



Daylight and Sunlight Study (Neighbouring Properties)
24 to 28 Warner Street, London EC1R 5EX

7th April 2011

Building Surveying Solutions

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Building Surveying Solutions has been commissioned to undertake a daylight and sunlight study of the proposed development at 24 to 28 Warner Street, London EC1R 5EX.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at properties at 5 to 6 & 8 Warner Yard, Rosebery Avenue, 5, 6 & 11 Warner Street and 31 to 37 Eyre Street Hill. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide' by P J Littlefair 1991.
- 1.1.3 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.4 All neighbouring windows pass all of the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements.
- 1.1.5 In summary, the proposed development will have a low impact on the light receivable by its neighbouring properties. Building Surveying Solutions confirm that the development design satisfies all of the requirements set out in BRE guide 'Site Layout Planning for Daylight and Sunlight'.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

dlq Architects

001	Site Plan & Site Location Plan Existing	Rev –
002	Ground Floor Plan Existing	Rev –
003	First Floor Plan Existing	Rev –
004	Roof Plan Existing	Rev –
005	Elevation 1, 2 & 3 Existing	Rev –
006	Section 4-4, 5-5, 6-6 & 7-7 Existing	Rev –
010	Site Plan Proposed	Rev –
011	Basement Plan Proposed	Rev –
012	Ground Floor Plan Proposed	Rev –
013	First & Second Floor Plan Proposed	Rev –
014	Third Floor Plan Proposed	Rev –
015	Fourth Floor Plan Proposed	Rev –
016	Roof Plan Proposed	Rev –
020	Warner Street Elevation Proposed	Rev –
030	Elevation A & B Proposed	Rev –
031	Elevation C & D Proposed	Rev –
032	Section E-E & F-F Proposed	Rev –
033	Section G-G & H-H Proposed	Rev –
034	Section J-J & K-K Proposed	Rev –
040	3D Illustrative Model Views Existing & Proposed	Rev –

3 METHODOLOGY OF THE STUDY

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight

- 3.1.1 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide' by P J Littlefair 1991. In general, the BRE tests are based on the requirements of the British Standard, BS 8206 Part 2.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. In instances where there is a special requirement for daylight or sunlight, higher levels may be deemed necessary. In other situations, such as with urban developments, lower daylight and sunlight levels may be unavoidable. The following statement is quoted directly from the BRE guide:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and this document should not be considered 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 the many factors in site layout design."

3.2 Daylight to Windows

- 3.2.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.2.2 Diffuse daylight calculations should be undertaken to all main windows at adjoining residential properties. The calculations should be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

3.2.3 The BRE guide contains three tests which measure diffuse daylight. These are explained in the following sections.

3.2.4 Test 1 Vertical Sky Component

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight will be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.2.5 Test 2 No-Sky Line

The no-sky line test involves calculating the percentage of a room's area which can receive direct sky light. Diffuse daylight is likely to be adversely affected if after the development the area of a room receiving direct skylight is less than 0.8 times its former value.

3.2.6 Test 3 Average Daylight Factor

The Average Daylight Factor takes into account a range of variables. For example, the size of the window, the type of glazing, whether the room has more than one window and factors such as the reflectivity of the internal decor.

The BRE test is based on the British Standard BS 8206 Part 2, which recommends an Average Daylight Factor of 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary lighting is provided. There are additional minimum recommendations for dwellings of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

3.3 Sunlight availability to windows

- 3.3.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. In non-domestic buildings, any spaces which are deemed to have a specific requirement for sunlight should be checked.
- 3.3.2 The BRE guide recommends that main living room windows should receive at least 25% of the total annual probable sunlight hours, including at least 5% of the annual probable sunlight hours during the winter months between 21st September and 21st March. Sunlight availability will be adversely affected if both the total number of sunlight hours falls below these targets and is less than 0.8 times the amount before the development.

3.4 Overshadowing to Gardens and Open Spaces

- 3.4.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:
- Gardens, usually the main back garden of a house, and allotments
 - Parks and playing fields
 - Children's playgrounds
 - Outdoor swimming pools and paddling pools
 - Sitting out areas, such as those between non-domestic buildings and in public squares
- 3.4.2 The BRE guide recommends that for an open space to appear adequately lit throughout the year, no more than 40% and preferably no more than 25% of its area should be prevented from receiving any sunlight at all on 21st March. Sunlight availability will be adversely affected if these targets are not met and the amount of sunlight received on 21st March is less than 0.8 times the amount before the development.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 Appendix 1 provides a plan and photographs to indicate the positions of the windows and gardens analysed in this study.

4.2 Numerical Results

- 4.2.1 Appendix 2 lists the detailed numerical daylight and sunlight test results. The results are interpreted below.

4.3 Daylight to Windows

- 4.3.1 All windows pass the Vertical Sky Component and No Sky Line diffuse daylight tests. The Average Daylight Factor test indicates that some of the neighbouring rooms receive a relatively small amount of daylight before the proposed development. The results confirm that the losses resulting from the development are negligible. The proposed development therefore satisfies the BRE daylight requirements.

4.4 Sunlight to Windows

- 4.4.1 Windows which face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.5 Overshadowing to Gardens and Open Spaces

- 4.5.1 The proposed development will not cause any garden or amenity area to remain in permanent shadow on the 21st March. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test.

4.6 Conclusion

- 4.6.1 In summary, the proposed development will have a low impact on the light receivable by its neighbouring properties. Building Surveying Solutions confirm that the development design satisfies all of the requirements set out in BRE guide 'Site Layout Planning for Daylight and Sunlight'.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 We shall have undertaken the survey following the guidelines of the RICS publication “Surveying Safely”.
- 5.1.3 We have used our best endeavours to ensure all relevant windows within the neighbouring properties have been identified.
- 5.1.4 Where limited access is available, reasonable assumptions will have been made.
- 5.1.5 We have adopted the conventional approach of assessing all habitable rooms within domestic properties.
- 5.1.6 Building Surveying Solutions have endeavoured to include in the report those matters, which they have knowledge of or of which they have been made aware, that might adversely affect the validity of the opinion given.
- 5.1.7 Building Surveying Solutions have indicated the sources of all information used in the report.
- 5.1.8 Building Surveying Solutions will notify those instructing them immediately and confirm in writing if for any reason the report requires any correction or qualification.
- 5.1.9 Building Surveying Solutions confirm that they have used their best endeavours to ensure that the facts stated in this report are correct and that the opinions expressed represent a true and complete professional opinion.

