

Daylight and Sunlight Report for the Proposed Development at 29-35, Farringdon Road, London EC1M 3JB

Prepared for **Indigo Planning**
Prepared by **Stephen Kent**
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Daylight and Sunlight Report for the Proposed
Development at 29-35 Farringdon Road,
London EC1M 3JB

Malcolm Hollis LLP

Albany Chambers, 26 Bridge Road East, Welwyn AL7 1HL
T 020 3005 9999 **F** 01707 391 482 **W** malcolmhollis.com

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Registered office: 5 Brooks Court, Kirtling Street, London SW8 5BP.
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1. Executive Summary

1.1 Scope

- 1.1.1 We have been instructed by Indigo Planning to determine the impact upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at 29-35 Farringdon Road, London EC1M 3JB. We have also undertaken a sample of internal daylight and sunlight tests to determine whether the proposed building itself will receive sufficient daylight and sunlight.

1.2 Assessment Criteria

- 1.2.1 To ensure that this assessment can be appropriately evaluated against Camden Council's planning policy, daylight and sunlight calculations have been undertaken in accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2nd Edition, 2011 (the "BRE guide") and also British Standard 8206 – 2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE guide refers. The standards and tests applied within this assessment are briefly described in Appendix A.

1.3 Summary of Effect of Proposed Development on Existing Surrounding Buildings

Daylight & Sunlight

- 1.3.1 The results of the tests show that the majority of the windows tested to the surrounding buildings meet the BRE target criteria for daylight and sunlight. The BRE guide also recommends that consideration is given to non numeric criteria and looks at the relative size of the existing and proposed buildings to ensure an equitable balance is struck. When considering such criteria, it is considered that the proposal is acceptable.

Overshadowing

- 1.3.2 No gardens or amenity spaces, as defined in the BRE guide, are located close enough to the proposed development to be adversely affected by overshadowing.

1.4 Summary of Analysis of Daylight, Sunlight and Overshadowing for the New Development

1.4.1 Internal Daylight

All of the Average Daylight Factor (ADF) results pass the BRE guide criteria and in most cases the results exceed the targets by a considerable margin. The daylight conditions will therefore be excellent. The Daylight Distribution (DD) results are generally BRE compliant, however, some transgressions are usual in high density urban locations and the results here are considered to be in keeping with best practice and acceptable.

1.4.2 Internal Sunlight

The proposed living room/kitchen/diners generally meet the BRE criteria for sunlight in urban flat developments and are therefore compliant.

1.5 Overall

- 1.5.1 Given the urban nature of the proposed development, the design of the development has been carefully considered to maximise the daylight and sunlight amenity of the surrounding and potential occupiers.
- 1.5.2 We therefore consider that it accords with the BRE guide's criteria and also planning policy objectives of London Borough of Camden.

2. Introduction

2.1 Scope

- 2.1.1 We have been instructed by Indigo Planning to determine the impact upon the daylight and sunlight amenity that may arise from the proposed development of 29-35 Farringdon Road, London, EC1M 3JB in respect of the existing surrounding buildings. We have also undertaken internal daylight and sunlight tests to determine whether the proposed building will receive sufficient daylight and sunlight.

2.2 Planning Policy

- 2.2.1 Camden Council's Local Development Framework, Development Policy, refers to the following documents as those being used to review adequacy of daylight and sunlight. This Report is therefore based on the following publications which contain the accepted standards for assessing daylight and sunlight:
- Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011" ("the BRE guide")
- 2.2.2 Camden Council's Local Development Framework, Development Policy contains the following policy guidance under DP26: Managing the impact of development on occupiers and neighbours:

Visual privacy, overlooking, overshadowing, outlook, sunlight and daylight

26.3 A development's impact on visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance from artificial light can be influenced by its design and layout, the distance between properties, the vertical levels of onlookers or occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme to prevent potential negative impacts of the development on occupiers and neighbours. To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards recommended in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (1991).

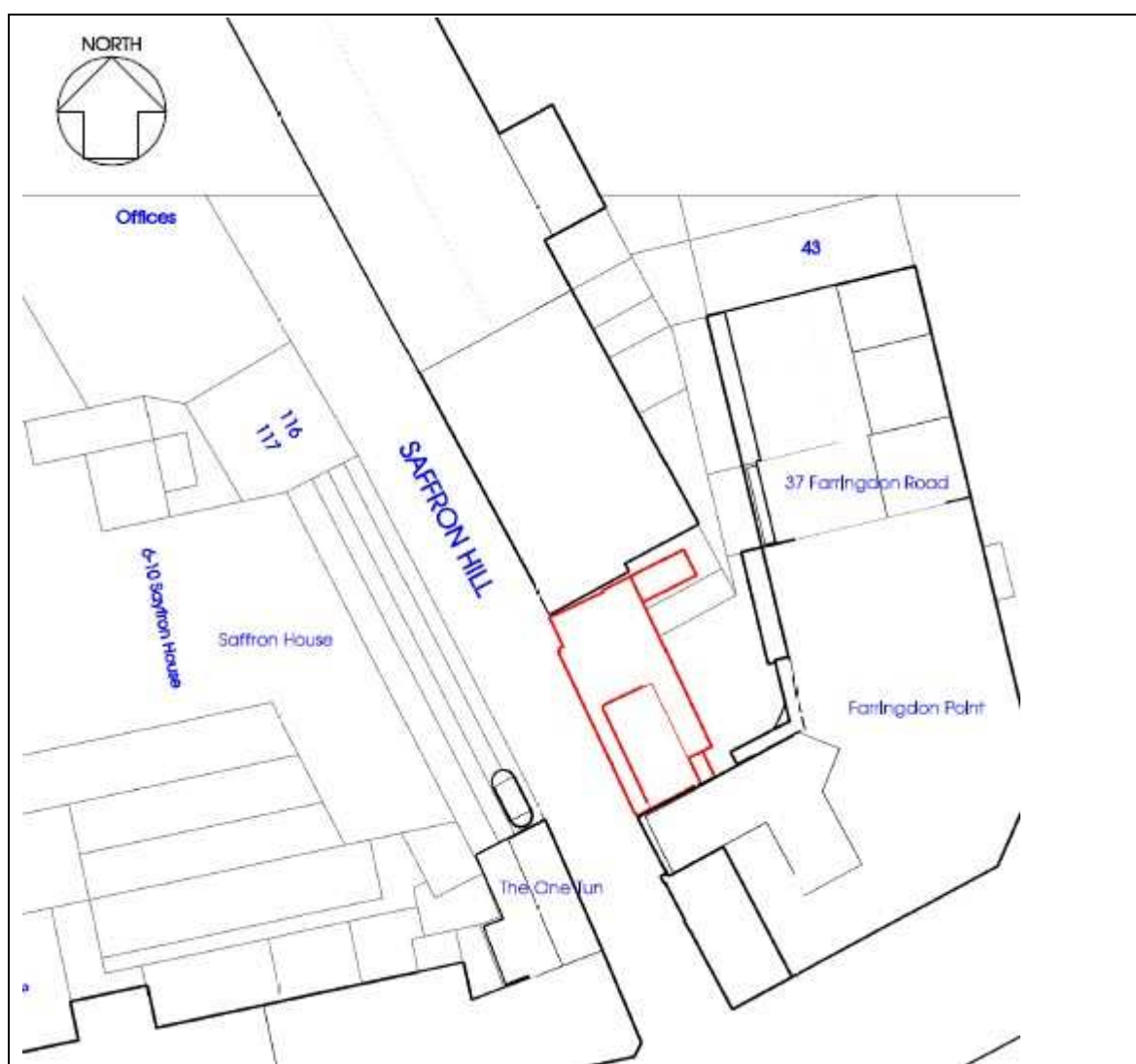
2.3 Assessment Criteria

- 2.3.1 To ensure that this assessment can be appropriately evaluated against Camden Council's planning policy, daylight and sunlight calculations have been undertaken in accordance with the 'BRE guide' and also on BS8206-2: 2008 to which the BRE guide refers. The standards and tests applied are briefly described in Appendix A.

- 2.3.2 The existing buildings adjacent to the proposed development site are shown on the Site Plan (see below) and comprise:

Name/Address of Building	Assumed Use	Position in Relation to the Development
37 Farringdon Road	Mixed use with residential to upper floors	Northeast
Farringdon Point	Mixed use with residential to upper floors	East

- 2.3.3 The redline on the site plan below demarks the outline of the proposed development.



2.4 Limitations

- 2.4.1 Our assessment is based on the scheme drawings provided by Ben Adams Architects as listed below:

Drawing Number	Title	Date
13-045-200.dwg	Proposed Ground Floor Plan	April 2014
13-045-201.dwg	Proposed First to Fourth Floor Plan (Typical)	April 2014
13-045-205.dwg	Proposed Fifth Floor Plan	April 2014
13-045-206.dwg	Proposed Sixth Floor Plan	April 2014
13-045-400.dwg	Proposed Front Elevation	April 2014
13-045-401.dwg	Proposed Rear Elevation	April 2014
13-045-500.dwg	Proposed Section 1	April 2014
13-045-501.dwg	Proposed Section 2	April 2014

- 2.4.2 A site inspection was also undertaken to record the location of windows within the surrounding buildings. Where no elevation survey data has been provided to us, we have estimated approximate window heights and positions in the surrounding existing properties from data gathered at our site inspection.
- 2.4.3 A topographical survey has not been undertaken and all levels and elevation details are approximate, having been obtained from the site inspection, OS data and elevation drawings.

3. Assessment & Results – Impact of New Development on Existing, Surrounding Buildings

3.1 Daylight

3.1.1 In accordance with the BRE guide (see also Appendix A) and our site inspection the following buildings required assessment:

- 37 Farringdon Road
- Farringdon Point

3.1.2 We excluded the other surrounding buildings as they are non residential and the BRE guidelines do not apply.

3.1.3 The results of our VSC analysis are shown in full in Appendix D. The following table is a summary of our findings:

Property Ref	Vertical Sky Component Test		
	No. Of Windows Tested	No. Of Windows Passed VSC Test	No. Of Windows Failed VSC Test
37 Farringdon Road	11	6	5
Farringdon Point	16	12	4
Total	27	18	9

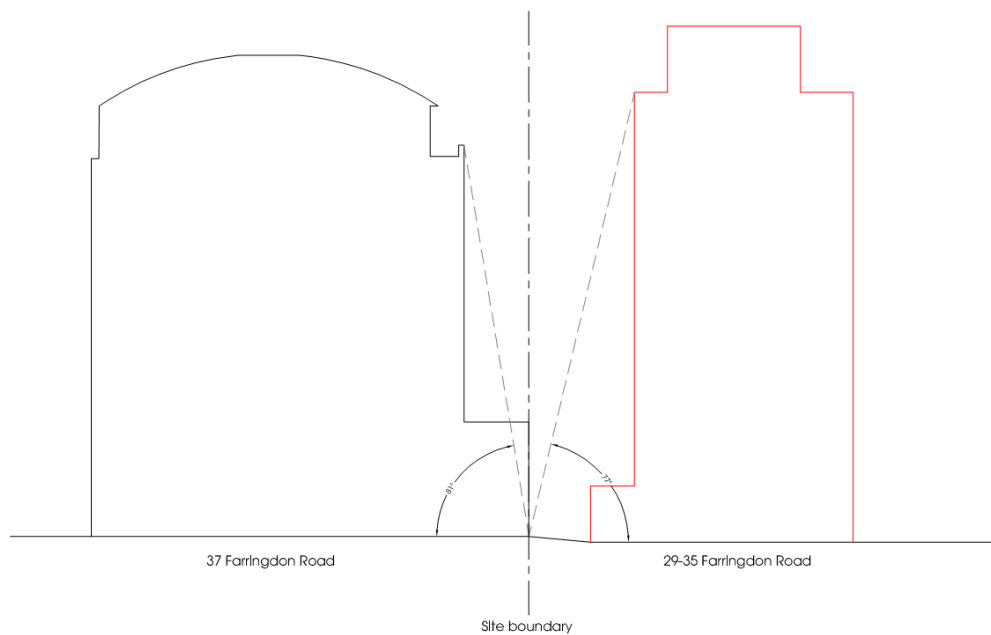
3.1.4 Of the 27 windows tested 18 will continue to meet the target values as set out in the BRE guidelines.

3.1.5 Although the results indicate that with the proposed development in place the majority of the windows surrounding the site will continue to receive adequate daylight as defined by the BRE guidance 9 did not meet the requirements. We comment as follows.

3.1.6 The lower rooms to 37 Farringdon Road are positioned in such a way that limited daylight is available to them. The elevation is very close to the boundary and the windows look out into a small courtyard. As well as the numeric guidance in the BRE report, which should be applied flexibly in urban locations such as this, the BRE guide also advises that consideration be given to constraints such as these to ensure that reasonable development is not hampered by existing buildings.

3.1.7 The main consideration which is relevant here is that the proposed building leads to a lower obstruction angle than that of the existing building at 37 Farringdon Road, which suggests that the effects of the proposed building will be less than that of the existing building. The BRE guide specifically sites a 'mirror image' approach across a boundary and figure F3 in Appendix F of the BRE guide illustrates this approach.

3.1.8 Set out below is a section showing the approximate relationship of the existing and proposed buildings about the common boundary. It is clear that the obstruction angle created by the proposed building is lower than that of the existing building at 37 Farringdon Road (77 degrees against 81 degrees) and therefore this meets the BRE's suggested approach.



- 3.1.9 Given the constraints brought about by the design of the existing building at 37 and the fact that the proposed building gives rise to a lower obstruction angle from the boundary, it is considered that the effects of the proposal are equitable and appropriate.
- 3.1.10 In relation to Farrington Point, 3 of the 4 windows which fall short of the BRE targets are bedrooms and, as such, the failures are not thought to be significant.
- 3.1.11 The remaining window, W4/55 serves a living room/kitchen/diner and only marginally falls short of the BRE guidance, experiencing a reduction of 23% against the BRE recommendation of 20%. As such, this result is not considered significant.
- 3.1.12 The Daylight Distribution (DD) test results are shown in full in Appendix D. Below is a summary of our findings:

Property Ref	Daylight Distribution (DD) Test		
	No. of Rooms	No. of Rooms Passed	No. of Rooms Failed
37 Farrington Road	11	5	6
Farrington Point	14	14	0
Total	25	19	6

- 3.1.13 Of the 25 rooms tested 19 will continue to meet the target values as set out in the BRE guidelines.

3.1.14 Although the results indicate that with the proposed development in place the majority of the rooms surrounding the site will continue to receive adequate daylight distribution as defined by the BRE guidance a number failed to meet the requirements. We comment as follows:

37 Farringdon Road

3.1.15 As with the VSC analysis, the lower rooms to 37 Farringdon Road are positioned in such a way that limited daylight is available to them. The elevation is very close to the boundary and the windows look out into a small courtyard. As well as the numeric guidance in the BRE report, which should be applied flexibly in urban locations such as this, the BRE guide also advises that consideration be given to constraints such as this to ensure that reasonable development is not hampered by existing buildings. As such the results are considered acceptable.

3.2 Sunlight

3.2.1 In accordance with the BRE Guide, our analysis of the plans provided and our observations on site, a number of the surrounding buildings require Annual Probable Sunlight Hours (APSH) testing – (see Appendix A):

- 37 Farringdon Road
- Farringdon Point

3.2.2 The table below shows a summary of the results of the APSH testing. Full test results are contained in Appendix E.

Property Ref	No. of Rooms Tested	No. of Rooms Passed APSH Test	No. of Rooms Failed APSH Test
37 Farringdon Road	11	4	7
Farringdon Point	8	8	0
Total	19	12	7

3.2.3 Of the 19 rooms tested 12 will continue to meet the target values as set out in the BRE guidelines.

3.2.4 Although the results indicate that with the proposed development in place the majority of the windows surrounding the site will continue to receive adequate sunlight as defined by the BRE guidance a number failed to meet the requirements. We comment as follows:

37 Farringdon Road

3.2.5 As described above, the lower rooms to 37 Farringdon Road are positioned in such a way that limited sunlight is available to them. Given the constraints brought about by the design of the existing building and the fact that the proposed building gives rise to a lower obstruction angle than it, it is considered that the effect of the proposal are equitable and appropriate. Further more, of the seven rooms tested, 5 are bedrooms which have a lower requirement for sunlight than living rooms.

4. Assessment & Results – Daylighting, Sunlighting & Overshadowing issues in the New Development

4.1 Internal Daylight

4.1.1 ADF tests have been undertaken to a sample of the principal habitable rooms within the proposed development. The full ADF test results are shown in full in Appendix D. Below is a summary of our findings:

Property Ref	Average Daylight Factor Test		
	No. of Rooms	No. of Rooms Passed	No. of Rooms Failed
29-35 Farringdon Road	16	16	0
Total	16	16	0

4.1.2 Of the 16 windows tested all will meet the target values as set out in the BRE guidelines. The results generally exceed the targets by some margin which suggests that the rooms will be well lit.

4.1.3 The Daylight Distribution (DD) test results are shown in full in Appendix D. Below is a summary of our findings:

Property Ref	Daylight Distribution Test		
	No. of Rooms	No. of Rooms Passed	No. of Rooms Failed
29-35 Farringdon Road	16	11	5
Total	16	11	5

4.1.4 Of the 16 rooms tested 11 will continue to meet the target values as set out in the BRE guidelines.

4.1.5 Of the 5 rooms that fall short of the BRE targets, 3 are bedrooms which the BRE Guide acknowledges are less important. The remaining 2 rooms, R2/101 on the first floor and R2/102 on the second floor are both living room/kitchen/diners. Both rooms are limited in the amount of daylight distribution they can achieve due to the height of the surrounding properties. While these two rooms fall short of the recommended targets, they have been carefully designed to maximise daylight amenity as demonstrated by the ADF results.

4.2 Internal Sunlight

- 4.2.1 APSH tests have been undertaken to a sample of the principal habitable rooms within the proposed development. The full APSH test results are shown in full in Appendix E. Below is a summary of our findings:

Property Ref	No. of Rooms Tested	No. of Rooms Passed APSH Test	No. of Rooms Failed APSH Test
29-35 Farringdon Road	16	11	5
Total	16	11	5

- 4.2.2 Of the 16 rooms assessed 11 will meet the BRE target values with 5 falling marginally short. However the sunlight guidelines relate to living rooms only and 3 of the rooms that fail to meet the target criteria all serve proposed bedrooms and, as such, the failures are not thought to be significant.
- 4.2.3 The two remaining rooms, R2/101 on the first floor and R2/102 on the second are both living room/kitchen/diners. The BRE guide recognises that the sunlight criteria cannot be fully achieved in flats, because of orientation and density. The guide therefore has supplementary guidance for flats which states that the aim of the design should be for each unit to have a main room which receives a *reasonable amount* of sunlight. A reasonable amount is further defined however a review of the results shows that both rooms receive at least 14% of the APSH.
- 4.2.4 In addition, given the urban location and the nature of infilling previously vacant sites, it would be very difficult to satisfy the criteria with regards to sunlight and a flexible approach to applying the BRE target criteria may be deemed appropriate.

4.3 Overshadowing

- 4.3.1 The new development has no gardens or amenity spaces, as defined in the BRE guide which could be adversely affected by overshadowing.

