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Daylight and Sunlight Report for the Proposed Development at 19 John Street, London WC1N 2DL

Prepared for	**Marek Wojciechowski Architects**
Prepared by	**Ian McKenna BSc (Hons) MRICS**
Date	**18 August 2016**
Reference	**48066/IM/SJK/BSC**

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Prepared for
Marek Wojciechowski Architects

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19 John Street, London WC1N 2DL

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1. Executive Summary

1.1 Scope

1.1.1 We have been instructed by Marek Wojciechowski Architects to undertake a sample of internal daylight and sunlight tests to determine whether the proposed development at 19 John Street, London WC1N 2DL will receive sufficient daylight and sunlight.

1.1.2 We have also reviewed the potential for impacts to the amenity of the neighbouring properties and it is clear that the minor external changes to the structure and massing of 19 John Street would only lead to negligible changes in daylight/sunlight and overshadowing. We therefore conclude that the scheme is fully compliant with the BRE criteria and that no further assessment is necessary.

1.2 Assessment Criteria

1.2.1 To ensure that this assessment can be appropriately evaluated against Camden Council's planning policy, daylight and sunlight calculations have been undertaken in accordance with the Building Research Establishment Report `Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2nd Edition, 2011(the "BRE guide") and also British Standard 8206 – 2: 2008 – `Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE guide refers. The standards and tests applied within this assessment are briefly described in Appendix A.

1.3 Summary of Analysis of Daylight, Sunlight and Overshadowing for the New Development

Internal Daylight

1.3.1 The results show that the majority of rooms meet the numeric criteria outlined in the BRE guide. The small number of failures can be attributed to factors such as the existing historic building's retained façades which feature fixed window orientation and sizes. The affected windows mostly serve bedrooms, dining rooms and the cinema room, all of which have lower requirements for daylight than principal habitable rooms. The living rooms and kitchen/dining rooms will all receive good levels of daylight. As such, the overall effects in terms of daylight are in accordance with the BRE guidance.

Internal Sunlight

1.3.2 The existing orientation of the building means that not all rooms can meet the BRE target values and this should be given due consideration when reviewing the results. The BRE guide states that the aim should be for all main rooms to receive a reasonable amount of sunlight, the majority of which do in this scenario. As such, the overall effects in terms of sunlight are in accordance with the BRE guidance.

Overshadowing

1.3.3 The one amenity space which we have assessed will be very well sunlight, achieving well above the target criteria for sunlight hours on the ground.

1.4 Overall

1.4.1 We consider that for the reasons given above, the overall effects upon the daylight and sunlight amenity within the proposed development are in accordance with the BRE guide's criteria and the objectives of Camden Council. It is also clear that the proposed alterations to 19 John Street will lead to negligible impacts on the amenity of the neighbouring properties.

2. Introduction

2.1 Scope

2.1.1 We have been instructed by Marek Wojciechowski Architects to undertake a sample of internal daylight and sunlight tests to determine whether the proposed development at 19 John Street, London WC1N 2DL will receive sufficient daylight and sunlight.

2.2 Planning Policy

2.2.1 Camden Council's Local Development Framework, Development Policy, refers to the following documents as those being used to review adequacy of daylight and sunlight. This Report is therefore based on the following publications which contain the accepted standards for assessing daylight and sunlight:

- Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011" ("the BRE guide")

2.2.2 Camden Council's Local Development Framework, Development Policy contains the following policy guidance under DP26: Managing the impact of development on occupiers and neighbours:

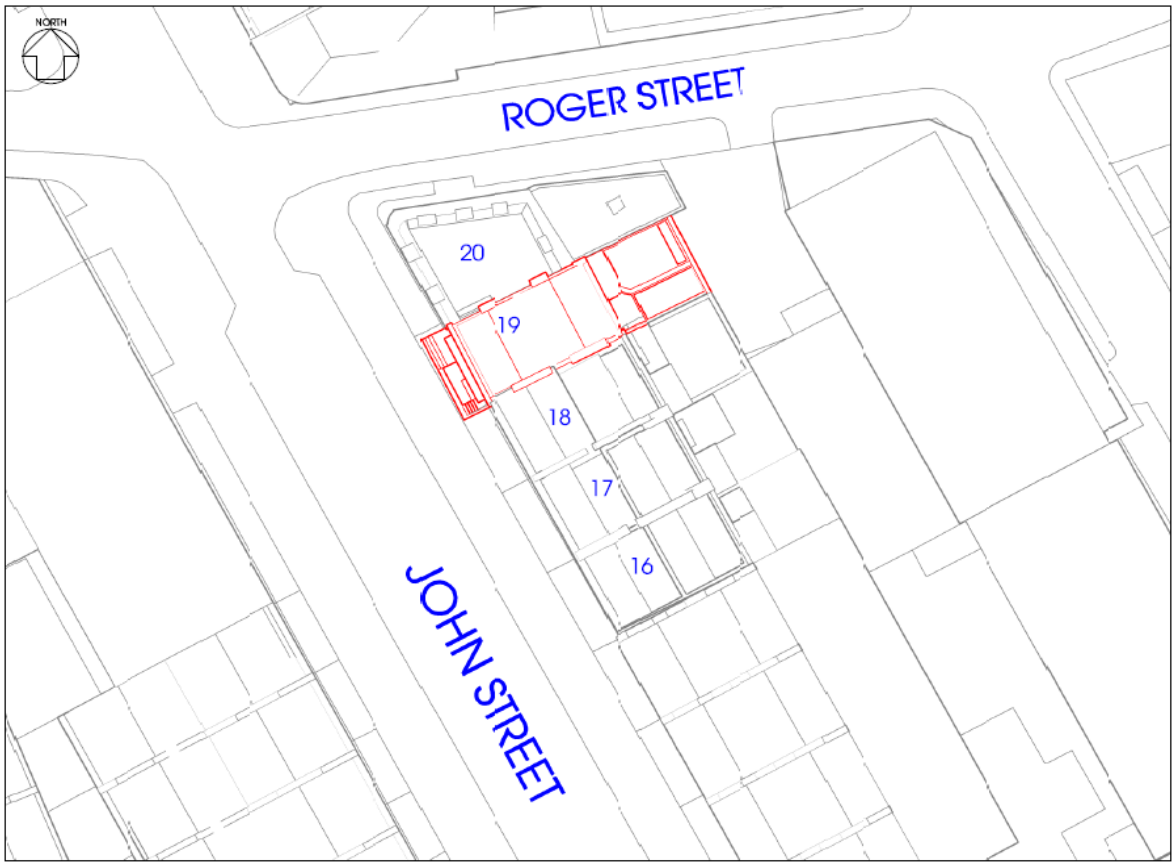
Visual privacy, overlooking, overshadowing, outlook, sunlight and daylight

26.3 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 (1991).