5.2 Project Specific

- 5.2.1 None

APPENDICES

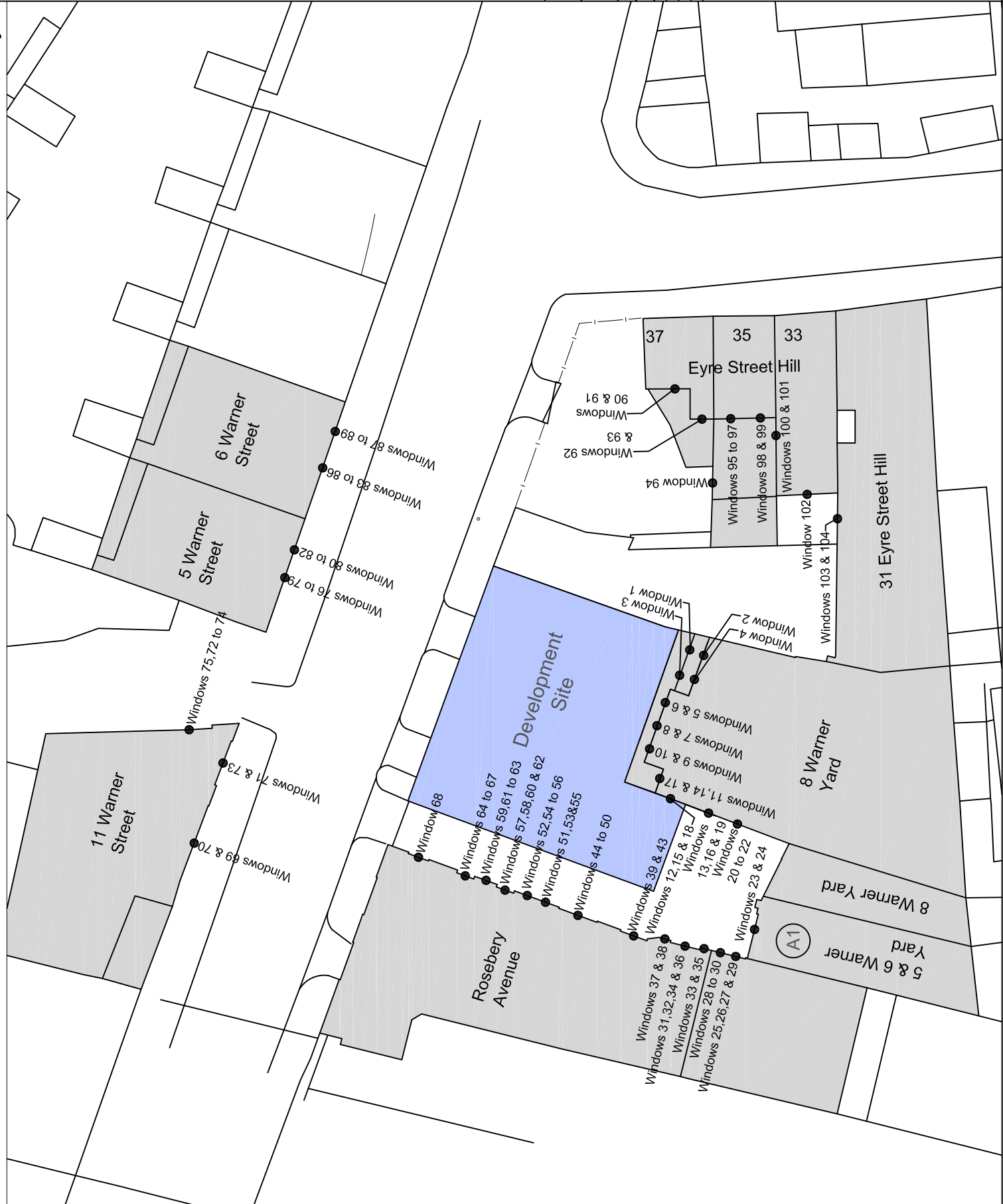
APPENDIX 1

WINDOW & GARDEN KEY

Window & Garden Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Residential Properties
- Neighbouring Gardens and Amenity Areas
- (A1)



Project Name		24 to 28 Warner Street, Camden, London EC1R 5EX	
Drawing Title		Appendix 1 - Neighbouring Windows	
Scale:		Do not scale	
Drawing No:		1 of 1	Rev: -
Rev	Date	Details of windows	

BUILDING

SURVEYING

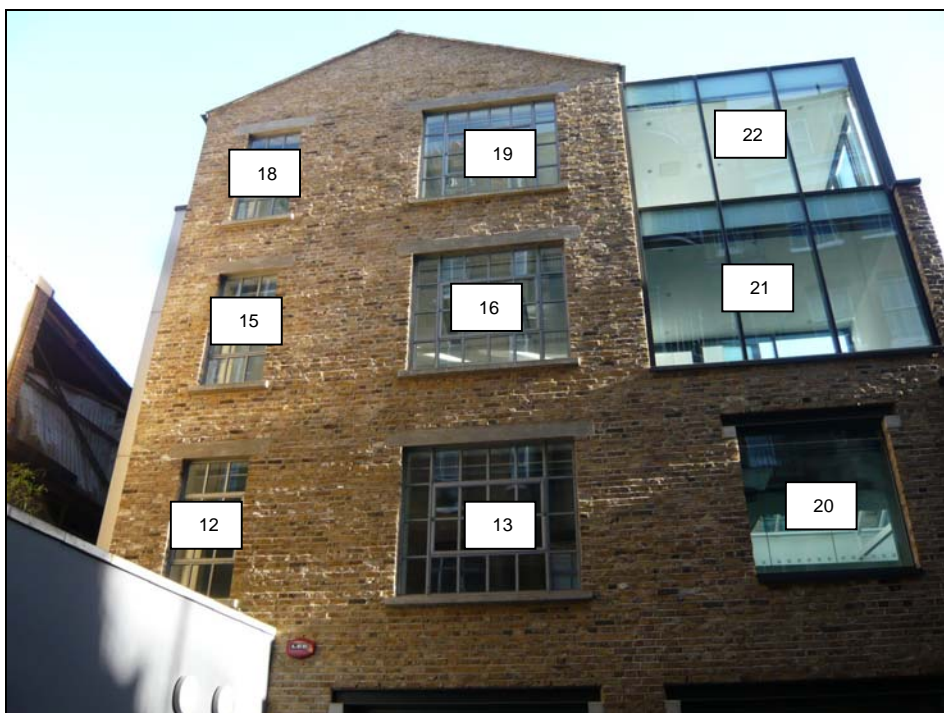
SOLUTIONS

2nd Floor
Berkeley Square House
Berkeley Square
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London W1J 6BD
Tel: 020 7667 6218
www.building-surveying.com

