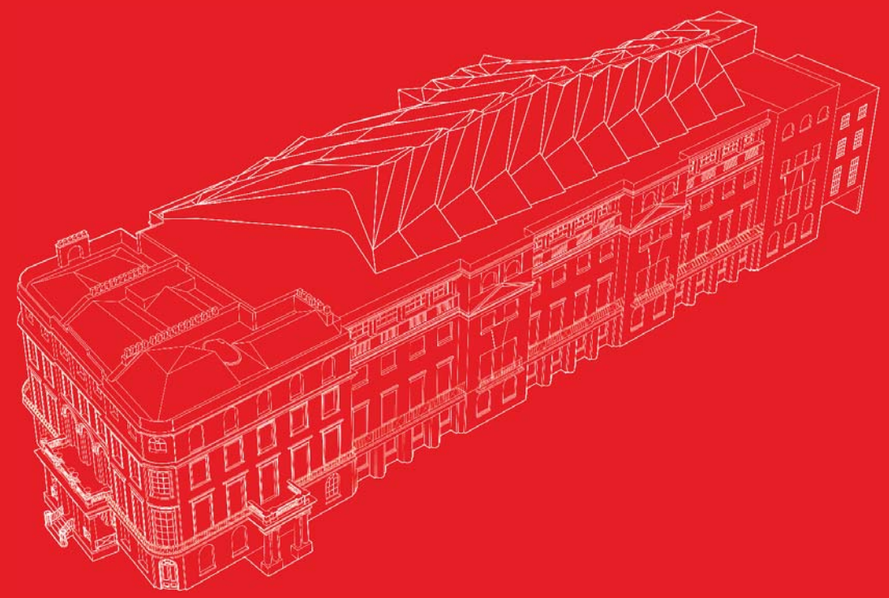
WHICH? HEADQUARTERS

2 MARYLEBONE ROAD AND 1-9 ALBANY STREET

DAYLIGHT | SUNLIGHT STATEMENT

AUGUST 2013



CONTENTS

1. Introduction and Scope of Report

1.1 GVA Schatunowski Brooks has been appointed by Which Limited to undertake an assessment of the potential impact on the Daylight and Sunlight enjoyed by existing neighbouring dwellings as a result of the proposed redevelopment and refurbishment of 2 Marylebone Road and 1-9 Albany Street, London NW1.

1.2 The site lies at the junction of Albany Street and Marylebone Road and can be divided into two distinct parts. First, 2 Marylebone Road is a listed Regency building which is to be retained more or less in its present form of height and "massing". Second, 1-9 Albany Street is a terrace of more recent construction and the overall "massing" and roof profile will be remodelled.

1.3 The purpose of this report is to assess the potential impact of the proposed development on the levels of Daylight and Sunlight amenity enjoyed by existing neighbouring dwellings in order to measure the performance of the scheme against the Council's policy objectives in terms of safeguarding existing neighbouring residential amenity.

1.4 The recognised standards for measuring Daylight and Sunlight for the purpose of planning are contained in the Building Research Establishment (BRE) Guidelines "*Site Layout Planning for Daylight and Sunlight – a Guide to Good Practice*" 2011, together with the standards contained in the British Standard Code of Practice for Daylighting BS8206 Part 2.

2. Summary of Design Standards

2.1 The BRE Guidelines are well established and are adopted by most Local Authorities as the appropriate scientific and empirical method of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies. The Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.

2.2 The introduction of the Guidelines states:

> *"The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in the site layout design".*

2.3 In the present circumstances, the proposal is to retain the majority of the existing listed office buildings and to convert the rooms that were previously used as offices into habitable rooms within individual dwellings. As far as the existing buildings are Listed, the scope to change any part of the structure and fabric of the buildings, especially the position and size of the existing window openings, is extremely limited. This therefore presents an additional constraint with working with an existing building and it is therefore reasonable for a greater degree of flexibility to be applied in respect of the target numerical standards.

Daylighting

2.4 For safeguarding the daylight received by existing neighbouring residential buildings around a proposed development. The relevant recommendations are set out in Section 2.2 of the Guidelines.

2.5 The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. First, it is necessary to measure the Vertical Sky Component (VSC) followed by the measurement of internal daylight distribution by plotting the position of "existing" and "proposed" no skyline contour.

2.6 VSC is measured at the midpoint on the external face of a window serving a habitable room. For the purpose of the Guidelines, a "habitable" room is defined as a Kitchen, Living Room, or Bedroom. Bathrooms, hallways and circulation space are excluded from this definition. In addition, there is often a further distinction in respect of small kitchens. Where the internal area of a small kitchen limits the use of that room to food preparation only, and is not of sufficient size to accommodate some other form of "habitable" use such as dining, the kitchen need not be classed as a "habitable" room in its own right.

2.7 VSC is a "spot" measurement taken on the face of the window and is a measure of the availability of light from the sky from over the "existing" and "proposed" obstructions caused by the buildings or structures in front of the window. As it is measured on the outside face of the window, one of the inevitable shortcomings is that it does not take account of the size of the window or the size of the room served by the window. For this reason, the BRE Guidelines require internal Daylight Distribution to be measured in addition to VSC, where the internal layouts are known. It is often difficult to obtain information on existing neighbouring buildings and in such circumstances it is reasonable for the internal layout and dimensions to be estimated for the purpose of measuring the likely internal daylighting conditions.

2.8 The "no skyline" contour plotted for the purpose of measuring internal Daylight Distribution identifies those areas within the room, usually measured on a horizontal working plane set at table top level, where there is direct sky visibility. This, therefore, represents those parts of the room where the sky can be seen through the window. The second measure therefore takes account of the size of the window and the size and layout of the room. When interpreted in conjunction with the VSC value, the likely internal lighting conditions, and hence the quality of lighting within the room; can be assessed.

2.9 For VSC, the Guidelines state that:

"If this Vertical Sky Component is greater than 27% then enough sky light should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice a reduction in the amount of sky light."

2.10 To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. It is therefore permissible for 13% of the sky dome to be obstructed before the daylight received by a window would be considered to be below standard. There are, however, circumstances where the VSC value will already be below 27%. In such circumstances, it is permissible to reduce the existing VSC value by a factor of 0.2 (ie 20%), so that the value of the "proposed" conditions remains more than 0.8 times its former value. The scientific reasoning for this permissible margin of reduction is that through the research undertake at the Building Research Establishment they have found that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss becomes materially noticeable. This factor of reduction applies to VSC, daylight distribution, sunlight and overshadowing.

Sunlighting

2.11 The requirements for the protection of sunlight to existing residential buildings are set out in Section 3.2 of the BRE Guidelines.

2.12 The availability of sunlight varies throughout the year with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. In view of this, the internationally accepted test date for measuring sunlight is the Spring Equinox (21 March) on which day the United Kingdom has equal periods of daylight and darkness and sunlight is available above 10 degrees from approximately 0830 to 1730. In addition, on that date, sunlight received perpendicular to the face of a window is only received where that window faces within 90 degrees of due south. The BRE Guidelines therefore limit the extent of testing for sunlight where a window serving a habitable room faces within 90 degrees due south.

2.13 The sunlight standards are normally applied to the principal Living Room within each dwelling rather than the kitchens and bedrooms.

2.14 The recommendation for sunlight is:

"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should still receive enough sunlight… any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight".

2.15 A good level of sunlight will therefore be achieved where a window achieves more than 25% APSH of which 5% should be in the winter months. Where sunlight levels fall below the suggested recommendation a comparison of the existing conditions should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable.

3. Sources of Information

3.1 Our analysis has been undertaken using specialist Daylight software, and the 3D computer model has been derived from accurate survey information of the existing building and existing neighbouring buildings. For the existing building and existing neighbouring buildings, our 3D computer model has been constructed from the MBS Survey Software Limited 3D model reference Marylebone Road_ROL_13-03-13.dwg. For the proposed scheme we have relied upon the Kohn Pedersen Fox Associates' 3D model received on 28 June 2013. The massing of that model is substantially the same as the current Application Scheme.

3.2 The site has been inspected on a number of occasions and the survey work has been supplemented by additional site measurements and site photography. We have also reviewed the Council's planning archives for information relating to existing neighbouring buildings.

3.3 Where record drawings of neighbouring buildings have been obtained, they have been used in determining internal layouts and dimensions used in our analysis. Where no information has been found, we have used assumed and estimated room layouts and dimensions. These assumptions may affect the results of the internal Daylight Distribution and Average Daylight Factor analyses.

4. Scheme Assessment

4.1 Annexed at Appendix 1 are drawing numbers MA119-05-CAD061, CAD062, CAD063 and CAD064 which are the images of the site plan and 3D computer models of the "existing" and "proposed" building showing its context with the existing neighbouring buildings.

4.2 Whilst there are a number of neighbouring buildings around the site, the majority of these buildings appear to be in commercial or non-domestic use. We have not made contact with, or had access to, any of the existing neighbouring buildings but from an external inspection, the neighbouring buildings which appear to contain residential dwellings, and which could be potentially affected by the proposed development, are:

- 3 Albany Terrace;
- 2 Albany Terrace;
- 1 Albany Terrace;
- 24 Park Square East;
- 23 Park Square East;
- 22 Park Square East;
- 21 Park Square East;
- 20 Park Square East;
- 2 St Andrew's Place;
- 3 St Andrew's Place;
- 4 St Andrew's Place;
- 5 St Andrew's Place;
- 6 St Andrew's Place;
- 7 St Andrew's Place;
- 8 St Andrew's Place; and
- 1 Peto Place.

4.3 All of the windows within the above properties which have a direct outlook onto the Site have therefore been tested for daylight, and where they fall within the BRE Sunlight Criteria, have been tested for sunlight.

