# TRAVELODGE, DRURY LANE, LONDON BOROUGH OF CAMDEN

## DAYLIGHT & SUNLIGHT REPORT

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**CLIENT:** TRAVELODGE HOTELS LIMITED & FALKERSTONE LIMITED
**DATE:** FEBRUARY 2023
**VERSION:** VERSION 1
**PROJECT:** P3247

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# Contents



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## Appendices

# 1 Introduction

1.1 Point 2 Surveyors Ltd. have been instructed to assess to the daylight and sunlight implications as a result of the redevelopment of Travelodge, Drury Lane ("the Application Site" / "the Proposed Development"), within the London Borough of Camden.

1.2 This report relates to JWA Architects Limited Proposed Development (received 07 February 2023) and provides technical support regarding the potential impact on the daylight and sunlight amenity of seven neighbouring receptors containing residential accommodation.

1.3 The Local Planning Authority will be informed in this by the BRE document entitled *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2022* (BRE Guidelines)[1]. The BRE Guidelines are the principal guidance in this area. They set out the methodology for measuring light and recommend actions as to what are considered to be permitted or unobtrusive levels of change.

1.4 The BRE Guidelines are not mandatory, though decision-takers may consider the suitability of a proposed scheme for a site using the BRE guidance. Consideration will be given to the urban context within which a scheme is located, and the daylight and sunlight will be one of several planning considerations which the local authority will weigh in the planning balance.

[1] Building Research Establishment *'Site Layout Planning for Daylight and Sunlight' – A Guide to Good Practice*, 3rd Edition, 2022 (BRE Guidelines)

# 2 Sources of Information

2.1 In the process of compiling this report, the following sources of information have been used:

**Point 2 Surveyors Ltd.**
Site Photography (received 10/01/23)

**ZMapping Ltd.**
Photogrammetry Model (received 24/01/23)

**Survey Solutions**
Survey information (received 16/01/23)
45951BDLS-02-04.dwg

**JWA Architects Ltd.**
Proposed Scheme Information (received 07/02/23)
J9348 - 20-21-22-23 Proposed Plans.dwg

# 3 Assessment Methodology & Application of Guidance

3.1 It is common practice to assess daylight and sunlight by reference to the guidelines set out in the 2022 Building Research Establishment ("BRE") Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair (the "BRE Guidelines"). This document is widely accepted by planning authorities as the means by which to consider the effect of development on the daylight and sunlight enjoyed by neighbouring buildings. It is also used to assess daylight and sunlight within new development.

3.2 The BRE Guidelines is a document that is applied across the country. Due to its national application, the framework for designers, practitioners, and planning officials to refer to is a 'one size fits all' approach to the assessment of daylight and sunlight. Theoretically, the methodology and subsequent technical specification offered by the BRE Guidelines is applicable to all manner of built environments, ranging from villages to dense city centres, to areas where significant regeneration is taking place. Notwithstanding the stark disparity between these environments, the suggested target daylight and sunlight values remain consistent despite a suburban setting having very little in common with inner urban locations.

3.3 The BRE Guidelines repeatedly emphasise to the user, whether that be designers, consultants or planning officials to apply the guidelines in a manner that is appropriate for a particular situation. For example, in the introductory summary it states:

*"This guide as a comprehensive revision of the 2011 edition of site layout planning for daylight and sunlight.* ***It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location.*** *Appendix F explains how this can be done in a logical way while retaining consistency with the British Standard Recommendations on interior lighting."*

3.4 In Section 1: Introduction, at paragraph 1.6 it states:

*"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 the many factors in site layout design****. In special circumstances the developer or planning authority may wish to use different target values. For example,*** *in historic city centres* ***or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings****."*

3.5 At paragraph 2.2.3 (Existing Buildings), it states:

*"**Note that the numerical values given here are purely advisory**. Different criteria may be used based on the requirement for daylighting viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. Appendix F gives further guidance"*

3.6 In Appendix F it states at section F1:

*"Sections 2.1 and 2.2 and 2.3 give numerical target values in assessing how much light from the sky is blocked by obstructing buildings. **These values are purely advisory and different targets may be used on special requirements of the proposed development or its location**."*

3.7 It is clear that the numerical advice offered by the BRE is not mandatory and that a practical application of the target values is required as natural lighting is only one of many factors that should be considered. Where appropriate, the BRE Guidelines promote the use of alternative target values to those discussed in the main body of the document.

3.8 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties. Non-habitable rooms such as bathrooms and hallways have not been considered within this report.

3.9 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25˚ from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.

3.10 The BRE Guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component ("VSC") and No-Sky Line ("NSL").

3.11 In relation to sunlight, we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.

3.12 These measures of daylight and sunlight are discussed in the following paragraphs -

**Diffuse Daylight**

3.13 **Vertical Sky Component ("VSC")** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.

3.14 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.

3.15 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 reduction in skylight will be noticeable, and the existing building may be adversely affected.

3.16 Where there are multiple windows serving a room, an overall VSC can be derived by weighting the VSC for each window in accordance with its window area. This method should not be used where the windows are more than 5m apart.

3.17 **No-Sky Line ("NSL")** – NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry. It may be used where the room layouts are known.

3.18 The BRE suggests that the area of the working plane (set at 850mm above the floor) within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

3.19 NSL is notable that Appendix F does not recommend the use of NSL where alternative urban daylight targets are used, paragraph F6 says:

*"In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylit environment as a whole."*

**Sunlight**

3.20 **Annual Probable Sunlight Hours ("APSH")** – In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

3.21 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).

3.22 The BRE guidelines state that:

*"...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms…."*

3.23 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room-based figures.

# 4 Parameters and Assumptions

4.1 To calculate the various measures of daylight and sunlight, it is necessary to construct a three-dimensional computer model. The model is then analysed using proprietary software to calculate the various measures of daylight, sunlight, and overshadowing associated with the identified receptors.

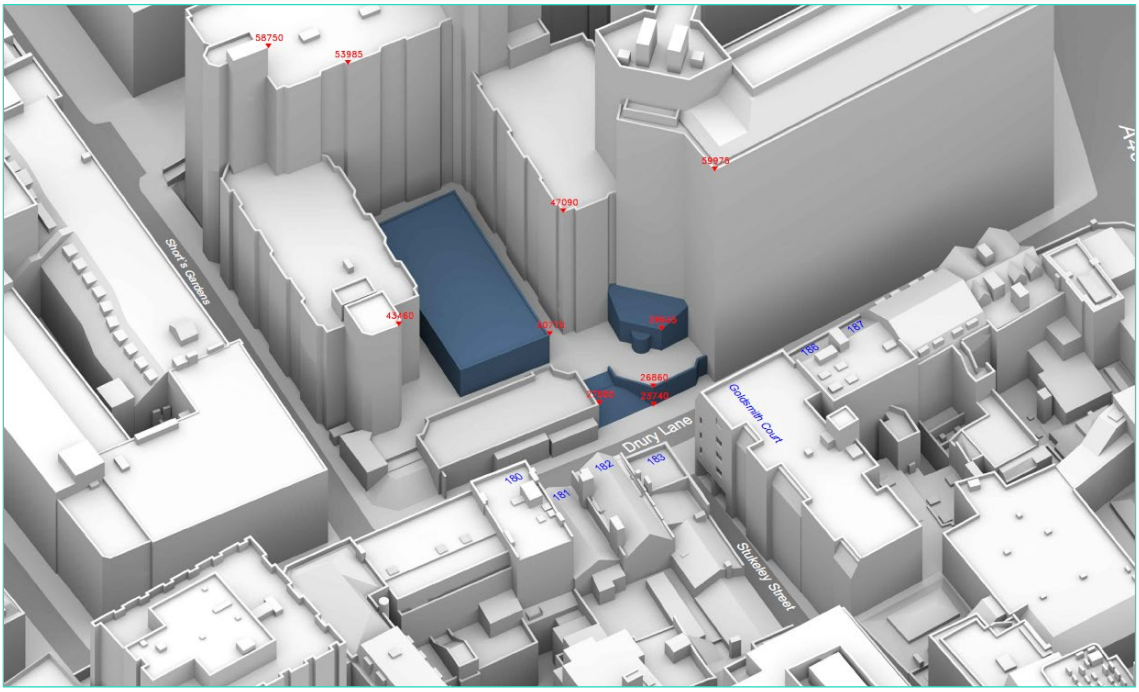
4.2 The 3D model was created to reproduce the massing of the buildings both on and surrounding the Application Site at a level of detail appropriate to the calculations performed. All heights in the model are in mm Above Ordnance Datum ("AOD").

