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DAYLIGHT & SUNLIGHT STUDY

Ref: SG/sg/16206
Date: September 2016

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INTRODUCTION

Delva Patman Redler LLP have been instructed by BNP Paribas as Trustees of Mayfair Capital Commercial Property Trust to prepare a daylight and sunlight study to assess the likely impact of the proposed redevelopment of International House 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, sunlight and overshadowing assessments and identify the drawings used in these studies.

THE PROPOSAL

The Proposals comprise the refurbishment of the existing building and the extension to the rear at the lower floors and the additional of a new top floor plus plant level and associated landscaping works.

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 standard referred to in the Camden Planning Policy 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" (2011).

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°, 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° 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 strictly qualify for sunlight assessment in accordance with BRE Guidance.

SOURCE DATA

The studies have been undertaken by calculating the daylight & sunlight based on the template drawings provided within the BRE guidelines. The study was undertaken with drawings derived from:

- Existing and Surrounding buildings: Pureres Surveys; Dwg No': 10115266_A1
- Contextual massing model by ZMapping;
- Proposed Scheme: Orms Architects: Dwg No's: 2077_X_GA(00)02_XX, 2077_X_GA(01)02_XX, 2077_X_GA(02)02_XX, 2077_X_GA(03)02_XX, 2077_X_GA(04)02_XX, 2077_X_GA(05)02_XX, 2077_X_GA(06)02_XX, 2077_X_GA(07)02_XX, 2077_X_GS(AA)02_XX, 2077_X_GS(BB)02_XX, 2077_X_GE(EA)02_XX, 2077_X_GE(WE)02_XX & 2077_X_GE(NO)02_XX

SIGNIFICANCE CRITERIA

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

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 16206/SPT/800 in Appendix A.

It is noted that that site is bounded by Sandland Street to the south and Red Lion Street top the west. To the rear of the site there is an open courtyard with Three Cups Yard immediately to the north and the rear of the Bedford Row properties further to the east.

Many of the neighbouring accommodation is of mixed use with commercial ground floor uses and residential accommodation above this level. There are also those neighbours which are entirely in commercial use which have been discounted from consideration as part of this analyses and report.

The windows which have been considered for assessment are shown on Drawing 16206/LOC/801 – 804 in Appendix A.

This can be seen from the technical 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

NEIGHBOURING 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 Adverse Impacts
21-23 Red Lion Street	13	13	0
Three Cups Yard, Sandland Street	11	11	0
20-22 Sandland Street	6	6	0
65 Red Lion Street	3	3	0
64 Red Lion Street	14	14	0
56-61 Red Lion Street	16	16	0
Total	63	63	0

Table 2 shows that all 63 neighbouring rooms considered will fully and comfortably comply with the BRE Guidelines for daylight in VSC terms.

NEIGHBOURING 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 3 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 Adverse Impacts
21-23 Red Lion Street	13	13	0
Three Cups Yard, Sandland Street	11	11	0
20-22 Sandland Street	6	6	0
65 Red Lion Street	3	3	0
64 Red Lion Street	14	14	0
56-61 Red Lion Street	16	16	0
Total	63	63	0

Table 3 shows that all 63 neighbouring rooms considered will fully and comfortably comply with the BRE Guidelines for daylight in No Sky Line terms.

NEIGHBOURING 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 Adverse Impacts
21-23 Red Lion Street	13	13	0
Three Cups Yard, Sandland Street	11	11	0
20-22 Sandland Street	6	6	0
65 Red Lion Street	3	3	0
64 Red Lion Street	14	14	0
56-61 Red Lion Street	16	16	0
Total	63	63	0

Table 4 shows that all 63 neighbouring rooms considered will fully and comfortably comply with the BRE Guidelines for daylight in ADF terms.

Overall therefore the daylight analysis illustrates that the quality, quantity and distribution of light will remain fully BRE compliant in daylight terms as a result of the development proposals.

