TAVIS HOUSE, 1-6 TAVISTOCK SQUARE

DAYLIGHT, SUNLIGHT & OVERSHADOWING REPORT

CLIENT: TEMPUS REALTY HOLDINGS 1 (JERSEY) LTD
DATE: MARCH 2024
VERSION: V1
PROJECT: P2583

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Contents

Appendices

1 Introduction

1.1 Tempus Realty Holdings 1 (Jersey) Ltd (the 'Applicant') have instructed Point 2 to undertake a detailed daylight, sunlight and overshadowing assessment in respect of the proposed redevelopment of Tavis House, 1-6 Tavistock Square (the 'Site'). The proposals include the refurbishment and extension of the existing building to provide new entrances, a new roof top pavilion, roof top plant equipment and enclosures, rear extension and cycle parking associated with Class E use together with new hard and soft landscaping and other ancillary works. Namely amendments to external rear facades, rooftop plant and other associated works (the 'Proposed Development').

1.2 Planning permission for a similar scheme was approved on 1st December 2023 under Camden planning reference 2021/6105/P for the refurbishment and extension of the existing building to provide new entrances, a new roof top pavilion, roof top plant equipment and enclosures, rear extension and cycle parking associated with Class E use together with new hard and soft landscaping and other ancillary works (the 'Consented Scheme').

1.3 This S73 application has been submitted to allow the building to be used for flexible lab-enabled space resulting in changes to the rear façade and roof top level to allow for additional plant associated with laboratories.

1.4 This report will assess the potential daylight and sunlight effects of the Proposed Development on the surrounding properties that are considered sensitive receptors. It will also consider the overshadowing effects upon the neighbouring gardens/amenity areas.

1.5 The technical assessments have been undertaken by reference to the recommendations and guidance set out in the BRE Guidelines.

1.6 The technical assessments have been based upon 3D laser scan survey undertaken by Point 2 and the proposed scheme information provided Gort Scott Architects.

1.7 In compiling this report, the following information has been used:

Point 2 Surveyors
Site photography
3D Laser Scan Survey

GORT SCOTT (Received 20/03/24)
222-GSA-ZZ-ZZ-M-A-000010-P08_Proposed Model_240301rvt.rvt

Neighbouring Layout Plans
Camden Council
Land Registry

Valuation Office Agency
Property Uses

2 Methodology

2.1 The recognised methodology for undertaking daylight and sunlight assessments is provided by the Building Research Establishment 'Site planning for daylight and sunlight – a guide to good practice'; commonly referred to as 'the BRE Guidelines'.

2.2 When assessing any potential effects on the surrounding properties, the BRE guidelines suggest that only those windows that have a reasonable expectation of daylight or sunlight need to be assessed. In particular the BRE guidelines at paragraph 2.2.2 state:

> *"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."*

2.3 Further to the above statement, it is considered that the vast majority of commercial properties do not have a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on artificial electric lighting rather than natural light, particularly in more urban locations such as this.

2.4 The following methodology is used in undertaking our detailed technical analysis:

Daylighting

2.5 The BRE guidelines provide two principal measures of daylight in terms of the neighbouring properties – namely Vertical Sky Component (VSC) and No-Sky Line (NSL).

Vertical Sky Component (VSC)

2.6 VSC is a measure of the skylight reaching a point from an overcast sky. For Existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall. The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the diffuse daylighting of the existing building may be adversely affected.

No-Sky Line (NSL)

2.7 No-Sky Line (NSL) is a measure of the distribution of daylight within a room. As it maps out the region within a room where light can penetrate directly from the sky, it therefore accounts for the size of and number of windows by simple geometry. The BRE suggest the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value.

Sunlighting

Annual Probable Sunlight Hours (APSH)

2.8 The amount of direct sunlight a window can enjoy is dependent on its orientation and the extent of any external obstructions. For example, a window that faces directly north, no matter what external obstructions are present, will not be able to receive good levels of sunlight throughout the year. However, a window that faces directly south with no obstructions will enjoy very high levels of sunlight throughout the year. As the potential to receive sunlight is dependent on a window's orientation, paragraph 3.2.3 of the BRE guidelines state:

"To assess loss of sunlight to an existing building, it is suggested that 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."

2.9 To consider any sunlight effect to the surrounding properties the BRE guidelines suggest calculating the Annual Probable Sunlight Hours (APSH) at the centre of each window on the outside face of the window wall. Paragraph 3.2.6 of the BRE guidelines suggest that:

2.10 *"If a room can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of APSH in the winter months between 21 September and 21 March, then it should still receive enough sunlight."*

2.11 If the above criteria is not met, the BRE guidelines suggest calculating the APSH at the window in the existing situation, i.e. before redevelopment. If the reduction of APSH between the existing and proposed situations is less than 0.8 times its former value for either the total APSH or in the winter months; and greater than 4% for the total APSH, then the occupants of the adjoining building are likely to notice the reduction in sunlight.

Overshadowing

2.12 The methodology for the assessment of sun hours on ground for external amenity areas is also set out in the BRE Guidelines and paragraph 3.3.1 states:

"Good Site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the spaces between buildings has an important impact on the overall appearance and ambience of a development."

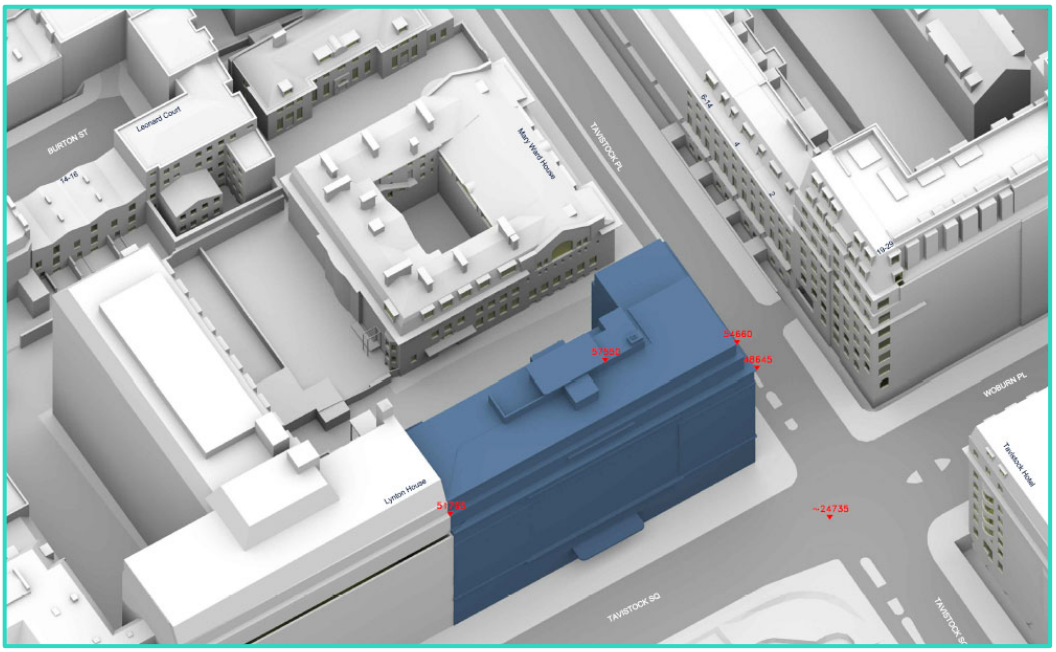
2.13 The method for assessing sun hours on ground is the sun-on-ground indicator. The sun hours on ground assessment applies both to new gardens and amenity areas, and to existing ones, which are affected by new developments.

2.14 The BRE Guidelines suggests that the Spring Equinox (21st March) is a good date for assessment as the sun is at its midpoint in the sky. Using specialist software, the path of the sun is tracked which maps obstructions and compares them to the known sun paths to determine where the sun would reach the ground and where it would not.

2.15 The BRE suggests that for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving two hours of sunlight on the 21st March. The BRE Guidelines then go on to suggest that if, as a result of new development, an existing garden or amenity area (external receptor) does not meet the Guidance, or the area which can receive some sun on the 21st March is less than 0.8 times its former value then the loss of sunlight is likely to be noticeable. The results of each assessment are analysed against these criteria.