4.3 In assessing the impact of a new development on neighbouring properties, it is usual to only consider main habitable spaces (i.e. bedrooms, living rooms and kitchens) within residential properties that contain a site-facing window. In accordance with BRE and British Standard guidance, VSC and APSH values have been calculated at the window centre, on the outside wall face.

4.4 Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observation, VOA searches and recourse to planning records where available. Where floor plan information could not be obtained, reasonable assumptions have been made as to the internal configuration of the rooms behind the fenestration. Unless the building form suggests otherwise, rooms have generally been assumed as 4.2 meters deep or half the depth of the building.

# 5 The Application Site

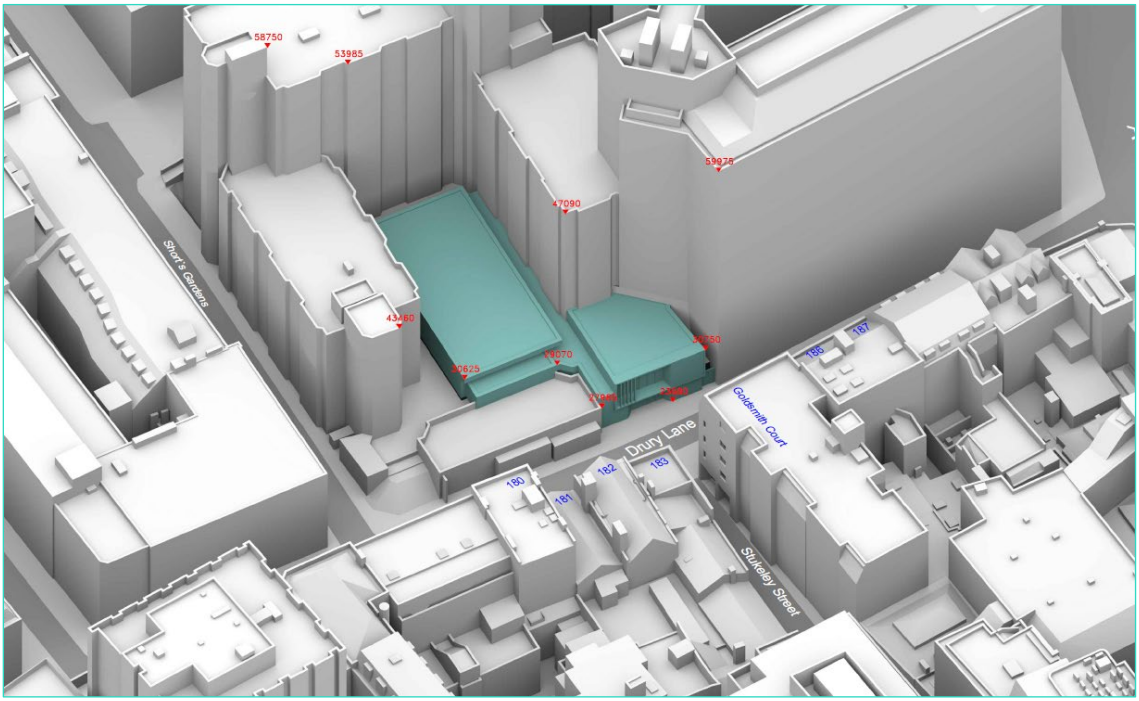
5.1 The Application Site is located within the London Borough of Camden.




*Drawing Number: P3247/03 – 3D View – Existing Building*

5.2 Our understanding of the Application Site location and existing building(s) that occupy the Application Site are illustrated in drawing P3247/01-03, contained within Appendix 1.

# 6 The Proposed Development




*Drawing Number: P3247/06 – 3D View – Proposed Development*

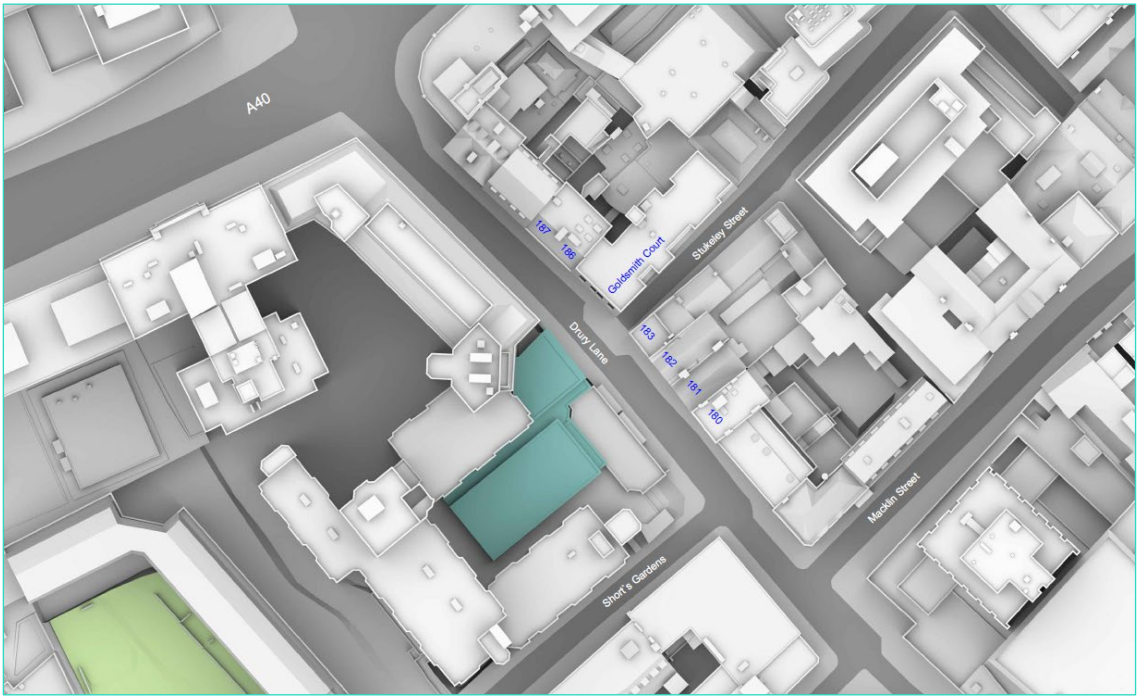
6.1 Our understanding of the Proposed Development is illustrated in drawing P3247/04-06, contained within Appendix 1.

# 7 The Surrounding Properties

7.1 The local council tax registry ("VOA") has identified the following 7 properties contain residential accommodation. Due to their proximity to the Application Site, the impact the Proposed Development has upon the daylight and sunlight amenity of their habitable rooms (bedrooms, living rooms and kitchens) has been assessed:

- 187 Drury Lane
- 186 Drury Lane
- Goldsmith Court
- 183 Drury Lane
- 182 Drury Lane
- 181 Drury Lane
- 180 Drury Lane

7.2 The location of these properties can be seen illustrated in the drawings contained within Appendix 1, and on the extract below:




*Identification Drawing ("the Plan")*

7.3 Detailed results for each window and associated room assessed can be found in Appendix 2 and are summarised in Section 8.

