Partnership/Function Hall	34.0%	31.3%	2.7%	0.92
Window 84	Tenants/Community Partnership/Function Hall	34.3%	32.3%	2.0%	0.94
Window 85	Tenants/Community Partnership/Function Hall	33.4%	32.6%	0.8%	0.98
Window 86	Tenants/Community Partnership/Function Hall	32.5%	31.8%	0.7%	0.98
Window 87	Tenants/Community Partnership/Function Hall	32.1%	31.6%	0.5%	0.98
Window 88	Tenants/Community Partnership/Function Hall	30.8%	30.5%	0.3%	0.99
Window 89	Tenants/Community Partnership/Function Hall	28.8%	28.5%	0.3%	0.99
Window 90	Tenants/Community Partnership/Function Hall	11.6%	11.6%	0.0%	1.0
Window 91	Tenants/Community Partnership/Function Hall	12.4%	12.4%	0.0%	1.0
Window 92	Tenants/Community Partnership/Function Hall	12.9%	12.9%	0.0%	1.0
Window 93	Tenants/Community Partnership/Function Hall	13.0%	13.0%	0.0%	1.0
Window 94	Tenants/Community Partnership/Function Hall	13.7%	13.7%	0.0%	1.0
Window 95	Tenants/Community Partnership/Function Hall	13.8%	13.8%	0.0%	1.0
First Floor					
Window 96	Store	38.3%	34.1%	4.2%	0.89
Window 97	Store	38.3%	34.4%	3.9%	0.9
Window 98	Unknown	38.0%	34.6%	3.4%	0.91
Window 99	Circulation	38.2%	35.0%	3.2%	0.92
Window 100	Circulation	38.2%	35.1%	3.1%	0.92
Window 101	Circulation	38.2%	35.2%	3.0%	0.92
Window 102	Circulation	38.1%	35.2%	2.9%	0.92
Window 103	Circulation	38.1%	35.3%	2.8%	0.93
Window 104	Circulation	38.0%	35.3%	2.7%	0.93
Window 105	Circulation	37.0%	34.6%	2.4%	0.94
Window 106	Circulation	36.3%	34.5%	1.8%	0.95
Window 107	Circulation	36.0%	34.6%	1.4%	0.96
Window 108	Circulation	26.7%	26.4%	0.3%	0.99
Window 109	Circulation	36.7%	35.8%	0.9%	0.98
Window 110	Circulation	37.1%	36.3%	0.8%	0.98
Window 111	Circulation	37.3%	36.6%	0.7%	0.98
Second Floor					
Window 112	Store	39.4%	39.4%	0.0%	1.0
Window 113	Store	39.4%	39.4%	0.0%	1.0
Window 114	Unknown	39.2%	39.1%	0.1%	1.0
Window 115	Circulation	39.3%	39.3%	0.0%	1.0
Window 116	Circulation	39.3%	39.3%	0.0%	1.0
Window 117	Circulation	39.3%	39.3%	0.0%	1.0
Window 118	Circulation	39.3%	39.3%	0.0%	1.0
Window 119	Circulation	39.2%	39.2%	0.0%	1.0
Window 120	Circulation	39.1%	39.1%	0.0%	1.0

Appendix 2 - Vertical Sky Component
7 to 8 Early Mews, London NW1 7HG

Reference	Room Use	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 121	Circulation	38.0%	38.0%	0.0%	1.0
Window 122	Circulation	37.4%	37.4%	0.0%	1.0
Window 123	Circulation	37.0%	37.0%	0.0%	1.0
Window 124	Circulation	27.6%	27.6%	0.0%	1.0
Window 125	Circulation	37.9%	37.9%	0.0%	1.0
Window 126	Circulation	38.4%	38.4%	0.0%	1.0
Window 127	Circulation	38.5%	38.5%	0.0%	1.0

