

# **REPORT**

**21-31 New Oxford Street  
London WC1**

## **DAYLIGHT & SUNLIGHT**

**Neighbouring Residential Properties**

**Proposed Accommodation**

## CONTENTS OF REPORT

	<b><u>Page</u></b>
1. MODELLING AND ANALYSIS	1
2. DAYLIGHT RESULTS	1-4
3. SUNLIGHT RESULTS	5
4. RESULTS PROPOSED ACCOMODATION	5

- Appendices:**
- 1. CAD Model
  - 2. Daylight and Sunlight Results – Neighbouring Properties
  - 3. Daylight and Sunlight Results – Proposed Accommodation

Drafted by:



**Helen Anderson BArch**  
**For Brooke Vincent + Partners**

email: [helen.anderson@brooke-vincent.co.uk](mailto:helen.anderson@brooke-vincent.co.uk)

Checked by:



**John Carter FRICS**  
**For Brooke Vincent + Partners**

email: [john.carter@brooke-vincent.co.uk](mailto:john.carter@brooke-vincent.co.uk)



Directors: John Carter FRICS David Sirman MRICS Andrew Cornick BSc(Hons) MRICS  
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4<sup>th</sup> December 2014

## **21-31 New Oxford Street**

### **Daylight & Sunlight**

In addition to our Daylight and Sunlight report issued on the 21<sup>st</sup> August 2014, we have been instructed to provide an updated daylight result due to a number of amendments and the additional stair core on roof level of the proposed scheme.

In the same manner as our original report, the results and analysis are based upon scheme drawings prepared by AHMM architects, survey and photographs and by reference to local planning policy and BRE guidance fully explained in our original report.

### **1.0 Modelling and Analysis**

1.1 The massing model has been updated to include the latest scheme (**Appendix 1**). It is also important to note, there has also been a number of updates to the surrounding buildings since the previous analysis was carried out. This is particularly relevant to the massing of 10 Bloomsbury way which was scaffolded at the time of the original survey. The model has now been updated to better represent the existing condition. Inevitably this has varied the figures by a small amount in both the existing and proposed conditions referred to in this addendum report.

### **2.0 Daylight Results**

2.1 **Appendix 2** is a number of tables with values representing the revised model.

#### **2.2 41 Bloomsbury Way (Tavistock Chambers)**

2.2.1 The VSC results again confirm the proposed values would not fall below 0.90 the former existing value. This confirms there would be no adverse effect and BRE criterion has been satisfied.

2.2.2 Daylight Distribution results follow the VSC results just referred to. The results confirm the proposed conditions would remain 0.8 or above the former existing value and there would be no adverse effect.

### 2.3 10-12 Museum Street

2.3.1 The VSC results in **Appendix 2** confirm the existing values are below 27% and the proposed values follow. Wherever proposed VSC values are less than BRE's benchmark figure of 27%, reference needs to be made to the guidance and this is reiterated in item 3.3.5 of the previous report. This starts by suggesting that an adverse effect may only occur if proposed VSC is not only less than 27% but also less than 0.8 its former (existing) value. In all locations the existing value is already very low due to the relationship between the width of the road and the height of the existing building and the development site.

2.3.2 There are 18 windows under consideration and of these 12 have proposed values of between 0.61 and 0.74 the existing value. Three windows have a proposed value of either 0.78 and 0.79 the existing value and can be combined with the three windows that record a proposed value of 0.8 or more, as the difference is so small it would not be discernible to the occupant.

2.3.3 Indeed the apparently 'better' values, defined by a proposed value of 0.84 and 0.88 the existing value are, in reality, only reduced by 1.16% to 1.79% VSC. These are very small and indiscernible differences. These VSC figures are comparable to the losses recorded against other existing values which vary from 1.77% to 3.51%. These are all small reductions and compare favourably to the 5.4% reduction which BRE readily accepts against a window with a higher VSC value ie. 20% of 27% VSC=5.4% VSC.

2.3.4 Consideration has also been given to room sizes and the distribution of daylight within these rooms. It has not been possible to locate detailed layout drawings and confirmation of room uses. The room sizes are based on photographs and an exterior site inspection.

2.3.5 The daylight distribution results are defined in **Appendix 2** and confirm that 10 of the 18 rooms are above 0.8 the recommended value. The remaining rooms would have results ranging from 0.56 to 0.79.

2.3.6 This confirms that despite the conditions created by the existing urban context the majority of rooms would continue to receive daylight at the face of the window which is indiscernibly different to existing. Whilst distribution of daylight within the majority of rooms remain close to existing values. Together these results confirm that through design development the effect has been minimised.

2.3.7 Having summarised the numerical values, the overriding factors are confirmed by BRE guidelines as previously recorded in the original report but repeated below;

2.3.8 BRE recognises the problem created by windows set close to a boundary and their consideration of this matter is reiterated below.

**2.2.3-** *Note the numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light.*

2.3.9 BRE also recognise a high density, city centre location needs to be taken into account, when reviewing results;

**1.6-** *“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 levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable”*

2.3.10 This leads us to conclude the windows with a lower value than BRE generally refer to are acceptable and satisfy BRE criteria.

## 2.4 33/35/37/41/43/45 New Oxford Street

2.4.1 Also to the west of the proposed site, are a number of residential properties to the rear of the junction between Museum Street and new oxford street.

2.4.2 The VSC results confirm that in most locations there would only be a small difference between existing and proposed values. In any case, the proposed values would be at least 0.85 of the existing and BRE criterion has been fully satisfied.

2.4.3 Daylight Distribution results in most locations confirm there would be little or no difference between the existing and proposed values. The remaining 2 rooms, R2 at first and second floor, would have a result of 0.77 and 0.7.

## 2.5 Stedham Chambers, Coptic Street

2.5.1 The VSC results confirm that in most locations there would only be a small difference between existing and proposed values. In any case, the proposed values would be at least 0.96 of the existing and BRE criterion has been fully satisfied.

2.5.2 The daylight distribution results confirm that all rooms remain well above 0.8 and therefore fully satisfy BRE criteria.

## 2.6 Other surrounding buildings

2.6.1 All other buildings close to the proposed site are commercial, or are at a greater distance from the development.

## 2.7 Daylight Summary

2.7.1 Our analysis has confirmed that a majority of the neighbouring buildings would retain daylight at levels that satisfy BRE criteria.

2.7.2 A number of windows and rooms in 10-12 Museum street define results below BRE's numerical guidelines, but in accordance with those same guidelines, it is important to note that these windows are facing across a narrow street within a high density, city centre location. BRE recommend that in such a location different values should be used, which is why we conclude that the overall effect is appropriate for this location.

### **3.0     SUNLIGHT ANALYSIS**

#### **Neighbouring Residential Buildings**

#### **3.1     Generally**

- 3.1.1     Unlike the daylight analysis it is not necessary to consider this topic on a building by building basis.
- 3.1.2     The sunlight results are defined by the two right hand columns in **Appendix 2** and adjacent to VSC results.
- 3.1.3     Windows that do not face within 90 degrees of south and are classified as 'north facing'. In these circumstances there is no criterion to meet.
- 3.1.4     Windows that face within 90 degrees of south, would retain both annual and winter sunlight availability, with proposed values very similar to existing values. There would be no adverse effect.