2.3 Assessment Criteria

2.3.1 To ensure that this assessment can be appropriately evaluated against Camden's planning policy, daylight and sunlight calculations have been undertaken in accordance with the `BRE guide' and also on BS8206–2: 2008 to which the BRE guide refers. The standards and tests applied are briefly described in Appendix A.

2.3.2 The position of the proposed redevelopment can be seen on the below site plan.



Proposed Site Plan

2.4 Limitations

2.4.1 We refer you to our daylighting and sunlighting limitations, as provided with our fee proposal.

2.4.2 Our assessment is based on the scheme drawings provided by Marek Wojciechowski Architects as listed below:

Drawing Number / Title	Date
Existing Site Model.dwg	23 March 2016
Proposed Site Model.dwg	23 March 2016
P_02 Demolition & Proposed Lower Ground Floor Plan.dwg	23 March 2016
P_03 Demolition & Proposed First Floor Plan.dwg	23 March 2016
P_04 Demolition & Proposed Second Floor Plan.dwg	23 March 2016
P_05 Demolition & Proposed Third Floor Plan.dwg	23 March 2016
P_06 Demolition & Proposed Loft Floor Plan.dwg	23 March 2016
P_07 Demolition & Proposed Roof Plan.dwg	23 March 2016
D_08 Demolition Front Elevation (w)_proposed.dwg	23 March 2016
D_09 Demolition & Proposed Front Lightwell Elevation (W)_proposed.dwg	23 March 2016
P_08 Proposed Front Elevation (W)_proposed.dwg	23 March 2016
P_11 Demolition & Proposed Rear Elevation (E).dwg	29 April 2016

Drawing Number / Title	Date
P_12 Proposed Section A-A.dwg	23 March 2016
P_13 Proposed Section B-B.dwg	29 April 2016
P_15 Demolition & Prop. Section D-D.dwg	29 April 2016
P_16 Demolition & Prop. Section E-E.dwg	23 March 2016

3. Assessment & Results – Daylighting, Sunlighting & Overshadowing Issues in the New Development

3.1 Internal Daylight

3.1.1 ADF tests have been undertaken to a sample of the principal habitable rooms within the proposed development. The full ADF test results are shown in Appendix D. Below is a summary of our findings:

Property Ref	Average Daylight Factor Test		
	No. of Rooms	No. of Rooms Passed	No. of Rooms Failed
Lower Ground Floor	2	1	1
Ground Floor	3	2	1
First Floor	2	2	0
Second Floor	2	2	0
Third Floor	3	2	1
Total	**12**	**9**	**3**

3.1.2 Of the 12 rooms tested all but 3 will meet the target values as set out in the BRE guidelines.

3.1.3 Although the results indicate that with the majority of the rooms tested in the proposed development will meet the ADF minimum target criteria as defined by the BRE guidance, a number failed to meet the requirements.

3.1.4 The cinema room on the lower ground floor achieves an ADF of 0.3%. This would usually be classed as a living room, which would require a minimum ADF of 1.5%. However, as this has been designed specifically as a cinema room, a lower level of daylight may be desired. As such the effects are not considered to be significant.

3.1.5 The living room on the first floor falls marginally short of the target criteria, achieving an ADF of 1.1%. We have tested this room in isolation and as such, the open plan nature of the first floor suggests that this room will reach reasonable levels of daylight.

3.1.6 One bedroom on the third floor fails to reach the BRE target criteria, achieving an ADF of 0.7%. Due to the existing orientation of the windows within the historic façade, and taking into consideration the intended room use, the effects are not considered to be significant.

3.1.7 The Daylight Distribution (DD) test results are shown in full in Appendix D. Below is a summary of our findings:

Property Ref	Daylight Distribution Test		
	No. of Rooms	No. of Rooms Passed	No. of Rooms Failed
Lower Ground Floor	2	0	2
Ground Floor	3	2	2
First Floor	2	1	1
Second Floor	2	2	0
Third Floor	3	3	0
Total	**12**	**8**	**5**

3.1.8 Of the 12 rooms tested all but 5 will continue to meet the target values as set out in the BRE guidelines.

3.1.9 Two rooms on the lower ground floor fail to meet the BRE target value of 80%, a bedroom (43%) and the cinema room (9%). As long as a pragmatic and flexible approach is taken, these failures are not thought to be significant, especially when the intended room use is considered.

3.1.10 Two rooms on the ground floor fail to meet the BRE target value of 80%, the living room (55%) and dining room (78%). However, we have tested these rooms in isolation, whereas in reality the ground floor has an open plan layout, making the rooms dual aspect. As such, the overall effects are not considered to be significant.

3.1.11 One room on the first floor falls marginally short of the BRE target value of 80%, the living room (78%). Once again we have tested this room in isolation and as such, the open plan design and suggests that this room will reach the target criteria. Therefore, the effects are not considered to be significant.

3.2 Internal Sunlight

3.2.1 APSH tests have been undertaken to a sample of the principal habitable rooms within the proposed development. The full APSH test results are shown in full in Appendix E. Below is a summary of our findings:

Property Ref	Annual Probably Sunlight Hours		
	No. of Rooms	No. of Rooms Passed	No. of Rooms Failed
Lower Ground Floor	2	0	2
Ground Floor	3	1	2
First Floor	2	1	1
Second Floor	2	2	0
Third Floor	3	2	1
Total	**12**	**6**	**6**

3.2.2 Of the 12 rooms assessed 6 will meet the target values as set out by the BRE.

3.2.3 The bedroom on the lower ground floor fails to meet the BRE guidelines, achieving an APSH of 20, with 3 of these during the winter months. As this is a bedroom, the failure is not thought to be significant as long as a flexible approach is taken.

3.2.4 The cinema room on the lower ground floor failed to achieve any hours of sunlight. As discussed above, this room has been designed specifically as a cinema and as such, a flexible approach should be taken in terms of sunlight.

3.2.5 The dining room on the ground floor fails to meet the BRE criteria, achieving an APSH of 7, none of which are during the winter months. The BRE guide states that kitchen/diners should aim to achieve good levels of sunlight. In this scenario, the room is served by one window which does not provide adequate levels of sunlight to accord with the BRE's numeric criteria. However, due to the open plan nature of the ground floor, as long as a flexible approach is taken, the failure is not thought to be significant.