4.4 The other neighbouring properties that appear to be in commercial/non-domestic use are:

- The White House;
- Diorama;
- The Jerwood Medical Education Centre; and
- The former Holy Trinity Church, 1 Marylebone Road;

4.5 As these properties do not contain residential accommodation, and hence do not contain *"habitable"* rooms, they do not fall within the Council's Amenity Policy and therefore do not need to be tested.

4.6 Annexed at Appendix 2 are drawing numbers MA119-06-BRE082, BRE083, BRE084, BRE085, BRE086, BRE089, BRE090, and BRE091. These are the Room and Window Location Plans used in the Daylight and Sunlight Analysis and also illustrate the No Skyline Contours for the Daylight Distribution Analysis. They are followed at Appendix 3 by the results of the Daylight Analysis, with the results of the Sunlight Analysis set out at Appendix 4.

1, 2 and 3 Albany Terrace

4.7 The results of the Daylight Analysis show that all of the windows within 1, 2 and 3 Albany Terrace will comfortably satisfy the BRE Guidelines in respect of daylight and sunlight in that no window will experience a change in the VSC in excess of 20% of its present value. That is, all of the windows will continue to receive more than 0.8 times their present daylight value.

4.8 Only 3 Albany Terrace falls within the BRE Sunlight Criteria as it has one window that faces within 90° of due south that has an outlook onto the Site. The results do however show that even under existing conditions, that ground floor window receives no sunlight at all, either in summer or winter, and the situation will remain unchanged following the proposed development.

20, 21, 22, 23 and 24 Park Square East

4.9 All of the windows in these properties comfortably satisfy the BRE VSC Standards in that no window will experience more than a 20% loss of VSC. There will in fact be very little change at all in VSC values. There will however be three rooms where the loss of internal Daylight Distribution will be marginally above the BRE recommendations. These are the basement rooms in the rear extensions of 22 and 23 Park Square East where the percentage losses were measured at 20.99% and 25.54%, and a ground floor room in the rear of 21 Park Square East, where the loss in internal Daylight Distribution was measured at 22.04%. It should however be noted that the Daylight Distribution Analysis was based on assumed and estimated room layouts with a default depth of 4m. These results could therefore change depending on the actual room depth and layout. In the present circumstances, the VSC values are more reliable as these are accurate measurements taken on the outside face of each window. Those VSC values clearly demonstrate that the impact on the actual availability of daylight to each window will be very small and well within the BRE recommendations.

4.10 In respect of sunlight, only two windows fall within the BRE Sunlight Criteria. They are one ground floor window in 23 Park Square East and one ground floor window in 22 Park Square East. Both of those windows will experience no change in sunlight availability at all.

2-8 St Andrew's Place

4.11 All of the rooms and windows in 2-8 St Andrew's Place will comfortably satisfy the BRE recommendations and there will be no material change in daylight or sunlight as a result of the development.

1 Peto Place

4.12 The results of the Daylight Analysis clearly demonstrate that there will be virtually no change in daylight conditions and that the proposed development will comfortably satisfy the BRE recommendations.

Report

Appendices

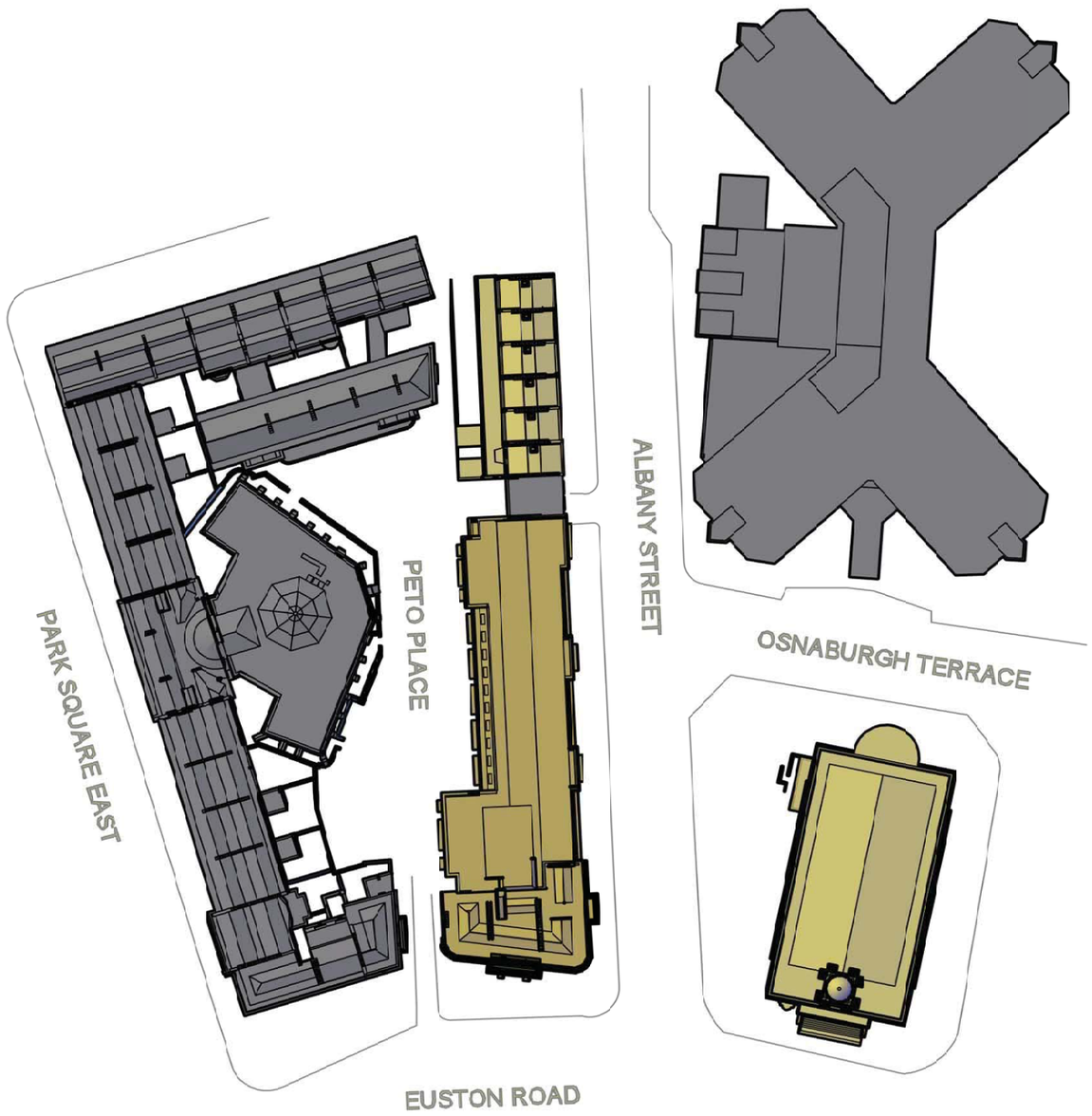
5. Summary and Conclusion

5.1 The impact of the propose development will be comfortably within the recommendations of the BRE Guidelines in respect of the effect on daylight and sunlight enjoyed by the existing neighbouring residential buildings. The only issue that needs to be highlighted are three Daylight Distribution readings that were recorded at basement and ground floor level in 21, 22 and 23 Park Square East, in that for those particular rooms, the change in VSC values (i.e. the amount of light received by the windows) would be reduced by just 5.07%, 11.22% and 3.13% respectively – all well within the 20% permissible margin of reduction in the Guidelines. As the internal Daylight Distribution results have been based on assumed and estimated room layouts, the VSC values are more reliable as they have been calculated on accurate survey data.

5.2 In overall conclusion, the proposed development will not have any unreasonable or detrimental impact on existing neighbouring residential amenity.

Report

Appendix I



Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

- Existing Site
- Proposed Scheme
- Analysed Building
- Surrounding Building

Sources of Information

Existing And Surroundings Buildings
MBS Survey Software Ltd 3d Survey Drawing
Marylebone Road_ROL_13-03-13.dwg

Proposed Scheme
Kohn Pedersen Fox Associates
3d Model Sent on 25/06/2013

GVA
08449 02 03 04
GVA Schatunowski Brooks
10 Stratton Street, London, W1J 8JR
www.gva.co.uk

