

DAYLIGHT, SUNLIGHT REPORT

in respect of proposed development at

1 Wicklow Street, London, WC1

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1. The Site, Proposal and Surrounding Buildings

The Site is located to the south side of Wicklow Street. The existing building comprises a residential property with part of the ground floor used as a separate commercial workshop. The commercial workshop demise does not form part of the planning application.

The proposed development comprises a comprehensive refurbishment, modernisation of the existing residential property including a new extension. The proposals are to provide modern living accommodation for the owner occupier.

There are a number of surrounding residential properties which in turn face on to Wicklow Street and are also situated to the upper floors of those premises that in turn face on to Kings Cross Road. There is also further residential to the rear of the site that in turn faces on to Swinton Street.

We consider that retail, restaurant, commercial use properties do not have a reasonable expectation of daylight or sunlight. This is because these areas are always designed to rely on electric lighting to provide sufficient and constant uniform light as part of the experience or by which to work, rather than rely upon natural daylight or sunlight. Therefore, and in the circumstances, we do not believe any adjoining restaurant, retail, commercial, public house premises which surround the site require a daylight, sunlight assessment.

A Site Plan is attached at Appendix 1.



2. Method of Assessment

The daylight, sunlight to adjoining residential and assisted care use properties have been considered with reference to the BRE guidance, 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice BR209' (BRE Guidance).

The BRE guidance in its own introduction advises that *"it is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the guidance should not be seen as an instrument of planning policy. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is one of many factors inside layout design... 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."*

It is important to recognise that daylight, sunlight assessments are one of many considerations that form part of a planning application.

The BRE suggested target criteria should not be considered as a pass, fail criteria in any way.

Given that the BRE guidance was primarily designed for new housing schemes, two storeys high in a suburban context and not with a (dense) urban environment in mind, a greater flexibility can be applied. Where the assessments have been undertaken in a (dense) urban context or an area designated for much needed housing, regeneration, growth, it should be recognised that not meeting the BRE Guidance does not equate to unacceptable in planning terms.

The BRE guidance suggests three methods for calculating daylight. The Vertical Sky Component (VSC) the No-Sky Line contour (NSL) and the Average Daylight Factor (ADF).

The first two assessments are primarily used for the assessment of existing buildings, whilst the ADF test is considered mainly for assessment of proposed habitable rooms within existing, new buildings.

Areas Requiring Assessment

2.2.2 of the BRE guidance suggests:-

"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."

We consider that hotel, retail and commercial spaces should be considered as not requiring a reasonable expectation of daylight or sunlight. This is because these areas are generally designed to rely on electric lighting to provide sufficient and constant uniform light as part of the customer experience or by which to work, rather than rely upon natural daylight or sunlight.

We have therefore ignored, for the purpose of our assessment, any hotel, retail, commercial areas.

In terms of assessing residential dwellings, the BRE guidance goes further to suggest that habitable rooms with a reasonable expectation of daylight will include living rooms, dining rooms and kitchens however, *"bedrooms should also be analysed although they are less important"*.



Daylight to Existing Buildings

The VSC test measures the amount of sky that is visible at a specific point on the outside of a property, typically a window, which is directly related to the amount of daylight that can be received at the specific point. When undertaking the VSC test for a window, the specific point is at the centre of the window horizontally and vertically. The VSC calculation does not take into account the size of the window being tested nor the size of the room that the window serves. As the VSC assessment is on the outside face of the window it does not measure light inside the room only “potential” conditions in the room. It is therefore important to take this into consideration when reviewing any VSC test results as they can be misleading when considered in isolation. It is therefore important that the VSC test results should be read in conjunction with the NSL test.

With regard to the NSL test this calculates the distribution of daylight within the room by determining the area of the “working plane” which can and cannot receive a direct view of the sky and hence “sky light”. The working plane height according to the BRE Guidance is set at 850mm above the floor within a residential property.

For buildings that are located adjacent new development, the BRE Guidance suggests that there will be a ‘noticeable’ impact to daylight, if either, its windows achieve a VSC below 27% and have existing levels of sky visibility reduced to less than 0.8 times their former value, or the levels of NSL within rooms are reduced to less than 0.8 times their former value. It is important to recognise that the BRE Guidance sets out recommended guidelines and reference to ‘noticeable’ does not necessarily equate to unacceptable. Therefore, the numerical values generated by the BRE Guidance should be weighed in the overall planning balance in order to reach a decision as to whether the daylight/sunlight impacts are unacceptable.

When considering existing daylight values using the VSC or NSL test, it is important to recognise that a small reduction in real terms can potentially manifest itself as a large relative impact. This is because the calculations work as a percentage reduction. Therefore, where existing levels of sky visibility are high in the existing condition (for example, where a neighbouring property faces an underutilised site coming forward as a development opportunity), reductions in VSC or NSL may in theory be considered to be a transgression of the BRE guidance. In reality, even with a proposed development in place, the daylight to the window or the room behind may still be considered adequate.

Sunlight

The assessment of sunlight within existing buildings is undertaken using the Annual Probable Sunlight Hours (APSH) test.

This test calculates the percentage of statistically probable hours of sunlight received by each window in both the summer and winter months. According to the BRE Guidance March 21 through to September 21 is considered to be the summer period whilst September 21 to March 21 is considered to be the winter period. Properties surrounding a new development only need to be assessed using the APSH test where such windows are orientated within 90° of due south and which overlook the site. The BRE Guidance criteria suggest that the properties outside of this orientation can be ignored.

The BRE Guidance suggests that occupiers of neighbouring buildings are likely to notice the loss of sunlight if the APSH to living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced to less than 0.8 times its former value.



Sunlight to Amenity Spaces

The impact to overshadowing and the provision of well sun-lit amenity spaces is assessed using the Sunlight Amenity test. This considers the proportion of an amenity area that receives at least two hours of sun on 21 March in the present condition and compares this with the proportion of the area that receives at least two hours of sun on 21 March with the proposed development in place. The BRE Guidance suggests that existing sunlight to amenity spaces may be reduced to less than 0.8 times its former size.

Appendix F – Setting Alternative Target Values for Skylight and Sunlight Access

The BRE Guidance acknowledges that alternative VSC, NSL targets may need to be considered particularly in a historic city centre where a development in that street is to match existing height proportions and layout as the remainder of the streetscape. Similarly, alternative target values for skylight and sunlight access may need to be adopted in cases where the adjoining buildings have windows that are unusually close to the site boundary and taking more than their fair share of light. To consider where a new development matches the height and proportions of existing adjoining buildings a “mirror-image” building of the same height and size and equal distance away from the site boundary can be considered.

In (dense) urban town centre, city centre environments it is important to consider alternative methods of assessment. The BRE Guidance does not give alternative targets for such dense urban environments and therefore a degree of flexibility can be applied. Appendix F of the BRE Guidance assists in this regard. As the guidance states at the beginning of the document, the results should be interpreted flexibly. This is particularly the case where sites come forward for regeneration, redevelopment within a dense urban context seeking to emulate bulk, massing of surrounding properties whether they be historically or recently granted planning permission.

National Planning Policy Framework (NPPF) 2021

The National Planning Policy Framework at paragraph 125 paragraph c) states “*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).*”

London Plan 2021

The London Plan was published on 2nd March 2021. Relevant, selected extracts from the London Plan as set out below:-

“GG2 Making the best use of land”

“To create successful sustainable mixed-use places that make best use of land, those involved in planning and development must:-

B Prioritise sites which are well-connected by existing or planned public transport.

C Proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.”

“G4 – Delivering the homes Londoners need”

To create a housing market that works better for all Londoners, those involved in planning and development must:-

A Ensure that more homes are delivered.

C Create mixed and inclusive communities with good quality homes that meet high standards of design and provide for identified needs, including for specialist housing.”



Policy D3 Optimising site capacity through the design-led approach

The design-led approach

"A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations.

B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities..... Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate.

C In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 Small sites."

Policy H1 – Increasing Housing Supply

"A Table 4.1 sets the 10-year targets for net housing completions that each local planning authority should plan for. Boroughs must include these targets in their development plan documents.

B To ensure that 10-year housing targets are achieved, Boroughs should:-

(1) Prepare delivery-focussed development plans which:-

- (a) Allocate and appropriate range in number of sites that are suitable for residential and mixed-use development and intensification.*
- (b) Encourage development of other appropriate windfall sites not identified in Development Plans through the Plan period, especially from the sources of supply listed in B2.*
- (c) Enable the delivery of housing capacity identified in Opportunity Areas, working closely with the GLA.*

(2) Optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity:-

- (a) Sites with existing or planned Public Transport Access Levels (PTALs) 3-6 or which are located within 800 metre distance of a station or a town centre boundary.*
- (b) Mixed-use redevelopment of car parks and low-density retail parks and supermarkets.*
- (c) Housing intensification on other appropriate low-density sites in commercial, leisure and infrastructure uses.*
- (d) The redevelopment of surplus utilities and public sector owned sites.*
- (e) Small sites (C Policy H2 Small Sites)*

C Boroughs should proactively use brownfield registers and permission in principle to increase planning certainty for those wishing to build new homes.

F On sites that are allocated for residential and mix-use development there is a general presumption against single use low-density retail and leisure parks. These developments should be designed to provide a mix of uses including housing on the same site in order to make the best use of land available for development.

Method of Assessment Summary

It can be difficult to meet the recommended daylight, sunlight criteria set out in the BRE guidelines where there is strong demand for accommodation of all types and where high density development is encouraged by local and national planning policies.



The London Plan 2021 is clear about making best use of land and promoting provision of residential and assisted care accommodation homes.

Where adjoining residential properties with single aspect windows face directly or obliquely to the site, it should also be considered whether the adjoining neighbouring building is in itself a good neighbour taking no more than its fair share of daylight, sunlight. In typical urban context there are often circumstances whereby the adjoining residential buildings can be considered a “bad neighbour” with subsequent habitable rooms overlooking very low massing on a site as existing thereby enjoying unusually high levels of daylight, sunlight in the existing situation. As a result, where development comes forward, areas of non-compliance with the BRE Guidance are likely given that BRE formulas are based upon a ratio reduction between existing and proposed.