Appendix 2 - Daylight Distribution
7 to 8 Early Mews, London NW1 7HG

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
12 Inverness Street					
Basement Floor					
Windows 19 & 20	Non Domestic	57%	46%	11.0%	0.81
Ground Floor					
Window 21	Non Domestic	23%	6%	17.0%	0.26
Second Floor					
Windows 23 & 24	Domestic	100%	100%	0.0%	1.0
Window 25	Domestic	100%	100%	0.0%	1.0
6 Inverness Street					
Second Floor					
Window 34	Bedroom	95%	95%	0.0%	1.0
227 Camden High Street					
Ground Floor					
Windows 43 to 45	Domestic	100%	100%	0.0%	1.0
Window 46	Kitchen	94%	94%	0.0%	1.0
First Floor					
Window 47	Bedroom	97%	97%	0.0%	1.0
Window 48	Bedroom	98%	98%	0.0%	1.0
Window 49	Unknown	100%	100%	0.0%	1.0
Arlington House					
Lower Ground Floor					
Windows 60 to 66	Staff/Resident Training Room	74%	71%	3.0%	0.96
Window 60	Staircase	83%	44%	39.0%	0.53
Window 67	Plant Room	46%	35%	11.0%	0.76
Windows 68 & 69	Biomass Boiler/Store	84%	82%	2.0%	0.98
Ground Floor					
Windows 70 & 71	Store	86%	86%	0.0%	1.0
Windows 72 to 79	Meeting Room	99%	94%	5.0%	0.95
Windows 80 to 95	Tenants/Community Partnership/Function Hall	97%	97%	0.0%	1.0
First Floor					
Windows 96 & 97	Store	83%	83%	0.0%	1.0
Window 98	Unknown	91%	91%	0.0%	1.0
Windows 99 to 111	Circulation	85%	85%	0.0%	1.0

Appendix 2 - Daylight Distribution
7 to 8 Early Mews, London NW1 7HG

Reference	Room Use	Daylight Distribution			
		Before	After	Loss	Ratio
Second Floor					
Windows 112 & 113	Store	83%	83%	0.0%	1.0
Window 114	Unknown	91%	91%	0.0%	1.0
Windows 115 to 127	Circulation	85%	85%	0.0%	1.0

Appendix 2 - Sunlight to Windows
7 to 8 Early Mews, London NW1 7HG

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
5 Early Mews									
First Floor									
Window 2	Domestic	80%	62%	18%	0.78	23%	21%	2%	0.91
Window 3	Domestic	82%	71%	11%	0.87	23%	22%	1%	0.96
Window 4	Domestic	66%	66%	0%	1.0	13%	13%	0%	1.0
Window 5	Domestic	83%	83%	0%	1.0	21%	21%	0%	1.0
Window 6	Domestic	80%	80%	0%	1.0	17%	17%	0%	1.0
Window 7	Domestic	80%	80%	0%	1.0	17%	17%	0%	1.0
16 Inverness Street									
First Floor									
Window 8	Non Domestic	23%	23%	0%	1.0	0%	0%	0%	1.0
14 Inverness Street									
Ground Floor									
Window 12	Non Domestic	58%	58%	0%	1.0	8%	8%	0%	1.0
Window 13	Non Domestic	56%	56%	0%	1.0	7%	7%	0%	1.0
Window 14	Non Domestic	57%	57%	0%	1.0	6%	6%	0%	1.0
Window 15	Non Domestic	27%	27%	0%	1.0	0%	0%	0%	1.0
12 Inverness Street									
Basement Floor									
Window 19	Non Domestic	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 20	Non Domestic	21%	21%	0%	1.0	0%	0%	0%	1.0
4 Inverness Street									
Ground Floor									
Window 36	Non Domestic	40%	40%	0%	1.0	8%	8%	0%	1.0
Window 37	Non Domestic	31%	31%	0%	1.0	5%	5%	0%	1.0
2 Inverness Street									
Ground Floor									
Window 41	Domestic	59%	58%	1%	0.98	9%	9%	0%	1.0
227 Camden High Street									
Ground Floor									
Window 43	Domestic	57%	57%	0%	1.0	18%	18%	0%	1.0
Window 44	Domestic	83%	83%	0%	1.0	25%	25%	0%	1.0
Window 45	Domestic	72%	72%	0%	1.0	23%	23%	0%	1.0
Window 46	Kitchen	53%	53%	0%	1.0	14%	14%	0%	1.0
First Floor									
Window 47	Bedroom	55%	55%	0%	1.0	22%	22%	0%	1.0
Window 48	Bedroom	53%	53%	0%	1.0	20%	20%	0%	1.0
Window 49	Unknown	84%	84%	0%	1.0	26%	26%	0%	1.0
229 Camden High Street									
First Floor									
Window 50	Non Domestic	76%	75%	1%	0.99	25%	25%	0%	1.0