Project Name
2 Marylebone and 1-9 Albany Street
London

Client
Which Limited

Drawing Title
Existing Site Plan

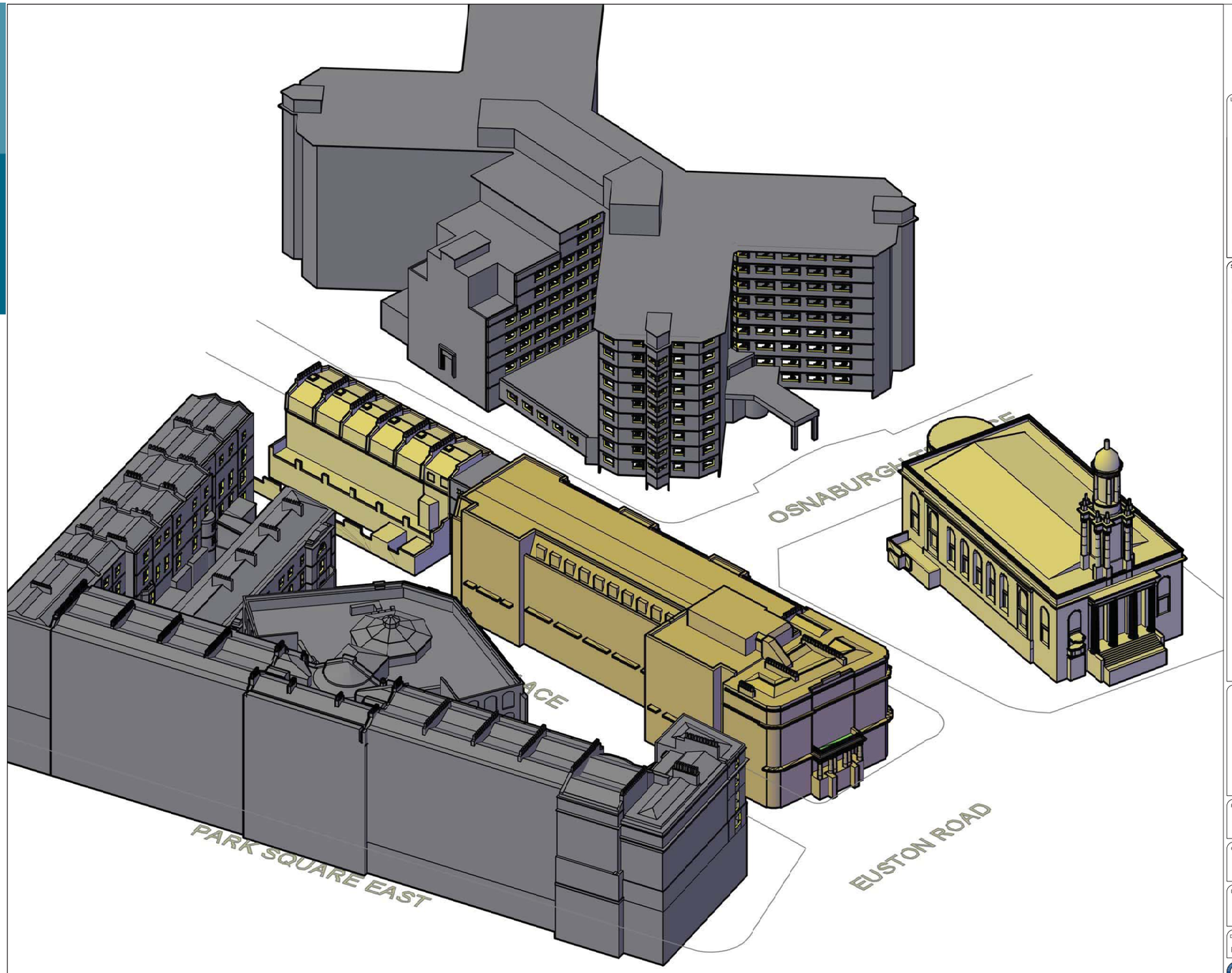
Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/750	25 June 2013

Project No.	Drawing No.	Revision
MA119 - 05	CAD 061	-

SITE PLAN A3

Report

Appendix I



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Drawing Title
Existing 3d View

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/500	25 June 2013

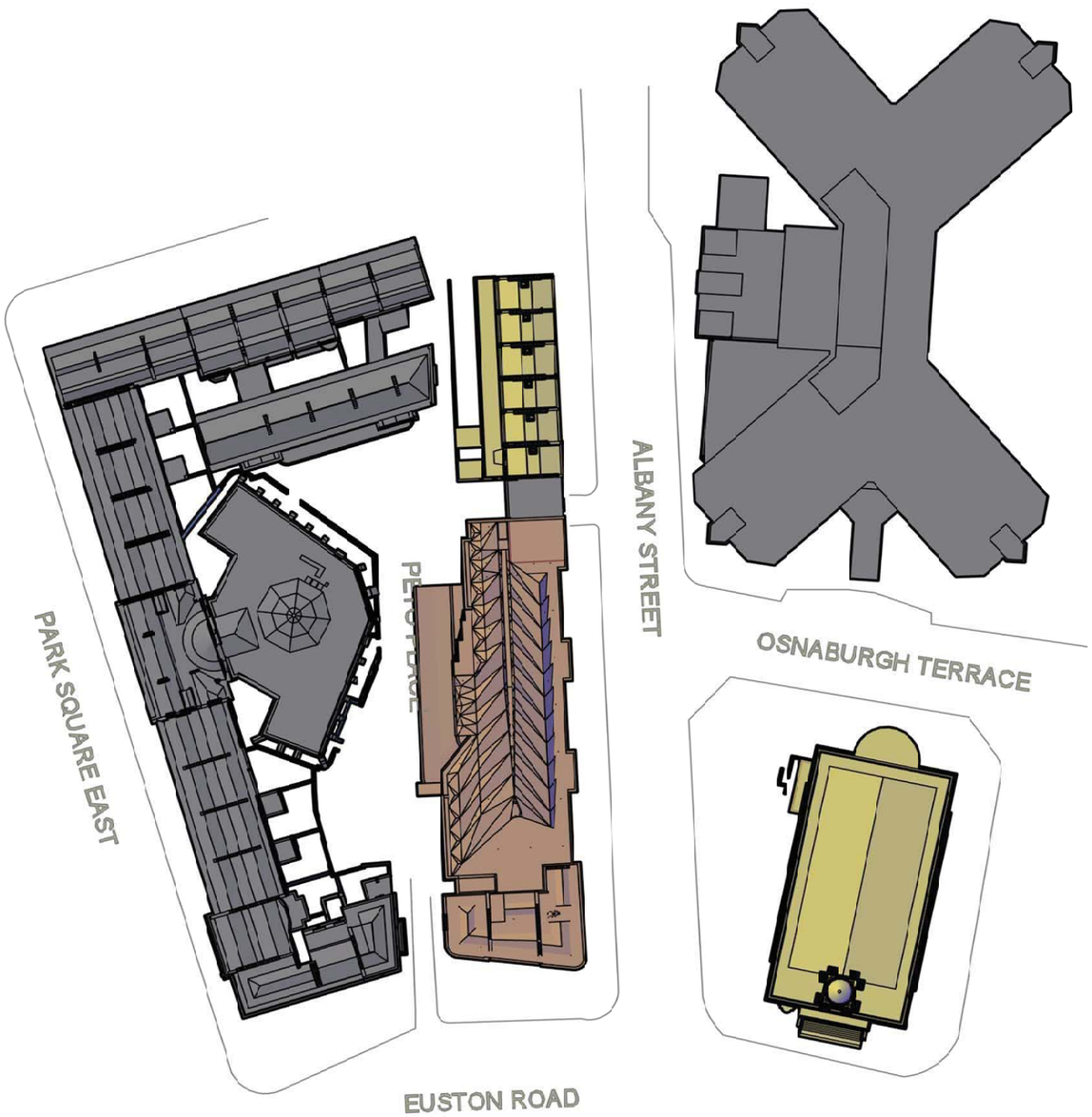
Project No.	Drawing No.	Revision
MA119 - 05	CAD 062	-

3D VIEW

A3

Report

Appendix I



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Drawing Title
Proposed Site Plan

Drawn By	Chk'd By	Scale @ A3	Date
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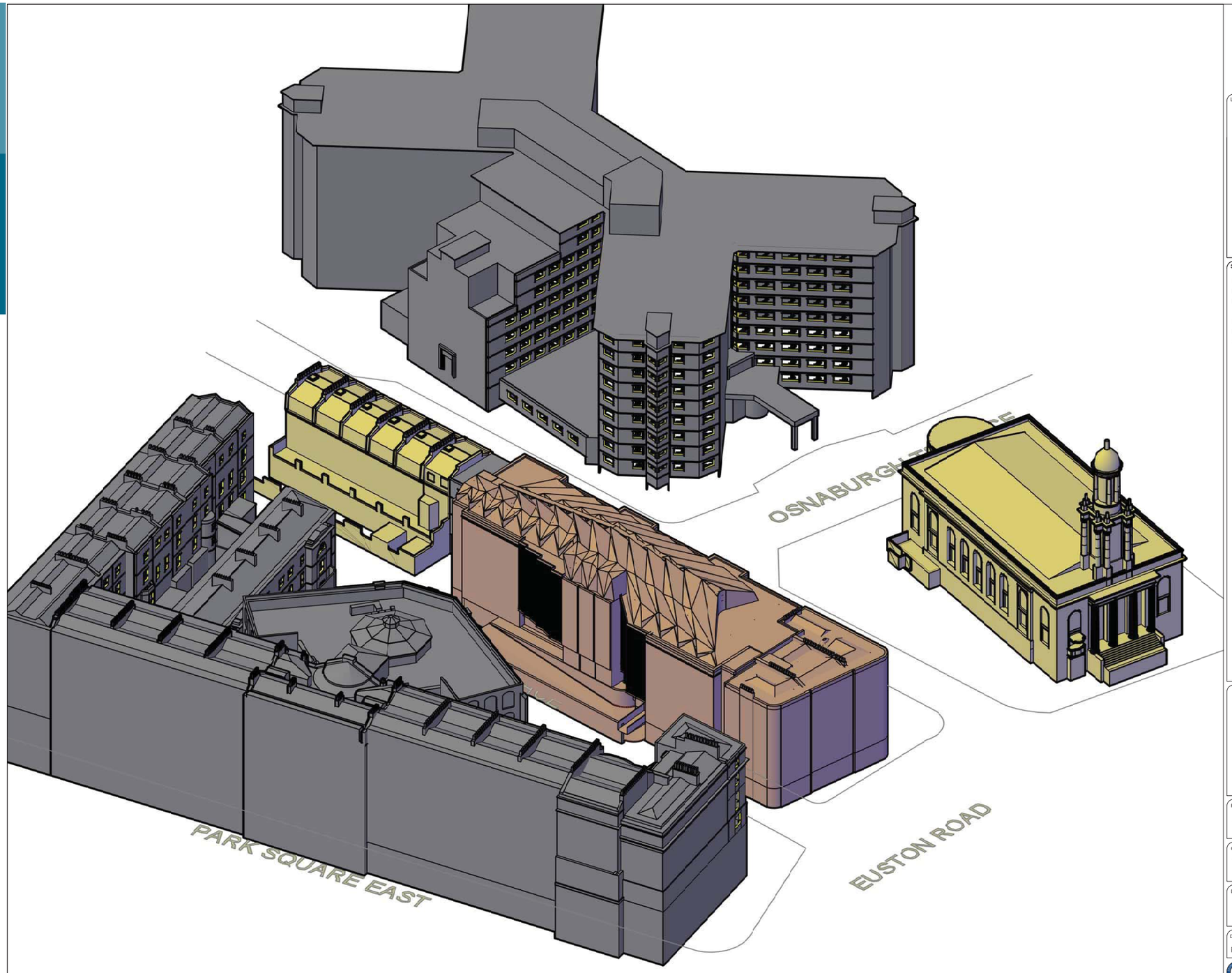
Project No.	Drawing No.	Revision
MA119 - 05	CAD 063	-

