

**GVA** Schatunowski Brooks

Detailed BRE  
Daylight/Sunlight  
Report

**GVA**  
10 Stratton Street  
London  
W1J 8JR



**44-46 Whitfield Street, London, W1**

DTZ Investment Management

**April 2014**

For and on behalf of GVA Grimley Ltd

[gva.co.uk](http://gva.co.uk)

## CONTENTS

1.	<b>Executive Summary</b> .....	3
2.	<b>Introduction</b> .....	4
3.	<b>Daylight Planning Principles</b> .....	5
4.	<b>Report</b> .....	8
5.	<b>Conclusions</b> .....	12

### Appendices

Appendix I

## 1. Executive Summary

- 1.1 The detailed assessment results demonstrate that with the proposal implemented, all of the neighbouring residential dwellings will satisfy all of the BRE daylight tests, Vertical Sky Component, Average Daylight Factor and Daylight Distribution and the BRE sunlight test, Annual Probable Sunlight Hours, both annually and in the winter, with exception of one small winter loss to a bedroom.
- 1.2 Therefore any loss of light will not be noticeable and the proposal should be considered to adhere to the BRE Report 209 in the context of an inner-city environment.

## 2. Introduction

- 2.1 GVA Schatunowski Brooks has been instructed by DTZ Investment Management to provide a detailed assessment of the impact to daylight and sunlight amenity of existing neighbours' lighting conditions as a result of the proposed works at 44-46 Whitfield Street.
- 2.2 The current proposals consist of the erection of an additional floor at fifth floor level and extensions to the stepped additions at the rear with replacement façade to office building. These blocks have been designed to step away from the rear of the Tottenham Street properties to help safe guard their existing daylight and sunlight levels.
- 2.3 The detailed assessment model was based upon the following information:
- Site inspection and photographs taken April 2014.
  - Land survey AutoCAD drawings provided by DTZ ref: 584/FE, RE, Sections, G, 1, 2, 3 & 4.
  - Brimelow McSweeney Architect's 3D AutoCAD model ref: 122644-46WhitfieldStreet-3DView-{3D}.dwg received 17 March 2014.
  - Research on the London Borough of Camden's planning database to review historic application, in order to reasonably estimate the neighbouring properties internal layouts.

The above drawings have allowed us to model the proposed development for the purposes of this assessment.

### 3. Daylight Planning Principles

3.1 The Building Research Establishment (BRE) Guidelines – Site Layout Planning for Daylight and Sunlight: a guide to good practice is the document referred to by most local authorities. The BRE Guide gives advice on site layout planning to achieve good daylighting and sunlighting, within buildings and in the open spaces between them.

3.2 The introduction to the Guidelines state: -

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

#### Daylighting

3.3 The requirements governing daylighting to existing residential buildings around a development site are set out in Part 2.2 of the guidelines. The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the vertical sky component (VSC) at the centre of the window. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines also suggest that distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.

3.4 The VSC can be calculated by using the skylight indicator provided as part of the guidelines, by mathematical methods using what is known as a Waldram diagram or by 3D CAD modelling.

3.5 The guidelines state the following:-

*"If this vertical sky component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the vertical sky component with the new development in place, is*

*both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of skylight."*

- 3.6 It must be interpreted from this criterion that a 27% VSC constitutes adequacy, but where this value cannot be achieved a reduction of up to 0.8 times its the former value (this is the same as saying a 20% reduction when compared against the existing condition) would not be noticeable and would not therefore be considered material.
- 3.7 The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is considered more a measure of the potential for good daylight within a given room. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above.
- 3.8 The no sky-line or daylight distribution (DD) contour shows the extent of light penetration into the room at working plane level, 850mm above floor level. If a substantial part of the room falls behind the no sky-line contour, the distribution of light within the room may look poor.
- 3.9 Appendix C of the BRE Guidelines sets out various more detailed tests that assess the interior daylight conditions of proposed habitable rooms. These include the calculation of the average daylight factors (ADF) and no sky-lines.
- 3.10 The ADF value determines the level of interior illumination that can be compared with the British Standard, BS 8206: Part 2. This recommends a minimum of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

## Sunlighting

- 3.11 Requirements for protection of sunlighting to existing residential buildings around a development site are set out in Part 3.2 of the BRE guidelines. There is a requirement to assess windows of surrounding properties where the main windows face within 90 degrees of due south. The calculations are taken at the window reference point at the centre of each window on the plane of the inside surface of the wall.
- 3.12 The guidelines further state that kitchens and bedrooms are less important in the context of considering sunlight, although care should be taken not to block too much sun. The guidelines sets the following standard:-

*"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21st September and 21st March, then the room should still receive enough sunlight. The sunlight availability indicator in Appendix A can be used to check this.*

*Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount given and less than 0.8 times their former value, either over the whole year or just during the winter months then the occupants of the existing building will notice the loss of sunlight."*

- 3.13 To summarize the above, a good level of sunlight to a window is 25% annual probable sunlight hours, of which 5% should be in winter months. Where sunlight levels fall below the suggested level, a comparison with the existing condition is reviewed and if the ratio reduction is within 0.8 (the same as saying a 20% reduction) its former value or the reduction in sunlight received over the whole year is 4% or less, then the sunlight loss will not be noticeable.
- 3.14 Where sunlight reductions fall below a ratio of 0.8 (the same as saying greater than 20%) then the sunlight losses may be noticeable to occupants.

---

## 4. Report

4.1 Attached drawings BRE12 & 13 illustrate graphically the proposal in context with the neighbouring properties. These can be found with the daylight and sunlight tables by reference to Appendix 1.

4.2 All properties test comprise of commercial/retail at ground floor with residential accommodation above and we have tested the residential elements only. From our planning research it would appear the majority of the rooms to the rear are bathrooms and bedrooms that have no expectation of daylight or are considered '*less important*'. The commentary below deals with each of these properties in-turn, running clockwise.

### 50 & 48 Whitfield Street - WH27/02/BRE/11

4.3 This property is directly adjacent to the north of the proposals, with windows facing in an easterly direction.

4.4 For daylight, the VSC test (at the window) and the ADF & NSL tests (within the room) indicate that they will either attain their absolute guideline value or retain 0.8 of their former value. Therefore the BRE Guidelines in respect of daylight are satisfied.

4.5 For sunlight, the windows to this property that have a view of the proposals are not oriented within 90° of due south and therefore do not have a reasonable expectation of sunlight and consequently have not been tested.

### 13 Tottenham Street - WH27/02/BRE/10

4.6 This property is to the north of the proposals, with windows facing in a southerly direction.

4.7 For daylight, the VSC test (at the window) and the ADF & NSL tests (within the room) indicate that they will either attain their absolute guideline value or retain 0.8 of their former value. Therefore the BRE Guidelines in respect of daylight are satisfied.

4.8 For sunlight, when applying the Annual Probable Sunlight Hours (APSH) test the results confirm that, in accordance with the BRE Guidelines, there will be no noticeable



---

adverse loss of sunlight by virtue of retaining 0.8 of the former value i.e. no greater than 20% loss.

## 11 Tottenham Street WH27/02/BRE/10

- 4.9 This property is to the north of the proposals, with windows facing in a southerly direction.
- 4.10 For daylight, the VSC test (at the window) and the ADF & NSL tests (within the room) indicate that they will attain their absolute guideline values or retain 0.8 of their former value. Therefore the BRE Guidelines in respect of daylight are satisfied.
- 4.11 For sunlight, when applying the Annual Probable Sunlight Hours (APSH) test the results confirm that, in accordance with the BRE Guidelines, there will be no noticeable adverse loss of sunlight by virtue of retaining 0.8 of the former value i.e. no greater than 20% loss or no greater than 4% loss of the annual probable sunlight hours.

## 9 Tottenham Street - WH27/02/BRE/10

- 4.12 This property is to the north of the proposals, with windows facing in a southerly direction.
- 4.13 For daylight, the VSC test (at the window) and the ADF & NSL tests (within the room) indicate that they will either attain their absolute guideline value or retain 0.8 of their former value. Therefore the BRE Guidelines in respect of daylight are satisfied.
- 4.14 For sunlight, when applying the Annual Probable Sunlight Hours (APSH) test at the results confirm that, with the exception of one winter sunlight transgression, there will be no noticeable adverse loss of sunlight by virtue of retaining 0.8 of the former value i.e. no greater than 20% loss or no greater than 4% loss annually.
- 4.15 From site inspection, we believe that the one window with the winter reduction serves a bedroom only, which are considered '*less important*'. Also, this window will retain annual sunlight value of 45%, compared with guideline value of 25%, therefore excellent annual sunlight will be retained.