# 8 Assessment Results

8.1 A total of 50 windows serving 26 habitable / assumed habitable rooms have been assessed across seven properties.

***Daylight***

8.2 All windows will experience BRE compliant alterations in VSC and NSL. Therefore, the overall daylight impact of the Proposed Development is considered acceptable.

***Sunlight***

8.3 In relation to sunlight, all seven properties containing rooms with window(s) orientated within 90° due south, will experience BRE compliant alterations in APSH. Therefore, the overall sunlight of the Proposed Development is considered acceptable.

# 9 Conclusion

9.1 The daylight and sunlight amenity to 50 windows serving 26 habitable / assumed habitable rooms have been assessed across seven properties. The impact to all of which is BRE compliant in relation to both daylight and sunlight.

9.2 It is therefore concluded that the effects of the Proposed Development in relation to daylight and sunlight amenity are fully compliant with the BRE Guidelines and Point 2 fully support this application.

# Appendix 1:
Drawings


Sources: Zmap Ltd

Survey Solutions
Survey Info (received 16/01/23)
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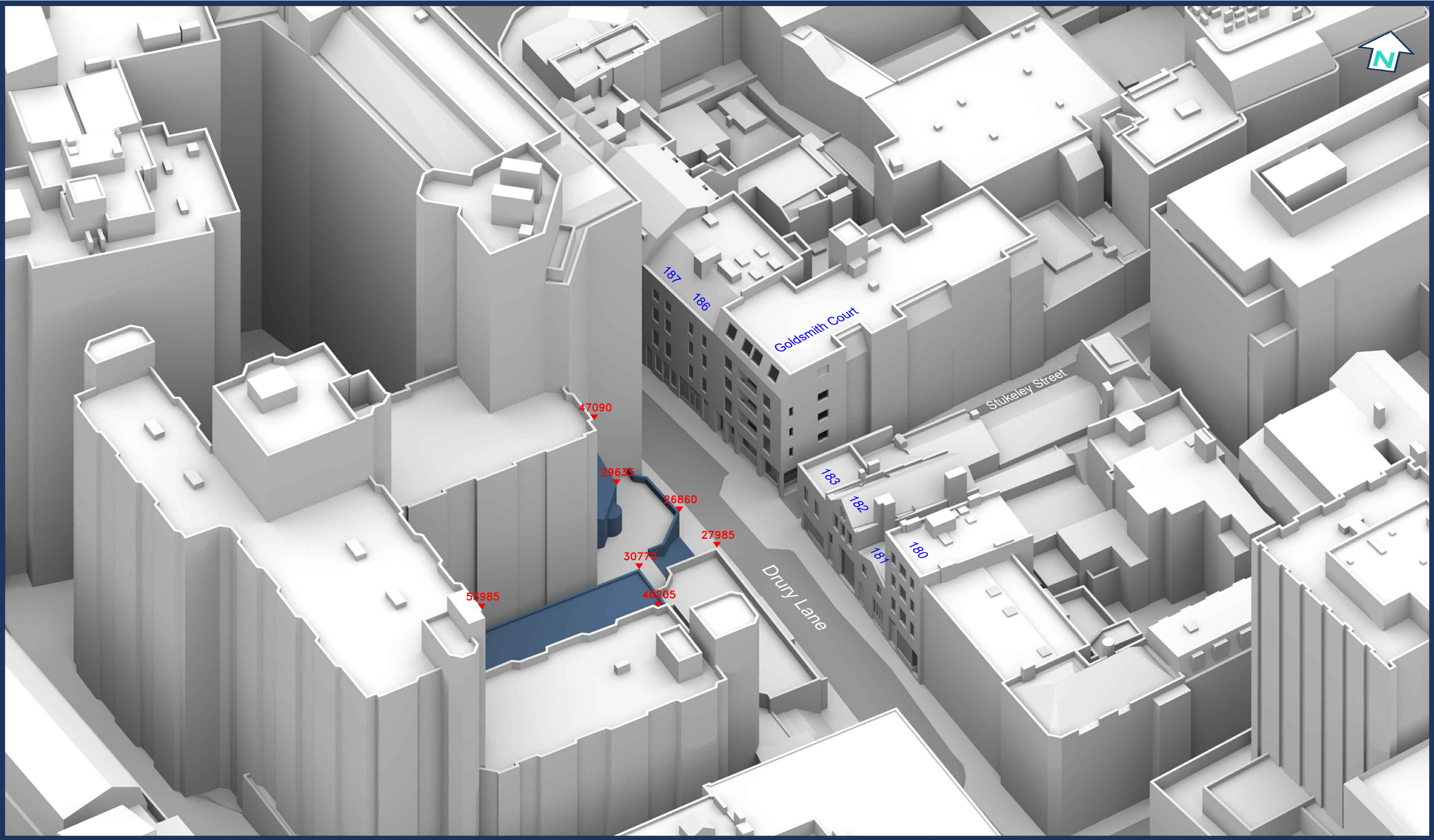
JWA Architects Limited
Proposed Info (received 16/01/23)
Travelodge Covent Garden w context.skp
Proposed Info (received 07/02/23)
J9348 - 20-21-22-23 Proposed Plans.dwg

Key: Existing Buildings
Proposed Scheme

Project: Travelodge
Drury Lane
Covent Garden
London

Title: Site Plan
Existing Buildings

| Scheme Confirmed: | Date: | Drawn By: | Scale: | Date: | Dwg No: | Rel: |
|---|---|---|---|---|---|---|
| - | - | TP | 1:500 @ A3 | Feb 2023 | P3247/01 | 01 |

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J9348 - 20-21-22-23 Proposed Plans.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Travelodge
Drury Lane
Covent Garden
London