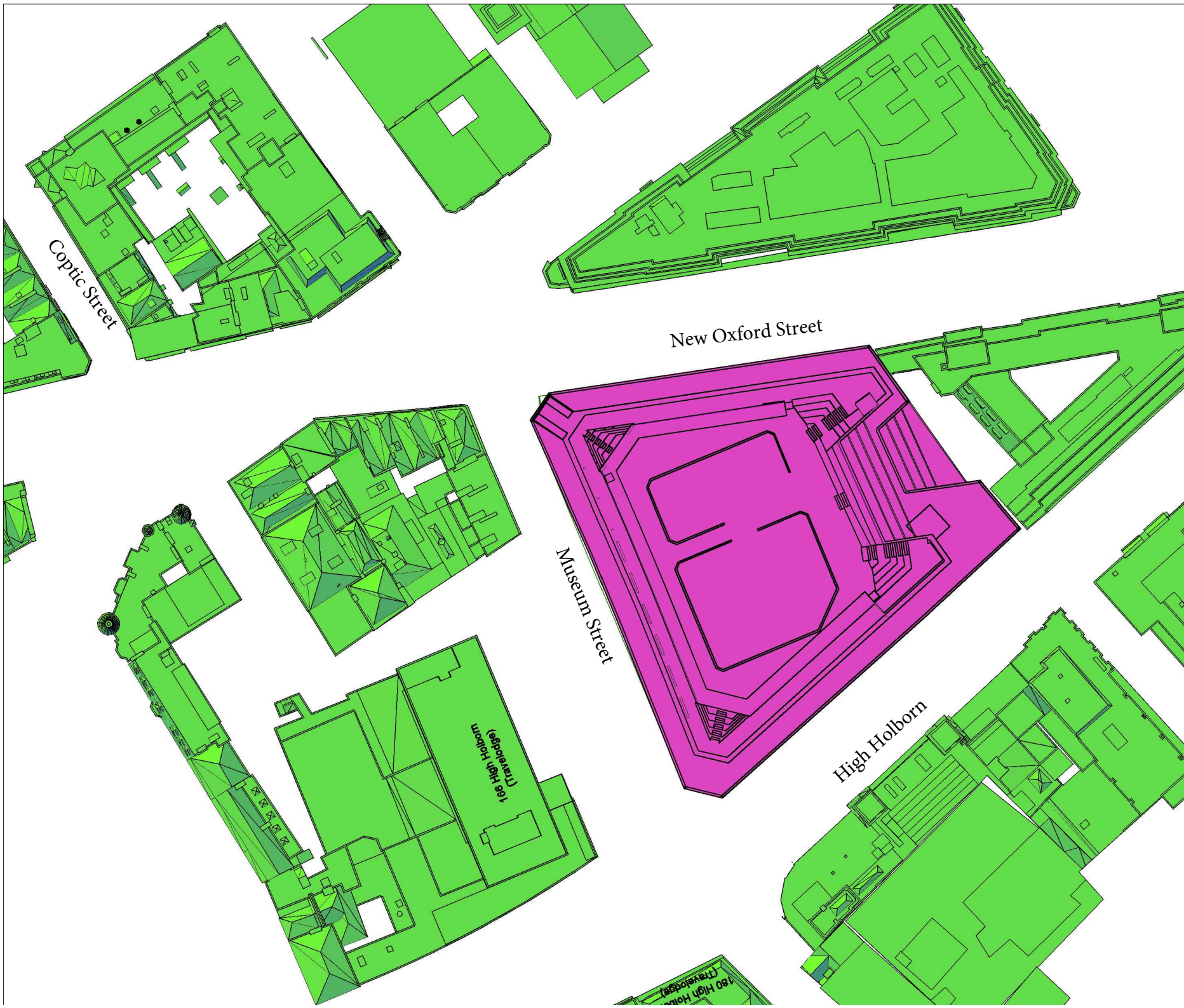
### **4.0     Daylight and Sunlight Results - Proposed Accommodation**

- 4.1     Results within **Appendix 3** confirm that all rooms would remain in excess of BRE's required values.

## **Appendix 1**

CAD MODEL images





LEGEND

Existing Buildings

Proposal

SOURCES OF DATA

Rev.	Date	Description

Brooke Vincent & Partners

Chartered Building Surveyors  
Enterprise House The Crest London NW4 2HW

Tel: 020 8202 1013 Fax: 020 8202 9488  
E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:

AHMM architects

PROJECT:

21-31 New Oxford St

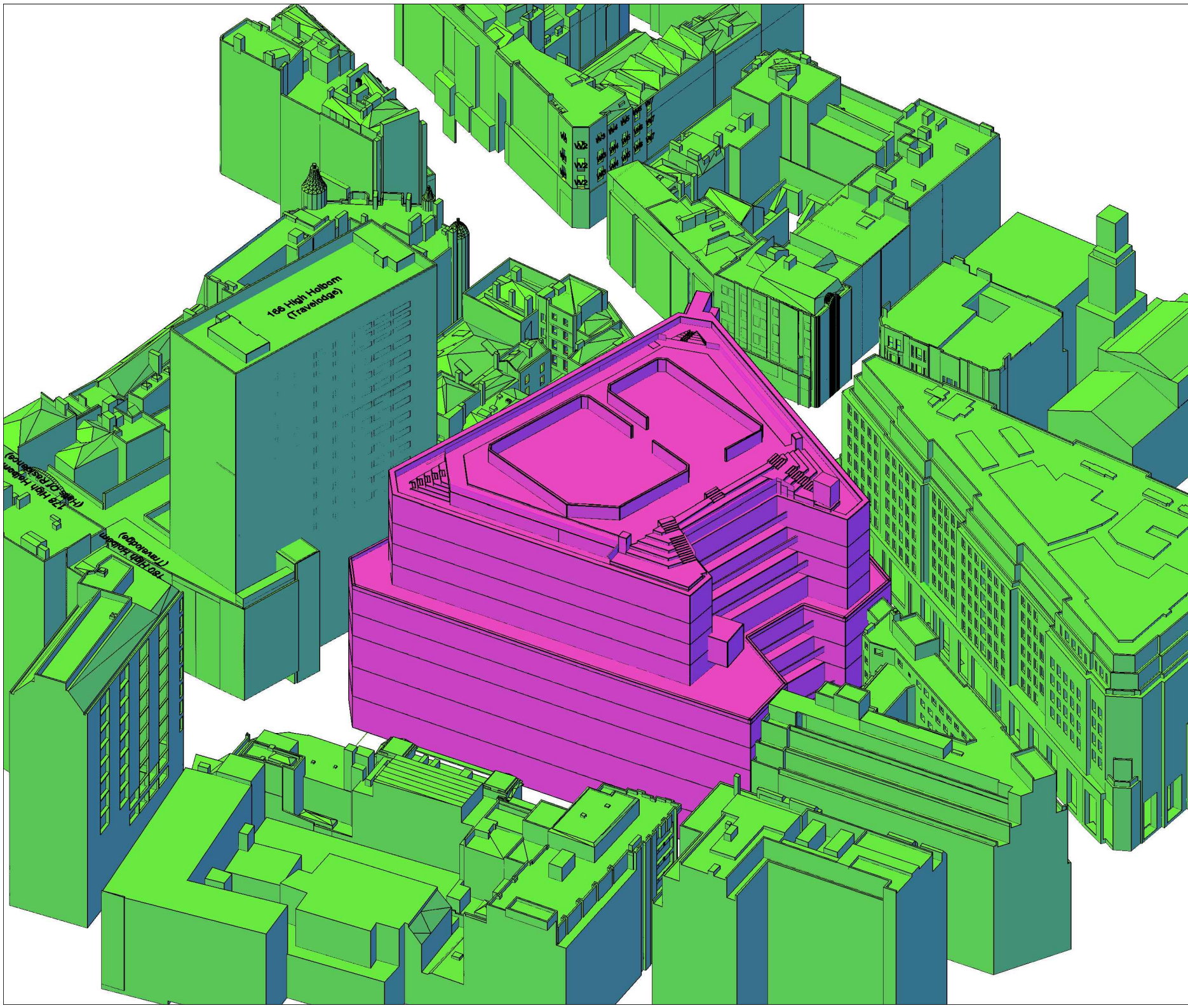
DRAWING:

Plan View

DRAWN: HA	PROJECT NO:  10020
SCALE: NTS	
DATE: 02.12.2014	

DRAWING NO: 10020-03	REV:
-------------------------	------





Existing buildings

Proposed new buildings

#### SOURCES OF DATA

Rev.	Date	Description

#### Brooke Vincent & Partners

Chartered Building Surveyors  
Enterprise House The Crest London NW4 2HW

Tel: 020 8202 1013 Fax: 020 8202 9488  
E-mail: info@brooke-vincent.co.uk

#### CLIENT / ARCHITECT:

AHMM architects

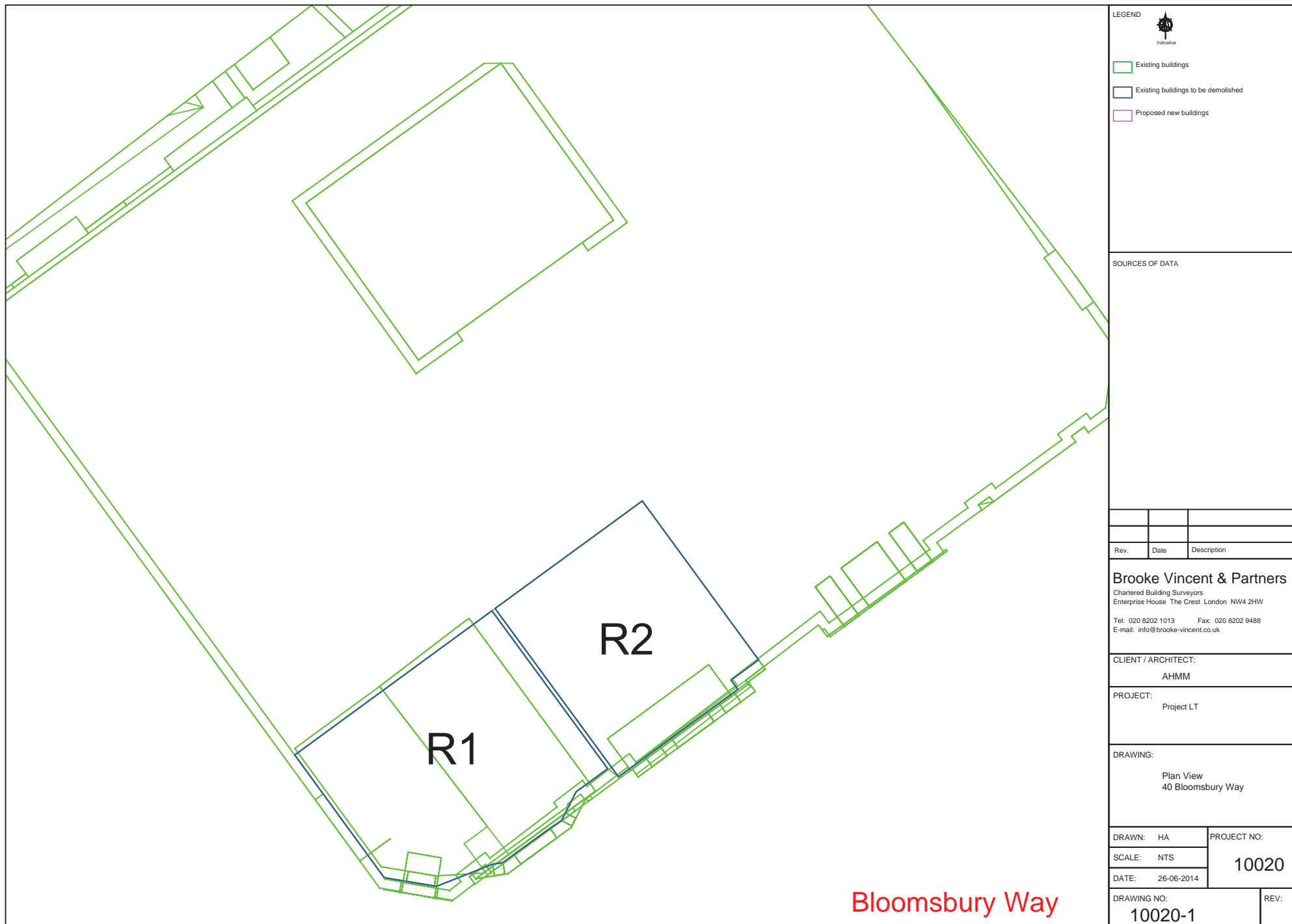
#### PROJECT:

21-31 New Oxford St



#### DRAWING:

Proposed View  
Perspective 1

DRAWN: HA	PROJECT NO:  10020	REV:
SCALE: NTS		
DATE: 04.12.2014		
DRAWING NO: 10020-02		



**LEGEND**  
  
Indicative

 Existing buildings  
 Existing buildings to be demolished  
 Proposed new buildings

**SOURCES OF DATA**

Rev.	Date	Description

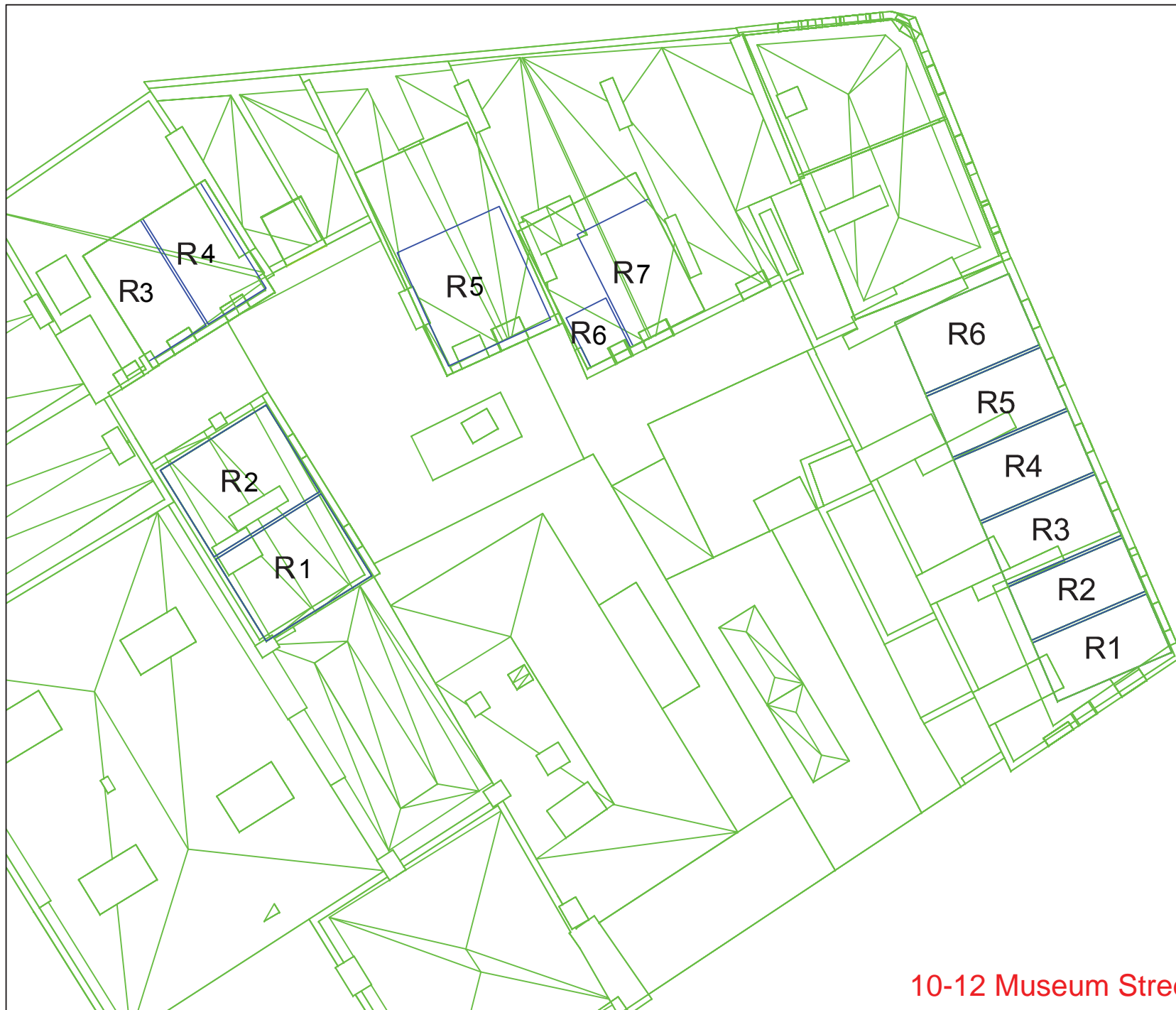
**Brooke Vincent & Partners**  
Chartered Building Surveyors  
Enterprise House The Crest London NW4 2HW  
Tel: 020 8202 1013 Fax: 020 8202 9488  
E-mail: info@brooke-vincent.co.uk