Appendix 2 - Sunlight to Windows
7 to 8 Early Mews, London NW1 7HG

Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 51	Non Domestic	70%	70%	0%	1.0	24%	24%	0%	1.0
Window 52	Non Domestic	77%	76%	1%	0.99	23%	23%	0%	1.0
Window 53	Non Domestic	76%	74%	2%	0.97	23%	23%	0%	1.0
231 to 233 Camden High Street									
Second Floor									
Window 54	Non Domestic	87%	83%	4%	0.95	26%	22%	4%	0.85
Window 56	Non Domestic	83%	82%	1%	0.99	24%	23%	1%	0.96
Window 58	Non Domestic	69%	69%	0%	1.0	16%	16%	0%	1.0
Arlington House									
Lower Ground Floor									
Window 60	Staff/Resident Training Room	57%	38%	19%	0.67	9%	3%	6%	0.33
Window 61	Staff/Resident Training Room	56%	36%	20%	0.64	9%	3%	6%	0.33
Window 62	Staff/Resident Training Room	58%	37%	21%	0.64	10%	7%	3%	0.7
Window 63	Staff/Resident Training Room	13%	13%	0%	1.0	0%	0%	0%	1.0
Window 64	Staff/Resident Training Room	14%	14%	0%	1.0	0%	0%	0%	1.0
Window 67	Plant Room	55%	40%	15%	0.73	11%	11%	0%	1.0
Window 68	Biomass Boiler/Store	64%	53%	11%	0.83	14%	14%	0%	1.0
Window 69	Biomass Boiler/Store	63%	56%	7%	0.89	15%	15%	0%	1.0
Ground Floor									
Window 70	Store	79%	60%	19%	0.76	26%	10%	16%	0.38
Window 71	Store	79%	61%	18%	0.77	26%	12%	14%	0.46
Window 72	Meeting Room	76%	59%	17%	0.78	24%	10%	14%	0.42
Window 73	Meeting Room	76%	58%	18%	0.76	24%	8%	16%	0.33
Window 74	Meeting Room	74%	59%	15%	0.8	24%	11%	13%	0.46
Window 75	Meeting Room	74%	56%	18%	0.76	24%	10%	14%	0.42
Window 76	Meeting Room	75%	60%	15%	0.8	24%	13%	11%	0.54
Window 80	Tenants/Community Partnership/Function Hall	69%	60%	9%	0.87	22%	17%	5%	0.77
Window 81	Tenants/Community Partnership/Function Hall	55%	52%	3%	0.95	19%	17%	2%	0.89
Window 82	Tenants/Community Partnership/Function Hall	74%	69%	5%	0.93	21%	19%	2%	0.9
Window 83	Tenants/Community Partnership/Function Hall	73%	68%	5%	0.93	21%	19%	2%	0.9
Window 84	Tenants/Community Partnership/Function Hall	73%	68%	5%	0.93	21%	19%	2%	0.9
Window 85	Tenants/Community Partnership/Function Hall	67%	66%	1%	0.99	18%	18%	0%	1.0
Window 86	Tenants/Community Partnership/Function Hall	65%	64%	1%	0.98	16%	16%	0%	1.0
Window 87	Tenants/Community Partnership/Function Hall	65%	64%	1%	0.98	16%	16%	0%	1.0
Window 88	Tenants/Community Partnership/Function Hall	62%	61%	1%	0.98	15%	15%	0%	1.0
Window 89	Tenants/Community Partnership/Function Hall	56%	55%	1%	0.98	13%	13%	0%	1.0
First Floor									
Window 96	Store	81%	79%	2%	0.98	27%	25%	2%	0.93
Window 97	Store	81%	79%	2%	0.98	27%	25%	2%	0.93
Window 98	Unknown	78%	76%	2%	0.97	26%	24%	2%	0.92
Window 99	Circulation	78%	76%	2%	0.97	26%	24%	2%	0.92
Window 100	Circulation	76%	74%	2%	0.97	26%	24%	2%	0.92
Window 101	Circulation	76%	74%	2%	0.97	26%	24%	2%	0.92
Window 102	Circulation	77%	75%	2%	0.97	26%	24%	2%	0.92
Window 103	Circulation	77%	76%	1%	0.99	26%	25%	1%	0.96

