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35-41 NEW OXFORD STREET

LONDON WC1A

DAYLIGHT & SUNLIGHT STUDY

Ref: SG/sg/15023
Date: January 2016

CONTENTS **PAGE**

INTRODUCTION

Delva Patman Redler LLP have been instructed by Triangle investments and Development Limited to prepare a daylight and sunlight study to assess the likely impact of the proposed redevelopment of 35-41 New Oxford Street by TP Bennett Architecture on the neighbouring residential amenity adjacent to the site.

This study has been carried out in accordance with the recommendations of the Building Research Establishment Report "Site Layout Planning for Daylight & Sunlight 2011" (BRE209).

The template drawings, which are attached, illustrate the results for the daylight and sunlight assessments and identify the drawings used in these studies.

THE PROPOSAL

The development proposals include refurbishment and remodelling of some of the existing building and the extension to include new residential accommodation up to and including third floor.

POLICY / GUIDELINES

This study has been carried out in accordance with the recommendations of the Building Research Establishment report "Site Layout Planning for Daylight & Sunlight 2011". This is the recognised standard against which daylight and sunlight should be assessed.

The BRE guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the report should not be seen as a part of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In certain circumstances the developer or planning authority may wish to use alternative target values.

Whilst technical analysis can be carried out in accordance with numerical guidelines and reported factually by comparison with those guidelines, the final assessment as to whether affected dwellings are left with acceptable amounts of daylight and sunlight in an inner city context where the findings are to be interpreted in a flexible manner is a matter of subjective opinion.

METHODOLOGY

The Daylight and Sunlight assessments have been undertaken in accordance with the Building Research Establishment (BRE) guidelines "Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice".

The BRE Report advises that daylight levels should be assessed for the main habitable rooms of neighbouring residential properties. Habitable rooms in residential properties are defined as kitchens, living rooms and dining rooms. Bedrooms are less important as they are mainly occupied at night time. The report also makes reference to other property types, which may be regarded as 'sensitive receptors' such as schools, hospitals, hotels and hostels, small workshops and most offices.

Daylight

The BRE Guide states that:

> *"If, for any part of the new development, the angle from the centre of the lowest affected window to the head of the new development is more than 25^{o}, then a more detailed check is needed to find the loss of skylight to the existing buildings."*

The BRE guidelines propose several methods for calculating daylight.

The two main methods predominantly used are those involving the measurement of the total amount of skylight available (the vertical sky component (VSC)) and its distribution within the building (the No-Sky line or daylight distribution).

The VSC calculation is a general test of potential for daylight to a building, measuring the light available on the outside plane of windows.

The "No-Sky" Line divides those areas of the working plane which can receive direct skylight, from those which cannot. It provides an indication of how good the daylight distribution is within a room.

The third recognised method of assessment for daylight is the Average Daylight Factor (ADF) calculation which assesses the quality and distribution of light within a room served by a window and takes into account the VSC value, the size and number of the windows and room and the use to which the room is put. ADF assesses actual light distribution within a defined room area whereas the VSC considers potential light. British Standard 8206, Code of Practice for Daylighting recommends ADF values of 1% in bedrooms, 1.5% in living rooms and 2% in kitchens. For other uses, where it is expected that supplementary electric lighting will be used throughout the daytime, such as in offices, the ADF value should be 2%. There is no general requirement within the BRE guidelines to assess ADF values, other than for neighbouring residential buildings.

For the purposes of this report all three methods of assessment have been considered.

Sunlight

The BRE have produced sunlight templates for London, Manchester and Edinburgh indicating the Annual Probable Sunlight Hours (APSH) for these regions. The London template has been selected for this study as the London indicator template is the closest of the three available from BRE in terms of latitude.

Sunlight analysis is undertaken by measuring annual probable sunlight hours (APSH) for the main windows of rooms which face within 90^{o} of due south. The maximum number of annual probable sunlight hours for the London orientation is 1,486 hours. The BRE guidelines propose that the appropriate date for undertaking a sunlight assessment is on 21st March, being the spring equinox. Calculations of both summer and winter availability are made with the winter analysis covering the period from the 21st September to 21st March. For residential accommodation, the main requirement for sunlight is in living rooms and it is regarded as less important in bedrooms and kitchens.

Due to orientation and room use not all windows assessed for daylight qualify for sunlight assessment in accordance with BRE Guidance.

SIGNIFICANCE CRITERIA

The guidance given by BRE has been used as a basis for the criteria to assess the Development's potential effects. The BRE guidance specifies:

> *"…In special circumstances the developer or planning authority may wish to use different target values. For example, in an historic city centre a higher degree of obstruction may be unavoidable…"*

The report adds:

> *"…Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints."*

In consideration of the above, it is important to note that the Site is located in a dense urban centre that, in parts, currently experiences adverse daylight and sunlight levels. This is discussed within the 'Baseline Conditions' section of this report. Thus, in these instances the BRE guidance states that the:

> *"…guidelines should be applied sensibly and flexibly".*

Under these circumstances, the less stringent, higher BRE target percentage loss values and significance criteria may be justifiable.

In describing the significance criteria as set out below, it should be noted that they have been developed to protect residential properties, which are the most sensitive receptors.

TABLE 1: BRE DAYLIGHT GUIDANCE USED IN THE ASSESSMENT

Issue	Criteria
Neighbouring Daylight	A window may be affected if the vertical sky component **(VSC)** measured at the centre of the window is less than 27% and less than 0.8 times its former value.
	A room may be affected if the area of the working plane in a room which can receive direct skylight (No Sky Line) is reduced to less than 0.8 times its former value
	A room may be adversely affected if the average daylight factor **(ADF)** is less than 1% for a bedroom, 1.5% for a living room or 2% for a kitchen.
Neighbouring Sunlight	A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the annual probable sunlight hours including at least 5% of the annual probable sunlight hours (APSH) during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period.

BASELINE CONDITIONS

An analysis of the impact of the existing buildings (the baseline conditions) against which to compare any potential impact arising from the development has been undertaken based on Drawing 15023/SPT/801 in Appendix A.

The site is in a dense urban centre in close proximity to a number of neighbouring properties and is bounded by New Oxford Street, Museum Street and West Central Street.

The findings from the technical assessments can be seen from the results, both in graphical and tabular form, in the Technical Appendices A - B.

An analysis of the existing daylight and sunlight levels enjoyed by the neighbouring residential amenity has been undertaken in order to provide a baseline against which the impacts arising from the proposed development can be assessed.

RESULTS – COMPLETED DEVELOPMENT

DAYLIGHT – VSC

The full results of the daylight analysis are presented in Appendix B in tabular form. A summary of the results of the Vertical Sky Component (VSC) analysis on the relevant overlooking windows are presented in the Table 2 below. This identifies where habitable rooms are left with adequate light.

