

Daylight and Sunlight Report

GMS Estates Limited

Kingsway House
103 Kingsway
London
WC2B 6QX

13 May 2016

Prepared by

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Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originator and approved by a Business Director.

DATE

13/05/2016

ORIGINATOR

Peter Spence
Senior Surveyor



APPROVED

Paul Smith
Development Director



Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INSTRUCTIONS AND BRIEF

- 1.1 In accordance with your instructions, we have undertaken technical analysis of the effect the proposed development of Kingsway House, 103 Kingsway, London WC2B 6QX ('the Development') will have on the daylight and sunlight amenity to the neighbouring residential properties.
- 1.2 We have received the following documents and used them in preparing this report:
- 2D and 3D survey information from Emrys architects received 17 March 2016
 - Proposed scheme from Emrys received 17 March 2016
- 1.3 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the effect of the proposed development on the daylight and sunlight levels received by the neighbouring buildings using our bespoke software. Our assessment is based on a visual inspection, the information detailed above and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

2 PLANNING POLICY

- 2.1 Camden Council's Local Development Framework – Camden Development Policies 2010-2025 adopted on 8th November 2010 states in Policy DP26:

"DP26 – Managing the impact of development on occupiers and neighbours

The council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;*
- b) overshadowing and outlook;*
- c) sunlight, daylight and artificial light levels"*

- 2.2 Paragraph 26.3 states :

"A development's impact on visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance from artificial light can be influenced by its design and layout, the distance between properties, the vertical levels of onlookers or occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme to prevent potential negative impacts of the development on occupiers and neighbours. To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards

recommended in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice.”

3 BRE REPORT “SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE” SECOND EDITION (2011) (‘THE REPORT’)

3.1 Principles

3.1.1 The Second Edition of the Report replaces the 1991 document of the same name with effect from October 2011.

3.1.2 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with “special circumstances” for example “in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.” This is amplified by the following extracts from the introduction (P1, para. 6) and Section 2.2:

“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 designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design...” (P1, para. 1.6)

“In special circumstances the Developer or Planning Authority may wish to use different target values.” (P1, para. 1.6)

“Note that numerical values given here are purely advisory. Different criteria may be used, based upon 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”. (P7 para. 2.2.3)

3.1.3 The examples given in the Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

3.2 Daylight

3.2.1 In summary, the BRE Report states that:

“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- the vertical sky component [‘VSC’] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; or*
- the area of the working plane (0.85m above floor level in residential properties) in a room which can receive direct skylight is reduced to less than 0.8 times its former value.*

The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include, schools, hospitals, hotels and hostels, small workshops and some offices.”

3.2.2 Further guidance has been provided in the Second Edition of the report in relation to existing windows with balconies:

“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.” (2.2.11)

A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.” (2.2.12)

3.3 Sunlight

3.3.1 The BRE Report advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the report states:

“If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*
- *receives less than 0.8 times its former sunlight hours during either period and*
- *has a reduction in sunlight over the whole year greater than 4% of annual probable sunlight hours”*

3.3.2 The report also states that:

“...It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within ninety-degrees of due south anyway.” (3.2.3)

4 ASSESSMENT OF SURROUNDING PROPERTIES

4.1 We have analysed the effect of the proposed development on the daylight and sunlight amenity to the properties detailed below. These properties are the only residential buildings that could be affected by the proposed development as all other adjacent buildings will pass the preliminary 25-degree line test recommended by the BRE Report. The BRE states :

“The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices”

We believe the Church of Saint Anselm and Saint Cecilia and Kingsway Hall Hotel would have a reasonable expectation of daylight and we have therefore assessed these properties.

4.2 The location of the tested properties and window references are shown on the drawings appended to this report; the results are also included in the appendices in the relevant spread sheets.

4.3 We set-out below the results of our daylight and sunlight assessment for each property:

4.4 Church of Saint Anselm and Saint Cecilia, Kingsway

4.4.1 This church is located to the east of the Development. We have gained access to the church and the ground floor glazed doors serve as the entrance area of the church and the stained glass windows above serve the nave of the church.



4.4.2 As can be seen from the VSC and APSH results spreadsheets, these windows will see little or no change to their existing values and will fully comply with the BRE Report guidelines for daylight and sunlight amenity.

4.5 Kingsway Hall Hotel, Great Queen Street

4.5.1 This hotel is located to the south of the Development. Floor plans were obtained from Camden Council's online planning database (2015/0670/P) and internal layouts and room uses have been based on these.



4.5.2 The windows overlooking the Development will fully comply with the BRE Report guidelines for daylight using the VSC test. With regards to sunlight amenity, all of the windows overlooking the Development are facing within 90 degrees of due north and in line with the BRE Report guidance, do not need to be analysed as north facing windows have little or no expectation of sunlight access.

4.5.3 As we have internal layouts for this property, we have also carried out a further assessment using the Daylight Distribution (DD) test. The results show that all of the rooms would meet the recommended BRE Report guidance by retaining in excess of 0.8 times their existing values.

4.6 Great Queen Street

4.6.1 This building is to the west of the Development and has flats at first to third floors with windows to a rear lightwell that face towards the Development. Floor plans were obtained from Camden Council's online planning database (2007/5593/P) and internal layouts and room uses have been based on these.



4.6.2 Daylight and sunlight analysis shows that all rooms and windows will fully comply with the BRE Report guidance.

4.7 6 Great Queen Street

4.7.1 This building to the west of the Development has a maisonette flat at second and third floor with windows to a rear that face towards the Development. Floor plans were obtained from Camden Council's online planning database (P9602517) and internal layouts and room uses have been based on these.



4.7.2 Daylight and sunlight analysis shows that all rooms and windows will fully comply with the BRE Report guidance.

4.8 58 Parker Street

4.8.1 This building to the west of the Development has flats at first to fourth floors with windows to the rear that diagonally overlook the Development. Floor plans were obtained from Camden Council's online planning database (PS9704261) and internal layouts and room uses have been based on these.



4.8.2 Daylight and sunlight analysis shows that all rooms and windows will fully comply with the BRE Report guidance.

4.9 Parker Tower, 43-49 Parker Street

4.9.1 This building is to the north west of the Development. Planning consent has been granted to convert this building into flats and we have obtained proposed plans from Camden Council's online planning database (2015/2988/P) and internal layouts and room uses have been based on these.



4.9.2 These windows will fully comply with the BRE guidelines for daylight and sunlight amenity using the VSC and APSH tests.

4.10 The DD test results show that all of the rooms would meet the recommended guidance of retaining in excess of 0.8 times their existing values.

5 **CONCLUSION**

5.1 Effect on surrounding residential properties

5.1.1 Our analysis demonstrates that the proposed development of Kingsway House would have little or no effect on the daylight and sunlight amenity received to the neighbouring properties when assessed in accordance with the guidelines given in Camden's adopted Local Development Framework and more specifically, with the guidelines set-out in BRE Report.

APPENDIX A
DRAWINGS

INFORMATION USED IN ANALYSIS:
 2D and 3D Survey from EMRYS Architects received 17/03/2016
 EMRYS Architects
 Proposed Scheme received 17/03/2016

- PLAN KEY:**
- Surrounding Buildings and Structures
 - Analysed Buildings
 - Existing Building on Site
 - Consented Building on site

SITE KEY:

PROJECT:
 Kingsway House
 London, WC2B 6QX

CLIENT:
 GMS Estates

DRAWING TITLE:
 Existing Site Plan

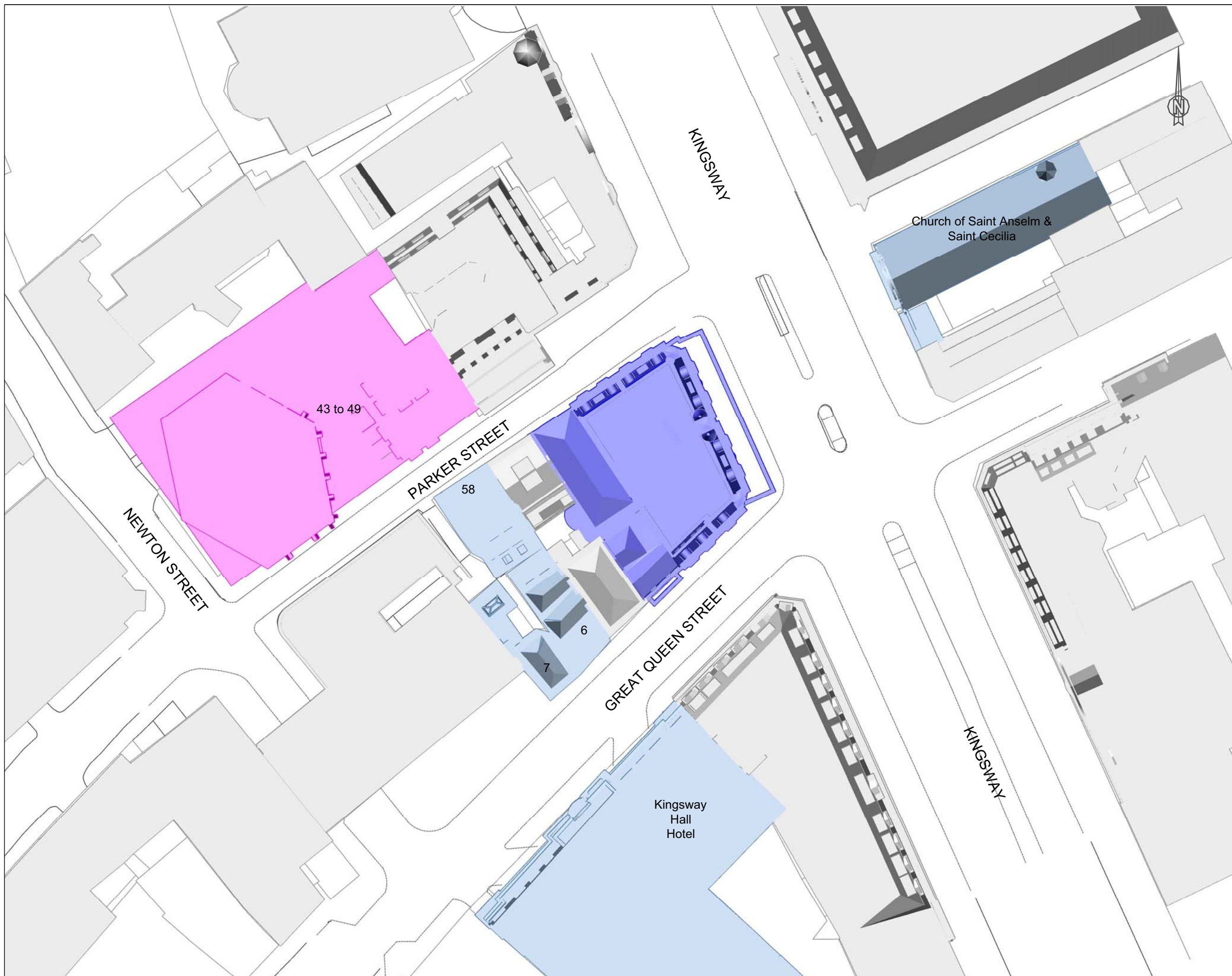
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INFORMATION USED IN ANALYSIS:
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EMRYS Architects

Proposed Scheme received 17/03/2016

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Existing Building on Site
- Consented Building on site

SITE KEY:

PROJECT:

Kingsway House
 London, WC2B 6QX

CLIENT:

GMS Estates

DRAWING TITLE:

Existing 3D Views

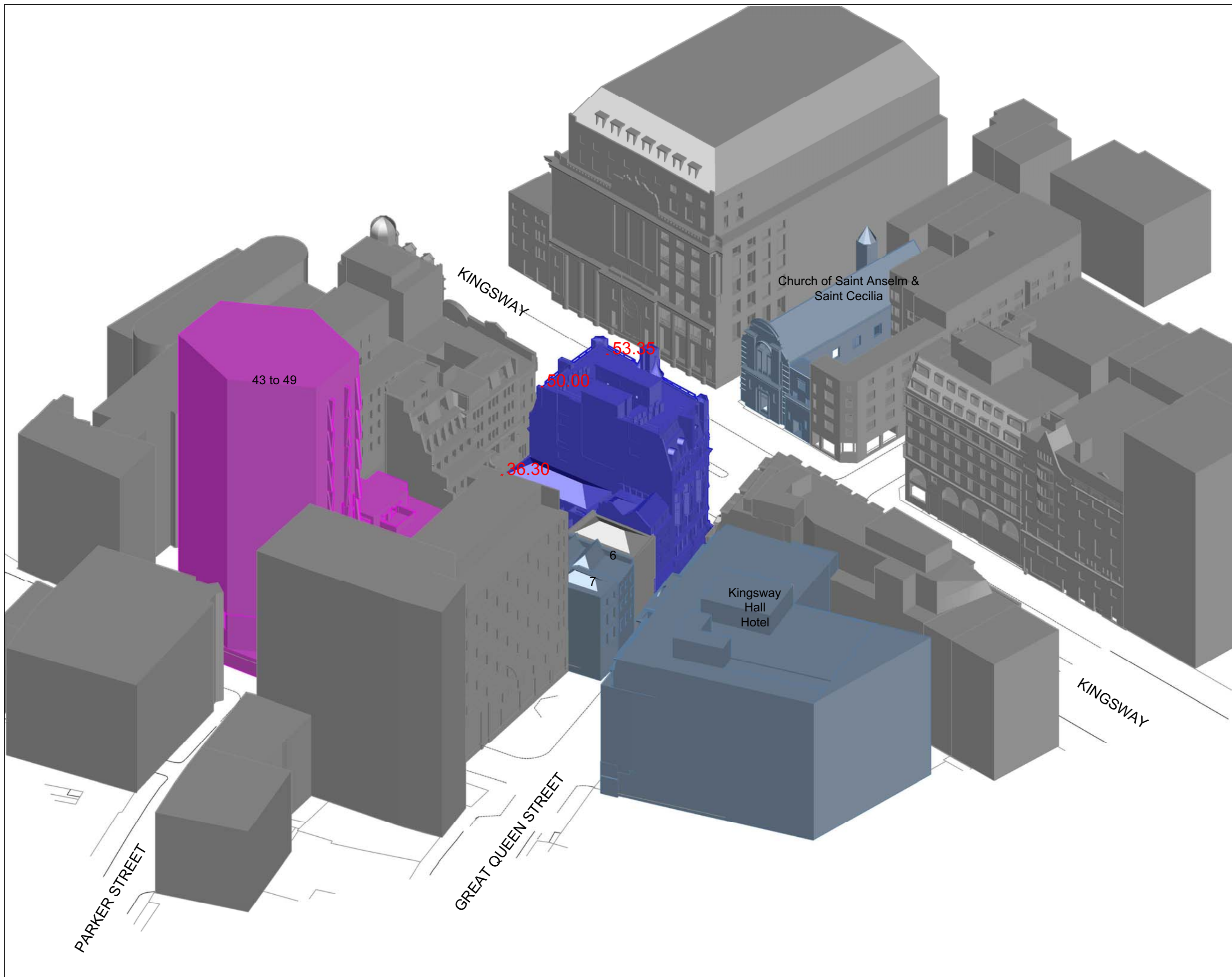
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- Surrounding Buildings and Structures
- Analysed Buildings
- Existing Building on Site
- Consented Building on site

SITE KEY:

PROJECT:

Kingsway House
 London, WC2B 6QX

CLIENT:

GMS Estates

DRAWING TITLE:

Existing 3D Views

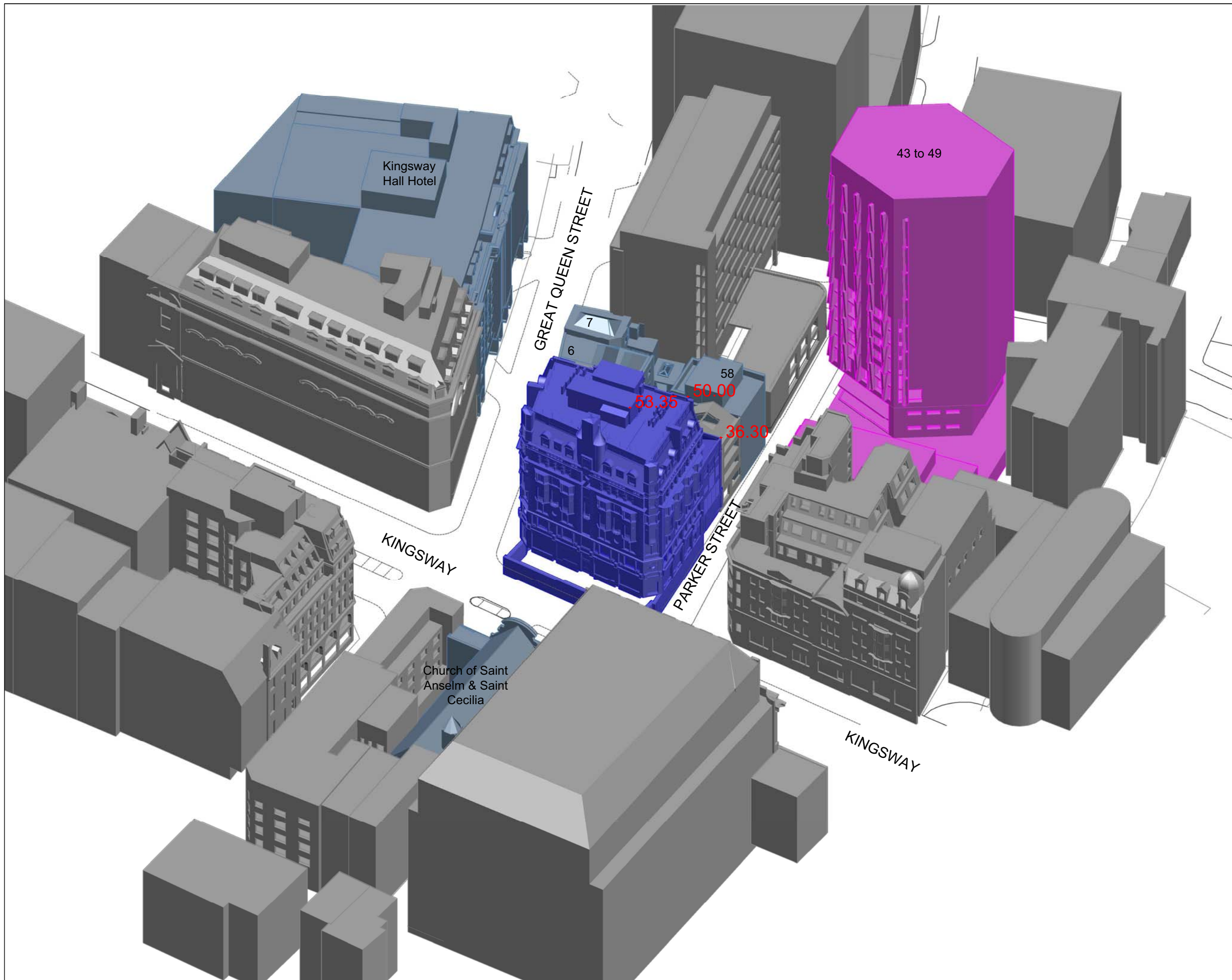
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- Proposed Building on Site
- Consented Building on site

SITE KEY:

PROJECT:
Kingsway House
London, WC2B 6QX

CLIENT:
GMS Estates

DRAWING TITLE:
Proposed Site Plan

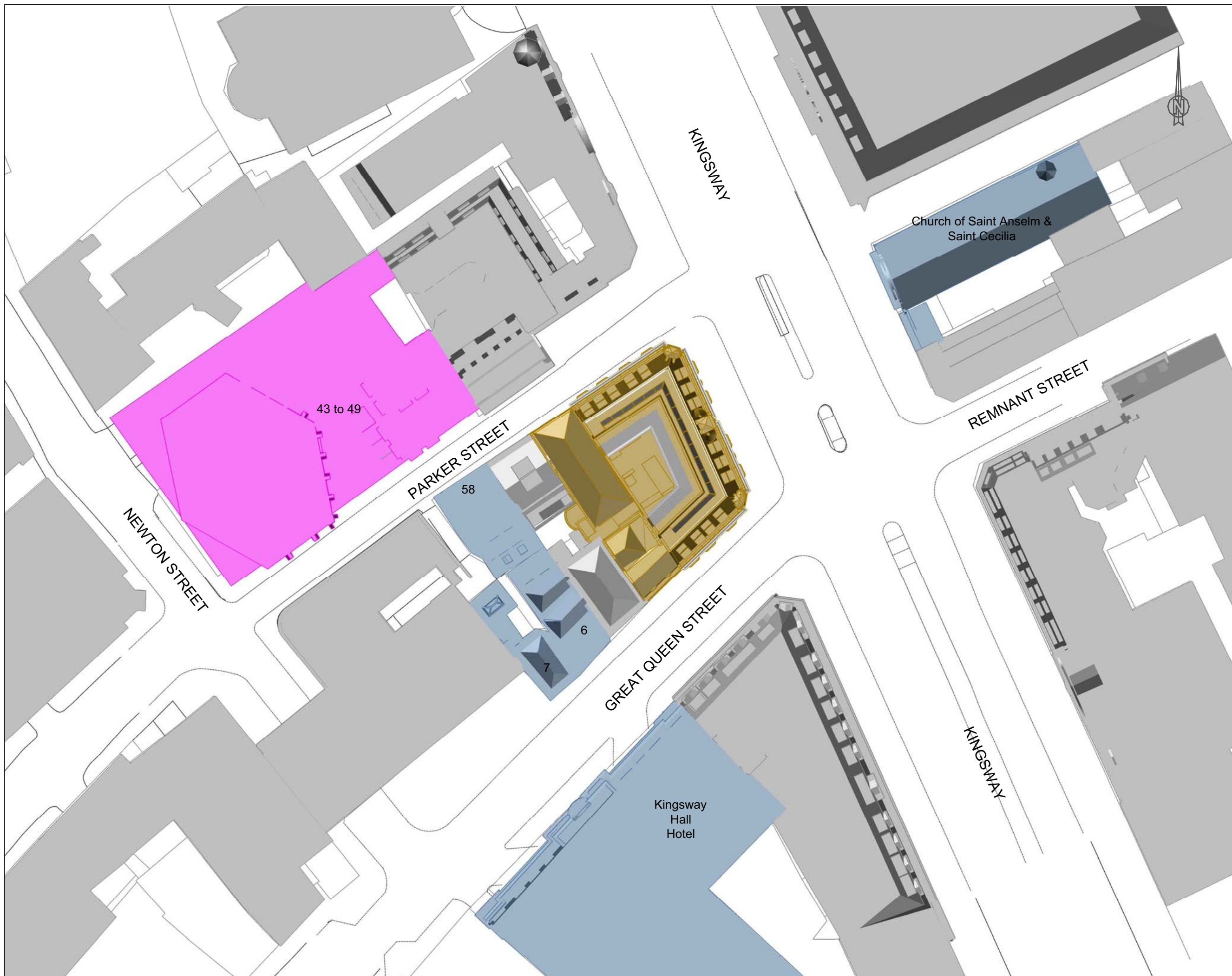
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EMRYS Architects

Proposed Scheme received 17/03/2016

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Proposed Building on Site
- Consented Building on site

SITE KEY:

PROJECT:

Kingsway House
London, WC2B 6QX

CLIENT:

GMS Estates

DRAWING TITLE:

Proposed 3D Views

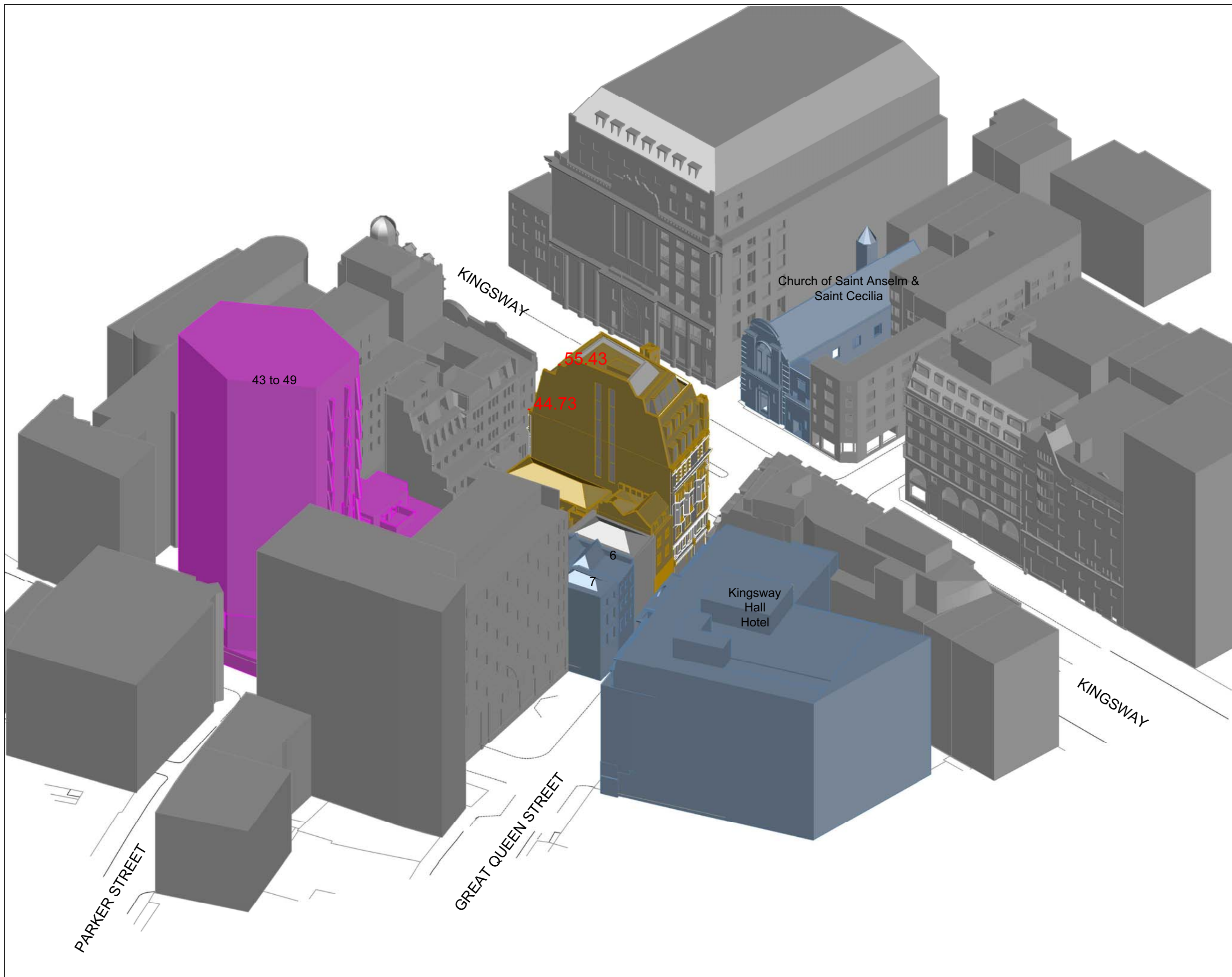
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Proposed Scheme received 17/03/2016

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- Proposed Building on Site
- Consented Building on site

SITE KEY:

PROJECT:

Kingsway House
 London, WC2B 6QX

CLIENT:

GMS Estates

DRAWING TITLE:

Proposed 3D Views

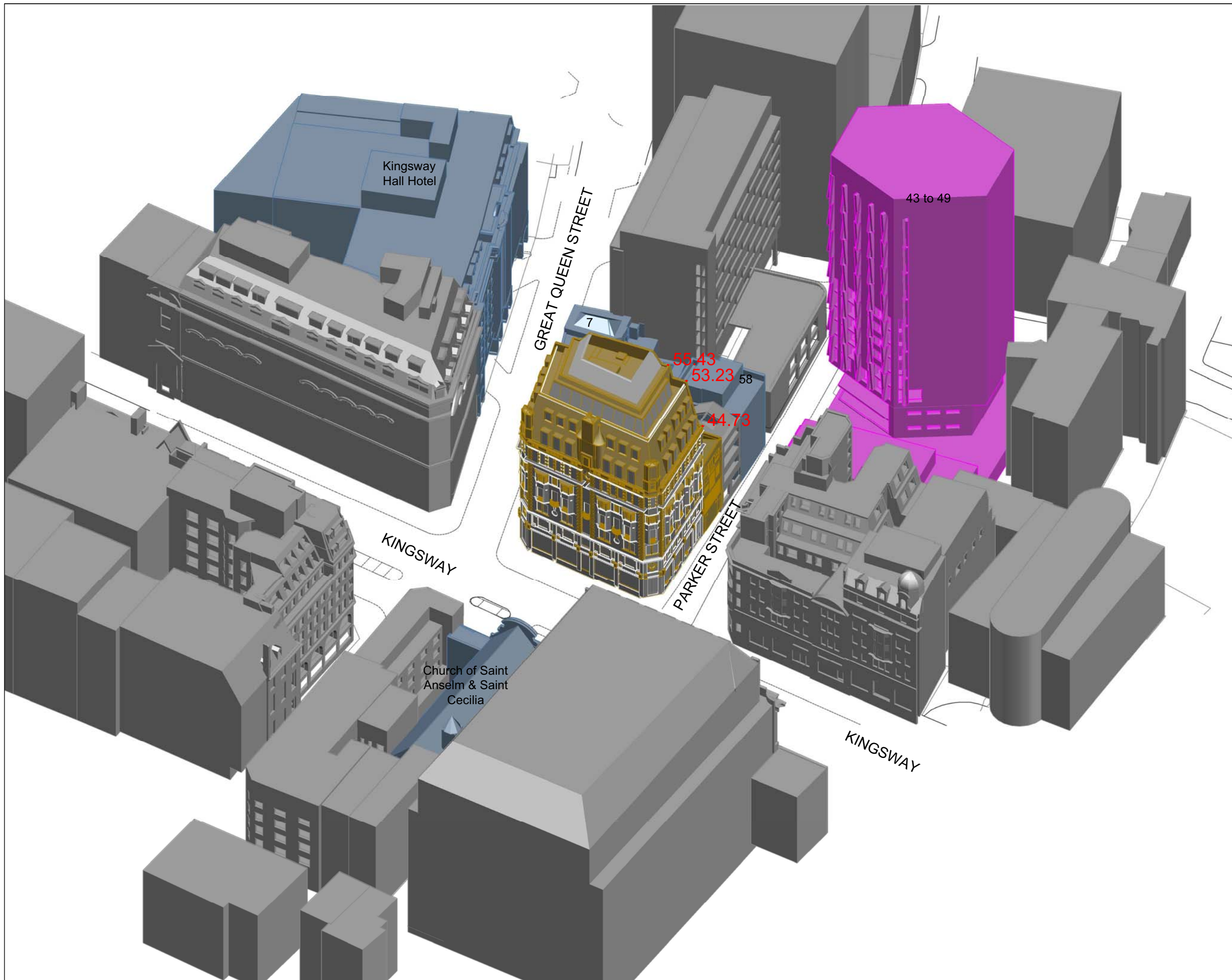
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



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EMRYS Architects
Proposed Scheme received 17/03/2016

PLAN KEY:

-  Surrounding Buildings and Structures
-  Room Layout
-  Existing Contour
-  Proposed Contour
-  Area of Loss/Gain