SUNLIGHT – APSH

The full results of the sunlight analysis are presented in Appendix C 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 5 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 Minor Adverse Impacts
21-23 Red Lion Street	1	1	0
Three Cups Yard, Sandland Street	11	9	2
20-22 Sandland Street	2	0	2
65 Red Lion Street	N/A	N/A	N/A
64 Red Lion Street	N/A	N/A	N/A
56-61 Red Lion Street	N/A	N/A	N/A
Total	14	10	4

Table 5 shows that 10 out of the 14 rooms assessed for sunlight will fully comply with the BRE Guidelines for sunlight in APSH terms.

One of the infringements to the Three Cups Yard building is understood to be a bedroom which is much less significant as it is mainly occupied at night time.

The other reductions are understood to serve habitable rooms but their uses are currently unidentified.

In all cases the actual sunlight reductions are small but due to the low baseline conditions only a modest actual change in quantum appears as a large percentage difference as illustrated in the summary table in Appendix B.

Overall therefore the sunlight analysis illustrates that the neighbouring accommodation will generally remain BRE compliant in sunlight terms. Where there are infringements of the guidelines these are considered to be modest and not detrimental to the spaces due to the small quantum reductions recorded.

CONCLUSIONS

It is noted that that site is bounded by Sandland Street to the south and Red Lion Street top the west. To the rear of the site there is an open courtyard with Three Cups Yard immediately to the north and the rear of the Bedford Row properties further to the east.

To assess the potential impact of the Development on daylight 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 neighbouring daylight analysis illustrates overall that the quality, quantity and distribution of light will remain fully BRE compliant in daylight terms as a result of the development proposals.

The neighbouring sunlight analysis illustrates that that the neighbouring accommodation will generally remain BRE compliant in sunlight terms. Where there are infringements of the guidelines these are considered to be modest and not detrimental to the spaces due to the small quantum reductions recorded.

The scheme proposals by Orms Architects therefore generally recognises and observes the intentions BRE Guidance 209 in accordance with the requirements of the Camden Planning Policy given the sites urban location in daylight and sunlight terms.