The BRE Guidance at Appendix F does provide a method for setting alternative target values for skylight and sunlight access. Where Appendix F of the BRE Guidance has been applied to set an alternative daylight, sunlight, benchmark criteria and those adjoining habitable rooms, despite Appendix F being used, fall shy of the suggested criteria, this does not necessarily mean that the adjoining property experiences poor levels of daylight, sunlight with the proposed development in place or with mirror-image assessment being considered. For example, the adjoining habitable rooms may experience unusually high daylight, sunlight levels as existing over an under-used site. The proposed massing may well seek to emulate the adjoining massing or exceed the bulk/massing of adjoining properties. The ratio reductions suggested by the BRE guidance in such circumstances would not be met. However, the daylight, sunlight results with the proposed development in place can still be considered acceptable.

The BRE provides guidance and as such does not have a pass/fail criteria. The BRE guidance in its own introduction advises that *“it is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the guidance should not be seen as an instrument of planning policy. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is one of many factors inside layout design... 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.”*

However, as mentioned above, areas of non-compliance does not equate to unacceptable. There is no pass/fail criteria associated with the BRE Guidance and the guidance should be interpreted flexibly.

It can be considered that the resultant levels of daylight, sunlight, with the proposed development in place can be commensurate with daylight, sunlight reductions accepted and or experienced to similar refurbishment, extensions, development elsewhere within the borough.



3. Data Sources of Information

We have visited site, taken photographs to familiarise ourselves with the potential issues, undertaken research via the Local Authority Planning Portal and based our assessment upon the following information:-

1. Land Survey provided by BES Geomatics
2. Casswell Bank Architects 3D Model
3. Casswell Bank Architects Drawings Numbered:-
 - 103-L01-02A
 - 103-L02-01A
 - 103-L02-02A
 - 103-L04-01A
 - 103-L04-02A
 - 103-L05-01A
 - 103-A31-01A
 - 103-L11-02A
 - 103-L12-01A
 - 103-L12-02A
 - 103-L12-03A
 - 103-L14-01A
 - 103-L14-02A
 - 103-L15-01A



4. Daylight, Sunlight to Neighbouring Properties

The results of our assessment, based upon the proposed massing prepared by Casswell Bank Architects, is outlined below. This assessment has been informed by the illustrations of the existing and proposed massing, window maps and daylight, sunlight results which can be seen at the Appendix.

Where information on adjoining properties is not available, we have made assumptions regarding room size, layout and use.

4.1 48A Wicklow Street

This residential single storey residential property is located to the north side of Wicklow Street. We have assumed the front part of the property is used as a habitable room and therefore we have undertaken the assessments as set out in the BRE Guidance.

Daylight

The results of our VSC assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

The results of our NSL assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

Sunlight

The results of our assessments with the proposed development in place show that the windows eligible for assessment meet and/or exceed the BRE Guidance criteria.

4.2 2 Wicklow Street

This residential property is located to the north side of Wicklow Street. We have managed to obtain room layouts for this property via the local authority planning portal.

Daylight

The results of our VSC assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

The results of our NSL assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

Sunlight

The results of our assessments with the proposed development in place show that the windows eligible for assessment meet and/or exceed the BRE Guidance criteria.



4.3 145 King's Cross Road

This property is located to the north of 1 Wicklow Street. The ground floor is used for non-residential purposes. There appears to be residential use at first floor and above. We have therefore assessed those windows to the rear of this property using the methods of assessments set out in the BRE Guidance. We have not been able to obtain any information on this property via the local authority planning portal and therefore we have made some assumptions with regard to room use, layouts.

Daylight

The results of our VSC assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

The results of our NSL assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

Sunlight

The results of our assessments with the proposed development in place show that the windows eligible for assessment meet and/or exceed the BRE Guidance criteria.

4.4 143 King's Cross Road

This property is located to the north of 1 Wicklow Street. The ground floor is used for non-residential purposes. The first floor of the property does not appear to be used for habitable purposes and has been ignored. We have however assessed the large window at second floor which appears to serve a habitable room. Our assessments have been undertaken with regard to the BRE Guidance.

Daylight

The results of our VSC assessments show that the window assessed meets and/or exceeds the BRE Guidance criteria with the proposed development in place.

The results of our NSL assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

Sunlight

The results of our assessments with the proposed development in place show that the windows eligible for assessment meet and/or exceed the BRE Guidance criteria.

4.5 141 King's Cross Road

This property comprises a public house located at the junction of 1 Wicklow Street and King's Cross Road. There does not appear to be any habitable use rooms that face the site and therefore this property has been ignored from our assessment.



4.6 139 King's Cross Road

This property is located to the southeast of the site. We have not been able to obtain any information on this property via their local authority planning portal. We have therefore made assumptions regarding room use, layouts. We have assumed that there are habitable rooms at ground, first, second, third floor levels that obliquely face the site.

Daylight

The results of our VSC assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

The results of our NSL assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

Sunlight

The results of our assessments with the proposed development in place show that the windows eligible for assessment meet and/or exceed the BRE Guidance criteria.

4.7 137 King's Cross Road

This property is located to the southeast of the site. We have not been able to obtain any information on this property via their local authority planning portal. We have therefore made assumptions regarding room use, layouts.

Daylight

The results of our VSC assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

The results of our NSL assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

Sunlight

The results of our assessments with the proposed development in place show that the windows eligible for assessment meet and/or exceed the BRE Guidance criteria.

4.8 135 King's Cross Road

There are no windows serving this property that directly or obliquely face the site, therefore, this property has been ignored from our assessments.

4.9 133 King's Cross Road

There are no windows serving this property that directly or obliquely face the site, therefore, this property has been ignored from our assessments.



4.10 131 King's Cross Road

There are no windows serving this property that directly or obliquely face the site, therefore, this property has been ignored from our assessments.

4.11 129 King's Cross Road

This property is located to the southeast of the site. We have managed to obtain some room layouts for this property via the local authority planning portal.

Daylight

The results of our VSC assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

The results of our NSL assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

Sunlight

The results of our assessments with the proposed development in place show that the windows eligible for assessment meet and/or exceed the BRE Guidance criteria.

4.12 4 Swinton Street

This residential property is located to the south of the site. We have not been able to obtain any room layouts for this property via the local authority planning portal. We have therefore made some assumptions with regard to room layouts, room use for this property.

Daylight

The results of our VSC assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

The results of our NSL assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place. The exception being a minor transgression in relation to room R1 at ground floor level. However, we consider that this minor transgression to be acceptable in the circumstance given the assumptions we have made with regard to room layouts, given the urban context within which the site resides and that, based upon our assumptions, the room remains day-lit to over 50% of the assumed room layout. This is still considered very good for an urban context. Should the assumed room layout be smaller than assumed there will be compliance with the BRE Guidance.

Sunlight

The orientation of the windows serving this property means that a sunlight assessment is not required.



5. Overshadowing To Neighbouring Properties

We have undertaken an overshadowing assessment with regard to the BRE Guidance criteria in respect of adjoining amenity space that serve 2 Wicklow Street, 139 King's Cross Road and 141 King's Cross Road.

The results of our assessments are attached at Appendix 6. All overshadowing assessments that have been undertaken in relation to the neighbouring amenity space exceed the BRE Guidance criteria with the proposed massing in place.



6. Conclusions

The London Plan 2021 is clear about making best use of land, promoting residential development.

The National Planning Policy Framework at Paragraph 125 paragraph c) of the NPPF (2021) states that *“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”*. This equally applies for employment use opportunities.

Taking the above into consideration, given that there is a very good level of compliance with the BRE Guidance considering the urban context, in planning terms we do not consider that the proposed development will cause harm to the habitable rooms serving the adjoining properties.

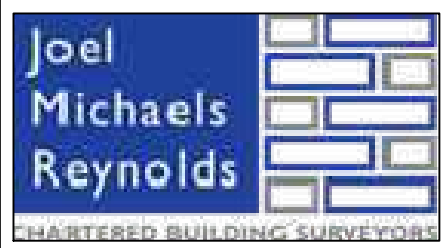


APPENDIX 1 – SITE PLAN



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REV:			

PROJECT: 1 Wicklow Street London	
TITLE: Existing Site Plan	
DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_ST/01	SCALE: 1:250 @ A3



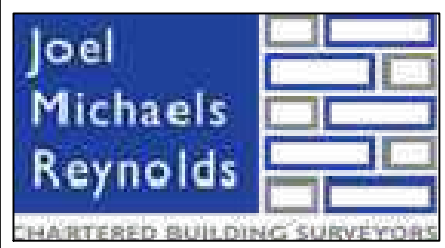


APPENDIX 2 – EXISTING AND PROPOSED MASSING



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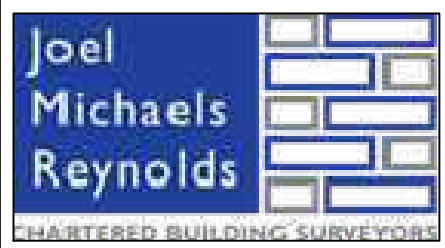
PROJECT: 1 Wicklow Street London	
TITLE: Existing Site Plan	
DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_ST/01	SCALE: 1:250 @ A3