PROJECT:
Kingsway House
London, WC2B 6QX

CLIENT:
GMS Estates

DRAWING TITLE:
Daylight Distribution Contours
Kingsway Hall Hotel

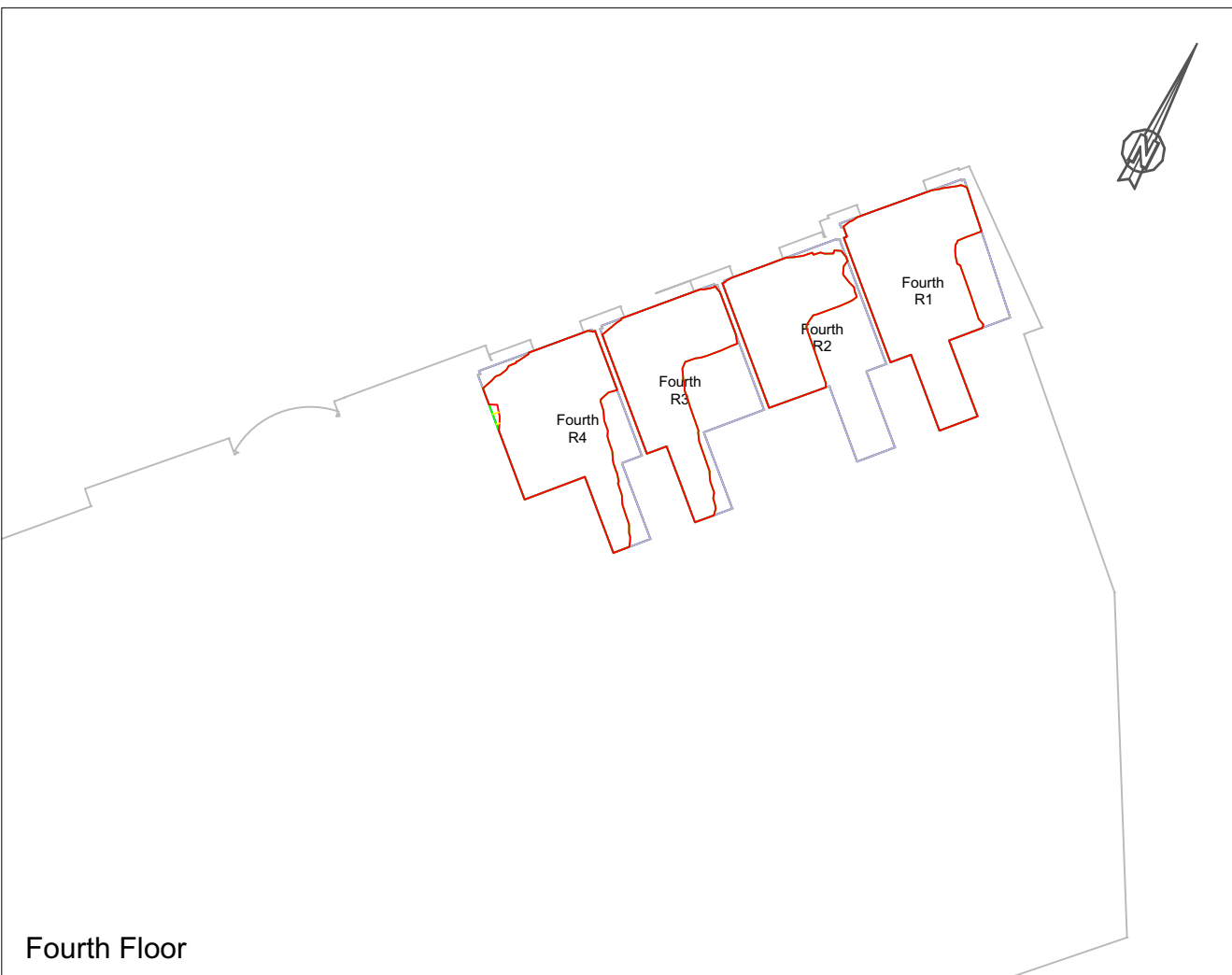
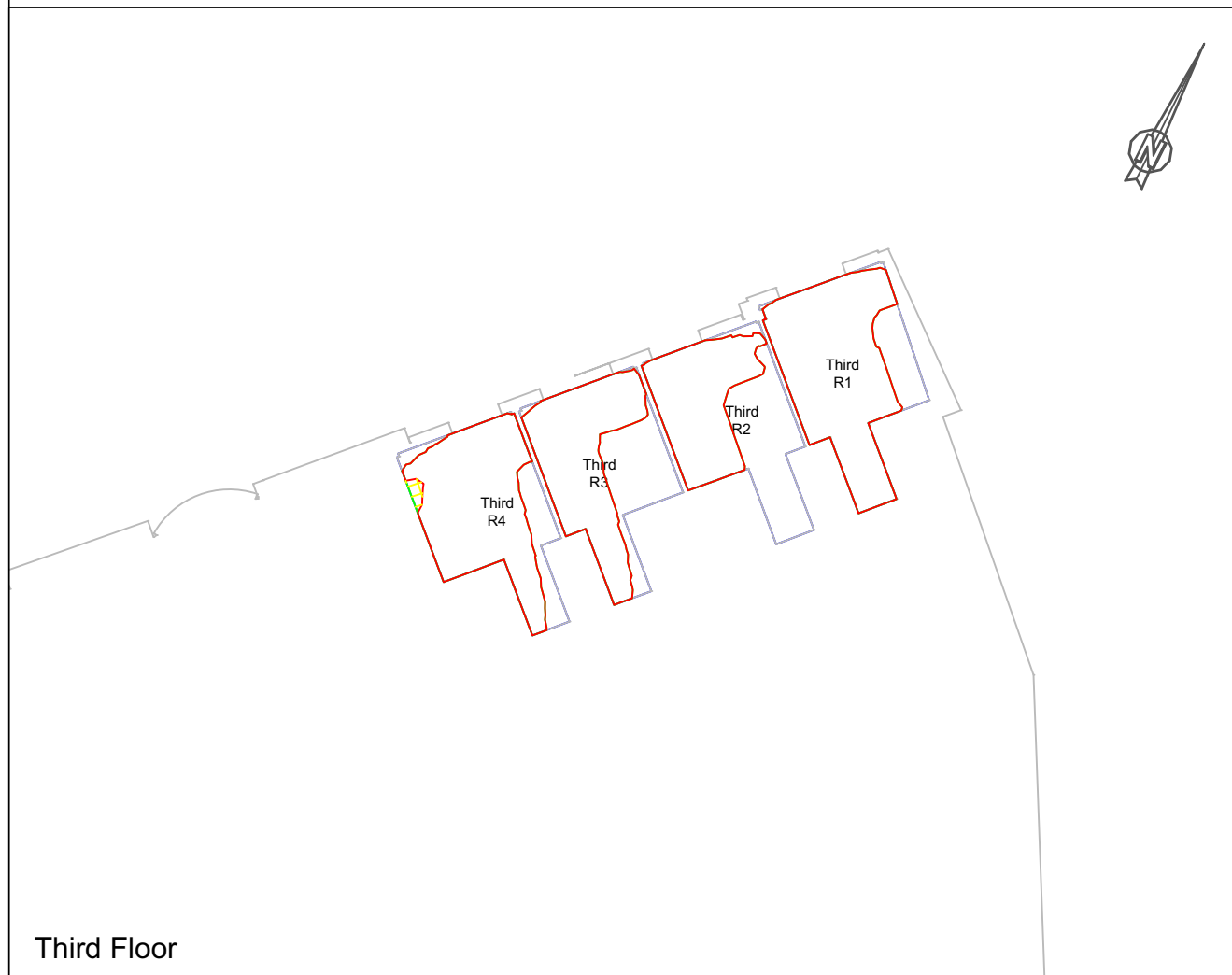
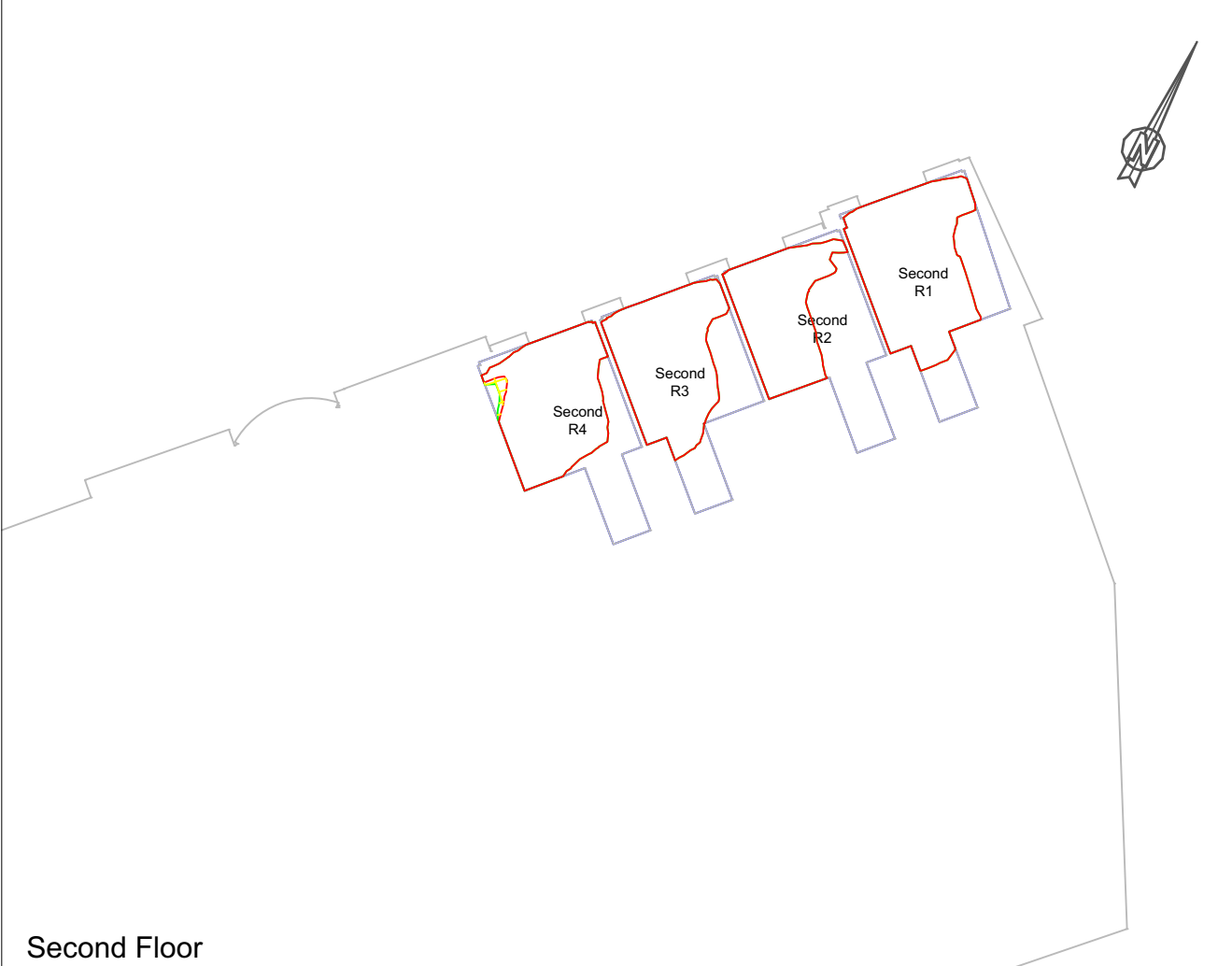
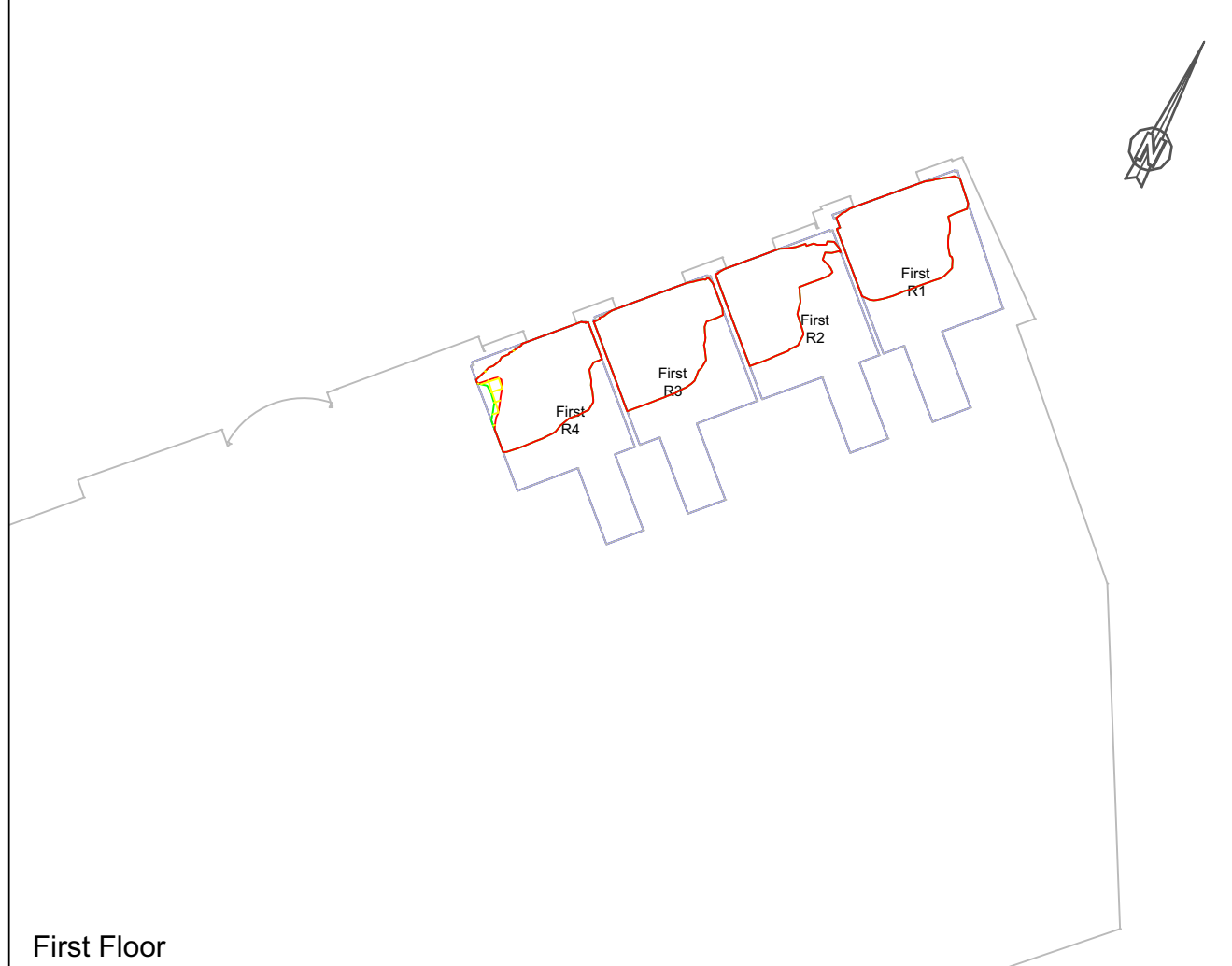
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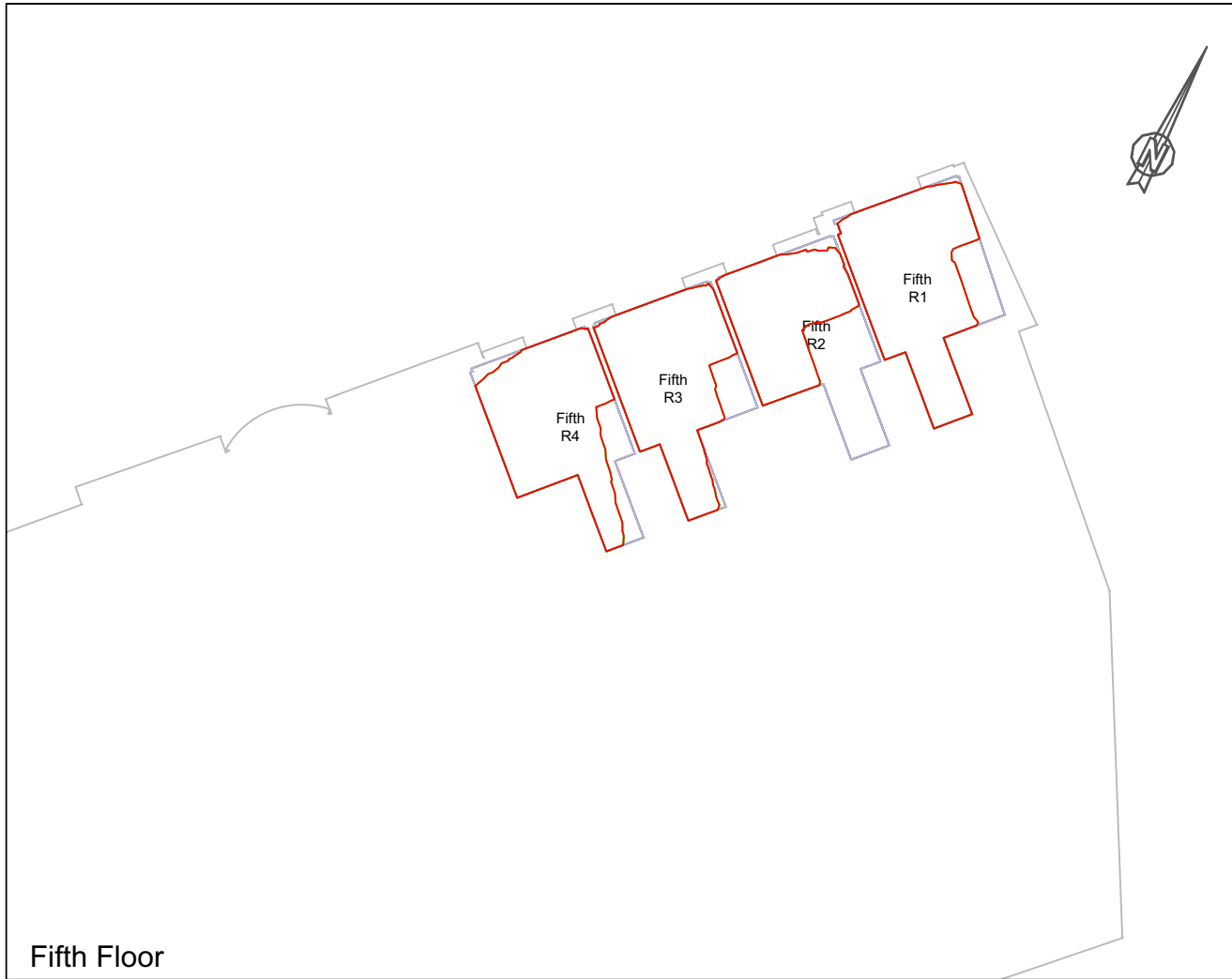
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