---

## 7 Tottenham Street - WH27/02/BRE/10

- 4.16 This property is to the north-east of the proposals, with windows facing both south and west. It is unclear from our inspection whether this property is in residential or commercial occupation, so it has been tested nevertheless.
- 4.17 For daylight, the VSC test (at the window) and the ADF & NSL tests (within the room) indicate that they will either attain their absolute guideline value or retain 0.8 of their former value. Therefore the BRE Guidelines in respect of daylight are satisfied.
- 4.18 For sunlight, when applying the Annual Probable Sunlight Hours (APSH) test the results confirm that, in accordance with the BRE Guidelines, there will be no noticeable adverse loss of sunlight by virtue of retaining 0.8 of the former value i.e. no greater than 20% loss or no greater than 4% loss of the annual probable sunlight hours.

## 5 Tottenham Street - WH27/02/BRE/10

- 4.19 This property is to the north-east of the proposals, with windows facing in a southerly direction. Once again, it is unclear from our inspection whether this property is in residential or commercial occupation, so it has been tested nevertheless.
- 4.20 For daylight, the VSC test (at the window) and the ADF & NSL tests (within the room) indicate that they will either attain their absolute guideline value or retain 0.8 of their former value. Therefore the BRE Guidelines in respect of daylight are satisfied.
- 4.21 For sunlight, when applying the Annual Probable Sunlight Hours (APSH) test the results confirm that, in accordance with the BRE Guidelines, there will be no noticeable adverse loss of sunlight by virtue of retaining 0.8 of the former value i.e. no greater than 20% loss or no greater than 4% loss of the annual probable sunlight hours.

## 72 Tottenham Court Road - WH27/02/BRE/08,09

- 4.22 This property is to the east of the proposals and comprise of six-storeys of flats above Goodge Street Station, with the rear containing windows facing in a westerly direction.
- 4.23 For daylight, the VSC test (at the window) and the ADF & NSL tests (within the room) indicate that they will either attain their absolute guideline value or retain 0.8 of their former value. Therefore the BRE Guidelines in respect of daylight are satisfied.

- 4.24 For sunlight, when applying the Annual Probable Sunlight Hours (APSH) test the results confirm that, in accordance with the BRE Guidelines, there will be no noticeable adverse loss of sunlight by virtue of the windows retaining either 25% annual and 5% winter sunlight values or retaining 0.8 of the former value i.e. no greater than 20% loss.

---

## 5. Conclusions

- 5.1 The London Borough of Camden's planning policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE Report 209 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'.
- 5.2 We have undertaken a comprehensive study of the impact of the proposed development on the relevant rooms in all of the surrounding dwellings. The tests were undertaken in accordance with the BRE Report 209 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' (second edition, 2011).
- 5.3 The results of our detailed study indicate that the all windows and rooms will retain daylight values in excess of the BRE Guidelines or will retain at least 0.8 of their former value, so any loss will not to be noticeable.
- 5.4 With regard to sunlight, once again, all windows will satisfy the BRE Guideline test for both annual and winter sunlight, with one exception, a small winter loss to a bedroom.
- 5.5 Therefore, when considering the daylight and sunlight results, it is clear that the design of the proposal is sympathetic to the daylight and sunlight requirements of the neighbouring properties.
- 5.6 In conclusion, the proposal adheres to the BRE guidelines and does not significantly reduce sunlight or daylight to existing surrounding properties. In my opinion the London Borough of Camden's planning policy on daylight and sunlight will be satisfied.



Report

**Appendices**



# Report

## Appendix I

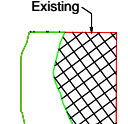
**Drawings BRE08 to 14  
plus Associated  
Technical Results  
Data**




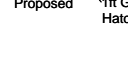
This drawing is Copyright © of GVA Grimley Limited.  
 Do not scale this drawing.  
 All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

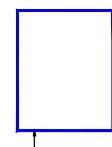
**Legend**

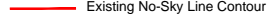
**Daylight**

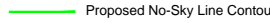
Existing  


Proposed  


1ft Grid Loss Hatching  


Room Layout  


Existing No-Sky Line Contour  


Proposed No-Sky Line Contour  


**Sources of Information**

**EXISTING SITE**  
 44 - 46 WHITFIELD STREET Rear Elevation surrounding.DWG  
 44 - 46 WHITFIELD STREET sections and rear elevations.DWG  
 Z-MAP

**PROPOSED SITE**  
 122644-46WhitfieldStreet-3DView-(3D)-122644-46WhitfieldStreetBayOption2-rvt-1-(3D).DWG  
 122644-46WhitfieldStreet-3DView-(3D).DWG

**SURROUNDING SITE**  
 Z-MAP  
 ROOM LAYOUTS INFO  
 72 Tottenham Court Road  
 13 Tottenham Street  
 9-11 Tottenham Street



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

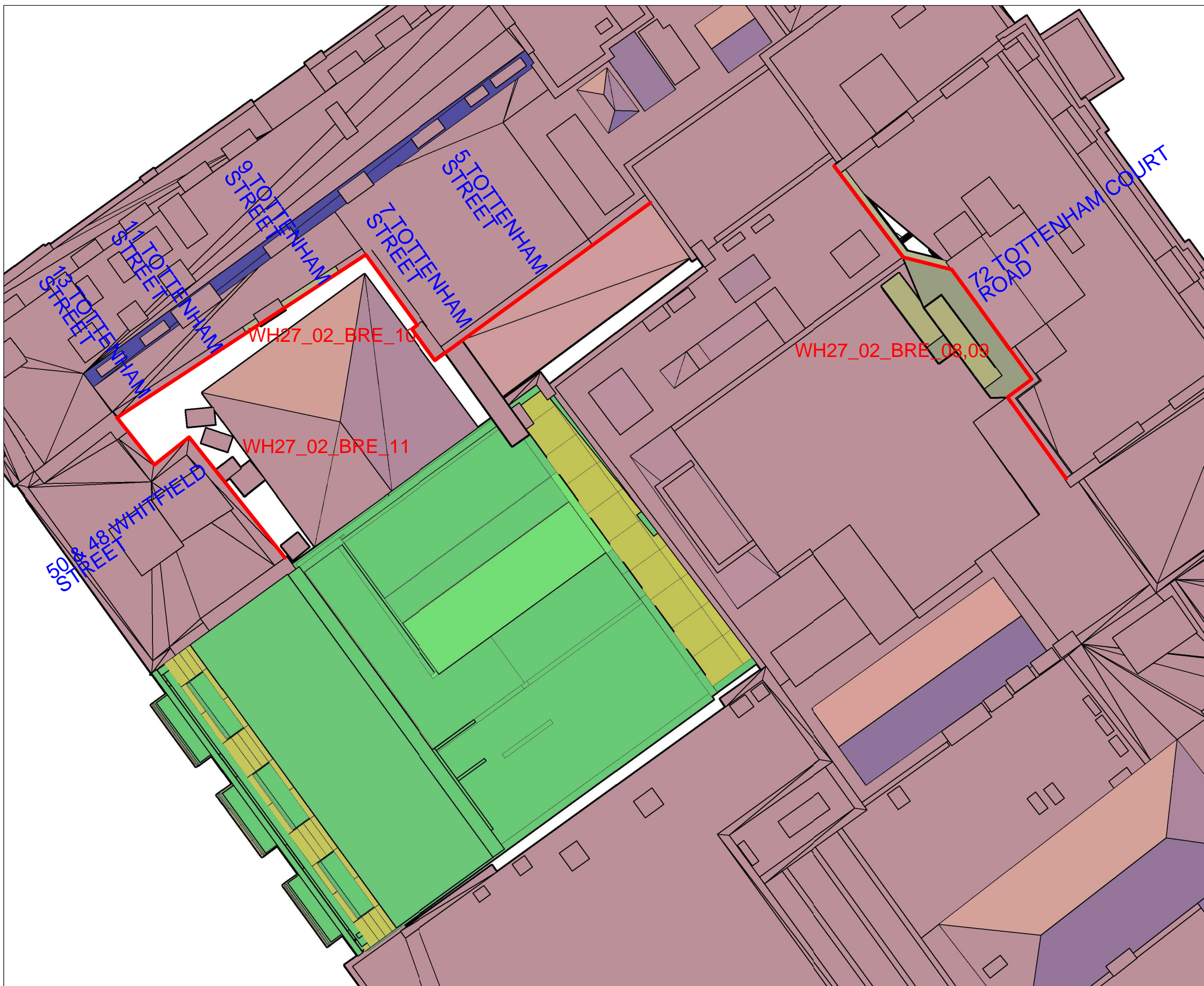
**Project Name**  
 Whitfield Street (44-46)  
 LONDON