Title: 3D View
Existing Buidling

| Scheme Confirmed: | Date: | Drawn By: | Scale: | Date: | Dwg No: | Rel: |
|---|---|---|---|---|---|---|
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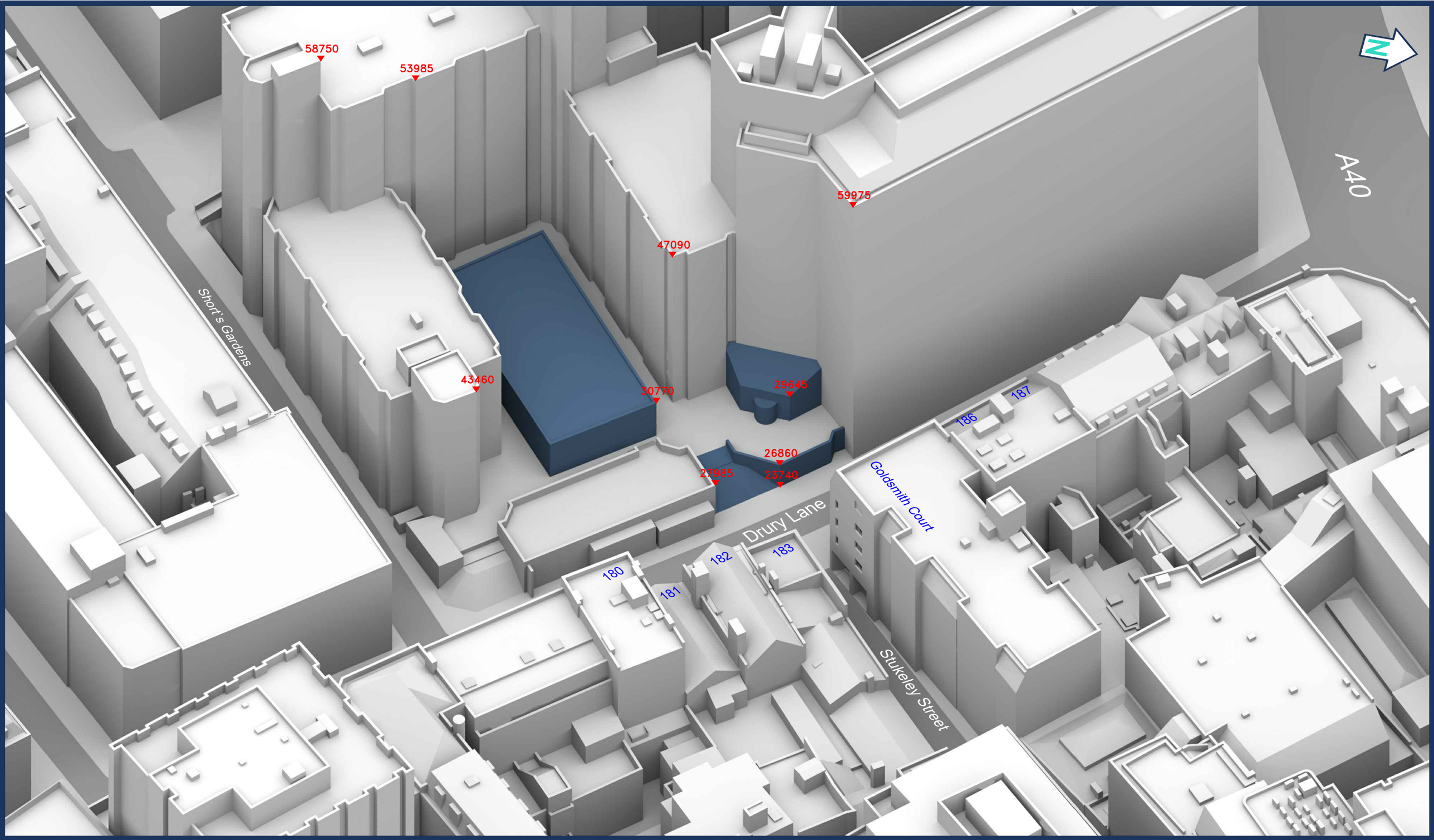


Sources: Zmap Ltd

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Key: Existing Buildings
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All Heights in mm AOD

Project: Travelodge
Drury Lane
Covent Garden
London

Title: 3D View
Existing Buildings

| Scheme Confirmed: | Date: | Drawn By: | Scale: | Date: | Dwg No: | Rel: |
|---|---|---|---|---|---|---|
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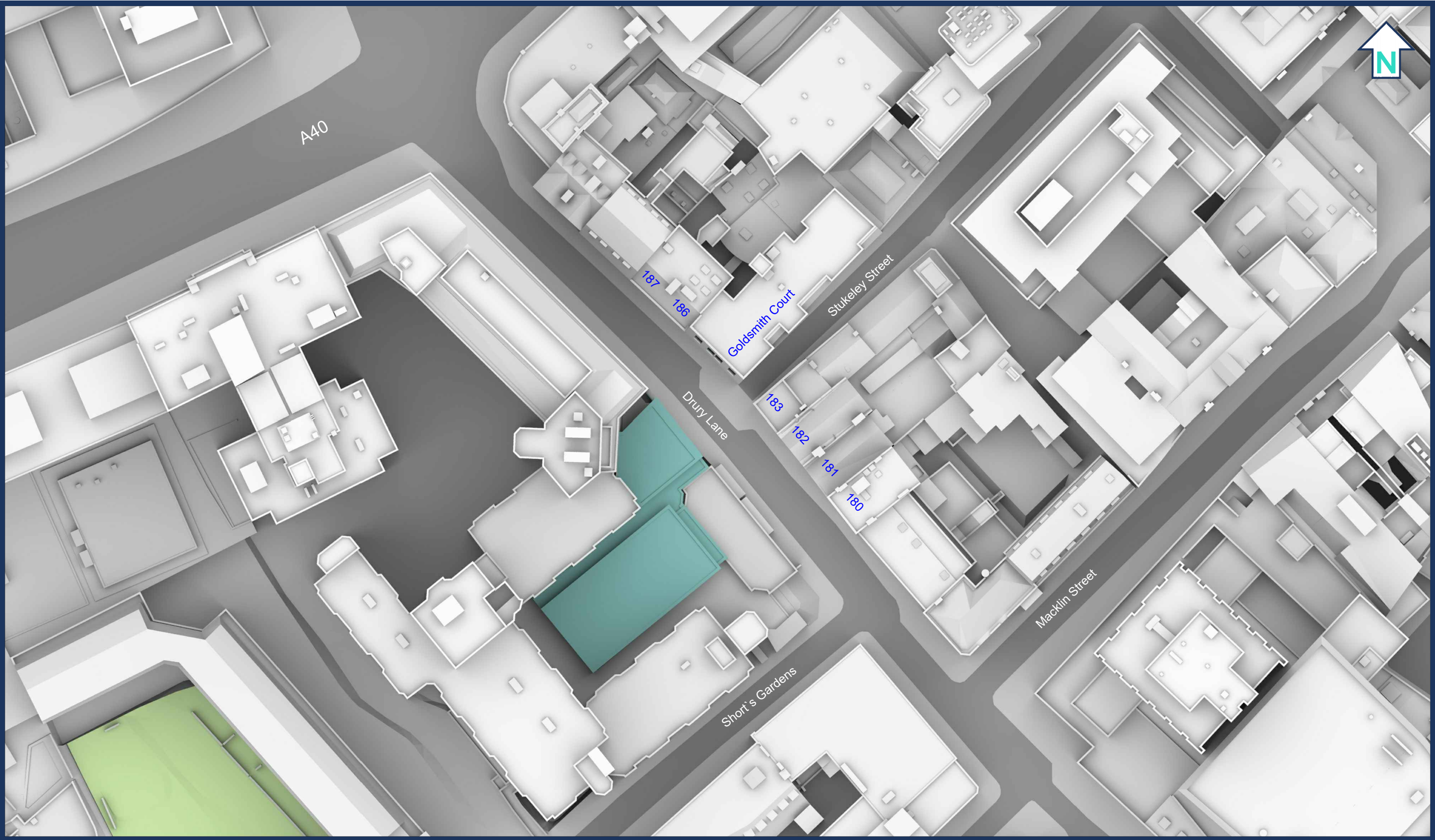


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Proposed Info (received 16/01/23)
Travelodge Covent Garden w context.skp
Proposed Info (received 07/02/23)
J9348 - 20-21-22-23 Proposed Plans.dwg

Key: Existing Buildings
Proposed Scheme

Project: Travelodge
Drury Lane
Covent Garden
London

Title: Site Plan
Proposed Scheme received (07/02/23)