TABLE 2: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (VSC METHOD)

Address	Total Number of Rooms Tested	Number of Rooms Meeting BRE Guidelines for VSC	Number of Rooms Experiencing Impacts beyond BRE Guidance
43 New Oxford Street	**4**	**2**	**2**
14 West Central Street	**15**	**15**	**0**
Total	**19**	**17**	**2**

Table 2 shows that 17 of the 19 rooms assessed will fully comply with the BRE Guidelines for daylight in VSC terms.

The isolated infringements are to the first and second floor rooms within 43 New Oxford Street are to small kitchens. There is a general understanding that kitchens which are less than 13m^2 may not be regarded as a habitable space as there would be no room for a dining table and chairs to sit and dine or to carry out general tasks. The kitchens in question here is only around 7m^2 and as such could be discounted from consideration within this assessment. Therefore the materiality of these infringements is considered to be relatively modest.

DAYLIGHT – NO SKY LINE (NSL)

The full results of the daylight analysis are presented in Appendix B in tabular form. A summary of the results of the No Sky Line (NSL) analysis on the relevant overlooking windows are presented in the Table 4 below. This identifies where habitable rooms/windows are left with adequate light.

TABLE 3: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (NSL METHOD)

Address	Total Number of Rooms Tested	Number of Rooms Meeting BRE Guidelines for NSL	Number of Rooms Experiencing Impacts beyond BRE Guidance
43 New Oxford Street	**4**	**3**	**1**
14 West Central Street	**15**	**15**	**0**
Total	**19**	**18**	**1**

Table 3 shows that 18 of the 19 rooms assessed will fully comply with the BRE Guidelines for daylight in Daylight Distribution terms.

The isolated infringement is to the first floor kitchen within 43 New Oxford Street and for the same size issue highlighted above this infringement is considered to be of lower significance.

DAYLIGHT – AVERAGE DAYLIGHT FACTOR (ADF)

The full results of the daylight analysis are presented in Appendix B in tabular form. A summary of the results of the Average Daylight Factor (ADF) analysis on the relevant overlooking windows are presented in the Table 4 below. This identifies where habitable rooms/windows are left with adequate light.

TABLE 4: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (ADF METHOD)

Address	Total Number of Rooms Tested	Number of Rooms Meeting BRE Guidelines for ADF	Number of Rooms Experiencing Impacts beyond BRE Guidance
43 New Oxford Street	**4**	**3**	**1**
14 West Central Street	**15**	**15**	**0**
Total	**19**	**18**	**1**

Table 4 shows that 18 of the 19 rooms assessed will fully comply with the BRE Guidelines for daylight in in ADF terms.

Again the isolated infringement is to the first floor kitchen within 43 New Oxford Street and for the same size issue highlighted above this infringement is considered to be of lower significance.

Overall therefore the daylight analysis illustrates that despite some very isolated infringements to the BRE Guidance that generally the quality, quantity and distribution of light within the neighbouring rooms will remain BRE compliant.

INTERNAL DAYLIGHT ADEQUACY – PROPOSED SCHEME

In addition to assessment of the impact on neighbours an analysis of the internal daylight adequacy of the proposed scheme has also been undertaken.

The results of this assessment in graphical and tabular form are found within Appendix B.

A detailed analysis of all floors of the habitable rooms within the development proposals have been completed which has established that all but 3 of the rooms will fully comply with the BRE Guidelines in internal daylight adequacy terms.

In two of the three cases the infringements are to the open plan living/kitchen/diner spaces which are relatively large due to the nature of the spaces making it difficult to achieve the BRE Guidance levels in such rooms. The final infringement is to a bedroom which is generally recognised of less significance because this room type is mainly occupied at night time.

Overall therefore the analysis illustrates that despite some isolated infringements that generally the proposed habitable rooms within the proposed scheme will achieve the BRE Guidelines in internal daylight adequacy terms.

SUNLIGHT – APSH

The full results of the sunlight analysis are presented in Appendix **B** in tabular form. A summary of the results of the Annual Probable Sunlight Hours (APSH) analysis on the relevant overlooking windows are presented in the Table 6 below. This identifies where habitable rooms are left with adequate light.

TABLE 5: NUMBER OF WINDOWS EXPERIENCING SUNLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (APSH METHOD)

Address	Total Number of Windows Tested	Windows Meeting BRE Guidelines for APSH	Number of Windows Experiencing Impacts beyond BRE Guidance
43 New Oxford Street	**N/A**	**N/A**	**N/A**
14 West Central Street	**2**	**2**	**0**
Total	**2**	**2**	**0**

Table 5 illustrates that all neighbouring habitable rooms qualifying for sunlight assessment will fully comply with the BRE Guidelines in APSH terms.

Overall therefore the sunlight analysis demonstrates the quality of sunlight within the neighbouring rooms will remain BRE compliant.

CONCLUSIONS

The site is in a dense urban centre in close proximity to a number of neighbouring properties and is bounded by New Oxford Street, Museum Street and West Central Street.

To assess the potential impact of the Development on daylight and sunlight on neighbouring properties a baseline assessment was undertaken. The methods of assessment used were the Vertical Sky Component (VSC), No Sky Line (NSL) and Average Daylight Factor (ADF) for daylight and Annual Probable Sunlight Hours (APSH) for sunlight.

The daylight analysis demonstrates that, despite some relatively minor instances of infringements in terms of the VSC and NSL analysis, generally overall the quality, quantity and distribution of light will remain BRE compliant.

The sunlight analysis also demonstrates that the overall the quality of sunlight within the neighbouring rooms will remain BRE compliant.

The scheme proposals demonstrate that the quality, quantity and distribution of light within the neighbouring properties will generally remain BRE compliant with only highly localised infringements of the BRE Guidance. Where there are infringements it is considered that the daylight and sunlight effects measured are not sufficiently adverse so as to make the light in rooms within the neighbouring properties unacceptable for their purpose given the dense urban centre of the site.

Therefore the scheme proposal by TP Bennett Architecture is therefore considered to recognise and observe the intentions of the London Borough of Camden Planning Guidance and BRE Guidance 209 and should be considered to generally address the requirements of the London Borough of Camden Planning Guidance in daylight and sunlight terms.