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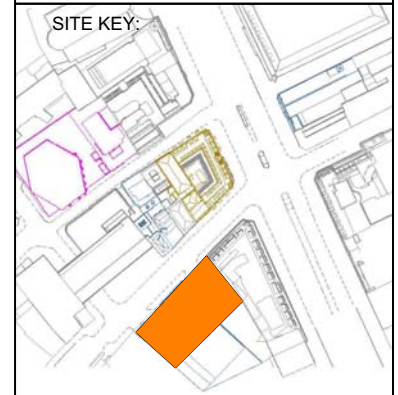




INFORMATION USED IN ANALYSIS:
2D and 3D Survey from EMRYS Architects received 17/03/2016
EMRYS Architects
Proposed Scheme received 17/03/2016

PLAN KEY:

	Surrounding Buildings and Structures
	Room Layout
	Existing Contour
	Proposed Contour
	Area of Loss/Gain



PROJECT:
Kingsway House
London, WC2B 6QX

CLIENT:
GMS Estates

DRAWING TITLE:
Daylight Distribution Contours
Kingsway Hall Hotel

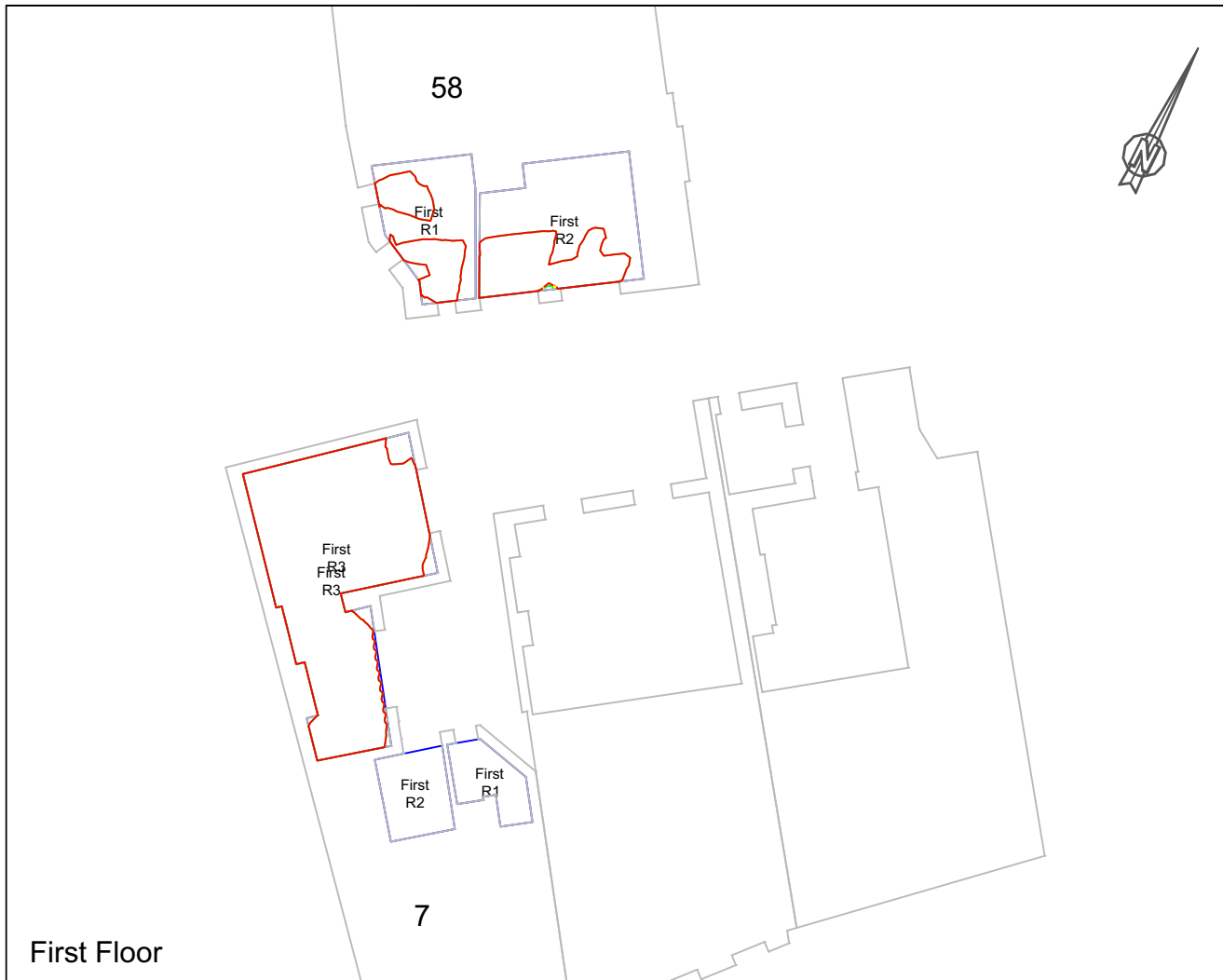
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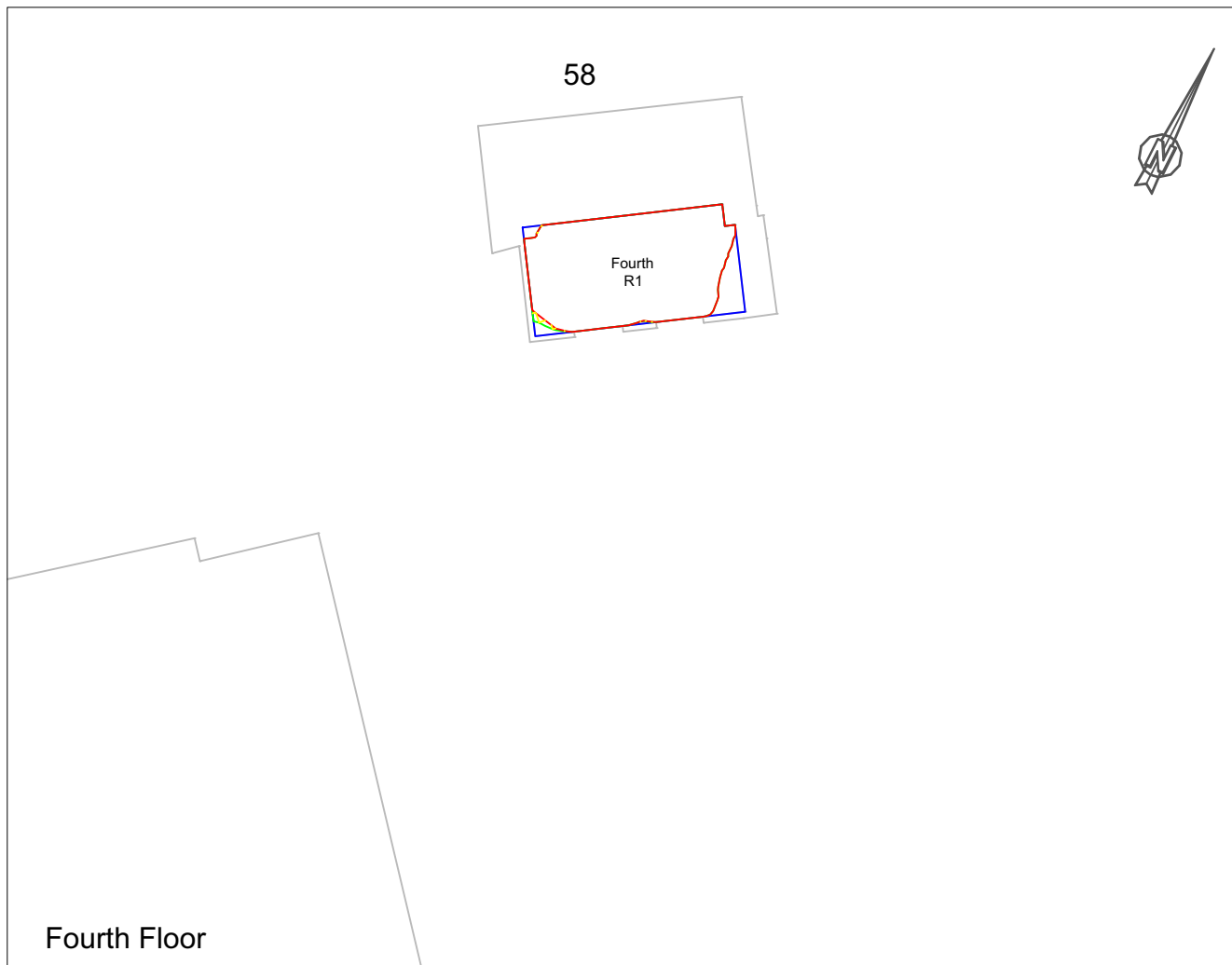
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Second Floor



Third Floor



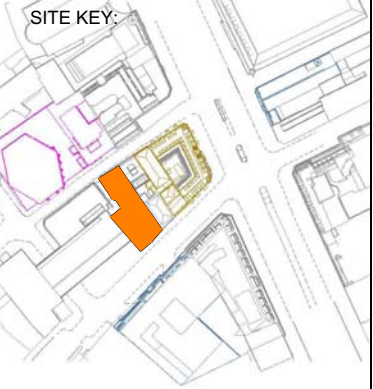
Fourth Floor

INFORMATION USED IN ANALYSIS:
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EMRYS Architects

Proposed Scheme received 17/03/2016

- PLAN KEY:**
- Surrounding Buildings and Structures
 - Room Layout
 - Existing Contour
 - Proposed Contour
 - Area of Loss/Gain



PROJECT:
Kingsway House
London, WC2B 6QX

CLIENT:
GMS Estates

DRAWING TITLE:
Daylight Distribution Contours
58 Parker Street
5-7 Great Queen Street

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




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SITE KEY:



PROJECT:

Kingsway House
 London, WC2B 6QX

CLIENT:

GMS Estates

DRAWING TITLE:

Daylight Distribution Contours
 Parker Tower, 43 to 49 Parker Street

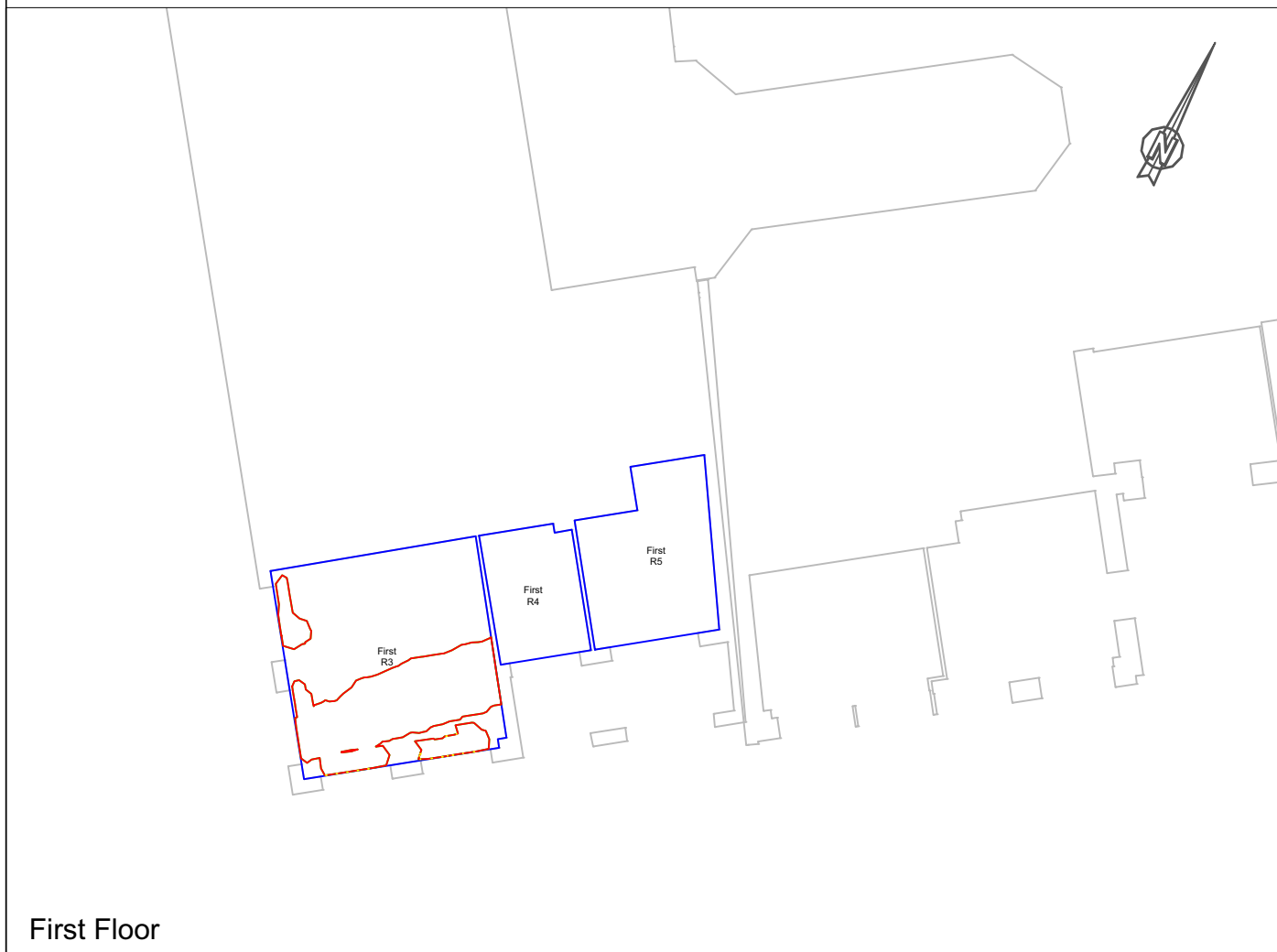
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Basement Floor

Ground Floor

First Floor

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EMRYS Architects
Proposed Scheme received 17/03/2016

- PLAN KEY:**
-  Surrounding Buildings and Structures
 -  Room Layout
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Kingsway House
London, WC2B 6QX

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Daylight Distribution Contours
Parker Tower, 43 to 49 Parker Street