Appendix A

Tests to be Applied

Introduction

The main purpose of the guidelines in the Building Research Establishment Report “Site Layout Planning for Daylight and Sunlight – a guide to good practice 2011, 2nd Edition” (“the BRE guide”) is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban sites and extensions to existing buildings, a fact recognised by the BRE Report’s author in the Introduction where Dr Paul Littlefair says:

‘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 many factors in site layout design..... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, 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.....’

In many cases in low-rise housing, meeting the criteria for daylight and sunlight may mean that the BRE criteria for other amenity considerations such as *privacy* and *sense of enclosure* are also satisfied.

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority’s policies, vary widely, from 18-35m¹. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide’s daylighting requirements as it complies with the 25⁰ rule and will almost certainly satisfy the ‘Three times height’ test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical ‘minimum’ distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25⁰ rule.

¹ The commonest minimum privacy distance is 21 m (Householder Development Consents Review: Implementation of Recommendations – Department for Communities and Local Government – May 2007)

Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 and Appendix C of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of tests to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings.

Daylighting Tests

'Three times height' test - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25° test will need to be carried out.

25° test - a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25° to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25° then more detailed tests are required, as outlined below.

VSC Test - the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in every direction) is 40%.

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25° Test). Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

Daylight Distribution (DD) Test – This test looks at the position of the “No-Sky Line” (NSL) – that is, the line that divides the points on the working plane (0.7m from floor level in offices and 0.85m in dwellings and industrial spaces) which can and cannot see the sky. The BRE guide suggests that areas beyond the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it.

In new developments no more than 20% of a room’s area should be beyond the NSL. For existing buildings the BRE guide states that if, following the construction of a new development, the NSL moves so that the area beyond the NSL increases by more than 20%, then daylighting is likely to be seriously affected.

The guide suggests that in houses, living rooms, dining rooms and kitchens should be tested; bedrooms are deemed less important, although should nevertheless be analysed. In other buildings each main room where daylight is expected should be investigated.

ADF Test – The ADF (Average Daylight Factor) test takes account of the interior dimensions and surface reflectance within the room being tested as well as the amount of sky visible from the window. For this reason it is considered a more detailed and representative measure of the adequacy of light. The minimum ADF values recommended in BS8206 Part 2 are: 2% for family kitchens (and rooms containing kitchens); 1.5% for living rooms; and 1% for bedrooms. This is a test used in assessing new developments, although, in certain circumstances, it may be used as a supplementary test in the assessment of daylighting in existing buildings, particularly where more than one window serves a room.

Room depth ratio test – This is a test for new developments looking at the relative dimensions of each room (principally its depth) and its window(s) to ensure that the rear half of a room will receive sufficient daylight so as not to appear gloomy.

Sunlight

Sunlight is an important 'amenity' in both domestic and non-domestic settings. The way in which a building's windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the United Kingdom is in the northern hemisphere, we receive virtually all of our sunlight from the south. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to the position of due south.

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within 90° of due south and no obstruction subtends to angle of more than 25° to the horizontal or where the window wall faces within 20° of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that the Annual Probable Sunlight Hours (APSH) need to be analysed. APSH means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question. If the APSH tests reveal that the new development will receive at least one quarter of the available APSH, including at least 5% of APSH during the winter months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together.

The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. APSH tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90° of due south of an existing building's main window wall and the new building subtends to angle of more than 25° to the horizontal;
- The window wall faces within 20° of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

Where APSH testing is required it is similar to the test for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

Sunlight – Gardens and Open Spaces

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guide are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5m tall are also factored into the calculations.

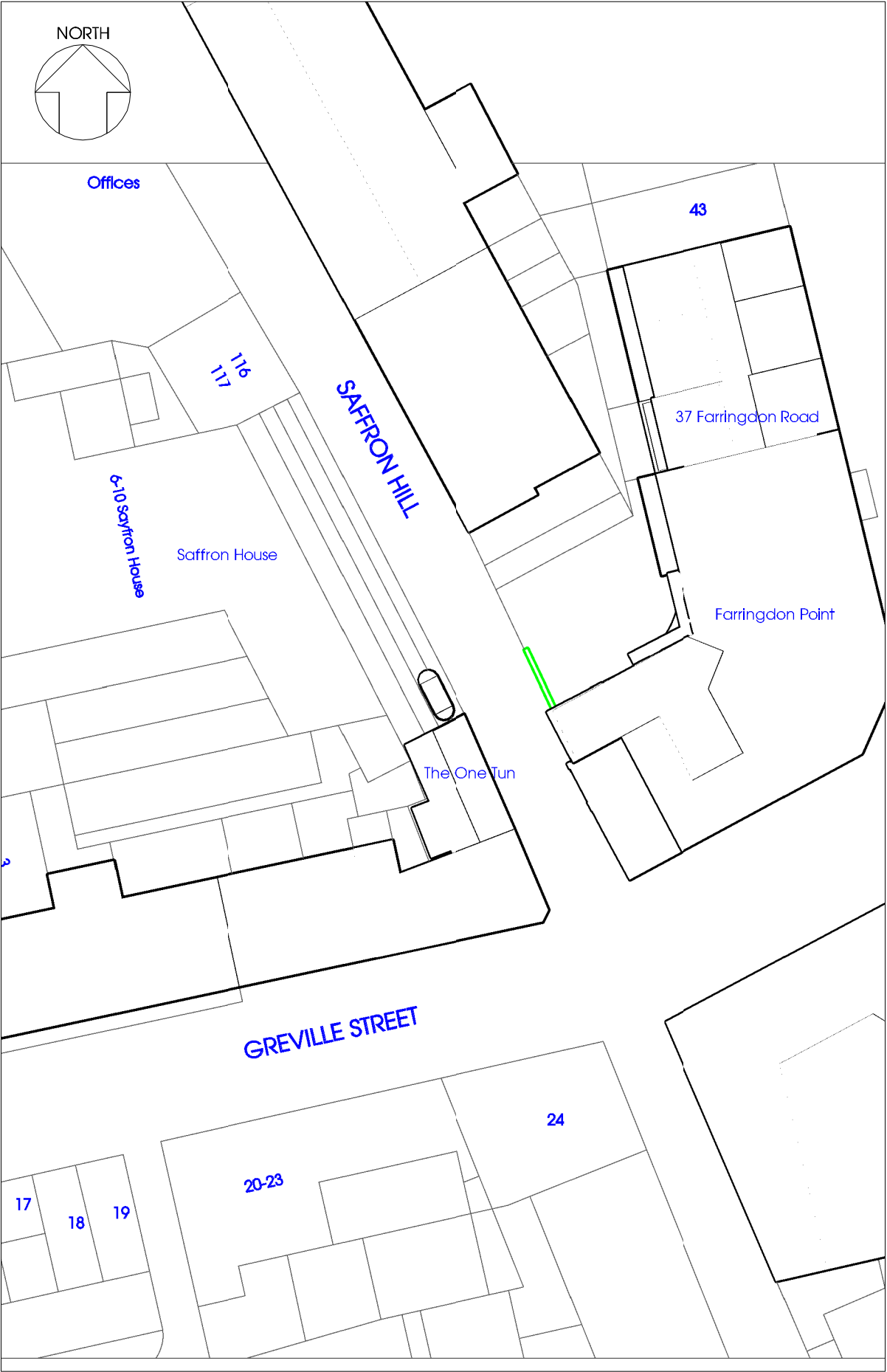
The BRE guidelines state that:

- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;
- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

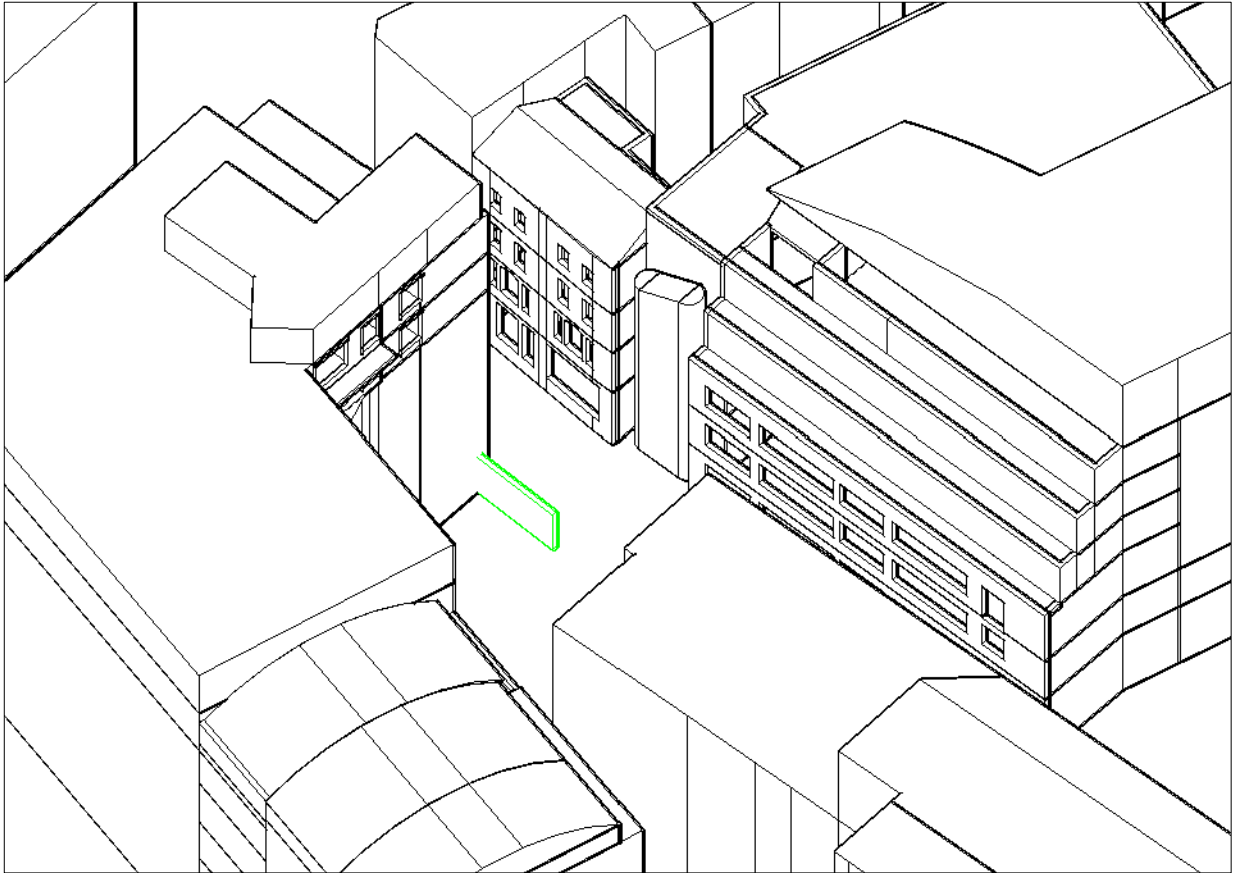
Appendix G of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

Appendix B

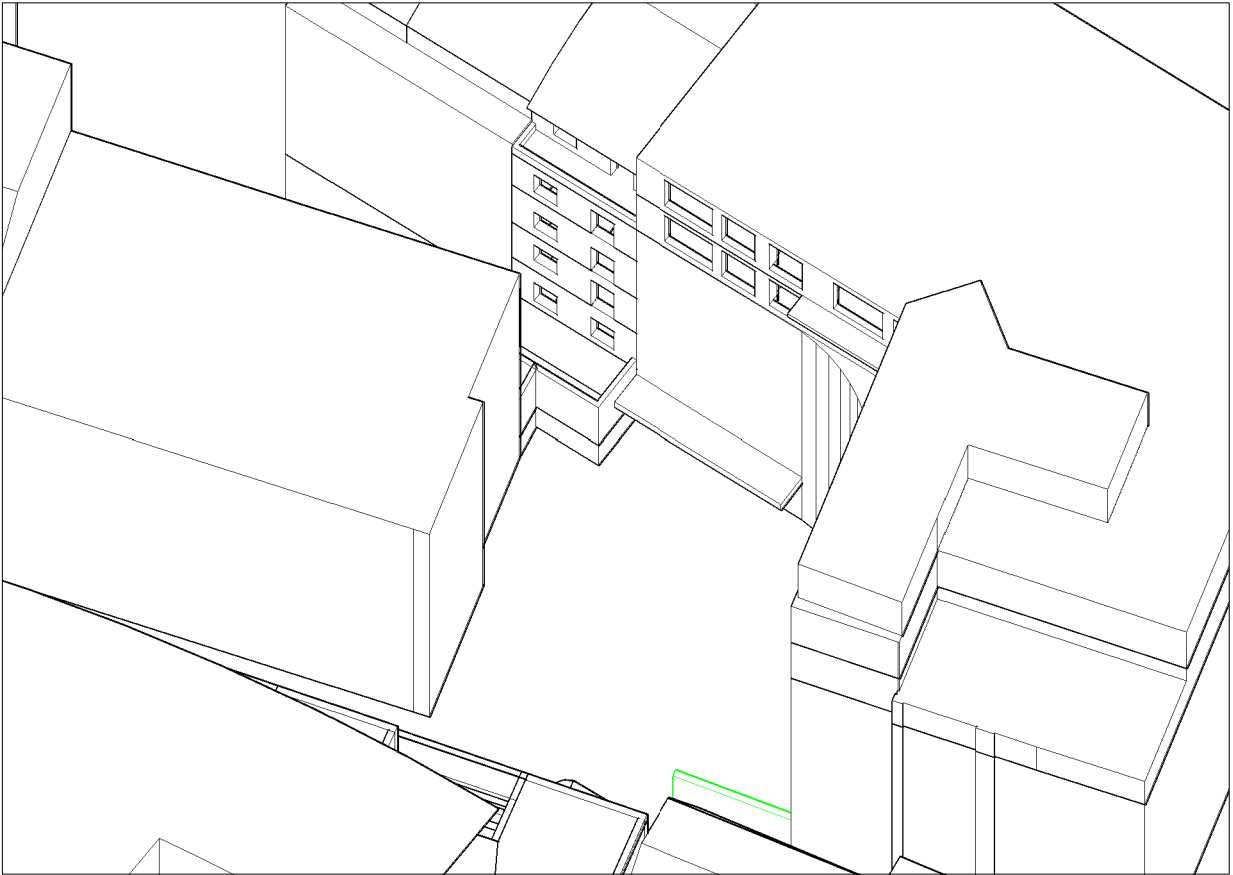
Context Drawings



Existing Site Plan



3D Context View - View from North East



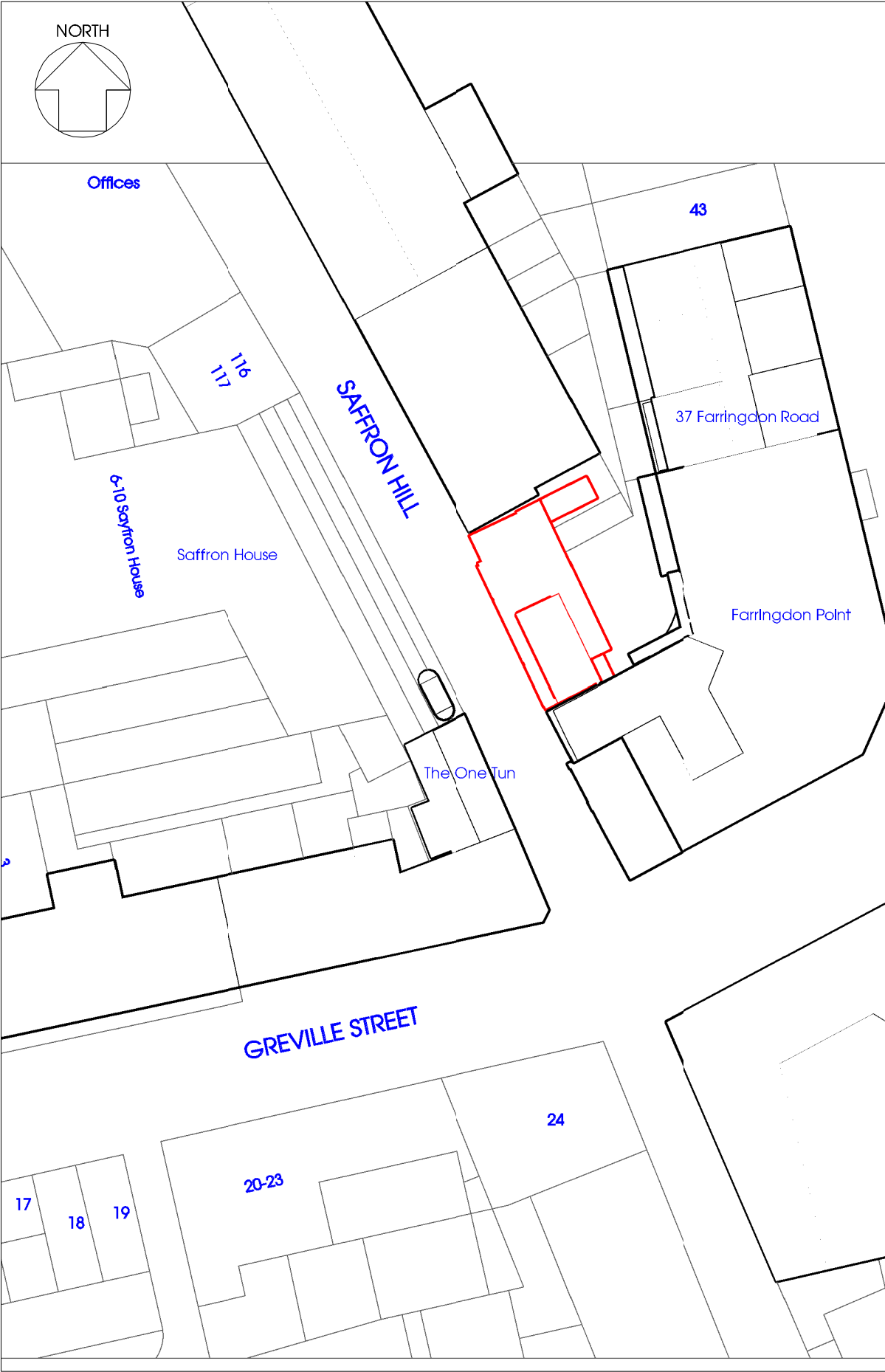
3D Context View - View from South West

SOURCES OF INFORMATION:
BEN ADAMS ARCHITECTS
13-045-200.dwg - Ground Floor Plan
13-045-201.dwg - First Floor Plan
13-045-205.dwg - Fifth Floor Plan
13-045-206.dwg - Sixth Floor Plan
13-045-400.dwg - Front Elevation
13-045-401.dwg - Rear Elevation
13-045-500.dwg - Section 1
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Planning Ref 2009/0301/P
Received 18 April 2012