Neighbouring Windows



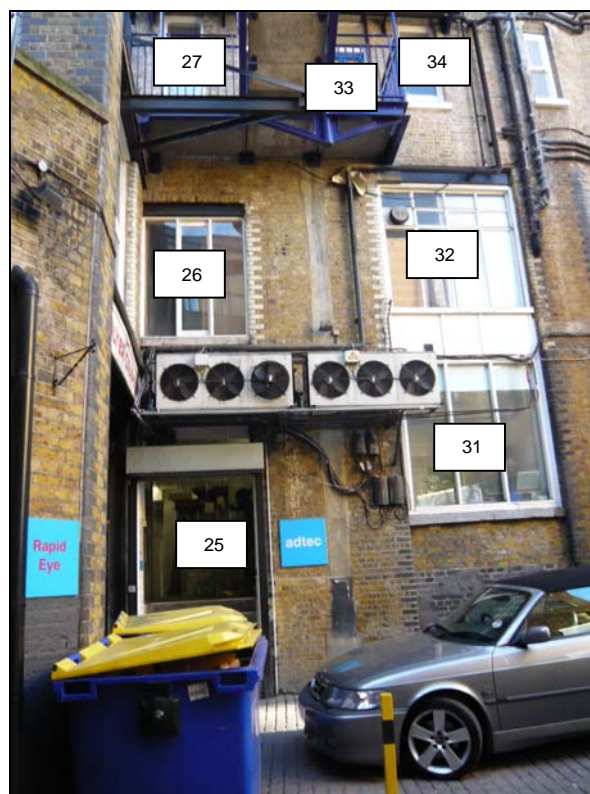
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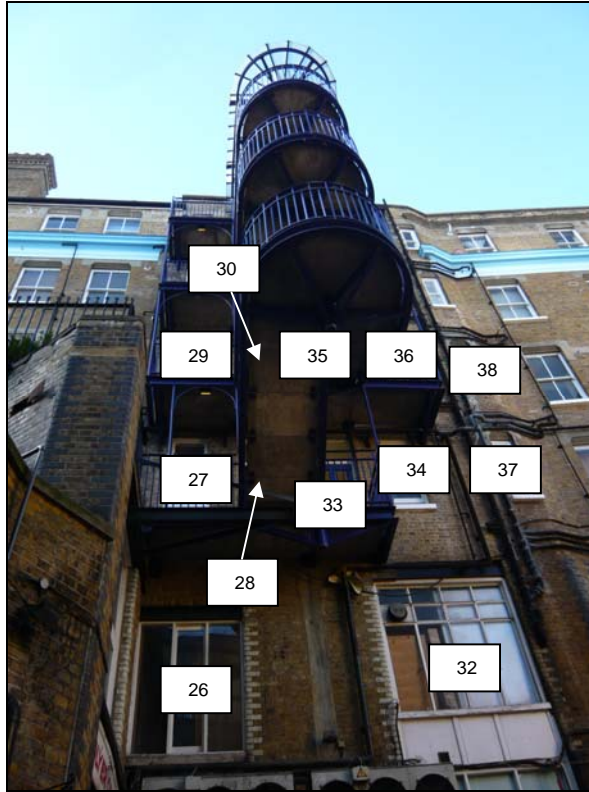
8 Warner Yard