| Scheme Confirmed: | Date: | Drawn By: | Scale: | Date: | Dwg No: | Rel: |
|---|---|---|---|---|---|---|
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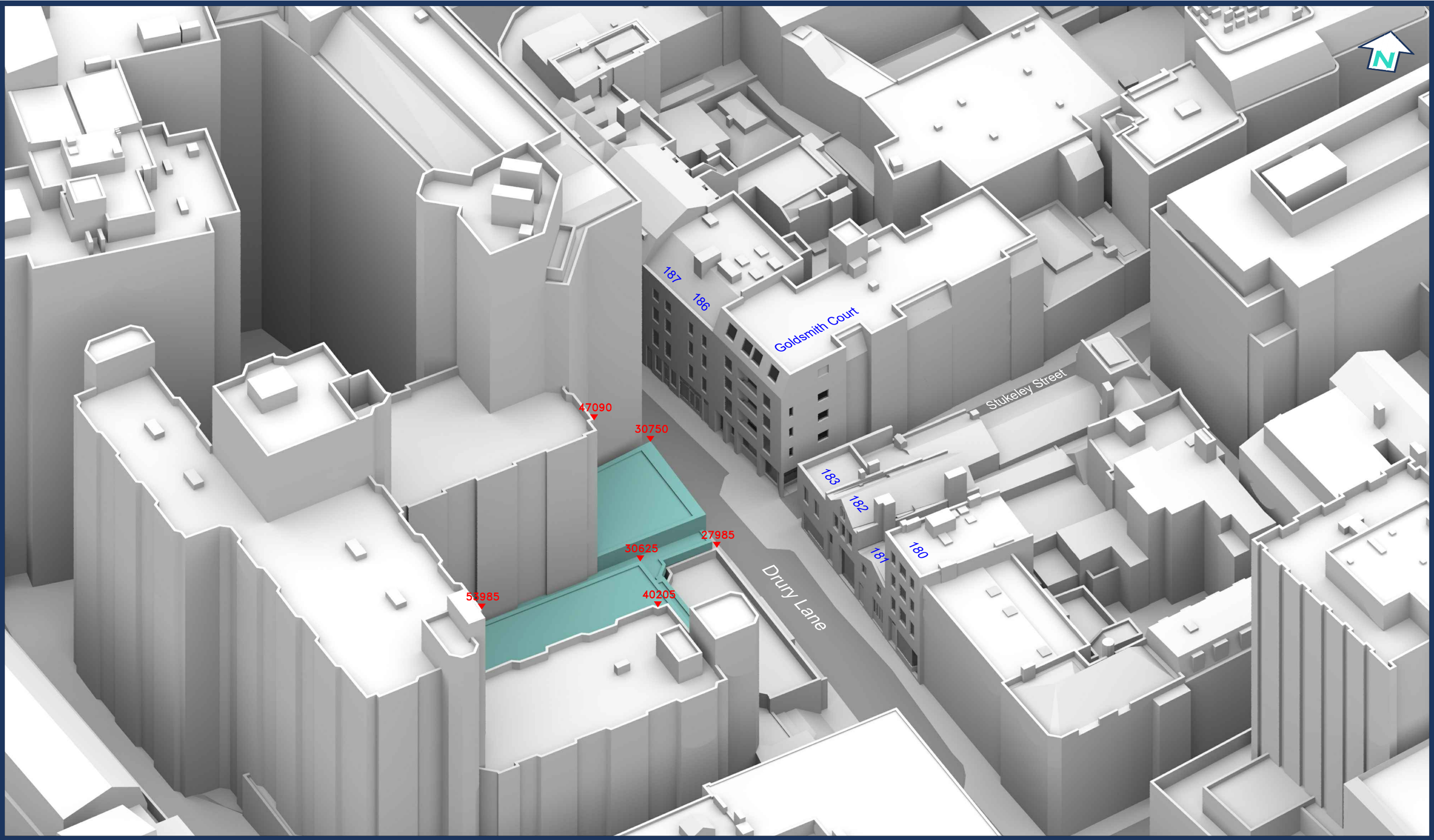


Sources: Zmap Ltd

Survey Solutions
Survey Info (received 16/01/23)
45951BDLS-02-04.dwg

JWA Architects Limited
Proposed Info (received 16/01/23)
Travelodge Covent Garden w context.skp
Proposed Info (received 07/02/23)
J9348 - 20-21-22-23 Proposed Plans.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Travelodge
Drury Lane
Covent Garden
London

Title: 3D View
Proposed Scheme received (07/02/23)

| Scheme Confirmed: | Date: | Drawn By: | Scale: | Date: | Dwg No: | Rel: |
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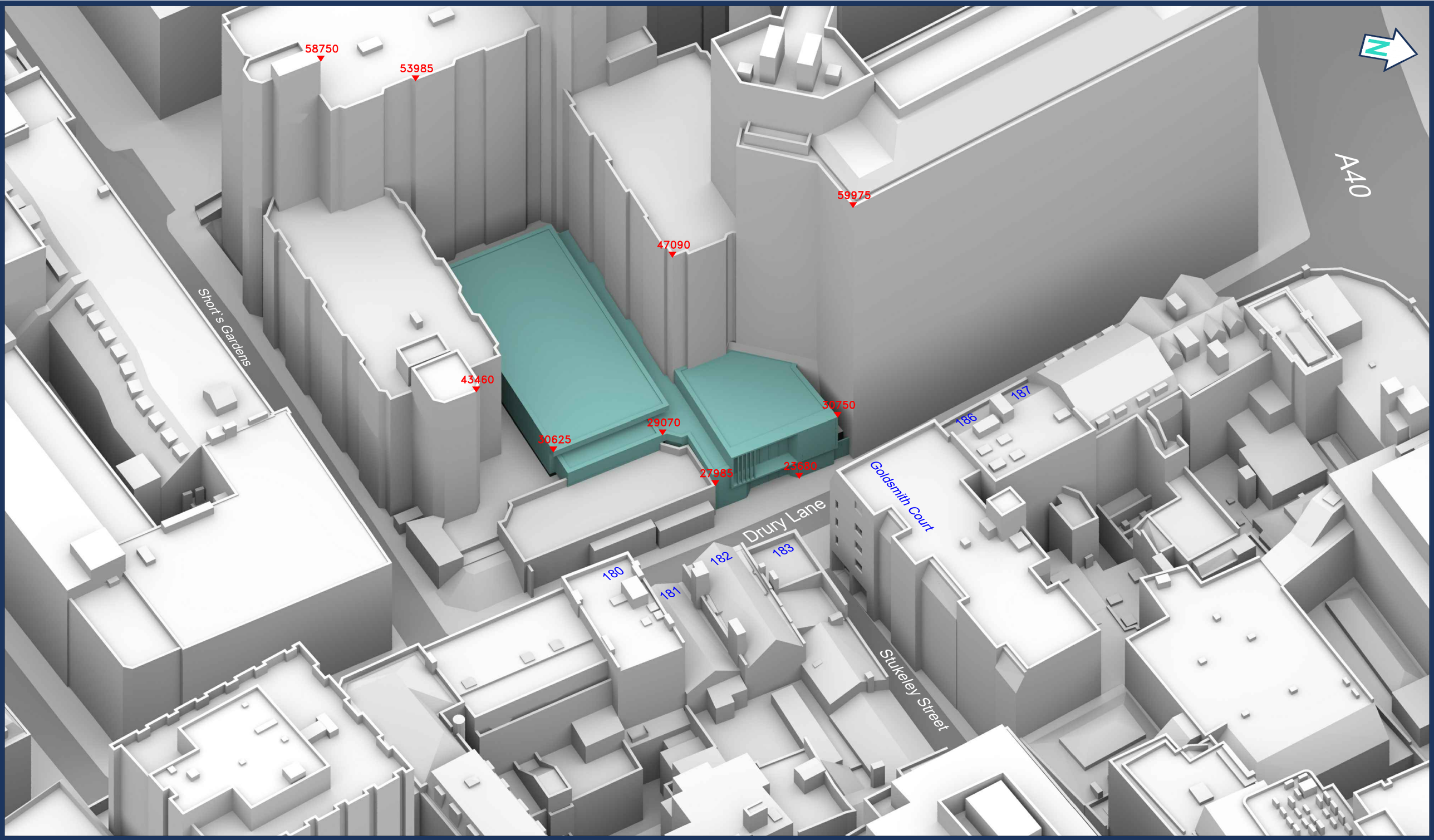


Sources: Zmap Ltd

Survey Solutions
Survey Info (received 16/01/23)
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Travelodge Covent Garden w context.skp
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J9348 - 20-21-22-23 Proposed Plans.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Travelodge
Drury Lane
Covent Garden
London