3.2.6 The kitchen/dining room at the rear of the ground floor falls marginally short of the BRE's numeric guidelines, achieving an APSH of 23%, 3% of which are during the winter months. As these results are close to meeting the target values set out in the BRE, and taking into consideration the position of the neighbouring boundary walls in relation to the rooms, the failure is not thought to be significant.

3.2.7 The study on the first floor does not reach the target values set out by the BRE, achieving an APSH of 14%, none of which occur during the winter months. However, as the rooms intended use is a study, the failure is not thought to be significant.

3.2.8 One room on the third floor falls marginally short of BRE's numeric guidelines, achieving an APSH of 21%, 2% of which are during the winter months. However, as the rooms intended use is a bedroom, the failure is not thought to be significant.

3.3 Overshadowing

3.3.1 The location of the proposed amenity areas within the development are shown on the reference plan in Appendix F. The table below summarises the results.

Area Reference	Proportion Receiving at Least 2hrs of Sun On 21 March	BRE Compliant?
R1/20	84.87%	Yes

3.3.2 The BRE suggests that over 50% of an amenity space should aim to achieve at least two hours of direct sunlight on March 21, the Spring equinox.

3.3.3 We have tested the proposed first floor roof terrace in terms of overshadowing. The results show that the 50% target is well exceeded and as such is compliant with the BRE guide.

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Appendix A

Tests to be Applied

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Introduction

The main purpose of the guidelines in the Building Research Establishment Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice 2011, 2nd Edition" ("the BRE guide") is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban sites and extensions to existing buildings, a fact recognised by the BRE Report's author in the Introduction where Dr Paul Littlefair says:

'The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not been 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 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 values. 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…..'

In many cases in low-rise housing, meeting the criteria for daylight and sunlight may mean that the BRE criteria for other amenity considerations such as *privacy* and *sense of enclosure* are also satisfied.

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority's policies, vary widely, from 18-35m[1]. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide's daylighting requirements as it complies with the 25^0 rule and will almost certainly satisfy the 'Three times height' test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical 'minimum' distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25^0 rule.

[1] The commonest minimum privacy distance is 21m (Householder Development Consents Review: Implementation of Recommendations – Department for Communities and Local Government – May 2007)

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Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 and Appendix C of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of tests to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings .

Daylighting Tests

'Three times height' test - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25^0 test will need to be carried out.

25^0 test – a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25^0 to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25^0 then more detailed tests are required, as outlined below.

VSC Test - the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in every direction) is 40%.

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25^0 Test).

Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

Daylight Distribution (DD) Test – This test looks at the position of the "No-Sky Line" (NSL) – that is, the line that divides the points on the working plane (0.7m from floor level in offices and 0.85m in dwellings and industrial spaces) which can and cannot see the sky. The BRE guide suggests that areas beyond the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it.

In new developments no more than 20% of a room's area should be beyond the NSL. For existing buildings the BRE guide states that if, following the construction of a new development, the NSL moves so that the area beyond the NSL increases by more than 20%, then daylighting is likely to be seriously affected.

The guide suggests that in houses, living rooms, dining rooms and kitchens should be tested: bedrooms are deemed less important, although should nevertheless be analysed. In other buildings each main room where daylight is expected should be investigated.

ADF Test –The ADF (Average Daylight Factor) test takes account of the interior dimensions and surface reflectance within the room being tested as well as the amount of sky visible from the window. For this reason it is considered a more detailed and representative measure of the adequacy of light. The minimum ADF values recommended in BS8206 Part 2 are: 2% for family kitchens (and rooms containing kitchens); 1.5% for living rooms; and 1% for bedrooms. This is a test used in assessing new developments, although, in certain circumstances, it may be used as a supplementary test in the assessment of daylighting in existing buildings, particularly where more than one window serves a room.

Room depth ratio test - This is a test for new developments looking at the relative dimensions of each room (principally its depth) and its window(s) to ensure that the rear half of a room will receive sufficient daylight so as not to appear gloomy.

Sunlight

Sunlight is an important 'amenity' in both domestic and non-domestic settings. The way in which a building's windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the United Kingdom is in the northern hemisphere, we receive virtually all of our sunlight from the south. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to the position of due south.

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within 90^0 of due south and no obstruction subtends to angle of more than 25^0 to the horizontal or where the window wall faces within 20^0 of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that the Annual Probable Sunlight Hours (APSH) need to be analysed. APSH means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question. If the APSH tests reveal that the new development will receive at least one quarter of the available APSH, including at least 5% of APSH during the winter months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together.

The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. APSH tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90^0 of due south of an existing building's main window wall and he new building subtends to angle of more tha^n 25^0 to the horizontal;
- The window wall faces within 20^0 of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

Where APSH testing is required it is similar to the test for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year .

The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

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Sunlight – Gardens and Open Spaces

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guide are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5m tall are also factored into the calculations.

The BRE guidelines state that:

- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;

- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

Appendix G of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

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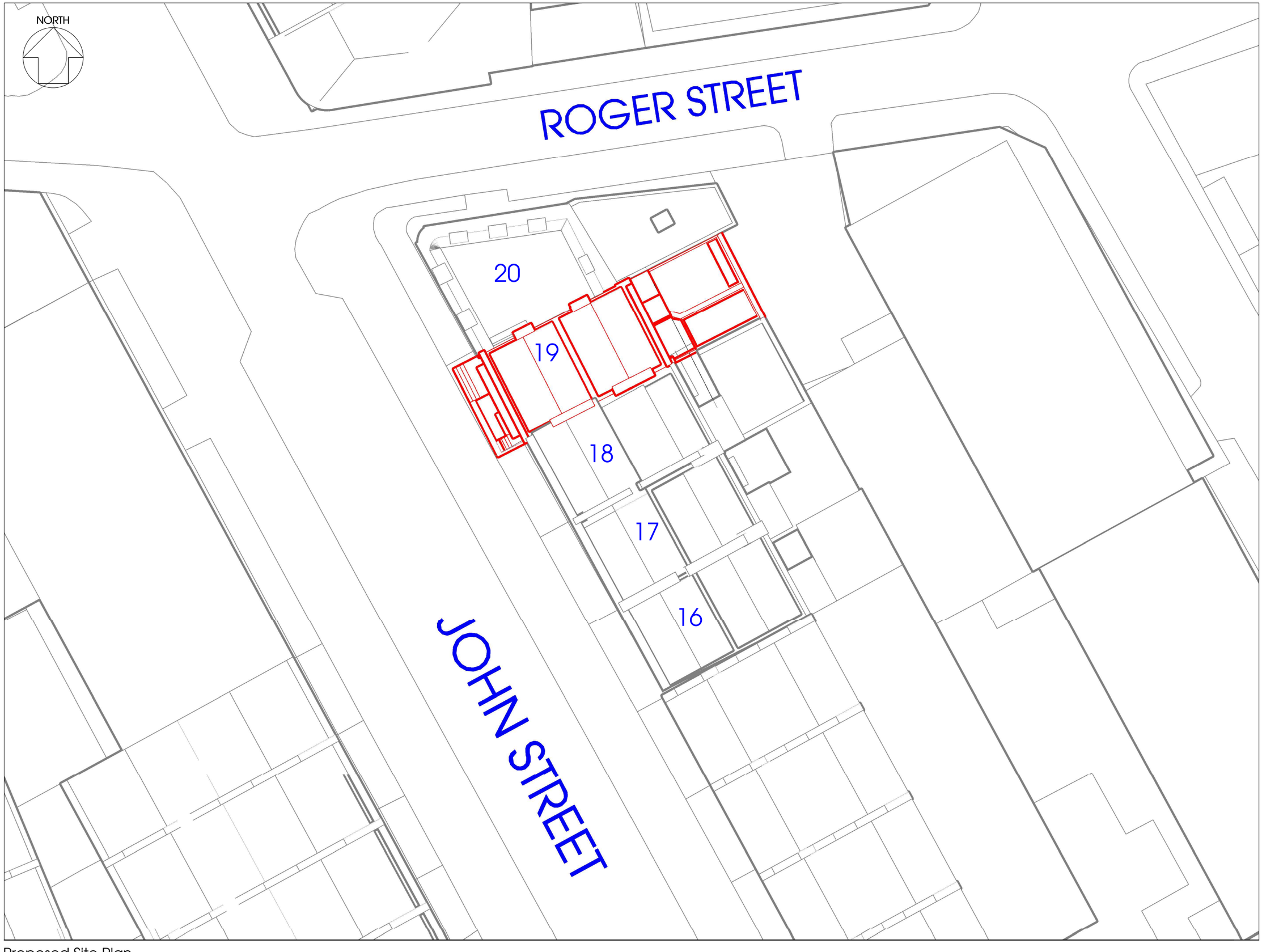
Appendix B

Context Drawings



Proposed Site Plan

SOURCES OF INFORMATION:

MWA ARCHITECTS

Existing Site Model.dwg
Proposed Site Model.dwg
P_02 Demolition & Proposed Lower Ground Floor Plan.dwg
P_03 Demolition & Proposed First Floor Plan.dwg
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P_12 Proposed Section A-A.dwg
Received 23 March 2016

P_11 Demolition & Prop. Rear Elevation (E).dwg
P_13 Proposed Section B-B.dwg
P_15 Demolition & Prop. Section D-D.dwg
Received 29 April 2016

Rev.	Date	Amendments	Initial

MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
ALL DIMENSIONS ARE IN MILLIMETERS ONLY

TITLE
Proposed Site Plan

CLIENT
Marek Wojciechowski Architects

PROJECT
19, John Street,
London,
WC1N 2DL

DRAWN BY	CHECKED
S.M	S.K
SCALE	DATE
1:250@A3	April 2016

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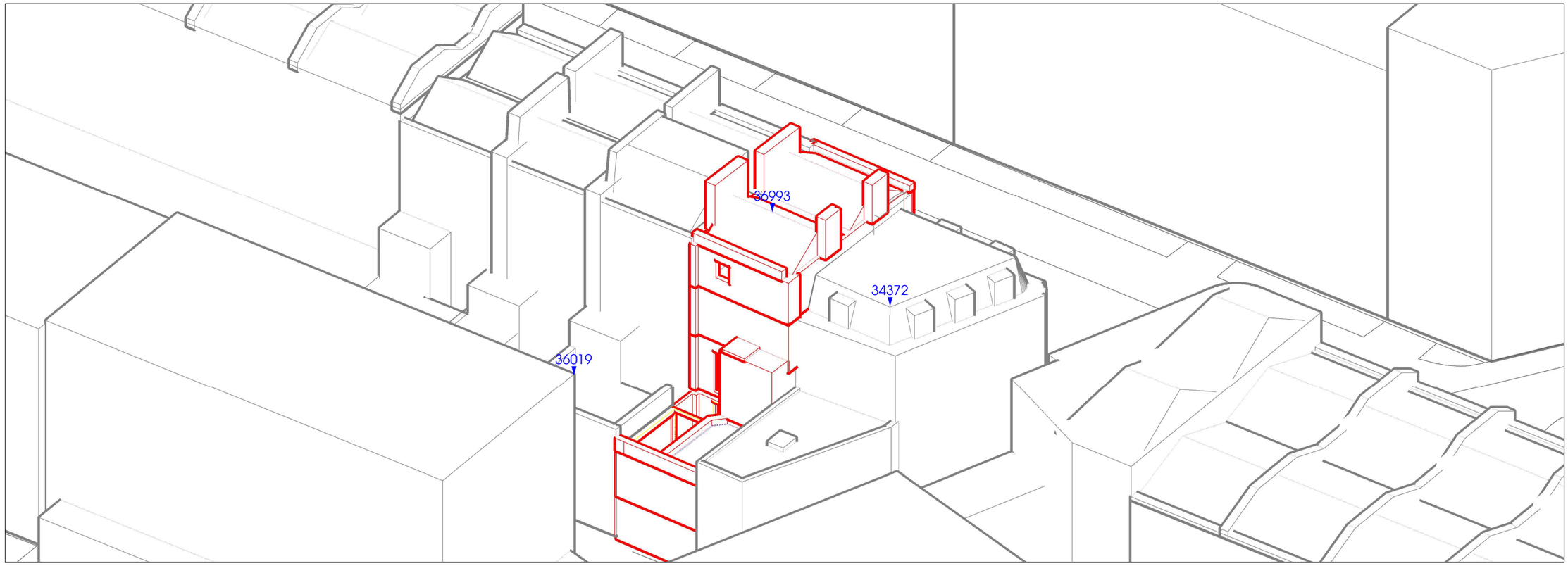
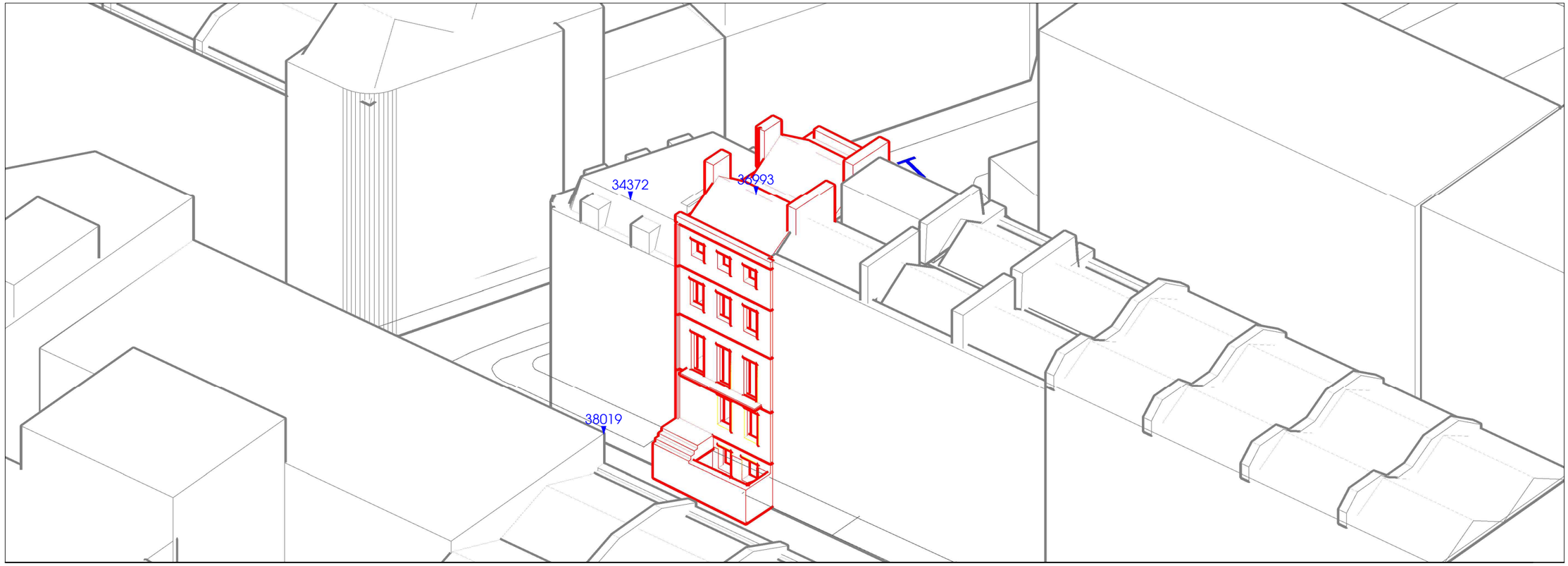
DRAWING NO.	RELEASE NO.
48066_CTXT_01	2