**CLIENT / ARCHITECT:**  
AHMM

**PROJECT:**  
Project LT

**DRAWING:**  
Plan View  
40 Bloomsbury Way

<b>DRAWN:</b> HA	<b>PROJECT NO:</b>  10020
<b>SCALE:</b> NTS	
<b>DATE:</b> 26-06-2014	
<b>DRAWING NO:</b> 10020-1	
<b>REV:</b>	



<div>LEGEND</div> <div> Indicative</div> <div><div></div> Existing buildings</div> <div><div></div> Existing buildings to be demolished</div> <div><div></div> Proposed new buildings</div> <div><div></div> Existing Contour</div> <div><div></div> Proposed Contour</div> <div><div></div> Loss/Gain Area</div>					
SOURCES OF DATA					
Rev.		Date		Description	
Brooke Vincent & Partners					
Chartered Building Surveyors					
Enterprise House The Crest London NW4 2HW					
Tel: 020 8202 1013      Fax: 020 8202 9488					
E-mail: info@brooke-vincent.co.uk					
CLIENT / ARCHITECT:					
AHMM					
PROJECT:					
Project LT					
DRAWING:					
Plan View					
10-12 Museum Str					
DRAWN: HA			PROJECT NO:  10020		
SCALE: NTS					
DATE: 26-06-2014					
DRAWING NO: 10020-4					REV:

10-12 Museum Street





- Surrounding buildings
- Existing buildings to be demolished
- Proposed new building
- Coptic St properties

#### SOURCES OF DATA

Rev.	Date	Description

**Brooke Vincent & Partners**  
Chartered Building Surveyors  
Enterprise House The Crest London NW4 2HW  
Tel: 020 8202 1013 Fax: 020 8202 9488  
E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:  
AHMM

PROJECT: 21-31 New Oxford St

DRAWING:  
Proposed View  
Perspective 1

DRAWN: HA	PROJECT NO: <b>10020</b>
SCALE: NTS	
DATE: 21.11.2014	

DRAWING NO: <b>10020-01</b>	REV:
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Surrounding buildings

Existing buildings to be demolished

Proposed new building

Coptic St properties

→ N

SOURCES OF DATA		

Rev.	Date	Description
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Brooke Vincent & Partners

Chartered Building Surveyors  
Enterprise House The Crest London NW4 2HW

Tel: 020 8202 1013      Fax: 020 8202 9488  
E-mail: info@brooke-vincent.co.uk

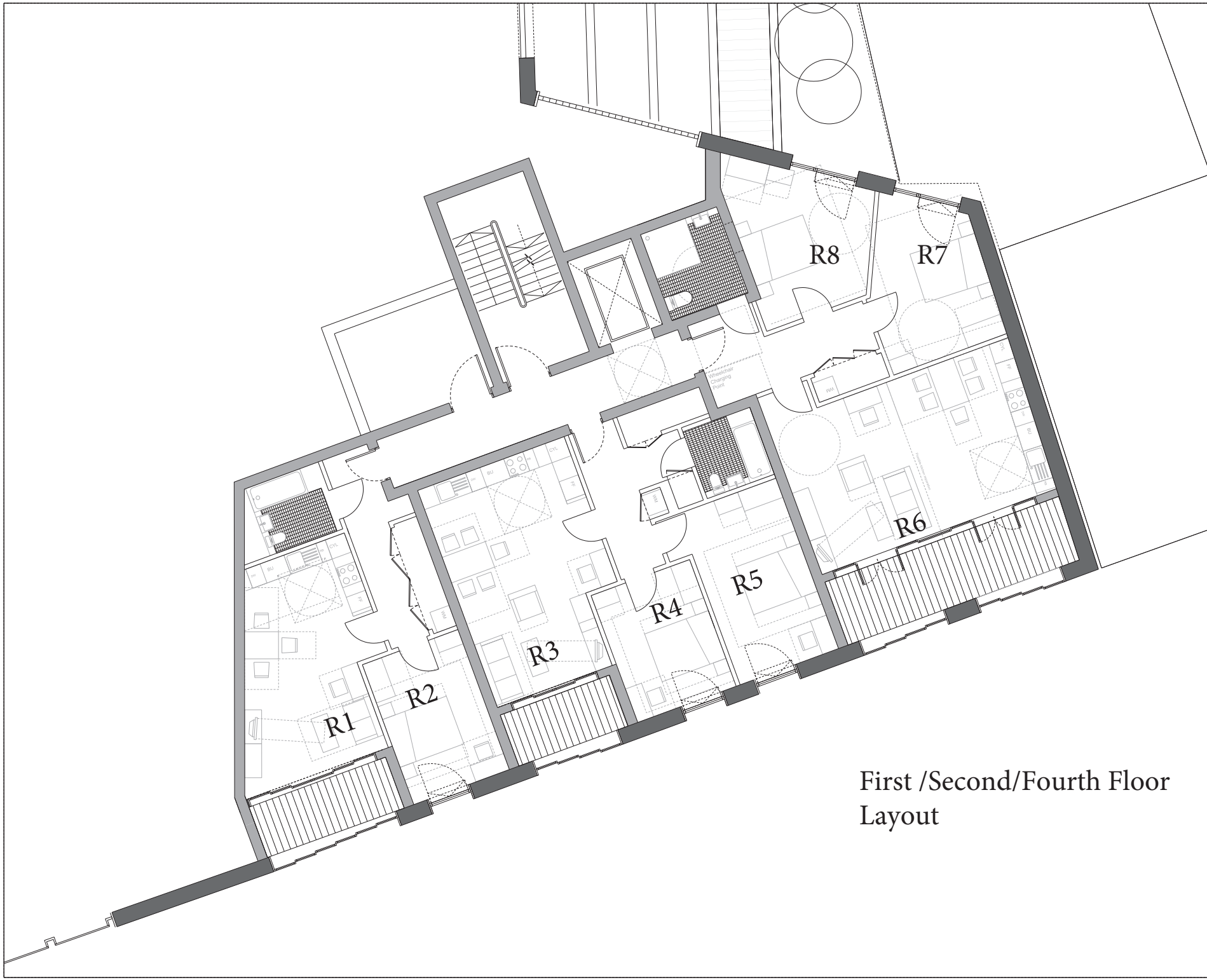
CLIENT / ARCHITECT:  
AHMM

PROJECT:  
21-31 New Oxford St

DRAWING:  
Plan View  
Proposed

DRAWN: HA	PROJECT NO: <b>10020</b>
SCALE: NTS	
DATE: 21.11.2014	

DRAWING NO: <b>10020-01</b>	REV:
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First /Second/Fourth Floor  
Layout

KEY

REV    DATE

-    140621    ISSUED FOR INFORMATION

NOTE

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2. All dimensions to be checked on site by the contractor and such dimensions to be the responsibility.  
3. Report all drawing errors, omissions and discrepancies to the architect.  
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LOCATION

ALLFORD HALL MONAGHAN MORRIS

ARCHITECTS LTD

MOORELANDS, 5-23 OLD STREET LONDON EC1V 9HL

TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title

PROJECT LT

21-31 New Oxford Street

drawing title / location

AH - Floor Type 01

drawn by

MP

checked

MM

scale

1:50@A1/1:100@A3

status

information

project

12141

zone

SK

type

[00]