SITE PLAN
A3

Report

Appendix I



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- Existing Site
- Proposed Scheme
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Project Name
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Client
Which Limited

Drawing Title
Proposed 3d View

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/500	25 June 2013

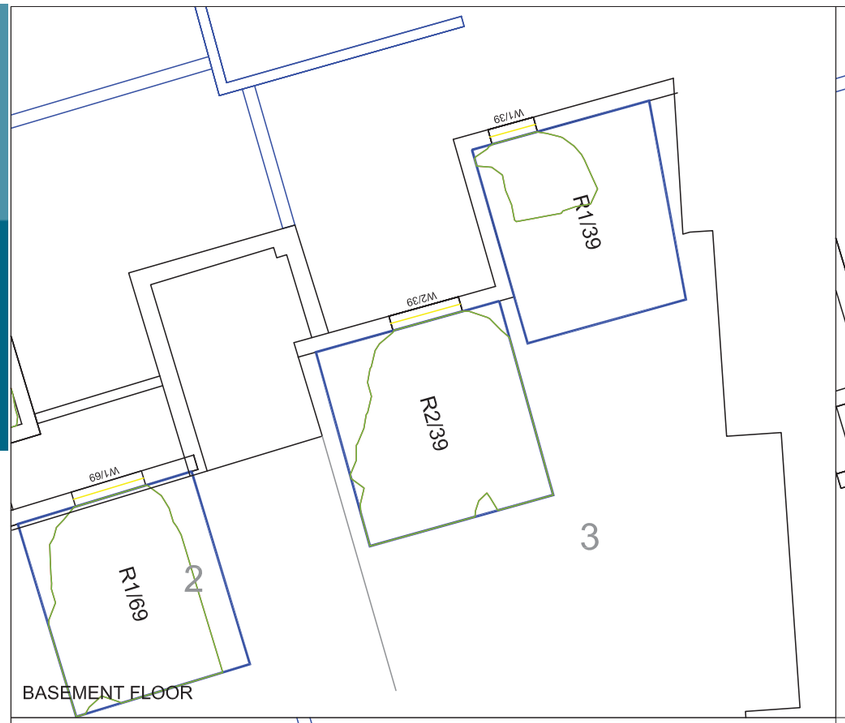
Project No.	Drawing No.	Revision
MA119 - 05	CAD 064	-

3D VIEW

A3

Report

Appendix II



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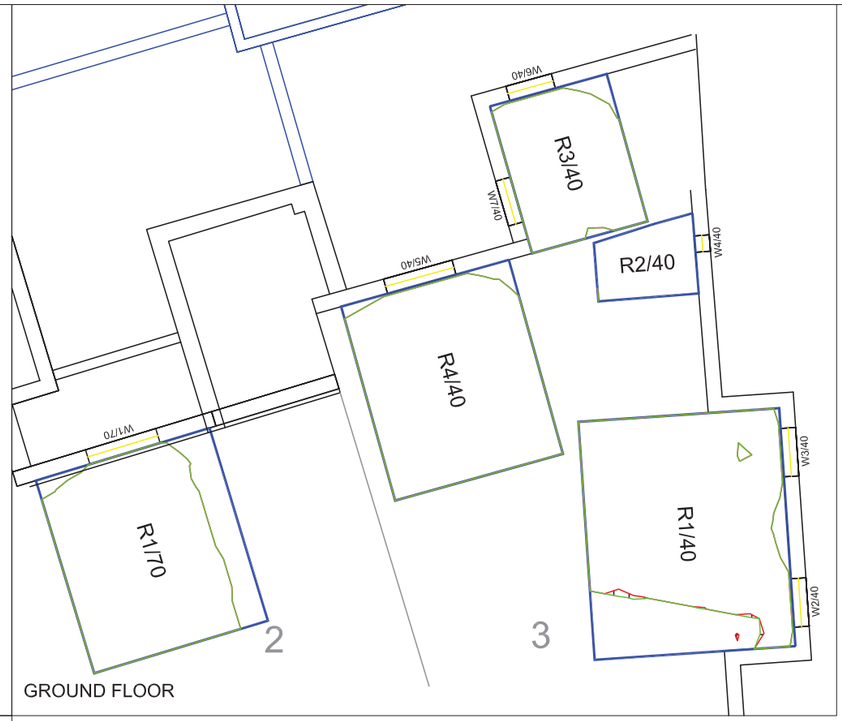
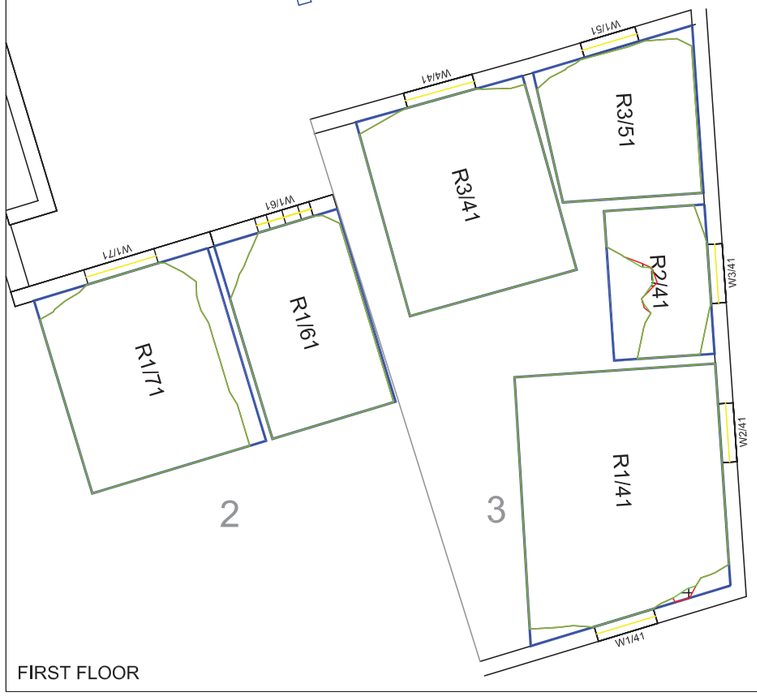


GROUND FLOOR



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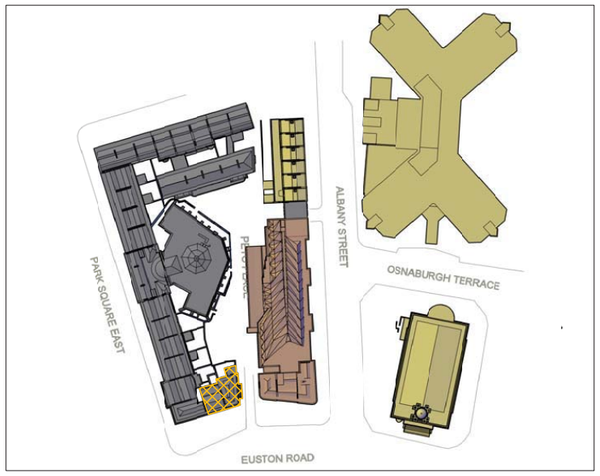

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Legend

Rights of Light

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing 0.2% Daylight Contour

Proposed 0.2% Daylight Contour

Sources of Information

Existing And Surroundings Buildings
MBS Survey Software Ltd 3d Survey Drawing
Marylebone Road_ROL_13-03-13.dwg

Proposed Scheme
Kohn Pedersen Fox Associates
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Drawing Title
No-Skyline Contours For
2 & 3 Albany Terrace

Drawn By	Chk'd By	Scale @ A3	Date
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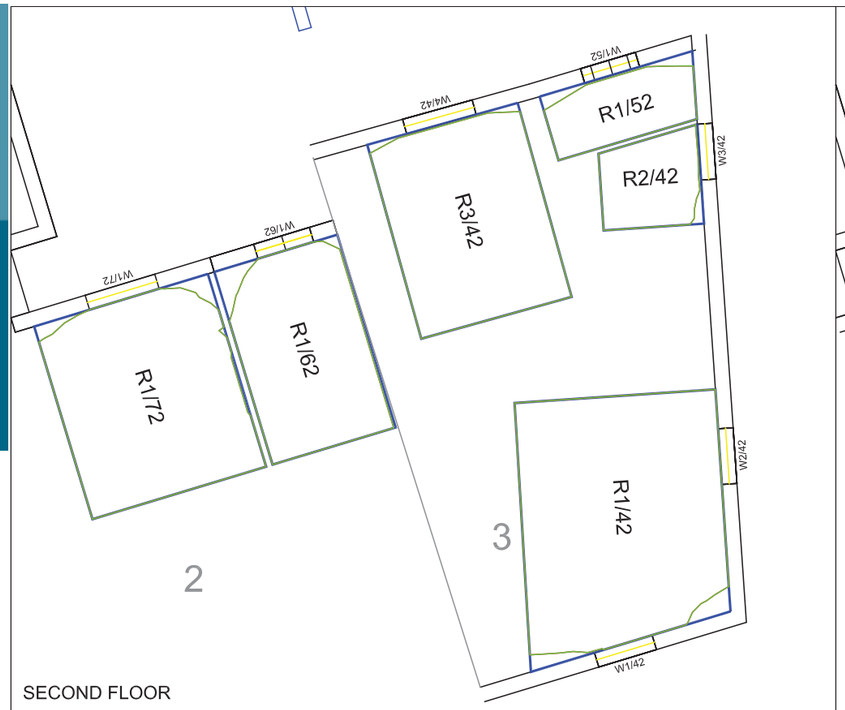
Project No.	Drawing No.	Revision
MA119 - 06	BRE 082	-

