DAYLIGHT & SUNLIGHT STATEMENT

relating to the

SELF-TEST ANALYSIS FOR 4 NEW BUILD FLATS

at

195-199 GRAYS INN ROAD LONDON WC1X 8UL

Prepared by:

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Ref 100/L (Flats)

1.0 DAYLIGHT STATEMENT

1.1 We have undertaken a review on daylight and sunlight relating to the proposed 4 No new-build flats at 195-199 Grays Inn Road as represented by the design prepared by European Urban Architects.

1.2 This Daylight & Sunlight Statement is a 'self-test' analysis to review the levels of daylight available to the new residential habitable rooms within the proposed scheme and also sunlight to living rooms. For this review, we have analysed a sample flat within the proposed scheme considered from our expertise, to have the lowest levels of daylight & sunlight; thus on the basis that if adequate levels of daylight and sunlight are obtained to that flat, then the other flats within the proposed development will also have adequate levels. Accordingly, we have analysed Flat 1, which is at the lowest floor / level and is furthest away from where the roadway / surrounding built environment opens up with the juncture of Heathcote Street and with the open space opposite, at 'Calthorpe Project' (which is adjacent and to the north of Eastman Dental Hospital, opposite the development site).

Daylight

1.3 We have undertaken analysis of daylight (average daylight factor – ADFs) to ensure the proposed new habitable rooms to the new proposed residential accommodation will have adequate daylight. Our ADF analysis is in reference to BS 8206-2 Code of Practice for Daylighting as also referred to in the BRE publication "Site Layout Planning for Daylight & Sunlight – A guide to good practice" Second Edition published in 2011 (the "BRE Guide"), the latter referenced within the local authority planning policies.

1.4 Our analysis results for Flat 1 confirms that all habitable rooms will receive adequate daylight (please see Appendix 1 – Table 1 : Self-test – Average Daylight Factor) and indeed, with the majority of habitable rooms exceeding the target ADFs by a comfortable margin (please also see within Appendix 2 the 'Room / Window Reference Plan' locating each room analysed). We also highlight that we have analysed the living room both as a separate space and as a combined 'open–plan' basis with that of the kitchen (kitchen / living room) and in both layout arrangements, the space obtains adequate daylight with an ADF of 4.78% for living room and an ADF of 2.84% for living room / kitchen.

1.5 Based on the above, we conclude that daylight (ADFs) within the proposed habitable rooms are adequate and meet / exceed the target criteria set within BS 8206-2 and BRE publication "Site Layout Planning for Daylight & Sunlight – A guide to good

practice". The daylight levels for Flats 2, 3 & 4 will be equal / greater than that for the analysed Flat 1.

Sunlight

1.6 In terms of sunlight, the BRE Guide seeks sun-important living rooms to be considered (and conservatories if applicable). The main living room (room reference R2) within Flat 1 has been analysed and whilst there are several windows serving the living room, our analysis confirms that all windows (not just the primary windows) obtain levels of Annual Probable Sunlight Hours (APSH) and winter sun in excess of the BRE Guide's targets whereby 25% is sought for APSHs with 5% in winter (please see Appendix 1 – Table 2 : Sunlight – APSH including winter and Appendix 2 'Room / Window Reference Plan' locating each window analysed).

1.7 Based on the above, we conclude that availability of sunlight within the proposed living room is adequate and meet / exceed the target criteria set within BRE publication "Site Layout Planning for Daylight & Sunlight – A guide to good practice". The sunlight levels for Flats 2, 3 & 4 will be equal / greater than that for the analysed Flat 1, (given they all have the same orientation / general arrangement and there is less neighbouring massing in context with the Flats 2, 3 & 4). *(To highlight, by way of background, notwithstanding that all flats will have adequate sunlight to living rooms, for a non-single dwelling site, it is generally not always possible to achieve such availability of sunlight to all living rooms and the BRE Guide recognises this).*

Conclusion

1.8 The new proposed habitable rooms within the scheme will receive adequate daylight and sunlight (the latter applicable to living rooms) that meet / exceeds target criteria set-out in the BRE Guide. Therefore, the development will have suitable levels of daylight and sunlight as applicable for the proposed new dwellings.