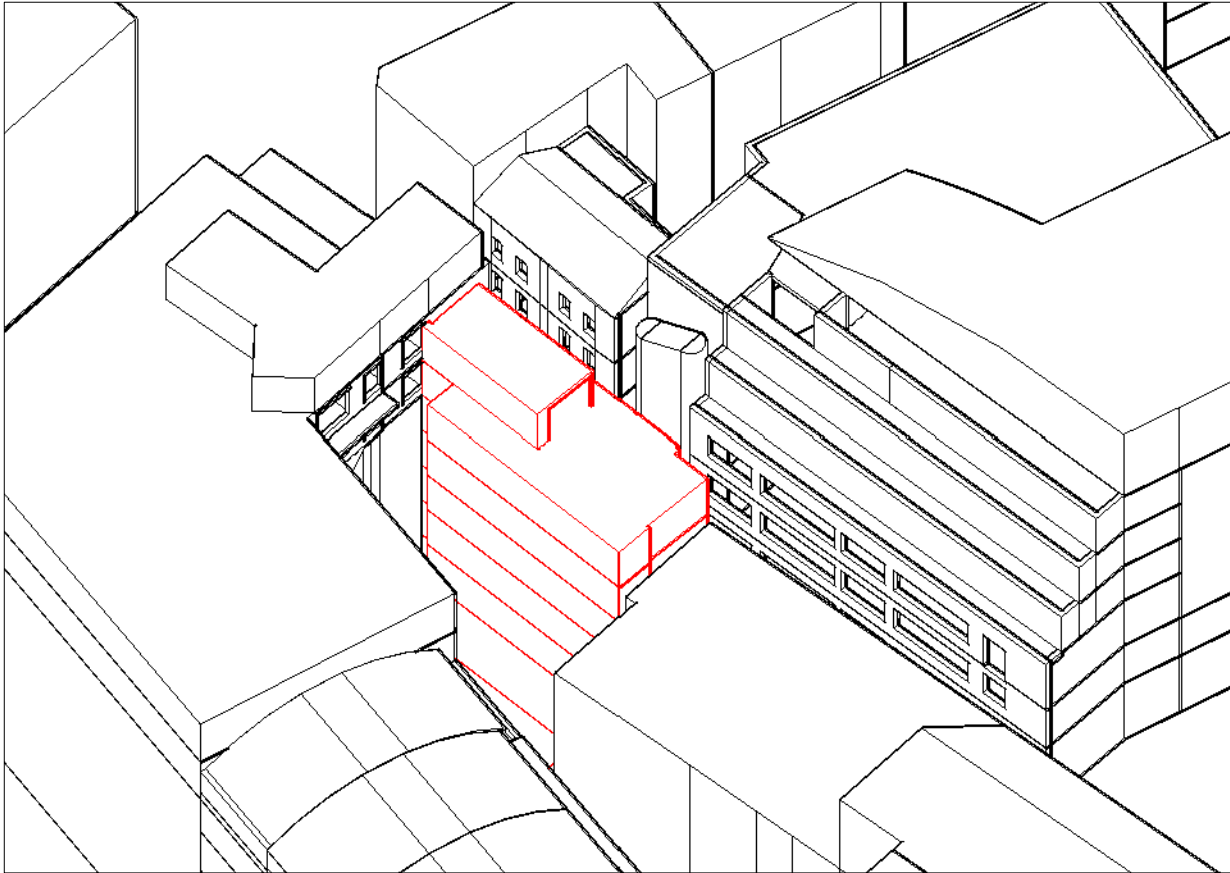
Rev.	Date	Amendments	Initial
MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES. ALL DIMENSIONS ARE IN MILLIMETERS ONLY			
TITLE			
Existing Site Plan/3D Views			
CLIENT			
Indigo			
PROJECT			
29-35 Farringdon Road London EC1M			
DRAWN BY		CHECKED	
JN		SK	
SCALE		DATE	
NTS@A3		April 2014	

malcolm hollis
5 Brooks Court
Kirtling Street
London SW8 5BP
T 020 7622 9555
F 020 7627 9850
W malcolmhollis.com

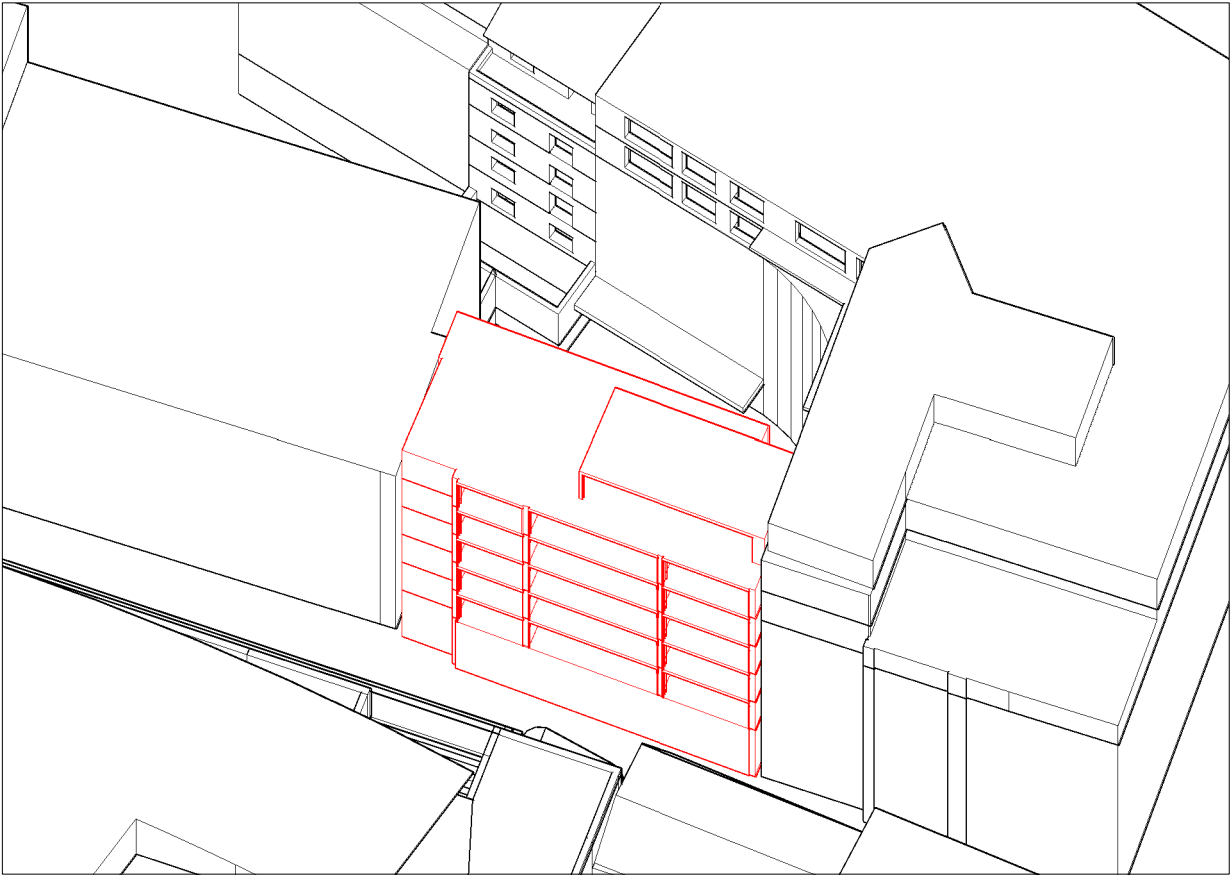
DRAWING NO.	RELEASE NO.
30040_CTXT_01	8



Proposed Site Plan



3D Context View - View from North East



3D Context View - View from South West

SOURCES OF INFORMATION:
BEN ADAMS ARCHITECTS
13-045-200.dwg - Ground Floor Plan
13-045-201.dwg - First Floor Plan
13-045-205.dwg - Fifth Floor Plan
13-045-206.dwg - Sixth Floor Plan
13-045-400.dwg - Front Elevation
13-045-401.dwg - Rear Elevation
13-045-500.dwg - Section 1
13-045-501.dwg - Section 2
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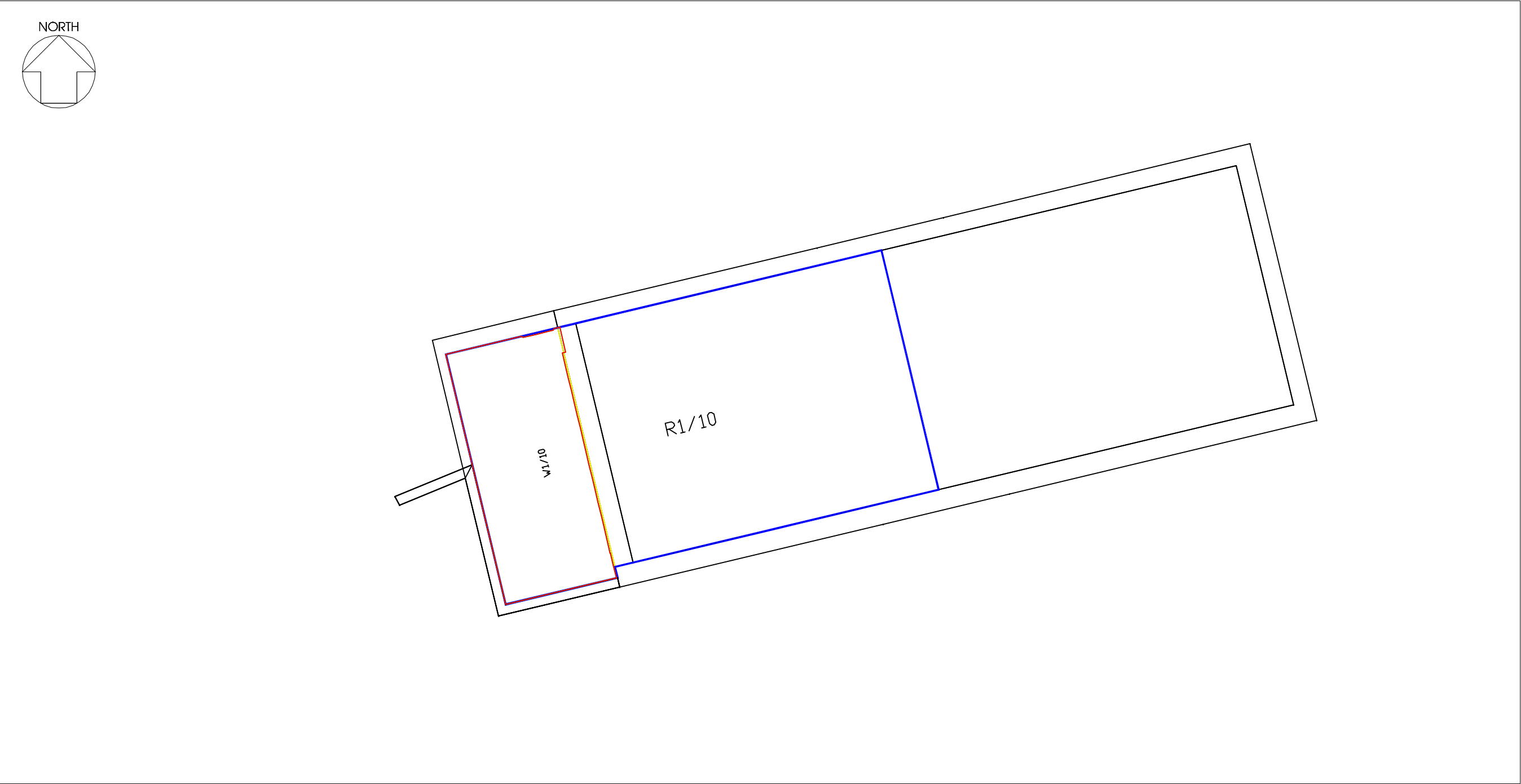
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TITLE			
Proposed Site Plan/3D Views			
CLIENT			
Indigo			
PROJECT			
29-35 Farringdon Road London EC1M			
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JN		SK	
SCALE		DATE	
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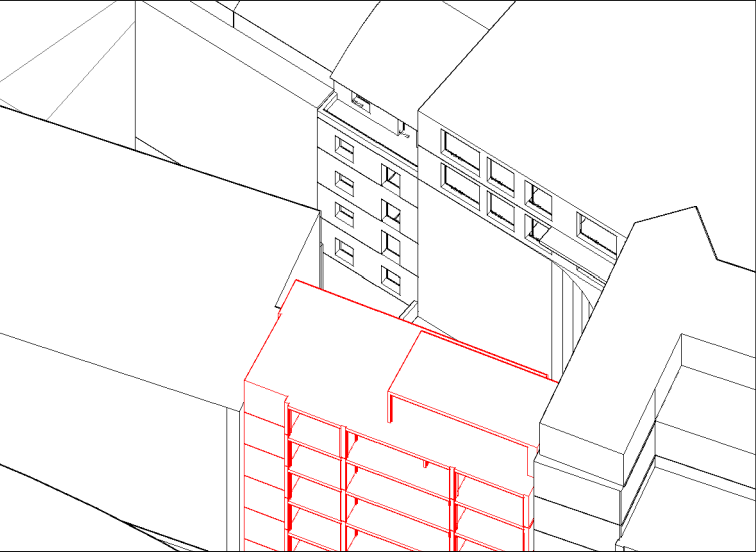
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30040_CTXT_02	8

Appendix C

Window/Room Reference Drawings







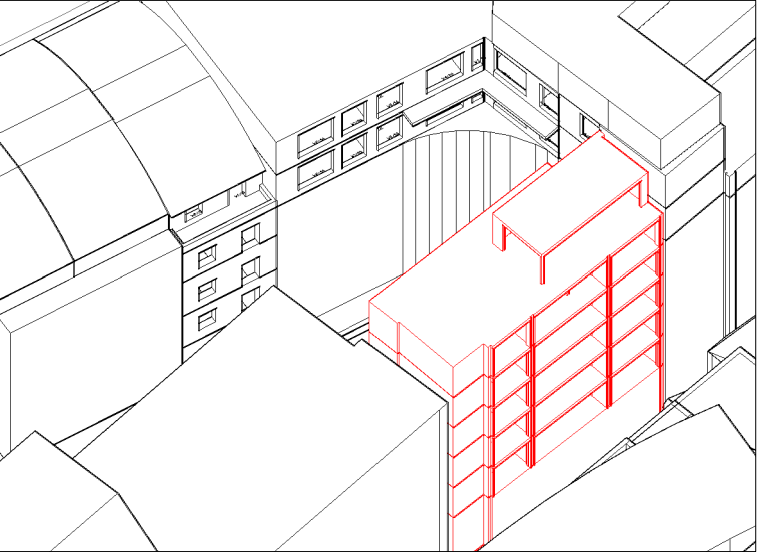
37 Farringdon Road - Ground Floor



3D Context View - South West

KEY

- **Existing contour**
- **Proposed contour**
- **Area of loss/gain**
- **Subject room**



3D Context View - West

SOURCES OF INFORMATION:
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13-045-206.dwg - Sixth Floor Plan
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13-045-500.dwg - Section 1
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TITLE
**Daylight Distribution
Contours/Referencing Plans
37 Farringdon Road**

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Indigo

PROJECT
**29-35 Farringdon Road
London
EC1M**

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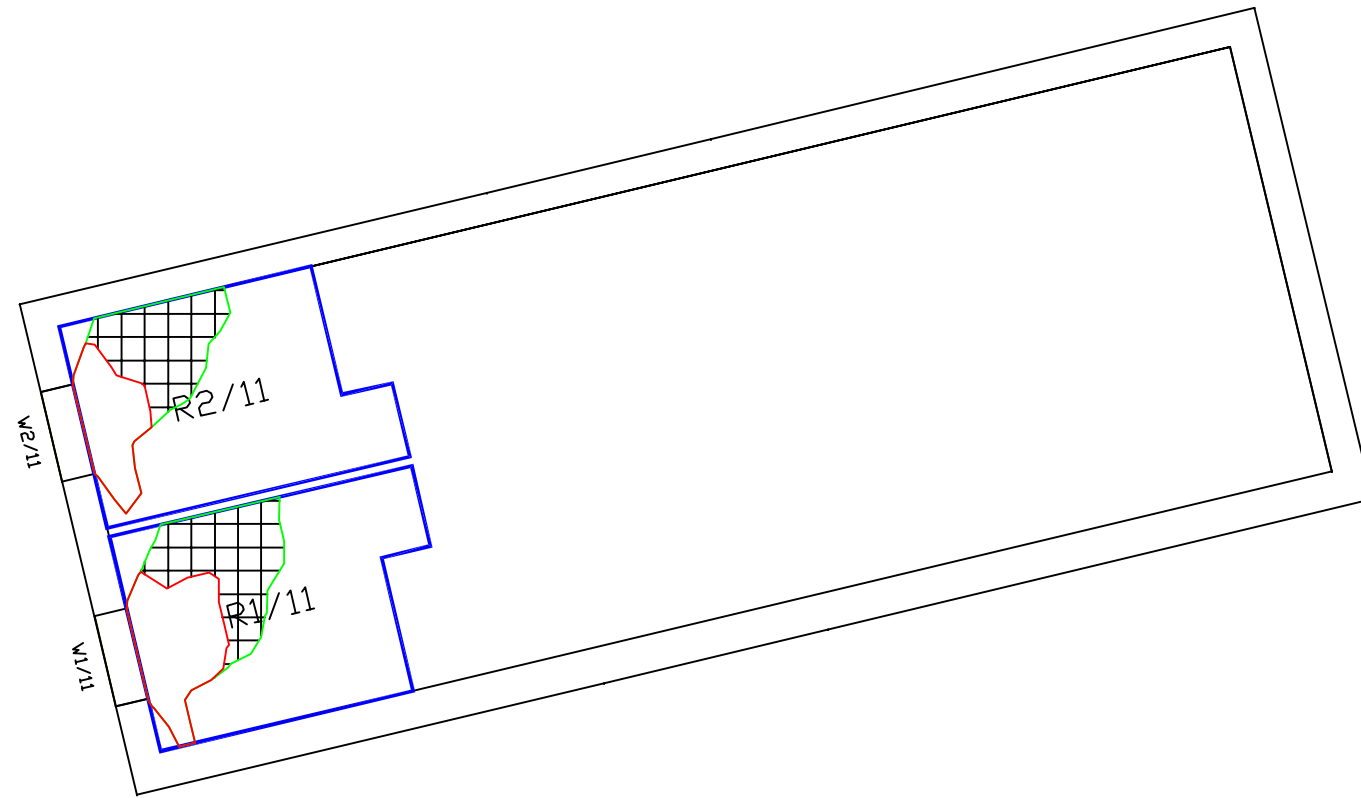
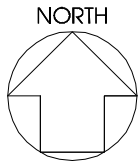
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**Daylight Distribution
Contours/Referencing Plans
37 Farrington Road**