Delva Patman Redler LLP

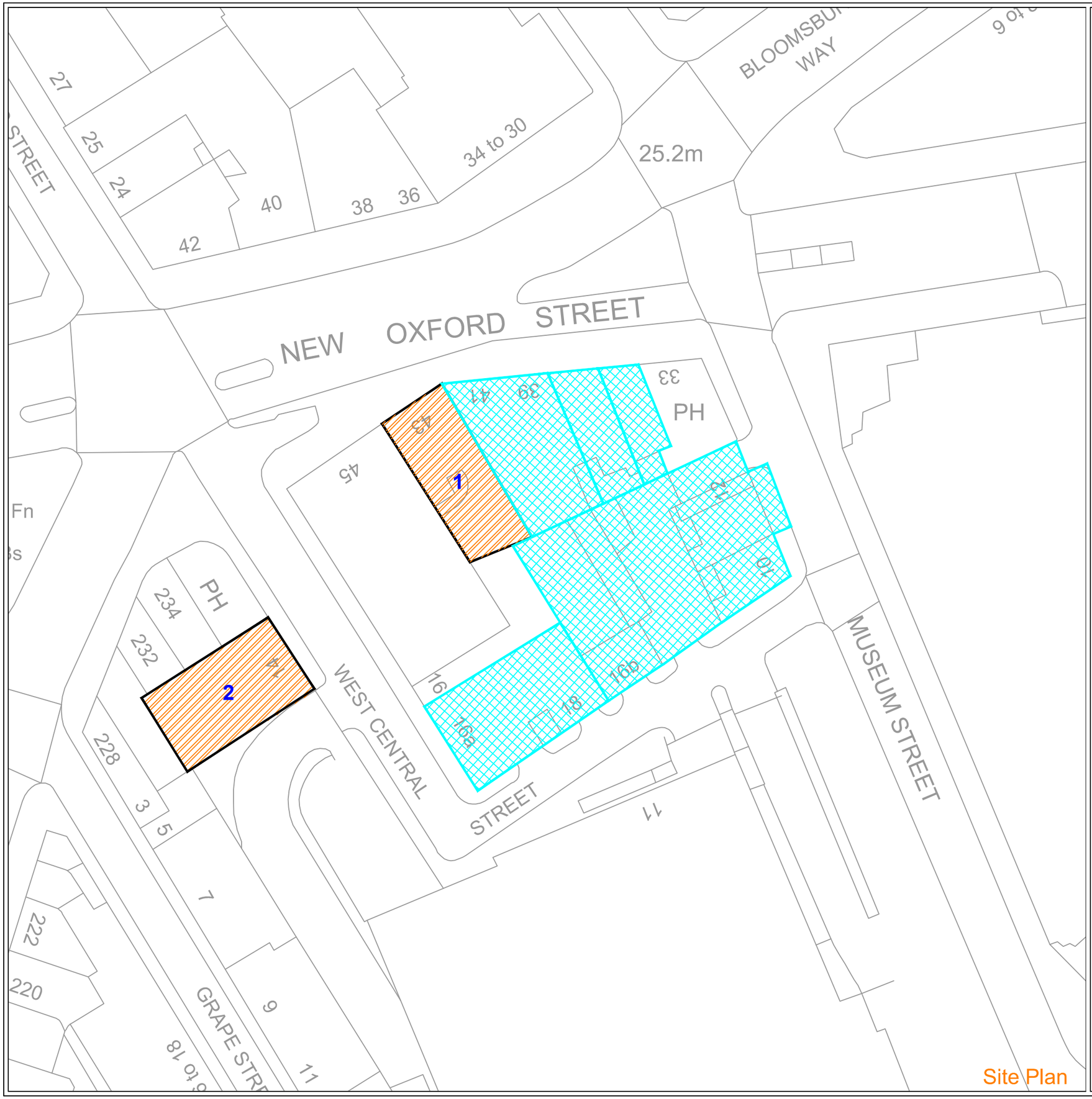
APPENDIX A

LOCATION DRAWINGS

15023/LOC/DS/800A, 802C -

803C, 809A - 813A, 814 &

15023/SPT/801/B



1: 45 New Oxford Street and 15-16 West Central Street.
Dwg No: 15023/LOC_802

2: 14 West Central Street.
Dwg No: 15023/LOC_803

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Site Boundary
Residential Buildings

SOURCE DATA

OS_Site_Tile

NOTES

All neighbouring residential properties considered for analysis.

Enter Hyperlink

REV	Description	Drawn	Ch'kd	Date
A	Scheme Amendment	VK	SG	13.01.2016

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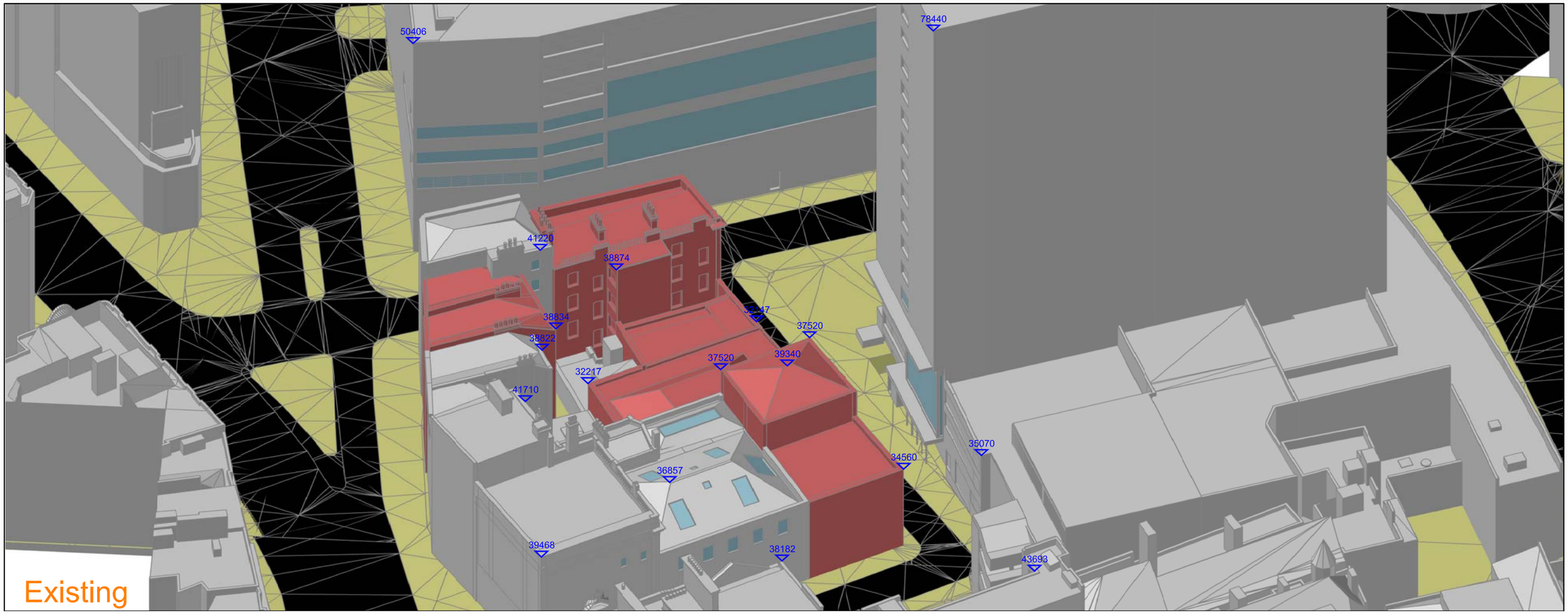
TITLE:
35-41 NEW OXFORD STREET,
LONDON, W1A 1ES.
-
-
JAN 2016 SCHEME PROPOSAL