**Client**  
 DTZ INVESTMENT MANAGEMENT

**Drawing Title**  
 PLAN FOR  
 PROPOSED SITE

<b>Drawn By</b> RT	<b>Chkd By</b> -	<b>Scale @ A3</b> N/A	<b>Date</b> 16 APRIL 2014
-----------------------	---------------------	--------------------------	------------------------------

<b>Project No.</b> WH27/02	<b>Drawing No.</b> BRE/14	<b>Revision</b> (A)
-------------------------------	------------------------------	------------------------



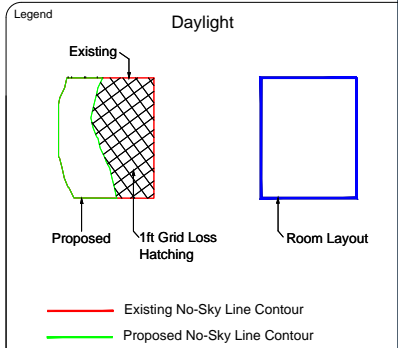
DAYLIGHT

A3





This drawing is Copyright © of GVA Grimley Limited.  
 Do not scale this drawing.  
 All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



Sources of Information

**EXISTING SITE**  
 44 - 46 WHITFIELD STREET Rear Elevation surrounding.DWG  
 44 - 46 WHITFIELD STREET sections and rear elevations.DWG  
 Z-MAP

**PROPOSED SITE**  
 122644-46WhitfieldStreet-3DView-(3D)-122644-46WhitfieldStreetBayOption2-rvt-1-(3D).DWG  
 122644-46WhitfieldStreet-3DView-(3D).DWG

**SURROUNDING SITE**  
 Z-MAP  
 ROOM LAYOUTS INFO  
 72 Tottenham Court Road  
 13 Tottenham Street  
 9-11 Tottenham Street



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

Project Name  
 Whitfield Street (44-46)  
 LONDON

Client  
 DTZ INVESTMENT MANAGEMENT

Drawing Title  
 3D VIEW FOR  
 EXISTING SITE

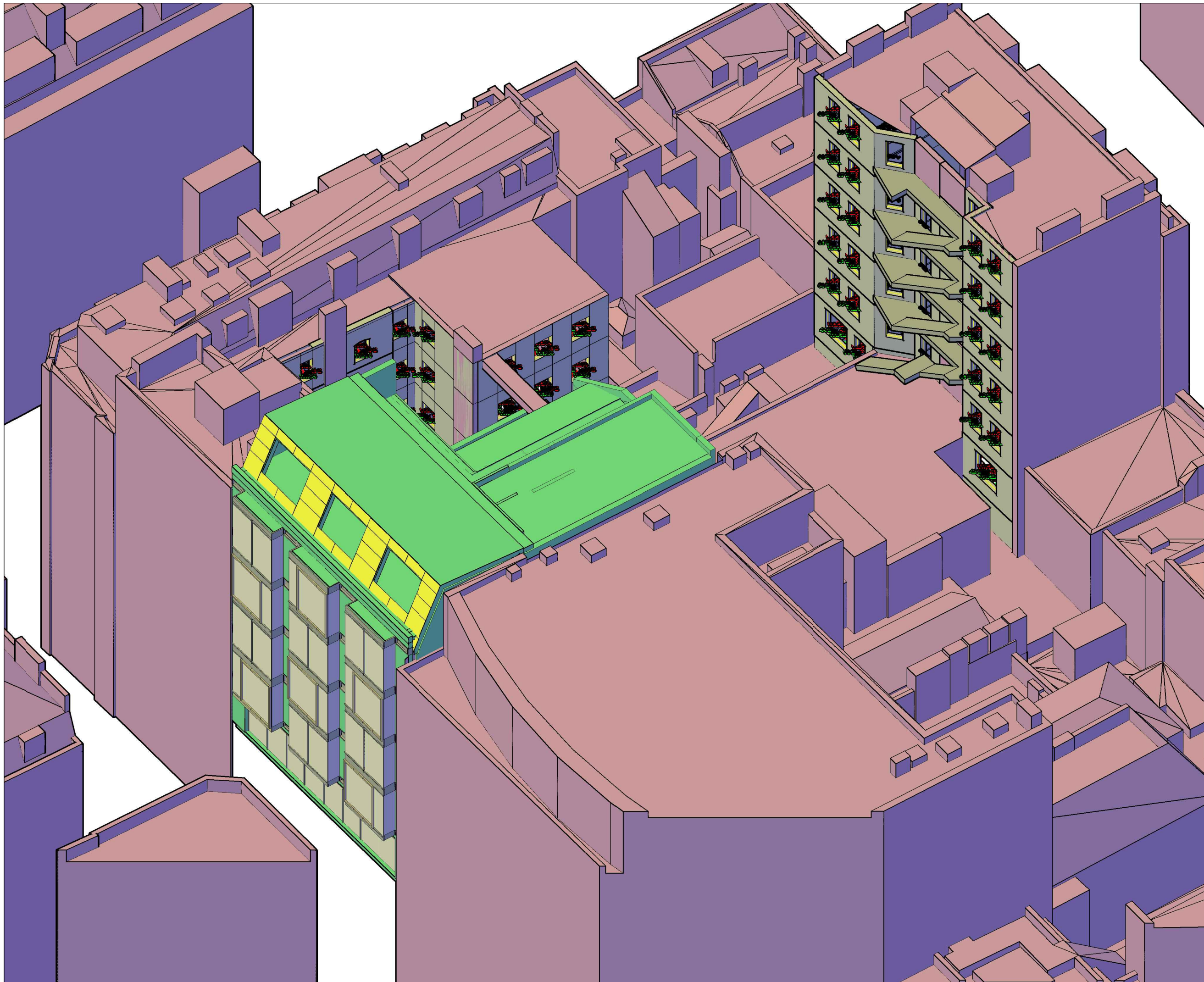
Drawn By RT	Chk'd By -	Scale @ A3 1/100	Date 16 APRIL 2014
----------------	---------------	---------------------	-----------------------

Project No. WH27/02	Drawing No. BRE/12	Revision -
------------------------	-----------------------	---------------

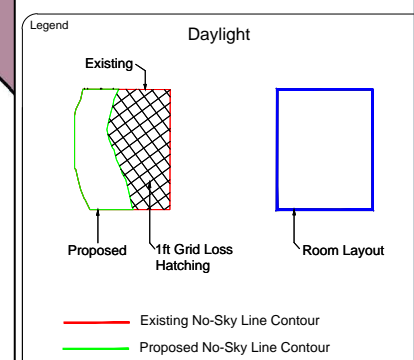
DAYLIGHT

A3





This drawing is Copyright © of GVA Grimley Limited.  
 Do not scale this drawing.  
 All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



Sources of Information

**EXISTING SITE**  
 44 - 46 WHITFIELD STREET Rear Elevation surrounding.DWG  
 44 - 46 WHITFIELD STREET sections and rear elevations.DWG  
 Z-MAP

**PROPOSED SITE**  
 122644-46WhitfieldStreet-3DView-(3D)-122644-46WhitfieldStreetBayOption2-rvt-1-(3D).DWG  
 122644-46WhitfieldStreet-3DView-(3D).DWG

**SURROUNDING SITE**  
 Z-MAP  
 ROOM LAYOUTS INFO  
 72 Tottenham Court Road  
 13 Tottenham Street  
 9-11 Tottenham Street

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

Project Name  
 Whitfield Street (44-46)  
 LONDON

Client  
 DTZ INVESTMENT MANAGEMENT

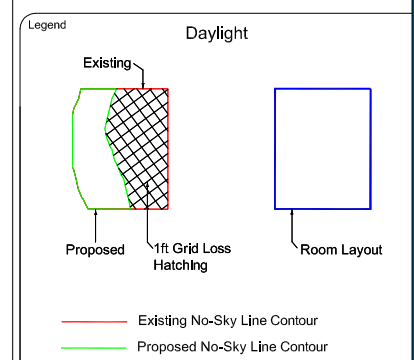
Drawing Title  
 3D VIEW FOR  
 PROPOSED SITE

Drawn By RT	Chk'd By -	Scale @ A3 N/A	Date 16 APRIL 2014
----------------	---------------	-------------------	-----------------------

Project No. WH27/02	Drawing No. BRE/13	Revision -
------------------------	-----------------------	---------------



This drawing is Copyright © of GVA Grimby Limited.  
 Do not scale this drawing.  
 All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



Sources of Information

**EXISTING SITE**  
 44 - 46 WHITFIELD STREET Rear Elevation surrounding.DWG  
 44 - 46 WHITFIELD STREET sections and rear elevations.DWG  
 Z-MAP