3 The Site and the Proposed Development

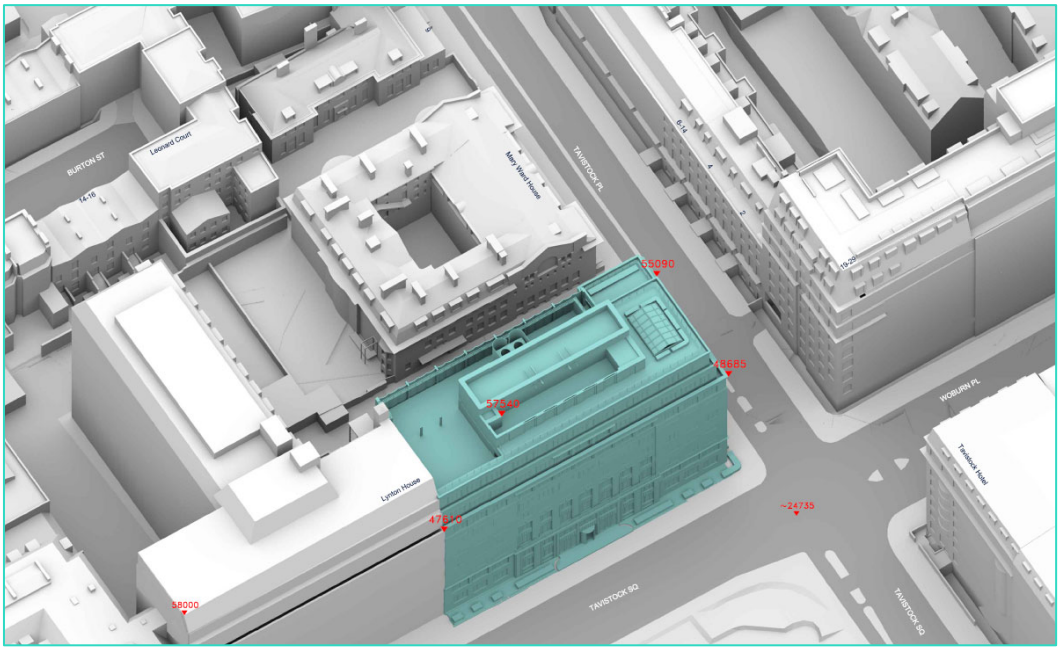
3.1 The Site is located at the corner of Tavistock Square and Tavistock Place. Our understanding of the existing Site is shown on drawings P2583/01-03 within Appendix 1 and also shown in dark blue below.



Existing Site (Looking East)

3.2 The Proposed Development seeks the refurbishment and extension of the existing building to provide new entrances, a new roof top pavilion, roof top plant equipment and enclosures, rear extension and cycle parking associated with Class E use together with new hard and soft landscaping and other ancillary works.

3.3 Our understanding of the Proposed Development is illustrated on drawings P2583/20-22 which are also included within Appendix 1. This Proposed Development is shown in turquoise on the image below for reference.



Proposed Development (Looking East)

3.4 The application is for variation of conditions 2, 9, 13 and 15 for the Consented Scheme was approved on 1st December 2023 under Camden planning reference 2021/6105/P for the refurbishment and extension of the existing building to provide new entrances, a new roof top pavilion, roof top plant equipment and enclosures, rear extension and cycle parking associated with Class E use together with new hard and soft landscaping and other ancillary works.

3.5 This S73 application has been submitted to allow the building to be used for flexible lab-enabled space resulting in changes to the rear façade and roof top level to allow for additional plant associated with laboratories.

4 Assessment Results for Impacts to Neighbours

4.1 Local authorities tend to focus on daylight and sunlight effects to residential properties. It is on this basis that we have reviewed the uses of the properties within close proximity to the site and informed the scope of our detailed assessments. Whilst the BRE acknowledges that daylight and sunlight effects should also be considered to some non-domestic buildings, such as churches, schools, hospitals and some workshops, where there may be a necessary requirement for natural lighting, we do not consider any of the neighbouring properties to fall within this category and therefore our focus has been on the existing residential dwellings surrounding the site which were also assessed for the Consented Scheme.

4.2 On the basis of the above, the following properties have been included within our detailed analysis:

- 14 – 16 Burton Street
- Leonard Court, Burton Street
- 6 – 14 Tavistock Place
- 2 Tavistock Place
- 19 – 29 Woburn Place (Student)

4.3 All other properties within the vicinity of the Site are understood to be in commercial use and have therefore not been considered within our technical analysis. This includes Mary Ward House Conference Centre which our research suggests formerly contained temporary residential accommodation. However, having reviewed VOA records, floorplans obtained from the Mary Ward House website and having spoken with the conference centre directly, it appears this is no longer the case so it has not been considered to be a sensitive to changes in daylight and sunlight.

4.4 All analysis has been undertaken in accordance with the BRE Guidelines and full detailed results are included within Appendix 2.

4.5 The analysis is based upon a 3D laser scan survey completed by Point 2. To improve the accuracy of the analysis, where available, we have obtained floorplans and internal layout information for the neighbouring buildings and incorporated them into our 3D digital context model of the site and surroundings. Where information was not available, reasonable assumptions have been made for the internal room layout.

4.6 The results of our analysis indicate that all properties assessed meet BRE guidance for VSC and NSL. We can also confirm that all properties analysed for APSH meet BRE guidance. Therefore, we can confirm that there will be no material interference with the daylight and sunlight amenity currently enjoyed by all properties assessed.

4.7 In Point 2's vast experience in advising on projects within Central London, it is rare to have a scheme that fully meets the recommendations and methodology set out in the BRE criteria.

5 Overshadowing to Neighbouring Amenity Areas

5.1 In accordance BRE recommendations, we have undertaken a 2-hour sun on ground assessment to understand any overshadowing effects the Proposed Development will have on neighbouring amenity spaces. The results of our analysis can be seen on the drawings in Appendix 3 on drawing P2583/SHA/11. The results of our analysis compare which areas of the amenity spaces receive at least 2-hours of direct sunlight on March 21st in the existing and proposed conditions.

5.2 In order to further inform the overshadowing effects caused by the Proposed Development, we have also undertaken a 2-hour sun on ground analysis for June 21st. This of course represents the maximum level of sunlight availability and so the months either side would achieve levels below those reported however is representative of the summer months, arguably, when the amenity spaces are most likely to be frequently used. The results of this analysis can also be found within Appendix 3 on drawing P2583/SHA/12.

5.3 We have considered the five amenity spaces of the following properties within our assessment which align with the areas assessed for the Consented Scheme:

- 14 Burton Street
- 15 Burton Street
- 16 Burton Street
- 9 Tavistock Place (Camden Chinese Community Centre)
- Mary Ward House

5.4 The results of our March 21st analysis indicate that 14, 15 & 16 Burton Street and 9 Tavistock Place will experience no change at all in the areas receiving 2 hours of direct sun between the existing and proposed conditions so any additional overshadowing to these spaces will not be noticeable.

5.5 The amenity space to the rear of Mary Ward House will technically fall short of the BRE guidance on March 21st. However, in the existing condition the space only receives 2 hours of direct sun to 3.5% of its area which is well below the BRE recommended 50%. With the Proposed Development in place, this reduces to 0.6% which equates to a relative change of 83%. The large relative change can be attributable to the fact that the space only receives 2 hours of direct sun to a small portion in the northern corner of the space. The difference between the existing and proposed levels is less than 3% of the overall area so in practical terms the disproportionately large relative change is not a material difference as the amenity area has always received low levels of sun.

5.6 It is commonplace for amenity spaces to receive lower levels than the BRE recommends on March 21st as the maximum height of the sun is 39.4 degrees from the horizontal. Indeed, this is also the case for the Burton Street gardens. Given the relatively low angle of the sun, it is invariably difficult for gardens or open spaces within urban areas to achieve 2 hours of sun. This is because the required densities in these areas often leads to buildings of a certain height and mass which can obstruct access to sunlight.

5.7 As referred to above, we have also undertaken a similar assessment on June 21st which demonstrates how much of the amenity area will receive 2 hours of direct sun in midsummer when the space is arguably more likely to be frequently used. The results of this analysis indicate that there will only be a slight reduction in the area receiving 2 hours of sun (82.4% to 75.3%). This demonstrates that the majority of the space will receive good levels of sunlight during the summer months.

6 Conclusion

6.1 This report considers the daylight and sunlight effects to the proposed redevelopment of Tavis House, Tavistock Square. Our detailed technical assessments have been undertaken in accordance with the methodology set out in the BRE Guidelines.

6.2 The results of our daylight (VSC and NSL) and sunlight (APSH) assessments demonstrate the effects caused by the Proposed Development will be completely compliant with the BRE criteria. Therefore, there will be no noticeable effects to neighbouring residential buildings. This is uncommon for developments in Central London where flexibility of the guidance is typically used.

6.3 The results of the sun on ground overshadowing assessment on March 21st demonstrate that the four of the five amenity areas considered will meet the BRE criteria, experiencing no change from the existing levels. The Mary Ward House amenity area will technically fall short of the BRE criteria, however when considering that only a very small area of the space will receive 2 hours of direct sun in the existing condition, in practical terms this is unlikely to affect the way the space is used. The supplementary analysis on June 21st demonstrates the majority of the space will receive 2 hours of sun on ground when it is arguably most likely to be frequently used (within the summer months) and again there will only be a small change from the existing levels in practical terms.