DAYLIGHT

A3

Report

Appendix II



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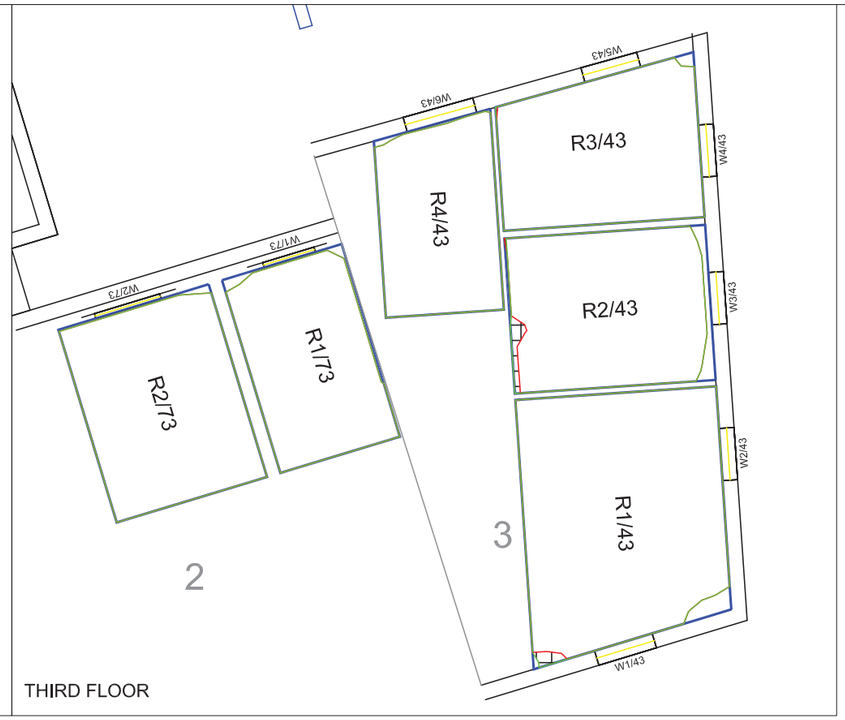

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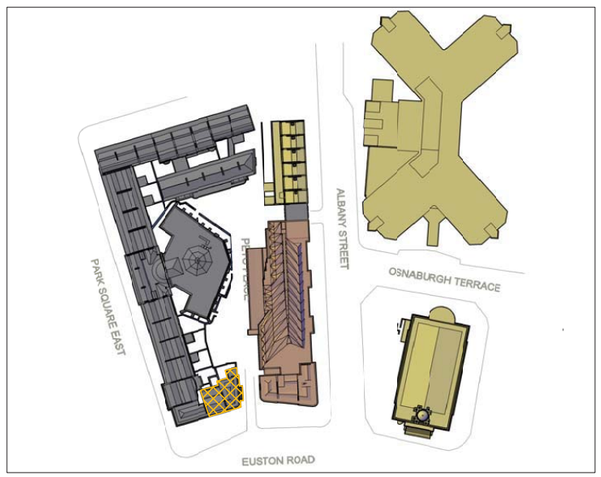

Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

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Marylebone Road_ROL_13-03-13.dwg

Proposed Scheme
Kohn Pedersen Fox Associates
3d Model Sent on 25/06/2013

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Drawing Title
No-Skyline Contours For
2 & 3 Albany Terrace

Drawn By	Chk'd By	Scale @ A3	Date
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Project No.	Drawing No.	Revision
MA119 - 06	BRE 083	-

DAYLIGHT

A3

Report

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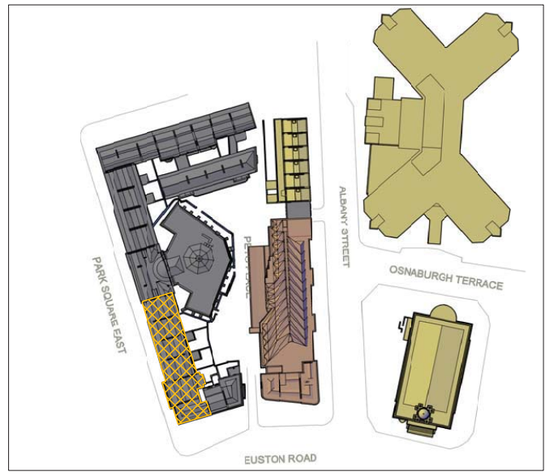

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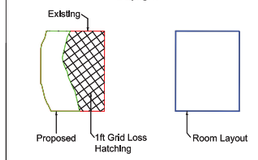
Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

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Drawing Title
No-Skyline Contours For
1 Albany Terrace & 20 - 24 Park Square East

Drawn By	Chk'd By	Scale @ A3	Date
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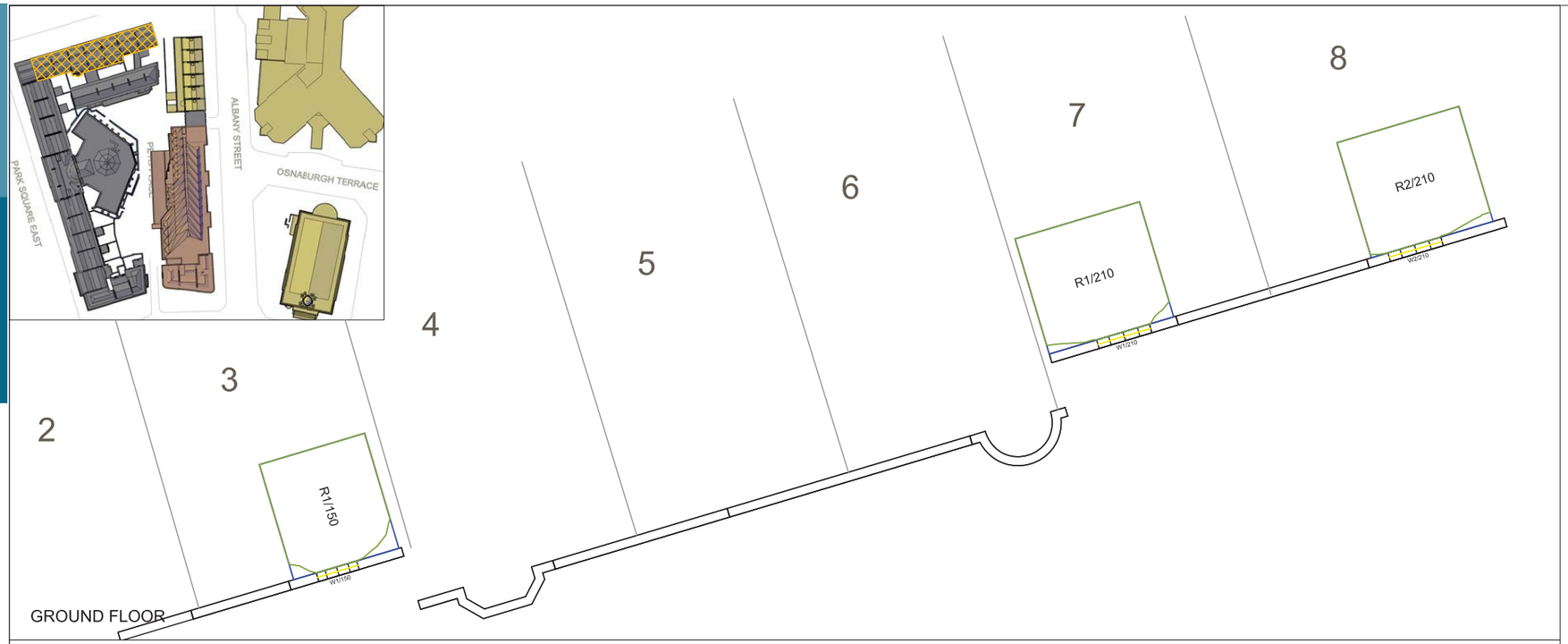
MA119 - 06	BRE 084	-