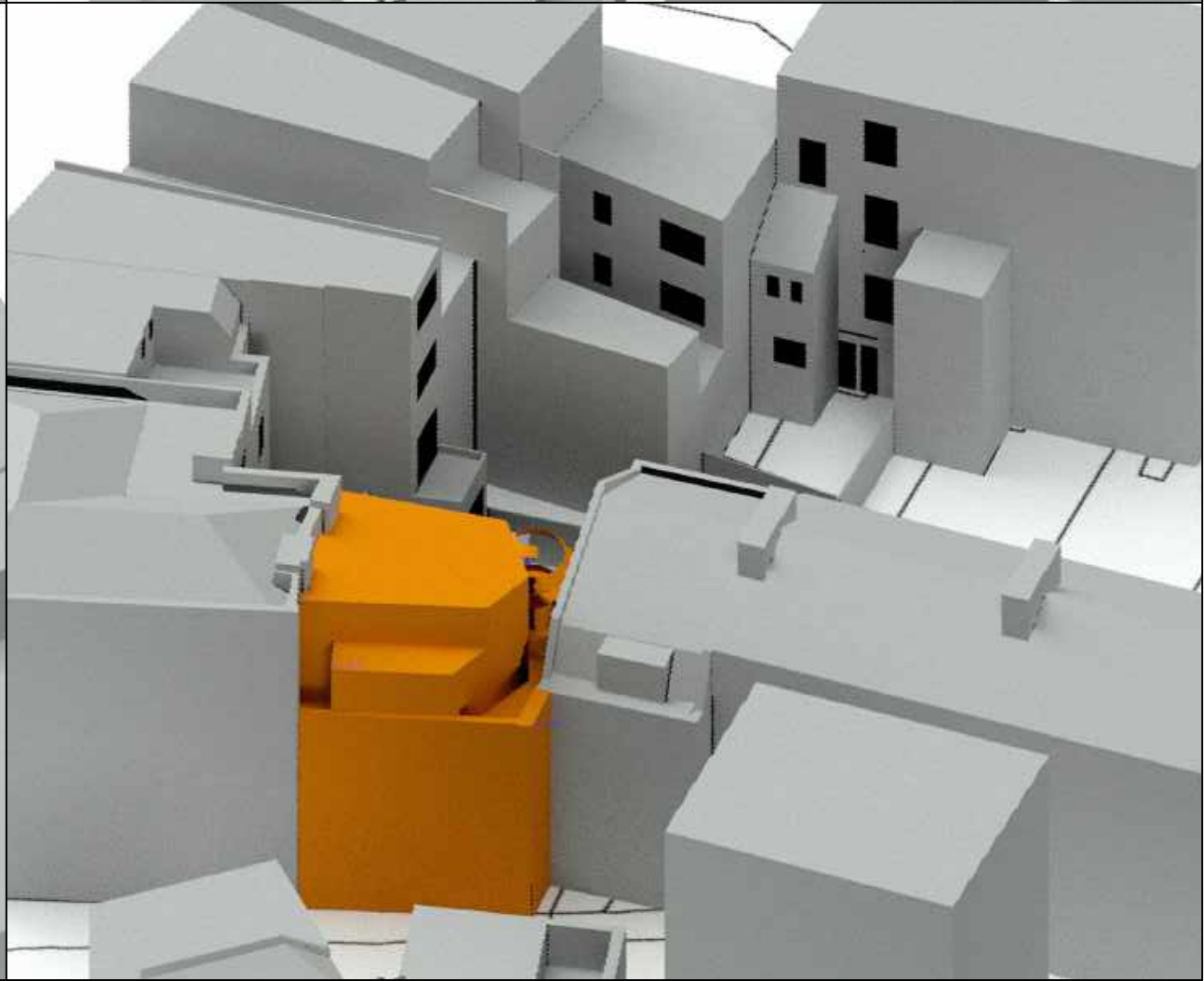




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REV:			

PROJECT: 1 Wicklow Street London	
TITLE: Proposed Site Plan	
DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_ST/02	SCALE: 1:250 @ A3





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REV:			

PROJECT:
1 Wicklow Street
London

TITLE:
3D Views

DATE:
16/05/22

DRAWN:
CRB

DRG NO:
WIST_3D/01

SCALE:
NTS @ A3



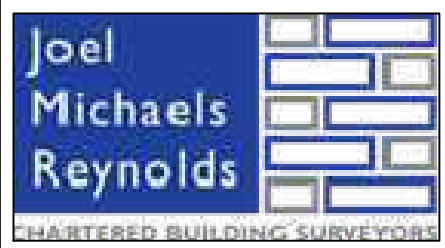


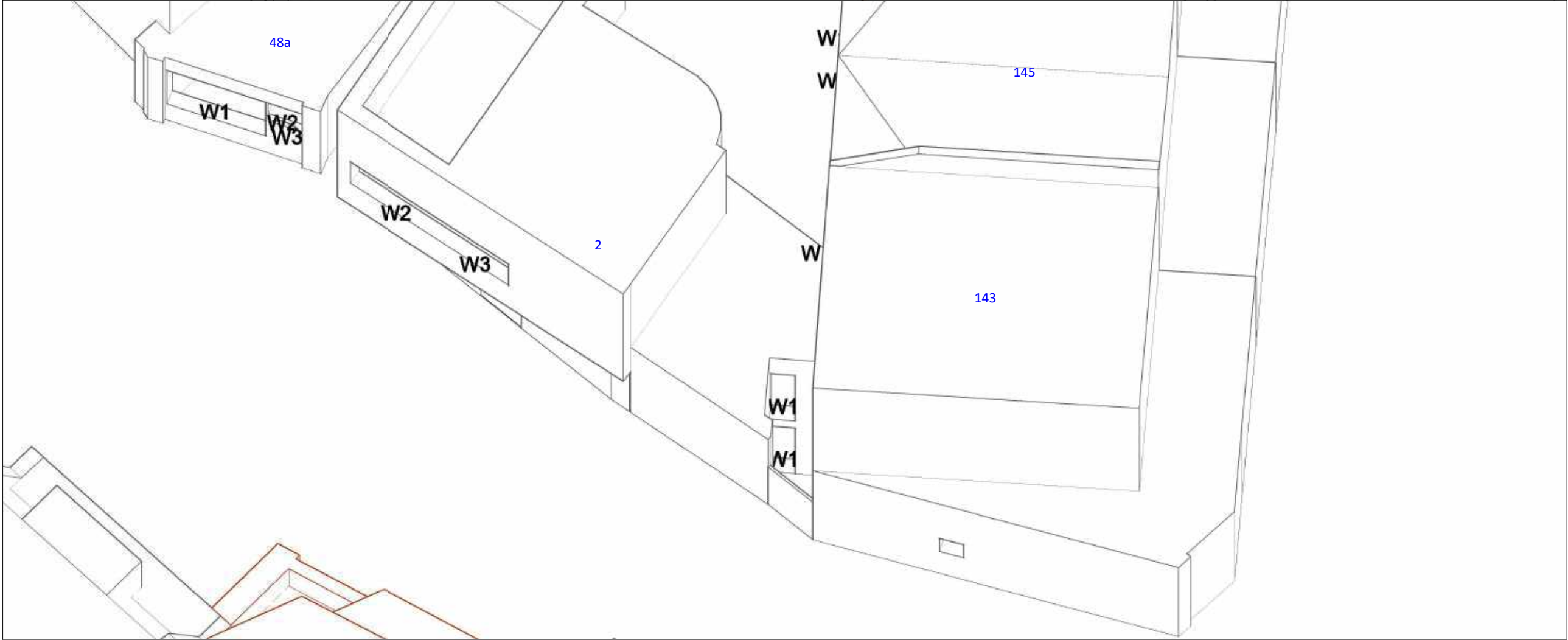
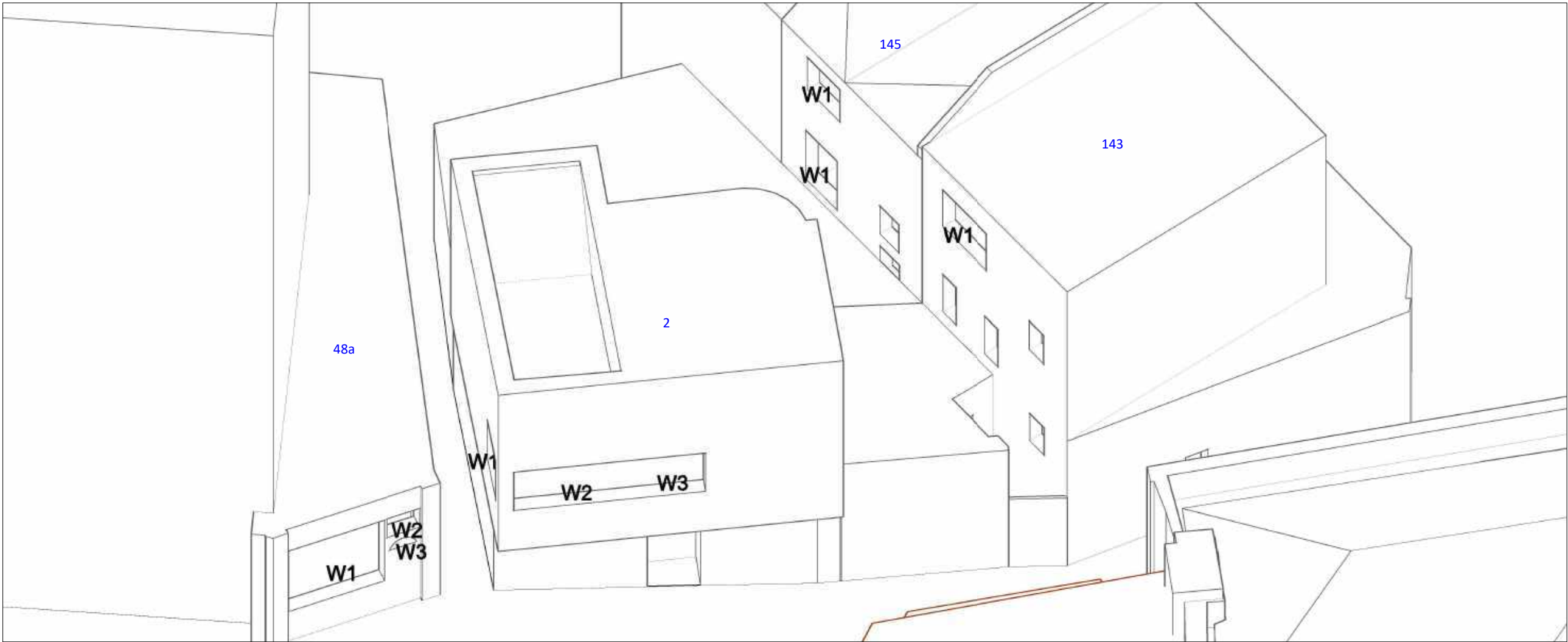
APPENDIX 3 – WINDOW MAPS



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REV:			

PROJECT: 1 Wicklow Street London	
TITLE: Window Maps	
DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_WM/01	SCALE: NTS @ A3





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REV:			

PROJECT:
1 Wicklow Street
London

TITLE:
Window Maps

DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_WM/02	SCALE: NTS @ A3





APPENDIX 4 – VSC, APSH RESULTS

Project Name: 220516_3DModel_M_BRE
Project No.: 1
Report Title: Daylight & Sunlight - Proposed Scheme Analysis
Date of Analysis: 16/05/2022