6.4 Overall, the amendments to the Consented Scheme will not cause any noticeable effects on the daylight and sunlight amenity enjoyed by the neighbouring residential properties. The overshadowing effects would also not be materially different from those recorded for the Consented Scheme. Therefore, the overall effects of the Proposed Development would be no different to what was previously considered acceptable and should continue to be considered acceptable.

Appendix 1: Existing & Proposed Drawings

Sources: Point 2 Surveyors
Scan Date
Site Photos

Local Planning Authority
Various Layout Information

Key: Existing Buildings
Proposed Scheme

Project: Tavis House,
London

Title: Plan View
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	EVJ	1:600	JUN 21	P2583/01	01

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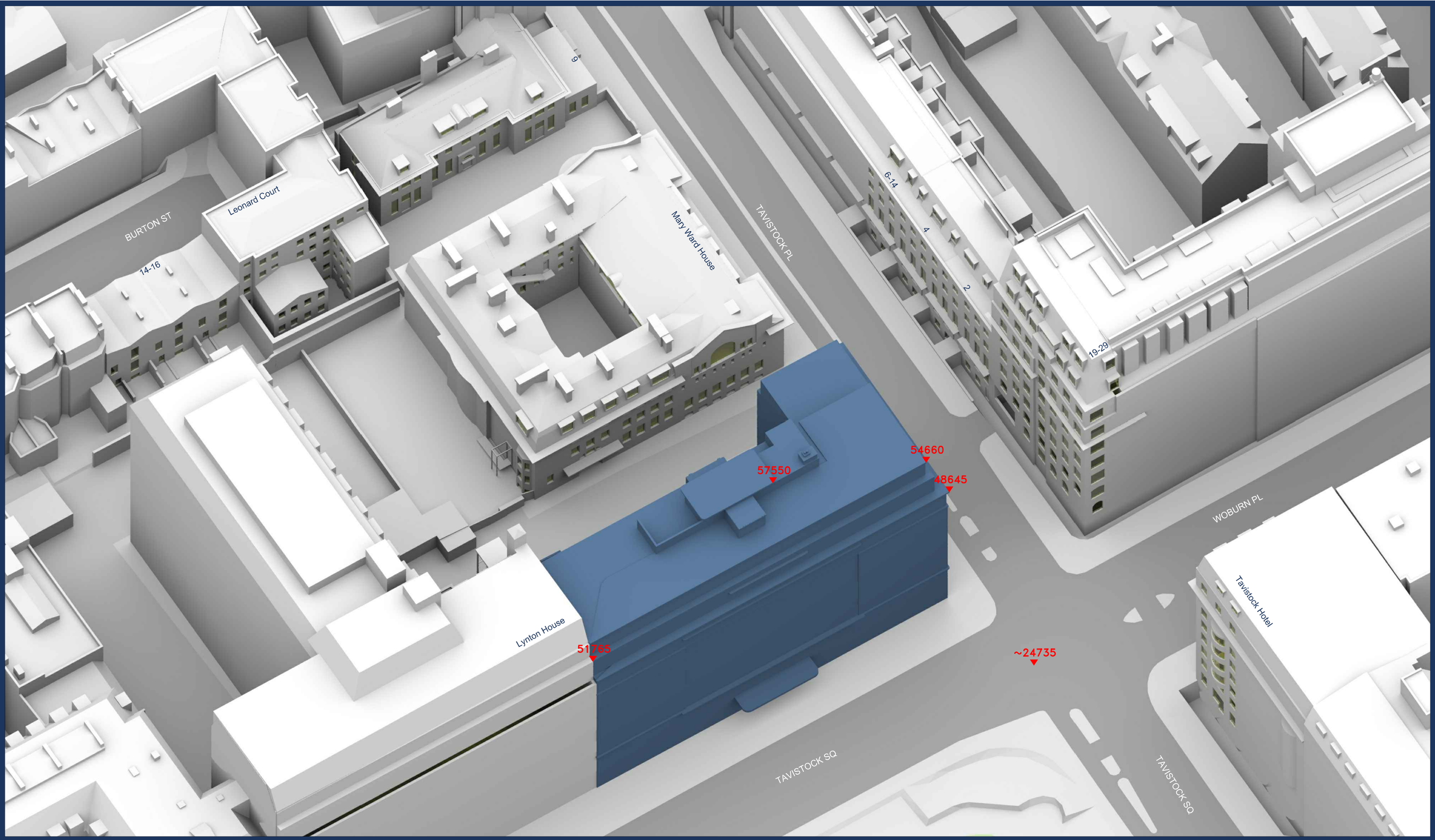

Sources: Point 2 Surveyors
Scan Date
Site Photos

Local Planning Authority
Various Layout Information

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Tavis House,
London

Title: 3D View
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	EVJ	NTS	JUN 21	P2583/02	01

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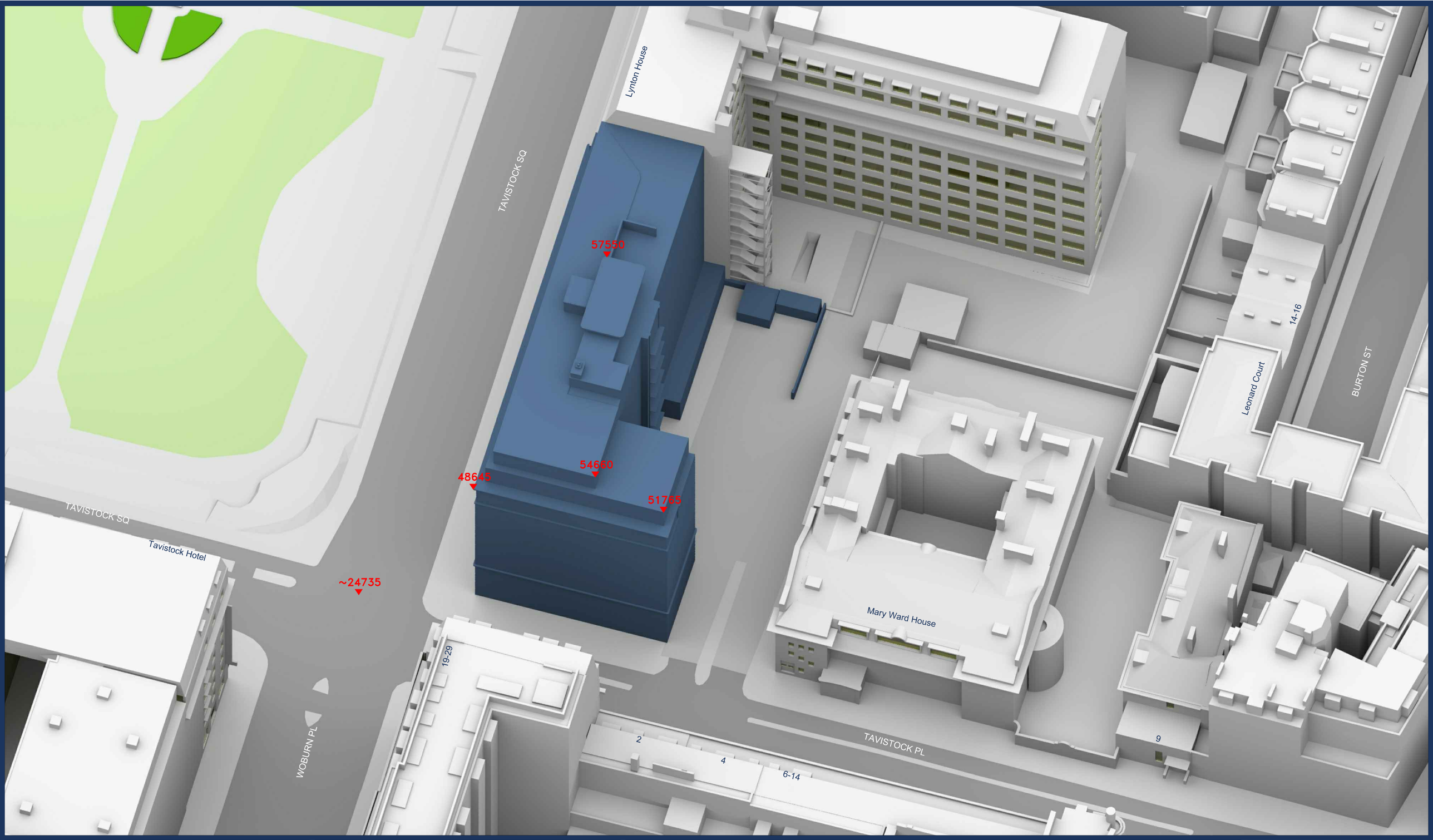


Sources: Point 2 Surveyors
Scan Date
Site Photos

Local Planning Authority
Various Layout Information

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Tavis House,
London

Title: 3D View
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	EVJ	NTS	JUN 21	P2583/03	01