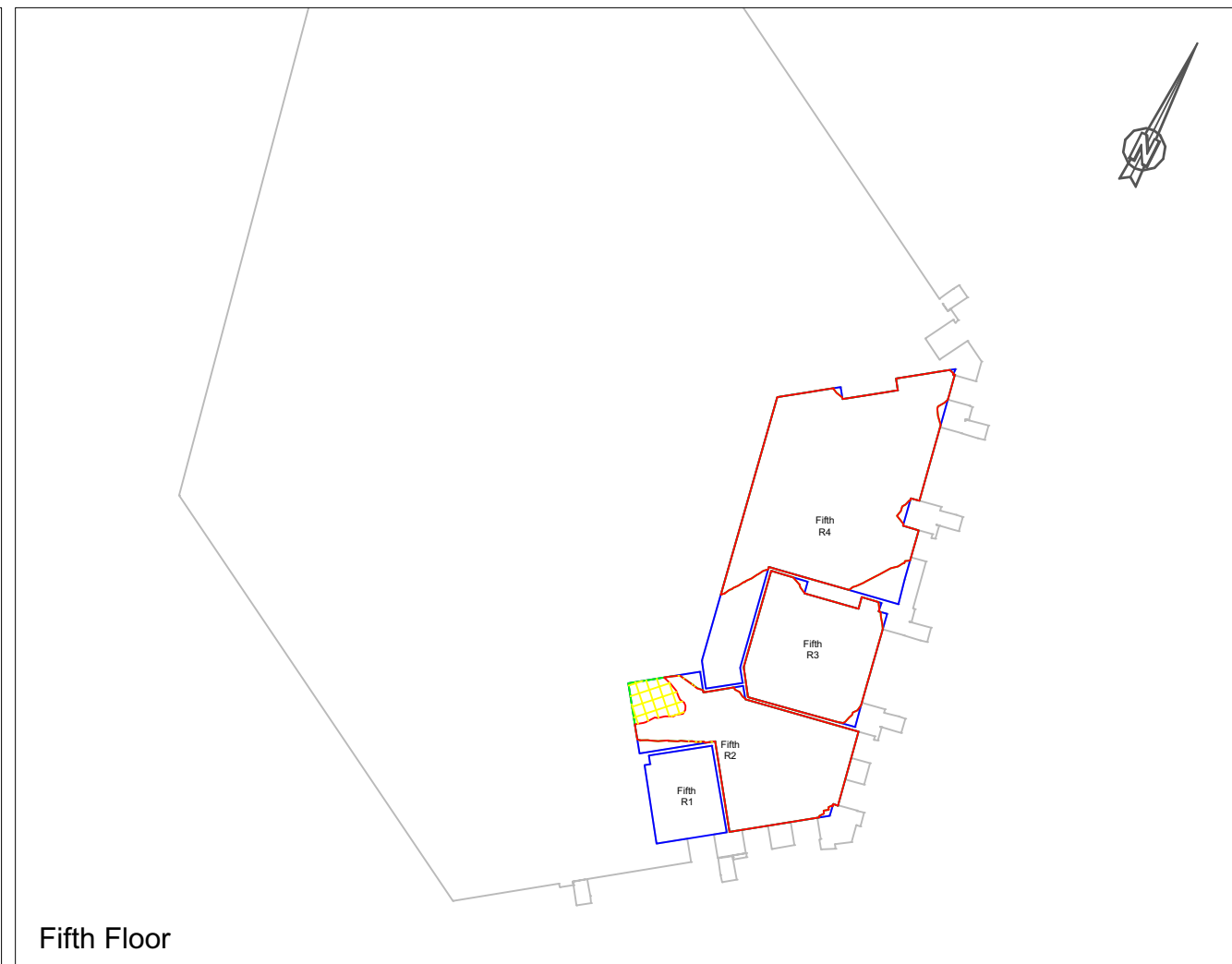
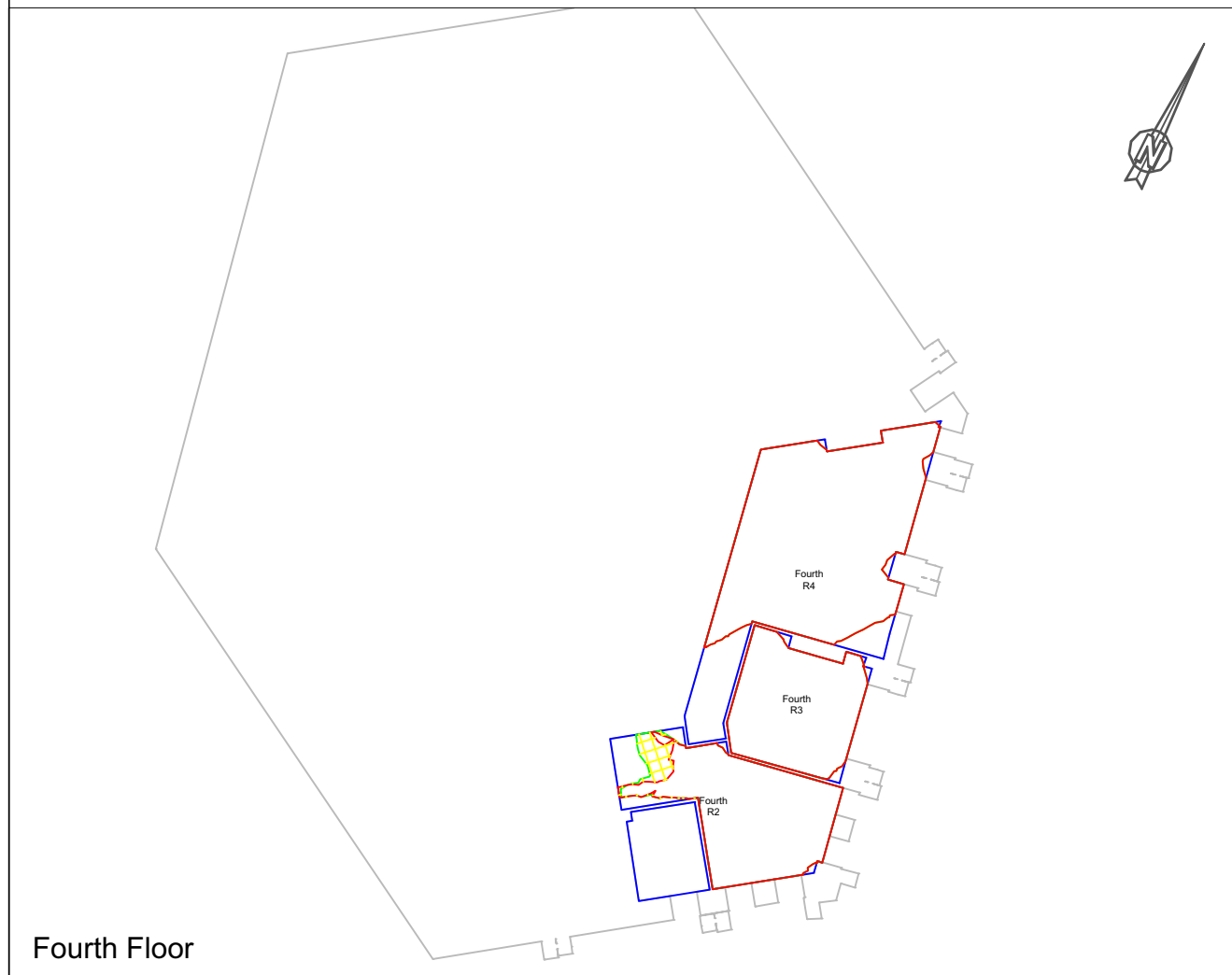
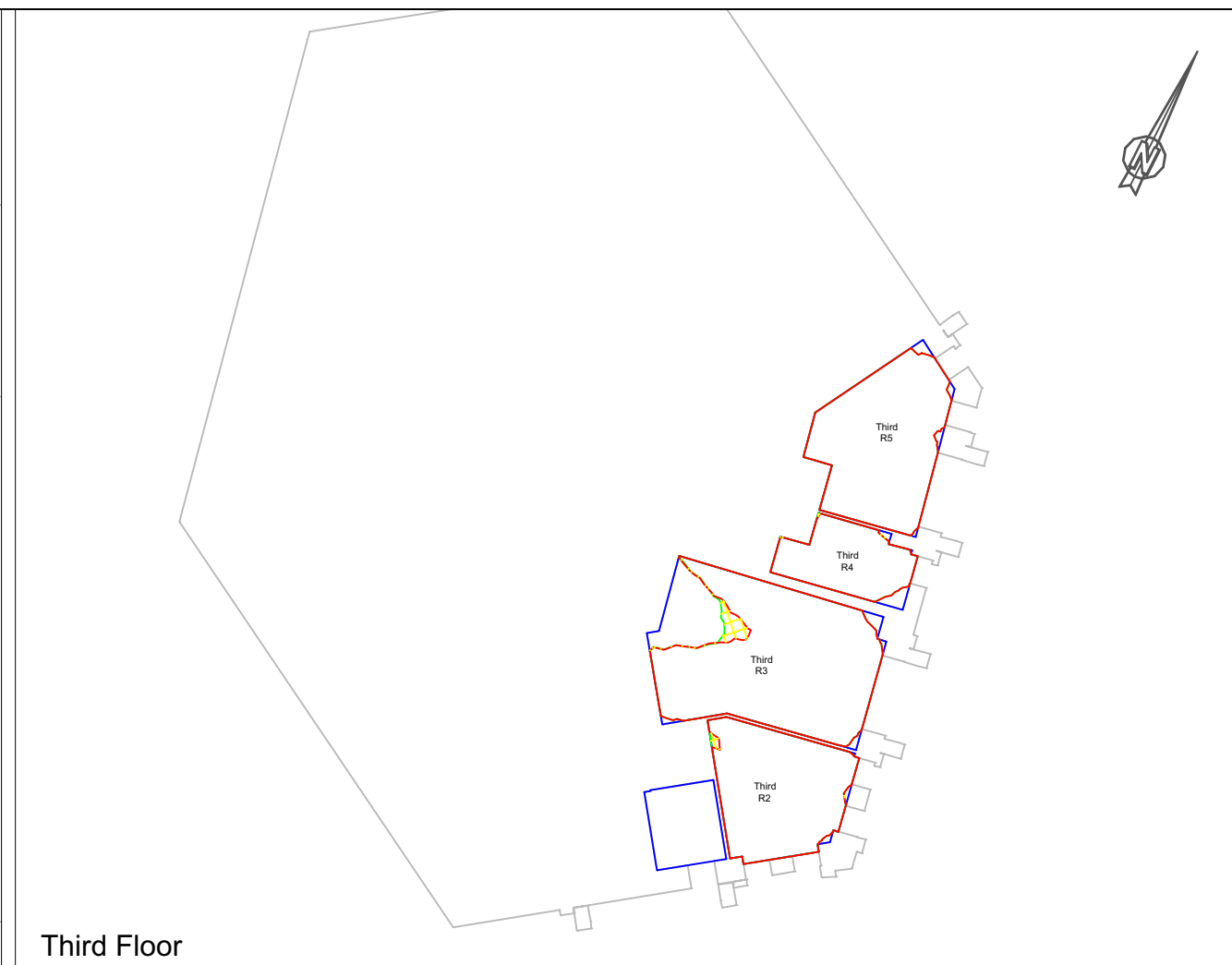
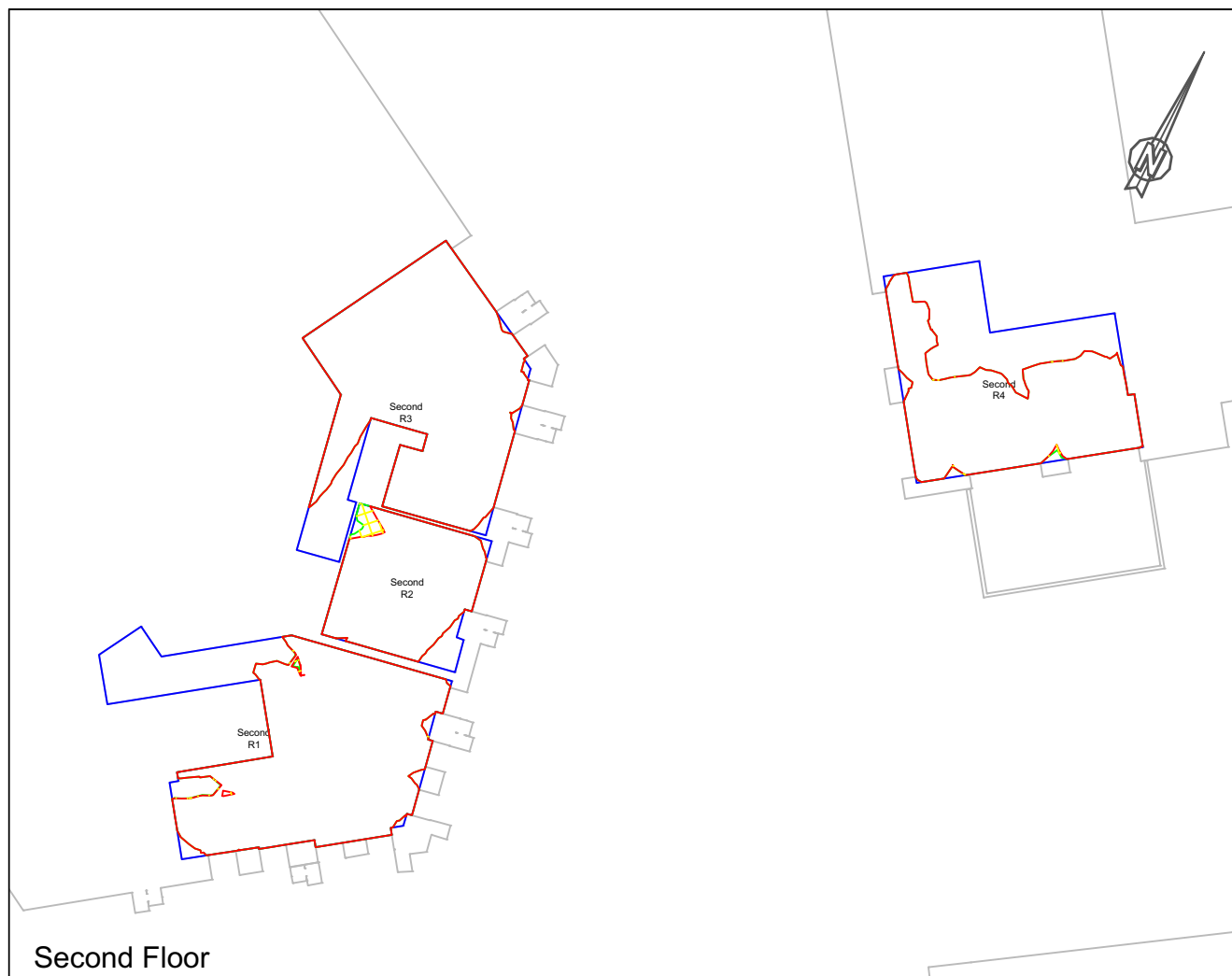
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J035628	01	205	-

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INFORMATION USED IN ANALYSIS:
 2D and 3D Survey from EMRYS Architects received 17/03/2016

EMRYS Architects

Proposed Scheme received 17/03/2016

PLAN KEY:

-  Surrounding Buildings and Structures
-  Room Layout
-  Existing Contour
-  Proposed Contour
-  Area of Loss/Gain

SITE KEY:



PROJECT:
 Kingsway House
 London, WC2B 6QX

CLIENT:
 GMS Estates

DRAWING TITLE:
 Daylight Distribution Contours
 Parker Tower, 43 to 49 Parker Street