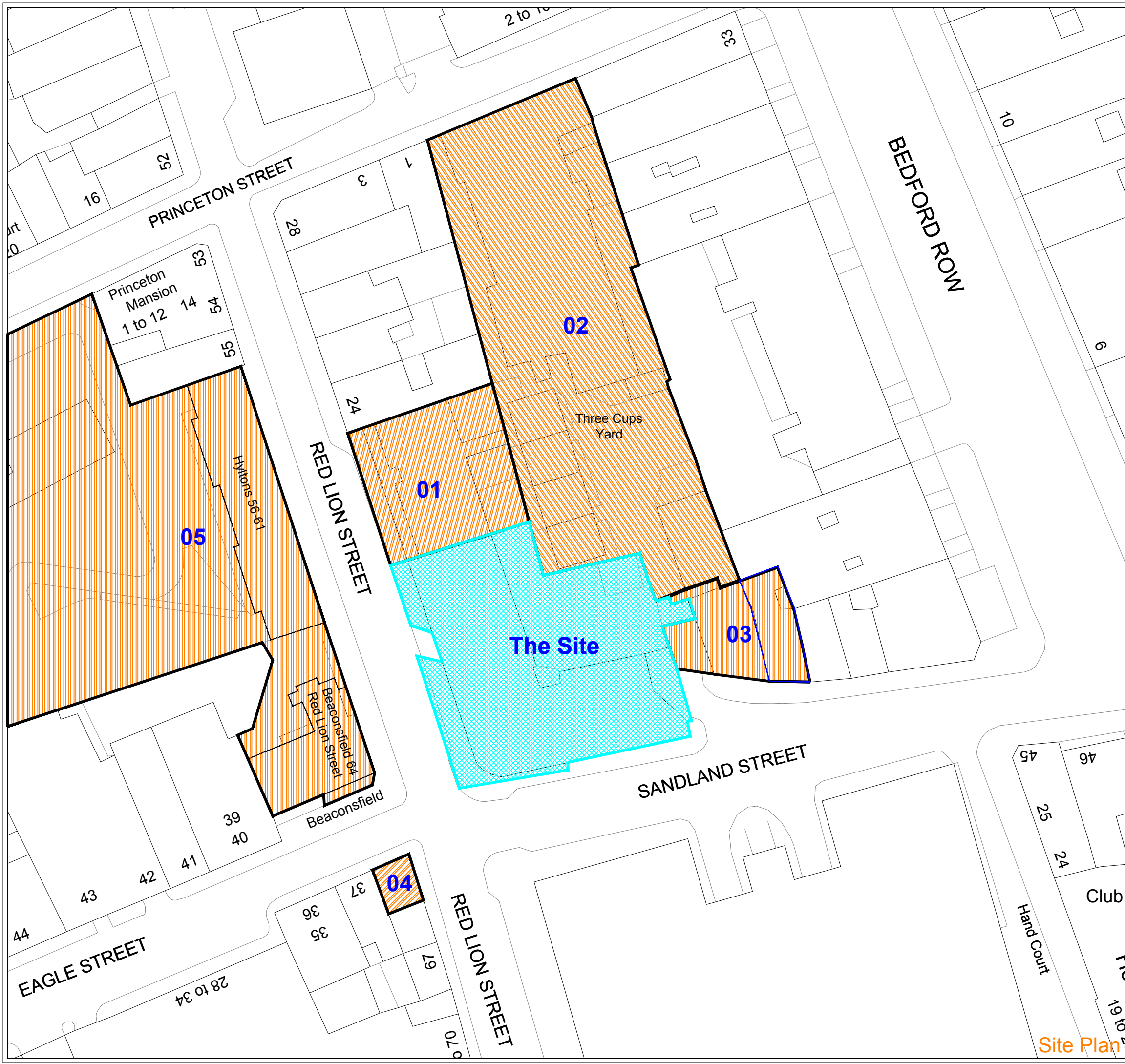
Delva Patman Redler LLP

APPENDIX A

LOCATION DRAWINGS

16206/LOC/DS/800 & LOC/801 – 805

16206/SPT/801



01: 21-23 Red Lion St
Dwg No: 16206/LOC/801



02: Holborn Centre, Three Cups Yard, Sandland Street
Dwg No: 16206/LOC/802

03: 20-22 Sandland Street
Dwg No: 16206/LOC/803

04: 65 Red Lion Street
Dwg No: 16206/LOC/804

05: Hyltons 56-61 and Beaconsfield 64 Red Lion Street
Dwg No: 16206/LOC/805

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

-  Site Boundary
-  Residential Buildings

SOURCE DATA

Drawings Used:
-OS Tile

NOTES

*All neighbouring properties considered for analysis.