classification

drawing no

519

revision





Third Floor Layout Plan

KEY

REV    DATE

-    140621    ISSUED FOR INFORMATION

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LOCATION

ALLFORD HALL MONAGHAN MORRIS

ARCHITECTS LTD

MOORELANDS, 5-23 OLD STREET LONDON EC1V 9HL

Tel: 020 7251 5261 FAX: 020 7251 5123 WEB: WWW.AHMM.CO.UK

job title

PROJECT LT

21-31 New Oxford Street

drawing title / location

AH - Floor Type 02 - Wheelchair

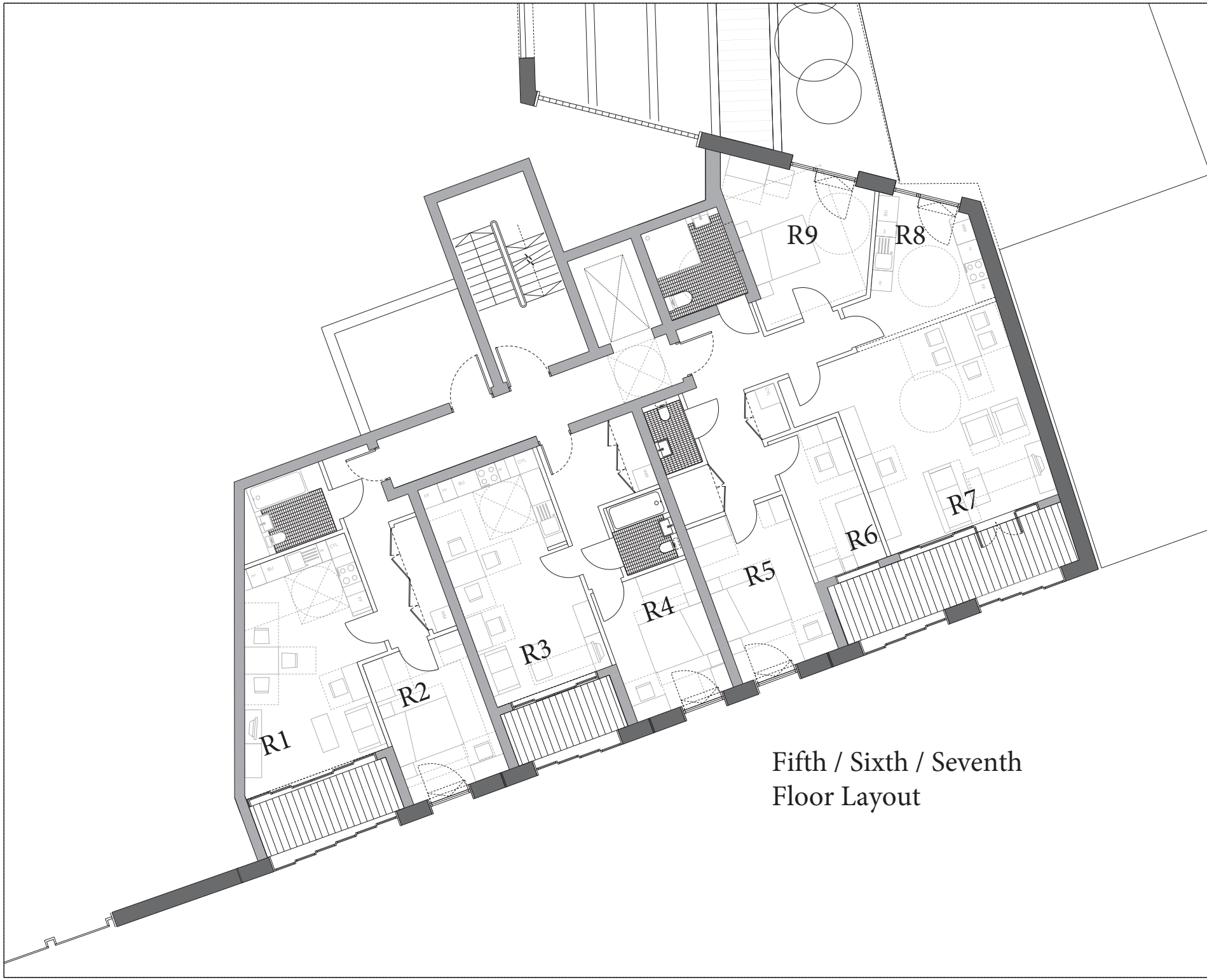
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MP    MM    1:50@A1/1:100@A3    information

project    zone    type    classification    drawing no    revision

12141    SK [00]    518





Fifth / Sixth / Seventh  
Floor Layout

KEY

REV

DATE

-

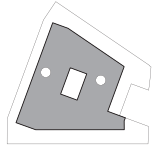
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NOTE

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LOCATION



ALLFORD HALL MONAGHAN MORRIS

ARCHITECTS LTD  
MOORELANDS, 5-23 OLD STREET LONDON EC1V 9HL  
TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title

PROJECT LT  
21-31 New Oxford Street  
drawing title / location  
AH - Floor Type 02

drawn by	checked	scale	status
MP	MM	1:50@A1/1:100@A3	information
project	zone	type	classification
12141	SK	[00]	520

## **Appendix 2**

Results:

VSC and Daylight Distribution

Project Name: 21-31 New Oxford St

Date of Analysis: 02/12/2014

Floor Ref.	Room Ref.	Room	Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours	
								Annual %	Winter %

## Bloomsbury Way

First	R1	Kitchen / Living / Dining	W1	Existing	24.49	0.94		54	16
				Proposed	23.08			50	15
First	R1	Kitchen / Living / Dining	W2	Existing	22.87	0.92		51	17
				Proposed	20.96			46	15
First	R1	Kitchen / Living / Dining	W3	Existing	20.2	0.90		44	13
				Proposed	18.12			41	13
First	R1	Kitchen / Living / Dining	W4	Existing	17.3	0.90		31	9
				Proposed	15.62			28	9
First	R2	Bedroom	W5	Existing	18.82	0.90		41	13
				Proposed	16.87			39	12
First	R2	Bedroom	W6	Existing	18.39	0.90		41	13
				Proposed	16.52			37	11
First	R2	Bedroom	W7	Existing	17.95	0.90		40	12
				Proposed	16.17			37	11
Second	R1	Kitchen / Living / Dining	W1	Existing	27.66	0.95		63	17
				Proposed	26.14			58	16
Second	R1	Kitchen / Living / Dining	W2	Existing	25.17	0.92		55	18
				Proposed	23.11			50	16
Second	R1	Kitchen / Living / Dining	W3	Existing	22.56	0.90		49	15
				Proposed	20.32			47	15
Second	R1	Kitchen / Living / Dining	W4	Existing	19.5	0.91		35	10
				Proposed	17.67			33	10
Second	R2	Bedroom	W5	Existing	21.19	0.90		45	15
				Proposed	19.08			43	14
Second	R2	Bedroom	W6	Existing	20.77	0.90		44	15
				Proposed	18.75			41	13
Second	R2	Bedroom	W7	Existing	20.33	0.91		43	15
				Proposed	18.41			39	13
Third	R1	Kitchen / Living / Dining	W1	Existing	30.89	0.95		70	18
				Proposed	29.26			65	16
Third	R1	Kitchen / Living / Dining	W2	Existing	27.43	0.92		61	19
				Proposed	25.2			55	16
Third	R1	Kitchen / Living / Dining	W3	Existing	25.04	0.90		55	16
				Proposed	22.57			52	15
Third	R1	Kitchen / Living / Dining	W4	Existing	21.92	0.91		41	11
				Proposed	19.89			38	10
Third	R2	Bedroom	W5	Existing	23.73	0.90		53	16
				Proposed	21.42			49	14
Third	R2	Bedroom	W6	Existing	23.37	0.90		55	17
				Proposed	21.14			49	13
Third	R2	Bedroom	W7	Existing	22.93	0.91		53	16
				Proposed	20.81			50	13
Fourth	R1	Kitchen / Living / Dining	W1	Existing	33.43	0.95		78	23
				Proposed	31.73			74	19
Fourth	R1	Kitchen / Living / Dining	W2	Existing	27.44	0.90		64	21
				Proposed	24.83			59	16
Fourth	R1	Kitchen / Living / Dining	W3	Existing	26.94	0.90		62	21
				Proposed	24.35			57	16
Fourth	R2	Bedroom	W4	Existing	26.49	0.91		64	19
				Proposed	23.99			60	15
Fourth	R2	Bedroom	W5	Existing	26.18	0.91		64	19
				Proposed	23.76			60	15
Fourth	R2	Bedroom	W6	Existing	25.79	0.91		64	19
				Proposed	23.47			60	15

Project Name: 21-31 New Oxford St

Date of Analysis: 02/12/2014 VSC

Floor Ref.	Room Ref.	Room	Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours	
								Annual %	Winter %