3D Context View - View from North East (Proposed)



3D Context View - View from South (Proposed)

SOURCES OF INFORMATION:

MWA ARCHITECTS

Existing Site Model.dwg
Proposed Site Model.dwg
P_02 Demolition & Proposed Lower Ground Floor Plan.dwg
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ALL HEIGHTS IN MM AOD

Rev.	Date	Amendments	Initial

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TITLE

3D Views
Proposed Site

CLIENT

Marek Wojciechowski Architects

PROJECT

19, John Street,
London,
WC1N 2DL

DRAWN BY	CHECKED
S.M	S.K

SCALE	DATE
1:250@A3	April 2016

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DRAWING NO.	RELEASE NO.
48066_CTXT_02	2

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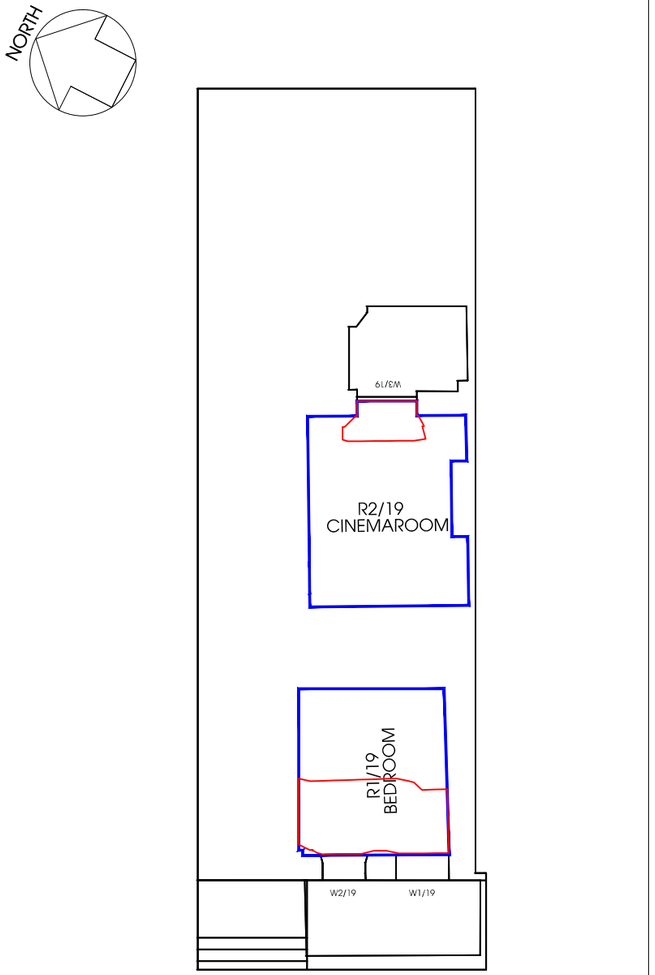
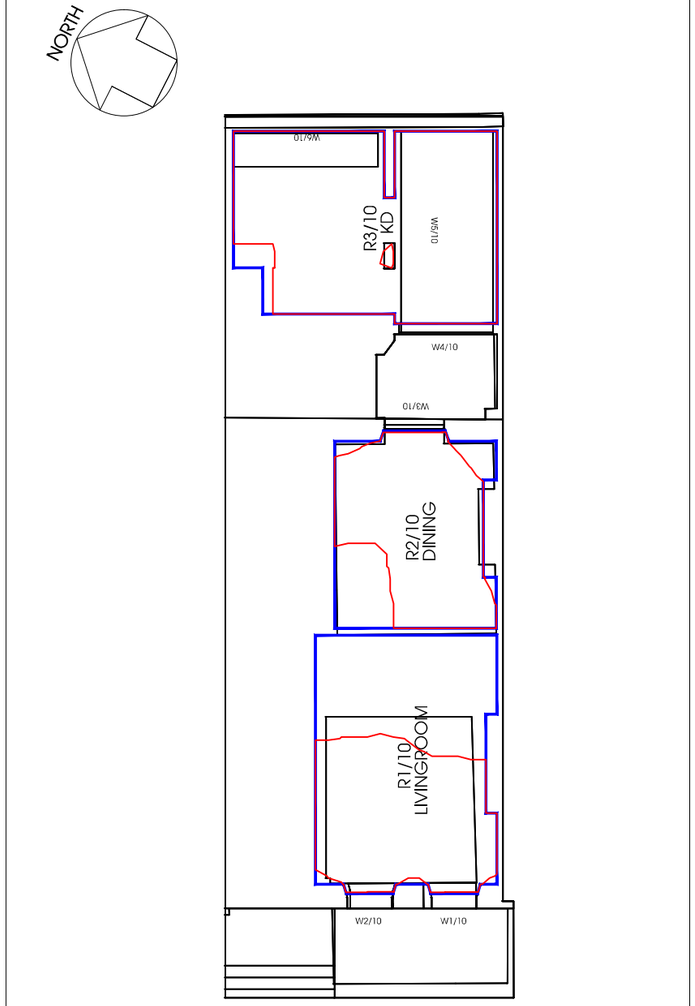
Appendix C