REV	Description	Drawn	Ch'kd	Date

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Thavies Inn House 020 7936 3668
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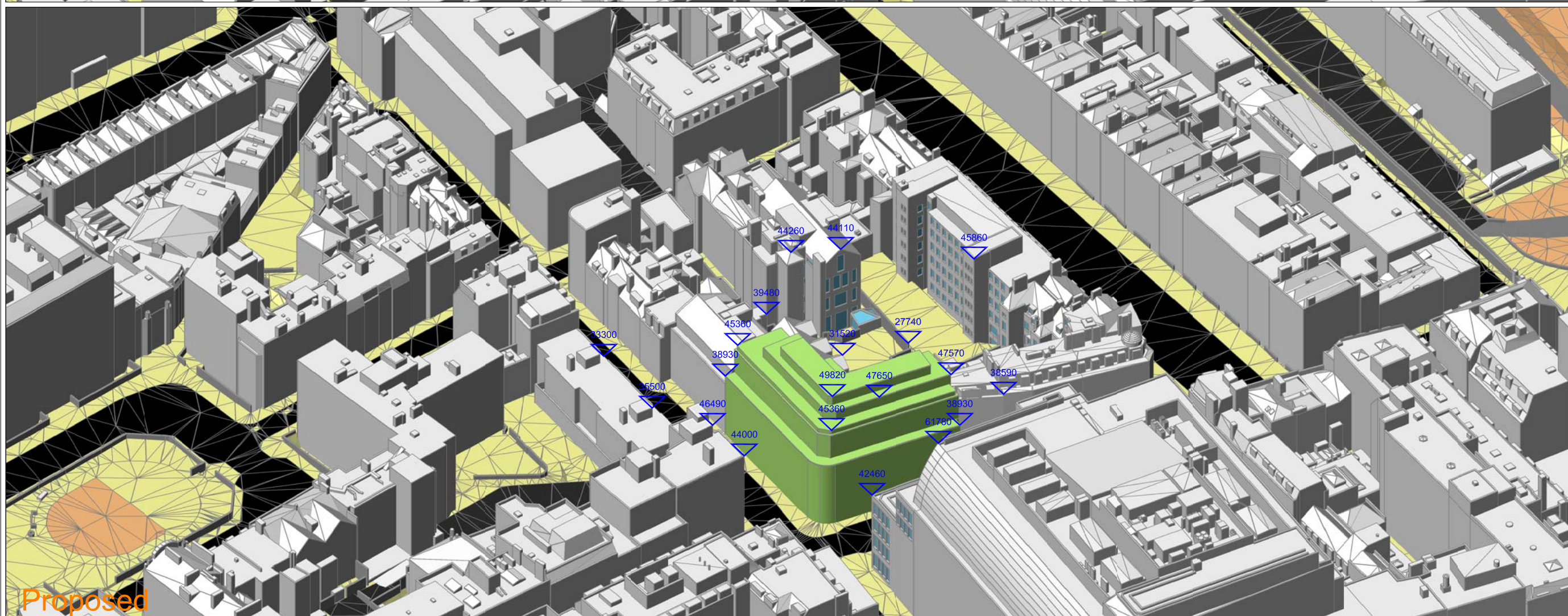
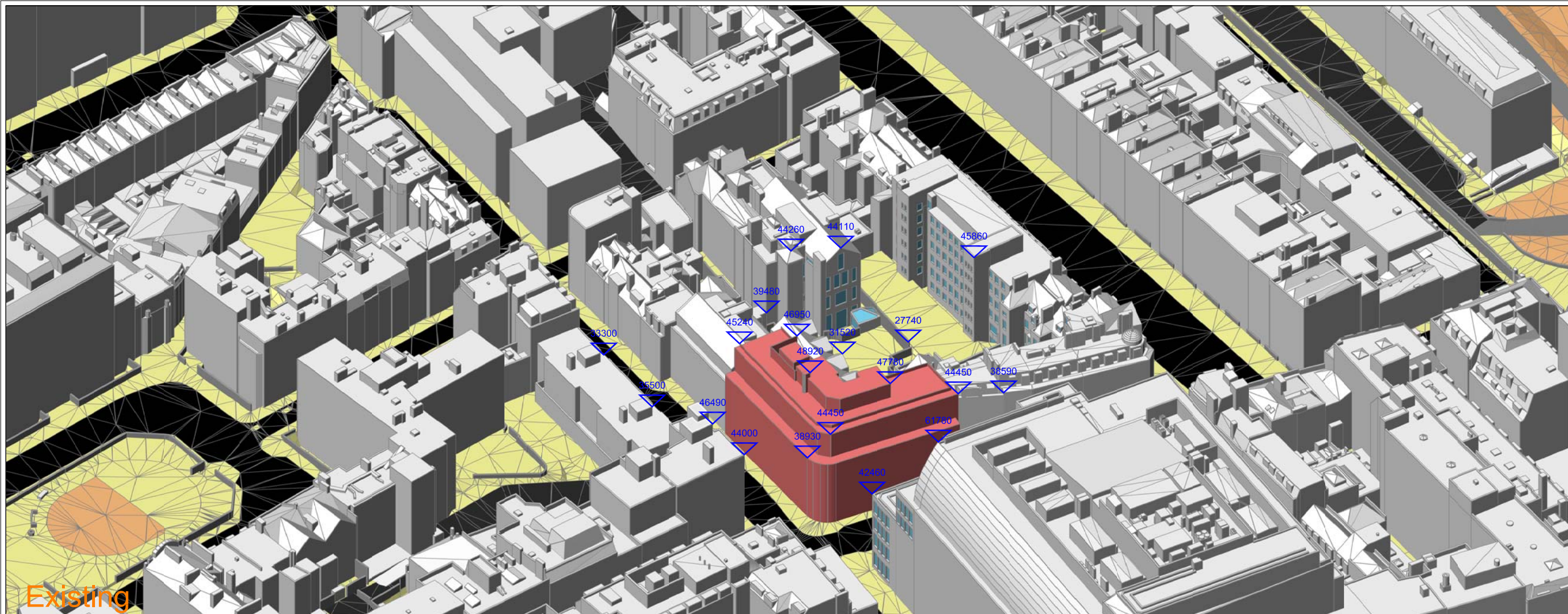
TITLE:
20 RED LION STREET
LONDON, WC1R 4PQ
-
SEPTEMBER 2016 SCHEME