DRAWING:
35-41 New Oxford Street.
Daylight and Sunlight Analysis
Property Location Plan.
-
-
-
-

DRAWN: VK	JOB NO: 15023
SCALE: 1:400@A3	
DATE: 05/08/2015	
DWG NO: LOC/DS/800	REV: A



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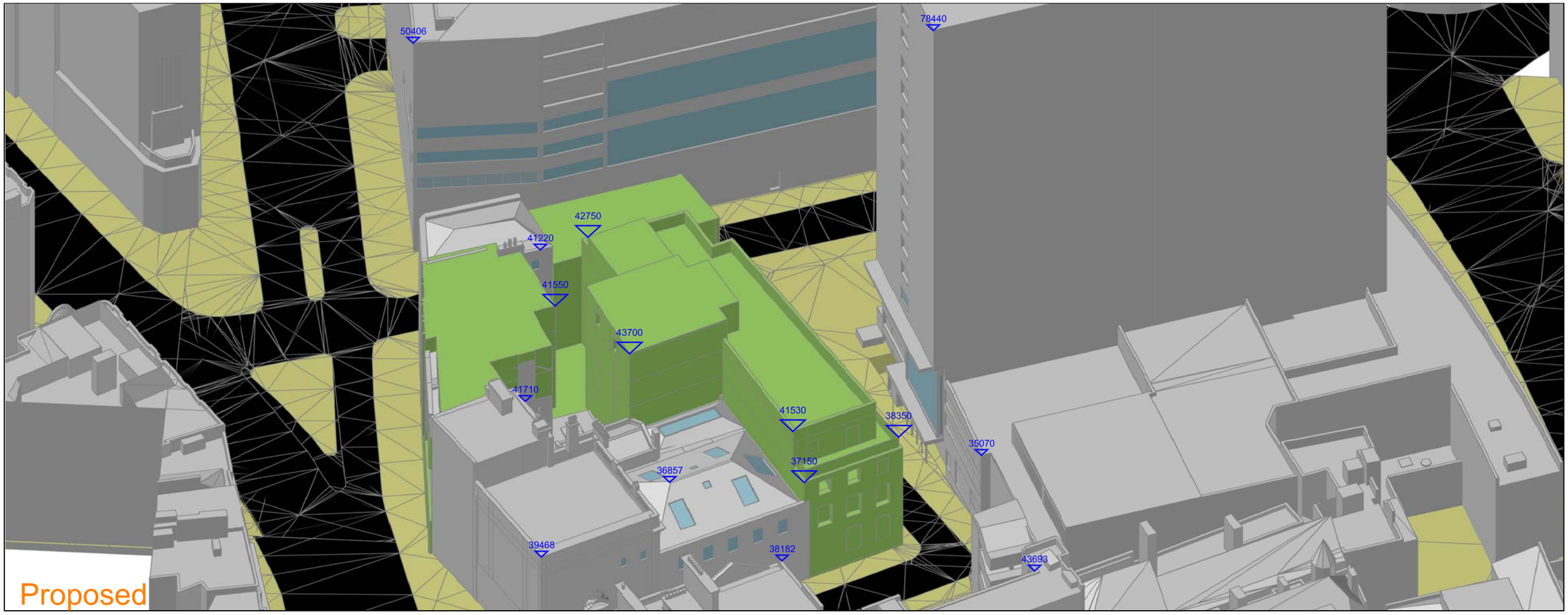

Proposed

N
Indicative

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:

Michael Gallie & Partners Surveyors:
Dwg no's: - 8129-01A - 13B

Survatec:
- 3D model: survatec-2fb87e

- Z-map model

- Site Photography (25.02.2015)

Proposed Scheme:
Tp Bennett Architecture:
Dwg no's:
- A10862B2099P5 - 2104P5, A10862B2105P1 A10862B2110P5, A10862B2200P2, A10862B2201P1, A10862B2202P3, A10862B2203P2, A10862B2300P1 - 2301P1

- Model: A10862_Massing_20151105

- 13.01.2016 Amended dwg:
  - A10862D0104P2

NOTES

All heights are measured in mm AOD.

Site Plan

Insert Hyperlink

REV	Description	Drawn	Ch'kd	Date
B	Scheme Amendment	VK	SG	13.01.2016
A	Source Info Updated,	VK	SG	20.11.2015

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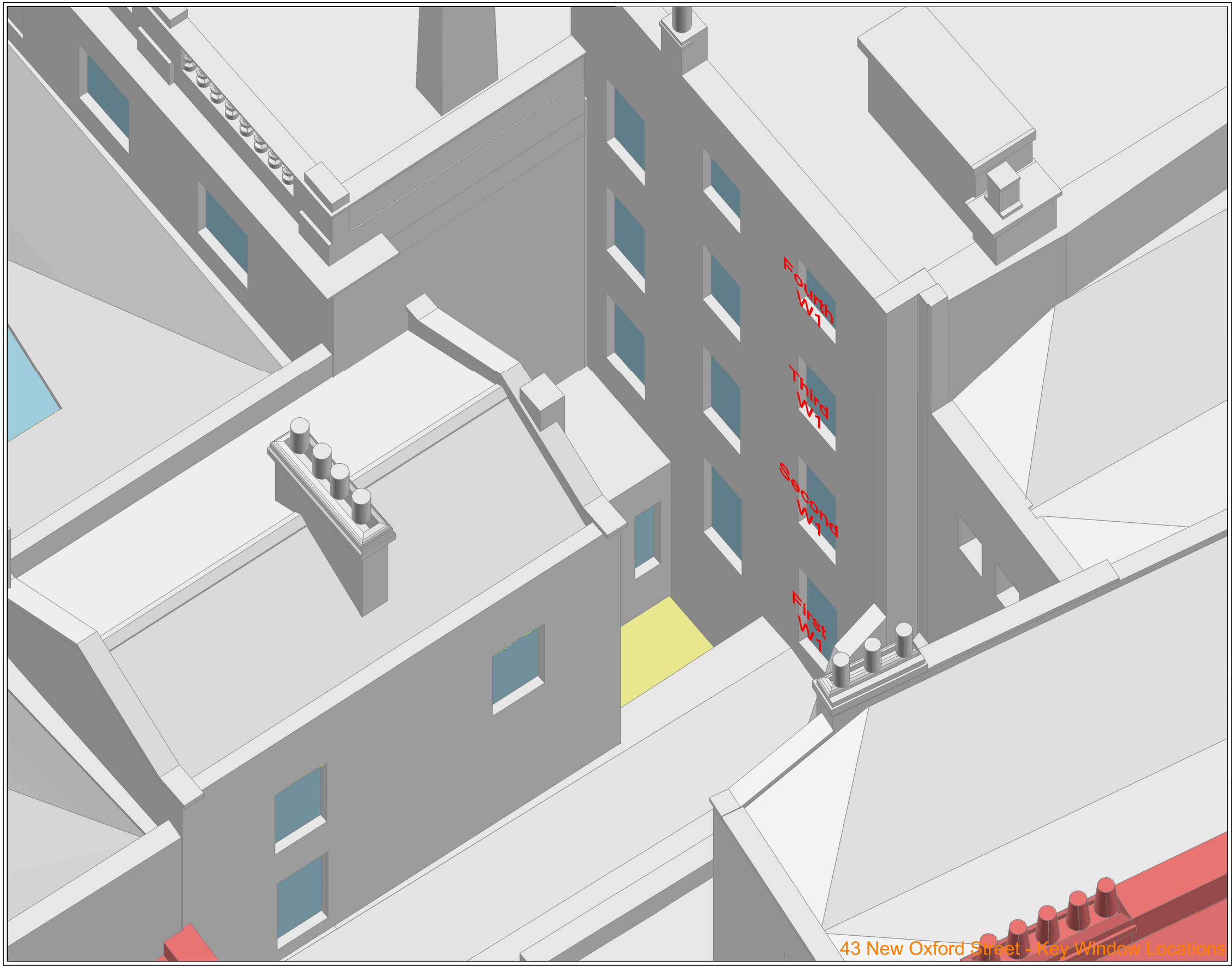
TITLE:
35-41 NEW OXFORD STREET,
LONDON, W1A 1ES.
-
-
JAN 2016 SCHEME PROPOSAL