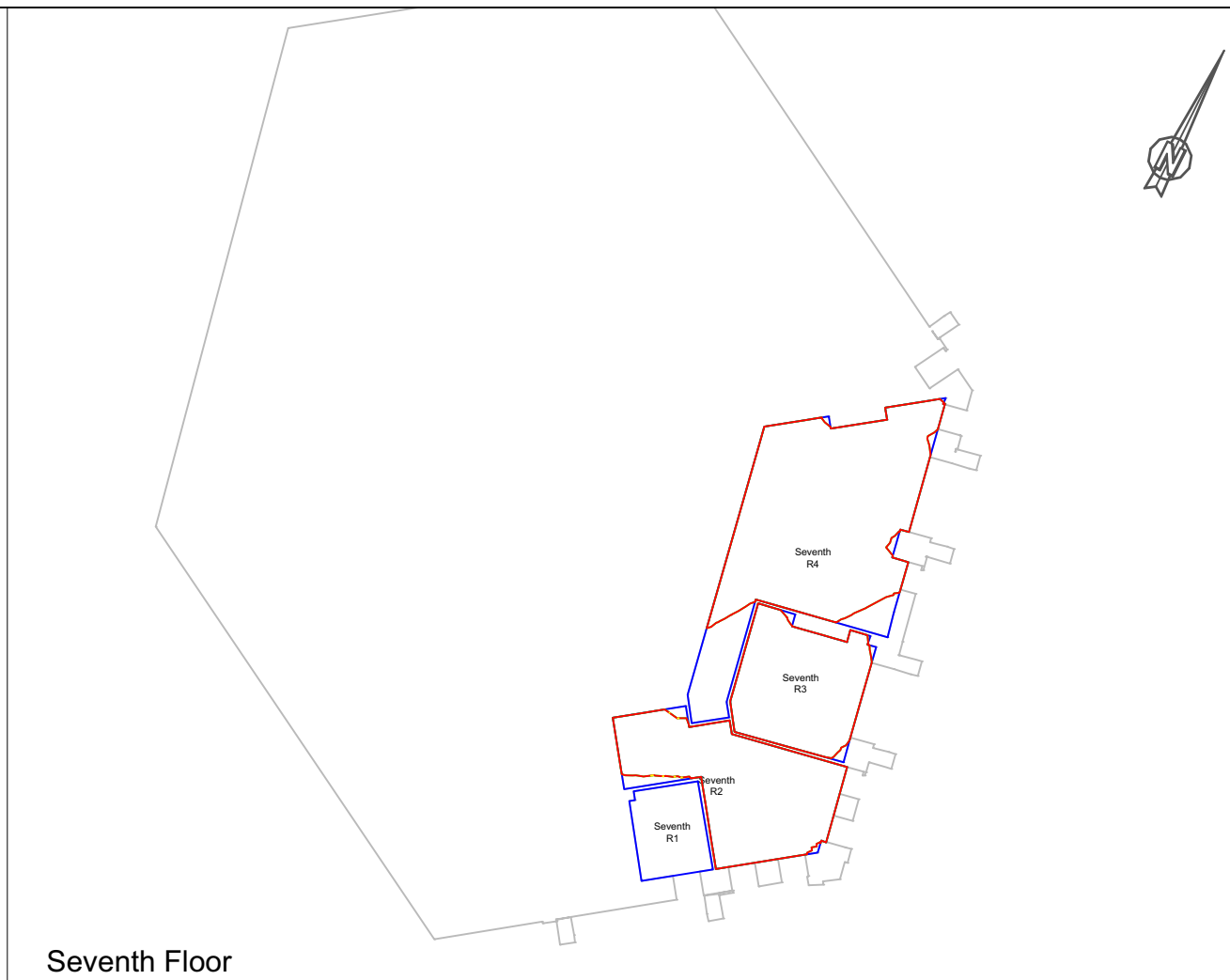
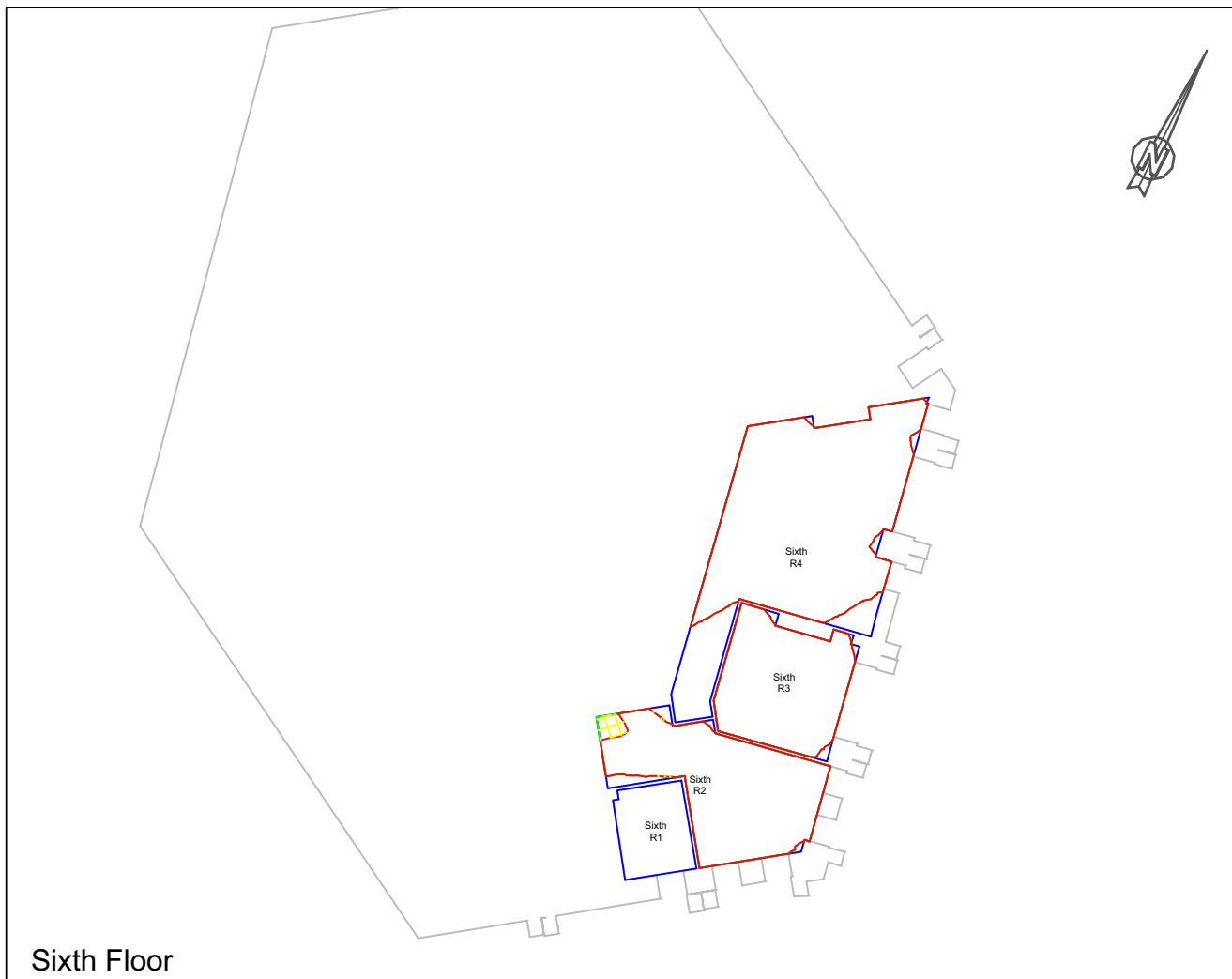
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J035628	01	206	-

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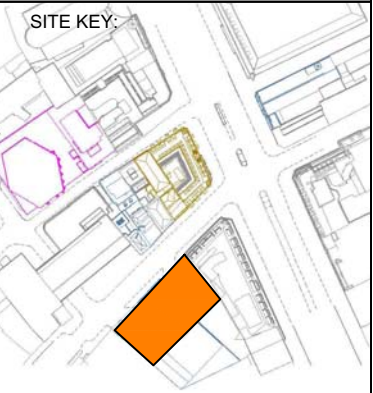


North-West view

INFORMATION USED IN ANALYSIS:
 2D and 3D Survey from EMRYS Architects received 17/03/2016
 EMRYS Architects
 Proposed Scheme received 17/03/2016

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Consented Building on site



PROJECT:
 Kingsway House
 London, WC2B 6QX

CLIENT:
 GMS Estates

DRAWING TITLE:
 Window Maps
 Kingsway Hall Hotel

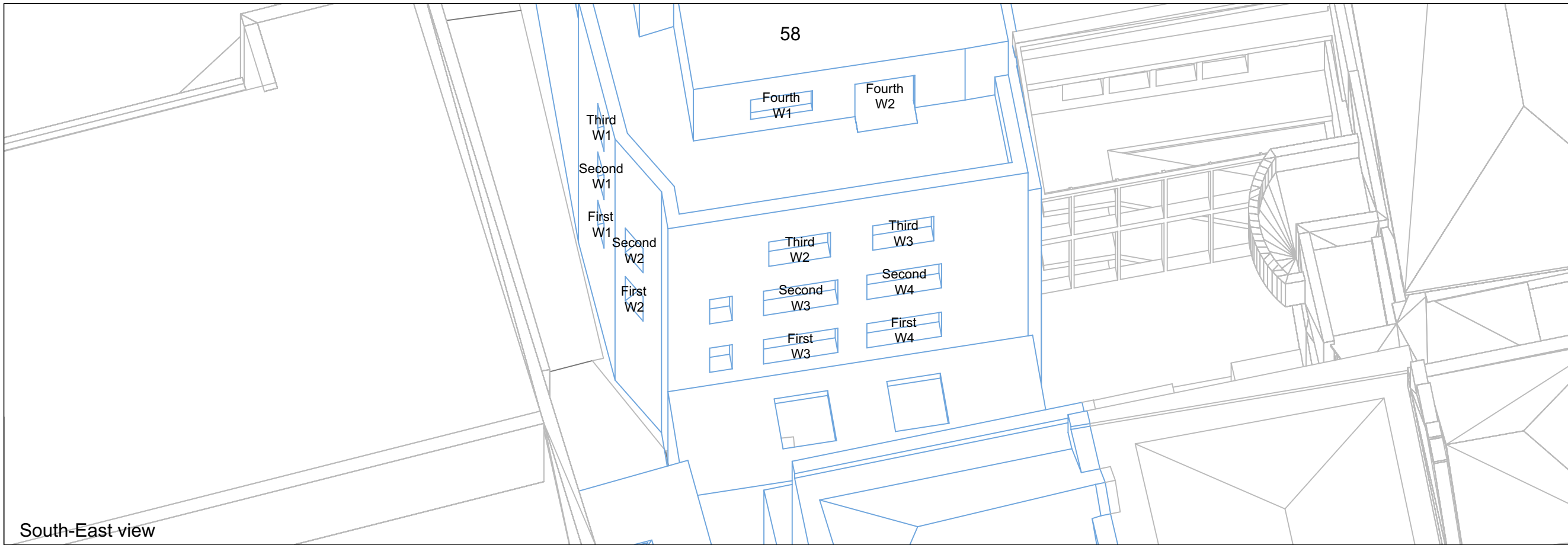
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DATE: 11/05/2016
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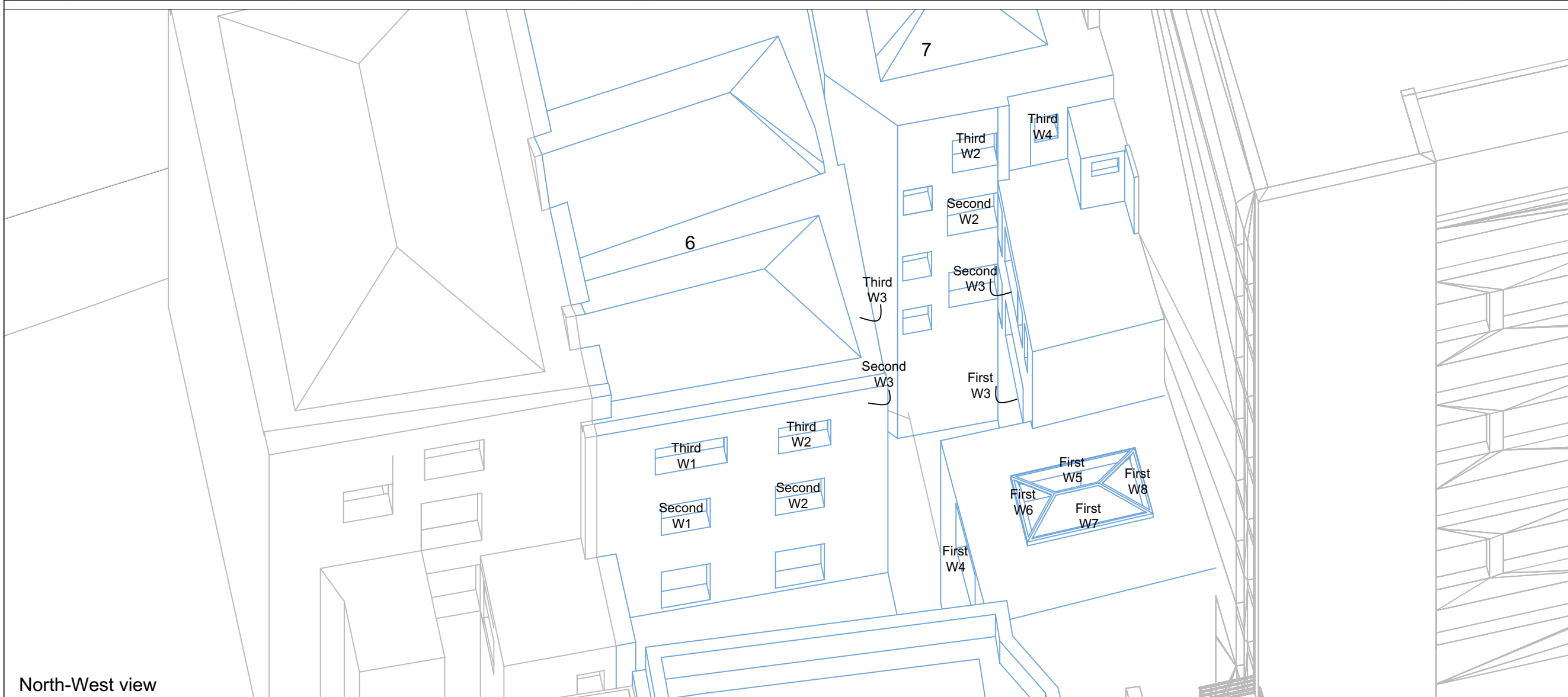
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South-East view



North-West view

INFORMATION USED IN ANALYSIS:
2D and 3D Survey from EMRYS Architects received 17/03/2016

EMRYS Architects

Proposed Scheme received 17/03/2016

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Consented Building on site

SITE KEY:



PROJECT:
Kingsway House
London, WC2B 6QX

CLIENT:
GMS Estates

DRAWING TITLE:
Window Maps
58 Parker Street
6-7 Great Queen Street

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J035628	01	302	-

DATE: 11/05/2016
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INFORMATION USED IN ANALYSIS:
 2D and 3D Survey from EMRYS Architects received 17/03/2016
 EMRYS Architects
 Proposed Scheme received 17/03/2016

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Consented Building on site



PROJECT:
 Kingsway House
 London, WC2B 6QX

CLIENT:
 GMS Estates

DRAWING TITLE:
 Window Maps
 Church of Saint Anselm & Saint Cecilia

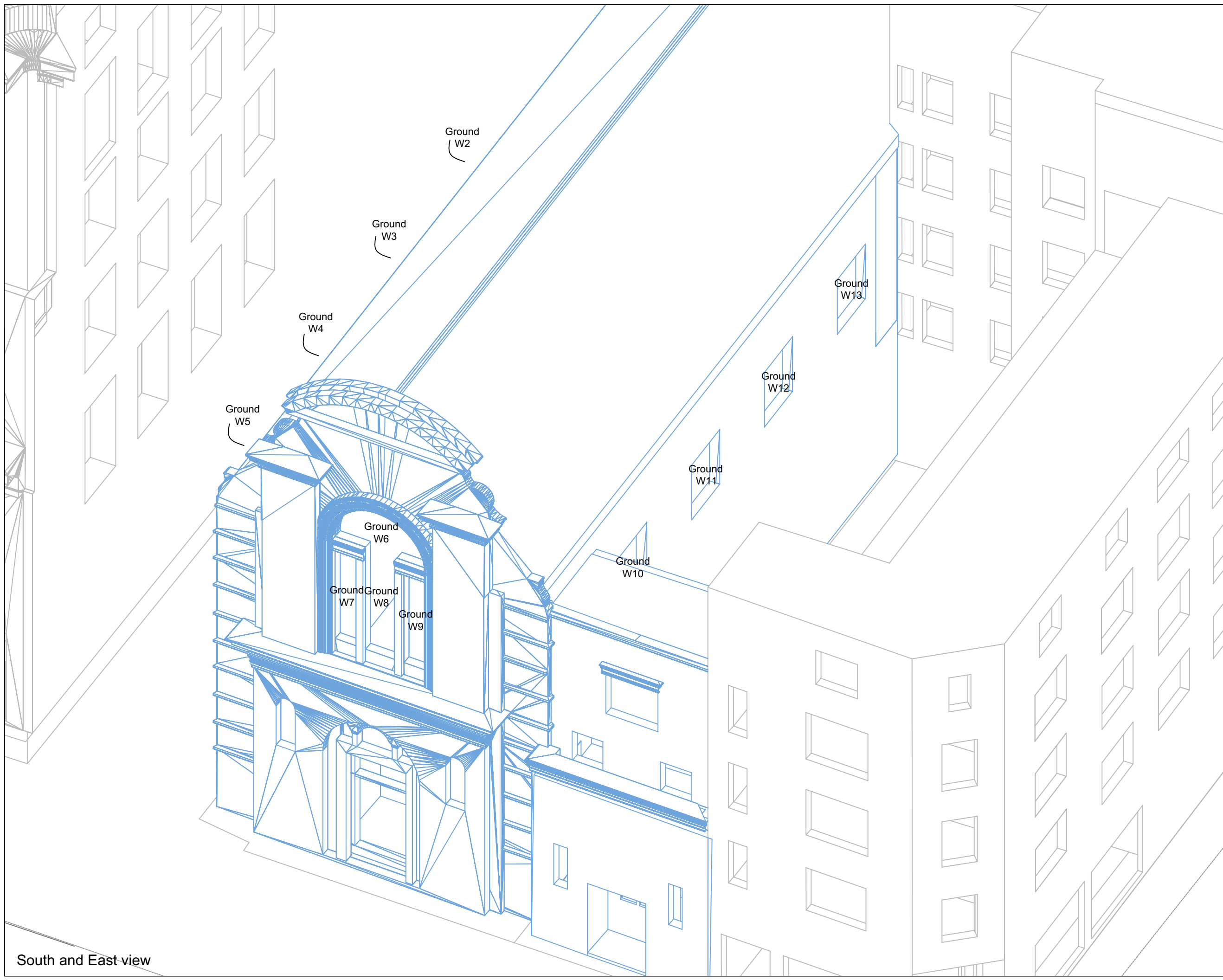
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DATE: 11/05/2016
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South and East view