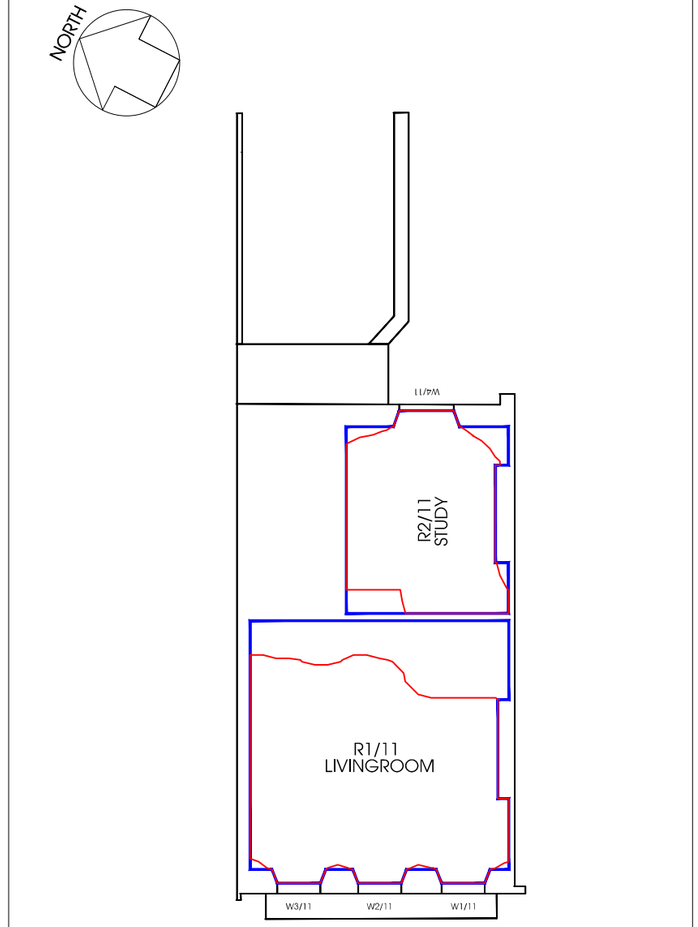
Window/Room Reference Drawings



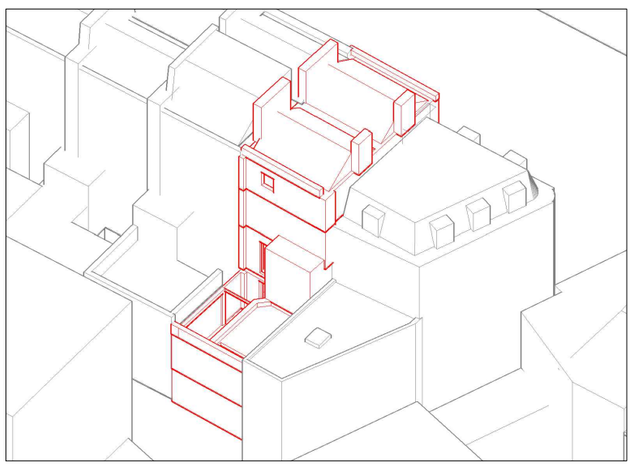
19 John Street - Lower Ground Floor



19 John Street - Ground Floor

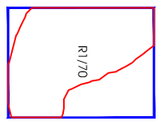


19 John Street - First Floor



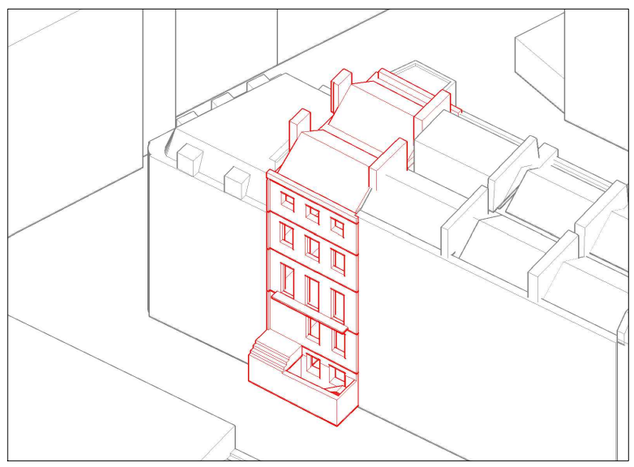
3D Context View - North East

KEY



Proposed contour

Subject room



3D Context View - South

SOURCES OF INFORMATION:

MWA ARCHITECTS

Existing Site Model.dwg
Proposed Site Model.dwg
P_02 Demolition & Proposed Lower Ground Floor Plan.dwg
P_03 Demolition & Proposed First Floor Plan.dwg
P_04 Demolition & Proposed Second Floor Plan.dwg
P_05 Demolition & Proposed Third Floor Plan.dwg
P_06 Demolition & Proposed Loft Plan.dwg
P_07 Demolition & Proposed Roof Plan.dwg
D_08 Demolition Front Elevation (W)_proposed.dwg
D_09 Demolition & Proposed Front Lightwell Elevation (W)_proposed.dwg
P_08 Proposed Front Elevation (W)_proposed.dwg
P_12 Proposed Section A-A.dwg
Received 23 March 2016

P_11 Demolition & Prop. Rear Elevation (E).dwg
P_13 Proposed Section B-B.dwg
P_15 Demolition & Prop. Section D-D.dwg
Received 29 April 2016

Rev.	Date	Amendments	Initial

MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
ALL DIMENSIONS ARE IN MILLIMETERS ONLY