Title: 3D View
Proposed Scheme received (07/02/23)

| Scheme Confirmed: | Date: | Drawn By: | Scale: | Date: | Dwg No: | Rel: |
|---|---|---|---|---|---|---|
| - | - | TP | NTS @ A3 | Feb 2023 | P3247/06 | 01 |

# Appendix 2:
## Technical Analysis

# DAYLIGHT ANALYSIS

## TRAVELODGE, DRURY LANE, LONDON

## EXISTING vs PROPOSED SCHEME RECEIVED 07.02.23

| | | | DAYLIGHT | | | |
|---|---|---|---|---|---|---|
| Room | Room Use | Window | Existing VSC | Proposed VSC | Loss | %Loss |
| **187 Drury Lane** | | | | | | |
| R1/71 | ASSUMED_RESI | W1/71 | 6.51 | 6.51 | 0.00 | 0.00 |
| R1/71 | ASSUMED_RESI | W2/71 | 5.41 | 5.41 | 0.00 | 0.00 |
| R1/72 | ASSUMED_RESI | W1/72 | 7.11 | 7.11 | 0.00 | 0.00 |
| R1/72 | ASSUMED_RESI | W2/72 | 5.94 | 5.94 | 0.00 | 0.00 |
| R1/73 | ASSUMED_RESI | W1/73 | 7.68 | 7.68 | 0.00 | 0.00 |
| R1/73 | ASSUMED_RESI | W2/73 | 6.45 | 6.45 | 0.00 | 0.00 |
| **186 Drury Lane** | | | | | | |
| R1/51 | ASSUMED_RESI | W1/51 | 9.75 | 9.75 | 0.00 | 0.00 |
| R1/51 | ASSUMED_RESI | W2/51 | 8.48 | 8.48 | 0.00 | 0.00 |
| R1/52 | ASSUMED_RESI | W1/52 | 10.79 | 10.79 | 0.00 | 0.00 |
| R1/52 | ASSUMED_RESI | W2/52 | 9.33 | 9.33 | 0.00 | 0.00 |
| R1/53 | ASSUMED_RESI | W1/53 | 11.73 | 11.73 | 0.00 | 0.00 |
| R1/53 | ASSUMED_RESI | W2/53 | 10.09 | 10.09 | 0.00 | 0.00 |
| **Goldsmith Court** | | | | | | |
| R1/61 | ASSUMED_RESI | W1/61 | 11.38 | 11.38 | 0.00 | 0.00 |
| R2/61 | ASSUMED_RESI | W2/61 | 5.68 | 5.68 | 0.00 | 0.00 |
| R3/61 | ASSUMED_RESI | W3/61 | 14.27 | 14.27 | 0.00 | 0.00 |
| R3/61 | ASSUMED_RESI | W4/61 | 23.34 | 23.34 | 0.00 | 0.00 |
| R4/61 | ASSUMED_RESI | W5/61 | 23.30 | 23.30 | 0.00 | 0.00 |
| R1/62 | ASSUMED_RESI | W1/62 | 12.57 | 12.57 | 0.00 | 0.00 |
| R2/62 | ASSUMED_RESI | W2/62 | 6.59 | 6.59 | 0.00 | 0.00 |
| R3/62 | ASSUMED_RESI | W3/62 | 15.81 | 15.81 | 0.00 | 0.00 |
| R3/62 | ASSUMED_RESI | W4/62 | 30.51 | 30.51 | 0.00 | 0.00 |
| R4/62 | ASSUMED_RESI | W5/62 | 30.22 | 30.22 | 0.00 | 0.00 |



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# DAYLIGHT ANALYSIS

## TRAVELODGE, DRURY LANE, LONDON

## EXISTING vs PROPOSED SCHEME RECEIVED 07.02.23

| | | | DAYLIGHT | | | |
|---|---|---|---|---|---|---|
| Room | Room Use | Window | Existing VSC | Proposed VSC | Loss | %Loss |
| R1/63 | ASSUMED_RESI | W1/63 | 13.78 | 13.78 | 0.00 | 0.00 |
| R2/63 | ASSUMED_RESI | W2/63 | 7.55 | 7.55 | 0.00 | 0.00 |
| R3/63 | ASSUMED_RESI | W3/63 | 17.32 | 17.32 | 0.00 | 0.00 |
| R3/63 | ASSUMED_RESI | W4/63 | 32.52 | 32.52 | 0.00 | 0.00 |
| R4/63 | ASSUMED_RESI | W5/63 | 32.33 | 32.33 | 0.00 | 0.00 |
| R1/64 | ASSUMED_RESI | W3/64 | 33.85 | 33.85 | 0.00 | 0.00 |
| R1/64 | ASSUMED_RESI | W4/64 | 35.85 | 35.85 | 0.00 | 0.00 |
| R2/64 | ASSUMED_RESI | W1/64 | 30.66 | 30.66 | 0.00 | 0.00 |
| R2/64 | ASSUMED_RESI | W2/64 | 32.58 | 32.58 | 0.00 | 0.00 |
| 183 Drury Lane | | | | | | |
| R1/11 | BEDROOM | W1/11 | 16.43 | 16.43 | 0.00 | 0.00 |
| R1/11 | BEDROOM | W2/11 | 15.89 | 15.89 | 0.00 | 0.00 |
| 182 Drury Lane | | | | | | |
| R1/21 | LIVINGROOM | W1/21 | 19.42 | 19.42 | 0.00 | 0.00 |
| R1/21 | LIVINGROOM | W2/21 | 19.05 | 19.05 | 0.00 | 0.00 |
| R1/21 | LIVINGROOM | W3/21 | 18.65 | 18.65 | 0.00 | 0.00 |
| R1/21 | LIVINGROOM | W4/21 | 20.62 | 20.62 | 0.00 | 0.00 |
| R1/21 | LIVINGROOM | W5/21 | 20.41 | 20.41 | 0.00 | 0.00 |
| R1/21 | LIVINGROOM | W6/21 | 21.09 | 21.09 | 0.00 | 0.00 |
| 181 Drury Lane | | | | | | |
| R1/31 | ASSUMED_RESI | W1/31 | 18.89 | 18.89 | 0.00 | 0.00 |
| R1/31 | ASSUMED_RESI | W2/31 | 19.61 | 19.61 | 0.00 | 0.00 |
| 180 Drury Lane | | | | | | |
| R1/41 | ASSUMED_RESI | W1/41 | 21.04 | 21.04 | 0.00 | 0.00 |
| R1/41 | ASSUMED_RESI | W2/41 | 21.53 | 21.53 | 0.00 | 0.00 |
| R1/41 | ASSUMED_RESI | W3/41 | 22.06 | 22.06 | 0.00 | 0.00 |
| R1/42 | ASSUMED_RESI | W1/42 | 23.70 | 23.70 | 0.00 | 0.00 |
| R1/42 | ASSUMED_RESI | W2/42 | 24.34 | 24.34 | 0.00 | 0.00 |