Sources: Point 2 Surveyors
Scan Date
Site Photos

Local Planning Authority
Various Layout Information

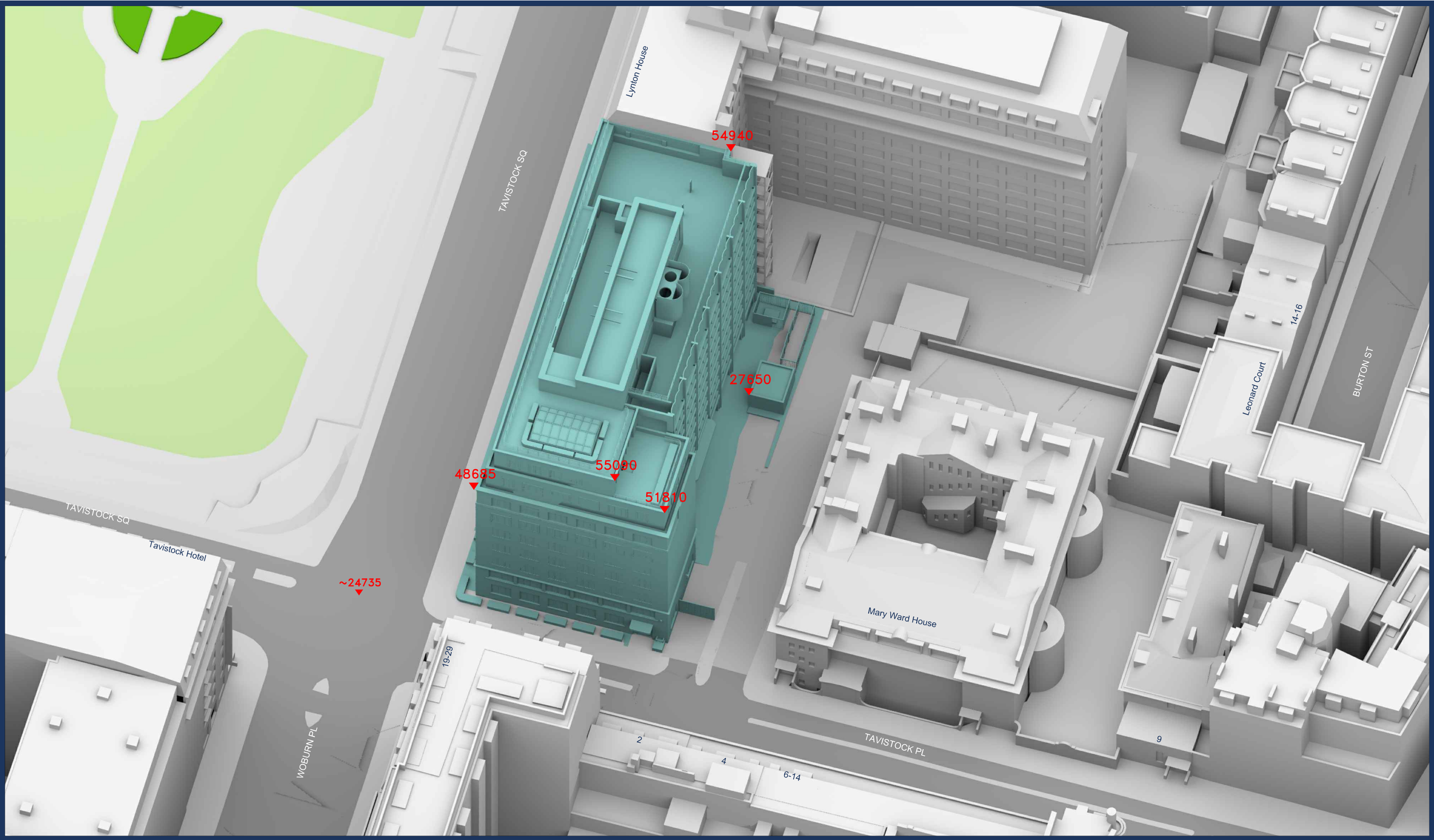
GORT SCOTT (Received 01/03/24)
222-GSA-ZZ-ZZ-M-A-000010_Proposed Model_240320.rvt

Key: Existing Buildings
Proposed Scheme

Project: Tavis House,
London

Title: Plan View
Proposed Scheme 21/03/24

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	RM	1:600	Mar 24	P2583/20	06



Sources: Point 2 Surveyors
Scan Date
Site Photos

Local Planning Authority
Various Layout Information

GORT SCOTT (Received 01/03/24)
222-GSA-ZZ-ZZ-M-A-000010_Proposed Model_240320.rvt

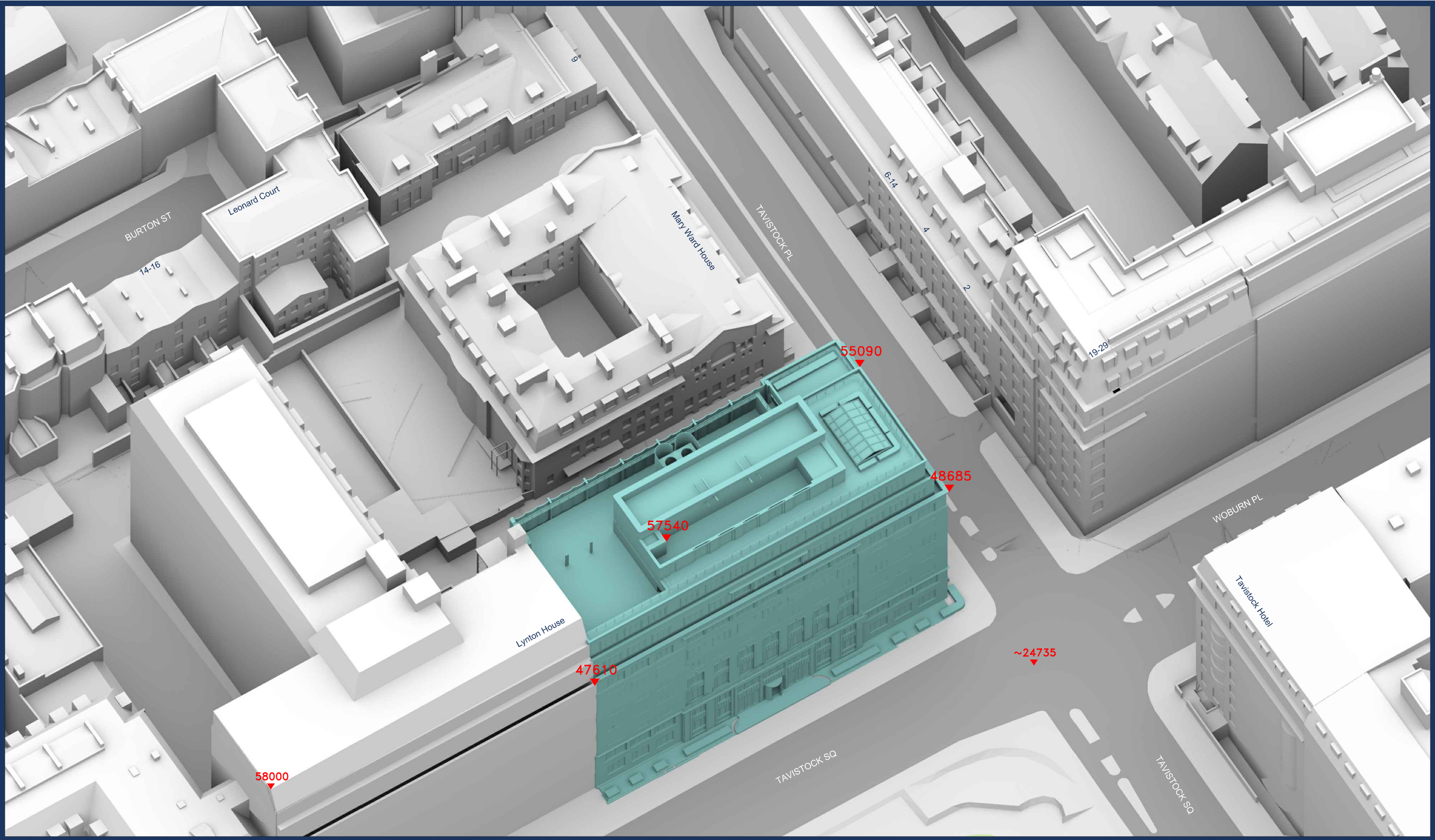
Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Tavis House,
London

Title: 3D View
Proposed Scheme 21/03/24

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	RM	NTS	Mar 24	P2583/21	06



Sources: Point 2 Surveyors
Scan Date
Site Photos

Local Planning Authority
Various Layout Information

GORT SCOTT (Received 01/03/24)
222-GSA-ZZ-ZZ-M-A-000010_Proposed Model_240320.rvt