DRAWING:
Gunnersbury Lane - Property Location Plan
Daylight and Sunlight Analysis
Existing & Proposed Schemes
-
-
-

DRAWN: HJ JOB NO:
SCALE: NTS@A3 **16206**
DATE: 11/07/2016

DWG NO: **LOC/DAY/800** REV: -

Site Plan



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

█ Existing
█ Proposed
█ Surrounding

SOURCE DATA

Drawings Used:
Surrounding buildings:
Zmapping Limited 29/04/2016

Pure Real Estate Services LTD Surveyors:
09/06/2016
Dwg No's:
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10115366_A1.dwg

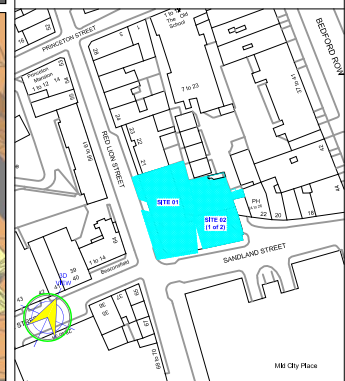
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Orms designers + architects ltd, 3D Model
Received 19.09.2016

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2077_X_GS(BB)02_XX, 077_X_GE(EA)02_XX
2077_X_GE(WE)02_XX &
2077_X_GE(NO)02_XX.

NOTES

All heights are measured in mm AOD.

Site Plan



[Insert Hyperlink](#)