CURNT
Indigo

PROJECT
**29-35 Farrington Road
London
EC1M**

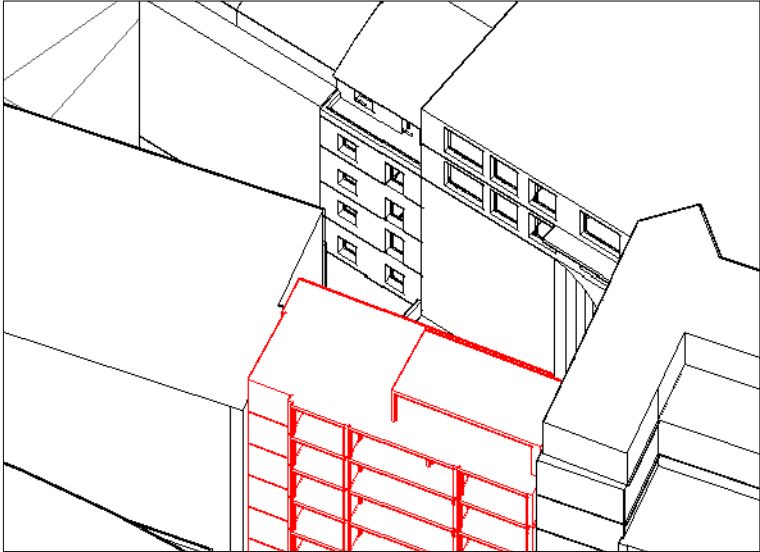
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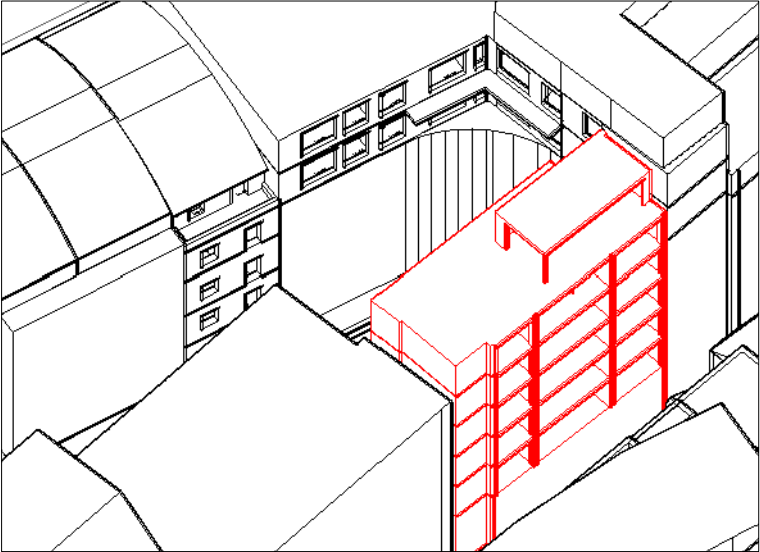
37 Farrington Road - First Floor



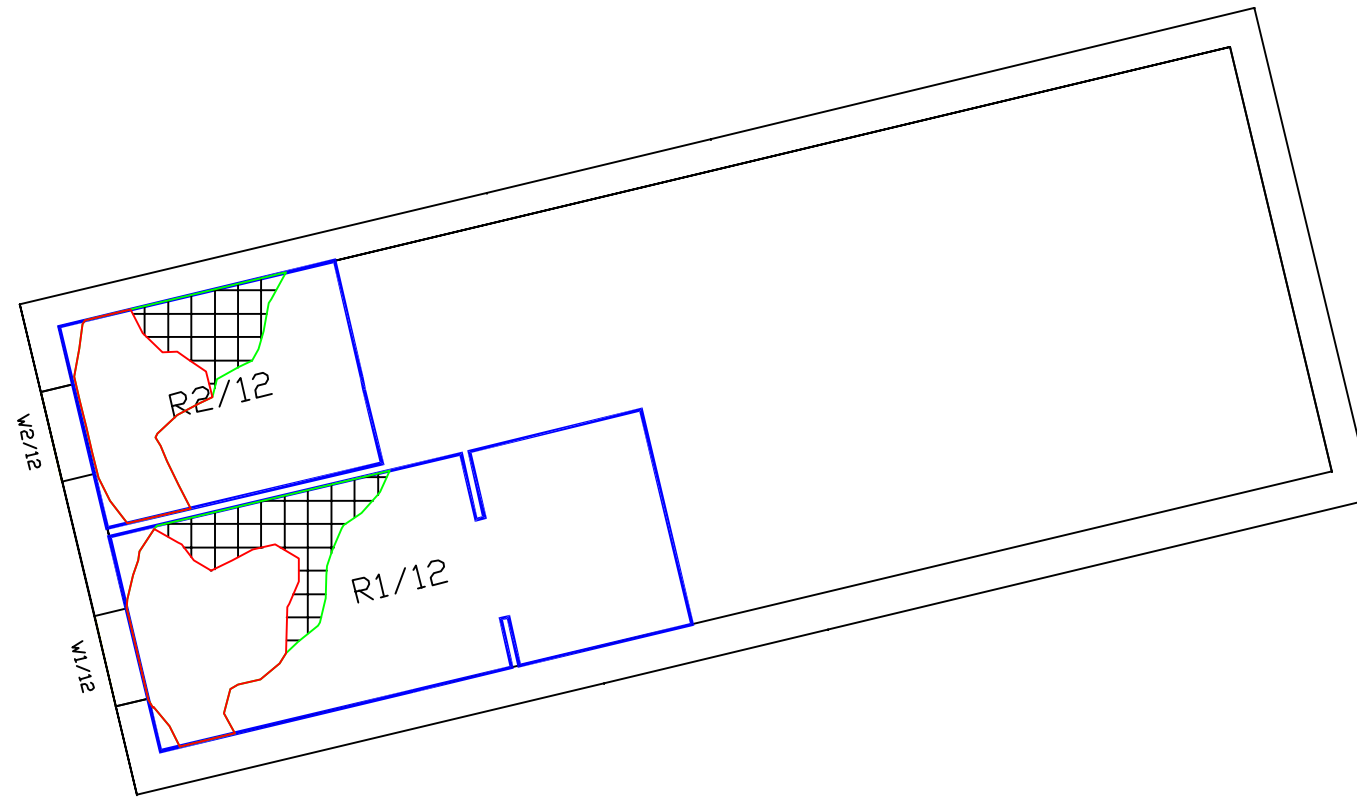
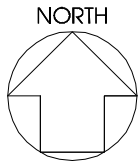
3D Context View - South West

KEY

- | | |
|--|--------------------------|
| | Existing contour |
| | Proposed contour |
| | Area of loss/gain |
| | Subject room |



3D Context View - West



SOURCES OF INFORMATION:
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13-045-206.dwg - Sixth Floor Plan
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TITLE
**Daylight Distribution
Contours/Referencing Plans
37 Farringdon Road**

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PROJECT
**29-35 Farringdon Road
London
EC1M**

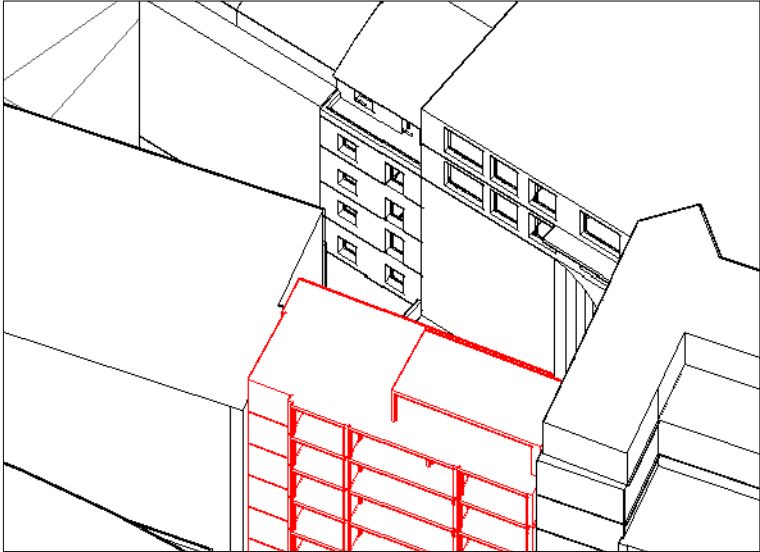
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37 Farringdon Road - Second Floor





3D Context View - South West

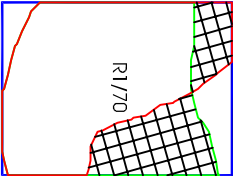
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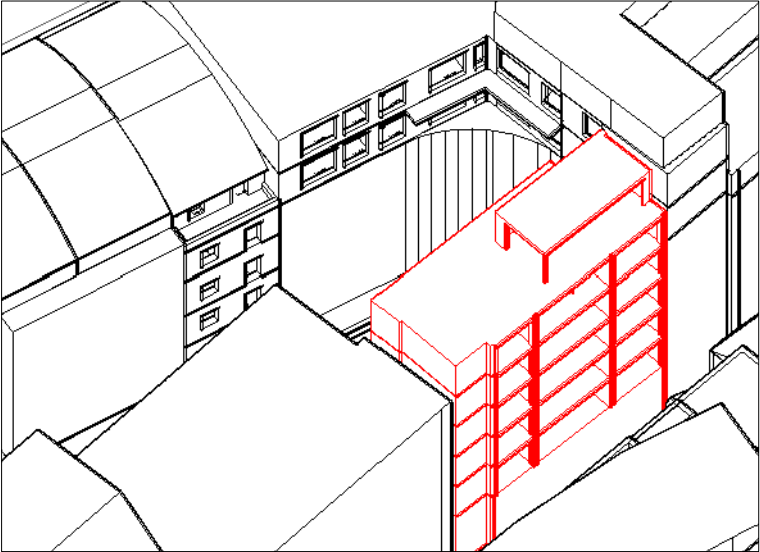
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**Proposed contour**

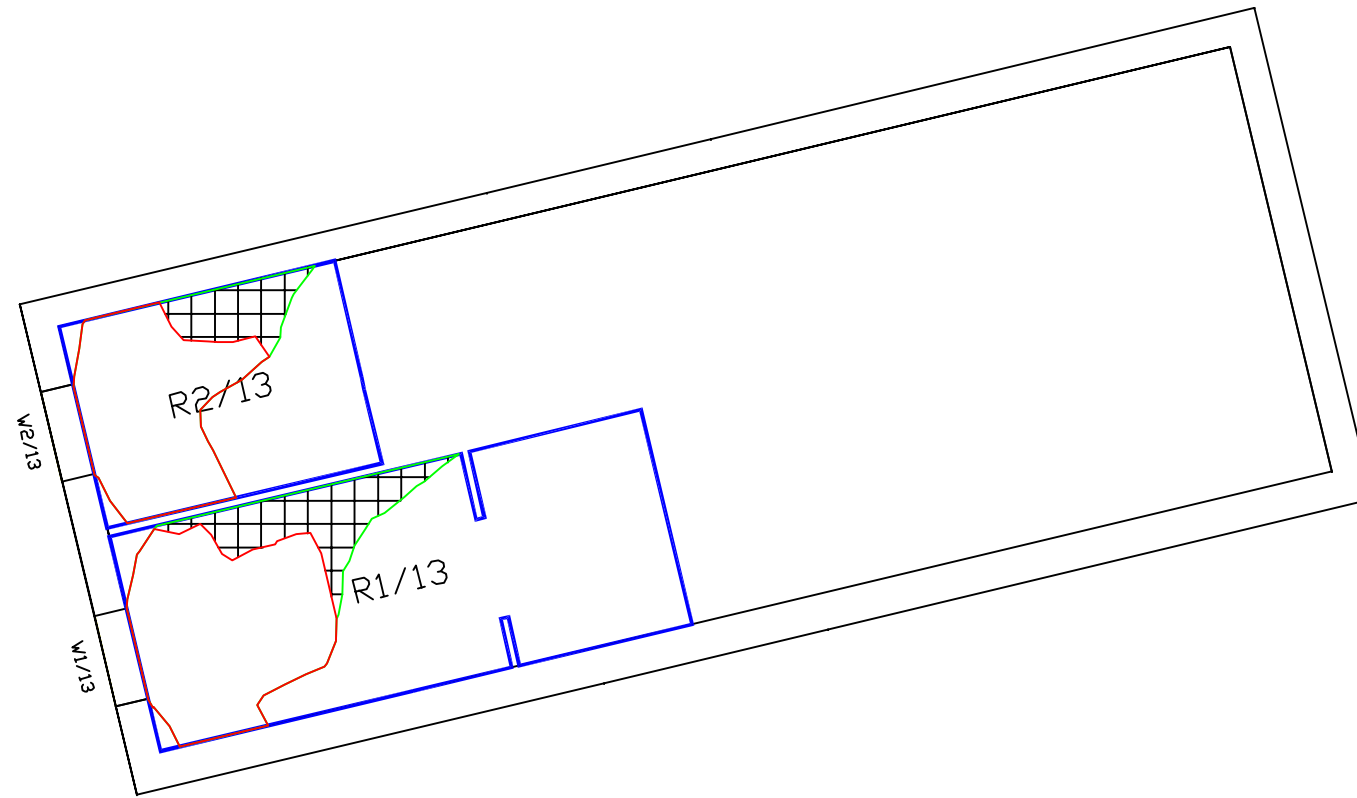
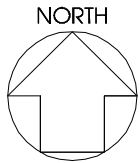
**Area of loss/gain**

**Subject room**





3D Context View - West



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Planning Ref PSX0004887
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37 Farringdon Road**

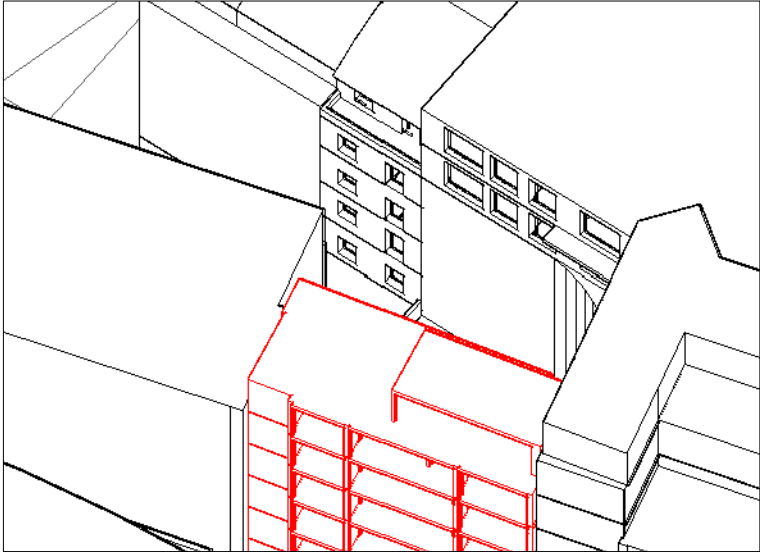
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Indigo

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37 Farringdon Road - Third Floor





3D Context View - South West

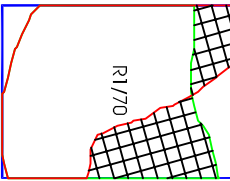
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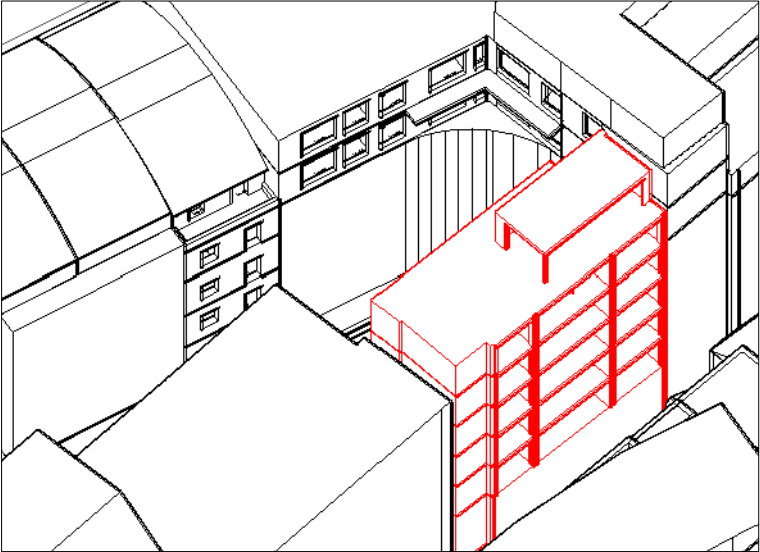
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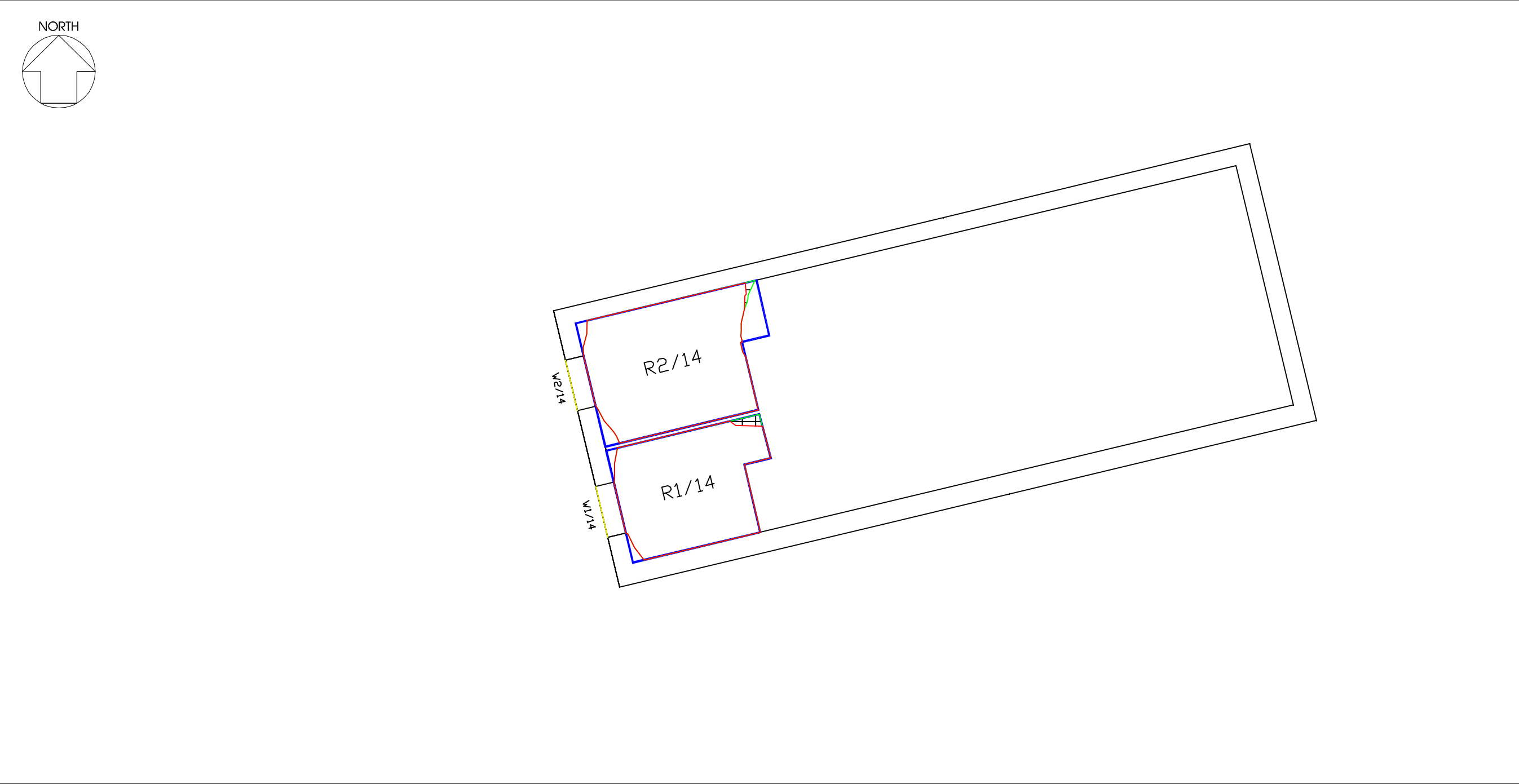
 **Area of loss/gain**