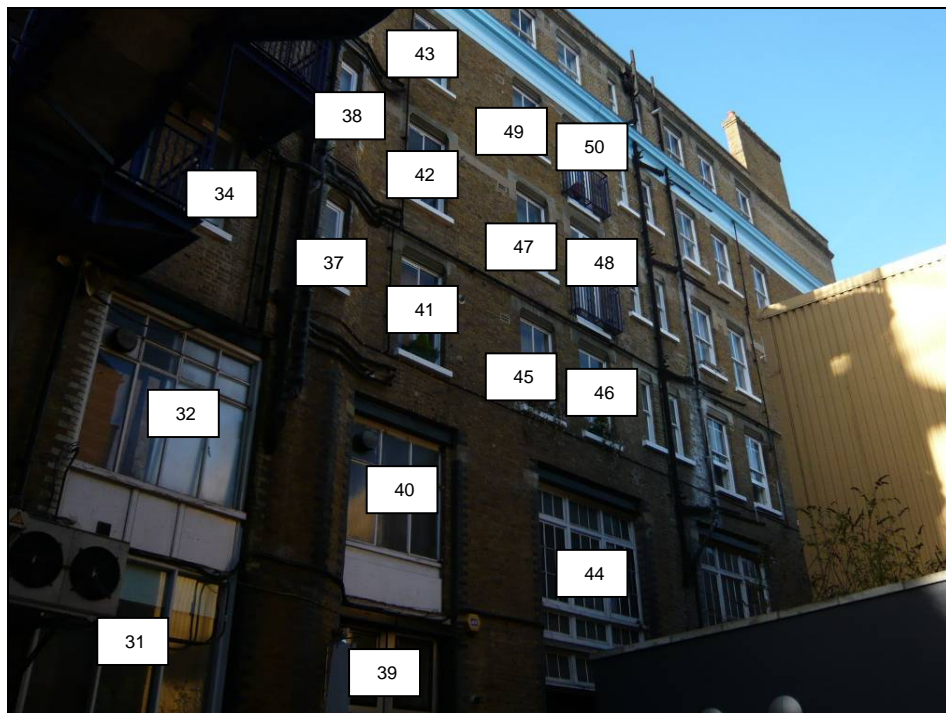
5-6 Warner Yard



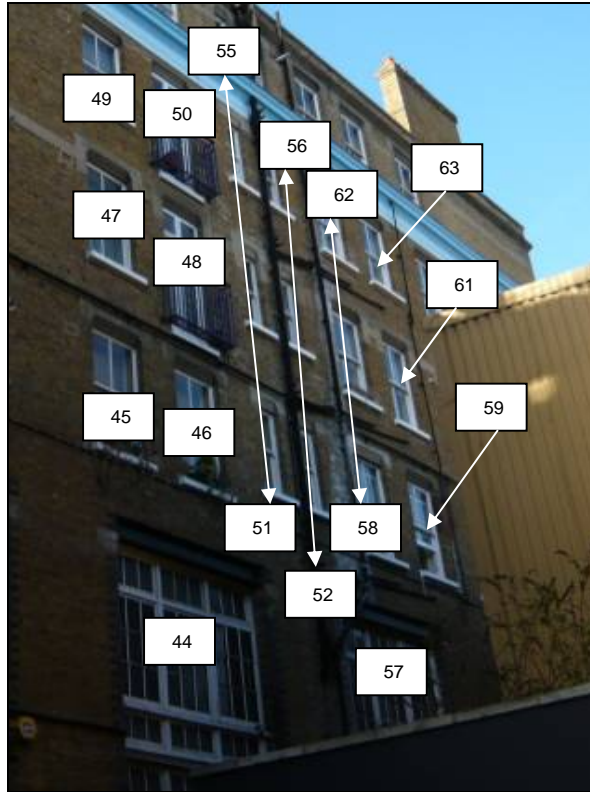
Rosebery Avenue



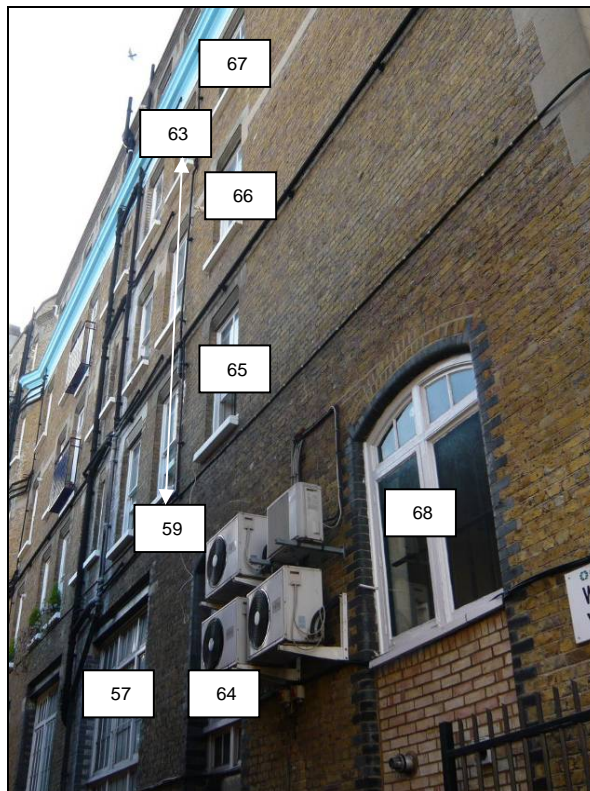
Rosebery Avenue



Rosebery Avenue



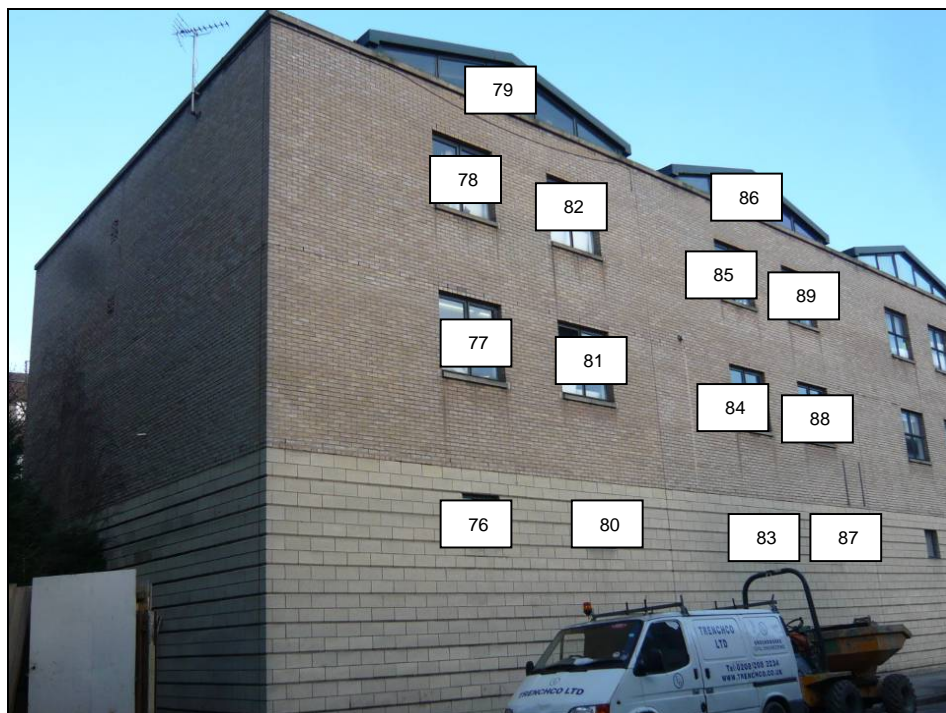
Rosebery Avenue



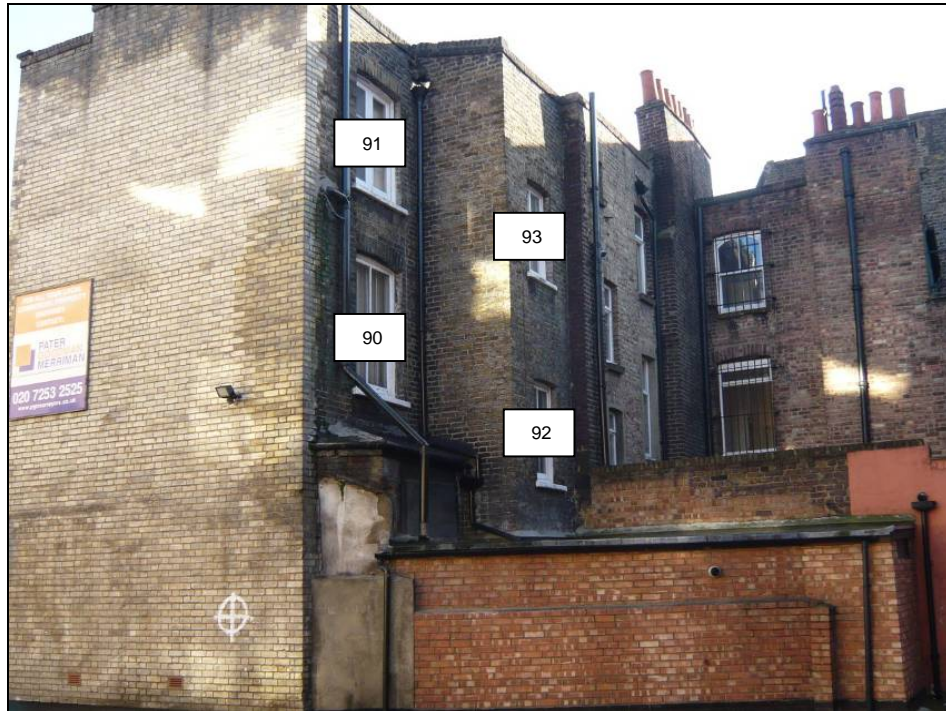
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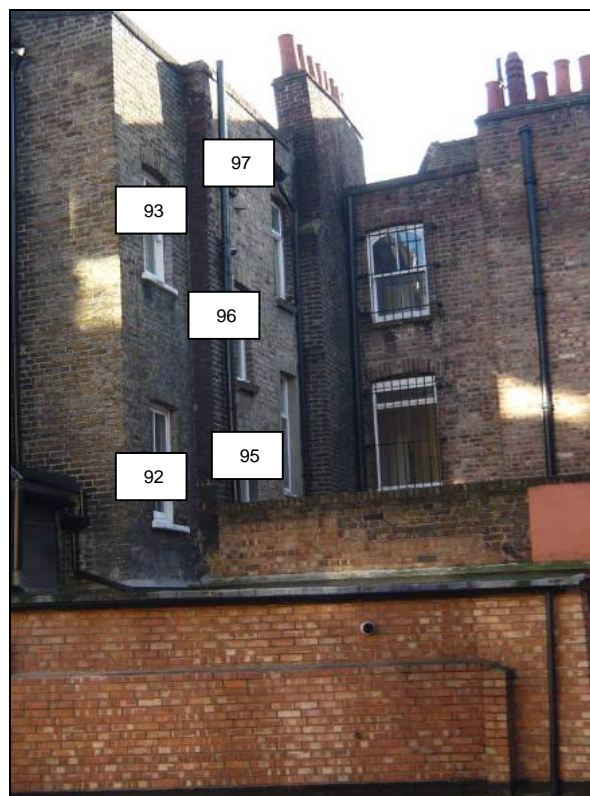
11 Warner Street