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
48a Wicklow St															
F00	R1	Residential	LKD	W1	Existing	18.86	0.96	YES	134°	34.00	0.97	YES	1.00	1.00	YES
					Proposed	18.19			33.00			1.00			
				W2	Existing	18.46	0.96	YES	134°	30.00	0.93	YES	2.00	1.00	YES
					Proposed	17.64			28.00			2.00			
				W3	Existing	16.95	0.96	YES	134°	0.00	1.00	YES	0.00	1.00	YES
					Proposed	16.20			0.00			0.00			
2 Wicklow St															
B01	R1	Residential	Bedroom	W1	Existing	0.87	1.00	YES	120°	0.00	1.00	YES	0.00	1.00	YES
					Proposed	0.87				0.00			0.00		
F00	R1	Residential	Bedroom	W1	Existing	2.95	1.00	YES	120°	0.00	1.00	YES	0.00	1.00	YES
					Proposed	2.95				0.00			0.00		
F01	R1	Residential	LKD	W1	Existing	16.20	1.00	YES	238°	33.00	1.00	YES	11.00	1.00	YES
					Proposed	16.20			33.00			11.00			
				W2	Existing	24.55	0.95	YES	150°	55.00	0.95	YES	13.00	0.92	YES
					Proposed	23.25			52.00			12.00			
				W3	Existing	24.34	0.93	YES	150°	56.00	0.93	YES	14.00	0.93	YES
					Proposed	22.71			52.00			13.00			
145 Kings Cross Rd															
F01	R1	Residential	Unknown	W1	Existing	18.34	0.98	YES	209°	39.00	0.95	YES	5.00	0.60	YES
					Proposed	17.96				37.00			3.00		
F02	R1	Residential	Unknown	W1	Existing	27.77	0.99	YES	209°	55.00	1.00	YES	19.00	1.00	YES
					Proposed	27.43				55.00			19.00		
143 Kings Cross Rd															
F02	R1	Residential	Bedsit	W1	Existing	29.97	0.97	YES	209°	60.00	0.97	YES	21.00	0.90	YES
					Proposed	29.17				58.00			19.00		
139 Kings Cross Rd															
F00	R1	Residential	Unknown	W1	Existing	36.13	0.95	YES	90° Hz	19.00	1.00	YES	4.00	1.00	YES
					Proposed	34.30				19.00			4.00		
F01	R1	Residential	Unknown	W1	Existing	24.58	0.94	YES	239°	33.00	0.94	YES	7.00	1.00	YES
					Proposed	23.07				31.00			7.00		
F01	R2	Residential	Unknown	W2	Existing	11.57	1.00	YES	240°	14.00	1.00	YES	3.00	1.00	YES
					Proposed	11.57				14.00			3.00		
F02	R1	Residential	Unknown	W1	Existing	30.22	0.99	YES	239°	42.00	0.95	YES	8.00	1.00	YES
					Proposed	29.84				40.00			8.00		
F02	R2	Residential	Unknown	W2	Existing	13.69	1.00	YES	240°	15.00	1.00	YES	3.00	1.00	YES
					Proposed	13.69				15.00			3.00		
F03	R1	Residential	Unknown	W1	Existing	34.53	1.00	YES	244°	43.00	1.00	YES	12.00	1.00	YES
					Proposed	34.53			43.00			12.00			
				W2	Existing	25.12	1.00	YES	244°	25.00	1.00	YES	2.00	1.00	YES
					Proposed	25.12			25.00			2.00			

Project Name: 220516_3DModel_M_BRE
Project No.: 1
Report Title: Daylight & Sunlight - Proposed Scheme Analysis
Date of Analysis: 16/05/2022

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
137 Kings Cross Rd															
B01	R1	Residential	Living Room	W1	Existing Proposed	24.12 23.81	0.99	YES	249°	32.00 32.00	1.00	YES	6.00 6.00	1.00	YES
F00	R1	Residential	Living Room	W1	Existing Proposed	30.96 30.14	0.97	YES	249°	40.00 40.00	1.00	YES	11.00 11.00	1.00	YES
F01	R1	Residential	Unknown	W1	Existing Proposed	35.09 34.47	0.98	YES	249°	47.00 47.00	1.00	YES	16.00 16.00	1.00	YES
F02	R1	Residential	Unknown	W1	Existing Proposed	37.99 37.94	1.00	YES	249°	53.00 53.00	1.00	YES	19.00 19.00	1.00	YES
129 Kings Cross Rd															
F01	R1	Residential	Living Room	W1	Existing Proposed	13.43 13.43	1.00	YES	353°N	1.00 1.00	*North	*North	0.00 0.00	*North	*North
				W2	Existing Proposed	19.06 19.06	1.00	YES	353°N	5.00 5.00	*North	*North	0.00 0.00	*North	*North
F02	R1	Residential	Bathroom	W1	Existing Proposed	20.46 19.90	0.97	YES	353°N	2.00 2.00	*North	*North	0.00 0.00	*North	*North
	R2	Residential	Living Room	W2	Existing Proposed	29.15 28.58	0.98	YES	353°N	5.00 5.00	*North	*North	0.00 0.00	*North	*North
4 Swinton St															
F00	R1	Residential	Unknown	W1	Existing Proposed	10.44 10.25	0.98	YES	340°N	0.00 0.00	*North	*North	0.00 0.00	*North	*North
				W2	Existing Proposed	13.17 12.71	0.97	YES	340°N	0.00 0.00	*North	*North	0.00 0.00	*North	*North
				W3	Existing Proposed	12.25 11.81	0.96	YES	340°N	0.00 0.00	*North	*North	0.00 0.00	*North	*North
				W4	Existing Proposed	19.59 18.97	0.97	YES	341°N	6.00 6.00	*North	*North	0.00 0.00	*North	*North
F01	R1	Residential	Unknown	W1	Existing Proposed	16.85 16.47	0.98	YES	340°N	0.00 0.00	*North	*North	0.00 0.00	*North	*North
	R2	Residential	Unknown	W2	Existing Proposed	21.38 20.90	0.98	YES	341°N	1.00 1.00	*North	*North	0.00 0.00	*North	*North
				W3	Existing Proposed	25.26 24.65	0.98	YES	341°N	1.00 1.00	*North	*North	0.00 0.00	*North	*North
F02	R1	Residential	Unknown	W1	Existing Proposed	31.62 31.31	0.99	YES	340°N	8.00 8.00	*North	*North	0.00 0.00	*North	*North
	R2	Residential	Unknown	W2	Existing Proposed	33.89 33.62	0.99	YES	340°N	8.00 8.00	*North	*North	0.00 0.00	*North	*North
F03	R1	Residential	Unknown	W1	Existing Proposed	36.75 36.66	1.00	YES	340°N	8.00 8.00	*North	*North	0.00 0.00	*North	*North



APPENDIX 5 – NSL RESULTS

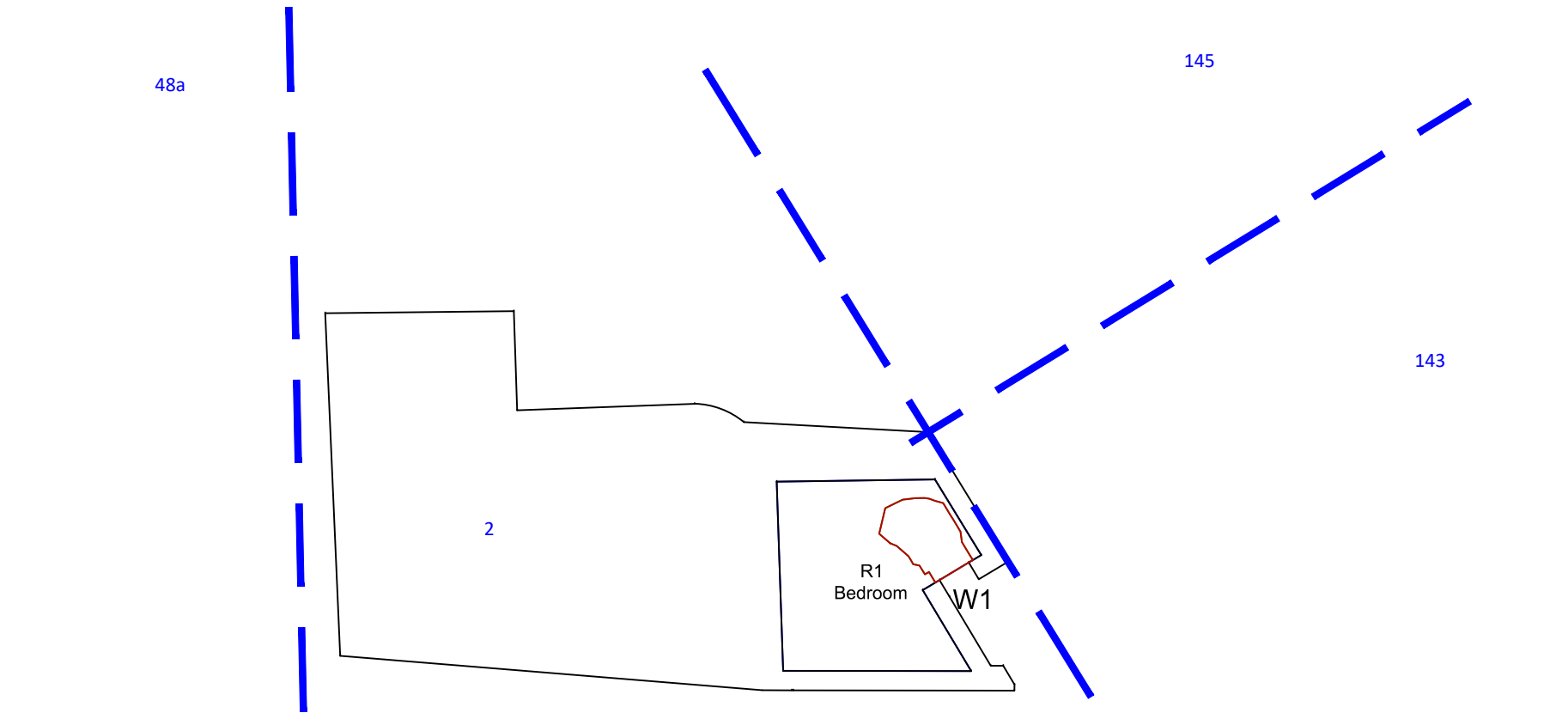
Project Name: 220516_3DModel_M_BRE
Project No.: 1
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 16/05/2022

Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
48a Wicklow St								
F00	R1	Plans	LKD	Area m2 % of room	11.80	8.14 68.96%	7.94 67.29%	0.98
2 Wicklow St								
B01	R1	Plans	Bedroom	Area m2 % of room	7.79	1.13 14.51%	1.13 14.51%	1.00
F00	R1	Plans	Bedroom	Area m2 % of room	7.79	1.85 23.71%	1.85 23.71%	1.00
F01	R1	Plans	LKD	Area m2 % of room	19.43	19.27 99.18%	19.20 98.77%	1.00
145 Kings Cross Rd								
F01	R1	Assumed	Unknown	Area m2 % of room	10.19	8.15 80.00%	8.15 80.00%	1.00
F02	R1	Assumed	Unknown	Area m2 % of room	10.19	8.56 84.03%	8.56 84.03%	1.00
143 Kings Cross Rd								
F02	R1	Plans	Bedsit	Area m2 % of room	10.89	10.80 99.11%	10.80 99.11%	1.00
139 Kings Cross Rd								
F00	R1	Assumed	Unknown	Area m2 % of room	12.14	7.56 62.24%	7.56 62.24%	1.00
F01	R1	Assumed	Unknown	Area m2 % of room	12.10	10.92 90.20%	10.89 90.02%	1.00
F01	R2	Assumed	Unknown	Area m2 % of room	1.82	1.77 97.11%	1.77 97.11%	1.00
F02	R1	Assumed	Unknown	Area m2 % of room	12.10	11.57 95.65%	11.57 95.65%	1.00
F02	R2	Assumed	Unknown	Area m2 % of room	1.82	1.78 98.09%	1.78 98.09%	1.00
F03	R1	Assumed	Unknown	Area m2 % of room	10.34	8.81 85.22%	8.81 85.22%	1.00
137 Kings Cross Rd								
B01	R1	Plans	Living Room	Area m2 % of room	10.90	10.81 99.17%	10.81 99.17%	1.00
F00	R1	Plans	Living Room	Area m2 % of room	7.13	7.10 99.66%	7.10 99.66%	1.00
F01	R1	Assumed	Unknown	Area m2 % of room	7.13	7.09 99.47%	7.09 99.47%	1.00
F02	R1	Assumed	Unknown	Area m2 % of room	7.13	7.10 99.55%	7.10 99.55%	1.00
129 Kings Cross Rd								
F01	R1	Plans	Living Room	Area m2 % of room	18.85	18.03 95.66%	18.03 95.66%	1.00
F02	R1	Plans	Bathroom	Area m2 % of room	3.63	2.73 75.09%	2.73 75.09%	1.00
F02	R2	Plans	Living Room	Area m2 % of room	16.16	16.10 99.63%	16.10 99.63%	1.00
4 Swinton St								
F00	R1	Assumed	Unknown	Area m2 % of room	10.12	7.23 71.47%	5.53 54.62%	0.76
F00	R2	Assumed	Unknown	Area m2 % of room	3.14	3.04 97.02%	3.04 97.02%	1.00
F01	R1	Assumed	Unknown	Area m2 % of room	10.12	9.40 92.90%	9.40 92.90%	1.00
F01	R2	Assumed	Unknown	Area m2 % of room	3.14	3.09 98.55%	3.09 98.55%	1.00
F02	R1	Assumed	Unknown	Area m2 % of room	10.12	9.99 98.70%	9.99 98.70%	1.00

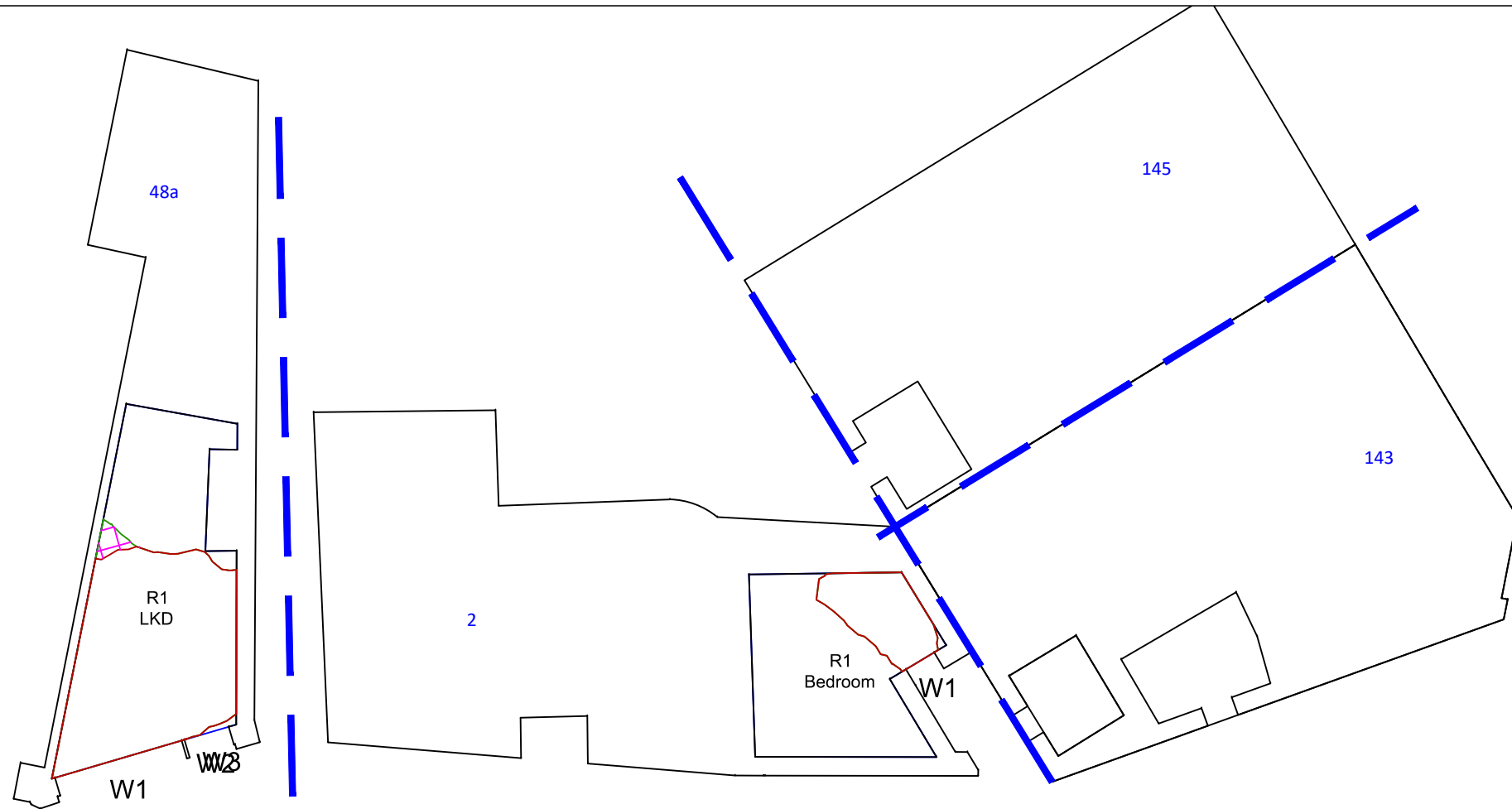
Project Name: 220516_3DModel_M_BRE
Project No.: 1
Report Title: Daylight Distribution - Neighbour Analysis
Date of Analysis: 16/05/2022

Floor Ref.	Room Ref.	Room Attribute	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
F02	R2	Assumed	Unknown	Area m2 % of room	3.53	3.48 98.78%	3.48 98.78%	1.00
F03	R1	Assumed	Unknown	Area m2 % of room	10.12	9.97 98.56%	9.97 98.56%	1.00

B01



F00

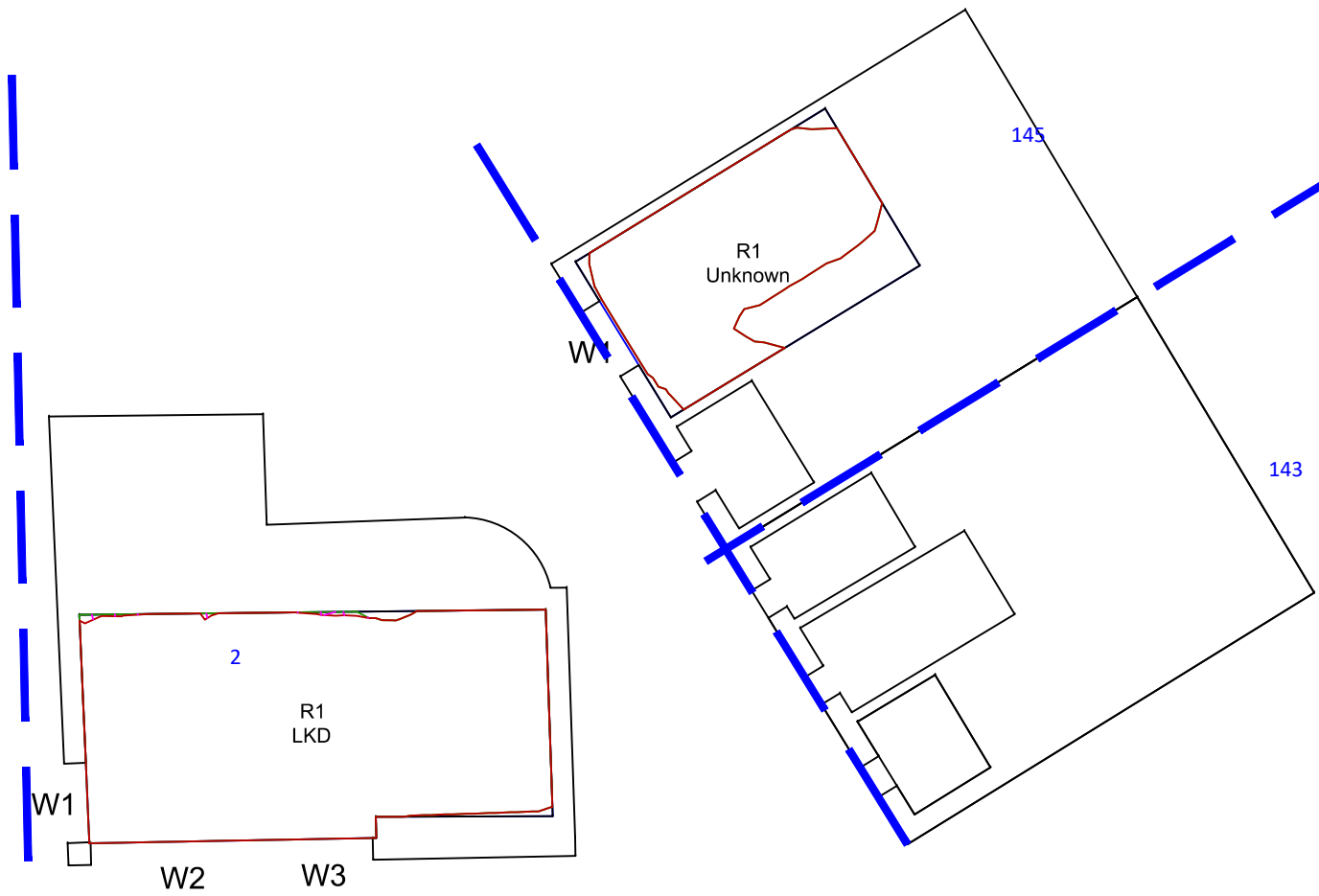


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REV:			