Appendix 2 - Sunlight to Windows
7 to 8 Early Mews, London NW1 7HG

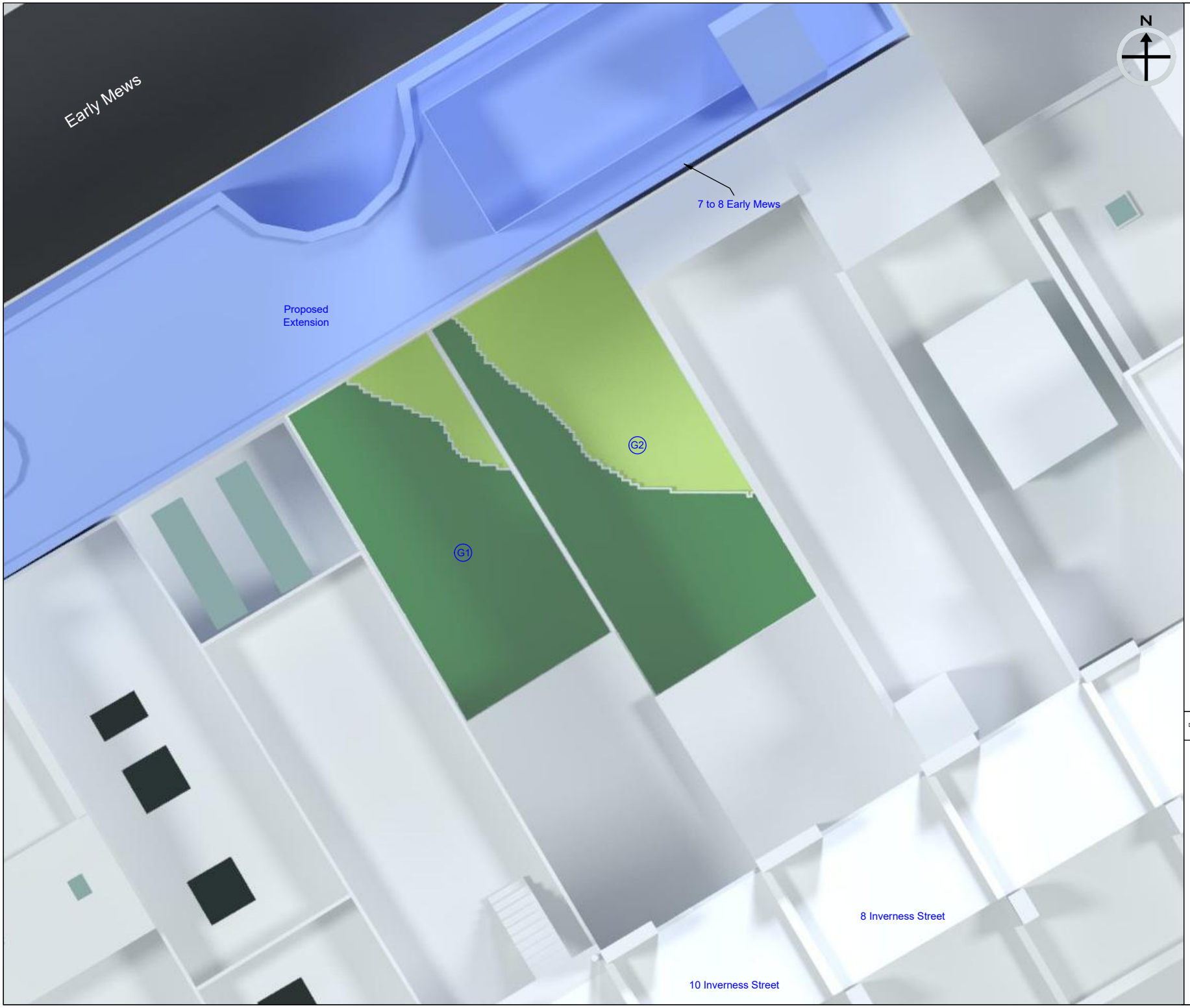
Reference	Room Use	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 104	Circulation	76%	75%	1%	0.99	26%	25%	1%	0.96
Window 105	Circulation	68%	67%	1%	0.99	23%	22%	1%	0.96
Window 106	Circulation	71%	70%	1%	0.99	23%	22%	1%	0.96
Window 107	Circulation	71%	70%	1%	0.99	23%	22%	1%	0.96
Window 108	Circulation	57%	57%	0%	1.0	21%	21%	0%	1.0
Window 109	Circulation	75%	74%	1%	0.99	24%	23%	1%	0.96
Window 110	Circulation	76%	75%	1%	0.99	24%	23%	1%	0.96
Window 111	Circulation	76%	76%	0%	1.0	24%	24%	0%	1.0
Second Floor									
Window 112	Store	81%	81%	0%	1.0	27%	27%	0%	1.0
Window 113	Store	81%	81%	0%	1.0	27%	27%	0%	1.0
Window 114	Unknown	80%	80%	0%	1.0	27%	27%	0%	1.0
Window 115	Circulation	80%	80%	0%	1.0	27%	27%	0%	1.0
Window 116	Circulation	78%	78%	0%	1.0	27%	27%	0%	1.0
Window 117	Circulation	77%	77%	0%	1.0	27%	27%	0%	1.0
Window 118	Circulation	78%	78%	0%	1.0	27%	27%	0%	1.0
Window 119	Circulation	78%	78%	0%	1.0	27%	27%	0%	1.0