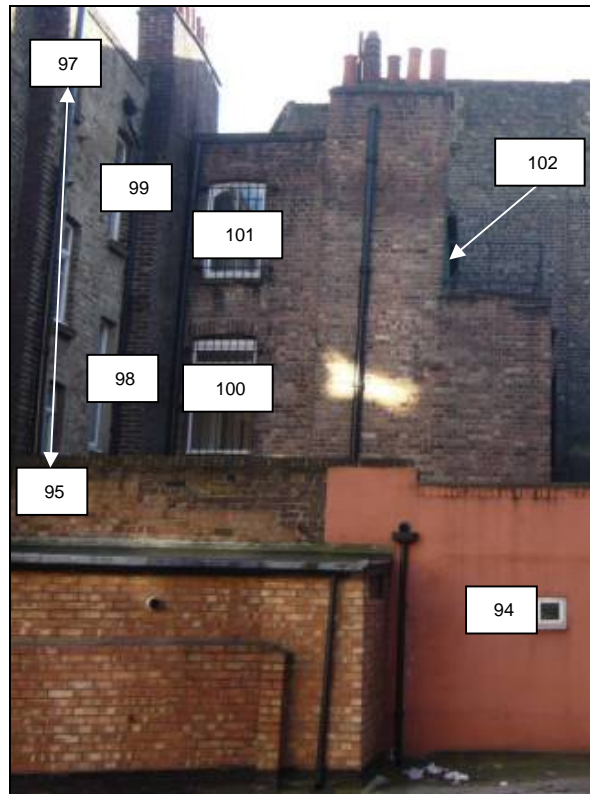
5 & 6 Warner Street



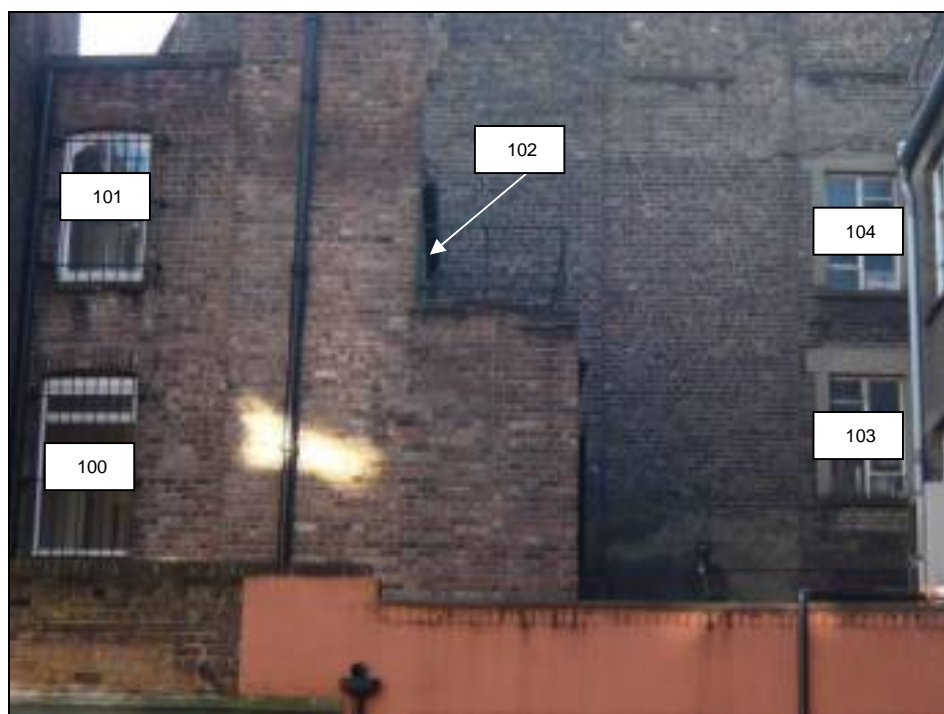
37 Eyre Street Hill



35 Eyre Street Hill



35 & 33 Eyre Street Hill



33 & 31 Eyre Street Hill

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Daylight and Sunlight to Windows
24 to 28 Warner Street, Camden, London EC1R 5EX

Reference	Use Class	Daylight to Windows						Sunlight to Windows					
		Vertical Sky Component			No-Sky Line			Average Daylight Factor			Total Sunlight Hours		
		Existing	Proposed	Ratio	Result	Existing	Proposed	Target	Existing	Proposed	Existing	Proposed	Ratio
<u>8 Warner Yard</u>													
Window 1	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 2	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 3	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 4	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 5	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 6	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 7	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 8	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 9	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 10	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 11	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 12	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 13	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 14	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 15	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 16	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 17	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 18	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 19	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 20	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 21	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
Window 22	Non Habitable	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹	n/a¹
<u>5 & 6 Warner Yard</u>													
Window 23	Supp Light	9.5%	9.1%	0.96	Pass	81%	86%	1.06	1.0%	1.0%	n/a	n/a	n/a
Window 24	Supp Light	11.0%	10.0%	0.91	Pass	87%	87%	1.0	3.0%	2.9%	n/a	n/a	n/a

Appendix 2 - Daylight and Sunlight to Windows
24 to 28 Warner Street, Camden, London EC1R 5EX