INFORMATION USED IN ANALYSIS:
2D and 3D Survey from EMRYS Architects received 17/03/2016

EMRYS Architects

Proposed Scheme received 17/03/2016

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Consented Building on site

SITE KEY:



PROJECT:

Kingsway House
London, WC2B 6QX

CLIENT:

GMS Estates

DRAWING TITLE:

Window Maps
Parker Tower, 43 to 49 Parker
Street

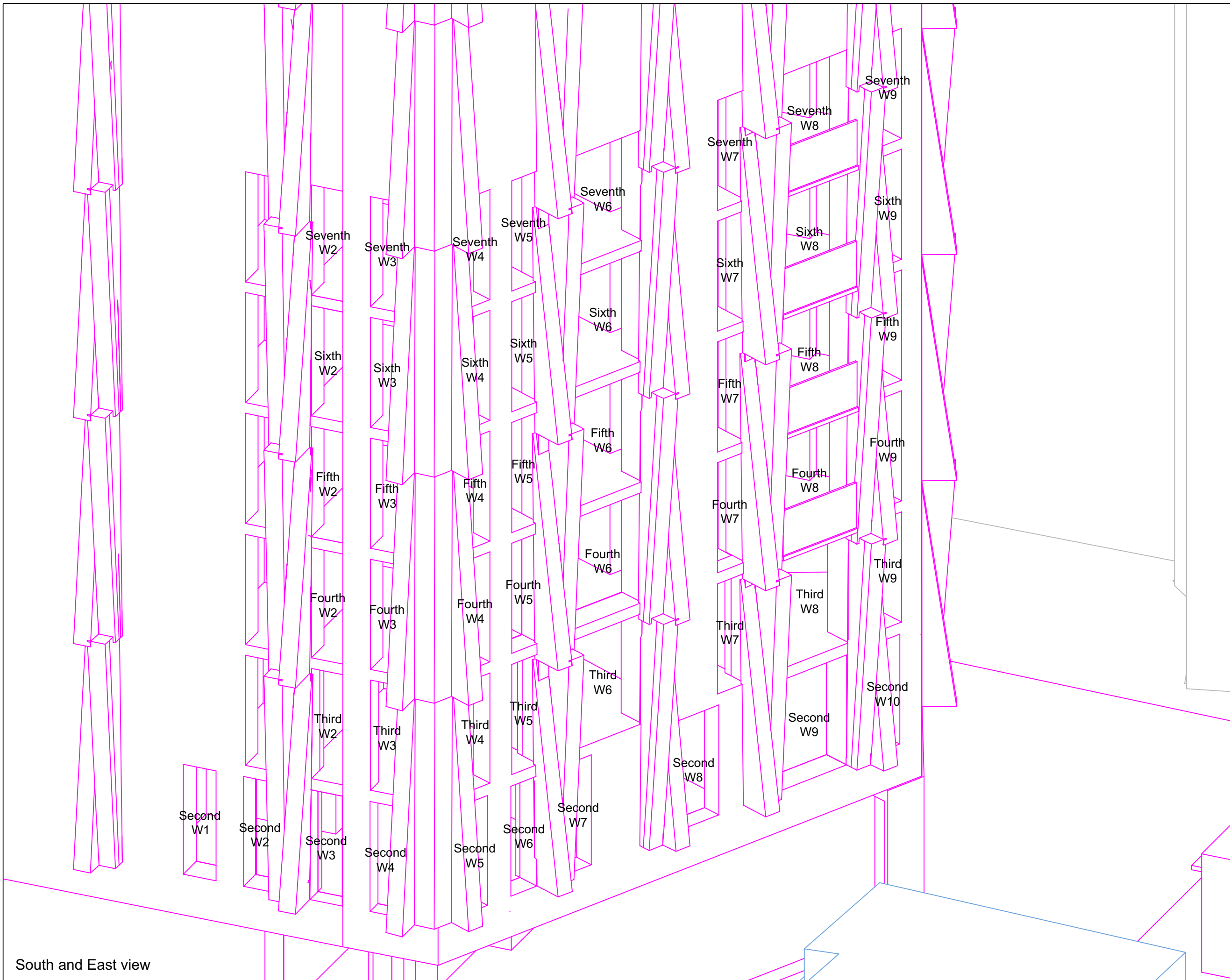
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J035628	01	304	-

DATE:	DRAWN BY:
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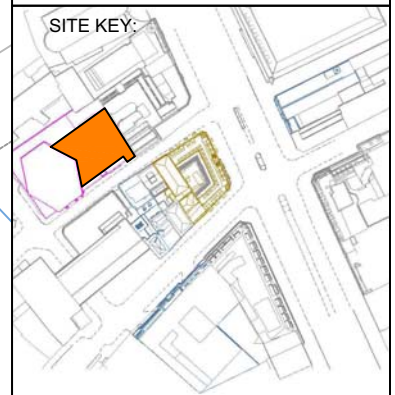


South and East view

INFORMATION USED IN ANALYSIS:
2D and 3D Survey from EMRYS Architects received 17/03/2016
EMRYS Architects
Proposed Scheme received 17/03/2016

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Consented Building on site



PROJECT:
Kingsway House
London, WC2B 6QX

CLIENT:
GMS Estates

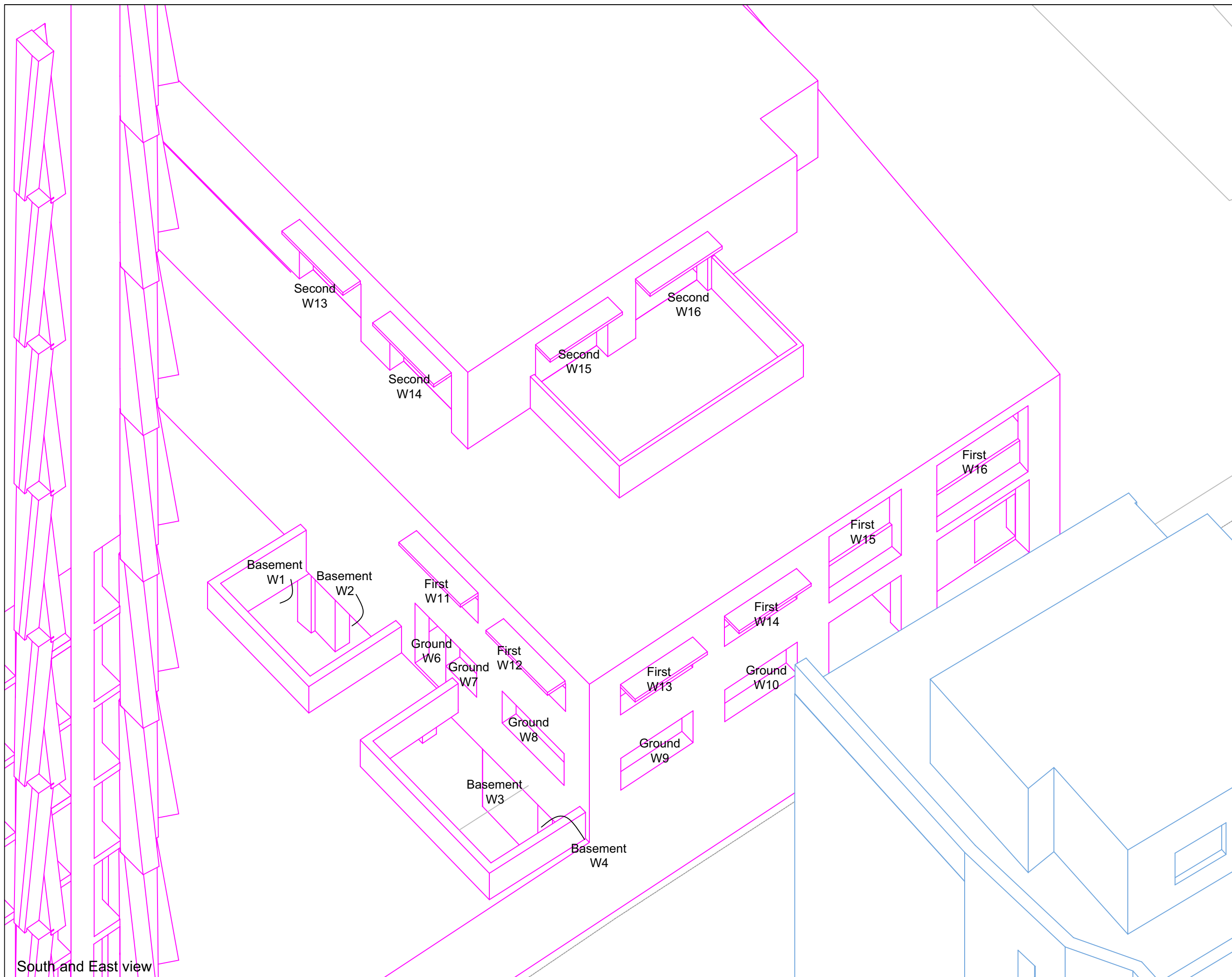
DRAWING TITLE:
Window Maps
Parker Tower, 43 to 49 Parker Street

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J035628	01	305	-

DATE: 11/05/2016
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South and East view

APPENDIX B

**VERTICAL SKY COMPONENT, ANNUAL PROBABLE SUNLIGHT HOURS AND DAYLIGHT
DISTRIBUTION SPREAD SHEETS FOR SURROUNDING PROPERTIES**

Daylight and Sunlight
VSC and APSH Results
(Consented Scenario)



Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Ratio Reduction	Available Sunlight Hours		
						Annual (%)	Winter (%)	
Church of Saint Anselm & Saint Cecilia								
Ground	R2	Church Hall	W2	Existing	3.51	1.00	*North*	
				Proposed	3.51			
Ground	R2	Church Hall	W3	Existing	3.87	1.00	*North*	
				Proposed	3.87			
Ground	R2	Church Hall	W4	Existing	4.87	1.00	*North*	
				Proposed	4.87			
Ground	R2	Church Hall	W5	Existing	7.56	1.00	*North*	
				Proposed	7.56			
Ground	R2	Church Hall	W6	Existing	26.55	0.98	40	9
				Proposed	25.91		39	9
Ground	R2	Church Hall	W7	Existing	23.92	0.98	38	8
				Proposed	23.37		38	8
Ground	R2	Church Hall	W8	Existing	26.65	0.98	39	9
				Proposed	26.08		39	9
Ground	R2	Church Hall	W9	Existing	24.34	0.98	34	6
				Proposed	23.77		34	6
Ground	R2	Church Hall	W10	Existing	17.33	1.00	37	1
				Proposed	17.33		37	1
Ground	R2	Church Hall	W11	Existing	18.51	1.00	43	4
				Proposed	18.47		42	3
Ground	R2	Church Hall	W12	Existing	16.46	1.00	42	7
				Proposed	16.44		42	7
Ground	R2	Church Hall	W13	Existing	12.05	1.00	35	7
				Proposed	12.03		35	7
Kingsway Hall Hotel								
First	R1	Bedroom	W1	Existing	16.91	0.97	*North*	
				Proposed	16.39			
First	R2	Bedroom	W2	Existing	16.99	0.97	*North*	
				Proposed	16.47			
First	R3	Bedroom	W3	Existing	16.88	0.97	*North*	
				Proposed	16.40			
First	R4	Bedroom	W4	Existing	16.42	0.97	*North*	
				Proposed	15.97			
Second	R1	Bedroom	W1	Existing	20.94	0.97	*North*	
				Proposed	20.30			
Second	R2	Bedroom	W2	Existing	20.99	0.97	*North*	
				Proposed	20.40			
Second	R3	Bedroom	W3	Existing	20.79	0.97	*North*	
				Proposed	20.24			
Second	R4	Bedroom	W4	Existing	20.30	0.98	*North*	
				Proposed	19.80			
Third	R1	Bedroom	W1	Existing	23.86	0.97	*North*	
				Proposed	23.15			

Daylight and Sunlight
VSC and APSH Results
(Consented Scenario)



Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Ratio Reduction	Available Sunlight Hours	
							Annual (%)	Winter (%)
Third	R2	Bedroom	W2	Existing	23.84	0.97	*North*	
				Proposed	23.19			
Third	R3	Bedroom	W3	Existing	23.81	0.98	*North*	
				Proposed	23.22			
Third	R4	Bedroom	W4	Existing	23.23	0.98	*North*	
				Proposed	22.70			
Fourth	R1	Bedroom	W1	Existing	26.08	0.97	*North*	
				Proposed	25.25			
Fourth	R2	Bedroom	W2	Existing	26.05	0.97	*North*	
				Proposed	25.33			
Fourth	R3	Bedroom	W3	Existing	26.06	0.98	*North*	
				Proposed	25.42			
Fourth	R4	Bedroom	W4	Existing	25.62	0.98	*North*	
				Proposed	25.06			
Fifth	R1	Bedroom	W1	Existing	28.08	0.97	*North*	
				Proposed	27.16			
Fifth	R2	Bedroom	W2	Existing	28.08	0.97	*North*	
				Proposed	27.32			
Fifth	R3	Bedroom	W3	Existing	28.05	0.98	*North*	
				Proposed	27.38			
Fifth	R4	Bedroom	W4	Existing	27.48	0.98	*North*	
				Proposed	26.90			
7 Great Queen Street								
First	R3	LKD	W3	Existing	4.18	1.00	*North*	
				Proposed	4.18			
First	R3	LKD	W4	Existing	5.71	0.84	*North*	
				Proposed	4.78			
First	R3	LKD	W5	Existing	3.28	1.00	0	0
				Proposed	3.28		0	0
First	R3	LKD	W6	Existing	9.23	0.89	*North*	
				Proposed	8.21			
First	R3	LKD	W7	Existing	10.23	0.98	*North*	
				Proposed	10.06			
First	R3	LKD	W8	Existing	0.21	1.00	0	0
				Proposed	0.21		0	0
Second	R2	Living Room	W2	Existing	12.37	1.00	*North*	
				Proposed	12.37			
Second	R3	Kitchen	W3	Existing	9.92	1.00	*North*	
				Proposed	9.92			
Third	R2	LKD	W2	Existing	18.10	0.97	*North*	
				Proposed	17.54			
Third	R2	LKD	W4	Existing	17.02	0.98	*North*	
				Proposed	16.62			

Daylight and Sunlight
VSC and APSH Results
(Consented Scenario)



Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Ratio Reduction	Available Sunlight Hours		
						Annual (%)	Winter (%)	
6 Great Queen Street								
Second	R1	Bedroom	W1	Existing	13.22	0.97	*North*	
				Proposed	12.83			
Second	R2	KD	W2	Existing	11.87	0.97	*North*	
				Proposed	11.52			
Second	R2	KD	W3	Existing	1.87	1.00	0	0
				Proposed	1.87		0	0
Third	R1	Bedroom	W1	Existing	19.14	0.97	*North*	
				Proposed	18.64			
Third	R2	Bedroom	W2	Existing	17.80	0.97	*North*	
				Proposed	17.35			
Third	R2	Bedroom	W3	Existing	3.18	1.00	5	0
				Proposed	3.18		5	0
58 Parker Street								
First	R1	Bedroom	W1	Existing	5.31	1.00	6	1
				Proposed	5.31		6	1
First	R1	Bedroom	W2	Existing	5.63	1.00	10	0
				Proposed	5.63		10	0
First	R1	Bedroom	W5	Existing	7.08	0.97	5	0
				Proposed	6.85		5	0
First	R2	Bedroom	W3	Existing	6.31	0.96	5	0
				Proposed	6.07		5	0
First	R2	Bedroom	W4	Existing	5.43	0.95	3	0
				Proposed	5.18		3	0
Second	R1	Bedroom	W1	Existing	11.14	1.00	17	2
				Proposed	11.14		17	2
Second	R1	Bedroom	W2	Existing	10.10	1.00	21	3
				Proposed	10.10		21	3
Second	R1	Bedroom	W5	Existing	11.48	0.98	16	2
				Proposed	11.20		16	2
Second	R2	Bedroom	W3	Existing	10.83	0.97	16	0
				Proposed	10.53		16	0
Second	R2	Bedroom	W4	Existing	10.04	0.97	12	0
				Proposed	9.72		12	0
Third	R1	Bedroom	W1	Existing	12.14	1.00	18	2
				Proposed	12.14		18	2
Third	R1	Bedroom	W2	Existing	17.80	0.98	30	3
				Proposed	17.42		30	3
Third	R1	Bedroom	W3	Existing	18.49	0.98	32	5
				Proposed	18.08		32	5
Fourth	R1	Bedroom	W1	Existing	20.28	0.97	41	6
				Proposed	19.70		39	6
Fourth	R1	Bedroom	W2	Existing	20.99	0.97	40	9
				Proposed	20.37		40	9