## 10 12 Museum Street

First	R1	Residential	W1	Existing Proposed	6.49	0.67	*North Facing
					4.37		
First	R2	Residential	W2	Existing Proposed	6.83	0.70	*North Facing
					4.81		
First	R3	Residential	W3	Existing Proposed	7.35	0.74	*North Facing
					5.42		
First	R4	Residential	W4	Existing Proposed	7.88	0.78	*North Facing
					6.11		
First	R5	Residential	W5	Existing Proposed	8.69	0.84	*North Facing
					7.26		
First	R6	Residential	W6	Existing Proposed	9.61	0.88	*North Facing
					8.45		
Second	R1	Residential	W1	Existing Proposed	7.62	0.64	*North Facing
					4.89		
Second	R2	Residential	W2	Existing Proposed	8	0.67	*North Facing
					5.35		
Second	R3	Residential	W3	Existing Proposed	8.58	0.70	*North Facing
					6.01		
Second	R4	Residential	W4	Existing Proposed	9.2	0.73	*North Facing
					6.76		
Second	R5	Residential	W5	Existing Proposed	10.11	0.79	*North Facing
					8.02		
Second	R6	Residential	W6	Existing Proposed	11.12	0.84	*North Facing
					9.33		
Third	R1	Residential	W1	Existing Proposed	8.98	0.61	*North Facing
					5.47		
Third	R2	Residential	W2	Existing Proposed	9.43	0.63	*North Facing
					5.94		
Third	R3	Residential	W3	Existing Proposed	10.09	0.66	*North Facing
					6.64		
Third	R4	Residential	W4	Existing Proposed	10.82	0.69	*North Facing
					7.45		
Third	R5	Residential	W5	Existing Proposed	11.85	0.74	*North Facing
					8.82		
Third	R6	Residential	W6	Existing Proposed	12.95	0.79	*North Facing
					10.23		

Project Name: 21-32 New Oxford St

Date of Analysis: 02/12/2014

Key drawings: VSC

Floor Ref.	Room Ref.	Room	Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours	
								Annual %	Winter %

### 33.35.37.41.45 New Oxford St

First	R1	Bedroom	W10	Existing	14.14	0.85	*North Facing	
				Proposed	12.01			
First	R2	Bedroom	W11	Existing	11.15	0.85	*North Facing	
				Proposed	9.53			
First	R11	Bedroom	W2	Existing	6.51	0.92	6	0
				Proposed	6.02		2	0
First	R12	Bedroom	W3	Existing	11.12	0.94	21	2
				Proposed	10.42		17	2
First	R14	Bedroom	W5	Existing	18.15	0.94	41	7
				Proposed	17.15		37	6
First	R14	Bedroom	W6	Existing	17.39	0.96	40	9
				Proposed	16.68		39	8
First	R15	Bathroom	W7	Existing	18.96	0.96	44	13
				Proposed	18.27		43	13
First	R16	Bedroom	W8	Existing	15.63	1.00	40	11
				Proposed	15.63		40	11
Second	R1	Bedroom	W10	Existing	19.1	0.85	*North Facing	
				Proposed	16.28			
Second	R2	Bedroom	W11	Existing	15.25	0.85	*North Facing	
				Proposed	12.93			
Second	R11	Bedroom	W2	Existing	14.17	0.94	24	0
				Proposed	13.29		23	0
Second	R12	Bedroom	W3	Existing	18.18	0.95	34	4
				Proposed	17.23		31	4
Second	R14	Bedroom	W6	Existing	20.8	0.96	46	14
				Proposed	20.03		45	13
Second	R15	Bathroom	W7	Existing	21.89	0.94	51	18
				Proposed	20.47		49	17
Second	R16	Bedroom	W8	Existing	19.87	0.95	49	14
				Proposed	18.93		48	14
Third	R11	Bedroom	W2	Existing	22.61	0.93	39	9
				Proposed	21.03		38	9
Third	R12	Bedroom	W3	Existing	25.12	0.94	51	14
				Proposed	23.52		49	14
Third	R14	Bedroom	W6	Existing	24.23	0.96	52	15
				Proposed	23.14		48	14
Third	R15	Bathroom	W7	Existing	23.86	0.92	54	18
				Proposed	22.07		51	17
Third	R16	Bedroom	W8	Existing	22.63	0.93	53	18
				Proposed	21.06		51	17
Fourth	R11	Bedroom	W2	Existing	26.86	0.94	58	16
				Proposed	25.17		53	16
Fourth	R12	Bedroom	W3	Existing	27.72	0.94	64	18
				Proposed	25.92		59	18

Project Name: 21-31 New Oxford St

Date of Analysis: 02/12/2014

Key drawings: VSC

Floor Ref.	Room Ref.	Room	Use.	Window Ref.	Scenario	VSC	Difference	Available Sunlight Hours	
								Annual %	Winter %

## Coptic Street

First	R1	Residential	W1	Existing	29.3	0.99	69	16
				Proposed	28.98		69	16
First	R1	Residential	W2	Existing	24.28	0.96	44	11
				Proposed	23.43		43	11
First	R1	Residential	W3	Existing	18.16	0.99	*North Facing	
				Proposed	17.92			
First	R2	Residential	W4	Existing	18.12	0.99	*North Facing	
				Proposed	18.02			
First	R3	Residential	W5	Existing	18.07	1.00	*North Facing	
				Proposed	18.03			
First	R4	Residential	W6	Existing	17.73	1.00	*North Facing	
				Proposed	17.73			
First	R5	Residential	W7	Existing	17.49	1.00	*North Facing	
				Proposed	17.49			
Second	R1	Residential	W1	Existing	31.71	0.99	77	20
				Proposed	31.36		76	20
Second	R1	Residential	W2	Existing	28.56	0.97	48	13
				Proposed	27.66		47	13
Second	R1	Residential	W3	Existing	26.33	0.99	*North Facing	
				Proposed	26.07			
Second	R2	Residential	W4	Existing	26.78	1.00	*North Facing	
				Proposed	26.66			
Second	R3	Residential	W5	Existing	26.75	1.00	*North Facing	
				Proposed	26.68			
Second	R4	Residential	W6	Existing	25.72	0.99	*North Facing	
				Proposed	25.55			
Second	R5	Residential	W7	Existing	25.26	0.99	*North Facing	
				Proposed	25			
Third	R1	Residential	W1	Existing	34.16	0.99	84	26
				Proposed	33.8		81	25
Third	R1	Residential	W2	Existing	33.17	0.97	55	15
				Proposed	32.26		52	14
Third	R1	Residential	W3	Existing	34.49	0.98	*North Facing	
				Proposed	33.87			
Third	R2	Residential	W4	Existing	34.42	0.98	*North Facing	
				Proposed	33.83			
Third	R3	Residential	W5	Existing	34.14	0.98	*North Facing	
				Proposed	33.58			
Third	R4	Residential	W6	Existing	31.57	0.98	*North Facing	
				Proposed	31.08			
Third	R5	Residential	W7	Existing	31.14	0.99	*North Facing	
				Proposed	30.68			

Project Name: 21-31 New Oxford St

Date of Analysis: 02/12/2014 DAYLIGHT DISTRIBUTION

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Difference %
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## Bloomsbury Way

First	R1	Kitchen / Living / Dining	Area m2 % of room	31.54 28.67 91%	27.83 88%	0.97	
First	R2	Bedroom	Area m2 % of room	24.54 16.85 69%	14.13 58%	0.84	
Second	R1	Kitchen / Living / Dining	Area m2 % of room	31.54 28.81 91%	27.85 88%	0.97	
Second	R2	Bedroom	Area m2 % of room	24.54 17.38 71%	14.37 59%	0.83	
Third	R1	Kitchen / Living / Dining	Area m2 % of room	31.54 29.28 93%	28.07 89%	0.96	
Third	R2	Bedroom	Area m2 % of room	24.54 18.99 77%	15.15 62%	0.80	
Fourth	R1	Kitchen / Living / Dining	Area m2 % of room	30.83 30.83 100%	30.83 100%	1.00	
Fourth	R2	Bedroom	Area m2 % of room	24.54 24.24 99%	24.24 99%	1.00	

Project Name: 21-31 New Oxford St

Date of Analysis: 02/12/2014

Key drawings: DAYLIGHT DISTRIBUTION

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Difference %
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## 10 12 Museum Street