 **Subject room**

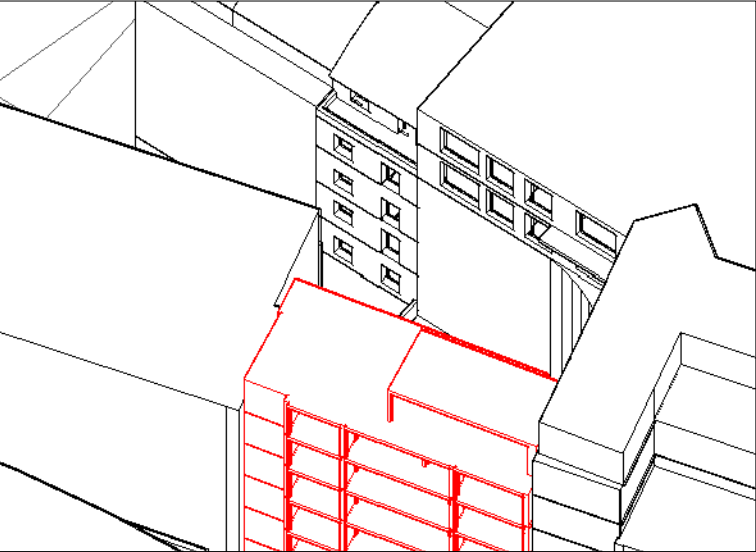




3D Context View - West







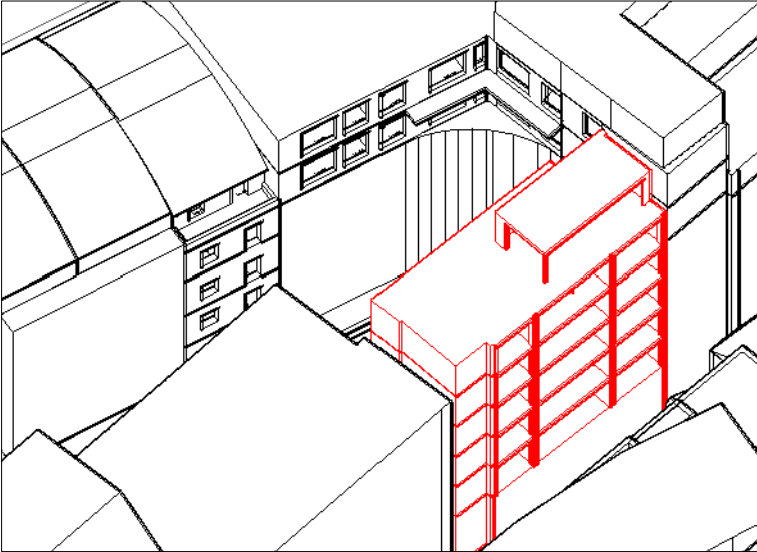
37 Farringdon Road - Fourth Floor



3D Context View - South West

KEY

-  Existing contour
-  Proposed contour
-  Area of loss/gain
-  Subject room



3D Context View - West

SOURCES OF INFORMATION:
BEN ADAMS ARCHITECTS
13-045-200.dwg - Ground Floor Plan
13-045-201.dwg - First Floor Plan
13-045-205.dwg - Fifth Floor Plan
13-045-206.dwg - Sixth Floor Plan
13-045-400.dwg - Front Elevation
13-045-401.dwg - Rear Elevation
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13-045-501.dwg - Section 2
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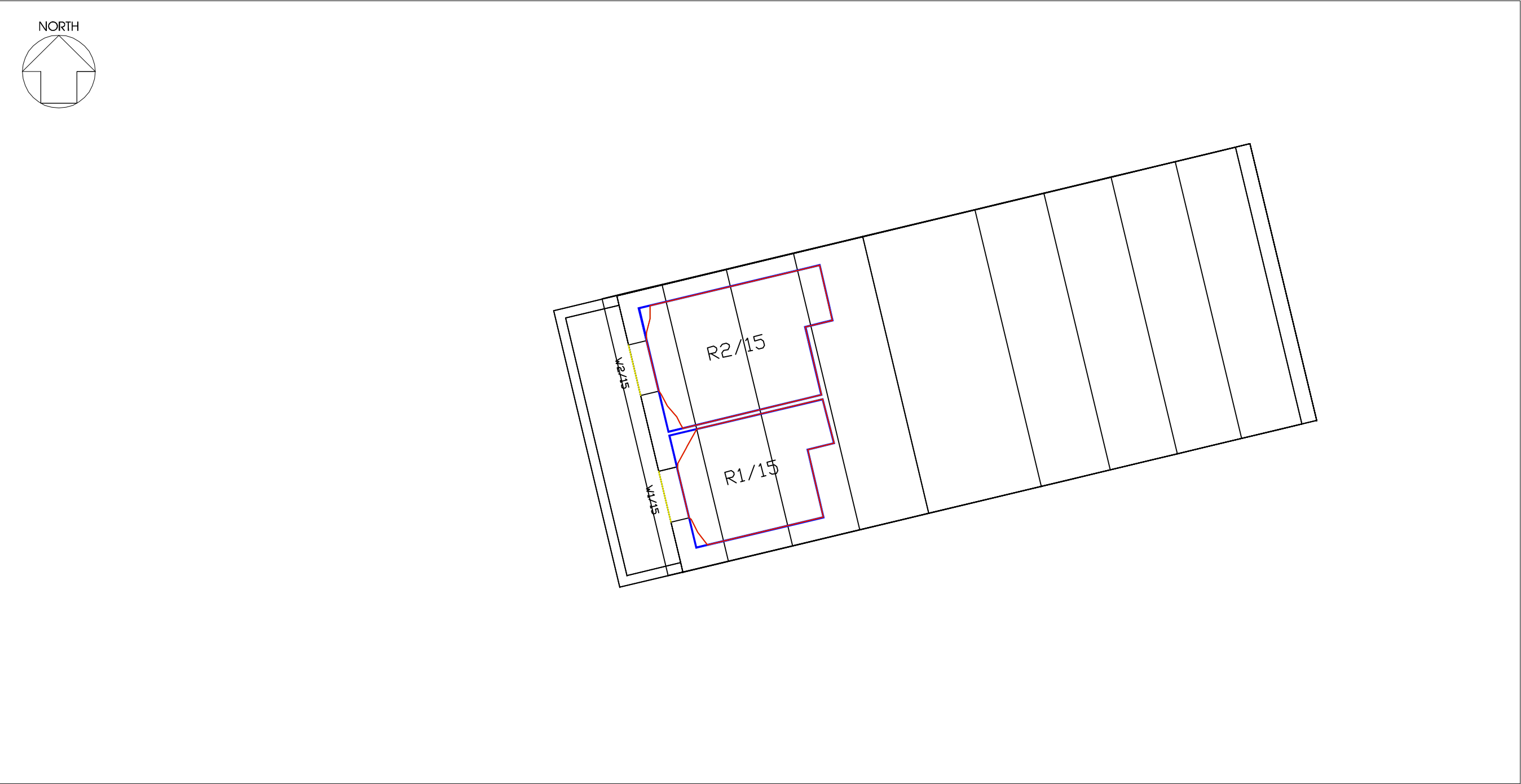
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Contours/Referencing Plans
37 Farringdon Road**

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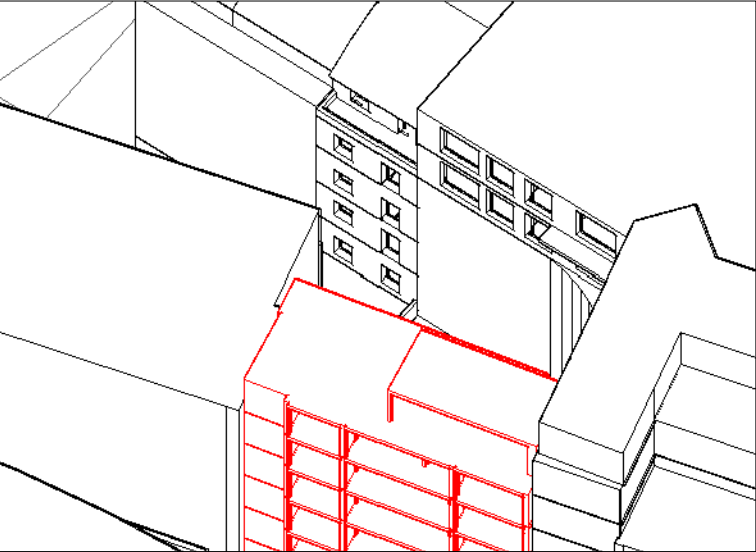
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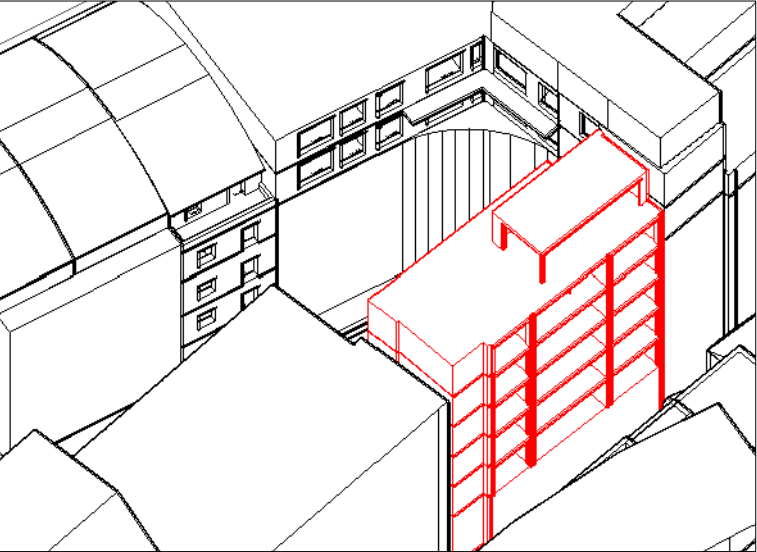
37 Farringdon Road - Fifth Floor



3D Context View - South West

KEY

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View - West

SOURCES OF INFORMATION:
BEN ADAMS ARCHITECTS
13-045-200.dwg - Ground Floor Plan
13-045-201.dwg - First Floor Plan
13-045-205.dwg - Fifth Floor Plan
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13-045-400.dwg - Front Elevation
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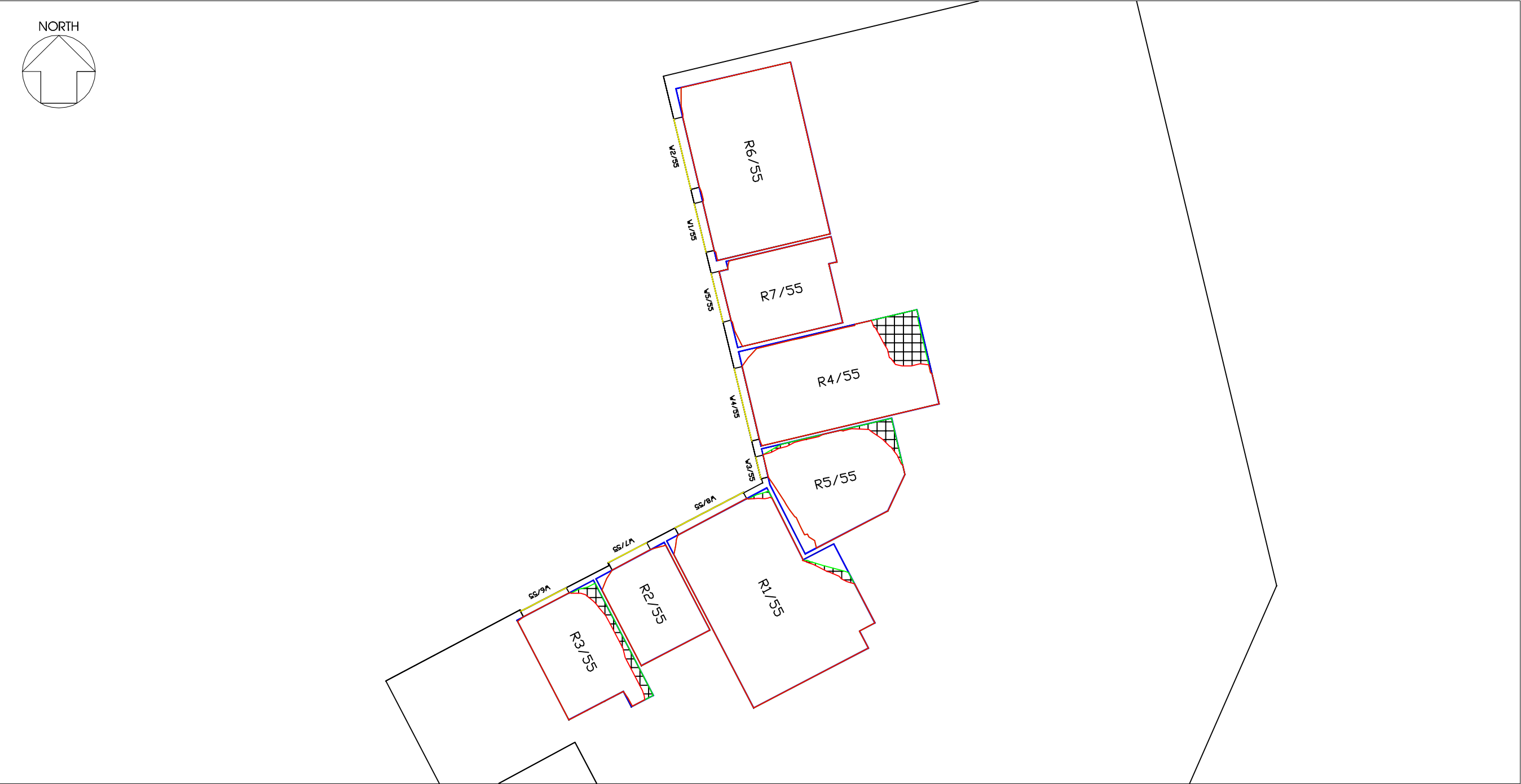
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Contours/Referencing Plans
37 Farringdon Road**

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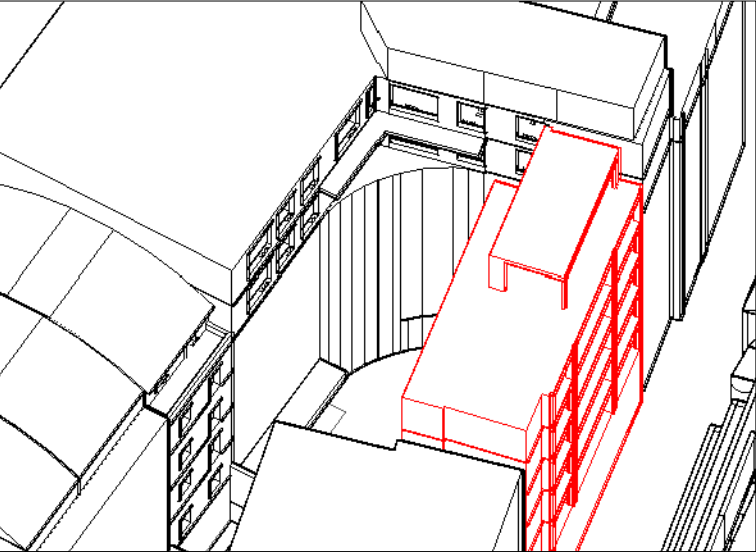
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Farrington Point - Fifth Floor





3D Context View - North West

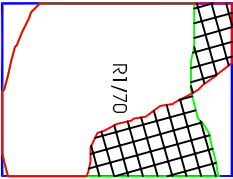
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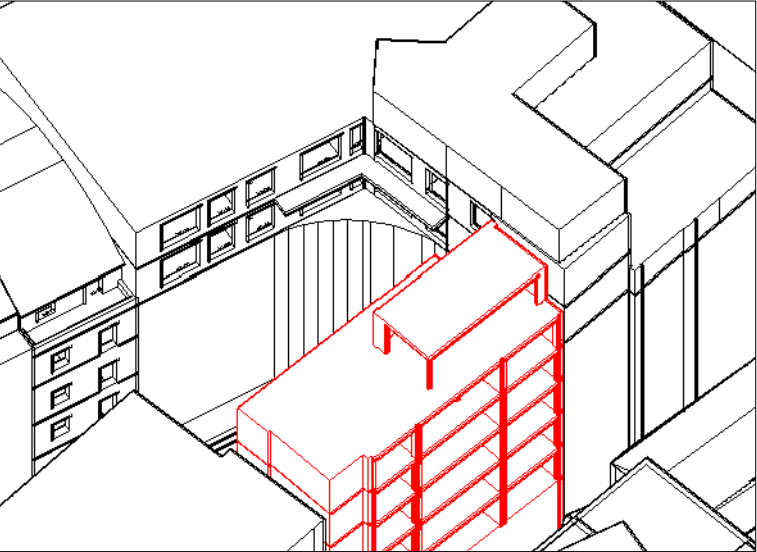
 Existing contour