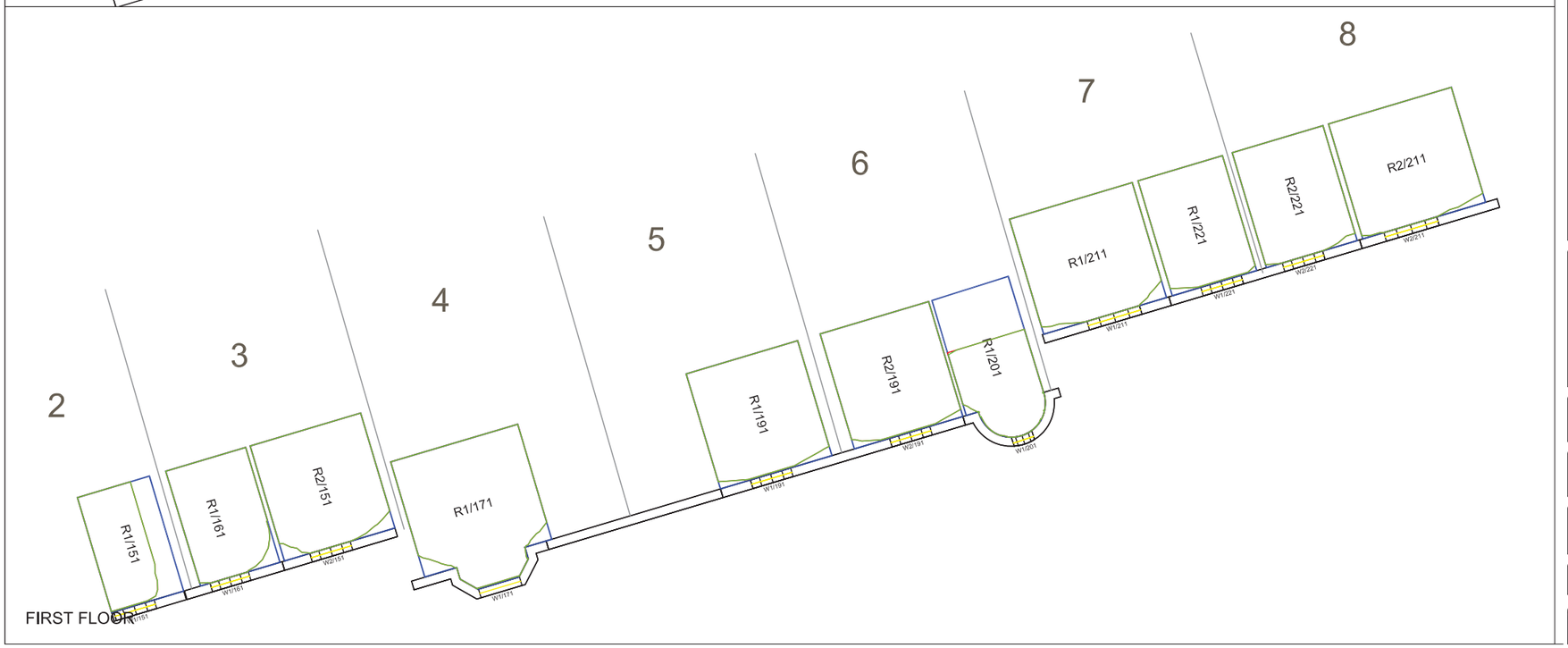
DAYLIGHT

A3

Report

Appendix II





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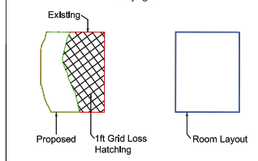

Existing No-Sky Line Contour
Proposed No-Sky Line Contour

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Drawing Title
No-Skyline Contours For
2-8 St Andrew's Place

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MA119 - 06	BRE 089	-

DAYLIGHT

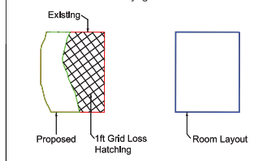
A3

Report

Appendix II

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surroundings Buildings
MBS Survey Software Ltd 3d Survey Drawing
Marylebone Road_ROL_13-03-13.dwg

Proposed Scheme
Kohn Pedersen Fox Associates
3d Model Sent on 25/06/2013

GVA

08449 02 03 04
GVA Schatunowski Brooks
10 Stratton Street, London, W1J 8JR
www.gva.co.uk

Project Name
2 Marylebone and 1-9 Albany Street
London

Client
Which Limited

Drawing Title
No-Skyline Contours For
2-8 St Andrew's Place

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/150	26 June 2013

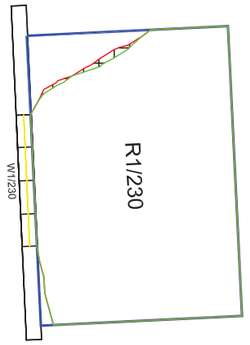
Project No.	Drawing No.	Revision
MA119 - 06	BRE 090	-

DAYLIGHT

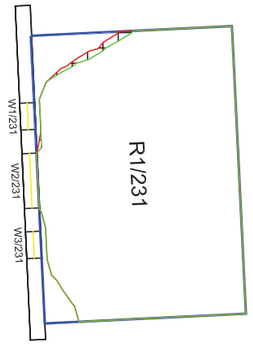
A3

Report

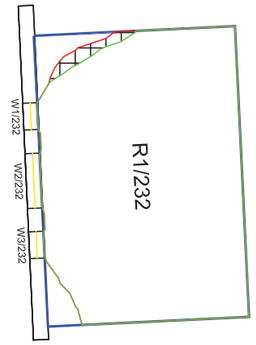
Appendix II



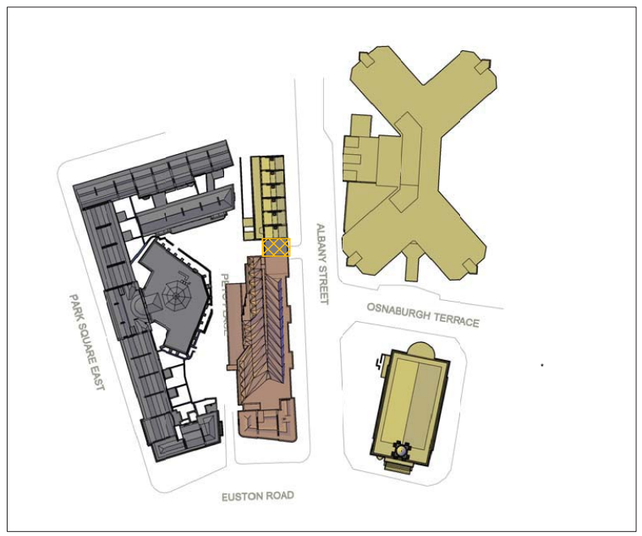
FIRST FLOOR



SECOND FLOOR

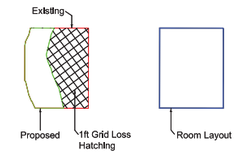


THIRD FLOOR



Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Existing And Surroundings Buildings
MBS Survey Software Ltd 3d Survey Drawing
Marylebone Road_ROL_13-03-13.dwg

Proposed Scheme
Kohn Pedersen Fox Associates
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Client
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Drawing Title
No-Skyline Contours For
1 Peto Place