Reference	Use Class	Daylight to Windows						Sunlight to Windows											
		Vertical Sky Component			No-Sky Line			Average Daylight Factor			Total Sunlight Hours			Winter Sunlight Hours					
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Target	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	
Rosebery Avenue																			
Window 25	Supp Light	7.8%	7.5%	0.96	Pass	50%	50%	1.0	Pass	2.0%	1.5%	1.5%	0%	1.0	Pass	0%	0%	1.0	Pass
Window 26	Supp Light	12.5%	11.7%	0.94	Pass	97%	97%	1.0	Pass	2.0%	1.5%	1.5%	15%	1.0	Pass	0%	0%	1.0	Pass
Window 27	Supp Light	24.2%	24.0%	0.99	Pass	99%	99%	1.0	Pass	2.0%	1.8%	1.8%	30%	1.0	Pass	6%	6%	1.0	Pass
Window 28	Supp Light	16.0%	15.8%	0.99	Pass	99%	99%	1.0	Pass	2.0%	1.8%	1.8%	4%	1.0	Pass	3%	3%	1.0	Pass
Window 29	Supp Light	30.7%	30.6%	1.0	Pass	99%	99%	1.0	Pass	2.0%	2.2%	2.2%	33%	1.0	Pass	7%	7%	1.0	Pass
Window 30	Supp Light	23.7%	23.3%	0.98	Pass	99%	99%	1.0	Pass	2.0%	2.2%	2.2%	32%	0.97	Pass	7%	7%	1.0	Pass
Window 31	Supp Light	16.3%	15.6%	0.96	Pass	92%	92%	0.97	Pass	2.0%	1.6%	1.5%	18%	0.94	Pass	2%	2%	1.0	Pass
Window 32	Supp Light	20.6%	19.1%	0.93	Pass	94%	94%	0.96	Pass	2.0%	1.8%	1.7%	19%	0.89	Pass	7%	7%	1.0	Pass
Window 33	Supp Light	10.1%	9.4%	0.93	Pass	99%	99%	1.0	Pass	2.0%	1.1%	1.0%	1%	1.0	Pass	0%	0%	1.0	Pass
Window 34	Supp Light	19.1%	18.1%	0.95	Pass	99%	99%	1.0	Pass	2.0%	1.1%	1.0%	18%	1.0	Pass	1%	1%	1.0	Pass
Window 35	Supp Light	13.9%	13.6%	0.98	Pass	99%	99%	1.0	Pass	2.0%	1.3%	1.3%	3%	1.0	Pass	1%	1%	1.0	Pass
Window 36	Supp Light	24.3%	23.9%	0.98	Pass	99%	99%	1.0	Pass	2.0%	1.3%	1.3%	21%	1.0	Pass	2%	2%	1.0	Pass
Window 37	Supp Light	25.8%	24.5%	0.95	Pass	98%	98%	1.0	Pass	2.0%	0.7%	0.7%	25%	0.96	Pass	4%	4%	1.0	Pass
Window 38	Supp Light	32.1%	31.7%	0.99	Pass	98%	98%	1.0	Pass	2.0%	0.8%	0.8%	29%	1.0	Pass	6%	6%	1.0	Pass
Window 39	Supp Light	15.8%	15.9%	1.01	Pass	98%	98%	1.0	Pass	2.0%	3.4%	3.4%	18%	0.94	Pass	6%	6%	1.0	Pass
Window 40	Supp Light	26.1%	24.4%	0.93	Pass	97%	97%	1.0	Pass	2.0%	2.8%	2.7%	32%	0.88	Pass	6%	6%	1.0	Pass
Window 41	Supp Light	32.4%	30.5%	0.94	Pass	98%	98%	1.0	Pass	2.0%	1.6%	1.5%	42%	0.98	Pass	9%	9%	1.0	Pass
Window 42	Supp Light	36.7%	36.1%	0.98	Pass	98%	98%	1.0	Pass	2.0%	1.8%	1.8%	46%	0.98	Pass	12%	12%	1.0	Pass
Window 43	Supp Light	36.3%	36.3%	1.0	Pass	98%	98%	1.0	Pass	2.0%	1.8%	1.8%	44%	1.0	Pass	12%	12%	1.0	Pass
Window 44	Supp Light	21.5%	21.1%	0.98	Pass	100%	100%	1.0	Pass	2.0%	4.6%	4.5%	31%	0.97	Pass	7%	7%	1.0	Pass
Window 45	Supp Light	34.4%	31.8%	0.92	Pass	99%	99%	1.0	Pass	2.0%	2.9%	2.6%	44%	0.95	Pass	11%	11%	1.0	Pass
Window 46	Supp Light	35.0%	31.9%	0.91	Pass	99%	99%	1.0	Pass	2.0%	2.9%	2.6%	44%	0.91	Pass	11%	11%	1.0	Pass
Window 47	Supp Light	37.8%	37.0%	0.98	Pass	99%	99%	1.0	Pass	2.0%	3.7%	3.6%	46%	0.98	Pass	12%	12%	1.0	Pass
Window 48	Supp Light	38.1%	37.3%	0.98	Pass	99%	99%	1.0	Pass	2.0%	3.7%	3.6%	43%	1.0	Pass	12%	12%	1.0	Pass
Window 49	Supp Light	36.5%	36.5%	1.0	Pass	99%	99%	1.0	Pass	2.0%	3.5%	3.5%	45%	1.0	Pass	12%	12%	1.0	Pass
Window 50	Supp Light	35.2%	35.2%	1.0	Pass	99%	99%	1.0	Pass	2.0%	3.5%	3.5%	41%	1.0	Pass	12%	12%	1.0	Pass
Window 51	Supp Light	35.5%	31.9%	0.9	Pass	98%	98%	1.0	Pass	2.0%	1.6%	1.6%	32%	0.88	Pass	5%	5%	1.0	Pass
Window 52	Supp Light	35.6%	31.6%	0.89	Pass	98%	98%	1.0	Pass	2.0%	1.6%	1.6%	32%	0.84	Pass	5%	5%	1.0	Pass
Window 53	Supp Light	38.0%	37.0%	0.97	Pass	98%	98%	1.0	Pass	2.0%	1.8%	1.8%	33%	1.0	Pass	6%	6%	1.0	Pass
Window 54	Supp Light	38.0%	36.9%	0.97	Pass	98%	98%	1.0	Pass	2.0%	1.8%	1.8%	33%	1.0	Pass	6%	6%	1.0	Pass

Appendix 2 - Daylight and Sunlight to Windows
24 to 28 Warner Street, Camden, London EC1R 5EX