 Proposed contour

 Area of loss/gain

 Subject room





3D Context View - West

SOURCES OF INFORMATION:
BEN ADAMS ARCHITECTS
13-045-200.dwg - Ground Floor Plan
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PROMAP
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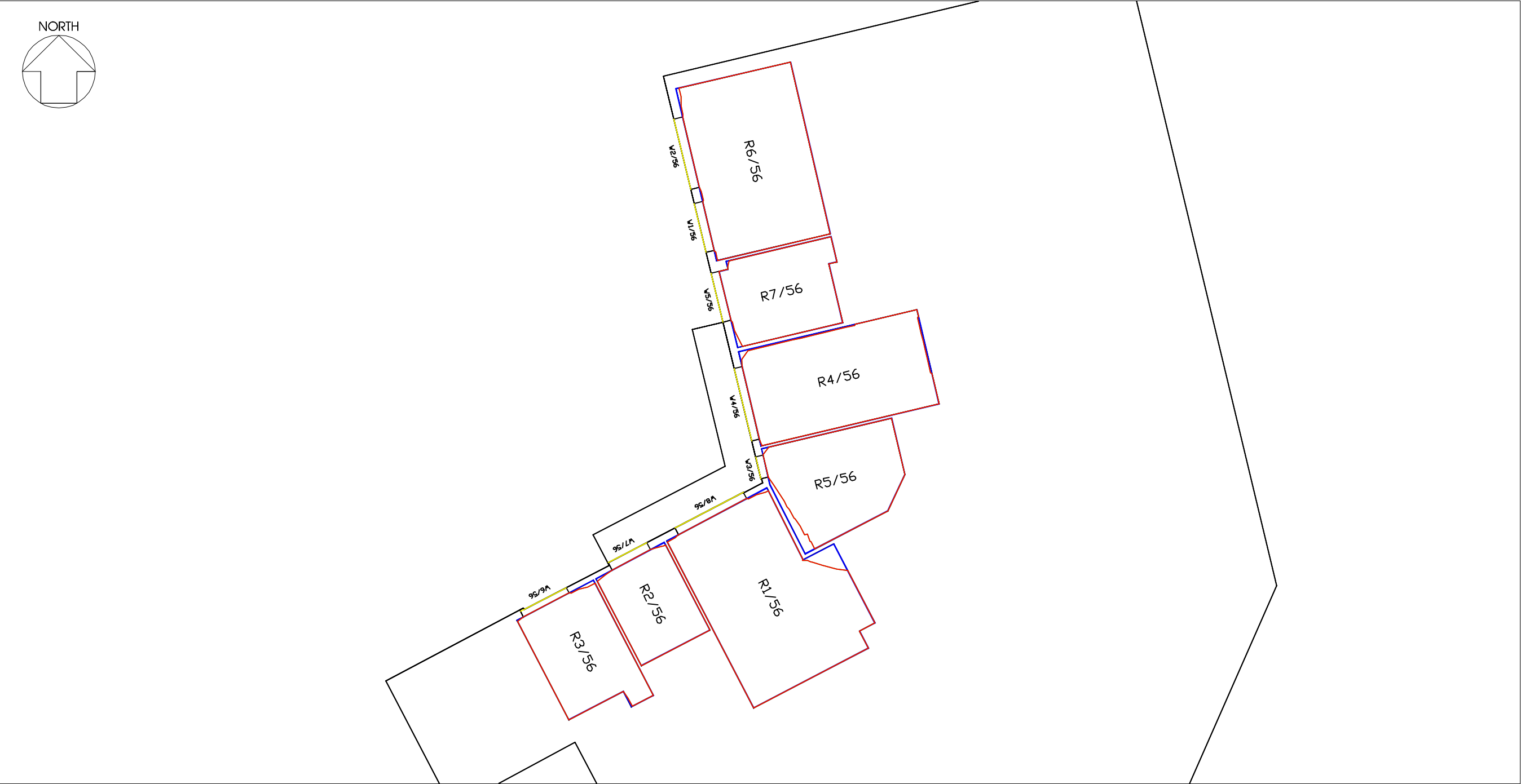
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Contours/Referencing Plans
Farrington Point

CUSTOMER
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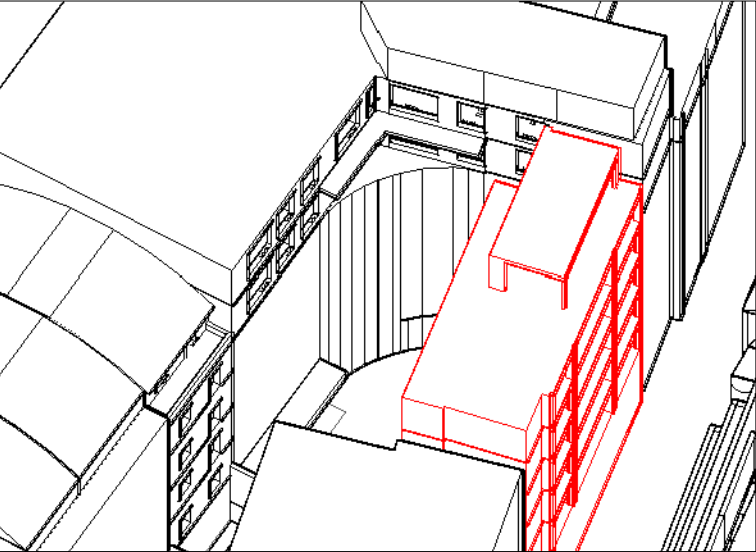
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Farringdon Point - Sixth Floor





3D Context View - North West

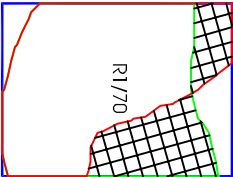
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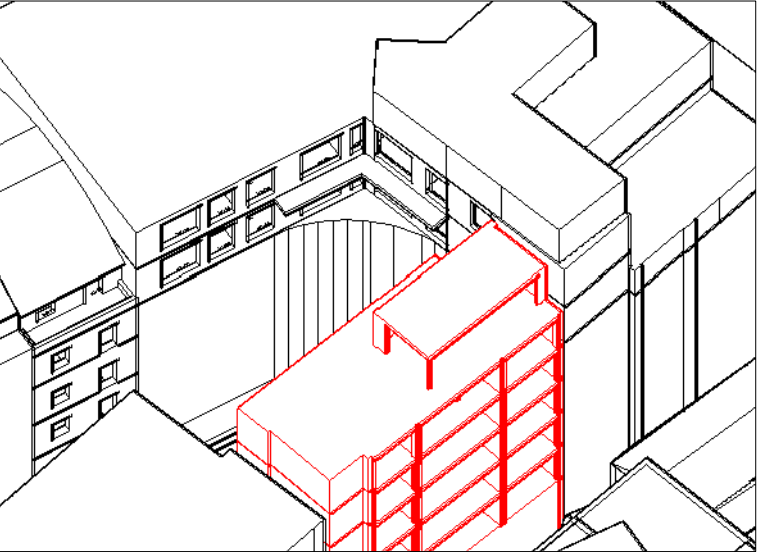
 Existing contour

 Proposed contour

 Area of loss/gain

 Subject room





3D Context View - West

SOURCES OF INFORMATION:

BEN ADAMS ARCHITECTS
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Contours/Referencing Plans
Farringdon Point**

CUSTOMER

Indigo

PROJECT

**29-35 Farringdon Road
London
EC1M**

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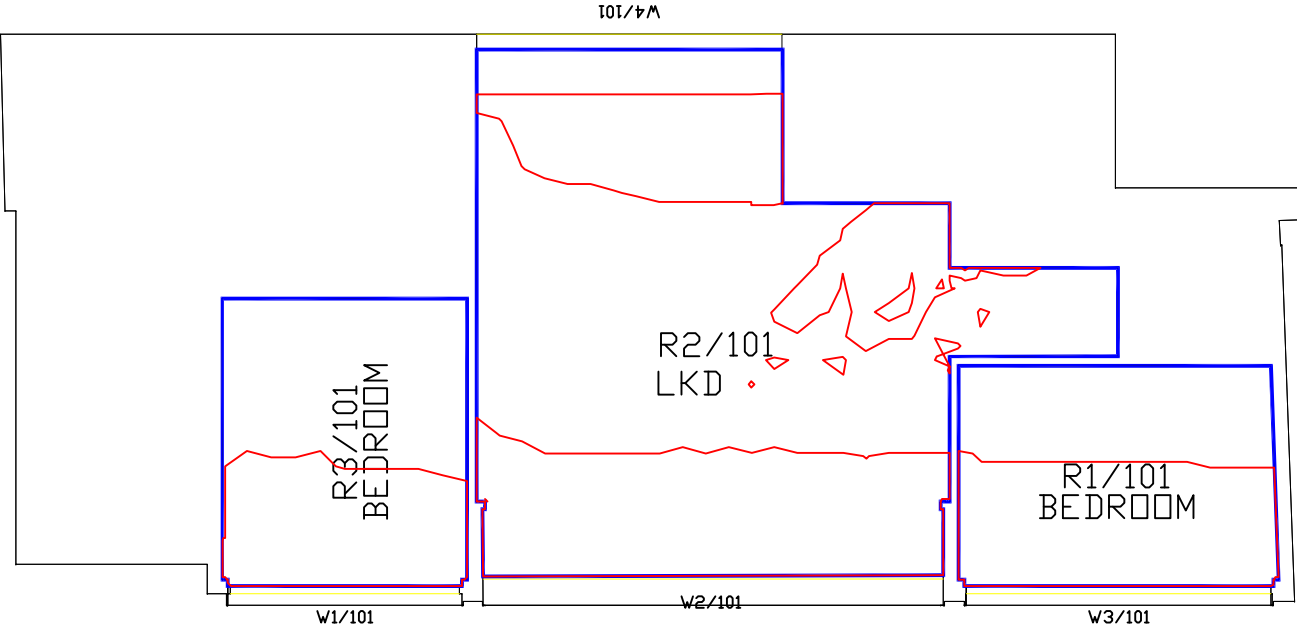
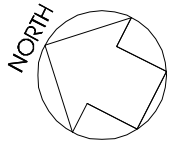
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SOURCES OF INFORMATION:
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29-35 Farringdon Road

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29-35 Farringdon Road
London
EC1M

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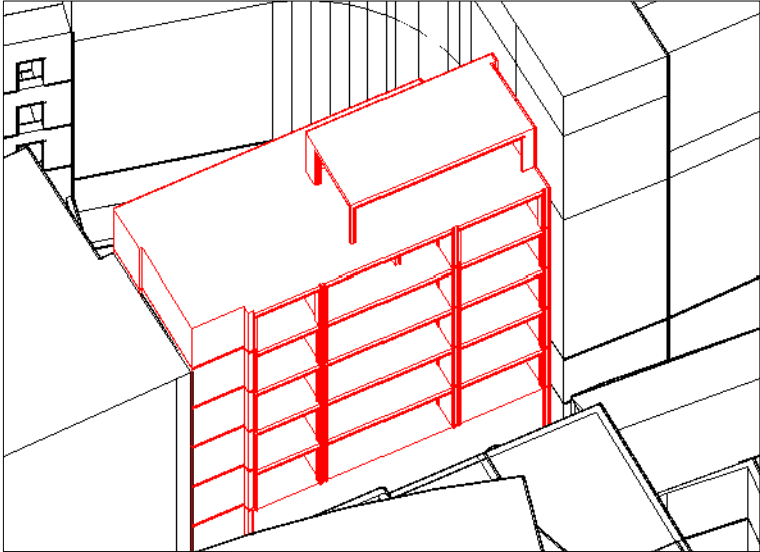
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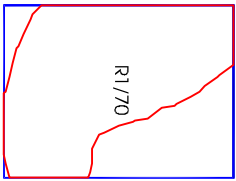
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29-35 Farringdon Road - First Floor

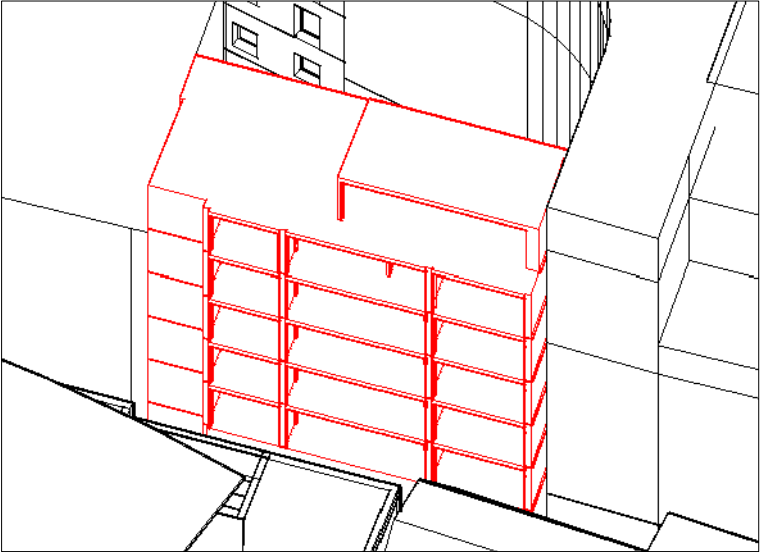


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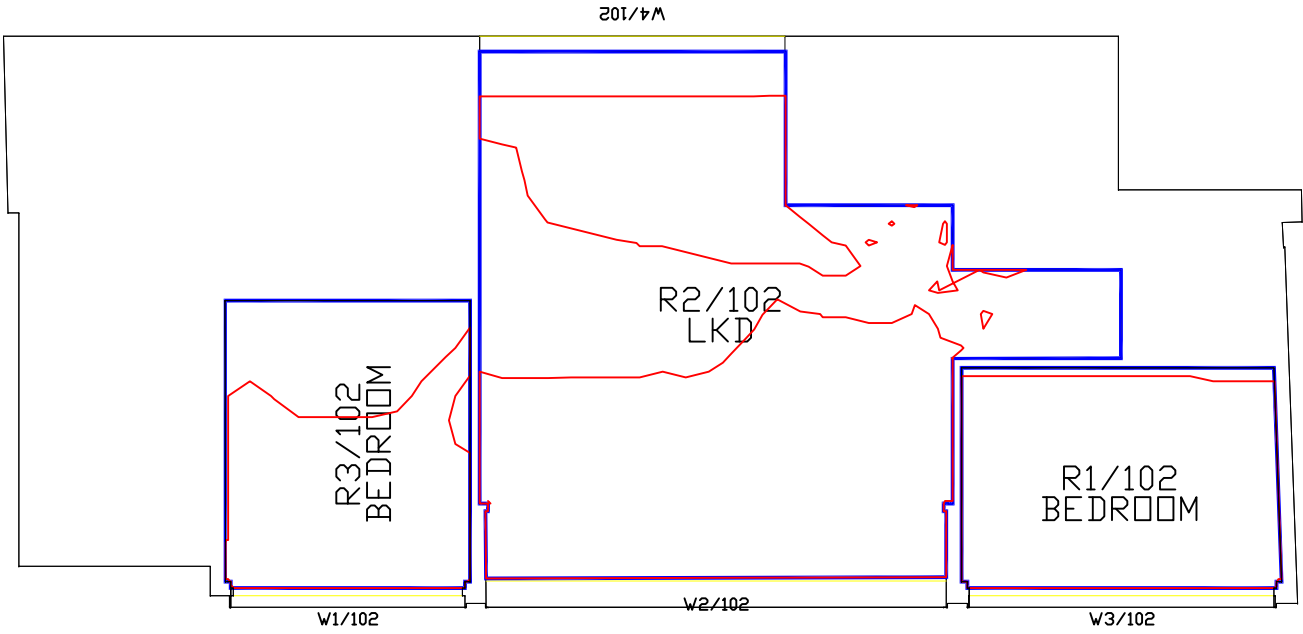
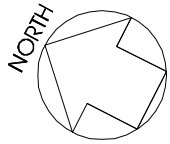
KEY



Proposed contour
Subject room



3D Context View - South West



SOURCES OF INFORMATION:
BEN ADAMS ARCHITECTS
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Daylight Distribution
Contours/Referencing Plans
29-35 Farringdon Road

CURNT
Indigo

PROJECT
29-35 Farringdon Road
London
EC1M

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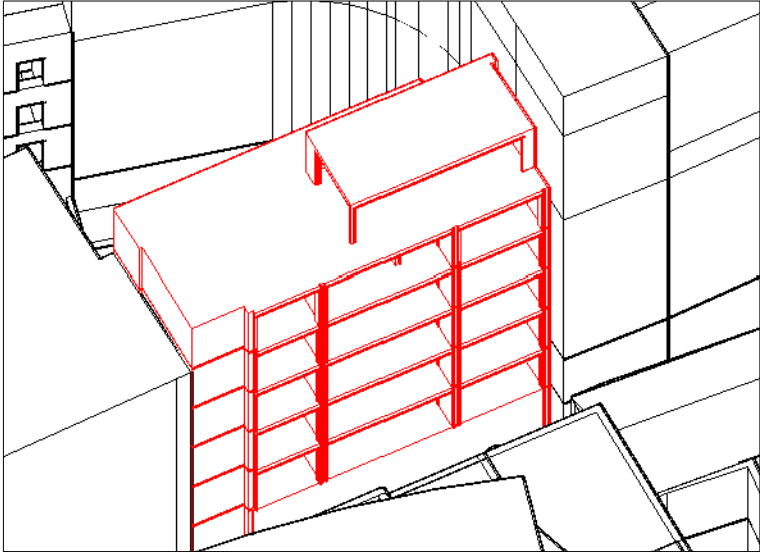
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London SW8 5BP
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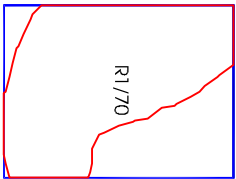
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29-35 Farringdon Road - Second Floor

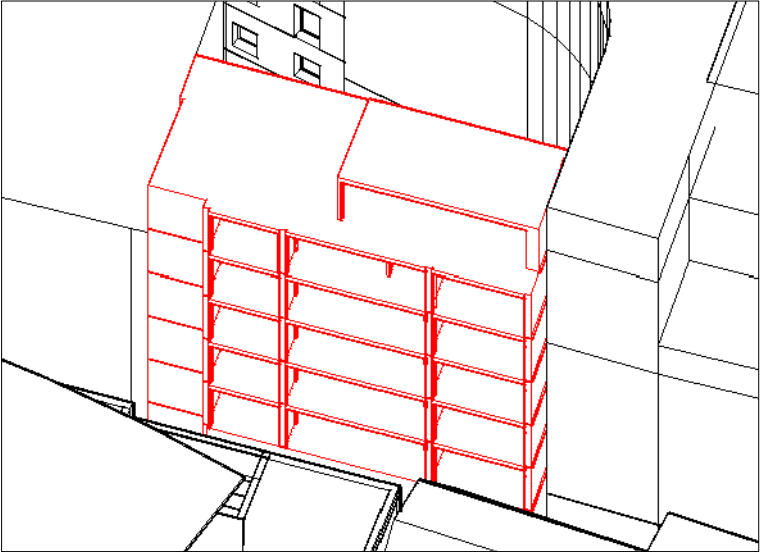


3D Context View - North West

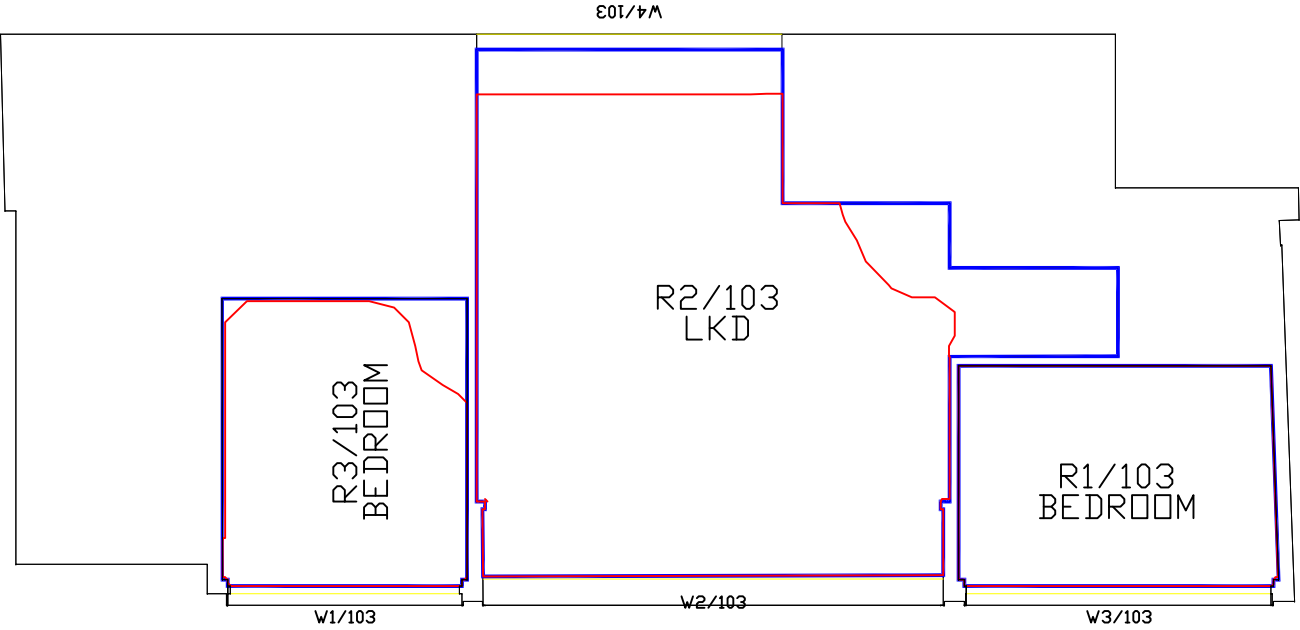
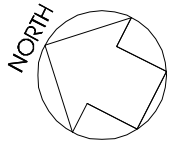
KEY