Window 120	Circulation	77%	77%	0%	1.0	27%	27%	0%	1.0
Window 121	Circulation	68%	68%	0%	1.0	23%	23%	0%	1.0
Window 122	Circulation	72%	72%	0%	1.0	24%	24%	0%	1.0
Window 123	Circulation	71%	71%	0%	1.0	23%	23%	0%	1.0
Window 124	Circulation	59%	59%	0%	1.0	23%	23%	0%	1.0
Window 125	Circulation	77%	77%	0%	1.0	26%	26%	0%	1.0
Window 126	Circulation	79%	79%	0%	1.0	26%	26%	0%	1.0
Window 127	Circulation	79%	79%	0%	1.0	26%	26%	0%	1.0

Appendix 2 - Overshadowing to Gardens and Open Spaces
7 to 8 Early Mews, London NW1 7HG

Reference	Total Area		Area receiving at least two hours of sunlight on 21st March									
			Before			After			Loss			Ratio
10 Inverness Street												
Ground Floor												
Garden 1	36.26	m2	4.78	m2	13%	4.78	m2	13%	0.0	m2	0%	1.0
8 Inverness Street												
Ground Floor												
Garden 2	50.67	m2	22.64	m2	45%	22.64	m2	45%	0.0	m2	0%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES



Key

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

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

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