Reference	Use Class	Daylight to Windows						Sunlight to Windows											
		Vertical Sky Component			No-Sky Line			Average Daylight Factor			Total Sunlight Hours								
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Target	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result		
Window 55	Supp Light	36.2%	36.2%	1.0	Pass	98%	98%	2.0%	1.6%	1.6%	32%	32%	1.0	Pass	6%	6%	1.0	Pass	
Window 56		36.2%	36.2%	1.0	Pass	98%	98%	2.0%	1.6%	1.6%	32%	32%	1.0	Pass	6%	6%	1.0	Pass	
Window 57		17.6%	17.2%	0.98	Pass	100%	94%	2.0%	3.3%	3.3%	26%	25%	0.96	Pass	8%	7%	0.88	Pass	
Window 58		35.6%	30.4%	0.85	Pass	99%	99%	2.0%	3.0%	2.6%	44%	37%	0.84	Pass	11%	9%	0.82	Pass	
Window 59		35.7%	29.6%	0.83	Pass	99%	99%	2.0%	3.0%	2.6%	45%	36%	0.8	Pass	12%	9%	0.75	Pass	
Window 60		38.0%	36.5%	0.96	Pass	99%	99%	2.0%	3.2%	3.0%	46%	46%	1.0	Pass	12%	12%	1.0	Pass	
Window 61		38.0%	36.3%	0.96	Pass	99%	99%	2.0%	3.2%	3.0%	46%	46%	1.0	Pass	12%	12%	1.0	Pass	
Window 62		36.5%	36.5%	1.0	Pass	99%	99%	2.0%	3.0%	3.0%	44%	44%	1.0	Pass	12%	12%	1.0	Pass	
Window 63	Supp Light	36.5%	36.5%	1.0	Pass	99%	99%	2.0%	3.0%	3.0%	44%	44%	1.0	Pass	12%	12%	1.0	Pass	
Window 64		18.0%	17.3%	0.96	Pass	56%	45%	2.0%	1.3%	1.2%	22%	20%	0.91	Pass	5%	5%	1.0	Pass	
Window 65		35.8%	28.9%	0.81	Pass	97%	94%	2.0%	1.7%	1.5%	45%	37%	0.82	Pass	12%	9%	0.75	Pass	
Window 66		38.0%	36.0%	0.95	Pass	97%	97%	2.0%	1.9%	1.8%	46%	44%	0.96	Pass	12%	10%	0.83	Pass	
Window 67		36.6%	36.6%	1.0	Pass	97%	97%	2.0%	1.8%	1.8%	45%	45%	1.0	Pass	12%	12%	1.0	Pass	
Window 68		19.3%	18.5%	0.96	Pass	85%	74%	2.0%	1.8%	1.7%	25%	21%	0.84	Pass	6%	5%	0.83	Pass	
<u>11 Warner Street</u>																			
Window 69		Supp Light	25.1%	24.4%	0.97	Pass	99%	99%	2.0%	6.7%	6.6%	62%	62%	1.0	Pass	13%	13%	1.0	Pass
Window 70	30.1%		30.0%	1.0	Pass	99%	99%	2.0%	5.4%	5.4%	5%	5%	1.0	Pass	5%	5%	1.0	Pass	
Window 71	28.8%		27.6%	0.96	Pass	100%	100%	2.0%	10.5%	10.2%	64%	63%	0.98	Pass	18%	17%	0.94	Pass	
Window 72	31.3%		31.0%	0.99	Pass	100%	100%	2.0%	10.5%	10.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Window 73	32.0%		31.6%	0.99	Pass	100%	100%	2.0%	8.9%	8.8%	67%	67%	1.0	Pass	19%	19%	1.0	Pass	
Window 74	37.6%		37.5%	1.0	Pass	100%	100%	2.0%	8.9%	8.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Window 75	22.7%		22.2%	0.98	Pass	99%	99%	2.0%	3.3%	3.2%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
<u>5 & 6 Warner Street</u>																			
Window 76	Non Habitable	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Window 77		30.9%	27.0%	0.87	Pass	89%	88%	2.0%	1.1%	1.0%	51%	46%	0.9	Pass	19%	14%	0.74	Pass	
Window 78		34.2%	32.3%	0.94	Pass	89%	89%	2.0%	1.2%	1.1%	34%	33%	0.97	Pass	21%	20%	0.95	Pass	
Window 79		36.3%	36.0%	0.99	Pass	99%	99%	2.0%	3.5%	3.5%	73%	73%	1.0	Pass	25%	25%	1.0	Pass	
Window 80		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Window 81		31.3%	27.7%	0.88	Pass	95%	93%	2.0%	1.4%	1.3%	52%	47%	0.9	Pass	20%	15%	0.75	Pass	
Window 82		34.6%	33.0%	0.95	Pass	95%	95%	2.0%	1.6%	1.5%	55%	54%	0.98	Pass	21%	20%	0.95	Pass	
Window 83		28.0%	25.6%	0.91	Pass	27%	24%	2.0%	0.2%	0.2%	20%	16%	0.8	Pass	13%	10%	0.77	Pass	
Window 84	Supp Light	32.1%	30.3%	0.94	Pass	89%	89%	2.0%	1.1%	1.1%	55%	52%	0.95	Pass	21%	18%	0.86	Pass	
Window 85		35.4%	34.7%	0.98	Pass	89%	89%	2.0%	1.2%	1.2%	57%	56%	0.98	Pass	22%	21%	0.95	Pass	
Window 86		37.2%	37.1%	1.0	Pass	99%	99%	2.0%	3.6%	3.6%	73%	73%	1.0	Pass	25%	25%	1.0	Pass	
Window 87		28.5%	26.8%	0.94	Pass	28%	25%	2.0%	0.3%	0.3%	21%	17%	0.81	Pass	14%	11%	0.79	Pass	
Window 88		32.5%	31.3%	0.96	Pass	95%	95%	2.0%	1.5%	1.4%	55%	53%	0.96	Pass	21%	19%	0.9	Pass	
Window 89		35.7%	35.2%	0.99	Pass	95%	95%	2.0%	1.6%	1.6%	57%	56%	0.98	Pass	22%	21%	0.95	Pass	

Appendix 2 - Daylight and Sunlight to Windows
24 to 28 Warner Street, Camden, London EC1R 5EX

Reference	Use Class	Daylight to Windows						Sunlight to Windows												
		Vertical Sky Component			No-Sky Line			Average Daylight Factor			Total Sunlight Hours			Winter Sunlight Hours						
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Target	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result		
<u>37 Eyre Street Hill</u>	Supp Light		20.5%	0.93	Pass	99%	99%	1.0	Pass	2.0%	3.2%	3.1%	11%	10%	0.91	Pass	0%	0%	1.0	Pass
	Supp Light	22.1%	25.6%	0.98	Pass	100%	100%	1.0	Pass	2.0%	3.4%	3.4%	18%	16%	0.89	Pass	0%	0%	1.0	Pass
<u>35 Eyre Street Hill</u>	Supp Light	20.0%	19.3%	0.97	Pass	64%	64%	0.94	Pass	2.0%	1.0%	1.0%	14%	14%	1.0	Pass	0%	0%	1.0	Pass
	Supp Light	27.7%	26.2%	0.95	Pass	96%	96%	0.93	Pass	2.0%	1.3%	1.2%	22%	21%	0.95	Pass	2%	2%	1.0	Pass
	Supp Light	14.9%	14.9%	1.0	Pass	30%	30%	1.0	Pass	2.0%	0.1%	0.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Supp Light	18.0%	17.3%	0.96	Pass	67%	67%	0.97	Pass	2.0%	1.1%	1.0%	8%	8%	1.0	Pass	0%	0%	1.0	Pass
	Supp Light	26.2%	25.1%	0.96	Pass	67%	67%	0.96	Pass	2.0%	1.3%	1.3%	0%	0%	1.0	Pass	0%	0%	1.0	Pass
	Supp Light	30.1%	29.4%	0.98	Pass	26%	26%	0.88	Pass	2.0%	0.4%	0.4%	14%	14%	1.0	Pass	0%	0%	1.0	Pass
	Supp Light	16.6%	15.7%	0.95	Pass	98%	98%	1.0	Pass	2.0%	1.3%	1.2%	6%	6%	1.0	Pass	0%	0%	1.0	Pass
	Supp Light	22.6%	21.8%	0.96	Pass	96%	96%	1.0	Pass	2.0%	1.2%	1.2%	13%	13%	1.0	Pass	0%	0%	1.0	Pass
<u>33 & 31 Eyre Street Hill</u>	Supp Light	16.6%	15.9%	0.96	Pass	81%	81%	1.0	Pass	2.0%	1.2%	1.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Supp Light	19.8%	19.2%	0.97	Pass	82%	82%	1.0	Pass	2.0%	1.2%	1.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Supp Light	22.3%	21.8%	0.98	Pass	69%	69%	1.0	Pass	2.0%	1.9%	1.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Supp Light	17.9%	17.9%	1.0	Pass	35%	34%	0.97	Pass	2.0%	0.5%	0.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Supp Light	28.2%	28.0%	0.99	Pass	86%	72%	0.84	Pass	2.0%	0.7%	0.7%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