REV	Description	Drawn	Chk'd	Date

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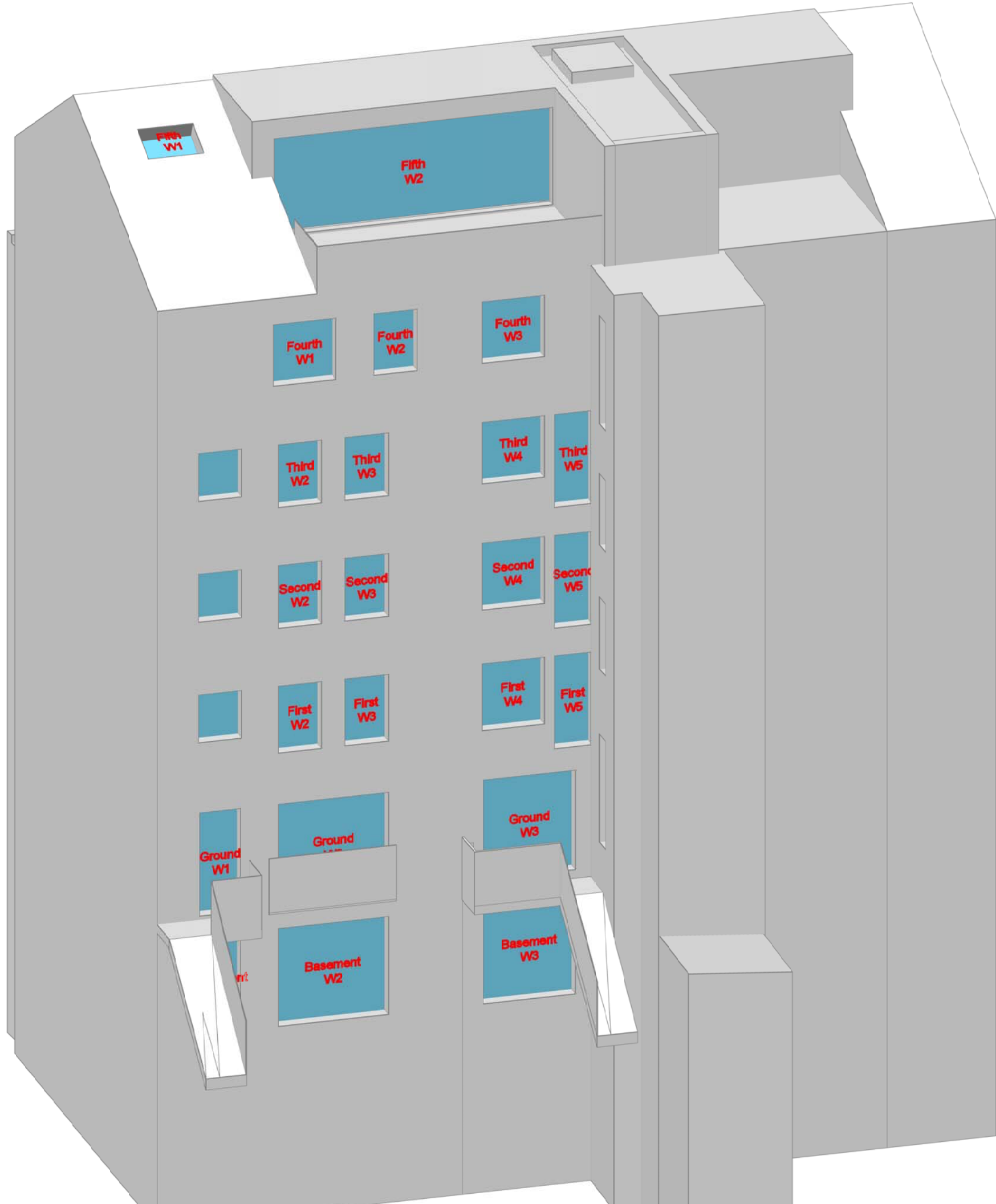
TITLE: 20 RED LION STREET
LONDON
WC1R 4PQ

SCHEME

DRAWING:
20 Red Lion Street
Existing & Proposed Schemes
Key Building Heights

DRAWN: HJ **JOB NO:** 16206
SCALE: NTS
DATE: 27/09/2016

DWG NO: SPT/801 **REV:** -



21-23 Red Lion St - Key Window Locations

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

■ Existing
■ Proposed
■ Surrounding

W1105 Window Tested Daylight only
W1108 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Surrounding buildings:
Zmapping Limited 29/04/2016

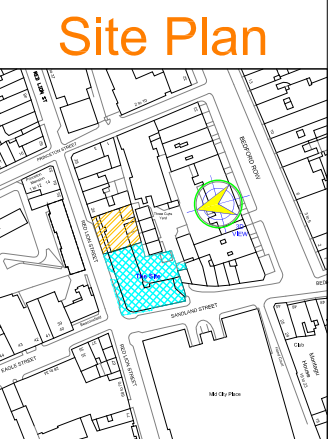
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09/06/2016
Dwg No's:
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Existing and Proposed Scheme:
Orms designers + architects ltd, 3D Model
Received 19.09.2016

Dwg No's: 2077_X_GA(00)02_XX,
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2077_X_GE(WE)02_XX &
2077_X_GE(NO)02_XX.

NOTES

Building not accessed to assess internal configuration - room uses assumed.