**PROPOSED SITE**  
 122644-46WhitfieldStreet-3DView-(3D)-122644-46WhitfieldStreetBayOption2-rvt-1-(3D).DWG  
 122644-46WhitfieldStreet-3DView-(3D).DWG

**SURROUNDING SITE**  
 Z-MAP  
 ROOM LAYOUTS INFO  
 72 Tottenham Court Road  
 13 Tottenham Street  
 9-11 Tottenham Street

ROOMS/WINDOWS THAT SATISFY BRE GUIDELINES



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

Project Name  
 Whitfield Street (44-46)  
 LONDON

Client  
 DTZ INVESTMENT MANAGEMENT

Drawing Title  
 NO SKYLINE CONTOUR FOR  
 72 Tottenham Court Road

Drawn By RT	Chk'd By -	Scale @ A3 1/125	Date 16 APRIL 2014
----------------	---------------	---------------------	-----------------------

Project No. WH27/02	Drawing No. BRE/08	Revision (A)
------------------------	-----------------------	-----------------

1ST FLOOR

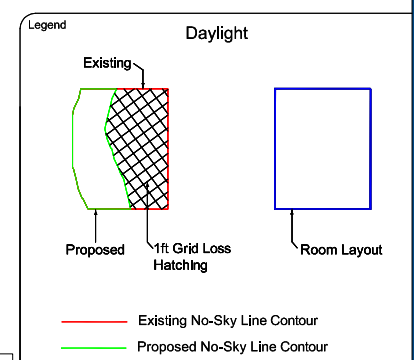
2ND FLOOR

3RD FLOOR

4TH FLOOR

DAYLIGHT

A3



Sources of Information

**EXISTING SITE**  
 44 - 46 WHITFIELD STREET Rear Elevation surrounding.DWG  
 44 - 46 WHITFIELD STREET sections and rear elevations.DWG  
 Z-MAP

**PROPOSED SITE**  
 122644-46WhitfieldStreet-3DView-(3D)-122644-46WhitfieldStreetBayOption2-rvt-1-(3D).DWG  
 122644-46WhitfieldStreet-3DView-(3D).DWG

**SURROUNDING SITE**  
 Z-MAP  
 ROOM LAYOUTS INFO  
 72 Tottenham Court Road  
 13 Tottenham Street  
 9-11 Tottenham Street

ROOMS/WINDOWS THAT SATISFY BRE GUIDELINES



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

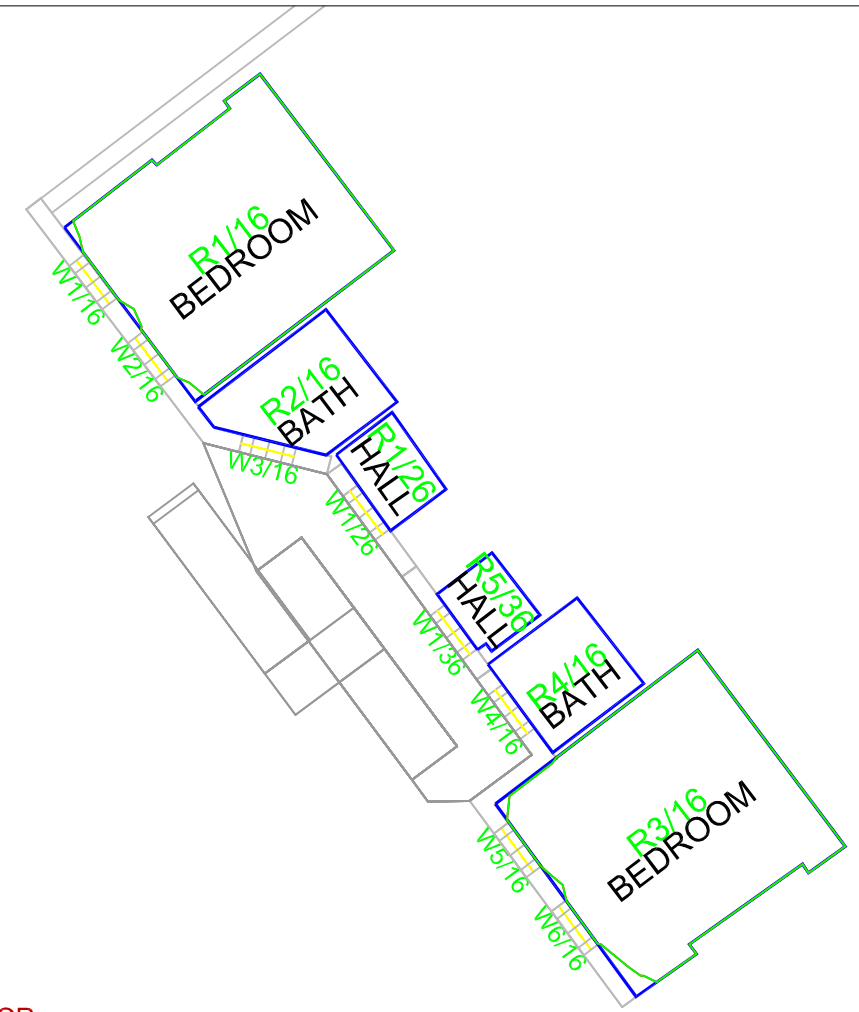
Project Name  
 Whitfield Street (44-46)  
 LONDON

Client  
 DTZ INVESTMENT MANAGEMENT

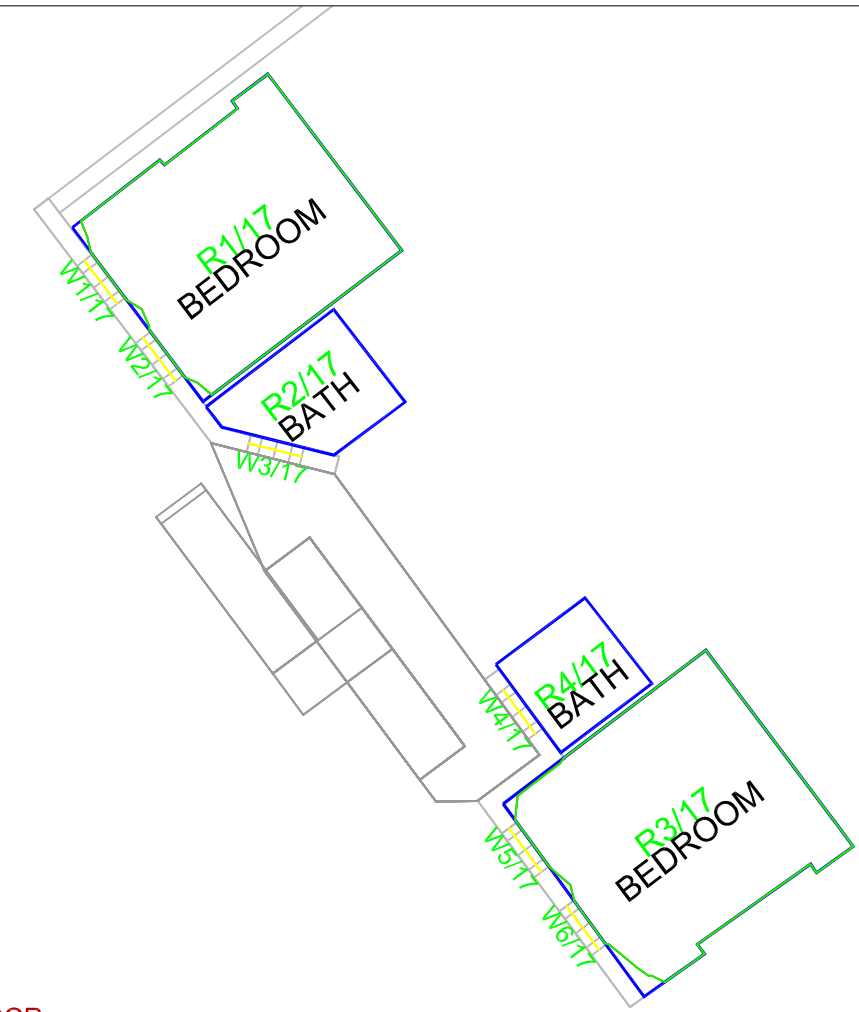
Drawing Title  
 NO SKYLINE CONTOUR FOR  
 72 Tottenham Court Road

Drawn By RT	Chk'd By -	Scale @ A3 1/125	Date 16 APRIL 2014
----------------	---------------	---------------------	-----------------------

Project No. WH27/02	Drawing No. BRE/09	Revision (A)
------------------------	-----------------------	-----------------