Drawn By	Chk'd By	Scale @ A3	Date
MO	-	1/100	26 June 2013

Project No.	Drawing No.	Revision
MA119 - 06	BRE 091	-

DAYLIGHT

A3

Report

Appendix III

DAYLIGHT ANALYSIS
2 MARYLEBONE ROAD
26-Jun-13

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
3 ALBANY TERRACE										
BASEMENT FLOOR										
R1/39		W1/39	6.02	6.02	0.00%	0.47	0.47	0.00%	19.68%	0.00%
R2/39		W2/39	11.19	11.19	0.00%	2.28	2.28	0.00%	85.75%	0.00%
GROUND FLOOR										
R1/40		W2/40	16.91	17.91	-5.91%	1.49	1.55	-4.17%	80.05%	-0.68%
		W3/40	12.36	12.81	-3.64%					
R2/40		W4/40	10.06	9.88	1.79%	0.00	0.00	0.00%	0.00%	0.00%
R3/40		W6/40	18.61	18.13	2.58%	2.49	2.45	1.65%	93.88%	0.00%
		W7/40	7.03	7.03	0.00%					
R4/40		W5/40	21.04	20.85	0.90%	2.51	2.50	0.56%	96.85%	0.00%
FIRST FLOOR										
R1/41		W1/41	38.95	38.96	>27	5.76	5.78	-0.40%	97.07%	0.34%
		W2/41	12.10	12.43	-2.73%					
R2/41		W3/41	7.98	8.11	-1.63%	3.20	3.21	-0.47%	72.66%	-0.87%
R3/41		W4/41	26.33	25.68	2.47%	3.66	3.59	1.81%	98.24%	0.00%
R3/51		W1/51	25.24	24.57	2.65%	3.19	3.13	1.94%	94.75%	0.00%
SECOND FLOOR										
R1/42		W1/42	37.83	37.83	>27	3.83	3.85	-0.57%	97.21%	0.00%
		W2/42	25.00	25.24	-0.96%					
R2/42		W3/42	20.43	20.42	0.05%	4.78	4.81	-0.54%	95.76%	0.00%
R3/42		W4/42	30.80	30.15	>27	3.31	3.26	1.63%	98.35%	0.00%
R1/52		W1/52	30.39	29.77	>27	9.49	9.34	1.61%	90.91%	0.00%
THIRD FLOOR										
R1/43		W1/43	38.79	38.80	>27	2.25	2.26	-0.40%	98.25%	-0.68%
		W2/43	31.47	31.67	>27					
R2/43		W3/43	29.54	29.81	>27	1.11	1.12	-0.90%	95.56%	-1.84%
R3/43		W4/43	28.68	28.73	>27	3.50	3.47	0.94%	99.27%	0.00%
		W5/43	35.07	34.39	>27					
R4/43		W6/43	34.64	34.05	>27	3.54	3.49	1.47%	98.74%	0.00%
2 ALBANY TERRACE										
BASEMENT FLOOR										
R1/69		W1/69	7.29	7.29	0.00%	1.44	1.44	0.00%	76.56%	0.00%
GROUND FLOOR										
R1/70		W1/70	13.92	13.92	0.00%	2.09	2.09	0.00%	82.36%	0.00%
FIRST FLOOR										
R1/61		W1/61	16.35	16.35	0.00%	1.79	1.79	0.00%	93.10%	0.00%
R1/71		W1/71	19.83	19.36	2.37%	2.40	2.37	1.54%	86.16%	0.00%
SECOND FLOOR										
R1/62		W1/62	20.57	20.57	0.00%	3.69	3.69	0.00%	94.19%	0.00%
R1/72		W1/72	24.11	23.67	1.82%	2.68	2.64	1.23%	96.72%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
THIRD FLOOR										
R1/73		W1/73	25.79	25.79	0.00%	2.16	2.16	0.00%	96.91%	0.00%
R2/73		W2/73	29.06	28.78	>27	2.57	2.55	0.74%	98.74%	0.00%
1 ALBANY TERRACE										
THIRD FLOOR										
R1/83		W1/83	3.21	3.21	0.00%	1.52	1.52	0.00%	35.94%	0.00%
FOURTH FLOOR										
R1/84		W1/84	13.90	13.90	0.00%	2.00	2.00	0.00%	87.21%	0.00%
24 PARK SQUARE EAST										
BASEMENT FLOOR										
R1/99		W1/99	10.54	9.70	7.97%	2.84	2.71	4.62%	77.00%	0.00%
GROUND FLOOR										
R1/100		W1/100	16.09	15.22	5.41%	4.10	3.97	3.29%	88.15%	0.00%
FIRST FLOOR										
R1/91		W1/91	9.23	8.79	4.77%	1.11	1.07	3.70%	45.25%	6.13%
R1/101		W1/101	21.93	21.17	3.47%	4.48	4.38	2.28%	99.11%	0.00%
SECOND FLOOR										
R1/92		W1/92	17.55	17.05	2.85%	3.78	3.72	1.80%	97.92%	0.00%
R1/102		W1/102	30.60	30.17	>27	3.94	3.90	1.09%	99.16%	0.00%
THIRD FLOOR										
R1/93		W1/93	34.41	34.39	>27	2.20	2.20	0.05%	98.24%	0.00%
R1/103		W1/103	35.66	35.69	>27	2.80	2.81	-0.11%	99.55%	0.00%
23 PARK SQUARE EAST										
BASEMENT FLOOR										
R1/109		W1/109	13.21	12.24	7.34%	1.78	1.71	4.26%	77.56%	5.04%
R1/119		W1/119	14.78	14.03	5.07%	2.33	2.24	3.98%	37.98%	20.99%
GROUND FLOOR										
R1/110		W1/110	22.35	21.20	5.15%	2.93	2.83	3.52%	97.20%	0.00%
R1/120		W1/120	21.53	19.98	7.20%	1.72	1.66	3.71%	62.94%	6.09%
		W4/120	7.58	7.57	0.13%					
FIRST FLOOR										
R1/111		W1/111	27.59	26.51	3.91%	2.98	2.89	2.92%	97.37%	0.00%
R1/121		W1/121	26.45	25.06	5.26%	3.94	3.79	3.86%	97.40%	0.00%
SECOND FLOOR										
R1/112		W1/112	33.23	32.58	>27	2.53	2.49	1.62%	96.87%	0.00%
R1/122		W1/122	32.71	31.75	>27	5.00	4.88	2.40%	97.47%	0.00%
THIRD FLOOR										
R1/113		W1/113	36.97	36.84	>27	2.18	2.18	0.37%	96.87%	0.00%
R1/123		W1/123	37.18	36.87	>27	2.15	2.13	0.74%	97.25%	0.00%
22 PARK SQUARE EAST										
BASEMENT FLOOR										
R2/109		W2/109	13.47	12.03	10.69%	2.03	1.90	6.44%	87.84%	4.72%
R2/119		W2/119	15.68	13.92	11.22%	0.97	0.89	8.37%	37.26%	25.54%
GROUND FLOOR										
R2/110		W2/110	23.18	21.60	6.82%	3.37	3.21	4.69%	98.02%	0.00%
R2/120		W2/120	19.05	17.14	10.03%	1.85	1.77	4.39%	79.57%	4.59%
		W5/120	11.30	11.24	0.53%					
FIRST FLOOR										
R2/111		W2/111	28.52	27.08	>27	3.29	3.17	3.77%	97.33%	0.00%
R2/121		W2/121	23.84	22.38	6.12%	3.75	3.59	4.32%	96.81%	0.00%

Report

Appendix III

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
SECOND FLOOR										
R2/112		W2/112	33.82	32.81	>27	2.78	2.71	2.52%	96.66%	0.00%
R2/122		W2/122	31.53	30.40	>27	5.04	4.89	2.86%	97.34%	0.00%
THIRD FLOOR										
R2/113		W2/113	37.33	36.80	>27	2.39	2.36	1.30%	96.84%	0.00%
R2/123		W2/123	37.42	36.75	>27	2.24	2.20	1.65%	96.66%	0.00%
21 PARK SQUARE EAST										
BASEMENT FLOOR										
R3/109		W3/109	9.70	8.89	8.35%	1.49	1.41	5.35%	61.00%	5.39%
R3/119		W3/119	8.94	8.65	3.24%	1.44	1.40	2.43%	46.78%	19.71%
GROUND FLOOR										
R3/110		W3/110	16.90	15.97	5.50%	3.56	3.44	3.48%	82.38%	0.00%
R3/120		W3/120	12.79	12.39	3.13%	0.48	0.46	3.78%	43.37%	22.04%
FIRST FLOOR										
R3/111		W3/111	22.59	21.74	3.76%	2.64	2.57	2.65%	88.31%	0.00%
R3/121		W3/121	15.34	15.03	2.02%	2.10	2.06	1.53%	57.49%	0.00%
SECOND FLOOR										
R3/112		W3/112	31.45	30.64	>27	2.49	2.44	2.09%	96.92%	0.00%
R3/122		W3/122	23.78	23.49	1.22%	3.75	3.72	0.93%	97.67%	0.00%
THIRD FLOOR										
R3/113		W3/113	37.43	36.67	>27	2.28	2.23	1.89%	97.21%	0.00%
R3/123		W3/123	37.41	36.59	>27	2.27	2.23	2.07%	97.21%	0.00%
20 PARK SQUARE EAST										
GROUND FLOOR										
R4/110		W4/110	8.99	8.95	0.44%	2.34	2.33	0.26%	58.67%	0.00%
FIRST FLOOR										
R4/111		W4/111	14.07	14.06	0.07%	1.88	1.88	0.00%	73.20%	0.00%
SECOND FLOOR										
R4/112		W4/112	25.39	25.41	-0.08%	2.06	2.06	-0.10%	95.75%	0.00%
THIRD FLOOR										
R4/113		W4/113	37.30	36.44	>27	2.17	2.12	2.12%	96.56%	0.00%
2 ST ANDREW'S PLACE										
FIRST FLOOR										
R1/151		W1/151	17.09	16.94	0.88%	3.53	3.51	0.59%	71.48%	0.00%
SECOND FLOOR										
R1/152		W1/152	20.07	19.87	1.00%	2.87	2.85	0.73%	76.11%	0.00%
THIRD FLOOR										
R1/153		W1/153	25.12	24.84	1.11%	2.72	2.70	0.81%	96.94%	0.00%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
3 ST ANDREW'S PLACE										
GROUND FLOOR										
R1/150		W1/150	14.63	14.63	0.00%	2.91	2.91	0.00%	95.18%	0.00%
FIRST FLOOR										
R2/151		W2/151	22.15	22.05	0.45%	3.09	3.08	0.29%	96.01%	0.00%
R1/161		W1/161	19.04	19.04	0.00%	4.02	4.02	0.00%	96.14%	0.00%
SECOND FLOOR										
R2/152		W2/152	28.05	27.72	>27	2.76	2.74	0.87%	96.86%	0.00%
R1/162		W1/162	25.31	25.08	0.91%	4.81	4.78	0.64%	98.41%	0.00%
THIRD FLOOR										
R2/153		W2/153	34.00	33.66	>27	2.45	2.43	0.82%	97.70%	0.00%
R1/163		W1/163	34.71	34.42	>27	3.19	3.17	0.78%	98.74%	0.00%
4 ST ANDREW'S PLACE										
FIRST FLOOR										
R1/171		W1/171	27.39	27.34	>27	2.65	2.64	0.19%	96.30%	0.00%
SECOND FLOOR										
R1/172		W1/172	33.71	33.32	>27	3.13	3.09	0.99%	97.43%	0.00%
R1/182		W1/182	32.53	32.11	>27	3.72	3.68	1.10%	98.38%	0.00%
THIRD FLOOR										
R1/173		W1/173	37.20	36.83	>27	2.48	2.46	0.93%	97.27%	0.00%
R1/183		W1/183	37.48	37.09	>27	3.93	3.89	0.99%	99.43%	0.00%
5 ST ANDREW'S PLACE										
FIRST FLOOR										
R1/191		W1/191	30.38	30.21	>27	3.15	3.13	0.48%	97.25%	0.00%
SECOND FLOOR										
R2/182		W2/182	33.13	32.67	>27	3.33	3.30	1.17%	97.58%	0.00%
R1/192		W1/192	35.38	34.91	>27	3.21	3.17	1.19%	97.13%	0.00%
THIRD FLOOR										
R2/183		W2/183	37.61	37.19	>27	2.40	2.38	1.04%	97.50%	0.00%
R1/193		W1/193	37.71	37.27	>27	2.06	2.04	1.12%	96.47%	0.00%
6 ST ANDREW'S PLACE										
FIRST FLOOR										
R2/191		W2/191	30.21	30.16	>27	3.24	3.23	0.19%	97.66%	0.00%
R1/201		W1/201	26.79	26.79	0.00%	0.82	0.82	0.00%	61.17%	0.12%
SECOND FLOOR										
R2/192		W2/192	35.65	35.17	>27	3.29	3.25	1.22%	96.87%	0.00%
R1/202		W1/202	33.13	32.79	>27	0.97	0.96	0.93%	99.06%	0.22%
THIRD FLOOR										
R2/193		W2/193	37.82	37.38	>27	2.11	2.08	1.14%	96.62%	0.00%
R1/203		W1/203	35.72	35.25	>27	2.57	2.54	1.17%	98.19%	0.00%
FOURTH FLOOR										
R1/204		W1/204	37.76	37.33	>27	2.71	2.69	1.03%	97.93%	0.00%
7 ST ANDREW'S PLACE										
GROUND FLOOR										
R1/210		W1/210	17.49	17.49	0.00%	3.14	3.14	0.00%	97.37%	0.00%
FIRST FLOOR										
R1/211		W1/211	28.32	28.17	>27	4.25	4.23	0.42%	97.23%	0.00%
R1/221		W1/221	27.23	27.23	>27	4.13	4.13	0.00%	98.10%	0.00%
SECOND FLOOR										
R1/212		W1/212	32.03	31.63	>27	3.07	3.04	1.01%	95.11%	0.00%