DRAWING:
35-41 New Oxford Street.
Existing & Proposed Schemes
Key Building Heights
-
-
-
-

DRAWN: VK	JOB NO: 15023
SCALE: NTS	
DATE: 12/11/2015	

DWG NO: SPT/801

REV: B



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing
Proposed
Surrounding

W1/08 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:

Michael Gallie & Partners Surveyors:
Dwg no's: - 8129-01A - 13B

Survatec:
- 3D model: survatec-2fb87e

- Z-map model

- Site Photography (25.02.2015)

Proposed Scheme:
Tp Bennett Architecture:
Dwg no's:
- A10862B2099P5 - 2104P5, A10862B2105P1 A10862B2110P5, A10862B2200P2, A10862B2201P1, A10862B2202P3, A10862B2203P2, A10862B2300P1 - 2301P1

- Model: A10862_Massing_20151105

- 13.01.2016 Amended dwg:
  - A10862D0104P2

NOTES

Room uses and internal layouts obtained from building planning archives.

Site Plan

Insert Hyperlink

REV	Description	Drawn	Ch'kd	Date
C	Scheme Amendment	VK	SG	13/01/2016
B	Updated source information	VK	SG	20/11/2015
A	Updated source information	VK	SG	12/11/2015

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TITLE:
35-41 NEW OXFORD STREET, LONDON, W1A 1ES.
-
-
JAN 2016 SCHEME PROPOSAL

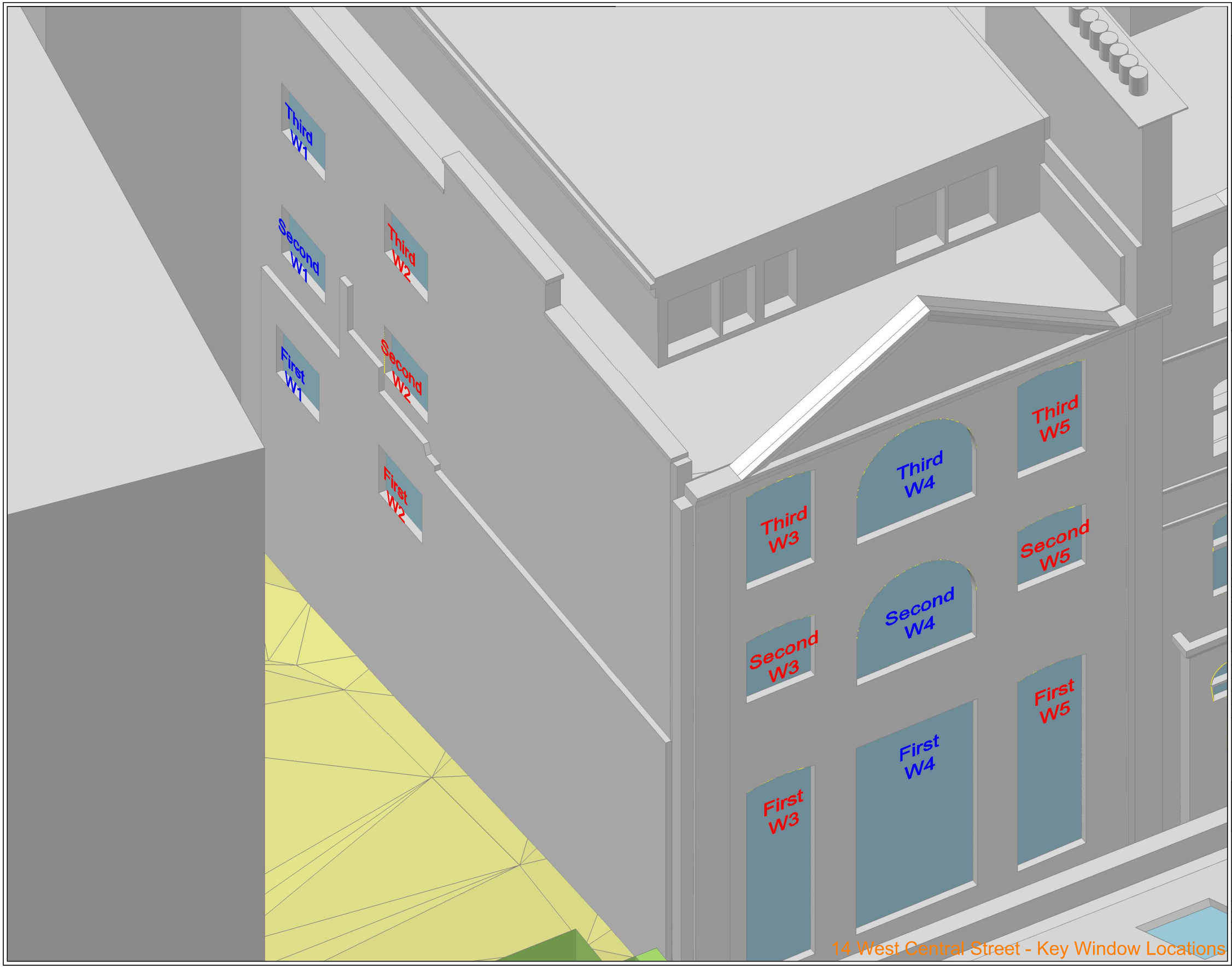
DRAWING:
43 New Oxford Street
Daylight / Sunlight Analysis
Key Window Locations
-
-
-
-