TITLE

Daylight Distribution Contours/Referencing Plans 19 John Street

CLIENT

Marek Wojciechowski Architects

PROJECT

19, John Street, London, WC1N 2DL

DRAWN BY	CHECKED
S.M	S.K

SCALE	DATE
1:150@A3	April 2016

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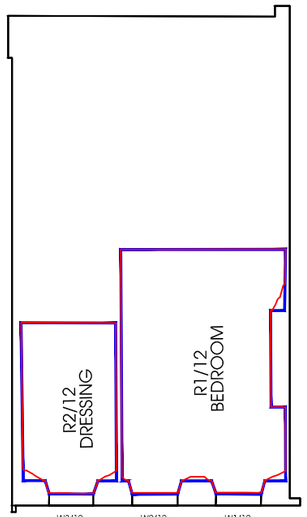
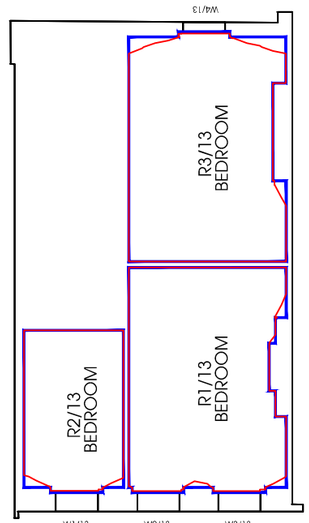
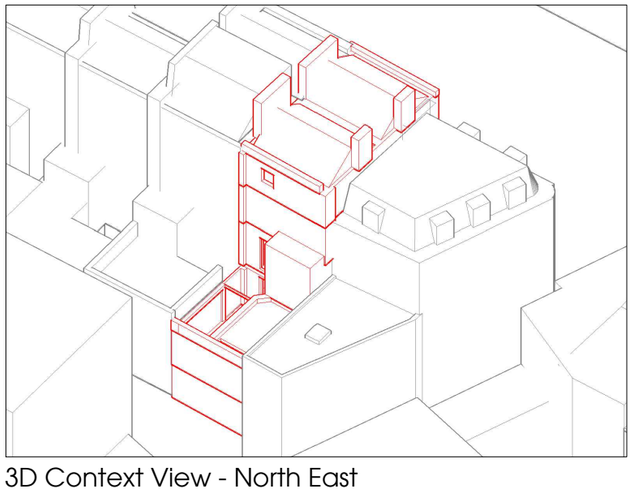


19 John Street - Second Floor

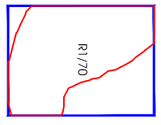


19 John Street - Third Floor



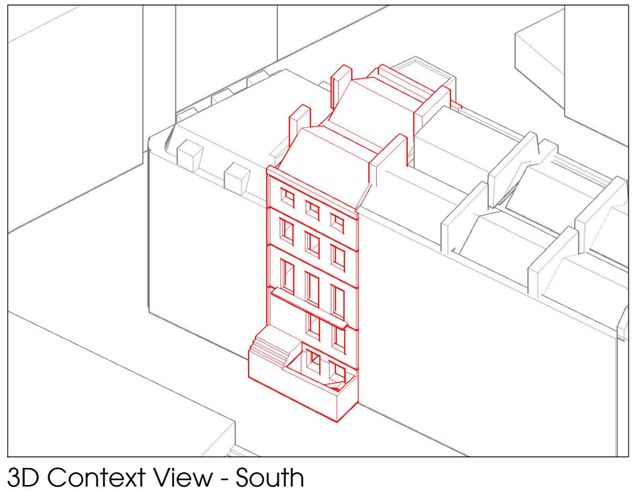
3D Context View - North East

KEY



Proposed contour

Subject room



3D Context View - South

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Appendix D

Daylight Study

Room	Room Use	Window	VSC(%)	ADF(%)	TOTAL ADF(%)	PASS/ FAIL
19 JOHN STREET						
Lower Ground Floor						
R1/19	BEDROOM	W1/19	18.78	1.07		
R1/19	BEDROOM	W2/19	15.91	0.78	1.85	PASS
R2/19	CINEMAROOM	W3/19	1.47	0.34	0.34	FAIL
Ground Floor						
R1/10	LIVINGROOM	W1/10	21.13	0.76		
R1/10	LIVINGROOM	W2/10	20.44	0.75	1.51	PASS
R2/10	DINING	W3/10	12.05	1.13	1.13	FAIL
R3/10	KD	W4/10	0.39	0.03		
R3/10	KD	W5/10	58.41	6.66		
R3/10	KD	W6/10	53.10	1.58	8.27	PASS
First Floor						
R1/11	LIVINGROOM	W1/11	27.09	0.77		
R1/11	LIVINGROOM	W2/11	27.04	0.77		
R1/11	LIVINGROOM	W3/11	26.90	0.77	2.31	PASS
R2/11	STUDY	W4/11	20.48	1.58	1.58	PASS
Second Floor						
R1/12	BEDROOM	W1/12	31.98	1.00		
R1/12	BEDROOM	W2/12	31.91	1.02	2.02	PASS
R2/12	DRESSING	W3/12	31.73	1.90	1.90	PASS
Third Floor						
R1/13	BEDROOM	W2/13	35.36	0.68		
R1/13	BEDROOM	W3/13	35.42	0.68	1.36	PASS
R2/13	BEDROOM	W1/13	35.21	1.20	1.20	PASS
R3/13	BEDROOM	W4/13	37.02	0.72	0.72	FAIL

Room/Floor	Room Use	Room Area sq ft	No-Sky Line sq ft	% Of Room Area
19 JOHN STREET				
Lower Ground Floor				
R1/19	BEDROOM	150.9	64.7	42.9
R2/19	CINEMAROOM	183.4	17.2	9.4
Ground Floor				
R1/10	LIVINGROOM	276.0	152.1	55.1
R2/10	DINING	181.9	142.1	78.1
R3/10	KD	289.2	279.1	96.5
First Floor				
R1/11	LIVINGROOM	400.3	312.7	78.1
R2/11	STUDY	183.8	166.3	90.5
Second Floor				
R1/12	BEDROOM	232.2	229.2	98.7
R2/12	DRESSING	95.0	93.4	98.3
Third Floor				
R1/13	BEDROOM	207.2	203.7	98.3
R2/13	BEDROOM	97.6	95.3	97.6
R3/13	BEDROOM	210.2	203.1	96.6