Proposed contour
Subject room



3D Context View - South West



SOURCES OF INFORMATION:
BEN ADAMS ARCHITECTS
13-045-200.dwg - Ground Floor Plan
13-045-201.dwg - First Floor Plan
13-045-205.dwg - Fifth Floor Plan
13-045-206.dwg - Sixth Floor Plan
13-045-400.dwg - Front Elevation
13-045-401.dwg - Rear Elevation
13-045-500.dwg - Section 1
13-045-501.dwg - Section 2
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Planning Ref 2009/0301/P
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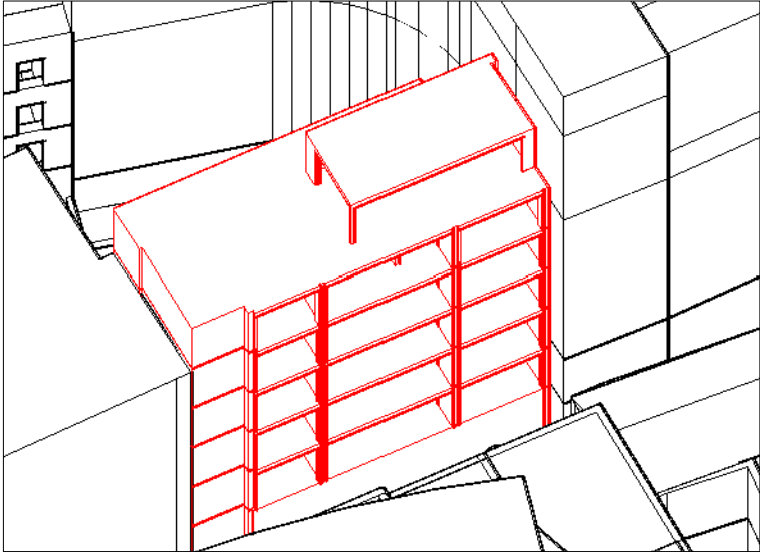
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London SW8 5BP
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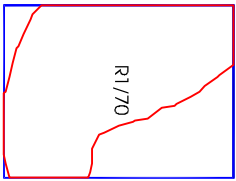
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29-35 Farringdon Road - Third Floor

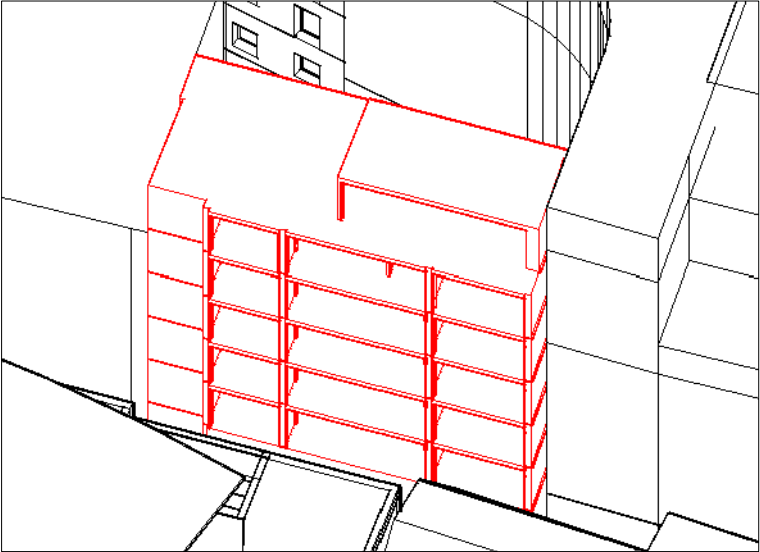


3D Context View - North West

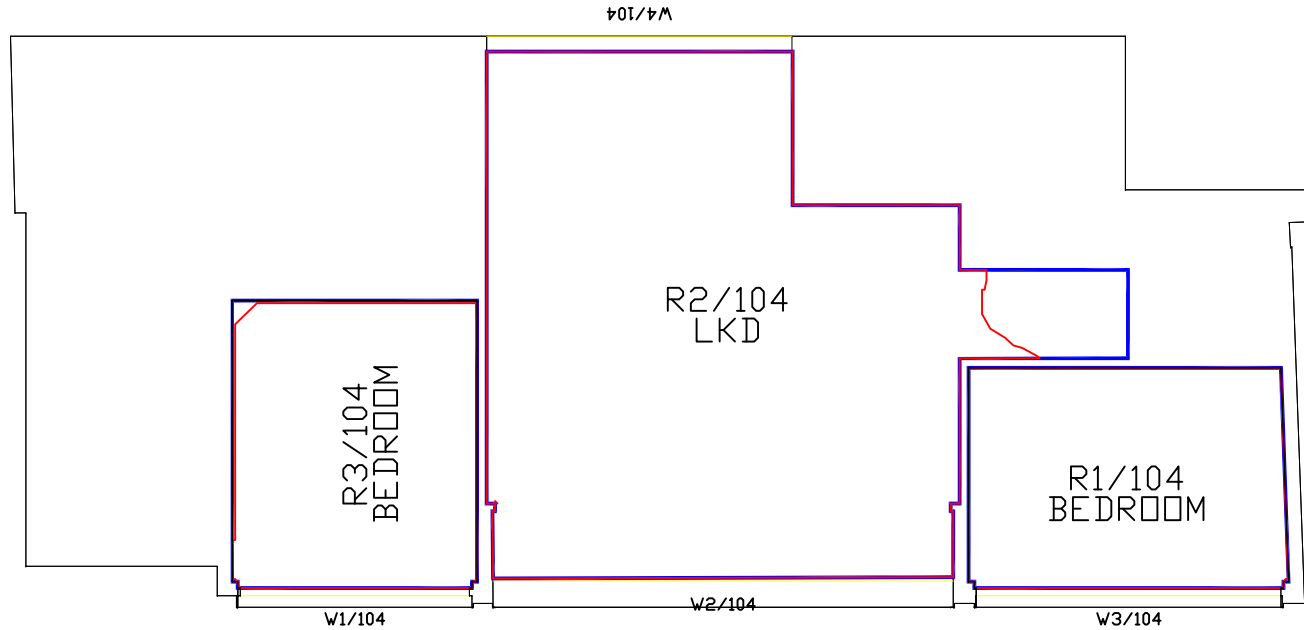
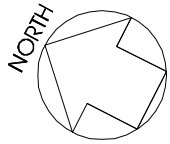
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Proposed contour
Subject room



3D Context View - South West



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13-045-206.dwg - Sixth Floor Plan
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13-045-401.dwg - Rear Elevation
13-045-500.dwg - Section 1
13-045-501.dwg - Section 2
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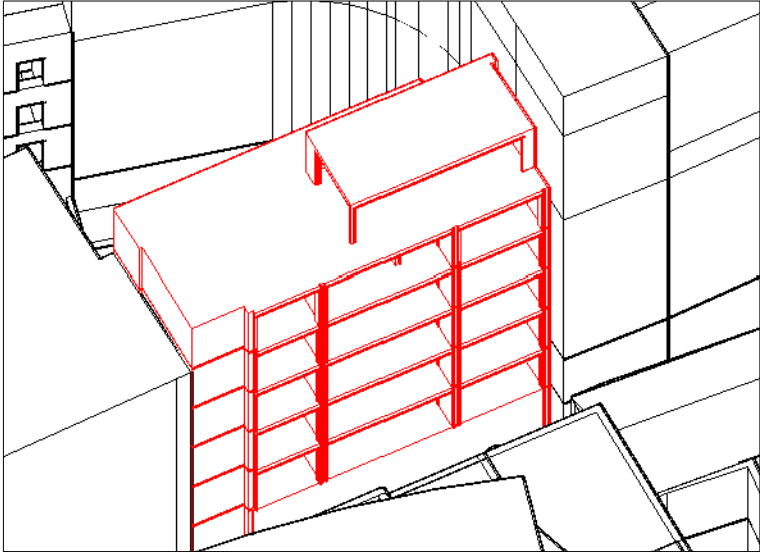
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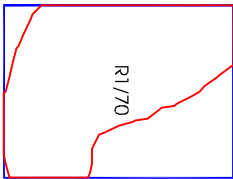
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29-35 Farringdon Road - Fourth Floor

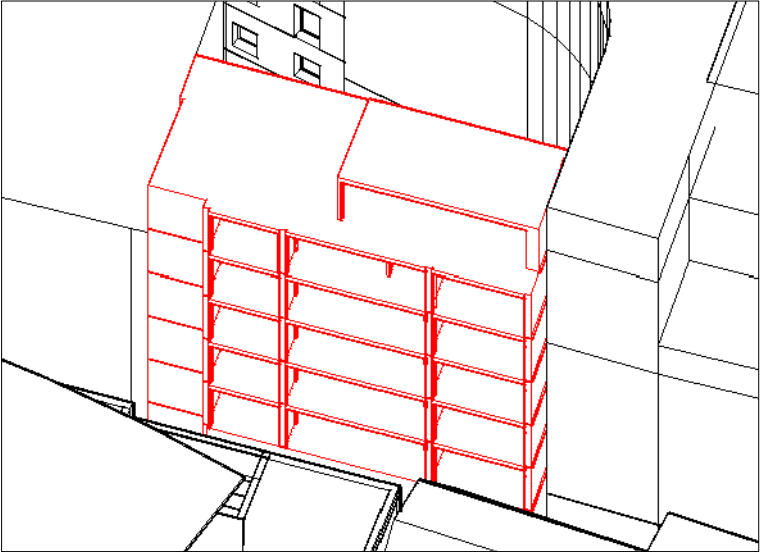


3D Context View - North West

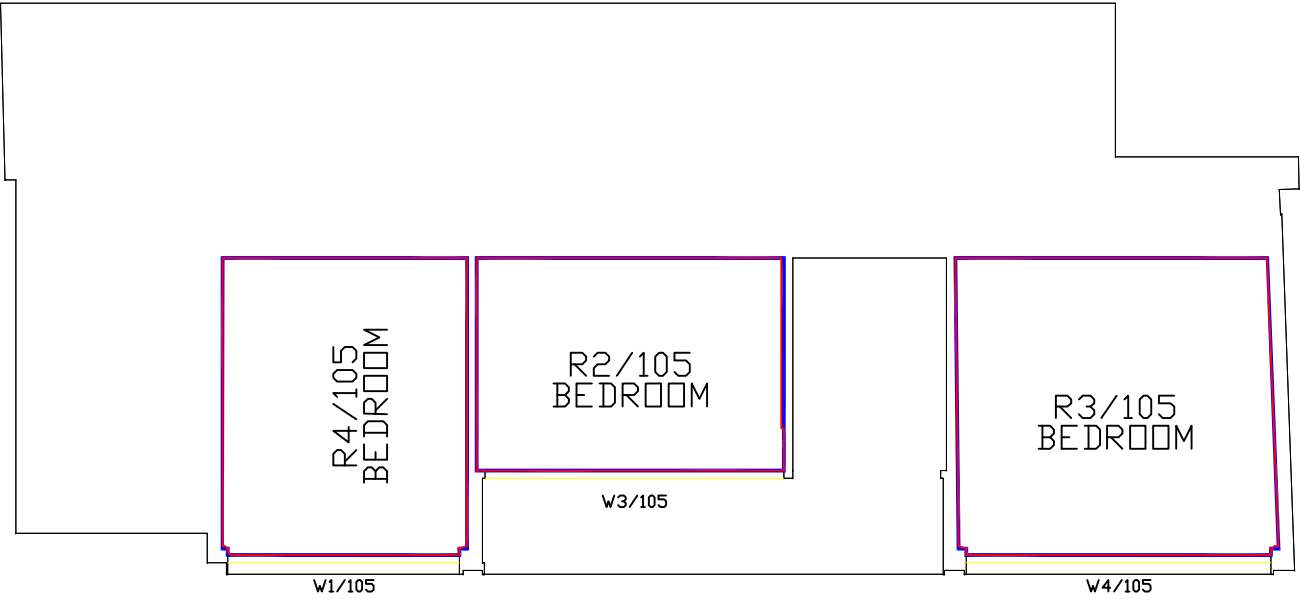
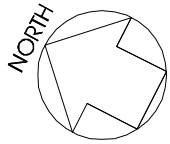
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Proposed contour
Subject room



3D Context View - South West



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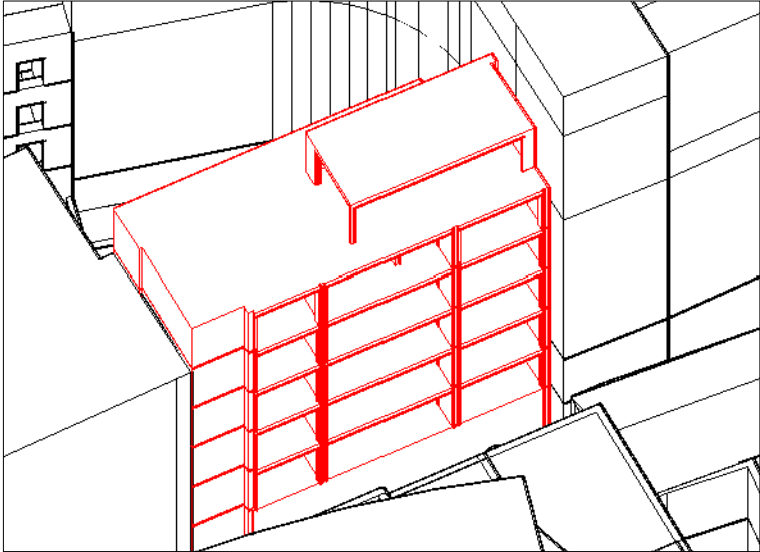
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F 020 7627 9850
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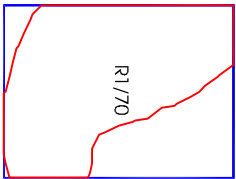
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29-35 Farringdon Road - Fifth Floor

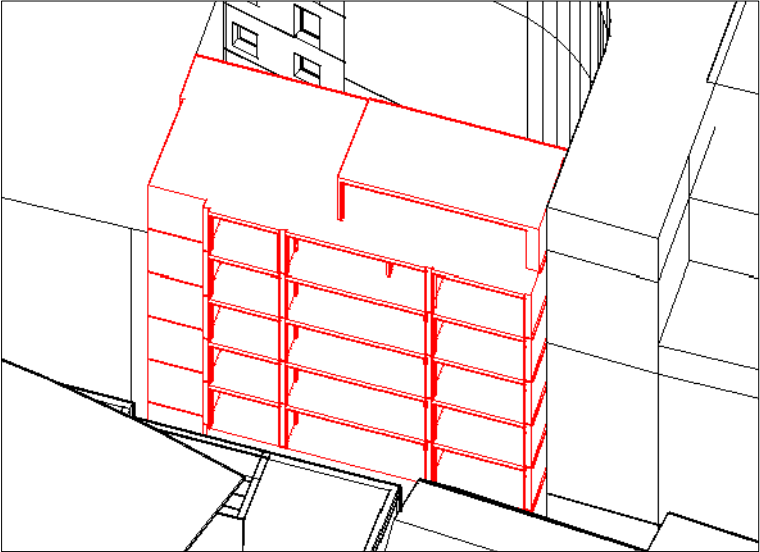


3D Context View - North West

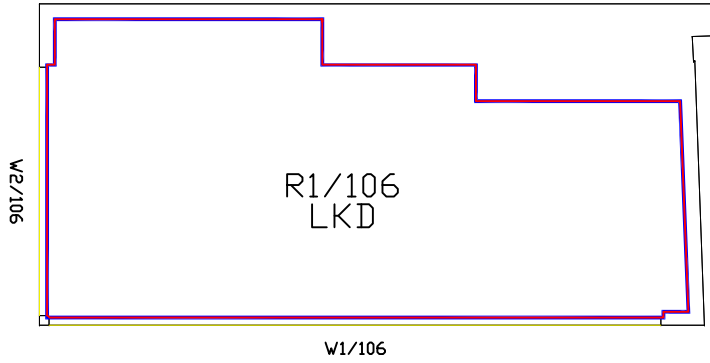
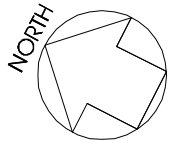
KEY



 **Proposed contour**
 **Subject room**



3D Context View - South West



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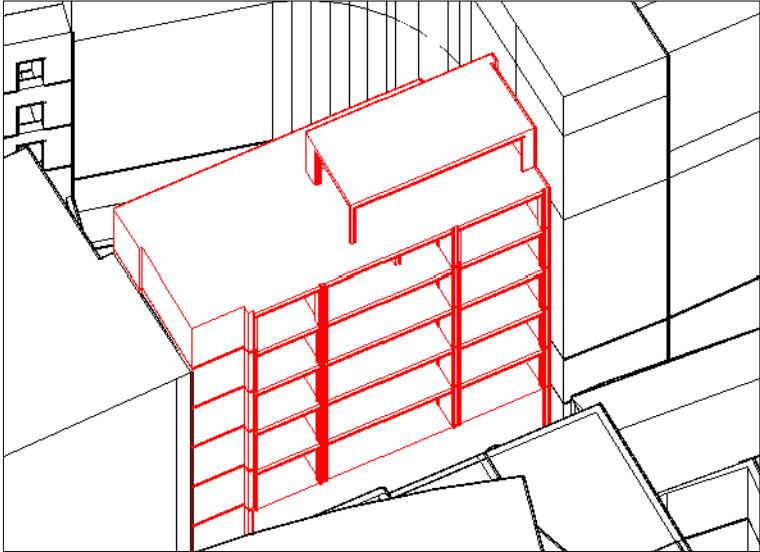
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F 020 7627 9850
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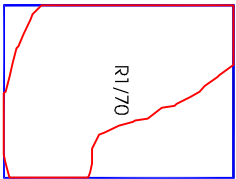
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29-35 Farringdon Road - Sixth Floor