DRAWN: VK	JOB NO: 15023
SCALE: NTS	
DATE: 05/08/2015	

DWG NO: LOC/802

REV: C

43 New Oxford Street - Key Window Locations



14 West Central Street - Key Window Locations

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing
Proposed
Surrounding

W1/08 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:

Michael Gallie & Partners Surveyors:
Dwg no's: - 8129-01A - 13B

Survatec:
- 3D model: survatec-2fb87e

- Z-map model

- Site Photography (25.02.2015)

Proposed Scheme:
Tp Bennett Architecture:
Dwg no's:
- A10862B2099P5 - 2104P5, A10862B2105P1 A10862B2110P5, A10862B2200P2, A10862B2201P1, A10862B2202P3, A10862B2203P2, A10862B2300P1 - 2301P1

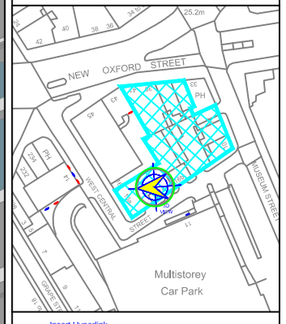
- Model: A10862_Massing_20151105

- 13.01.2016 Amended dwg:
  - A10862D0104P2

NOTES

Room uses and internal layouts obtained from building planning archives.

Site Plan



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REV	Description	Drawn	Ch'kd	Date
C	Scheme Amendment	VK	SG	13/01/2016
B	Updated source information	VK	SG	20/11/2015
A	Updated source information	VK	SG	12/11/2015

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TITLE:
35-41 NEW OXFORD STREET, LONDON, W1A 1ES.
-
-
JAN 2016 SCHEME PROPOSAL

DRAWING:
14 West Central Street.
Daylight / Sunlight Analysis
Key Window Locations
-
-
-
-

DRAWN: VK	JOB NO: 15023
SCALE: NTS	
DATE: 05/08/2015	
DWG NO: LOC/803	REV: C

APPENDIX B

DAYLIGHT & SUNLIGHT ANALYSIS

				VSC				Daylight Distribution			ADF			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	&age Diff
43 New Oxford Street	First	Kitchen/R3	W1	11.01	6.61	-40.01%	-40.01%	69.94%	51.76%	-25.99%	1.79%	1.36%	-24.15%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	Kitchen/R3	W1	17.45	13.22	-24.26%	-24.26%	93.94%	83.39%	-11.22%	2.04%	1.73%	-15.33%	N/A	N/A	N/A	N/A	N/A	N/A
	Third	Kitchen/R3	W1	24.80	21.57	-13.02%	-13.02%	94.70%	86.89%	-8.24%	2.07%	1.89%	-8.68%	N/A	N/A	N/A	N/A	N/A	N/A
	Fourth	Kitchen/R2	W1	27.49	26.23	-4.59%	-4.59%	94.13%	91.95%	-2.32%	1.68%	1.62%	-3.19%	N/A	N/A	N/A	N/A	N/A	N/A
14 West Central Street	First	Living room/R1	W1	12.85	12.84	-0.08%	-0.08%	51.05%	51.05%	0.00%	0.96%	0.96%	0.00%	19	19	0.00%	3	3	0.00%
		Bedroom/R2	W2	15.91	15.81	-0.64%	-0.64%	80.37%	79.72%	-0.81%	1.58%	1.57%	-0.35%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R3	W3	14.14	13.70	-3.13%	-3.13%	25.09%	21.38%	-14.79%	1.11%	1.08%	-2.56%	N/A	N/A	N/A	N/A	N/A	N/A
		Living room/R4	W4	13.83	13.63	-1.45%	-1.45%	21.83%	21.83%	-0.01%	1.77%	1.75%	-1.22%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R5	W5	13.40	13.31	-0.71%	-0.71%	19.89%	17.16%	-13.71%	1.18%	1.17%	-0.61%	N/A	N/A	N/A	N/A	N/A	N/A
	Second	Living room/R1	W1	14.25	14.25	0.00%	0.00%	64.96%	64.96%	0.00%	1.01%	1.01%	0.00%	20	20	0.00%	4	4	0.00%
		Bedroom/R2	W2	17.83	17.83	-0.02%	-0.02%	86.14%	86.14%	0.00%	1.69%	1.69%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R3	W3	22.92	22.24	-2.98%	-2.98%	89.07%	86.51%	-2.87%	1.71%	1.68%	-2.02%	N/A	N/A	N/A	N/A	N/A	N/A
		Living room/R4	W4	22.09	21.72	-1.64%	-1.64%	94.31%	91.57%	-2.90%	2.85%	2.82%	-1.01%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R5	W5	21.58	21.44	-0.65%	-0.65%	89.42%	87.40%	-2.26%	1.84%	1.83%	-0.45%	N/A	N/A	N/A	N/A	N/A	N/A
	Third	Living room/R1	W1	16.06	16.06	0.00%	0.00%	74.35%	74.35%	0.00%	1.09%	1.09%	0.00%	22	22	0.00%	5	5	0.00%
		Bedroom/R2	W2	20.29	20.29	-0.01%	-0.01%	90.02%	90.02%	0.00%	1.84%	1.84%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R3	W3	26.29	26.07	-0.81%	-0.81%	99.36%	99.36%	0.00%	2.70%	2.69%	-0.54%	N/A	N/A	N/A	N/A	N/A	N/A
		Living room/R4	W4	26.40	26.29	-0.40%	-0.40%	99.83%	99.83%	0.00%	4.14%	4.13%	-0.28%	N/A	N/A	N/A	N/A	N/A	N/A
		Bedroom/R5	W5	26.37	26.34	-0.12%	-0.12%	99.22%	99.22%	0.00%	3.04%	3.04%	-0.08%	N/A	N/A	N/A	N/A	N/A	N/A

Shaded Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement
in the natural lighting conditions