Schroeders Begg Ltd 28.08.15

APPENDICES

APPENDIX 1 –

Table 1 : **Self-test - Average Daylight Factors**
Table 2 : **Self-test Sunlight – APSH (including winter)**

APPENDIX 2 –

Room / window reference plan

APPENDIX 1 –

Table 1 : Self-test - Average Daylight Factors

Table 1 – Self-test – Flat 1 - ADFs

Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Target Value	Pass/Fail
Ground	R1	Bedroom	W5	1.16		
				1.16	1.0	PASS
Ground	R2	Living room	W4	0.77		
			W3	1.58		
			W1	1.79		
			W2	0.63		
				4.78	1.5	PASS
Ground	R2 (open plan)	Living room/Kitchen	W4	0.46		
			W3	0.94		
			W1	1.07		
			W2	0.38		
				2.84	2.0	PASS

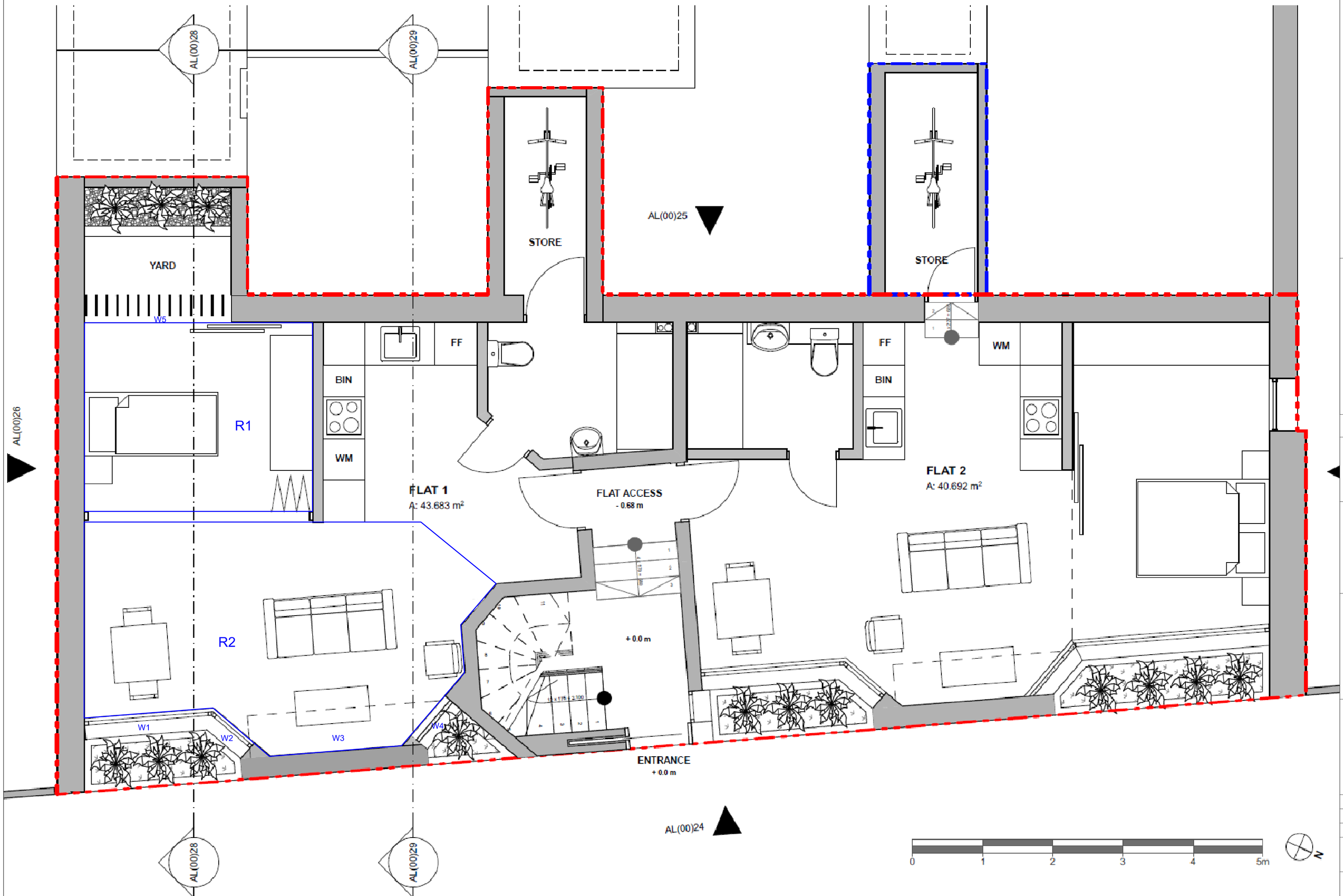
Table 2 : Self-test – Sunlight – APSH (including winter)

Table 2 – Self-test – Flat 1 - Sunlight

Floor Ref.	Window Ref.		Available Sunlight Hours Annual %	Winter %
Ground	W1	Existing	n/a	n/a
		Proposed	36	14
Ground	W2	Existing	n/a	n/a
		Proposed	29	6
Ground	W3	Existing	n/a	n/a
		Proposed	57	19
Ground	W4	Existing	n/a	n/a
		Proposed	33	15

APPENDIX 2 –

Room / window reference plan



SOURCES

REV.	NOTES	DWN	DATE

Notes:

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DRAWN	-
CHECKED	-

SCALE
NTS (A3 Sheet)

Grays Inn Road

Room/Window Map

Job No	Rev	Drawing Number
100L	A	01

Date : 200815