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Tavis House,
London

Title: 3D View
Proposed Scheme 21/03/24

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	RM	NTS	Mar 24	P2583/22	06

Appendix 2: Daylight and Sunlight Assessment Results

DAYLIGHT ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

Room	Room Use	Window	DAYLIGHT Existing VSC	DAYLIGHT Proposed VSC	DAYLIGHT Loss	DAYLIGHT %Loss
14 - 16 Burton Street						
R1/50	ASSUMED_RESI_4M	W1/50	12.18	11.75	0.43	3.53
R2/50	ASSUMED_RESI_4M	W2/50	16.77	16.28	0.49	2.92
R3/50	ASSUMED_RESI_4M	W3/50	14.87	14.45	0.42	2.82
R1/60	ASSUMED_RESI_4M	W1/60	10.90	10.69	0.21	1.93
R2/60	ASSUMED_RESI_4M	W2/60	14.51	14.14	0.37	2.55
R3/60	ASSUMED_RESI_4M	W3/60	11.56	11.32	0.24	2.08
R1/61	ASSUMED_RESI_4M	W1/61	18.48	18.04	0.44	2.38
R2/61	ASSUMED_RESI_4M	W2/61	19.22	18.72	0.50	2.60
R3/61	ASSUMED_RESI_4M	W3/61	16.22	15.85	0.37	2.28
Leonard Court, Burton Street						
R1/69	ASSUMED_RESI_4M	W1/69	2.19	2.19	0.00	0.00
R2/69	ASSUMED_RESI_4M	W2/69	2.33	2.33	0.00	0.00
R2/69	ASSUMED_RESI_4M	W3/69	2.71	2.71	0.00	0.00
R3/69	ASSUMED_RESI_4M	W4/69	2.95	2.95	0.00	0.00
R3/69	ASSUMED_RESI_4M	W5/69	3.02	3.02	0.00	0.00
R4/69	ASSUMED_RESI_4M	W6/69	4.26	4.26	0.00	0.00
R4/69	ASSUMED_RESI_4M	W7/69	4.77	4.77	0.00	0.00
R5/69	ASSUMED_RESI_4M	W8/69	2.59	2.59	0.00	0.00
R5/69	ASSUMED_RESI_4M	W9/69	2.97	2.97	0.00	0.00
R6/69	ASSUMED_RESI_4M	W10/69	4.45	4.45	0.00	0.00
R1/70	ASSUMED_RESI_4M	W1/70	5.13	5.02	0.11	2.14

DAYLIGHT ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

			DAYLIGHT			
Room	**Room Use**	**Window**	**Existing VSC**	**Proposed VSC**	**Loss**	**%Loss**
R2/70	ASSUMED_RESI_4M	W2/70	8.31	8.31	0.00	0.00
R2/70	ASSUMED_RESI_4M	W3/70	8.89	8.89	0.00	0.00
R3/70	ASSUMED_RESI_4M	W4/70	9.22	9.22	0.00	0.00
R3/70	ASSUMED_RESI_4M	W5/70	9.23	9.23	0.00	0.00
R4/70	ASSUMED_RESI_4M	W6/70	7.74	7.21	0.53	6.85
R4/70	ASSUMED_RESI_4M	W7/70	8.88	8.55	0.33	3.72
R5/70	ASSUMED_RESI_4M	W8/70	5.67	5.66	0.01	0.18
R5/70	ASSUMED_RESI_4M	W9/70	6.61	6.61	0.00	0.00
R6/70	ASSUMED_RESI_4M	W10/70	8.91	8.91	0.00	0.00
R1/71	ASSUMED_RESI_4M	W1/71	16.55	16.22	0.33	1.99
R2/71	ASSUMED_RESI_4M	W2/71	19.86	19.14	0.72	3.63
R2/71	ASSUMED_RESI_4M	W3/71	19.88	19.14	0.74	3.72
R3/71	ASSUMED_RESI_4M	W4/71	19.83	19.08	0.75	3.78
R3/71	ASSUMED_RESI_4M	W5/71	19.50	18.78	0.72	3.69
R4/71	ASSUMED_RESI_4M	W6/71	13.62	13.00	0.62	4.55
R4/71	ASSUMED_RESI_4M	W7/71	12.17	11.85	0.32	2.63
R5/71	ASSUMED_RESI_4M	W8/71	12.02	12.02	0.00	0.00
R5/71	ASSUMED_RESI_4M	W9/71	14.69	14.69	0.00	0.00
R6/71	ASSUMED_RESI_4M	W10/71	17.27	17.26	0.01	0.06
R1/72	ASSUMED_RESI_4M	W1/72	21.12	20.52	0.60	2.84
R2/72	ASSUMED_RESI_4M	W2/72	23.89	23.26	0.63	2.64
R2/72	ASSUMED_RESI_4M	W3/72	23.94	23.30	0.64	2.67
R3/72	ASSUMED_RESI_4M	W4/72	23.80	23.15	0.65	2.73
R3/72	ASSUMED_RESI_4M	W5/72	22.76	22.12	0.64	2.81
R4/72	ASSUMED_RESI_4M	W6/72	16.29	15.94	0.35	2.15

DAYLIGHT ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

Room	Room Use	Window	DAYLIGHT Existing VSC	Proposed VSC	Loss	%Loss
R5/72	ASSUMED_RESI_4M	W7/72	15.09	15.08	0.01	0.07
R5/72	ASSUMED_RESI_4M	W8/72	19.42	19.41	0.01	0.05
R6/72	ASSUMED_RESI_4M	W9/72	22.39	22.38	0.01	0.04
R1/73	ASSUMED_RESI_4M	W2/73	25.91	25.30	0.61	2.35
R1/73	ASSUMED_RESI_4M	W3/73	26.07	25.45	0.62	2.38
R2/73	ASSUMED_RESI_4M	W1/73	23.03	22.45	0.58	2.52
R3/73	ASSUMED_RESI_4M	W4/73	26.68	26.04	0.64	2.40
R3/73	ASSUMED_RESI_4M	W5/73	26.53	25.89	0.64	2.41
R4/73	ASSUMED_RESI_4M	W6/73	26.82	26.19	0.63	2.35
R4/73	ASSUMED_RESI_4M	W7/73	27.05	26.41	0.64	2.37
R5/73	ASSUMED_RESI_4M	W8/73	27.31	26.72	0.59	2.16
6-14 Tavistock Place						
R1/579	ASSUMED	W1/579	16.71	16.71	0.00	0.00
R1/579	ASSUMED	W2/579	17.90	17.59	0.31	1.73
R2/580	BEDROOM	W2/580	19.90	19.49	0.41	2.06
R2/580	BEDROOM	W3/580	20.37	19.97	0.40	1.96
R1/581	LD	W1/581	26.92	26.50	0.42	1.56
R1/581	LD	W2/581	27.25	26.81	0.44	1.61
R2/581	KITCHEN	W3/581	27.50	27.09	0.41	1.49
R1/582	ASSUMED	W1/582	29.80	29.36	0.44	1.48
R1/582	ASSUMED	W2/582	30.15	29.69	0.46	1.53
R2/582	ASSUMED	W3/582	30.40	29.96	0.44	1.45
R1/583	LD	W1/583	31.98	31.51	0.47	1.47
R1/583	LD	W2/583	32.33	31.85	0.48	1.48
R2/583	KITCHEN	W3/583	32.55	32.08	0.47	1.44

DAYLIGHT ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

Room	Room Use	Window	DAYLIGHT Existing VSC	Proposed VSC	Loss	%Loss
R1/584	ASSUMED	W1/584	33.89	33.39	0.50	1.48
R1/584	ASSUMED	W2/584	34.27	33.79	0.48	1.40
2 Tavistock Place						
R1/559	LKD	W1/559	16.51	16.39	0.12	0.73
R1/559	LKD	W2/559	16.87	16.76	0.11	0.65
R1/559	LKD	W3/559	15.66	15.56	0.10	0.64
R2/559	BEDROOM	W4/559	15.79	15.64	0.15	0.95
R1/560	LD	W1/560	17.38	17.24	0.14	0.81
R1/560	LD	W2/560	17.08	16.94	0.14	0.82
R1/560	LD	W3/560	17.71	17.57	0.14	0.79
R1/561	LKD	W1/561	22.57	22.38	0.19	0.84
R1/561	LKD	W2/561	23.14	22.95	0.19	0.82
R1/561	LKD	W3/561	23.60	23.43	0.17	0.72
R2/561	BEDROOM	W4/561	24.27	24.07	0.20	0.82
R2/561	BEDROOM	W5/561	24.79	24.57	0.22	0.89
R1/562	BEDROOM	W1/562	25.12	24.87	0.25	1.00
R1/562	BEDROOM	W2/562	25.74	25.50	0.24	0.93
R2/562	BEDROOM	W3/562	26.29	26.07	0.22	0.84
R3/562	BEDROOM	W4/562	27.02	26.79	0.23	0.85
R3/562	BEDROOM	W5/562	27.56	27.32	0.24	0.87
R1/563	BEDROOM	W1/563	27.31	27.00	0.31	1.14
R1/563	BEDROOM	W2/563	27.95	27.65	0.30	1.07
R2/563	BEDROOM	W3/563	28.55	28.28	0.27	0.95
R3/563	BEDROOM	W4/563	29.26	29.01	0.25	0.85
R3/563	BEDROOM	W5/563	29.80	29.54	0.26	0.87
R1/564	BEDROOM	W1/564	24.48	24.13	0.35	1.43