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# NSL ANALYSIS

## TRAVELODGE, DRURY LANE, LONDON

## EXISTING vs PROPOSED SCHEME RECEIVED 07.02.23

| Room | Room Use | Whole Room sq ft | NSL Existing sq ft | NSL Proposed sq ft | NSL Loss sq ft | NSL %Loss |
|---|---|---|---|---|---|---|
| **187 Drury Lane** | | | | | | |
| R1/71 | ASSUMED_RESI | 223.0 | 81.8 | 81.8 | 0.0 | 0.0 |
| R1/72 | ASSUMED_RESI | 223.0 | 81.8 | 81.8 | 0.0 | 0.0 |
| R1/73 | ASSUMED_RESI | 223.0 | 81.0 | 81.0 | 0.0 | 0.0 |
| **186 Drury Lane** | | | | | | |
| R1/51 | ASSUMED_RESI | 223.0 | 108.3 | 108.3 | 0.0 | 0.0 |
| R1/52 | ASSUMED_RESI | 223.0 | 112.7 | 112.7 | 0.0 | 0.0 |
| R1/53 | ASSUMED_RESI | 223.0 | 111.5 | 111.5 | 0.0 | 0.0 |
| **Goldsmith Court** | | | | | | |
| R1/61 | ASSUMED_RESI | 145.0 | 57.1 | 57.1 | 0.0 | 0.0 |
| R2/61 | ASSUMED_RESI | 152.0 | 59.1 | 59.1 | 0.0 | 0.0 |
| R3/61 | ASSUMED_RESI | 103.9 | 81.6 | 81.6 | 0.0 | 0.0 |
| R4/61 | ASSUMED_RESI | 126.6 | 75.0 | 75.0 | 0.0 | 0.0 |
| R1/62 | ASSUMED_RESI | 145.0 | 60.3 | 60.3 | 0.0 | 0.0 |
| R2/62 | ASSUMED_RESI | 152.0 | 67.6 | 67.6 | 0.0 | 0.0 |
| R3/62 | ASSUMED_RESI | 103.9 | 84.3 | 84.3 | 0.0 | 0.0 |
| R4/62 | ASSUMED_RESI | 126.6 | 118.0 | 118.0 | 0.0 | 0.0 |
| R1/63 | ASSUMED_RESI | 145.0 | 64.9 | 64.9 | 0.0 | 0.0 |
| R2/63 | ASSUMED_RESI | 152.0 | 71.5 | 71.5 | 0.0 | 0.0 |
| R3/63 | ASSUMED_RESI | 103.9 | 86.2 | 86.2 | 0.0 | 0.0 |
| R4/63 | ASSUMED_RESI | 126.6 | 118.6 | 118.6 | 0.0 | 0.0 |
| R1/64 | ASSUMED_RESI | 197.7 | 166.7 | 166.7 | 0.0 | 0.0 |
| R2/64 | ASSUMED_RESI | 200.1 | 184.8 | 184.8 | 0.0 | 0.0 |
| **183 Drury Lane** | | | | | | |
| R1/11 | BEDROOM | 164.3 | 137.8 | 137.8 | 0.0 | 0.0 |
| **182 Drury Lane** | | | | | | |
| R1/21 | LIVINGROOM | 315.2 | 281.2 | 281.2 | 0.0 | 0.0 |
| **181 Drury Lane** | | | | | | |
| R1/31 | ASSUMED_RESI | 183.5 | 138.1 | 138.1 | 0.0 | 0.0 |
| **180 Drury Lane** | | | | | | |



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# NSL ANALYSIS

## TRAVELODGE, DRURY LANE, LONDON

## EXISTING vs PROPOSED SCHEME RECEIVED 07.02.23

| | | | NSL | | | |
|---|---|---|---|---|---|---|
| Room | Room Use | Whole Room sq ft | Existing sq ft | Proposed sq ft | Loss sq ft | %Loss |
| R1/41 | ASSUMED_RESI | 257.8 | 223.0 | 223.0 | 0.0 | 0.0 |
| R1/42 | ASSUMED_RESI | 257.8 | 233.1 | 233.1 | 0.0 | 0.0 |
| R1/43 | ASSUMED_RESI | 257.8 | 236.1 | 236.1 | 0.0 | 0.0 |



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# SUNLIGHT ANALYSIS

## TRAVELODGE, DRURY LANE, LONDON

## EXISTING vs PROPOSED SCHEME RECEIVED 07.02.23

### APSH

| Room | Window | Room Use | Window | | | | Winter %Loss | Annual %Loss | Room | | | | Winter %Loss | Annual %Loss |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Existing | | Proposed | | | | Existing | | Proposed | | | |
| | | | Winter APSH | Annual APSH | Winter APSH | Annual APSH | | | Winter APSH | Annual APSH | Winter APSH | Annual APSH | | |
| **187 Drury Lane** | | | | | | | | | | | | | | |
| R1/71 | W1/71 | ASSUMED_RESI | 9 | 21 | 9 | 21 | 0.0 | 0.0 | | | | | | |
| R1/71 | W2/71 | ASSUMED_RESI | 8 | 20 | 8 | 20 | 0.0 | 0.0 | 9 | 21 | 9 | 21 | 0.0 | 0.0 |
| R1/72 | W1/72 | ASSUMED_RESI | 11 | 23 | 11 | 23 | 0.0 | 0.0 | | | | | | |
| R1/72 | W2/72 | ASSUMED_RESI | 10 | 22 | 10 | 22 | 0.0 | 0.0 | 11 | 23 | 11 | 23 | 0.0 | 0.0 |
| R1/73 | W1/73 | ASSUMED_RESI | 11 | 23 | 11 | 23 | 0.0 | 0.0 | | | | | | |
| R1/73 | W2/73 | ASSUMED_RESI | 10 | 22 | 10 | 22 | 0.0 | 0.0 | 11 | 23 | 11 | 23 | 0.0 | 0.0 |
| **186 Drury Lane** | | | | | | | | | | | | | | |
| R1/51 | W1/51 | ASSUMED_RESI | 13 | 33 | 13 | 33 | 0.0 | 0.0 | | | | | | |
| R1/51 | W2/51 | ASSUMED_RESI | 11 | 28 | 11 | 28 | 0.0 | 0.0 | 13 | 33 | 13 | 33 | 0.0 | 0.0 |
| R1/52 | W1/52 | ASSUMED_RESI | 13 | 33 | 13 | 33 | 0.0 | 0.0 | | | | | | |
| R1/52 | W2/52 | ASSUMED_RESI | 12 | 29 | 12 | 29 | 0.0 | 0.0 | 13 | 33 | 13 | 33 | 0.0 | 0.0 |
| R1/53 | W1/53 | ASSUMED_RESI | 14 | 34 | 14 | 34 | 0.0 | 0.0 | | | | | | |
| R1/53 | W2/53 | ASSUMED_RESI | 14 | 31 | 14 | 31 | 0.0 | 0.0 | 14 | 34 | 14 | 34 | 0.0 | 0.0 |
| **Goldsmith Court** | | | | | | | | | | | | | | |
| R1/61 | W1/61 | ASSUMED_RESI | 13 | 34 | 13 | 34 | 0.0 | 0.0 | 13 | 34 | 13 | 34 | 0.0 | 0.0 |



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# DAYLIGHT ANALYSIS

## TRAVELODGE, DRURY LANE, LONDON

## EXISTING vs PROPOSED SCHEME RECEIVED 07.02.23

| | | | DAYLIGHT | | | |
|---|---|---|---|---|---|---|
| Room | Room Use | Window | Existing VSC | Proposed VSC | Loss | %Loss |
| R1/42 | ASSUMED_RESI | W3/42 | 25.04 | 25.04 | 0.00 | 0.00 |
| R1/43 | ASSUMED_RESI | W1/43 | 25.83 | 25.83 | 0.00 | 0.00 |
| R1/43 | ASSUMED_RESI | W2/43 | 26.55 | 26.55 | 0.00 | 0.00 |
| R1/43 | ASSUMED_RESI | W3/43 | 27.34 | 27.34 | 0.00 | 0.00 |