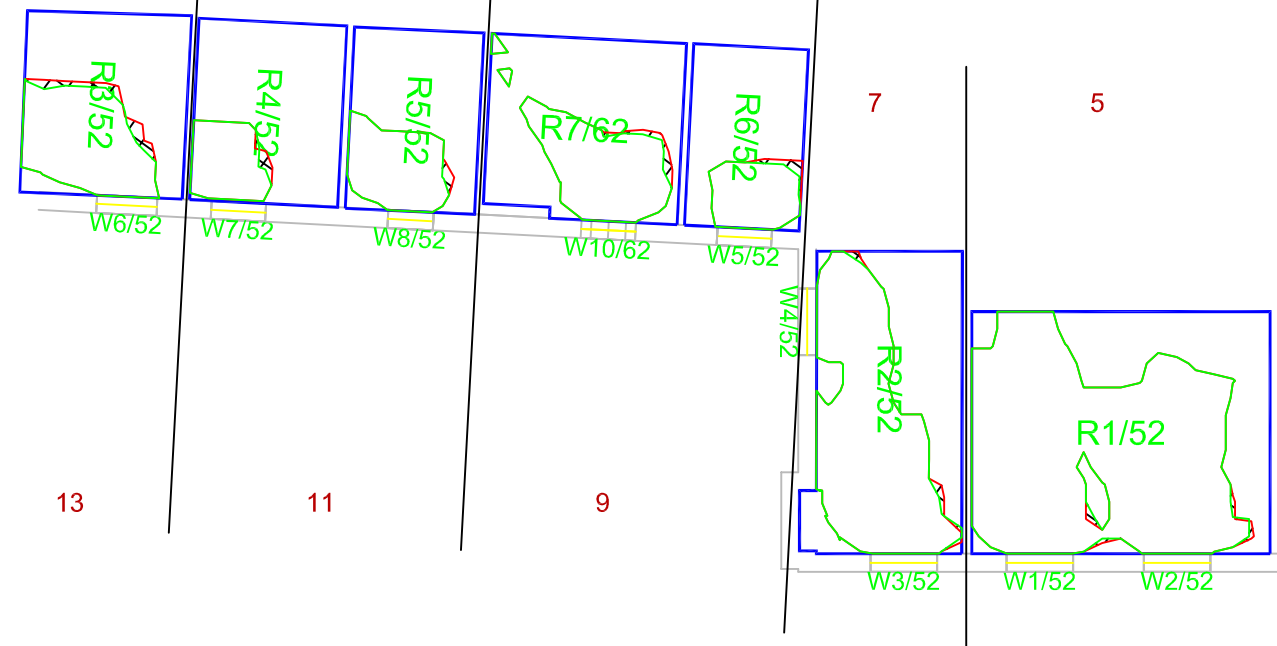


5TH FLOOR

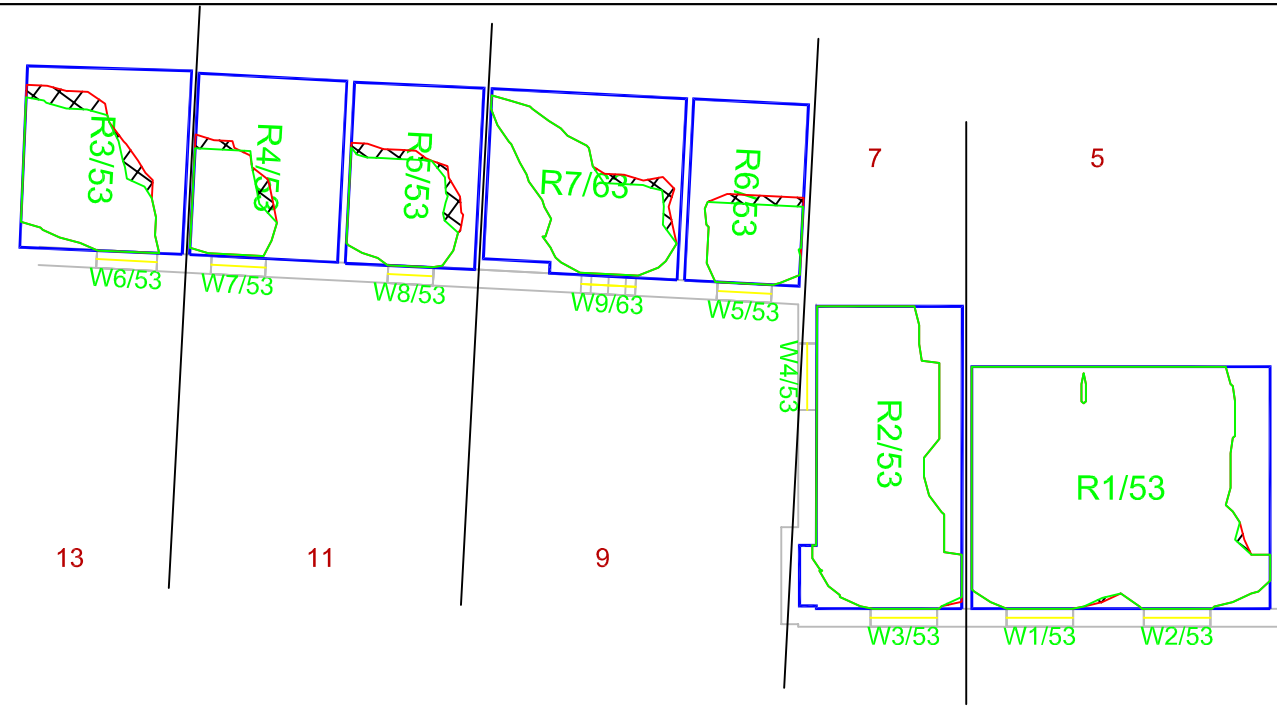


6TH FLOOR

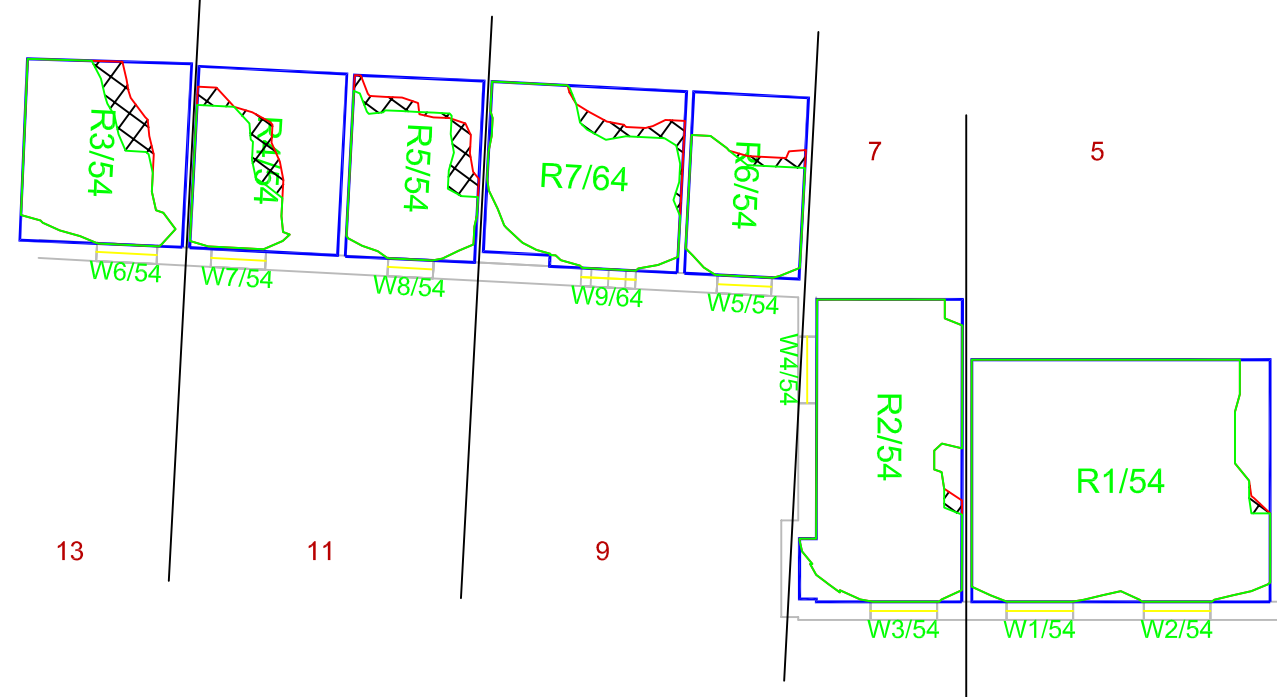
This drawing is Copyright © of GVA Grimby Limited.  
 Do not scale this drawing.  
 All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