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			DAYLIGHT			
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R3/564	BEDROOM	W3/564	31.65	31.35	0.30	0.95
19 - 29 Woburn Place						
R1/520	STUDENT	W1/520	24.36	24.36	0.00	0.00
R1/520	STUDENT	W2/520	22.01	21.86	0.15	0.68
R3/520	STUDENT	W4/520	19.34	19.18	0.16	0.83
R1/521	STUDENT	W1/521	25.93	25.93	0.00	0.00
R1/521	STUDENT	W2/521	24.99	24.81	0.18	0.72
R1/521	STUDENT	W3/521	23.66	23.47	0.19	0.80
R3/521	STUDENT	W5/521	21.19	20.97	0.22	1.04
R4/521	STUDENT	W6/521	21.27	21.06	0.21	0.99
R5/521	STUDENT	W7/521	21.53	21.29	0.24	1.11
R1/522	STUDENT	W1/522	27.69	27.69	0.00	0.00
R1/522	STUDENT	W2/522	26.56	26.34	0.22	0.83
R1/522	STUDENT	W3/522	25.21	24.95	0.26	1.03
R3/522	STUDENT	W5/522	23.30	22.98	0.32	1.37
R4/522	STUDENT	W6/522	23.42	23.14	0.28	1.20
R5/522	STUDENT	W7/522	23.75	23.47	0.28	1.18
R1/523	STUDENT	W1/523	29.55	29.55	0.00	0.00
R1/523	STUDENT	W2/523	28.32	28.03	0.29	1.02
R1/523	STUDENT	W3/523	27.13	26.80	0.33	1.22
R3/523	STUDENT	W5/523	25.67	25.25	0.42	1.64
R4/523	STUDENT	W6/523	25.81	25.43	0.38	1.47
R5/523	STUDENT	W7/523	26.19	25.82	0.37	1.41

DAYLIGHT ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

			DAYLIGHT			
Room	**Room Use**	**Window**	**Existing VSC**	**Proposed VSC**	**Loss**	**%Loss**
R1/524	STUDENT	W1/524	30.26	30.26	0.00	0.00
R1/524	STUDENT	W2/524	28.99	28.61	0.38	1.31
R1/524	STUDENT	W3/524	28.00	27.57	0.43	1.54
R3/524	STUDENT	W5/524	26.99	26.45	0.54	2.00
R4/524	STUDENT	W6/524	26.97	26.48	0.49	1.82
R5/524	STUDENT	W7/524	27.22	26.75	0.47	1.73
R1/525	STUDENT	W1/525	34.14	34.14	0.00	0.00
R1/525	STUDENT	W2/525	32.91	32.48	0.43	1.31
R1/525	STUDENT	W3/525	32.23	31.72	0.51	1.58
R3/525	STUDENT	W5/525	31.50	30.86	0.64	2.03
R4/525	STUDENT	W6/525	31.60	31.03	0.57	1.80
R5/525	STUDENT	W7/525	31.85	31.30	0.55	1.73
R1/526	STUDENT	W1/526	36.41	36.41	0.00	0.00
R1/526	STUDENT	W2/526	35.48	34.97	0.51	1.44
R1/526	STUDENT	W3/526	35.07	34.48	0.59	1.68
R3/526	STUDENT	W5/526	34.75	34.01	0.74	2.13
R4/526	STUDENT	W6/526	34.76	34.06	0.70	2.01
R5/526	STUDENT	W7/526	34.92	34.26	0.66	1.89
R1/527	STUDENT	W1/527	37.92	37.92	0.00	0.00
R1/527	STUDENT	W2/527	37.51	36.84	0.67	1.79
R3/527	STUDENT	W4/527	37.27	36.51	0.76	2.04
R4/527	STUDENT	W5/527	37.18	36.50	0.68	1.83
R5/527	STUDENT	W6/527	37.19	36.51	0.68	1.83
R1/528	STUDENT	W1/528	39.17	39.17	0.00	0.00

DAYLIGHT ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

DAYLIGHT

Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/528	STUDENT	W2/528	38.89	38.47	0.42	1.08
R1/528	STUDENT	W7/528	39.13	39.13	0.00	0.00
R3/528	STUDENT	W4/528	38.66	38.17	0.49	1.27
R4/528	STUDENT	W5/528	38.57	38.07	0.50	1.30
R5/528	STUDENT	W6/528	38.52	38.02	0.50	1.30

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NSL ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

			NSL			
Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
14 - 16 Burton Street						
R1/50	ASSUMED_RESI_4M	90.9	29.7	27.5	2.2	7.4
R2/50	ASSUMED_RESI_4M	116.4	44.7	41.0	3.7	8.3
R3/50	ASSUMED_RESI_4M	111.9	41.8	36.9	4.9	11.7
R1/60	ASSUMED_RESI_4M	128.1	64.6	61.9	2.7	4.2
R2/60	ASSUMED_RESI_4M	129.8	65.1	61.9	3.2	4.9
R3/60	ASSUMED_RESI_4M	125.7	63.3	59.1	4.2	6.6
R1/61	ASSUMED_RESI_4M	128.1	70.5	67.5	3.0	4.3
R2/61	ASSUMED_RESI_4M	129.8	66.0	62.9	3.1	4.7
R3/61	ASSUMED_RESI_4M	125.7	70.7	65.5	5.2	7.4
Leonard Court, Burton Street						
R1/69	ASSUMED_RESI_4M	124.7	17.5	17.5	0.0	0.0
R2/69	ASSUMED_RESI_4M	134.1	2.5	2.5	0.0	0.0
R3/69	ASSUMED_RESI_4M	131.8	2.6	2.6	0.0	0.0
R4/69	ASSUMED_RESI_4M	161.5	38.3	38.3	0.0	0.0
R5/69	ASSUMED_RESI_4M	133.8	6.5	6.5	0.0	0.0
R6/69	ASSUMED_RESI_4M	67.7	28.5	28.5	0.0	0.0
R1/70	ASSUMED_RESI_4M	124.7	36.7	33.5	3.2	8.7
R2/70	ASSUMED_RESI_4M	134.1	29.6	29.6	0.0	0.0
R3/70	ASSUMED_RESI_4M	131.8	29.9	29.9	0.0	0.0
R4/70	ASSUMED_RESI_4M	161.5	82.4	68.0	14.4	17.5
R5/70	ASSUMED_RESI_4M	133.8	24.4	24.4	0.0	0.0
R6/70	ASSUMED_RESI_4M	67.7	42.2	42.2	0.0	0.0
R1/71	ASSUMED_RESI_4M	124.7	51.1	47.4	3.6	7.0
R2/71	ASSUMED_RESI_4M	134.1	83.9	75.5	8.4	10.0
R3/71	ASSUMED_RESI_4M	131.8	84.8	72.7	12.1	14.3
R4/71	ASSUMED_RESI_4M	161.5	106.1	89.6	16.5	15.6
R5/71	ASSUMED_RESI_4M	133.8	131.6	131.6	0.0	0.0
R6/71	ASSUMED_RESI_4M	67.7	66.0	66.0	0.0	0.0
R1/72	ASSUMED_RESI_4M	77.7	50.2	46.3	3.9	7.8
R2/72	ASSUMED_RESI_4M	166.0	103.7	91.9	11.8	11.4
R3/72	ASSUMED_RESI_4M	177.8	129.4	109.2	20.2	15.6
R4/72	ASSUMED_RESI_4M	123.7	63.5	55.1	8.4	13.2
R5/72	ASSUMED_RESI_4M	133.8	132.0	132.0	0.0	0.0
R6/72	ASSUMED_RESI_4M	67.7	66.8	66.8	0.0	0.0
R1/73	ASSUMED_RESI_4M	166.0	125.9	111.9	14.0	11.1
R2/73	ASSUMED_RESI_4M	77.7	58.5	53.8	4.7	8.0

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NSL ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