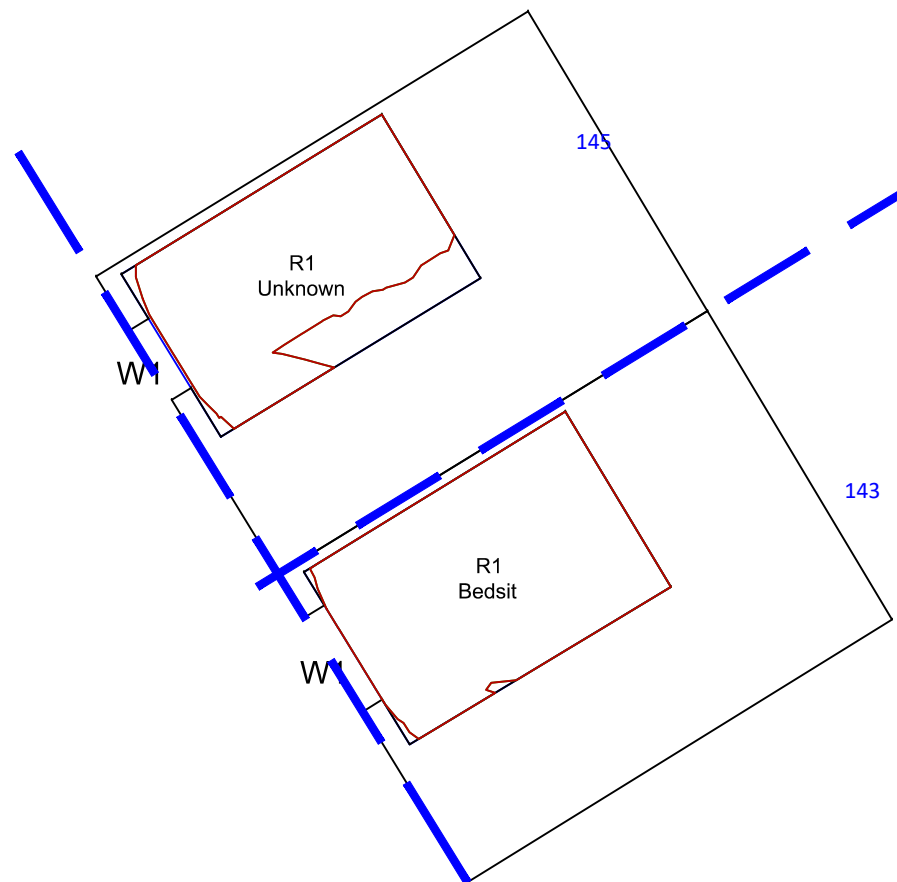
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TITLE: Wicklow St and Kings Cross Rd	
DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_DD/01	SCALE: 1:100 @ A3



F01



F02



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REV:			

PROJECT:
1 Wicklow Street
London

TITLE:
Wicklow St and Kings Cross Rd

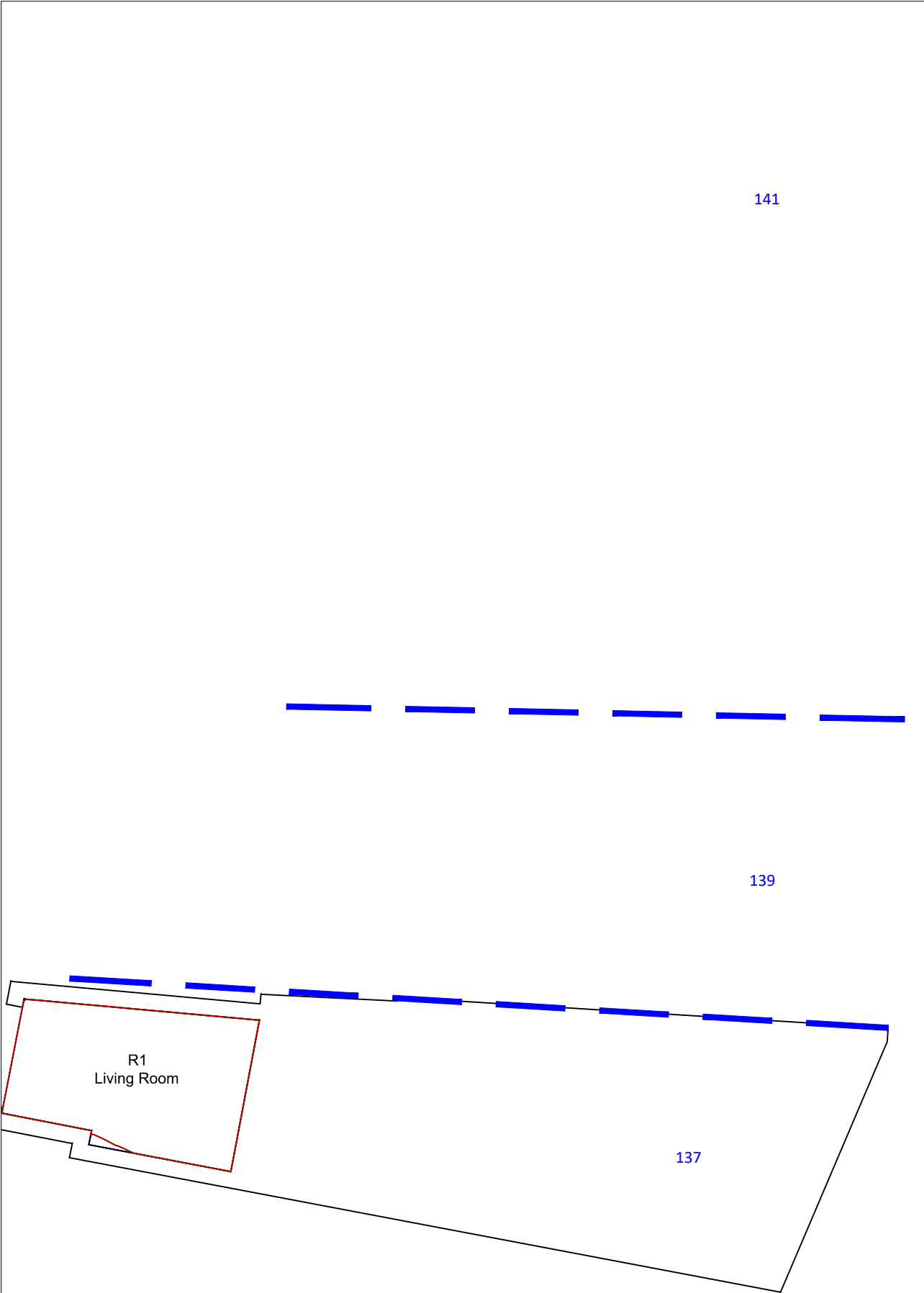
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16/05/22

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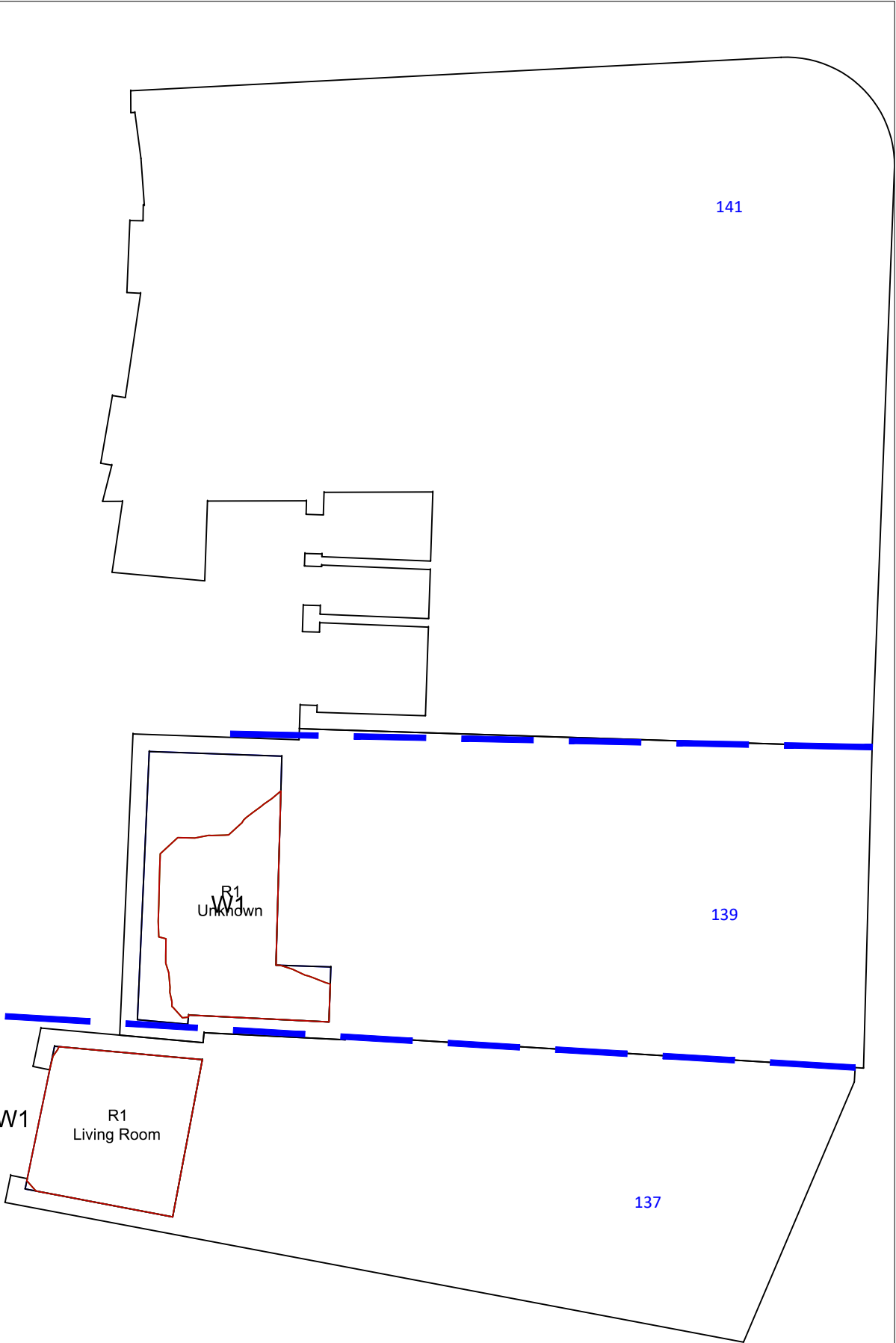
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B01