1ST FLOOR



2ND FLOOR



3RD FLOOR

**Legend**

**Daylight**

Existing:

Proposed:

1ft Grid Loss Hatching:

Room Layout:

Existing No-Sky Line Contour:

Proposed No-Sky Line Contour:

**Sources of Information**

**EXISTING SITE**  
 44 - 46 WHITFIELD STREET Rear Elevation surrounding.DWG  
 44 - 46 WHITFIELD STREET sections and rear elevations.DWG  
 Z-MAP

**PROPOSED SITE**  
 122644-46WhitfieldStreet-3DView-(3D)-122644-46WhitfieldStreetBayOption2-rvt-1-(3D).DWG  
 122644-46WhitfieldStreet-3DView-(3D).DWG

**SURROUNDING SITE**  
 Z-MAP  
 ROOM LAYOUTS INFO  
 72 Tottenham Court Road  
 13 Tottenham Street  
 9-11 Tottenham Street

ROOMS/WINDOWS THAT SATISFY BRE GUIDELINES



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

**Project Name**  
 Whitfield Street (44-46)  
 LONDON

**Client**  
 DTZ INVESTMENT MANAGEMENT

**Drawing Title**  
 0,2% DAYLIGHT CONTOUR FOR  
 5 - 13 Tottenham Street

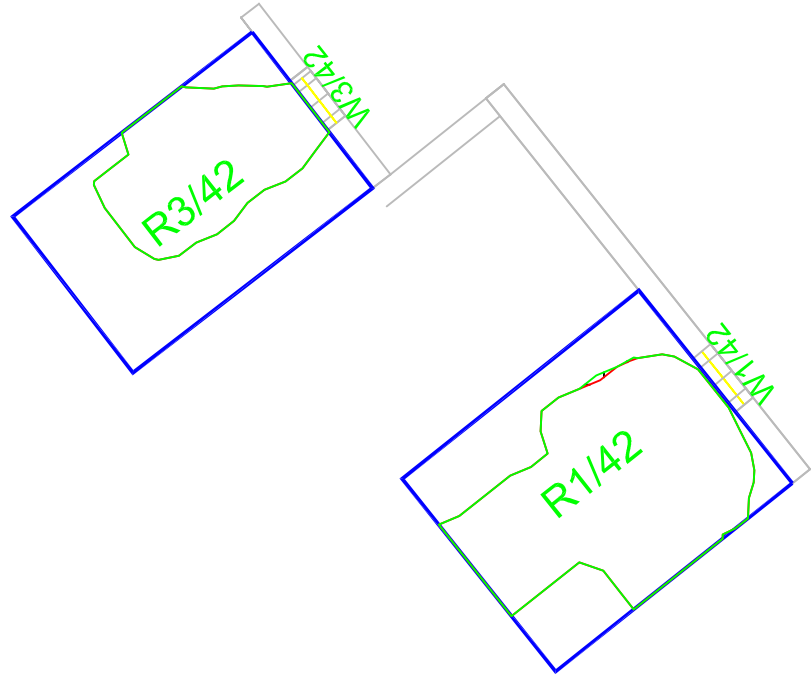
<b>Drawn By</b> RT	<b>Chk'd By</b> -	<b>Scale @ A3</b> 1/125	<b>Date</b> 16 APRIL 2014
-----------------------	----------------------	----------------------------	------------------------------

<b>Project No.</b> WH27/02	<b>Drawing No.</b> BRE/10	<b>Revision</b> (A)
-------------------------------	------------------------------	------------------------

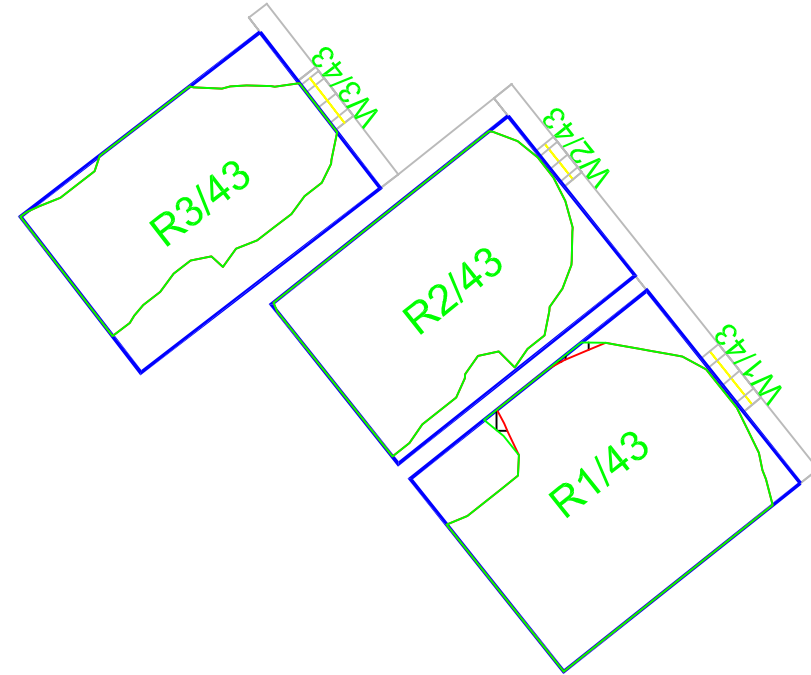
DAYLIGHT

A3

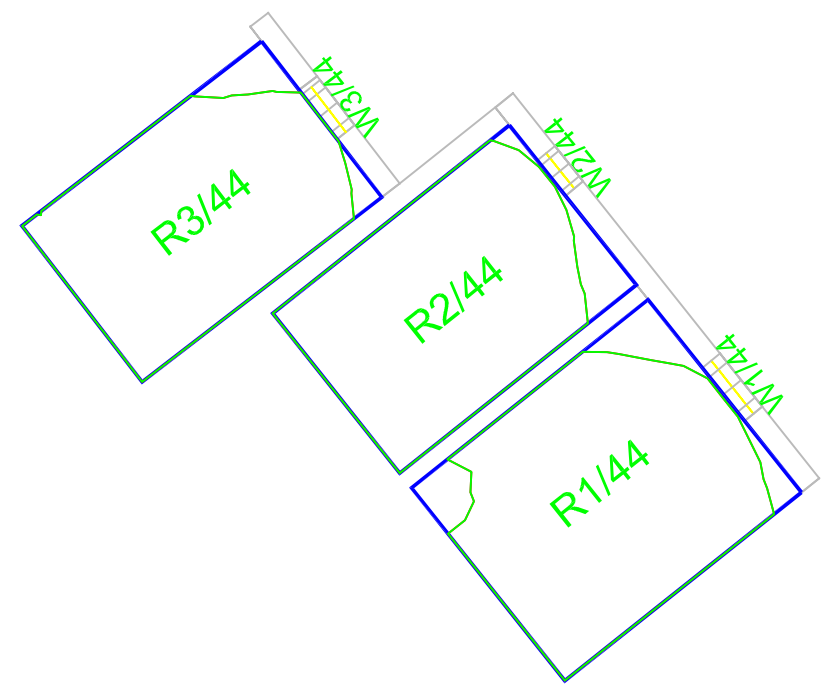
This drawing is Copyright © of GVA Grimby Limited.  
 Do not scale this drawing.  
 All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



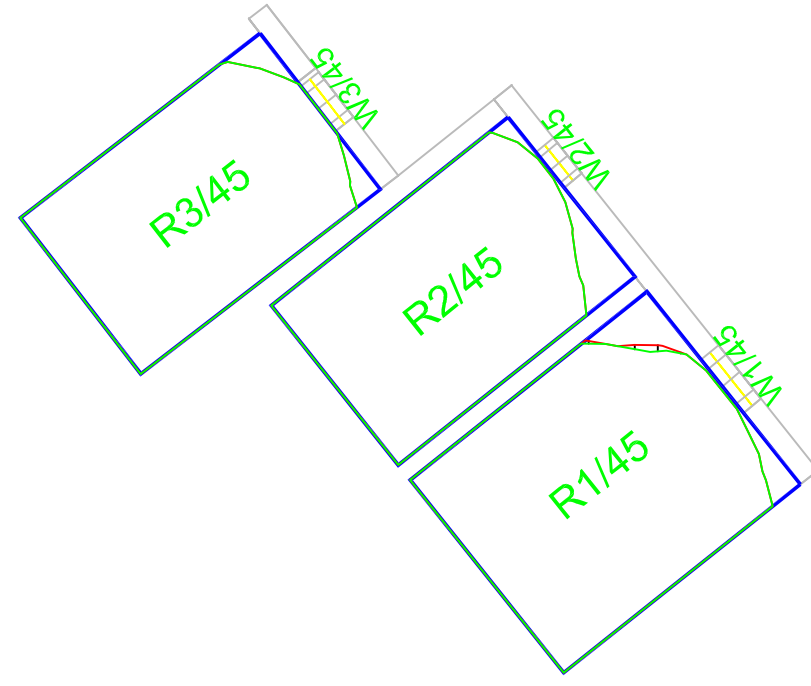
1ST FLOOR



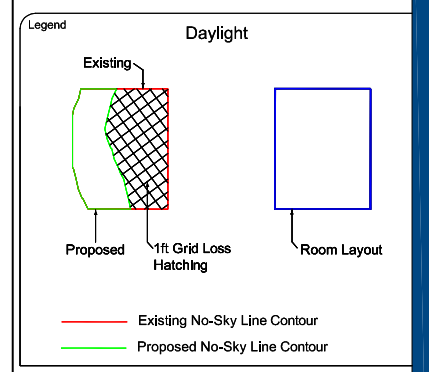
2ND FLOOR



3RD FLOOR



4TH FLOOR



Sources of Information

**EXISTING SITE**  
 44 - 46 WHITFIELD STREET Rear Elevation surrounding.DWG  
 44 - 46 WHITFIELD STREET sections and rear elevations.DWG  
 Z-MAP