n/a = window does not face within 90 degrees of due south; or serves a kitchen or bedroom and the BRE sunlight targets are not applicable.

n/a¹ = window appears to serve a non domestic (or non habitable) room which are not required to be tested for daylight and sunlight.

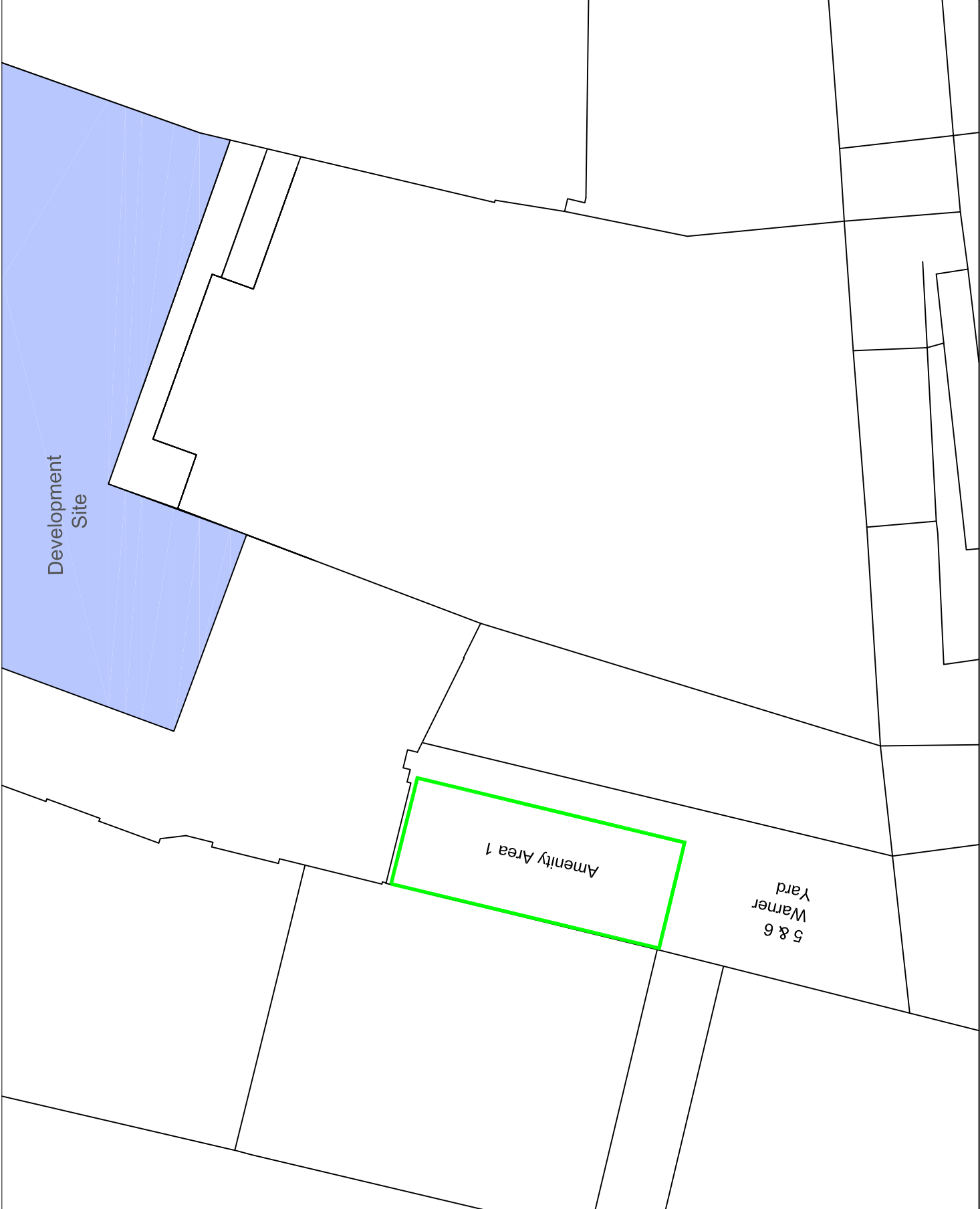
Appendix 2 - Overshadowing to Gardens and Open Spaces
24 to 28 Warner Street, Camden, London EC1R 5EX

Reference	Total Area	Area receiving no sunlight on 21st March		Area receiving at least some sunlight on 21st March		Result
		Existing	Proposed	Existing	Proposed	
<u>5-6 Warner Yard</u> Garden 1	32.96 m2	0.0 m2	0%	0.0 m2	0%	Pass
				32.95 m2	32.95 m2	
					100%	1.0

APPENDIX 3

OVERSHADOWING TO GARDENS AND OPEN SPACES

Appendix 3 : Overshadowing to Gardens and Open Spaces



Key



Receives no sunlight at all on 21st March before and after the development.



Receives no sunlight at all on 21st March before the development; but will receive at least some sunlight on 21st March after the development (light improved).



Receives at least some sunlight on 21st March before the development; but will receive no sunlight after the development (light loss).



Receives at least some sunlight on 21st March before and after the development.

Notes:

- 1. Contours derived in accordance with BRE Digest 209 : Sit Layout Planning for Daylight and Sunlight

Project Name

24 to 28 Warner Street, Camden, London EC1R 5EX

Drawing Title

Appendix 3 - Overshadowing to Gardens and Open Spaces

Scale:

Do not scale

Drawing No:	1 of 1	Rev:	-
Rev	Date	Details of revision	

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