F00

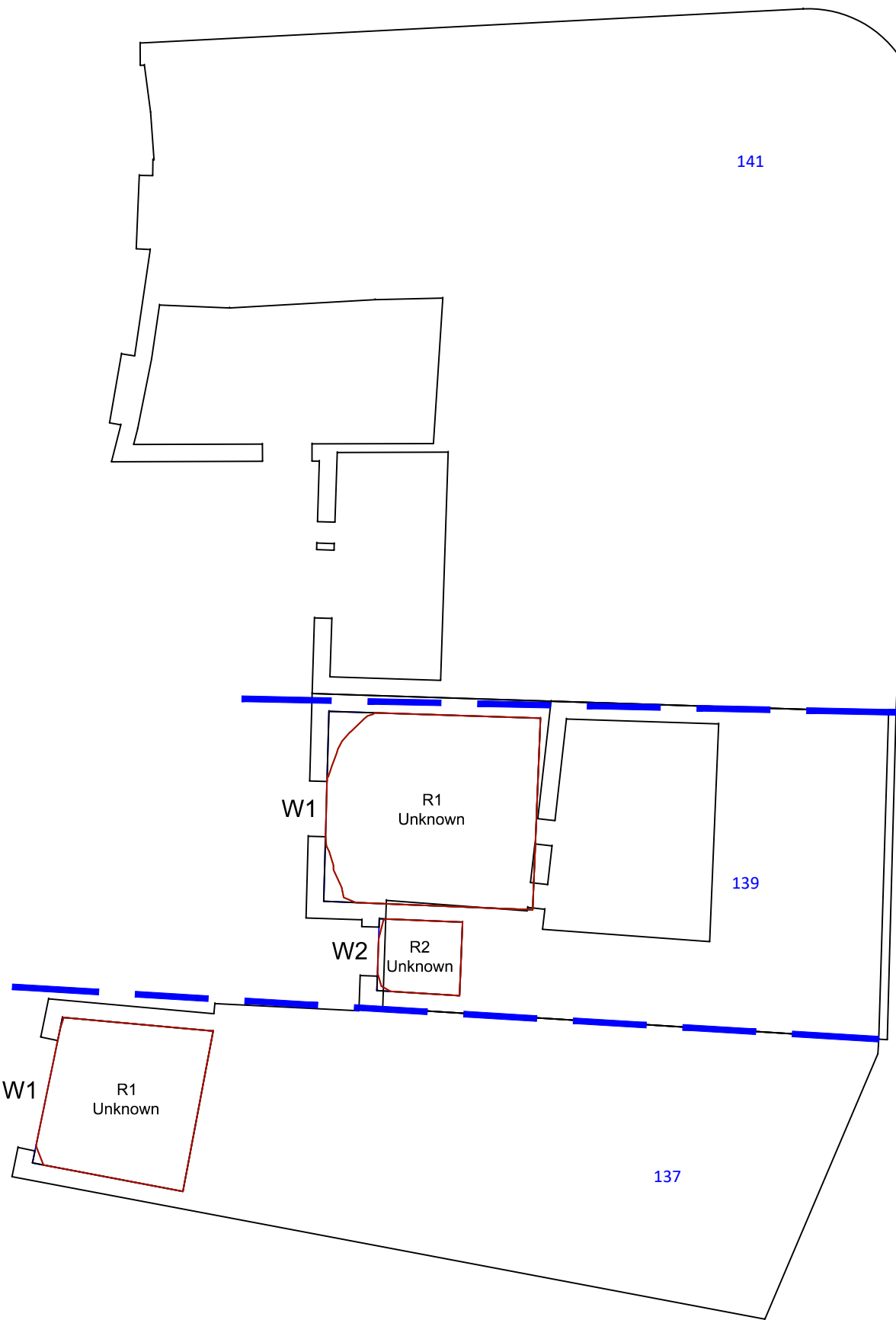
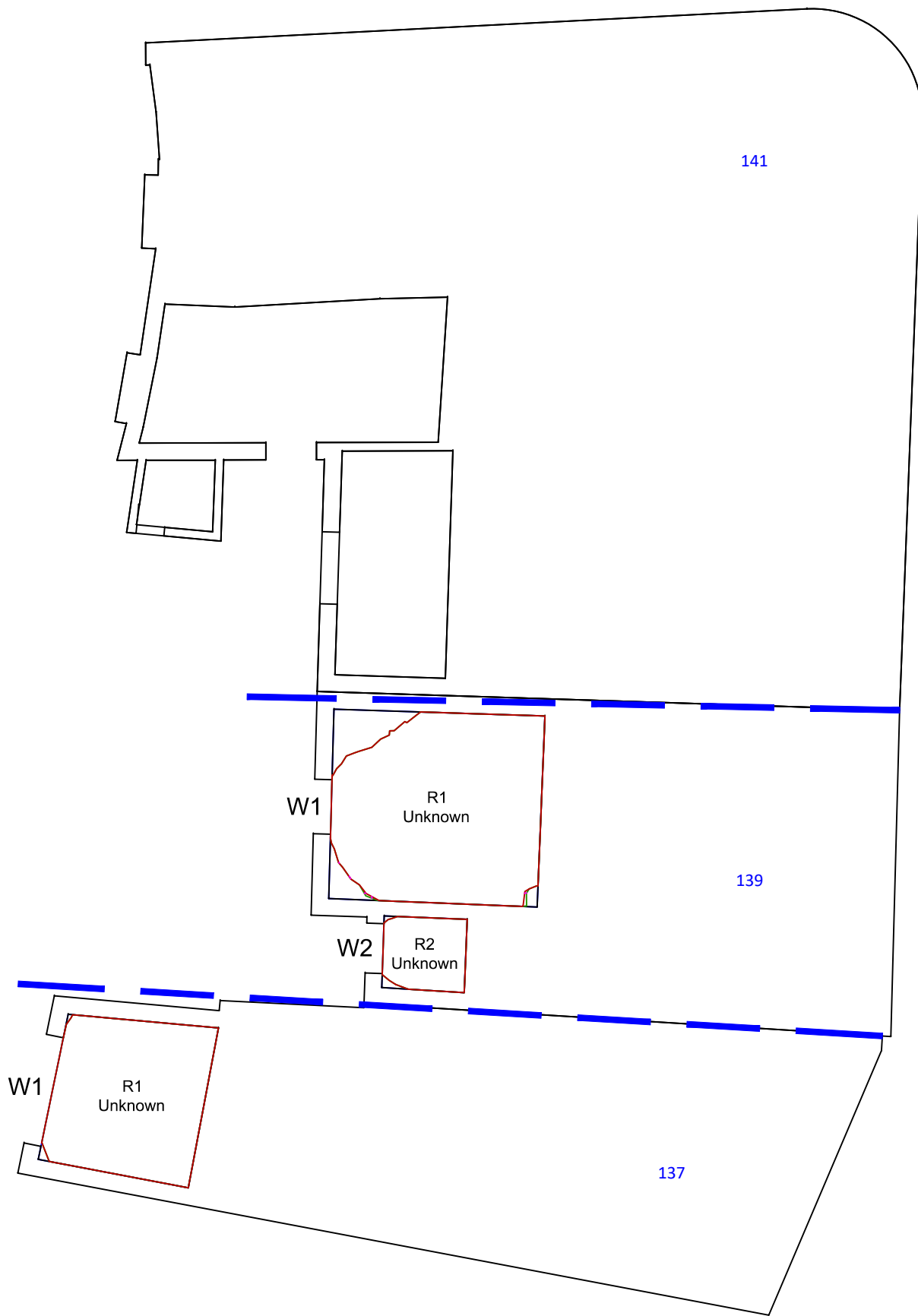
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REV:			

PROJECT:
1 Wicklow Street
London

TITLE:
141 - 137 Kings Cross Rd

DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_DD/03	SCALE: 1:100 @ A3





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REV:			

PROJECT: 1 Wicklow Street London	
TITLE: 141 - 137 Kings Cross Rd	
DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_DD/04	SCALE: 1:100 @ A3



141

W1

W2

R1
Unknown

139

137

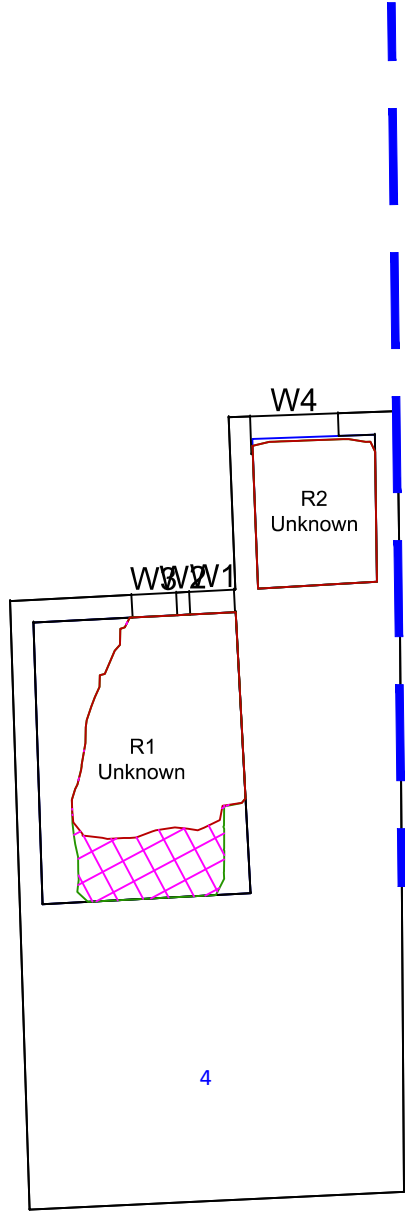
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REV:			