Room	Room Use	Whole Room sq ft	NSL Existing sq ft	NSL Proposed sq ft	NSL Loss sq ft	NSL %Loss
R3/73	ASSUMED_RESI_4M	177.8	151.8	133.9	17.9	11.8
R4/73	ASSUMED_RESI_4M	164.0	141.8	124.2	17.7	12.5
R5/73	ASSUMED_RESI_4M	84.8	71.3	59.4	11.9	16.7
6-14 Tavistock Place						
R1/579	ASSUMED	216.0	114.2	107.7	6.5	5.7
R2/580	BEDROOM	151.9	149.9	149.9	0.0	0.0
R1/581	LD	171.8	170.6	170.6	0.0	0.0
R2/581	KITCHEN	119.6	116.6	116.6	0.0	0.0
R1/582	ASSUMED	279.0	266.1	266.1	0.0	0.0
R2/582	ASSUMED	97.2	96.6	96.6	0.0	0.0
R1/583	LD	279.0	263.7	263.7	0.0	0.0
R2/583	KITCHEN	97.2	95.7	95.7	0.0	0.0
R1/584	ASSUMED	286.3	286.3	286.3	0.0	0.0
2 Tavistock Place						
R1/559	LKD	286.2	210.0	210.0	0.0	0.0
R2/559	BEDROOM	125.0	79.1	77.0	2.1	2.7
R1/560	LD	275.9	273.7	273.7	0.0	0.0
R1/561	LKD	289.8	287.8	287.8	0.0	0.0
R2/561	BEDROOM	109.4	108.0	108.0	0.0	0.0
R1/562	BEDROOM	166.7	156.1	156.1	0.0	0.0
R2/562	BEDROOM	95.8	78.2	78.2	0.0	0.0
R3/562	BEDROOM	132.1	131.3	131.3	0.0	0.0
R1/563	BEDROOM	166.7	154.7	154.7	0.0	0.0
R2/563	BEDROOM	95.8	78.2	77.1	1.1	1.4
R3/563	BEDROOM	132.1	131.3	131.3	0.0	0.0
R1/564	BEDROOM	126.0	120.3	120.0	0.3	0.2
R3/564	BEDROOM	107.0	98.0	97.8	0.2	0.2
19 - 29 Woburn Place						
R1/520	STUDENT	143.5	140.5	140.5	0.0	0.0
R3/520	STUDENT	275.8	71.9	71.2	0.7	1.0
R1/521	STUDENT	143.5	141.9	141.9	0.0	0.0
R3/521	STUDENT	123.3	50.3	50.3	0.0	0.0
R4/521	STUDENT	125.5	50.7	50.6	0.0	0.0
R5/521	STUDENT	155.3	66.9	66.7	0.2	0.3

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NSL ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

NSL

Room	Room Use	Whole Room sq ft	Existing sq ft	Proposed sq ft	Loss sq ft	%Loss
R1/522	STUDENT	143.5	142.1	142.1	0.0	0.0
R3/522	STUDENT	123.3	54.1	54.0	0.1	0.2
R4/522	STUDENT	125.5	54.7	54.7	0.0	0.0
R5/522	STUDENT	155.3	73.1	72.6	0.5	0.7
R1/523	STUDENT	143.5	142.7	142.7	0.0	0.0
R3/523	STUDENT	123.3	63.1	62.5	0.5	0.8
R4/523	STUDENT	125.5	63.8	62.9	0.9	1.4
R5/523	STUDENT	155.3	83.5	82.5	1.0	1.2
R1/524	STUDENT	143.5	142.7	142.7	0.0	0.0
R3/524	STUDENT	123.3	79.3	75.2	4.1	5.2
R4/524	STUDENT	125.5	78.8	76.2	2.6	3.3
R5/524	STUDENT	155.3	99.3	95.5	3.8	3.8
R1/525	STUDENT	143.5	143.1	143.1	0.0	0.0
R3/525	STUDENT	123.3	107.6	99.7	7.9	7.3
R4/525	STUDENT	125.5	105.6	98.9	6.7	6.3
R5/525	STUDENT	155.3	131.8	122.8	9.1	6.9
R1/526	STUDENT	143.5	139.1	139.1	0.0	0.0
R3/526	STUDENT	123.3	121.4	120.7	0.7	0.6
R4/526	STUDENT	125.5	120.9	116.3	4.6	3.8
R5/526	STUDENT	155.3	149.3	149.3	0.0	0.0
R1/527	STUDENT	243.8	233.4	233.4	0.0	0.0
R3/527	STUDENT	133.4	132.1	132.1	0.0	0.0
R4/527	STUDENT	125.2	120.6	120.6	0.0	0.0
R5/527	STUDENT	147.8	140.2	140.2	0.0	0.0
R1/528	STUDENT	258.2	250.4	250.4	0.0	0.0
R3/528	STUDENT	124.5	121.3	121.3	0.0	0.0
R4/528	STUDENT	117.2	112.5	112.5	0.0	0.0
R5/528	STUDENT	147.3	140.3	140.3	0.0	0.0

SUNLIGHT ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
14 - 16 Burton Street														
R1/50	W1/50	ASSUMED_RESI_4M	11	29	10	28	9.1	3.4	11	29	10	28	9.1	3.4
R2/50	W2/50	ASSUMED_RESI_4M	9	33	8	32	11.1	3.0	9	33	8	32	11.1	3.0
R3/50	W3/50	ASSUMED_RESI_4M	2	25	2	25	0.0	0.0	2	25	2	25	0.0	0.0
R1/60	W1/60	ASSUMED_RESI_4M	2	19	1	18	50.0	5.3	2	19	1	18	50.0	5.3
R2/60	W2/60	ASSUMED_RESI_4M	2	25	1	24	50.0	4.0	2	25	1	24	50.0	4.0
R3/60	W3/60	ASSUMED_RESI_4M	0	11	0	11	-	0.0	0	11	0	11	-	0.0
R1/61	W1/61	ASSUMED_RESI_4M	12	36	12	36	0.0	0.0	12	36	12	36	0.0	0.0
R2/61	W2/61	ASSUMED_RESI_4M	9	37	9	37	0.0	0.0	9	37	9	37	0.0	0.0
R3/61	W3/61	ASSUMED_RESI_4M	2	24	1	23	50.0	4.2	2	24	1	23	50.0	4.2
Leonard Court, Burton Street														
R1/69	W1/69	ASSUMED_RESI_4M	0	2	0	2	-	0.0	0	2	0	2	-	0.0
R2/69	W2/69	ASSUMED_RESI_4M	1	6	1	6	0.0	0.0						

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SUNLIGHT ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R2/69	W3/69	ASSUMED_RESI_4M	1	6	1	6	0.0	0.0	1	6	1	6	0.0	0.0
R3/69	W4/69	ASSUMED_RESI_4M	0	5	0	5	-	0.0						
R3/69	W5/69	ASSUMED_RESI_4M	0	5	0	5	-	0.0	0	5	0	5	-	0.0
R4/69	W6/69	ASSUMED_RESI_4M	0	7	0	7	-	0.0						
R4/69	W7/69	ASSUMED_RESI_4M	0	3	0	3	-	0.0	0	8	0	8	-	0.0
R1/70	W1/70	ASSUMED_RESI_4M	1	7	0	6	100.0	14.3	1	7	0	6	100.0	14.3
R2/70	W2/70	ASSUMED_RESI_4M	1	15	1	15	0.0	0.0						
R2/70	W3/70	ASSUMED_RESI_4M	1	15	1	15	0.0	0.0	1	15	1	15	0.0	0.0
R3/70	W4/70	ASSUMED_RESI_4M	1	14	1	14	0.0	0.0						
R3/70	W5/70	ASSUMED_RESI_4M	1	14	1	14	0.0	0.0	1	14	1	14	0.0	0.0
R4/70	W6/70	ASSUMED_RESI_4M	1	12	0	11	100.0	8.3						
R4/70	W7/70	ASSUMED_RESI_4M	1	9	0	8	100.0	11.1	1	15	0	14	100.0	6.7
R1/71	W1/71	ASSUMED_RESI_4M	1	22	0	21	100.0	4.5	1	22	0	21	100.0	4.5
R2/71	W2/71	ASSUMED_RESI_4M	10	39	9	38	10.0	2.6						
R2/71	W3/71	ASSUMED_RESI_4M	9	38	8	37	11.1	2.6	10	39	9	38	10.0	2.6
R3/71	W4/71	ASSUMED_RESI_4M	5	34	4	33	20.0	2.9						