Report

Appendix III

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
R1/222		W1/222	33.86	33.49	>27	4.82	4.77	0.96%	98.18%	0.00%
THIRD FLOOR										
R1/213		W1/213	35.10	34.73	>27	1.50	1.49	1.00%	95.11%	0.00%
R1/223		W1/223	37.42	37.04	>27	2.09	2.07	0.96%	97.71%	0.00%
8 ST ANDREW'S PLACE										
GROUND FLOOR										
R2/210		W2/210	18.93	18.88	0.26%	3.33	3.32	0.27%	97.97%	0.00%
FIRST FLOOR										
R2/211		W2/211	30.79	30.51	>27	4.55	4.51	0.75%	98.32%	0.00%
R2/221		W2/221	27.15	27.15	>27	3.96	3.96	0.00%	98.46%	0.00%
SECOND FLOOR										
R2/212		W2/212	35.04	34.72	>27	3.75	3.72	0.83%	97.18%	0.00%
R2/222		W2/222	33.82	33.46	>27	4.63	4.59	0.91%	98.46%	0.00%
THIRD FLOOR										
R2/213		W2/213	37.28	36.95	>27	1.56	1.54	0.84%	96.09%	0.00%
R2/223		W2/223	37.44	37.09	>27	1.98	1.96	0.91%	97.58%	0.00%
1 PETO PLACE										
GROUND FLOOR										
R1/230		W1/230	23.05	22.86	0.82%	3.94	3.92	0.51%	91.58%	0.83%
FIRST FLOOR										
R1/231		W1/231	28.93	28.21	>27	1.76	1.74	1.14%	91.88%	0.92%
		W2/231	26.19	25.62	2.18%					
		W3/231	23.04	22.76	1.22%					
SECOND FLOOR										
R1/232		W1/232	32.39	30.85	>27	1.57	1.53	2.61%	92.81%	1.74%
		W2/232	29.88	28.32	>27					
		W3/232	25.87	24.88	3.83%					

Report

Appendix IV

SUNLIGHT ANALYSIS
2 MARYLEBONE ROAD
26-Jun-13

Available sunlight as a percentage of annual unobstructed total (1486.0 Hrs)

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
3 ALBANY TERRACE										
GROUND FLOOR										
W7/40		0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%
23 PARK SQUARE EAST										
GROUND FLOOR										
W4/120		15.00	0.00	15.00	15.00	0.00	15.00	0.00%	0.00%	0.00%
22 PARK SQUARE EAST										
GROUND FLOOR										
W5/120		25.00	1.00	26.00	25.00	1.00	26.00	0.00%	0.00%	0.00%
2 ST ANDREW'S PLACE										
FIRST FLOOR										
W1/151		28.00	9.00	37.00	28.00	8.00	36.00	0.00%	11.11%	2.70%
SECOND FLOOR										
W1/152		30.00	11.00	41.00	30.00	10.00	40.00	0.00%	9.09%	2.44%
THIRD FLOOR										
W1/153		39.00	14.00	53.00	39.00	14.00	53.00	0.00%	0.00%	0.00%
3 ST ANDREW'S PLACE										
GROUND FLOOR										
W1/150		27.00	2.00	29.00	27.00	2.00	29.00	0.00%	0.00%	0.00%
FIRST FLOOR										
W2/151		30.00	13.00	43.00	30.00	13.00	43.00	0.00%	0.00%	0.00%
W1/161		35.00	7.00	42.00	35.00	7.00	42.00	0.00%	0.00%	0.00%
SECOND FLOOR										
W2/152		41.00	21.00	62.00	41.00	20.00	61.00	0.00%	4.76%	1.61%
W1/162		38.00	15.00	53.00	38.00	15.00	53.00	0.00%	0.00%	0.00%
THIRD FLOOR										
W2/153		47.00	26.00	73.00	47.00	26.00	73.00	0.00%	0.00%	0.00%
W1/163		54.00	24.00	78.00	54.00	24.00	78.00	0.00%	0.00%	0.00%
4 ST ANDREW'S PLACE										
FIRST FLOOR										
W1/171		56.00	17.00	73.00	56.00	17.00	73.00	0.00%	0.00%	0.00%
SECOND FLOOR										
W1/172		58.00	23.00	81.00	58.00	23.00	81.00	0.00%	0.00%	0.00%
W1/182		58.00	23.00	81.00	58.00	23.00	81.00	0.00%	0.00%	0.00%
THIRD FLOOR										
W1/173		59.00	27.00	86.00	59.00	27.00	86.00	0.00%	0.00%	0.00%
W1/183		59.00	28.00	87.00	59.00	28.00	87.00	0.00%	0.00%	0.00%
5 ST ANDREW'S PLACE										
FIRST FLOOR										
W1/191		55.00	20.00	75.00	55.00	20.00	75.00	0.00%	0.00%	0.00%
SECOND FLOOR										
W2/182		58.00	24.00	82.00	58.00	24.00	82.00	0.00%	0.00%	0.00%
W1/192		59.00	25.00	84.00	59.00	25.00	84.00	0.00%	0.00%	0.00%
THIRD FLOOR										
W2/183		59.00	28.00	87.00	59.00	28.00	87.00	0.00%	0.00%	0.00%
W1/193		59.00	28.00	87.00	59.00	28.00	87.00	0.00%	0.00%	0.00%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
6 ST ANDREW'S PLACE										
FIRST FLOOR										
W2/191		54.00	22.00	76.00	54.00	22.00	76.00	0.00%	0.00%	0.00%
W1/201		56.00	13.00	69.00	56.00	13.00	69.00	0.00%	0.00%	0.00%
SECOND FLOOR										
W2/192		59.00	26.00	85.00	59.00	26.00	85.00	0.00%	0.00%	0.00%
W1/202		56.00	23.00	79.00	56.00	23.00	79.00	0.00%	0.00%	0.00%
THIRD FLOOR										
W2/193		59.00	28.00	87.00	59.00	28.00	87.00	0.00%	0.00%	0.00%
W1/203		59.00	27.00	86.00	59.00	27.00	86.00	0.00%	0.00%	0.00%
FOURTH FLOOR										
W1/204		59.00	28.00	87.00	59.00	28.00	87.00	0.00%	0.00%	0.00%
7 ST ANDREW'S PLACE										
GROUND FLOOR										
W1/210		36.00	4.00	40.00	36.00	4.00	40.00	0.00%	0.00%	0.00%
FIRST FLOOR										
W1/211		43.00	19.00	62.00	43.00	19.00	62.00	0.00%	0.00%	0.00%
W1/221		46.00	17.00	63.00	46.00	17.00	63.00	0.00%	0.00%	0.00%
SECOND FLOOR										
W1/212		44.00	21.00	65.00	44.00	21.00	65.00	0.00%	0.00%	0.00%
W1/222		52.00	24.00	76.00	52.00	24.00	76.00	0.00%	0.00%	0.00%
THIRD FLOOR										
W1/213		49.00	22.00	71.00	49.00	22.00	71.00	0.00%	0.00%	0.00%
W1/223		58.00	27.00	85.00	58.00	27.00	85.00	0.00%	0.00%	0.00%
8 ST ANDREW'S PLACE										
GROUND FLOOR										
W2/210		34.00	4.00	38.00	34.00	4.00	38.00	0.00%	0.00%	0.00%
FIRST FLOOR										
W2/211		50.00	22.00	72.00	50.00	21.00	71.00	0.00%	4.55%	1.39%
W2/221		48.00	15.00	63.00	48.00	15.00	63.00	0.00%	0.00%	0.00%
SECOND FLOOR										
W2/212		57.00	25.00	82.00	57.00	25.00	82.00	0.00%	0.00%	0.00%
W2/222		54.00	24.00	78.00	54.00	24.00	78.00	0.00%	0.00%	0.00%
THIRD FLOOR										
W2/213		59.00	27.00	86.00	59.00	27.00	86.00	0.00%	0.00%	0.00%
W2/223		59.00	26.00	85.00	59.00	26.00	85.00	0.00%	0.00%	0.00%
1 PETO PLACE										
GROUND FLOOR										
W1/230		13.00	0.00	13.00	13.00	0.00	13.00	0.00%	0.00%	0.00%
FIRST FLOOR										
W1/231		25.00	1.00	26.00	20.00	1.00	21.00	20.00%	0.00%	19.23%
W2/231		16.00	1.00	17.00	15.00	1.00	16.00	6.25%	0.00%	5.88%
W3/231		10.00	0.00	10.00	10.00	0.00	10.00	0.00%	0.00%	0.00%
SECOND FLOOR										
W1/232		34.00	2.00	36.00	28.00	1.00	29.00	17.65%	50.00%	19.44%
W2/232		26.00	2.00	28.00	19.00	2.00	21.00	26.92%	0.00%	25.00%
W3/232		13.00	0.00	13.00	12.00	0.00	12.00	7.69%	0.00%	7.69%