See Dwg No: / LOC/802-803

Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition
-	New Oxford Street	Ground	LK/R1	W1	5.98%	2.00%	Pass
-				W2			
-				W3			
-			Living Room/R2	W4	2.95%	1.50%	Pass
-		Ground Mezzanine	Bedroom/R1	W1	2.02%	1.00%	Pass
-				W2			
-				W3			
-			Bedroom/R2	W4	1.67%	1.00%	Pass
-			Bedroom/R3	W5	0.50%	1.00%	Fail
-		First	Bedroom/R1	W1	2.39%	1.00%	Pass
-			LK/R2	W2	4.68%	2.00%	Pass
-				W3			
-				W4			
-				W5			
-			Bedroom/R3	W6	1.39%	1.00%	Pass
-			LK/R4	W7	1.08%	2.00%	Fail
-			Bedroom/R5	W8	1.57%	1.00%	Pass
-			Bedroom/R6	W9	1.43%	1.00%	Pass
-			Bedroom/R7	W10	1.47%	1.00%	Pass
-			Bedroom/R8	W11	1.55%	1.00%	Pass
-			LK/R9	W12	1.64%	1.50%	Pass
-			LK/R10	W13	2.80%	2.00%	Pass
-				W14			
-				W15			
-				W16			
-			Bedroom/R11	W17	2.66%	1.00%	Pass
-				W18			
-			Bedroom/R12	W19	2.30%	1.00%	Pass
-				W20			
-			LK/R13	W21	2.14%	2.00%	Pass
-				W22			
-			Bedroom/R14	W23	1.41%	1.00%	Pass
-			LK/R15	W24	3.43%	2.00%	Pass
-				W25			
-			Bedroom/R16	W26	4.35%	1.00%	Pass
-				W27			
-		Second	Bedroom/R1	W1	2.06%	1.00%	Pass
-			LK/R2	W2	3.89%	2.00%	Pass
-				W3			
-				W4			
-				W5			
-			Bedroom/R3	W6	1.45%	1.00%	Pass
-			LK/R4	W7	1.32%	2.00%	Fail
-			Bedroom/R5	W8	1.05%	1.00%	Pass
-			LK/R6	W9	1.77%	1.50%	Pass
-				W10			
-			Bedroom/R7	W11	2.02%	1.00%	Pass
-				W12			
-			Bedroom/R8	W13	1.23%	1.00%	Pass

Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition
-	New Oxford Street	Second	LK/R9	W14	2.39%	2.00%	Pass
-				W15			
-				W16			
-				W17			
-			Bedroom/R10	W18	2.35%	1.00%	Pass
-				W19			
-			Bedroom/R11	W20	2.02%	1.00%	Pass
-				W21			
-			LK/R12	W22	2.98%	2.00%	Pass
-				W23			
-			Bedroom/R13	W24	1.92%	1.00%	Pass
-			LK/R14	W25	3.12%	2.00%	Pass
-				W26			
-			Bedroom/R15	W27	4.00%	1.00%	Pass
-				W28			
-		Third	LK/R1	W1	3.44%	2.00%	Pass
-				W2			
-				W3			
-			Bedroom/R2	W4	1.62%	1.00%	Pass
-			Bedroom/R3	W5	1.47%	1.00%	Pass
-			LK/R4	W6	1.59%	1.50%	Pass
-				W7			
-			Bedroom/R5	W8	2.80%	1.00%	Pass
-				W9			
-			Bedroom/R6	W10	3.21%	1.00%	Pass
-			LK/R7	W11	2.11%	2.00%	Pass
-				W12			
-				W13			
-				W14			
-			Bedroom/R8	W15	2.11%	1.00%	Pass
-				W16			
-			Bedroom/R9	W17	1.81%	1.00%	Pass
-				W18			
-			Bedroom/R10	W19	5.51%	1.00%	Pass
-				W20			
-			Bedroom/R11	W21	2.29%	1.00%	Pass
-			LK/R12	W24	2.78%	2.00%	Pass
-				W25			
-			Bedroom/R13	W26	3.58%	1.00%	Pass
-				W27			
-			Bedroom/R14	W28	2.16%	1.00%	Pass
-			LK/R15	W22	3.81%	2.00%	Pass
-				W29			
-				W30			
-				W31			
-			Bedroom/R16	W23	1.02%	1.00%	Pass
-		Fourth	LK/R1	W1	3.66%	2.00%	Pass
-			Bedroom/R2	W3	7.81%	1.00%	Pass
-				W4			

Shaded Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement
in the natural lighting conditions

See Dwg No: / LOC_809-814

Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition
-	New Oxford Street	Fourth	LK/R3	W6	2.28%	2.00%	Pass
-				W7			
-				W8			
-				W9			
-			Bedroom/R4	W10	1.96%	1.00%	Pass
-			Bedroom/R5	W11	2.58%	1.00%	Pass
-				W12			
-				W13			
-			Bedroom/R6	W5	1.22%	1.00%	Pass

Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition

Ground Floor Plan

N
Indicative

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing	W1/09 Window Tested Daylight only
Proposed	W1/08 Window Tested Daylight & Sunlight
Surrounding	

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:

Michael Gallie & Partners Surveyors:
Dwg no's:
- 8129-01A - 13B

Survatec:
- 3D model: survatec-2fb87e

- Z-map model

- Site Photography (25.02.2015)

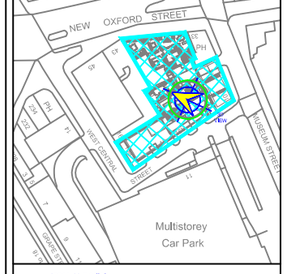
Proposed Scheme:
Tp Bennett Architecture:
Dwg no's:
- A10862B2099P5 - 2104P5
- A10862B2105P1
- A10862B2110P5
- A10862B2200P2
- A10862B2201P1
- A10862B2202P3
- A10862B2203P2
- A10862B2300P1 - 2301P1

- 13.01.2016 Amended dwg:
- A10862D0104P2

NOTES

Cross Hatched Rooms do not comply with BS 8206-2:2008.

Site Plan



Insert Hyperlink

REV	Description	Drawn	Ch'kd	Date
A	Scheme Amendment	VK	SG	13.01.2016

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA

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info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

TITLE:
35-41 NEW OXFORD STREET, LONDON, W1A 1ES.
-
-
JAN 2016 SCHEME PROPOSAL

DRAWING:
New Oxford Street
Self-Test Analysis
Key Window Locations
-
-
-
-

DRAWN: VK	JOB NO: 15023
SCALE: 1:200@A3	
DATE: 20/11/2015	
DWG NO: LOC/809	REV: A

Ground Mezzanine Plan

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

W1/08 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:

Michael Gallie & Partners Surveyors:
Dwg no's:
- 8129-01A - 13B

Survatec:
- 3D model: survatec-2fb87e

- Z-map model

- Site Photography (25.02.2015)

Proposed Scheme:
Tp Bennett Architecture:
Dwg no's:
- A10862B2099P5 - 2104P5
- A10862B2105P1
- A10862B2110P5
- A10862B2200P2
- A10862B2201P1
- A10862B2202P3
- A10862B2203P2
- A10862B2300P1 - 2301P1

- 13.01.2016 Amended dwg:
- A10862D0104P2

NOTES

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Site Plan

Insert Hyperlink

REV	Description	Drawn	Ch'kd	Date
A	Scheme Amendment	VK	SG	13.01.2016

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TITLE:
35-41 NEW OXFORD STREET, LONDON, W1A 1ES.
-
-
JAN 2016 SCHEME PROPOSAL