First	R1	Residential	Area m2 % of room	10.38 1.71 16%	1.12 11%	0.65
First	R2	Residential	Area m2 % of room	9.48 1.50 16%	1.02 11%	0.68
First	R3	Residential	Area m2 % of room	10.83 1.99 18%	1.63 15%	0.82
First	R4	Residential	Area m2 % of room	10.83 1.99 18%	1.81 17%	0.91
First	R5	Residential	Area m2 % of room	10.83 2.64 24%	2.52 23%	0.95
First	R6	Residential	Area m2 % of room	12.63 2.84 22%	2.78 22%	0.98
Second	R1	Residential	Area m2 % of room	10.38 1.79 17%	1.27 12%	0.71
Second	R2	Residential	Area m2 % of room	9.48 1.54 16%	0.87 9%	0.56
Second	R3	Residential	Area m2 % of room	10.83 2.10 19%	1.72 16%	0.82
Second	R4	Residential	Area m2 % of room	10.83 2.16 20%	1.91 18%	0.88
Second	R5	Residential	Area m2 % of room	10.83 2.70 25%	2.63 24%	0.97
Second	R6	Residential	Area m2 % of room	12.63 2.96 23%	2.86 23%	0.97
Third	R1	Residential	Area m2 % of room	10.38 2.30 22%	1.50 14%	0.65
Third	R2	Residential	Area m2 % of room	9.48 2.05 22%	1.25 13%	0.61
Third	R3	Residential	Area m2 % of room	10.83 2.49 23%	1.80 17%	0.72
Third	R4	Residential	Area m2 % of room	10.83 2.61 24%	2.06 19%	0.79
Third	R5	Residential	Area m2 % of room	10.83 3.05 28%	2.72 25%	0.89
Third	R6	Residential	Area m2 % of room	12.63 3.44 27%	3.14 25%	0.91



Project Name: Analysis 01

Date of Analysis: 02/12/2014

Key drawings: Daylight Distribution

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Difference %
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### 33/35/37/41/45 New Oxford St

First	R1	Bedroom	Area m2 % of room	15.70 7.08 45%	5.75 37%	0.81
First	R2	Bedroom	Area m2 % of room	16.60 5.16 31%	3.99 24%	0.77
First	R3	Bedroom	Area m2 % of room	11.06 4.23 38%	3.87 35%	0.91
First	R4	Bedroom	Area m2 % of room	11.06 6.79 61%	6.79 61%	1.00
First	R5	Bedroom	Area m2 % of room	18.27 17.44 95%	17.44 95%	1.00
First	R6	Bathroom	Area m2 % of room	3.22 2.20 68%	2.18 68%	0.99
First	R7	Bedroom	Area m2 % of room	13.12 11.04 84%	11.04 84%	1.00
Second	R1	Bedroom	Area m2 % of room	15.70 8.41 54%	7.18 46%	0.85
Second	R2	Bedroom	Area m2 % of room	16.60 7.03 42%	4.90 30%	0.70
Second	R3	Bedroom	Area m2 % of room	11.06 8.32 75%	8.31 75%	1.00
Second	R4	Bedroom	Area m2 % of room	11.06 9.45 85%	9.45 85%	1.00
Second	R5	Bedroom	Area m2 % of room	18.27 13.61 74%	12.99 71%	0.95
Second	R6	Bathroom	Area m2 % of room	3.22 2.22 69%	2.21 69%	1.00
Second	R7	Bedroom	Area m2 % of room	13.12 11.24 86%	11.24 86%	1.00
Third	R3	Bedroom	Area m2 % of room	11.06 9.90 90%	9.89 89%	1.00
Third	R4	Bedroom	Area m2 % of room	11.06 9.92 90%	9.92 90%	1.00
Third	R5	Bedroom	Area m2 % of room	18.27 13.50 74%	12.56 69%	0.93
Third	R6	Bathroom	Area m2 % of room	3.22 2.22 69%	2.20 68%	0.99
Third	R7	Bedroom	Area m2 % of room	13.12 11.07 84%	11.07 84%	1.00
Fourth	R3	Bedroom	Area m2 % of room	11.06 9.90 90%	9.89 89%	1.00
Fourth	R4	Bedroom	Area m2 % of room	11.06 9.90 90%	9.90 90%	1.00

Project Name: 21-31 New Oxford St

Date of Analysis: 02/12/2014

Key drawings: Daylight Distribution

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Difference %	Pass / Fail
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## Coptic Street

First	R1	Residential	Area m2 % of room	25.38 100%	25.27 100%	1.00	PASS
First	R2	Residential	Area m2 % of room	12.55 69%	8.65 69%	1.00	PASS
First	R3	Residential	Area m2 % of room	12.55 68%	8.53 68%	1.00	PASS
First	R4	Residential	Area m2 % of room	12.55 57%	7.19 57%	1.00	PASS
First	R5	Residential	Area m2 % of room	12.55 57%	7.18 57%	1.00	PASS
Second	R1	Residential	Area m2 % of room	25.38 100%	25.38 100%	1.00	PASS
Second	R2	Residential	Area m2 % of room	12.55 99%	12.37 99%	1.00	PASS
Second	R3	Residential	Area m2 % of room	12.55 99%	12.38 99%	1.00	PASS
Second	R4	Residential	Area m2 % of room	12.55 98%	12.35 98%	1.00	PASS
Second	R5	Residential	Area m2 % of room	12.55 99%	12.38 99%	1.00	PASS
Third	R1	Residential	Area m2 % of room	25.38 100%	25.38 100%	1.00	PASS
Third	R2	Residential	Area m2 % of room	12.55 95%	11.98 95%	1.00	PASS
Third	R3	Residential	Area m2 % of room	12.55 96%	12.01 96%	1.00	PASS
Third	R4	Residential	Area m2 % of room	12.55 98%	12.35 98%	1.00	PASS
Third	R5	Residential	Area m2 % of room	12.55 99%	12.38 99%	1.00	PASS

## **Appendix 3**

Results:

Proposed Accommodation

21-31 New Oxford Street						
Floor Ref.	Room Ref.	Room Use.	Window Ref.	ADF Proposed	Req'd Value	Pass/Fail

### Proposed Accomodation

First	R1	Livingroom	W1	3.94	1.50	PASS
				3.94		
First	R2	Bedroom	W2	1.67	1.00	PASS
				1.67		
First	R3	LKD	W3	2.61	2.00	PASS
				2.61		
First	R4	Bedroom	W4	1.63	1.00	PASS
				1.63		
First	R5	Bedroom	W5	1.28	1.00	PASS
				1.28		
First	R6	LKD	W6	1.27	2.00	PASS
				1.25		
			W7	2.52		
First	R7	Bedroom	W8	1.00	1.00	PASS
				1.00		
First	R8	Bedroom	W9	1.00	1.00	PASS
				1.00		
Second	R1	Livingroom	W1	4.44	1.50	PASS
				4.44		
Second	R2	Bedroom	W2	1.88	1.00	PASS
				1.88		
Second	R3	LKD	W3	2.50	2.00	PASS
				2.50		
Second	R4	Bedroom	W4	1.83	1.00	PASS
				1.83		
Second	R5	Bedroom	W5	1.44	1.00	PASS
				1.44		
Second	R6	LKD	W6	1.19	2.00	PASS
				1.16		
			W7	2.36		
Second	R7	Bedroom	W8-L	0.02	1.00	PASS
				1.00		
			W8-U	1.02		
Second	R8	Bedroom	W9-L	0.03	1.00	PASS
				0.96		
			W9-U	1.00		

21-31 New Oxford Street						
Floor Ref.	Room Ref.	Room Use.	Window Ref.	ADF Proposed	Req'd Value	Pass/Fail
Third	R1	Livingroom	W1	4.92	1.50	
				4.92		PASS
Third	R2	Bedroom	W2	2.10	1.00	
				2.10		PASS
Third	R3	LKD	W3	2.81	2.00	
				2.81		PASS
Third	R4	Bedroom	W4	2.06	1.00	
				2.06		PASS
Third	R5	Bedroom	W5	1.62	1.00	
				1.62		PASS
Third	R6	Bedroom	W11	1.92	1.00	
				1.92		PASS
Third	R7	LKD	W7	1.80	2.00	
			W8	0.64		
				2.44		PASS
Third	R8	Bedroom	W9	1.73	1.00	
				1.73		PASS
Fourth	R1	Livingroom	W1	5.40	1.50	
				5.40		PASS
Fourth	R2	Bedroom	W2	2.31	1.00	
				2.31		PASS
Fourth	R3	LKD	W3	3.11	2.00	
				3.11		PASS
Fourth	R4	Bedroom	W4	2.29	1.00	
				2.29		PASS
Fourth	R5	Bedroom	W5	1.80	1.00	
				1.80		PASS
Fourth	R6	LKD	W6	1.46	2.00	
			W7	1.41		
				2.87		PASS
Fourth	R7	Bedroom	W8	1.69	1.00	
				1.69		PASS
Fourth	R8	Bedroom	W9	1.58	1.00	
				1.58		PASS