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SUNLIGHT ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/71	W5/71	ASSUMED_RESI_4M	4	33	3	32	25.0	3.0	5	34	4	33	20.0	2.9
R4/71	W6/71	ASSUMED_RESI_4M	1	21	0	20	100.0	4.8						
R4/71	W7/71	ASSUMED_RESI_4M	1	11	0	10	100.0	9.1	1	22	0	21	100.0	4.5
R1/72	W1/72	ASSUMED_RESI_4M	8	32	6	30	25.0	6.3	8	32	6	30	25.0	6.3
R2/72	W2/72	ASSUMED_RESI_4M	16	46	14	44	12.5	4.3						
R2/72	W3/72	ASSUMED_RESI_4M	18	49	16	47	11.1	4.1	18	49	16	47	11.1	4.1
R3/72	W4/72	ASSUMED_RESI_4M	13	43	12	42	7.7	2.3						
R3/72	W5/72	ASSUMED_RESI_4M	7	38	6	37	14.3	2.6	13	44	12	43	7.7	2.3
R4/72	W6/72	ASSUMED_RESI_4M	1	18	1	18	0.0	0.0	1	18	1	18	0.0	0.0
R1/73	W2/73	ASSUMED_RESI_4M	19	50	19	50	0.0	0.0						
R1/73	W3/73	ASSUMED_RESI_4M	19	50	18	49	5.3	2.0	19	50	19	50	0.0	0.0
R2/73	W1/73	ASSUMED_RESI_4M	10	35	9	34	10.0	2.9	10	35	9	34	10.0	2.9
R3/73	W4/73	ASSUMED_RESI_4M	18	51	17	50	5.6	2.0						
R3/73	W5/73	ASSUMED_RESI_4M	18	50	17	49	5.6	2.0	19	52	18	51	5.3	1.9
R4/73	W6/73	ASSUMED_RESI_4M	18	51	17	50	5.6	2.0						
R4/73	W7/73	ASSUMED_RESI_4M	18	51	17	50	5.6	2.0	18	51	17	50	5.6	2.0

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SUNLIGHT ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R5/73	W8/73	ASSUMED_RESI_4M	18	52	17	51	5.6	1.9	18	52	17	51	5.6	1.9
19 - 29 Woburn Place														
R1/520	W1/520	STUDENT	7	42	7	42	0.0	0.0						
R1/520	W2/520	STUDENT	1	19	1	19	0.0	0.0	7	43	7	43	0.0	0.0
R1/521	W1/521	STUDENT	9	46	9	46	0.0	0.0						
R1/521	W2/521	STUDENT	1	18	1	18	0.0	0.0						
R1/521	W3/521	STUDENT	1	19	1	19	0.0	0.0	9	47	9	47	0.0	0.0
R1/522	W1/522	STUDENT	11	50	11	50	0.0	0.0						
R1/522	W2/522	STUDENT	2	21	2	21	0.0	0.0						
R1/522	W3/522	STUDENT	2	21	2	21	0.0	0.0	11	51	11	51	0.0	0.0
R1/523	W1/523	STUDENT	14	55	14	55	0.0	0.0						
R1/523	W2/523	STUDENT	2	20	2	20	0.0	0.0						
R1/523	W3/523	STUDENT	2	21	2	21	0.0	0.0	14	56	14	56	0.0	0.0
R1/524	W1/524	STUDENT	15	53	15	53	0.0	0.0						
R1/524	W2/524	STUDENT	2	17	2	17	0.0	0.0						
R1/524	W3/524	STUDENT	2	16	2	16	0.0	0.0	15	53	15	53	0.0	0.0
R1/525	W1/525	STUDENT	19	61	19	61	0.0	0.0						

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SUNLIGHT ANALYSIS

TAVIS HOUSE, London

EXISTING vs Proposed Scheme 21/03/24

APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/525	W2/525	STUDENT	2	19	2	19	0.0	0.0						
R1/525	W3/525	STUDENT	2	18	2	18	0.0	0.0	19	61	19	61	0.0	0.0
R1/526	W1/526	STUDENT	22	65	22	65	0.0	0.0						
R1/526	W2/526	STUDENT	2	21	2	21	0.0	0.0						
R1/526	W3/526	STUDENT	2	21	2	21	0.0	0.0	22	65	22	65	0.0	0.0
R1/527	W1/527	STUDENT	23	66	23	66	0.0	0.0						
R1/527	W2/527	STUDENT	2	21	2	21	0.0	0.0	23	66	23	66	0.0	0.0
R1/528	W1/528	STUDENT	24	67	24	67	0.0	0.0						
R1/528	W2/528	STUDENT	2	21	2	21	0.0	0.0						
R1/528	W7/528	STUDENT	24	67	24	67	0.0	0.0	24	67	24	67	0.0	0.0

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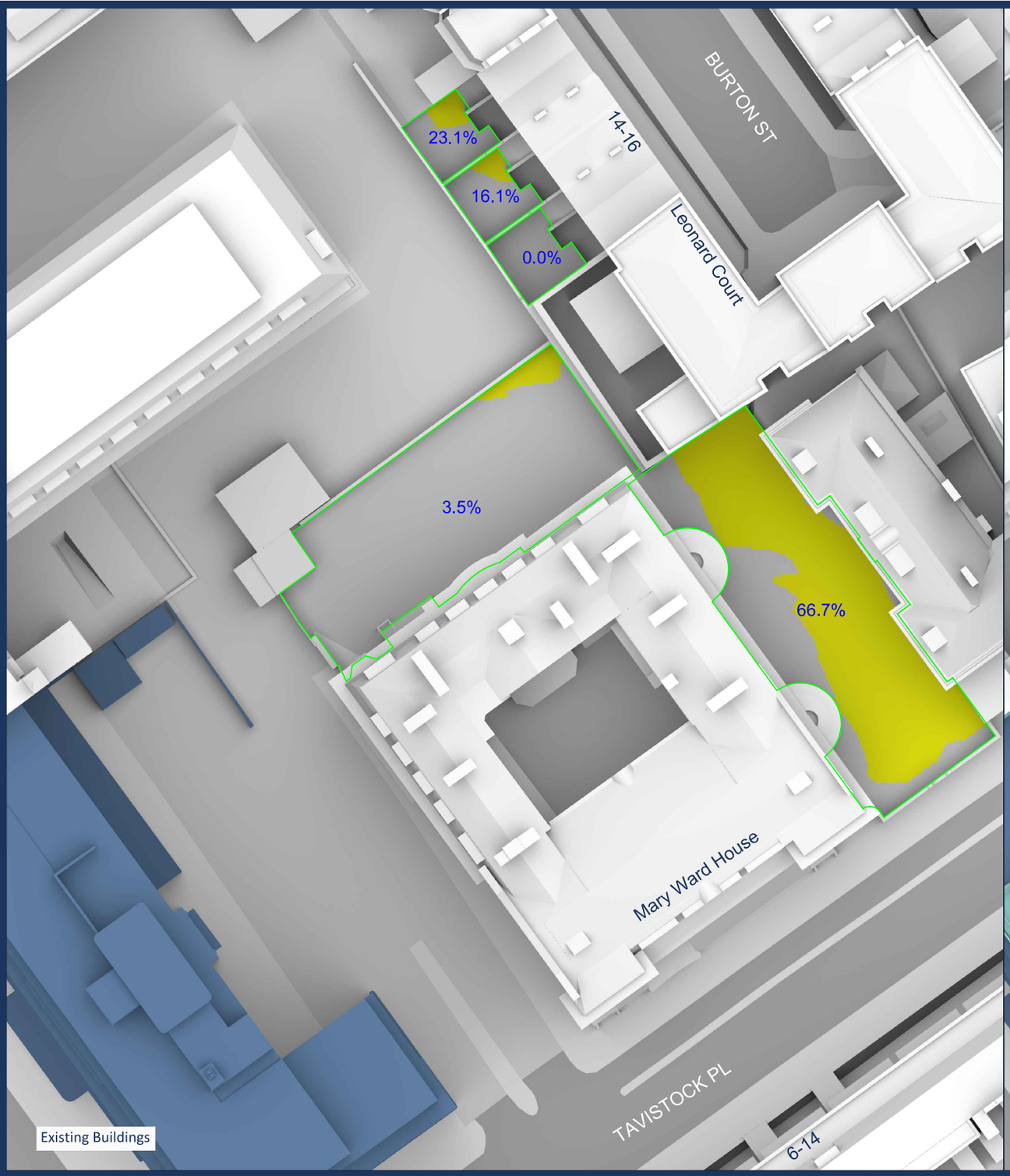
Appendix 3: Overshadowing Assessment Results



Sources: Point 2 Surveyors
Scan Date
Site Photos

Local Planning Authority
Various Layout Information

GORT SCOTT (Received 01/03/24)
222-GSA-ZZ-ZZ-M-A-000010_Proposed Model_240320.rvt

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Tavis House, London

Title: Plan View
BRE 2 Hour Sunlight Test
March 21st
Proposed Scheme 01/03/24

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	RM	1:400	Mar 24	P2583/SHA/11	06

Sources: Point 2 Surveyors
Scan Date
Site Photos

Local Planning Authority
Various Layout Information

GORT SCOTT (Received 01/03/24)
222-GSA-ZZ-ZZ-M-A-000010_Proposed Model_240320.rvt

Key:
- Area analysed
- Area with more than 2 hours of direct sunlight
- Area with less than 2 hours of direct sunlight
- 50% Percentage of area with more than 2 hours of direct sunlight

Project: Tavis House, London

Title: Plan View
BRE 2 Hour Sunlight Test
June 21st
Proposed Scheme 21/03/24

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	RM	1:400	Mar 24	P2583/SHA/12	06