DRAWING:
New Oxford Street
Self-Test Analysis
Key Window Locations
-
-
-
-

DRAWN:	VK	JOB NO:	15023
SCALE:	1:200@A3		
DATE:	20/11/2015		
DWG NO:	LOC/810	REV:	A

First Floor Plan

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing
Proposed
Surrounding

W1/09 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:

Michael Gallie & Partners Surveyors:
Dwg no's:
- 8129-01A - 13B

Survatec:
- 3D model: survatec-2fb87e

- Z-map model

- Site Photography (25.02.2015)

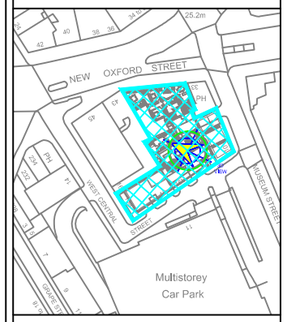
Proposed Scheme:
Tp Bennett Architecture:
Dwg no's:
- A10862B2099P5 - 2104P5
- A10862B2105P1
- A10862B2110P5
- A10862B2200P2
- A10862B2201P1
- A10862B2202P3
- A10862B2203P2
- A10862B2300P1 - 2301P1

- 13.01.2016 Amended dwg:
- A10862D0104P2

NOTES

Cross Hatched Rooms do not comply with BS 8206-2:2008.

Site Plan



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REV	Description	Drawn	Ch'kd	Date
A	Scheme Amendment	VK	SG	13.01.2016

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TITLE:
35-41 NEW OXFORD STREET, LONDON, W1A 1ES.
-
-
JAN 2016 SCHEME PROPOSAL

DRAWING:
New Oxford Street
Self-Test Analysis
Key Window Locations
-
-
-
-

DRAWN:	VK
SCALE:	1:200@A3
DATE:	20/11/2015

JOB NO: 15023

DWG NO: LOC/811

REV: A

Second Floor Plan

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

W1/09 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:

Michael Gallie & Partners Surveyors:
Dwg no's:
- 8129-01A - 13B

Survatec:
- 3D model: survatec-2fb87e

- Z-map model

- Site Photography (25.02.2015)

Proposed Scheme:
Tp Bennett Architecture:
Dwg no's:
- A10862B2099P5 - 2104P5
- A10862B2105P1
- A10862B2110P5
- A10862B2200P2
- A10862B2201P1
- A10862B2202P3
- A10862B2203P2
- A10862B2300P1 - 2301P1

- 13.01.2016 Amended dwg:
- A10862D0104P2

NOTES

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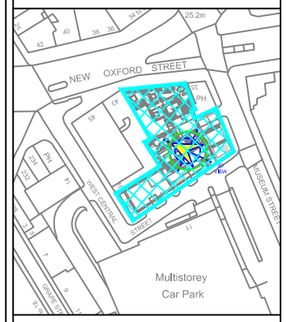
Site Plan



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REV	Description	Drawn	Ch'kd	Date
A	Scheme Amendment	VK	SG	13.01.2016

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London EC1N 2HA

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TITLE:
35-41 NEW OXFORD STREET, LONDON, W1A 1ES.
-
-
JAN 2016 SCHEME PROPOSAL

DRAWING:
New Oxford Street
Self-Test Analysis
Key Window Locations
-
-
-
-

DRAWN:	VK
SCALE:	1:200@A3
DATE:	20/11/2015

JOB NO: 15023

DWG NO: LOC/812

REV: A

Third Floor Plan

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing
Proposed
Surrounding

W1/09 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:

Michael Gallie & Partners Surveyors:
Dwg no's:
- 8129-01A - 13B

Survatec:
- 3D model: survatec-2fb87e

- Z-map model

- Site Photography (25.02.2015)

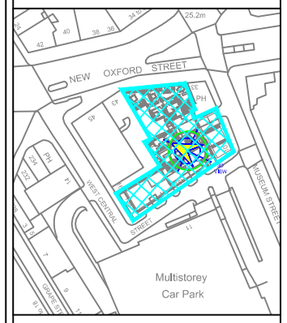
Proposed Scheme:
Tp Bennett Architecture:
Dwg no's:
- A10862B2099P5 - 2104P5
- A10862B2105P1
- A10862B2110P5
- A10862B2200P2
- A10862B2201P1
- A10862B2202P3
- A10862B2203P2
- A10862B2300P1 - 2301P1

- 13.01.2016 Amended dwg:
- A10862D0104P2

NOTES

Cross Hatched Rooms do not comply with BS 8206-2:2008.

Site Plan



Insert Hyperlink

REV	Description	Drawn	Ch'kd	Date
A	Scheme Amendment	VK	SG	13.01.2016

DELVA PATMAN REDLER
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Thavies Inn House
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TITLE:
35-41 NEW OXFORD STREET, LONDON, W1A 1ES.
-
-
JAN 2016 SCHEME PROPOSAL

DRAWING:
New Oxford Street
Self-Test Analysis
Key Window Locations
-
-
-
-

DRAWN:	VK
SCALE:	1:200@A3
DATE:	12/11/2015

JOB NO: 15023

DWG NO: LOC/813

REV: A

Fourth Floor Plan

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing
Proposed
Surrounding

W1/09 Window Tested Daylight only

W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:

Michael Gallie & Partners Surveyors:
Dwg no's:
- 8129-01A - 13B

Survatec:
- 3D model: survatec-2fb87e

- Z-map model

- Site Photography (25.02.2015)

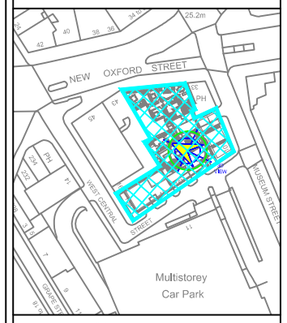
Proposed Scheme:
Tp Bennett Architecture:
Dwg no's:
- A10862B2099P5 - 2104P5
- A10862B2105P1
- A10862B2110P5
- A10862B2200P2
- A10862B2201P1
- A10862B2202P3
- A10862B2203P2
- A10862B2300P1 - 2301P1

- 13.01.2016 Amended dwg:
- A10862D0104P2

NOTES

Cross Hatched Rooms do not comply with BS 8206-2:2008.

Site Plan



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REV	Description	Drawn	Ch'kd	Date

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TITLE:
35-41 NEW OXFORD STREET, LONDON, W1A 1ES.
-
-
JAN 2016 SCHEME PROPOSAL

DRAWING:
New Oxford Street
Self-Test Analysis
Key Window Locations
-
-
-
-

DRAWN: VK	JOB NO: 15023
SCALE: 1:200@A3	
DATE: 13/01/2015	

DWG NO: LOC/814

REV: -