21-31 New Oxford Street						
Floor Ref.	Room Ref.	Room Use.	Window Ref.	ADF Proposed	Req'd Value	Pass/Fail
Fifth	R1	Livingroom	W1	5.79	1.50	
				5.79		PASS
Fifth	R2	Bedroom	W2	2.48	1.00	
				2.48		PASS
Fifth	R3	LKD	W3	3.37	2.00	
				3.37		PASS
Fifth	R4	Bedroom	W4	2.52	1.00	
				2.52		PASS
Fifth	R5	Bedroom	W5	1.99	1.00	
				1.99		PASS
Fifth	R6	Bedroom	W6	1.62	1.00	
				1.62		PASS
Fifth	R7	Livingroom	W6b	0.67	1.50	
			W7	2.09		
				2.76		PASS
Fifth	R8	Kitchen	W8	2.64	2.00	
				2.64		PASS
Fifth	R9	Bedroom	W9	2.45	1.00	
				2.45		PASS
Sixth	R1	Livingroom	W1	6.03	1.50	
				6.03		PASS
Sixth	R2	Bedroom	W2	2.59	1.00	
				2.59		PASS
Sixth	R3	LKD	W3	3.56	2.00	
				3.56		PASS
Sixth	R4	Bedroom	W4-L	0.09	1.00	
			W4-U	2.21		
				2.30		PASS
Sixth	R5	Bedroom	W5-L	0.07	1.00	
			W5-U	1.80		
				1.87		PASS
Sixth	R6	Bedroom	W6	3.13	1.00	
				3.13		PASS
Sixth	R7	Livingroom	W6b	0.67	1.50	
			W7	2.09		
				2.76		PASS
Sixth	R8	Kitchen	W8	2.71	2.00	
				2.71		PASS
Sixth	R9	Bedroom	W9	2.38	1.00	
				2.38		PASS

21-31 New Oxford Street						
Floor Ref.	Room Ref.	Room Use.	Window Ref.	ADF Proposed	Req'd Value	Pass/Fail
Seventh	R1	Livingroom	W1	6.21	1.50	
				6.21		PASS
Seventh	R2	Bedroom	W2	2.67	1.00	
				2.67		PASS
Seventh	R3	LKD	W3	3.69	2.00	
				3.69		PASS
Seventh	R4	Bedroom	W4	2.92	1.00	
				2.92		PASS
Seventh	R5	Bedroom	W5	2.39	1.00	
				2.39		PASS
Seventh	R6	Bedroom	W6	3.30	1.00	
				3.30		PASS
Seventh	R7	Livingroom	W6	0.67	1.50	
			W7	2.09		
				2.76		PASS
Seventh	R8	Kitchen	W8	2.80	2.00	
				2.80		PASS
Seventh	R9	Bedroom	W9	2.83	1.00	
				2.83		PASS

Project Name: PROPOSED Sunlight					
Date of Analysis: 28/11/2014					
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Available Sunlight Hours	
				Annual %	Winter %

## Proposed

First	R1	Livingroom	W1	N/A	N/A
				37	9
First	R2	Bedroom	W2	N/A	N/A
				31	8
First	R3	LKD	W3	N/A	N/A
				33	10
First	R4	Bedroom	W4	N/A	N/A
				27	7
First	R5	Bedroom	W5	N/A	N/A
				25	6
First	R6	LKD	W6	N/A	N/A
				30	7
First	R6	LKD	W7	N/A	N/A
				32	8
First	R7	Bedroom	W8	*North Facing	
First	R8	Bedroom	W9	*North Facing	
Second	R1	Livingroom	W1	N/A	N/A
				46	14
Second	R2	Bedroom	W2	N/A	N/A
				40	12
Second	R3	LKD	W3	N/A	N/A
				42	13
Second	R4	Bedroom	W4	N/A	N/A
				33	8
Second	R5	Bedroom	W5	N/A	N/A
				33	8
Second	R6	LKD	W6	N/A	N/A
				37	11
Second	R6	LKD	W7	N/A	N/A
				35	11
Second	R7	Bedroom	W8	*North Facing	
Second	R8	Bedroom	W9	*North Facing	



Project Name: PROPOSED Sunlight

Date of Analysis: 28/11/2014

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Available Sunlight Hours	
				Annual %	Winter %
Third	R1	Livingroom	W1	N/A	N/A
				55	18
Third	R2	Bedroom	W2	N/A	N/A
				49	15
Third	R3	LKD	W3	N/A	N/A
				49	16
Third	R4	Bedroom	W4	N/A	N/A
				42	12
Third	R5	Bedroom	W5	N/A	N/A
				39	11
Third	R6	LKD	W6	N/A	N/A
				42	14
Third	R6	LKD	W7	N/A	N/A
				40	14
Third	R7	Bedroom	W8	*North Facing	
Third	R8	Bedroom	W9	*North Facing	
Fourth	R1	Livingroom	W1	N/A	N/A
				57	19
Fourth	R2	Bedroom	W2	N/A	N/A
				51	16
Fourth	R3	LKD	W3	N/A	N/A
				55	18
Fourth	R4	Bedroom	W4	N/A	N/A
				47	15
Fourth	R5	Bedroom	W5	N/A	N/A
				44	13
Fourth	R6	LKD	W6	N/A	N/A
				50	17
Fourth	R6	LKD	W7	N/A	N/A
				45	17
Fourth	R7	Bedroom	W8	*North Facing	
Fourth	R8	Bedroom	W9	*North Facing	

Project Name: PROPOSED Sunlight

Date of Analysis: 28/11/2014

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Available Sunlight Hours	
				Annual %	Winter %
Fifth	R1	Livingroom	W1	N/A	N/A
				61	21
Fifth	R2	Bedroom	W2	N/A	N/A
				62	21
Fifth	R3	LKD	W3	N/A	N/A
				62	22
Fifth	R4	Bedroom	W4	N/A	N/A
				60	22
Fifth	R5	Bedroom	W5	N/A	N/A
				57	20
Fifth	R6	LKD	W6	N/A	N/A
				59	21
Fifth	R6	LKD	W7	N/A	N/A
				56	20
Fifth	R8	Kitchen	W8	*North Facing	
Fifth	R9	Bedroom	W9	*North Facing	
Sixth	R1	Livingroom	W1	N/A	N/A
				65	23
Sixth	R2	Bedroom	W2	N/A	N/A
				58	20
Sixth	R3	LKD	W3	N/A	N/A
				64	22
Sixth	R4	Bedroom	W4	N/A	N/A
				59	20
Sixth	R5	Bedroom	W5	N/A	N/A
				58	19
Sixth	R6	LKD	W6	N/A	N/A
				61	21
Sixth	R7	LKD	W7	N/A	N/A
				60	20
Sixth	R8	Kitchen	W8	*North Facing	
Sixth	R9	Bedroom	W9	*North Facing	

Project Name: PROPOSED Sunlight

Date of Analysis: 28/11/2014

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Available Sunlight Hours	
				Annual %	Winter %
Seventh	R1	Livingroom	W1	N/A	N/A
				68	24
Seventh	R2	Bedroom	W2	N/A	N/A
				59	20
Seventh	R3	LKD	W3	N/A	N/A
				67	24
Seventh	R4	Bedroom	W4	N/A	N/A
				60	20
Seventh	R5	Bedroom	W5	N/A	N/A
				60	20
Seventh	R6	LKD	W6	N/A	N/A
				65	22
Seventh	R7	LKD	W7	N/A	N/A
				62	20
Seventh	R8	Kitchen	W8	*North Facing	
Seventh	R9	Bedroom	W9	*North Facing	