**PROPOSED SITE**  
 122644-46WhitfieldStreet-3DView-(3D)-122644-46WhitfieldStreetBayOption2-rvt-1-(3D).DWG  
 122644-46WhitfieldStreet-3DView-(3D).DWG

**SURROUNDING SITE**  
 Z-MAP

ROOM LAYOUTS INFO  
 72 Tottenham Court Road  
 13 Tottenham Street  
 9-11 Tottenham Street

ROOMS/WINDOWS THAT SATISFY BRE GUIDELINES

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

Project Name Whitfield Street (44-46) LONDON			
Client DTZ INVESTMENT MANAGEMENT			
Drawing Title NO SKYLINE CONTOUR FOR 50 & 48 WHITFIELD STREET			
Drawn By RT	Chk'd By -	Scale @ A3 1/100	Date 16 APRIL 2014
Project No. WH27/02	Drawing No. BRE/11	Revision (A)	



## Whitfield Street (44-46), London

16-Apr-14

## JOB 02 - DAYLIGHT RESULTS

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
72 Tottenham Court Road SPEC/02/BRE/08,09										
<b>1ST FLOOR</b>										
R1/12	BEDROOM	W1/12	24.82	24.47	1.41%	3.02	2.99	1.06%	99.37%	0.57%
		W2/12	22.87	22.55	1.40%					
R3/12	BEDROOM	W3/12	21.57	21.40	0.79%	1.74	1.73	0.46%	75.58%	-2.91%
<b>2ND FLOOR</b>										
R1/13	BEDROOM	W1/13	30.36	29.99	>27	2.18	2.16	0.96%	99.05%	0.00%
		W2/13	30.00	29.65	>27					
R3/13	BEDROOM	W5/13	27.19	27.04	>27	1.84	1.83	0.49%	95.22%	-0.06%
		W6/13	27.30	27.13	>27					
<b>3RD FLOOR</b>										
R1/14	BEDROOM	W1/14	34.64	34.22	>27	2.41	2.39	1.12%	99.05%	0.00%
		W2/14	34.28	33.87	>27					
R3/14	BEDROOM	W5/14	31.67	31.48	>27	2.07	2.06	0.53%	98.03%	0.00%
		W6/14	31.81	31.61	>27					
<b>4TH FLOOR</b>										
R1/15	BEDROOM	W1/15	37.65	37.32	>27	2.59	2.57	0.85%	99.05%	0.00%
		W2/15	37.43	37.07	>27					
R3/15	BEDROOM	W5/15	35.71	35.44	>27	2.29	2.28	0.70%	98.03%	0.00%
		W6/15	35.94	35.67	>27					
<b>5TH FLOOR</b>										
R1/16	BEDROOM	W1/16	39.34	39.23	>27	2.70	2.69	0.26%	99.05%	0.00%
		W2/16	39.28	39.16	>27					
R3/16	BEDROOM	W5/16	38.65	38.56	>27	2.47	2.46	0.24%	98.03%	0.00%
		W6/16	38.99	38.90	>27					
<b>6TH FLOOR</b>										
R1/17	BEDROOM	W1/17	39.62	39.62	>27	2.84	2.84	0.00%	99.05%	0.00%
		W2/17	39.62	39.62	>27					
R3/17	BEDROOM	W5/17	39.61	39.61	>27	2.60	2.60	0.00%	98.03%	0.00%
		W6/17	39.57	39.57	>27					



Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
<b>50 &amp; 48 WHITFIELD STREET SPEC/02/BRE/11</b>										
<b>1ST FLOOR</b>										
R1/42		W1/42	13.64	13.68	-0.29%	0.70	0.70	-0.14%	65.07%	-0.33%
R3/42		W3/42	7.75	7.75	0.00%	0.50	0.50	0.00%	42.78%	0.00%
<b>2ND FLOOR</b>										
R1/43		W1/43	19.50	19.97	-2.41%	0.86	0.88	-1.51%	84.46%	-1.02%
R2/43		W2/43	20.53	20.32	1.02%	0.63	0.63	0.00%	84.85%	0.00%
R3/43		W3/43	11.22	11.22	0.00%	0.61	0.61	0.00%	70.68%	0.00%
<b>3RD FLOOR</b>										
R1/44		W1/44	25.99	25.76	0.88%	1.02	1.02	0.00%	89.17%	0.00%
R2/44		W2/44	27.87	27.46	>27	0.74	0.74	0.00%	93.12%	0.00%
R3/44		W3/44	19.53	19.53	0.00%	0.83	0.83	0.00%	93.23%	0.00%
<b>4TH FLOOR</b>										
R1/45		W1/45	30.31	30.00	>27	1.11	1.11	0.00%	93.01%	0.46%
R2/45		W2/45	34.41	33.83	>27	0.82	0.82	0.00%	93.12%	0.00%
R3/45		W3/45	28.54	28.54	>27	1.02	1.02	0.00%	96.08%	0.00%
<b>13 TOTTENHAM STREET SPEC/02/BRE/10</b>										
<b>1ST FLOOR</b>										
R3/52		W6/52	6.48	6.20	4.32%	0.75	0.73	3.46%	38.77%	7.86%
<b>2ND FLOOR</b>										
R3/53		W6/53	8.46	7.96	5.91%	0.87	0.83	4.58%	50.51%	11.93%
<b>3RD FLOOR</b>										
R3/54		W6/54	10.86	10.20	6.08%	1.02	0.97	4.61%	64.31%	11.88%
<b>11 TOTTENHAM STREET SPEC/02/BRE/10</b>										
<b>1ST FLOOR</b>										
R4/52		W7/52	8.16	7.71	5.51%	0.56	0.53	4.50%	19.97%	3.66%
R5/52		W8/52	9.87	9.38	4.96%	0.68	0.66	3.95%	31.98%	2.64%
<b>2ND FLOOR</b>										
R4/53		W7/53	11.41	10.59	7.19%	0.68	0.65	5.70%	27.05%	10.83%
R5/53		W8/53	14.62	13.75	5.95%	0.85	0.81	4.94%	43.27%	13.08%
<b>3RD FLOOR</b>										
R4/54		W7/54	15.48	14.24	8.01%	0.82	0.77	6.56%	36.92%	18.89%
R5/54		W8/54	20.20	18.71	7.38%	1.03	0.97	5.91%	68.16%	13.26%



Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
<b>9 TOTTENHAM STREET SPEC/02/BRE/10</b>										
<b>1ST FLOOR</b>										
R6/52		W5/52	7.48	6.80	9.09%	0.62	0.58	7.56%	26.10%	6.43%
R7/62		W10/62	8.98	8.47	5.68%	0.67	0.64	4.17%	32.32%	4.08%
<b>2ND FLOOR</b>										
R6/53		W5/53	10.91	9.98	8.52%	0.70	0.65	7.11%	34.75%	10.13%
R7/63		W9/63	13.98	13.05	6.65%	0.52	0.49	5.97%	44.99%	5.95%
<b>3RD FLOOR</b>										
R6/54		W5/54	18.16	16.97	6.55%	0.96	0.91	5.32%	63.95%	5.31%
R7/64		W9/64	21.70	20.34	6.27%	0.97	0.92	4.87%	78.00%	6.70%
<b>7 TOTTENHAM STREET SPEC/02/BRE/10</b>										
<b>1ST FLOOR</b>										
R2/52		W3/52	11.17	11.04	1.16%	0.92	0.90	2.50%	57.25%	1.17%
		W4/52	7.18	6.71	6.55%					
<b>2ND FLOOR</b>										
R2/53		W3/53	16.65	16.32	1.98%	1.24	1.20	2.83%	79.61%	0.09%
		W4/53	11.13	10.41	6.47%					
<b>3RD FLOOR</b>										
R2/54		W3/54	19.05	18.87	0.94%	1.55	1.51	2.33%	92.82%	0.73%
		W4/54	19.77	18.77	5.06%					
<b>5 TOTTENHAM STREET SPEC/02/BRE/10</b>										
<b>1ST FLOOR</b>										
R1/52		W1/52	13.89	13.78	0.79%	0.93	0.93	0.21%	68.41%	0.21%
		W2/52	14.53	14.37	1.10%					
<b>2ND FLOOR</b>										
R1/53		W1/53	18.69	18.30	2.09%	1.14	1.13	0.70%	88.18%	0.37%
		W2/53	19.63	19.53	0.51%					
<b>3RD FLOOR</b>										
R1/54		W1/54	24.37	23.65	2.95%	1.33	1.32	1.20%	92.09%	0.31%
		W2/54	24.32	23.79	2.18%					