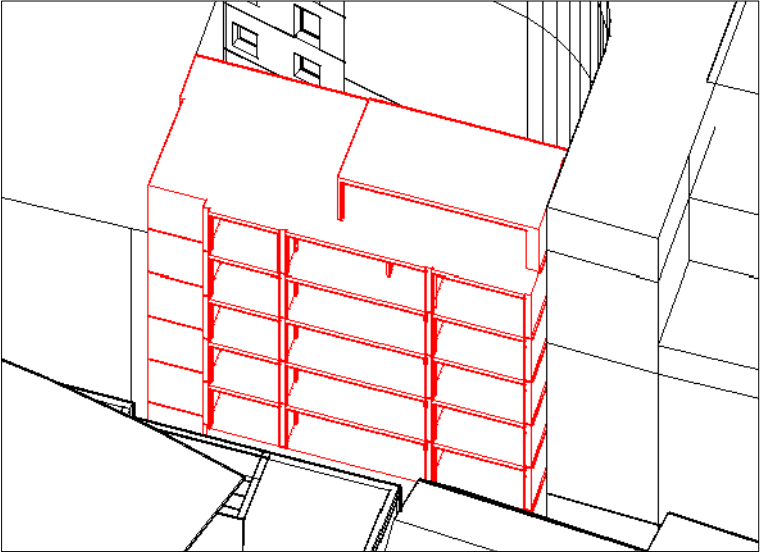


3D Context View - North West

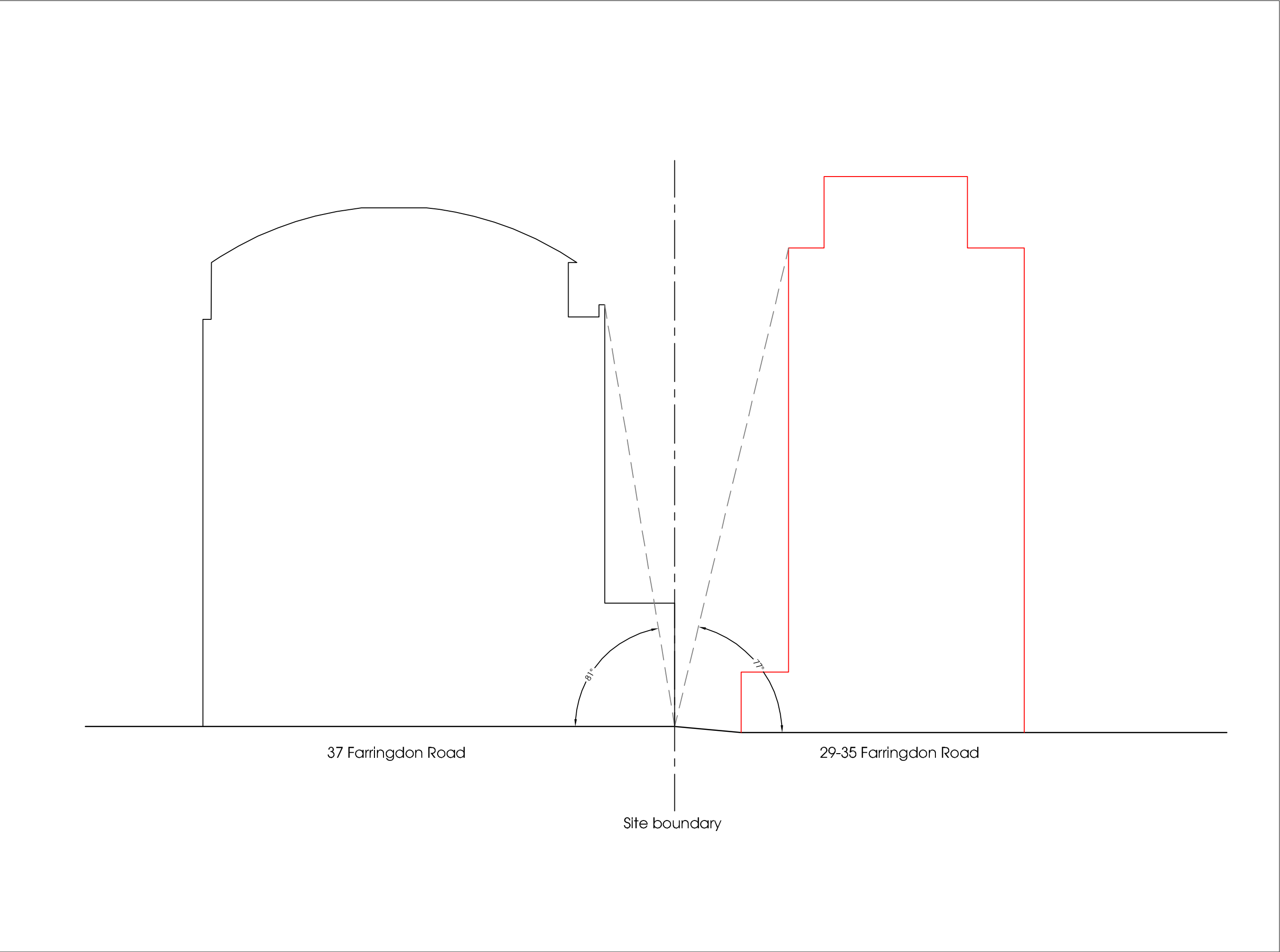
KEY



- Proposed contour**
- Subject room**



3D Context View - South West



Section through 37 Farringdon Road & 29-35 Farringdon Road

SOURCES OF INFORMATION:
BEN ADAMS ARCHITECTS
13-045-200.dwg - Ground Floor Plan
13-045-201.dwg - First Floor Plan
13-045-205.dwg - Fifth Floor Plan
13-045-206.dwg - Sixth Floor Plan
13-045-400.dwg - Front Elevation
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13-045-500.dwg - Section 1
13-045-501.dwg - Section 2
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Indigo			
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malcolm hollis
5 Brooks Court
Kirtling Street
London SW8 5BP
T 020 7622 9555
F 020 7627 9850
W malcolmhollis.com

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30040_SEC_01	8

Appendix D

Daylight Study

Window	EXISTING VSC	PROPOSED VSC	LOSS VSC	%LOSS VSC	PASS/ FAIL
--------	-----------------	-----------------	-------------	--------------	---------------

37 FARRINGDON ROAD

Ground Floor

W1/10	31.98	26.14	5.84	18.26%	PASS
-------	-------	-------	------	--------	------

First Floor

W1/11	13.33	7.32	6.01	45.09%	FAIL
-------	-------	------	------	--------	------

W2/11	11.39	7.04	4.35	38.19%	FAIL
-------	-------	------	------	--------	------

Second Floor

W1/12	16.97	10.92	6.05	35.65%	FAIL
-------	-------	-------	------	--------	------

W2/12	15.32	11.16	4.16	27.15%	FAIL
-------	-------	-------	------	--------	------

Third Floor

W1/13	22.61	17.17	5.44	24.06%	FAIL
-------	-------	-------	------	--------	------

W2/13	21.4	17.83	3.57	16.68%	PASS
-------	------	-------	------	--------	------

Fourth Floor

W1/14	31.02	27.4	3.62	11.67%	PASS
-------	-------	------	------	--------	------

W2/14	31.81	29.44	2.37	7.45%	PASS
-------	-------	-------	------	-------	------

Fifth Floor

W1/15	30.36	29.25	1.11	3.66%	PASS
-------	-------	-------	------	-------	------

W2/15	31.56	30.85	0.71	2.25%	PASS
-------	-------	-------	------	-------	------

FARRINGDON POINT

Fifth Floor

W8/55	18.5	16.19	2.31	12.49%	PASS
-------	------	-------	------	--------	------

W7/55	23.59	17	6.59	27.94%	FAIL
-------	-------	----	------	--------	------

W6/55	35.12	15.28	19.84	56.49%	FAIL
-------	-------	-------	-------	--------	------

W4/55	18.25	14.01	4.24	23.23%	FAIL
-------	-------	-------	------	--------	------

W3/55	11.98	8.44	3.54	29.55%	FAIL
-------	-------	------	------	--------	------

W1/55	33.8	31.32	2.48	7.34%	PASS
-------	------	-------	------	-------	------

W2/55	34.71	32.84	1.87	5.39%	PASS
-------	-------	-------	------	-------	------

W5/55	31	27.68	3.32	10.71%	PASS
-------	----	-------	------	--------	------

Sixth Floor

W8/56	34.96	34.7	0.26	0.74%	PASS
-------	-------	------	------	-------	------

W7/56	37.61	36.51	1.1	2.92%	PASS
-------	-------	-------	-----	-------	------

W6/56	38.15	28.63	9.52	24.95%	PASS
-------	-------	-------	------	--------	------

W4/56	31.5	30.73	0.77	2.44%	PASS
-------	------	-------	------	-------	------

W3/56	25.85	25.13	0.72	2.79%	PASS
-------	-------	-------	------	-------	------

W1/56	36.68	36.19	0.49	1.34%	PASS
-------	-------	-------	------	-------	------

W2/56	37.29	36.94	0.35	0.94%	PASS
-------	-------	-------	------	-------	------

W5/56	35.63	34.95	0.68	1.91%	PASS
-------	-------	-------	------	-------	------

Room/ Floor	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
----------------	---------------	---------------	--------------	---------------	-------

37 FARRINGDON ROAD

Ground Floor

R1/10	643.5	168.9	168.9	0.0	0.0
-------	-------	-------	-------	-----	-----

First Floor

R1/11	112.5	42.6	20.3	22.3	52.3
-------	-------	------	------	------	------

R2/11	105.8	33.2	14.0	19.2	57.8
-------	-------	------	------	------	------

Second Floor

R1/12	218.8	68.5	44.6	23.9	34.9
-------	-------	------	------	------	------

R2/12	107.5	48.6	32.3	16.3	33.5
-------	-------	------	------	------	------

Third Floor

R1/13	218.8	83.0	61.2	21.8	26.3
-------	-------	------	------	------	------

R2/13	107.5	61.3	48.8	12.6	20.6
-------	-------	------	------	------	------

Fourth Floor

R1/14	94.1	92.1	90.7	1.4	1.5
-------	------	------	------	-----	-----

R2/14	124.4	115.3	114.7	0.6	0.5
-------	-------	-------	-------	-----	-----

Fifth Floor

R1/15	94.1	90.6	90.6	0.0	0.0
-------	------	------	------	-----	-----

R2/15	124.4	121.4	121.4	0.0	0.0
-------	-------	-------	-------	-----	-----

FARRINGDON POINT

Fifth Floor

R1/55	319.8	310.9	306.5	4.3	1.4
-------	-------	-------	-------	-----	-----

R2/55	98.8	97.2	97.2	0.0	0.0
-------	------	------	------	-----	-----

R3/55	131.7	130.7	117.8	12.9	9.9
-------	-------	-------	-------	------	-----

R4/55	230.5	226.4	199.7	26.7	11.8
-------	-------	-------	-------	------	------

R5/55	160.1	151.5	141.9	9.6	6.3
-------	-------	-------	-------	-----	-----

R6/55	268.8	267.7	267.7	0.0	0.0
-------	-------	-------	-------	-----	-----

R7/55	123.3	122.4	122.4	0.0	0.0
-------	-------	-------	-------	-----	-----

Sixth Floor

R1/56	319.8	312.1	312.1	0.0	0.0
-------	-------	-------	-------	-----	-----

R2/56	98.8	98.2	98.2	0.0	0.0
-------	------	------	------	-----	-----

R3/56	131.7	130.7	130.7	0.0	0.0
-------	-------	-------	-------	-----	-----

R4/56	230.5	227.5	227.5	0.0	0.0
-------	-------	-------	-------	-----	-----

R5/56	160.1	152.7	152.7	0.0	0.0
-------	-------	-------	-------	-----	-----

R6/56	268.8	267.8	267.8	0.0	0.0
-------	-------	-------	-------	-----	-----

R7/56	123.3	122.4	122.4	0.0	0.0
-------	-------	-------	-------	-----	-----

Room/Floor	Room Use	Room Area sq ft	No-Sky Line sq ft	% Of Room Area
------------	----------	--------------------	----------------------	----------------

29-35 FARRINGDON ROAD

R1/101	BEDROOM	127.6	71.6	56.1
R2/101	LKD	435.0	188.2	43.3
R3/101	BEDROOM	129.2	54.1	41.9
R1/102	BEDROOM	127.6	122.1	95.7
R2/102	LKD	435.0	277.2	63.7
R3/102	BEDROOM	129.2	83.1	64.3
R1/103	BEDROOM	127.6	127.5	99.9
R2/103	LKD	435.0	368.1	84.6
R3/103	BEDROOM	129.2	117.4	90.9
R1/104	BEDROOM	127.6	127.5	99.9
R2/104	LKD	435.0	413.3	95.0
R3/104	BEDROOM	129.2	126.0	97.5
R2/105	BEDROOM	120.1	119.2	99.3
R3/105	BEDROOM	172.0	172.0	100.0
R4/105	BEDROOM	133.3	133.3	100.0
R1/106	LKD	304.1	304.1	100.0

Room	Room Use	Window	VSC(%)	ADF(%)	TOTAL ADF(%)	PASS/ FAIL
29-35 FARRINGDON ROAD						
R1/101	BEDROOM	W3/101	11.84	4.41	4.41	PASS
R2/101	LKD	W2/101	10.62	2.06		
R2/101	LKD	W4/101	6.57	0.13	2.19	PASS
R3/101	BEDROOM	W1/101	11.39	3.17	3.17	PASS
R1/102	BEDROOM	W3/102	16.85	5.53	5.53	PASS
R2/102	LKD	W2/102	15.00	2.66		
R2/102	LKD	W4/102	9.58	0.19	2.85	PASS
R3/102	BEDROOM	W1/102	15.10	3.81	3.81	PASS
R1/103	BEDROOM	W3/103	23.91	6.95	6.95	PASS
R2/103	LKD	W2/103	20.67	3.35		
R2/103	LKD	W4/103	13.98	0.28	3.62	PASS
R3/103	BEDROOM	W1/103	19.93	4.58	4.58	PASS
R1/104	BEDROOM	W3/104	30.58	8.29	8.29	PASS
R2/104	LKD	W2/104	27.07	4.08		
R2/104	LKD	W4/104	19.91	0.38	4.45	PASS
R3/104	BEDROOM	W1/104	25.79	5.47	5.47	PASS
R2/105	BEDROOM	W3/105	19.70	5.41	5.41	PASS
R3/105	BEDROOM	W4/105	36.10	7.72	7.72	PASS
R4/105	BEDROOM	W1/105	31.78	6.29	6.29	PASS
R1/106	LKD	W1/106	37.71	9.94		
R1/106	LKD	W2/106	37.89	4.05	13.99	PASS

Appendix E

Sunlight Study



			Window							Room						
			Existing		Proposed					Existing		Proposed				
Room	Window	Room Use	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Pass/ Fail	Winter APSH	Annual APSH	Winter APSH	Annual APSH	Winter %Loss	Annual %Loss	Pass/ Fail
37 FARRINGDON ROAD																
Ground Floor																
R1/10	W1/10		2	21	0	7	100.0	66.7	FAIL	2	21	0	7	100.0	66.7	FAIL
First Floor																
R1/11	W1/11		3	23	0	8	100.0	65.2	FAIL	3	23	0	8	100.0	65.2	FAIL
R2/11	W2/11		3	20	0	10	100.0	50.0	FAIL	3	20	0	10	100.0	50.0	FAIL
Second Floor																
R1/12	W1/12		5	28	0	15	100.0	46.4	FAIL	5	28	0	15	100.0	46.4	FAIL
R2/12	W2/12		5	24	0	14	100.0	41.7	FAIL	5	24	0	14	100.0	41.7	FAIL
Third Floor																
R1/13	W1/13		7	32	0	20	100.0	37.5	FAIL	7	32	0	20	100.0	37.5	FAIL
R2/13	W2/13		7	29	1	22	85.7	24.1	FAIL	7	29	1	22	85.7	24.1	FAIL
Fourth Floor																
R1/14	W1/14		8	42	4	37	50.0	11.9	PASS	8	42	4	37	50.0	11.9	PASS
R2/14	W2/14		11	46	7	42	36.4	8.7	PASS	11	46	7	42	36.4	8.7	PASS
Fifth Floor																
R1/15	W1/15		7	33	5	31	28.6	6.1	PASS	7	33	5	31	28.6	6.1	PASS
R2/15	W2/15		11	41	11	41	0.0	0.0	PASS	11	41	11	41	0.0	0.0	PASS
FARRINGDON POINT																
Fifth Floor																
R4/55	W4/55		2	21	0	18	100.0	14.3	PASS	2	21	0	18	100.0	14.3	PASS
R5/55	W3/55		2	11	0	7	100.0	36.4	PASS	2	11	0	7	100.0	36.4	PASS
R6/55	W1/55		8	44	5	41	37.5	6.8	PASS							
R6/55	W2/55		11	47	8	44	27.3	6.4	PASS	11	47	8	44	27.3	6.4	PASS
R7/55	W5/55		5	32	1	27	80.0	15.6	PASS	5	32	1	27	80.0	15.6	PASS
Sixth Floor																
R4/56	W4/56		3	34	2	33	33.3	2.9	PASS	3	34	2	33	33.3	2.9	PASS
R5/56	W3/56		2	19	1	18	50.0	5.3	PASS	2	19	1	18	50.0	5.3	PASS
R6/56	W1/56		14	51	14	51	0.0	0.0	PASS							
R6/56	W2/56		17	54	17	54	0.0	0.0	PASS	17	54	17	54	0.0	0.0	PASS
R7/56	W5/56		10	47	10	47	0.0	0.0	PASS	10	47	10	47	0.0	0.0	PASS

			Window			Room		
Room	Window	Room Use	Winter APSH	Annual APSH	Pass/Fail	Winter APSH	Annual APSH	Pass/Fail
29-35 FARRINGDON ROAD								
R1/101	W3/101	BEDROOM	5	15	FAIL	5	15	FAIL
R2/101	W2/101	LKD	5	14	FAIL			
R2/101	W4/101	LKD	0	0	FAIL	5	14	FAIL
R3/101	W1/101	BEDROOM	4	15	FAIL	4	15	FAIL
R1/102	W3/102	BEDROOM	7	25	PASS	7	25	PASS
R2/102	W2/102	LKD	6	22	FAIL			
R2/102	W4/102	LKD	0	0	FAIL	6	22	FAIL
R3/102	W1/102	BEDROOM	6	22	FAIL	6	22	FAIL
R1/103	W3/103	BEDROOM	11	37	PASS	11	37	PASS
R2/103	W2/103	LKD	11	32	PASS			
R2/103	W4/103	LKD	0	0	FAIL	11	32	PASS
R3/103	W1/103	BEDROOM	11	32	PASS	11	32	PASS
R1/104	W3/104	BEDROOM	17	47	PASS	17	47	PASS
R2/104	W2/104	LKD	17	42	PASS			
R2/104	W4/104	LKD	0	2	FAIL	17	44	PASS
R3/104	W1/104	BEDROOM	16	40	PASS	16	40	PASS
R2/105	W3/105	BEDROOM	13	30	PASS	13	30	PASS
R3/105	W4/105	BEDROOM	19	51	PASS	19	51	PASS
R4/105	W1/105	BEDROOM	18	47	PASS	18	47	PASS
R1/106	W1/106	LKD	19	56	PASS			
R1/106	W2/106	LKD	2	13	FAIL	19	56	PASS