# SUNLIGHT ANALYSIS

## TRAVELODGE, DRURY LANE, LONDON

## EXISTING vs PROPOSED SCHEME RECEIVED 07.02.23

### APSH

| Room | Window | Room Use | Window | | | | Winter %Loss | Annual %Loss | Room | | | | Winter %Loss | Annual %Loss |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Existing | | Proposed | | | | Existing | | Proposed | | | |
| | | | Winter APSH | Annual APSH | Winter APSH | Annual APSH | | | Winter APSH | Annual APSH | Winter APSH | Annual APSH | | |
| R2/61 | W2/61 | ASSUMED_RESI | 6 | 12 | 6 | 12 | 0.0 | 0.0 | 6 | 12 | 6 | 12 | 0.0 | 0.0 |
| R3/61 | W3/61 | ASSUMED_RESI | 14 | 40 | 14 | 40 | 0.0 | 0.0 | | | | | | |
| R3/61 | W4/61 | ASSUMED_RESI | 9 | 49 | 9 | 49 | 0.0 | 0.0 | 14 | 55 | 14 | 55 | 0.0 | 0.0 |
| R4/61 | W5/61 | ASSUMED_RESI | 9 | 52 | 9 | 52 | 0.0 | 0.0 | 9 | 52 | 9 | 52 | 0.0 | 0.0 |
| R1/62 | W1/62 | ASSUMED_RESI | 13 | 35 | 13 | 35 | 0.0 | 0.0 | 13 | 35 | 13 | 35 | 0.0 | 0.0 |
| R2/62 | W2/62 | ASSUMED_RESI | 8 | 14 | 8 | 14 | 0.0 | 0.0 | 8 | 14 | 8 | 14 | 0.0 | 0.0 |
| R3/62 | W3/62 | ASSUMED_RESI | 18 | 44 | 18 | 44 | 0.0 | 0.0 | | | | | | |
| R3/62 | W4/62 | ASSUMED_RESI | 19 | 67 | 19 | 67 | 0.0 | 0.0 | 19 | 68 | 19 | 68 | 0.0 | 0.0 |
| R4/62 | W5/62 | ASSUMED_RESI | 18 | 65 | 18 | 65 | 0.0 | 0.0 | 18 | 65 | 18 | 65 | 0.0 | 0.0 |
| R1/63 | W1/63 | ASSUMED_RESI | 16 | 38 | 16 | 38 | 0.0 | 0.0 | 16 | 38 | 16 | 38 | 0.0 | 0.0 |
| R2/63 | W2/63 | ASSUMED_RESI | 10 | 16 | 10 | 16 | 0.0 | 0.0 | 10 | 16 | 10 | 16 | 0.0 | 0.0 |
| R3/63 | W3/63 | ASSUMED_RESI | 18 | 45 | 18 | 45 | 0.0 | 0.0 | | | | | | |
| R3/63 | W4/63 | ASSUMED_RESI | 19 | 67 | 19 | 67 | 0.0 | 0.0 | 19 | 68 | 19 | 68 | 0.0 | 0.0 |
| R4/63 | W5/63 | ASSUMED_RESI | 19 | 67 | 19 | 67 | 0.0 | 0.0 | 19 | 67 | 19 | 67 | 0.0 | 0.0 |
| R1/64 | W3/64 | ASSUMED_RESI | 20 | 50 | 20 | 50 | 0.0 | 0.0 | | | | | | |



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# SUNLIGHT ANALYSIS

## TRAVELODGE, DRURY LANE, LONDON

## EXISTING vs PROPOSED SCHEME RECEIVED 07.02.23

### APSH

| Room | Window | Room Use | Window | | | | Winter %Loss | Annual %Loss | Room | | | | Winter %Loss | Annual %Loss |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Existing | | Proposed | | | | Existing | | Proposed | | | |
| | | | Winter APSH | Annual APSH | Winter APSH | Annual APSH | | | Winter APSH | Annual APSH | Winter APSH | Annual APSH | | |
| R1/64 | W4/64 | ASSUMED_RESI | 20 | 52 | 20 | 52 | 0.0 | 0.0 | 20 | 52 | 20 | 52 | 0.0 | 0.0 |
| R2/64 | W1/64 | ASSUMED_RESI | 18 | 45 | 18 | 45 | 0.0 | 0.0 | | | | | | |
| R2/64 | W2/64 | ASSUMED_RESI | 19 | 48 | 19 | 48 | 0.0 | 0.0 | 19 | 48 | 19 | 48 | 0.0 | 0.0 |
| 183 Drury Lane | | | | | | | | | | | | | | |
| R1/11 | W1/11 | BEDROOM | 14 | 41 | 14 | 41 | 0.0 | 0.0 | | | | | | |
| R1/11 | W2/11 | BEDROOM | 14 | 40 | 14 | 40 | 0.0 | 0.0 | 14 | 41 | 14 | 41 | 0.0 | 0.0 |
| 182 Drury Lane | | | | | | | | | | | | | | |
| R1/21 | W1/21 | LIVINGROOM | 14 | 46 | 14 | 46 | 0.0 | 0.0 | | | | | | |
| R1/21 | W2/21 | LIVINGROOM | 15 | 46 | 15 | 46 | 0.0 | 0.0 | | | | | | |
| R1/21 | W3/21 | LIVINGROOM | 14 | 44 | 14 | 44 | 0.0 | 0.0 | | | | | | |
| R1/21 | W4/21 | LIVINGROOM | 15 | 47 | 15 | 47 | 0.0 | 0.0 | | | | | | |
| R1/21 | W5/21 | LIVINGROOM | 15 | 47 | 15 | 47 | 0.0 | 0.0 | | | | | | |
| R1/21 | W6/21 | LIVINGROOM | 16 | 48 | 16 | 48 | 0.0 | 0.0 | 16 | 48 | 16 | 48 | 0.0 | 0.0 |
| 181 Drury Lane | | | | | | | | | | | | | | |
| R1/31 | W1/31 | ASSUMED_RESI | 13 | 44 | 13 | 44 | 0.0 | 0.0 | | | | | | |
| R1/31 | W2/31 | ASSUMED_RESI | 13 | 44 | 13 | 44 | 0.0 | 0.0 | 14 | 45 | 14 | 45 | 0.0 | 0.0 |
| 180 Drury Lane | | | | | | | | | | | | | | |



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# SUNLIGHT ANALYSIS

## TRAVELODGE, DRURY LANE, LONDON

## EXISTING vs PROPOSED SCHEME RECEIVED 07.02.23

### APSH

| Room | Window | Room Use | Window | | | | Winter %Loss | Annual %Loss | Room | | | | Winter %Loss | Annual %Loss |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Existing | | Proposed | | | | Existing | | Proposed | | | |
| | | | Winter APSH | Annual APSH | Winter APSH | Annual APSH | | | Winter APSH | Annual APSH | Winter APSH | Annual APSH | | |
| R1/41 | W1/41 | ASSUMED_RESI | 16 | 46 | 16 | 46 | 0.0 | 0.0 | | | | | | |
| R1/41 | W2/41 | ASSUMED_RESI | 16 | 47 | 16 | 47 | 0.0 | 0.0 | | | | | | |
| R1/41 | W3/41 | ASSUMED_RESI | 14 | 44 | 14 | 44 | 0.0 | 0.0 | 17 | 48 | 17 | 48 | 0.0 | 0.0 |
| R1/42 | W1/42 | ASSUMED_RESI | 18 | 51 | 18 | 51 | 0.0 | 0.0 | | | | | | |
| R1/42 | W2/42 | ASSUMED_RESI | 18 | 52 | 18 | 52 | 0.0 | 0.0 | | | | | | |
| R1/42 | W3/42 | ASSUMED_RESI | 18 | 53 | 18 | 53 | 0.0 | 0.0 | 18 | 53 | 18 | 53 | 0.0 | 0.0 |
| R1/43 | W1/43 | ASSUMED_RESI | 19 | 55 | 19 | 55 | 0.0 | 0.0 | | | | | | |
| R1/43 | W2/43 | ASSUMED_RESI | 19 | 55 | 19 | 55 | 0.0 | 0.0 | | | | | | |
| R1/43 | W3/43 | ASSUMED_RESI | 19 | 55 | 19 | 55 | 0.0 | 0.0 | 19 | 55 | 19 | 55 | 0.0 | 0.0 |



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