**Whitfield Street (44-46), London  
16-Apr-14  
JOB 02 - SUNLIGHT RESULTS**

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

Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
<b>72 Tottenham Court Road SPEC/02/BRE/08,09</b>										
<b>1ST FLOOR</b>										
BEDROOM	W1/12	36.00	9.00	45.00	36.00	8.00	44.00	0.00%	11.11%	2.22%
BEDROOM	W2/12	36.00	0.00	36.00	36.00	0.00	36.00	0.00%	0.00%	0.00%
BEDROOM	W3/12	31.00	10.00	41.00	32.00	10.00	42.00	-3.23%	0.00%	-2.44%
<b>2ND FLOOR</b>										
BEDROOM	W1/13	40.00	16.00	56.00	40.00	16.00	56.00	0.00%	0.00%	0.00%
BEDROOM	W2/13	40.00	15.00	55.00	40.00	15.00	55.00	0.00%	0.00%	0.00%
BEDROOM	W5/13	41.00	14.00	55.00	41.00	14.00	55.00	0.00%	0.00%	0.00%
BEDROOM	W6/13	40.00	14.00	54.00	39.00	14.00	53.00	2.50%	0.00%	1.85%
<b>3RD FLOOR</b>										
BEDROOM	W1/14	42.00	19.00	61.00	42.00	19.00	61.00	0.00%	0.00%	0.00%
BEDROOM	W2/14	42.00	19.00	61.00	42.00	19.00	61.00	0.00%	0.00%	0.00%
BEDROOM	W5/14	43.00	18.00	61.00	43.00	18.00	61.00	0.00%	0.00%	0.00%
BEDROOM	W6/14	42.00	18.00	60.00	42.00	18.00	60.00	0.00%	0.00%	0.00%
<b>4TH FLOOR</b>										
BEDROOM	W1/15	43.00	24.00	67.00	43.00	23.00	66.00	0.00%	4.17%	1.49%
BEDROOM	W2/15	42.00	24.00	66.00	42.00	23.00	65.00	0.00%	4.17%	1.52%
BEDROOM	W5/15	43.00	22.00	65.00	43.00	21.00	64.00	0.00%	4.55%	1.54%
BEDROOM	W6/15	42.00	22.00	64.00	42.00	21.00	63.00	0.00%	4.55%	1.56%
<b>5TH FLOOR</b>										
BEDROOM	W1/16	44.00	24.00	68.00	44.00	24.00	68.00	0.00%	0.00%	0.00%
BEDROOM	W2/16	43.00	24.00	67.00	43.00	24.00	67.00	0.00%	0.00%	0.00%
BEDROOM	W5/16	43.00	24.00	67.00	43.00	24.00	67.00	0.00%	0.00%	0.00%
BEDROOM	W6/16	42.00	24.00	66.00	42.00	24.00	66.00	0.00%	0.00%	0.00%
<b>6TH FLOOR</b>										
BEDROOM	W1/17	44.00	24.00	68.00	44.00	24.00	68.00	0.00%	0.00%	0.00%
BEDROOM	W2/17	44.00	24.00	68.00	44.00	24.00	68.00	0.00%	0.00%	0.00%
BEDROOM	W5/17	43.00	24.00	67.00	43.00	24.00	67.00	0.00%	0.00%	0.00%
BEDROOM	W6/17	43.00	24.00	67.00	43.00	24.00	67.00	0.00%	0.00%	0.00%
<b>13 TOTTENHAM STREET SPEC/02/BRE/11</b>										
<b>1ST FLOOR</b>										
	W6/52	9.00	0.00	9.00	9.00	0.00	9.00	0.00%	0.00%	0.00%
<b>2ND FLOOR</b>										
	W6/53	14.00	0.00	14.00	13.00	0.00	13.00	7.14%	0.00%	7.14%
<b>3RD FLOOR</b>										
	W6/54	16.00	0.00	16.00	15.00	0.00	15.00	6.25%	0.00%	6.25%



Room use	Window Ref	Existing %			Proposed %			% Loss of Summer	% Loss of Winter	% Loss of Total
		Summer	Winter	Total	Summer	Winter	Total			
<b>11 TOTTENHAM STREET SPEC/02/BRE/10</b>										
<b>1ST FLOOR</b>										
	W7/52	12.00	0.00	12.00	10.00	0.00	10.00	16.67%	0.00%	16.67%
	W8/52	15.00	0.00	15.00	14.00	0.00	14.00	6.67%	0.00%	6.67%
<b>2ND FLOOR</b>										
	W7/53	19.00	0.00	19.00	17.00	0.00	17.00	10.53%	0.00%	10.53%
	W8/53	25.00	0.00	25.00	21.00	0.00	21.00	16.00%	0.00%	16.00%
<b>3RD FLOOR</b>										
	W7/54	25.00	0.00	25.00	23.00	0.00	23.00	8.00%	0.00%	8.00%
	W8/54	39.00	2.00	41.00	37.00	1.00	38.00	5.13%	50.00%	7.32%
<b>9 TOTTENHAM STREET SPEC/02/BRE/10</b>										
<b>1ST FLOOR</b>										
	W5/52	19.00	0.00	19.00	17.00	0.00	17.00	10.53%	0.00%	10.53%
	W10/62	18.00	0.00	18.00	17.00	0.00	17.00	5.56%	0.00%	5.56%
<b>2ND FLOOR</b>										
	W5/53	24.00	3.00	27.00	22.00	1.00	23.00	8.33%	66.67%	14.81%
	W9/63	28.00	0.00	28.00	25.00	0.00	25.00	10.71%	0.00%	10.71%
<b>3RD FLOOR</b>										
	W5/54	35.00	6.00	41.00	35.00	5.00	40.00	0.00%	16.67%	2.44%
	W9/64	43.00	7.00	50.00	43.00	2.00	45.00	0.00%	71.43%	10.00%
<b>7 TOTTENHAM STREET SPEC/02/BRE/10</b>										
<b>1ST FLOOR</b>										
	W3/52	21.00	0.00	21.00	19.00	0.00	19.00	9.52%	0.00%	9.52%
	W4/52	16.00	0.00	16.00	14.00	0.00	14.00	12.50%	0.00%	12.50%
<b>2ND FLOOR</b>										
	W3/53	31.00	2.00	33.00	31.00	2.00	33.00	0.00%	0.00%	0.00%
	W4/53	24.00	1.00	25.00	23.00	1.00	24.00	4.17%	0.00%	4.00%
<b>3RD FLOOR</b>										
	W3/54	26.00	2.00	28.00	26.00	2.00	28.00	0.00%	0.00%	0.00%
	W4/54	32.00	8.00	40.00	32.00	6.00	38.00	0.00%	25.00%	5.00%
<b>5 TOTTENHAM STREET SPEC/02/BRE/10</b>										
<b>1ST FLOOR</b>										
	W1/52	25.00	1.00	26.00	24.00	1.00	25.00	4.00%	0.00%	3.85%
	W2/52	28.00	1.00	29.00	28.00	1.00	29.00	0.00%	0.00%	0.00%
<b>2ND FLOOR</b>										
	W1/53	31.00	4.00	35.00	31.00	3.00	34.00	0.00%	25.00%	2.86%
	W2/53	33.00	5.00	38.00	33.00	5.00	38.00	0.00%	0.00%	0.00%
<b>3RD FLOOR</b>										
	W1/54	40.00	11.00	51.00	40.00	9.00	49.00	0.00%	18.18%	3.92%
	W2/54	39.00	13.00	52.00	39.00	13.00	52.00	0.00%	0.00%	0.00%