PROJECT:
1 Wicklow Street
London

TITLE:
141 - 137 Kings Cross Rd

DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_DD/05	SCALE: 1:100 @ A3





129



129

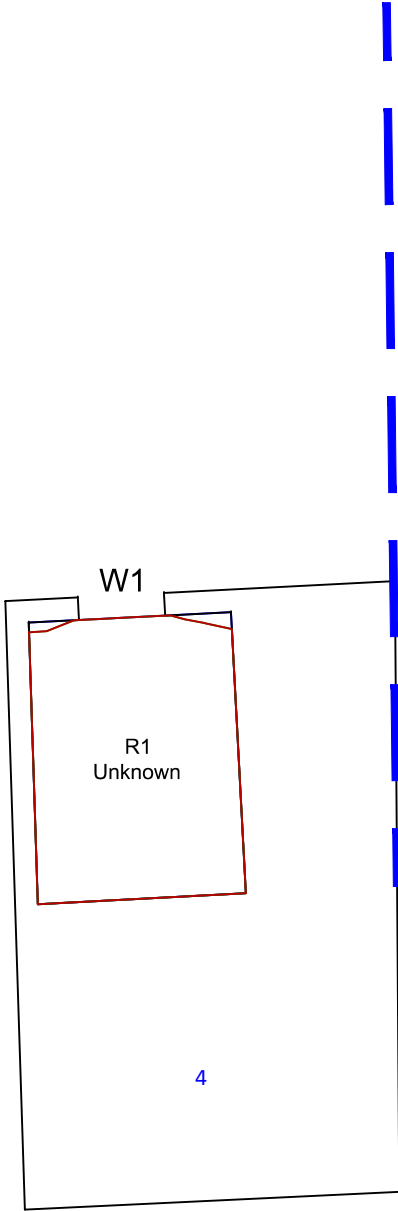
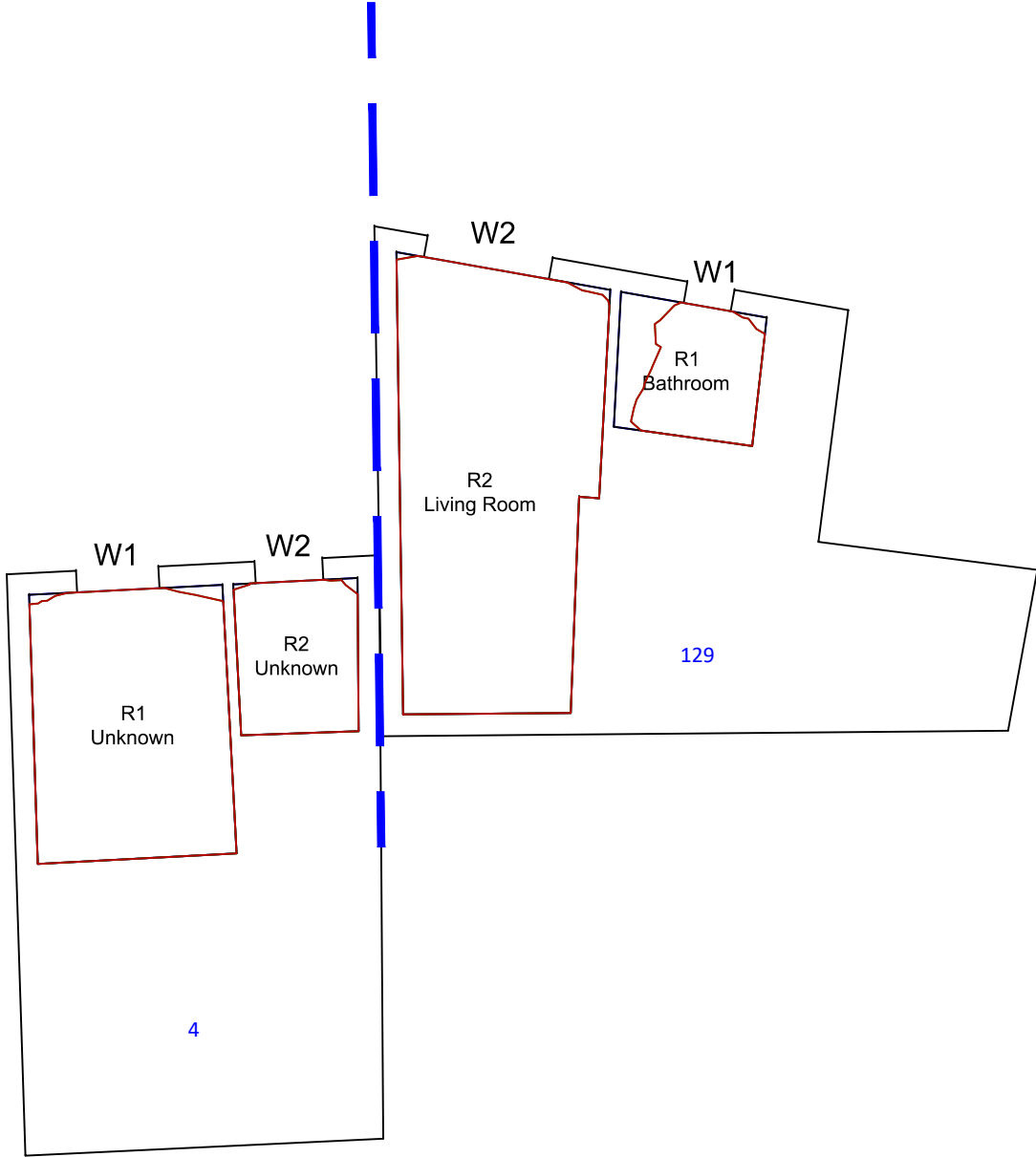
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REV:			

PROJECT:
1 Wicklow Street
London

TITLE:
129 Kings Cross Rd & 4 Swinton St

DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_DD/06	SCALE: 1:100 @ A3





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REV:			

PROJECT:
1 Wicklow Street
London

TITLE:
129 Kings Cross Rd & 4 Swinton St

DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_DD/07	SCALE: 1:100 @ A3

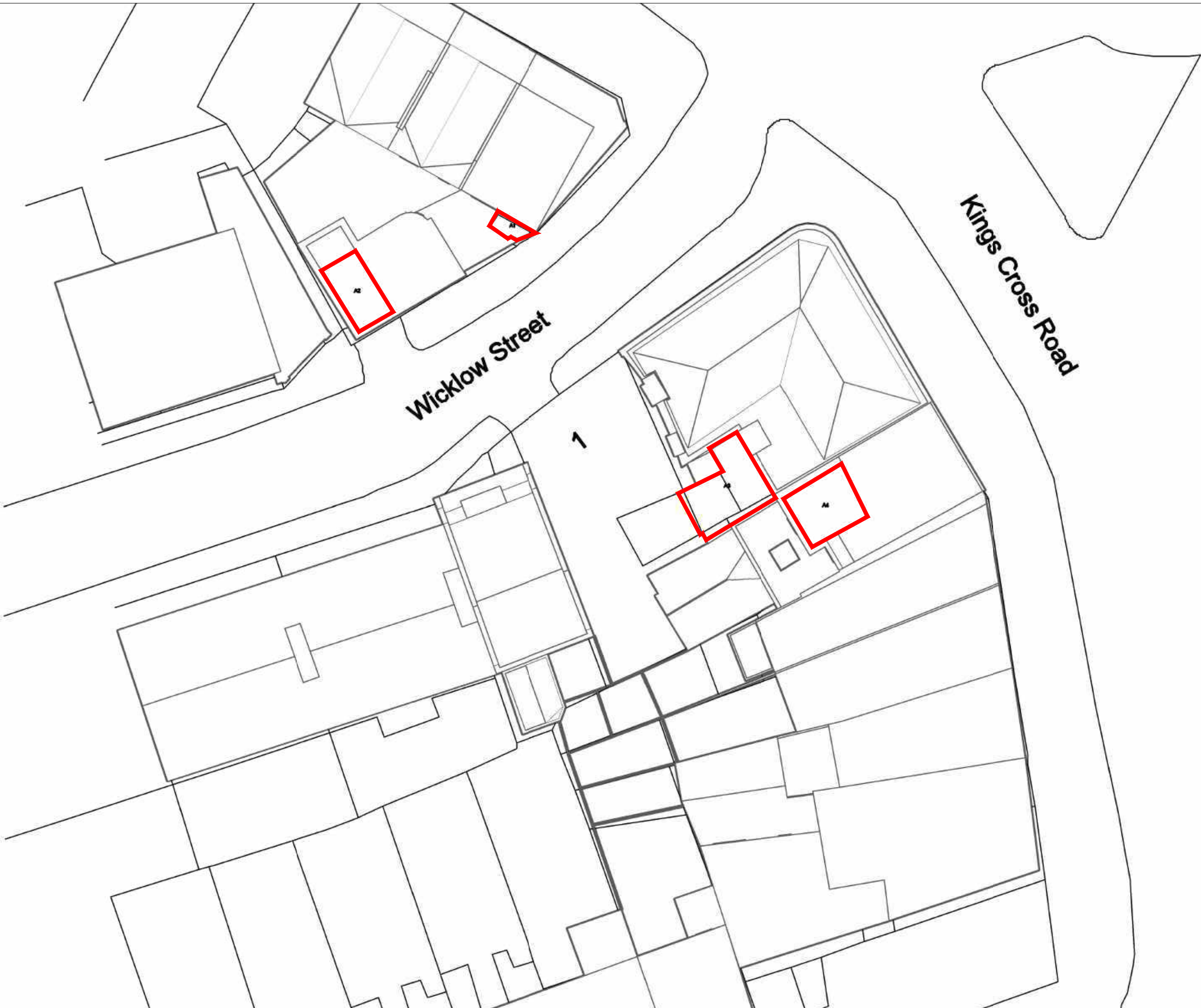




APPENDIX 6 – OVERSHADOWING RESULTS

Project Name: 220516_3DModel_M_BRE
 Project No.: 1
 Report Title: Two hours Sunlight to Amenity - Neighbour Analysis
 Date of Analysis: 16/05/2022

Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
2 Wicklow St							
B01	A1	Area m2	2.06	0.00	0.00	1.00	YES
		Percentage		0%	0%		
F02	A2	Area m2	8.60	2.67	2.67	1.00	YES
		Percentage		31%	31%		
141 Kings Cross Rd							
F00	A3	Area m2	15.34	0.00	0.00	1.00	YES
		Percentage		0%	0%		
139 Kings Cross Rd							
F03	A4	Area m2	11.46	8.65	8.65	1.00	YES
		Percentage		75%	75%		



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A	-	-	-
REV:			

PROJECT: 1 Wicklow Street London	
TITLE: Overshadowing assessment locations	
DATE: 16/05/22	DRAWN: CRB
DRG NO: WIST_OS/01	SCALE: 1:200 @ A3