Daylight and Sunlight
VSC and APSH Results
(Consented Scenario)



Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Ratio Reduction	Available Sunlight Hours		
						Annual (%)	Winter (%)	
Parker Tower (Consented Scheme)								
Basement	R1	Bedroom	W1	Existing	4.96	1.00	6	0
				Proposed	4.96		6	0
Basement	R2	Bedroom	W2	Existing	1.29	1.00	0	0
				Proposed	1.29		0	0
Basement	R3	Bedroom	W3	Existing	2.24	1.00	3	0
				Proposed	2.24		3	0
Basement	R4	Bedroom	W4	Existing	3.47	1.00	2	0
				Proposed	3.47		2	0
Ground	R2	LKD	W6	Existing	4.65	1.00	5	0
				Proposed	4.65		5	0
Ground	R2	LKD	W7	Existing	4.70	1.00	3	0
				Proposed	4.70		3	0
Ground	R2	LKD	W8	Existing	5.81	1.00	4	1
				Proposed	5.81		4	1
Ground	R2	LKD	W9	Existing	7.42	0.97	1	0
				Proposed	7.17		1	0
Ground	R2	LKD	W10	Existing	7.34	0.96	0	0
				Proposed	7.06		0	0
First	R3	LKD	W11	Existing	0.33	1.00	0	0
				Proposed	0.33		0	0
First	R3	LKD	W12	Existing	0.88	1.00	0	0
				Proposed	0.88		0	0
First	R3	LKD	W13	Existing	0.21	0.95	0	0
				Proposed	0.20		0	0
First	R3	LKD	W14	Existing	0.21	1.00	0	0
				Proposed	0.21		0	0
First	R4	Bedroom	W15	Existing	0.00	0.00	0	0
				Proposed	0.00		0	0
First	R5	Bedroom	W16	Existing	0.00	0.00	0	0
				Proposed	0.00		0	0
Second	R1	LKD	W1	Existing	11.75	0.97	6	0
				Proposed	11.44		6	0
Second	R1	LKD	W2	Existing	7.81	1.00	6	0
				Proposed	7.81		6	0
Second	R1	LKD	W3	Existing	11.24	0.97	5	0
				Proposed	10.87		5	0
Second	R1	LKD	W4	Existing	7.87	1.00	6	0
				Proposed	7.87		6	0
Second	R1	LKD	W5	Existing	21.37	0.96	*North*	
				Proposed	20.44			

Daylight and Sunlight
VSC and APSH Results
(Consented Scenario)



Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Ratio Reduction	Available Sunlight Hours	
							Annual (%)	Winter (%)
Second	R1	LKD	W6	Existing	19.92	0.95	*North*	
				Proposed	19.01			
Second	R1	LKD	W7	Existing	22.03	0.96	*North*	
				Proposed	21.14			
Second	R2	LKD	W8	Existing	24.03	0.97	*North*	
				Proposed	23.19			
Second	R3	LKD	W9	Existing	23.27	0.97	*North*	
				Proposed	22.48			
Second	R3	LKD	W10	Existing	20.41	0.96	*North*	
				Proposed	19.65			
Second	R3	LKD	W11	Existing	20.96	0.99	*North*	
				Proposed	20.69			
Second	R3	LKD	W12	Existing	23.02	1.00	*North*	
				Proposed	22.92			
Second	R4	LKD	W13	Existing	0.82	1.00	0	0
				Proposed	0.82		0	0
Second	R4	LKD	W14	Existing	0.91	1.00	0	0
				Proposed	0.91		0	0
Second	R4	LKD	W15	Existing	6.65	0.93	3	2
				Proposed	6.17		3	2
Second	R4	LKD	W16	Existing	6.86	0.93	4	3
				Proposed	6.40		3	3
Third	R2	Bedroom	W2	Existing	11.75	0.97	11	0
				Proposed	11.44		11	0
Third	R2	Bedroom	W3	Existing	11.02	1.00	11	0
				Proposed	10.97		11	0
Third	R2	Bedroom	W4	Existing	22.88	0.96	*North*	
				Proposed	21.91			
Third	R2	Bedroom	W5	Existing	20.47	0.95	*North*	
				Proposed	19.51			
Third	R3	LKD	W6	Existing	24.76	0.96	*North*	
				Proposed	23.84			
Third	R4	LKD	W7	Existing	21.33	0.96	*North*	
				Proposed	20.46			
Third	R5	Bedroom	W8	Existing	23.79	0.97	*North*	
				Proposed	22.96			
Third	R5	Bedroom	W9	Existing	23.19	0.97	*North*	
				Proposed	22.39			
Third	R5	Bedroom	W10	Existing	23.78	0.99	*North*	
				Proposed	23.48			
Fourth	R2	Bedroom	W2	Existing	15.15	0.97	16	0
				Proposed	14.77		16	0

Daylight and Sunlight
VSC and APSH Results
(Consented Scenario)



Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Ratio Reduction	Available Sunlight Hours	
							Annual (%)	Winter (%)
Fourth	R2	Bedroom	W3	Existing	10.91	1.00	14	0
				Proposed	10.91		14	0
Fourth	R2	Bedroom	W4	Existing	25.17	0.96	*North*	
				Proposed	24.17		*North*	
Fourth	R2	Bedroom	W5	Existing	22.34	0.96	*North*	
				Proposed	21.36		*North*	
Fourth	R3	Bedroom	W6	Existing	26.74	0.96	*North*	
				Proposed	25.79		*North*	
Fourth	R4	LKD	W7	Existing	23.08	0.96	*North*	
				Proposed	22.18		*North*	
Fourth	R4	LKD	W8	Existing	26.27	0.97	*North*	
				Proposed	25.40		*North*	
Fourth	R4	LKD	W9	Existing	25.99	0.97	*North*	
				Proposed	25.15		*North*	
Fifth	R2	Bedroom	W2	Existing	15.34	0.98	17	0
				Proposed	15.05		17	0
Fifth	R2	Bedroom	W3	Existing	14.12	0.99	17	1
				Proposed	13.99		17	1
Fifth	R2	Bedroom	W4	Existing	25.44	0.96	*North*	
				Proposed	24.43		*North*	
Fifth	R2	Bedroom	W5	Existing	22.73	0.96	*North*	
				Proposed	21.74		*North*	
Fifth	R3	Bedroom	W6	Existing	28.75	0.97	*North*	
				Proposed	27.79		*North*	
Fifth	R4	LKD	W7	Existing	23.61	0.96	*North*	
				Proposed	22.69		*North*	
Fifth	R4	LKD	W8	Existing	28.12	0.97	*North*	
				Proposed	27.23		*North*	
Fifth	R4	LKD	W9	Existing	26.62	0.97	*North*	
				Proposed	25.76		*North*	
Sixth	R2	Bedroom	W2	Existing	20.72	0.98	24	2
				Proposed	20.34		24	2
Sixth	R2	Bedroom	W3	Existing	16.46	1.00	22	4
				Proposed	16.46		22	4
Sixth	R2	Bedroom	W4	Existing	28.51	0.96	*North*	
				Proposed	27.51		*North*	
Sixth	R2	Bedroom	W5	Existing	26.30	0.96	*North*	
				Proposed	25.31		*North*	
Sixth	R3	Bedroom	W6	Existing	30.16	0.97	*North*	
				Proposed	29.20		*North*	
Sixth	R4	LKD	W7	Existing	26.50	0.96	*North*	
				Proposed	25.57		*North*	

Daylight and Sunlight
VSC and APSH Results
(Consented Scenario)



Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Ratio Reduction	Available Sunlight Hours	
							Annual (%)	Winter (%)
Sixth	R4	LKD	W8	Existing	29.43	0.97	*North*	
				Proposed	28.54			
Sixth	R4	LKD	W9	Existing	29.81	0.97	*North*	
				Proposed	28.95			
Seventh	R2	Bedroom	W2	Existing	20.75	0.99	24	3
				Proposed	20.49		24	3
Seventh	R2	Bedroom	W3	Existing	17.98	0.99	24	7
				Proposed	17.80		24	7
Seventh	R2	Bedroom	W4	Existing	27.22	0.96	*North*	
				Proposed	26.25			
Seventh	R2	Bedroom	W5	Existing	24.45	0.96	*North*	
				Proposed	23.50			
Seventh	R3	Bedroom	W6	Existing	32.51	0.97	*North*	
				Proposed	31.57			
Seventh	R4	LKD	W7	Existing	24.83	0.96	*North*	
				Proposed	23.93			
Seventh	R4	LKD	W8	Existing	32.75	0.97	*North*	
				Proposed	31.88			
Seventh	R4	LKD	W9	Existing	27.72	0.97	*North*	
				Proposed	26.89			

Daylight Distribution
DD Results
(Consented Scenario)

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Ratio Reduction	
Church of Saint Anselm & Saint Cecilia							
Ground	R2	Church Hall	Area m2 % of room	224.42	217.95 97%	217.31 97%	1.00
Kingsway Hall Hotel							
First	R1	Bedroom	Area m2 % of room	18.02	8.57 48%	8.57 48%	1.00
First	R2	Bedroom	Area m2 % of room	16.15	6.60 41%	6.60 41%	1.00
First	R3	Bedroom	Area m2 % of room	16.18	8.33 51%	8.33 51%	1.00
First	R4	Bedroom	Area m2 % of room	16.23	7.86 48%	7.53 46%	0.96
Second	R1	Bedroom	Area m2 % of room	18.02	13.51 75%	13.51 75%	1.00
Second	R2	Bedroom	Area m2 % of room	16.15	8.65 54%	8.65 54%	1.00
Second	R3	Bedroom	Area m2 % of room	16.18	11.23 69%	11.23 69%	1.00
Second	R4	Bedroom	Area m2 % of room	16.23	11.07 68%	10.82 67%	0.98
Third	R1	Bedroom	Area m2 % of room	18.02	15.43 86%	15.43 86%	1.00
Third	R2	Bedroom	Area m2 % of room	16.15	8.88 55%	8.88 55%	1.00
Third	R3	Bedroom	Area m2 % of room	16.18	10.86 67%	10.86 67%	1.00
Third	R4	Bedroom	Area m2 % of room	16.23	13.36 82%	13.09 81%	0.98
Fourth	R1	Bedroom	Area m2 % of room	18.02	15.68 87%	15.68 87%	1.00
Fourth	R2	Bedroom	Area m2 % of room	16.15	9.51 59%	9.51 59%	1.00
Fourth	R3	Bedroom	Area m2 % of room	16.18	11.56 71%	11.56 71%	1.00
Fourth	R4	Bedroom	Area m2 % of room	16.23	13.63 84%	13.53 83%	0.99
Fifth	R1	Bedroom	Area m2 % of room	18.02	15.95 89%	15.95 89%	1.00
Fifth	R2	Bedroom	Area m2 % of room	16.15	10.30 64%	10.30 64%	1.00
Fifth	R3	Bedroom	Area m2 % of room	16.18	14.44 89%	14.44 89%	1.00
Fifth	R4	Bedroom	Area m2 % of room	16.23	13.85 85%	13.85 85%	1.00

Daylight Distribution
DD Results
(Consented Scenario)

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Ratio Reduction
7 Great Queen Street						
First	R3	LKD	Area m2 % of room	28.6 96%	27.37 96%	1.00
Second	R2	Living Room	Area m2 % of room	10.53 72%	7.62 72%	1.00
Second	R3	Kitchen	Area m2 % of room	5.37 94%	4.98 93%	0.99
Third	R2	LKD	Area m2 % of room	15.16 90%	13.67 90%	1.00
6 Great Queen Street						
Second	R1	Bedroom	Area m2 % of room	16.75 25%	4.14 25%	1.00
Second	R2	KD	Area m2 % of room	18.34 32%	5.89 32%	0.99
Third	R1	Bedroom	Area m2 % of room	16.15 64%	10.40 64%	1.00
Third	R2	Bedroom	Area m2 % of room	15.49 65%	10.10 65%	0.99
58 Parker Street						
First	R1	Bedroom	Area m2 % of room	9.49 41%	3.91 41%	1.00
First	R2	Bedroom	Area m2 % of room	15.46 36%	5.61 36%	1.00
Second	R1	Bedroom	Area m2 % of room	9.49 70%	6.67 70%	1.00
Second	R2	Bedroom	Area m2 % of room	15.46 65%	10.04 65%	1.00
Third	R1	Bedroom	Area m2 % of room	26.19 88%	23.17 88%	1.00
Fourth	R1	Bedroom	Area m2 % of room	18.47 92%	16.96 91%	0.99
Parker Tower (Consented Scheme)						
Basement	R1	Bedroom	Area m2 % of room	13.21 43%	5.70 43%	1.00
Basement	R2	Bedroom	Area m2 % of room	12.73 13%	1.67 13%	1.00
Basement	R3	Bedroom	Area m2 % of room	13.45 14%	1.91 14%	1.00
Basement	R4	Bedroom	Area m2 % of room	12.74 16%	2.07 16%	1.00
Ground	R2	LKD	Area m2 % of room	32.12 68%	21.79 68%	1.00

Daylight Distribution
DD Results
(Consented Scenario)

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Ratio Reduction	
First	R3	LKD	Area m2 % of room	36.57	14.98 41%	14.97 41%	1.00
First	R4	Bedroom	Area m2 % of room	9.91	0.00 0%	0.00 0%	0.00
First	R5	Bedroom	Area m2 % of room	16.96	0.00 0%	0.00 0%	0.00
Second	R1	LKD	Area m2 % of room	36.8	29.07 79%	29.00 79%	1.00
Second	R2	LKD	Area m2 % of room	14.88	13.71 92%	13.21 89%	0.96
Second	R3	LKD	Area m2 % of room	34.48	31.19 90%	31.19 90%	1.00
Second	R4	LKD	Area m2 % of room	30.3	19.92 66%	19.88 66%	1.00
Third	R2	Bedroom	Area m2 % of room	12.8	12.68 99%	12.60 98%	0.99
Third	R3	LKD	Area m2 % of room	25.56	21.85 85%	21.29 83%	0.97
Third	R4	LKD	Area m2 % of room	6.81	6.44 95%	6.44 95%	1.00
Third	R5	Bedroom	Area m2 % of room	14.99	14.68 98%	14.68 98%	1.00
Fourth	R2	Bedroom	Area m2 % of room	16.49	14.66 89%	13.61 83%	0.93
Fourth	R3	Bedroom	Area m2 % of room	12.09	11.84 98%	11.84 98%	1.00
Fourth	R4	LKD	Area m2 % of room	31.36	26.73 85%	26.73 85%	1.00
Fifth	R2	Bedroom	Area m2 % of room	16.49	15.82 96%	14.30 87%	0.90
Fifth	R3	Bedroom	Area m2 % of room	12.09	11.86 98%	11.86 98%	1.00
Fifth	R4	LKD	Area m2 % of room	31.36	26.76 85%	26.76 85%	1.00
Sixth	R2	Bedroom	Area m2 % of room	16.49	15.83 96%	15.35 93%	0.97
Sixth	R3	Bedroom	Area m2 % of room	12.09	11.84 98%	11.84 98%	1.00
Sixth	R4	LKD	Area m2 % of room	31.36	26.83 86%	26.83 86%	1.00
Seventh	R2	Bedroom	Area m2 % of room	16.49	15.88 96%	15.88 96%	1.00
Seventh	R3	Bedroom	Area m2 % of room	12.09	11.86 98%	11.86 98%	1.00
Seventh	R4	LKD	Area m2 % of room	31.36	26.75 85%	26.75 85%	1.00