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Appendix E

Sunlight Study

Room	Window	Room Use	Flat Number	Orientation	Window Winter APSH	Window Annual APSH	Window Pass/ Fail	Room Winter APSH	Room Annual APSH	Room Pass/ Fail
19 JOHN STREET										
Lower Ground Floor										
R1/19	**W1/19**	BEDROOM		243.0	3	20	FAIL			
R1/19	**W2/19**	BEDROOM		243.0	3	19	FAIL	3	20	FAIL
R2/19	**W3/19**	CINEMAROOM		63.0	0	0	FAIL	0	0	FAIL
Ground Floor										
R1/10	**W1/10**	LIVINGROOM		243.0	5	27	PASS			
R1/10	**W2/10**	LIVINGROOM		243.0	5	23	FAIL	5	27	PASS
R2/10	**W3/10**	DINING		63.4	0	7	FAIL	0	7	FAIL
R3/10	**W4/10**	KD		243.0	0	0	FAIL			
R3/10	**W5/10**	KD		270.0	0	7	FAIL			
R3/10	**W6/10**	KD		270.0	3	23	FAIL	3	23	FAIL
First Floor										
R1/11	**W1/11**	LIVINGROOM		243.0	6	33	PASS			
R1/11	**W2/11**	LIVINGROOM		243.0	7	34	PASS			
R1/11	**W3/11**	LIVINGROOM		243.0	7	34	PASS	7	34	PASS
R2/11	**W4/11**	STUDY		63.2	0	14	FAIL	0	14	FAIL
Second Floor										
R1/12	**W1/12**	BEDROOM		243.0	11	43	PASS			
R1/12	**W2/12**	BEDROOM		243.0	10	42	PASS	11	43	PASS
R2/12	**W3/12**	DRESSING		243.0	10	41	PASS	10	41	PASS
Third Floor										
R1/13	**W2/13**	BEDROOM		243.0	13	43	PASS			
R1/13	**W3/13**	BEDROOM		243.0	13	44	PASS	13	44	PASS
R2/13	**W1/13**	BEDROOM		243.0	13	43	PASS	13	43	PASS
R3/13	**W4/13**	BEDROOM		63.4	2	21	FAIL	2	21	FAIL

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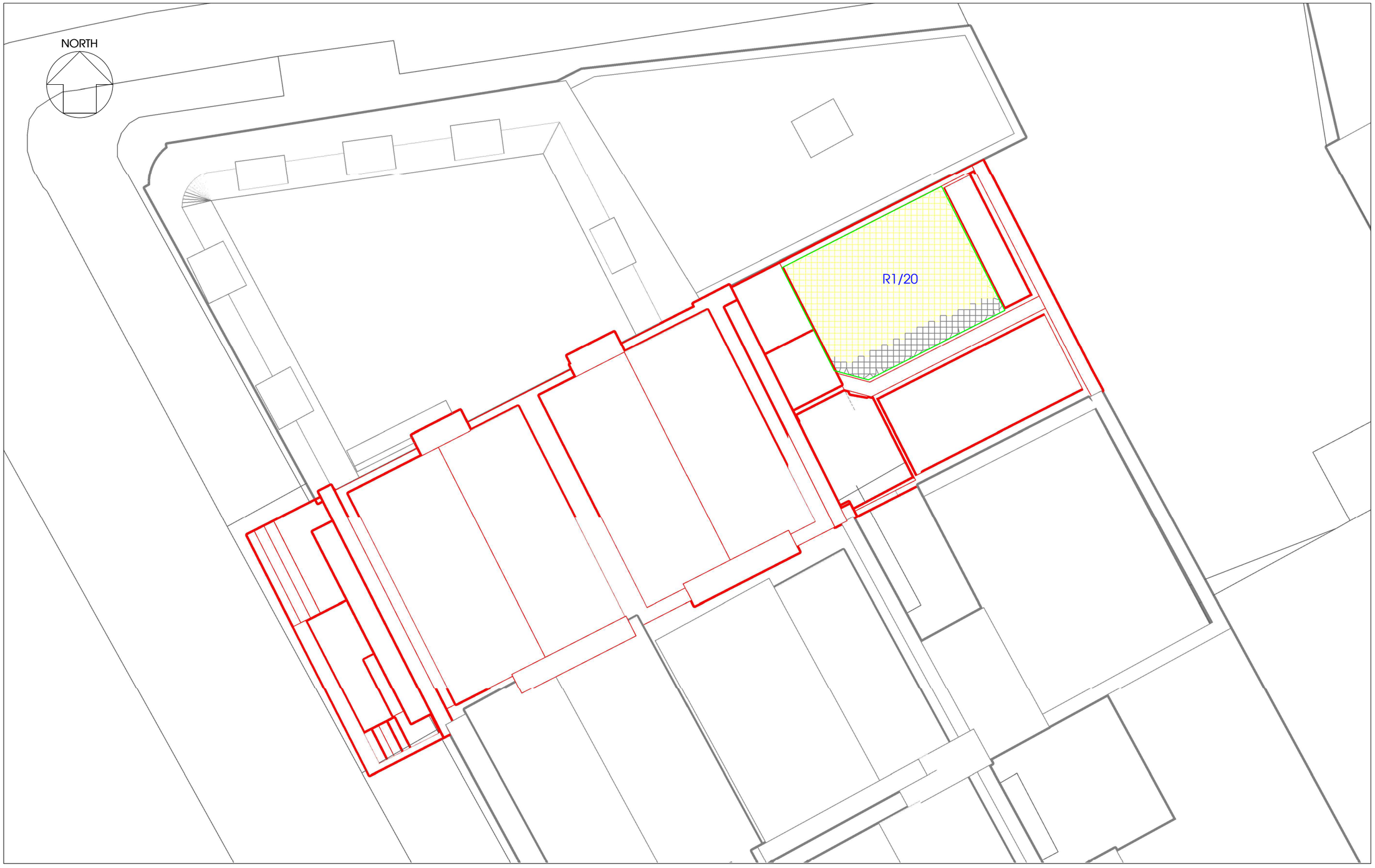
Appendix F

Overshadowing Study



Amenity Areas - March 21 (Proposed)

Amenity area boundary

Area receiving over 2 hours of Sun on 21 March (Proposed)

Area receiving under 2 hours of Sun on 21 March (Proposed)

SOURCES OF INFORMATION:

MWA ARCHITECTS

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P_12 Proposed Section A-A.dwg
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P_15 Demolition & Prop. Section D-D.dwg
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Rev.	Date	Amendments	Initial

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TITLE

Proposed 2hr Sun Contours March 21st

CLIENT

Marek Wojciechowski Architects

PROJECT

19, John Street, London, WC1N 2DL

DRAWN BY	CHECKED
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SCALE	DATE
1:100@A3	April 2016

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PROPOSED					
Room/ Area	Open Space Area sq m	Area of Shade sq m	Area of Sun	Proportion in Shade	Proportion in Sun
START TIME: March 21 - 6:00am, END TIME: March 21 - 18:00pm, 10 min samples					
R1/20	16.06	2.43	13.63	15.13%	84.87%