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REV	Description	Drawn	Ch'kd	Date

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Chartered Surveyors

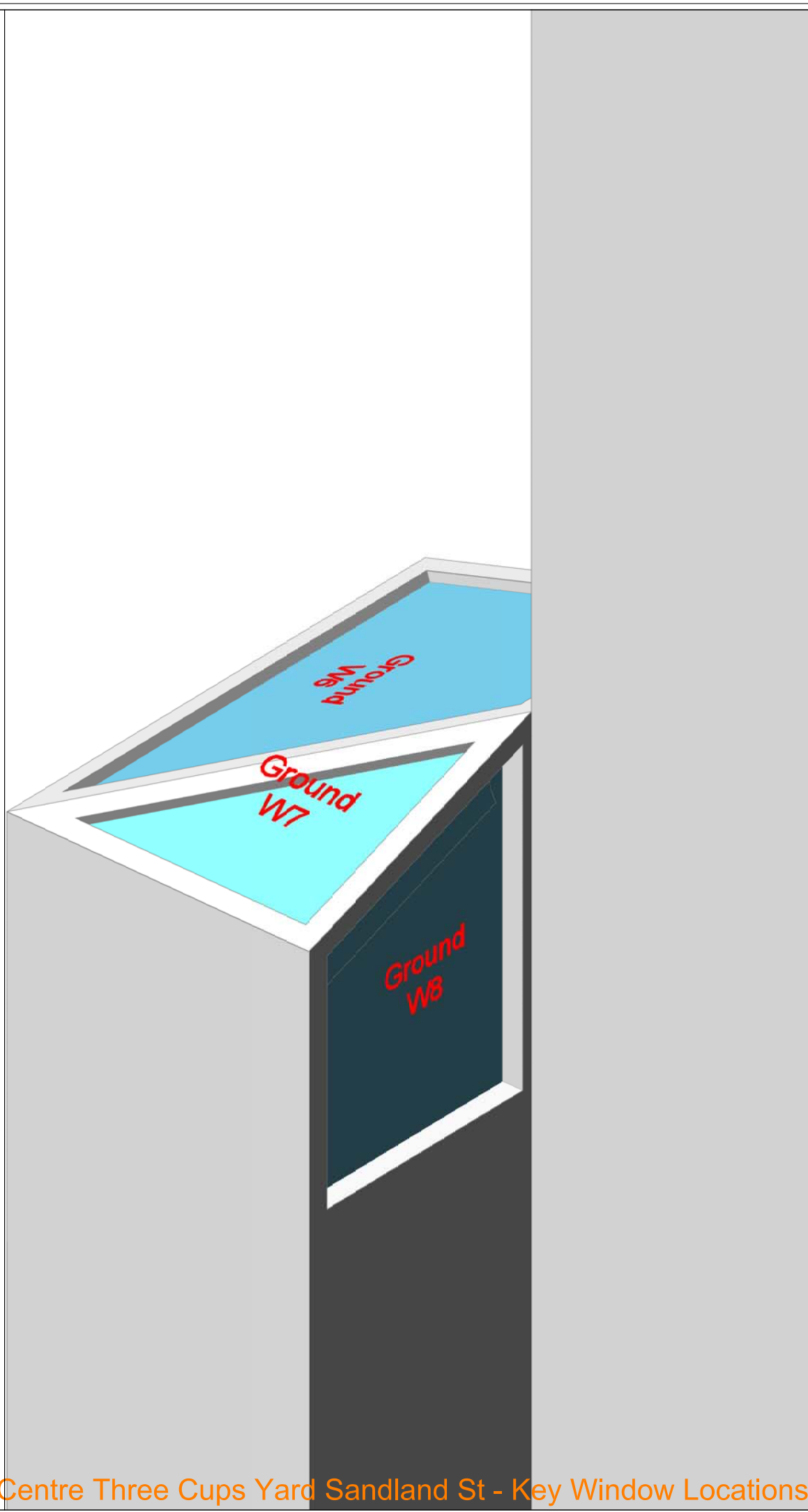
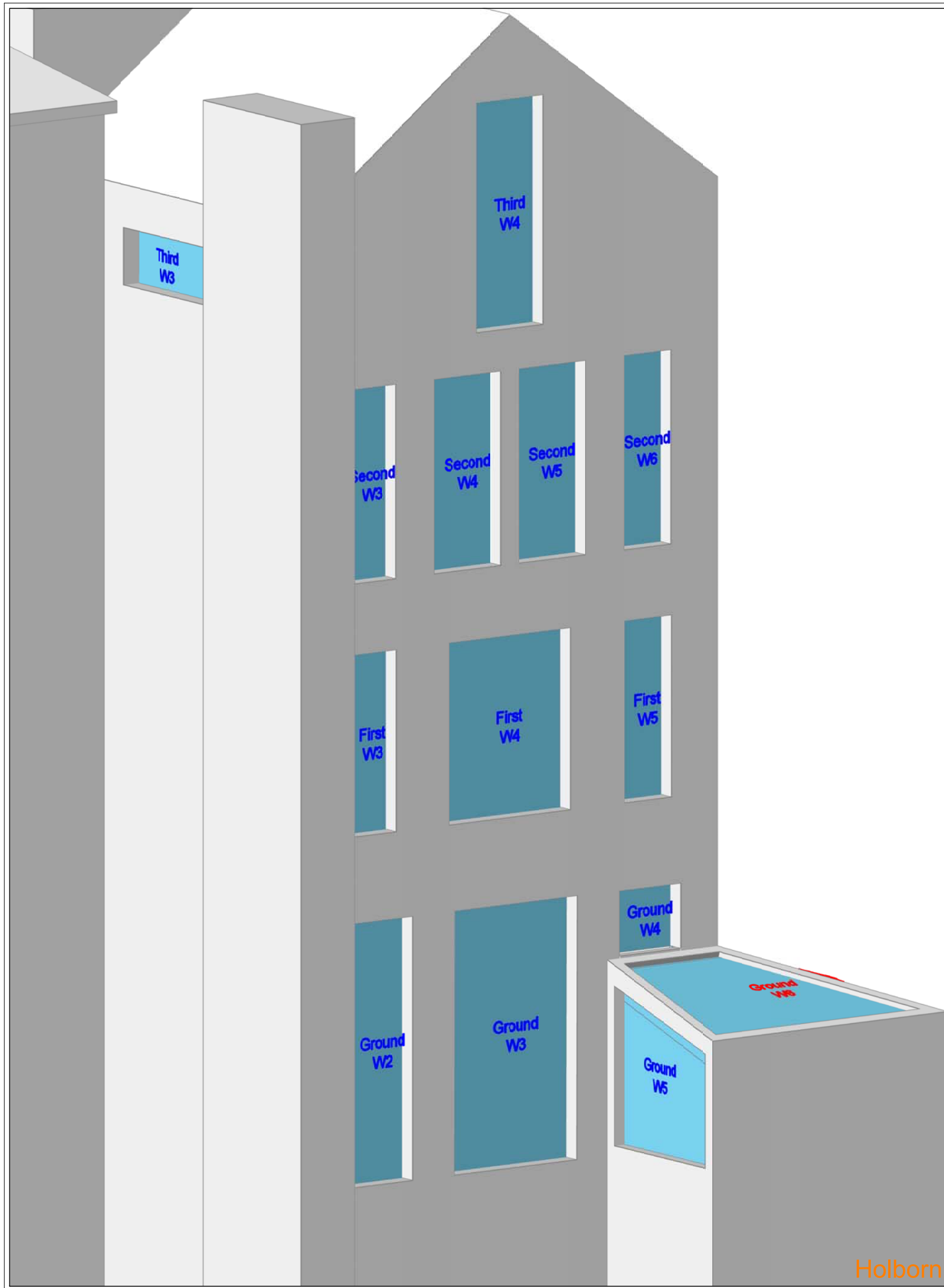
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 100 Old Hall Street
 Liverpool L3 9QU
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TITLE:
20 RED LION STREET
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-
-
SEPTEMBER 2016 SCHEME

DRAWING:
21-23 Red Lion St
Daylight / Sunlight Analysis
Key Window Locations
-
-
-

DRAWN: HJ	JOB NO:
SCALE: NTS	16206
DATE: 27/09/2016	
DWG NO: LOC/801	REV: -



Holborn Centre Three Cups Yard Sandland St - Key Window Locations

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

■ Existing
■ Proposed
■ Surrounding

W1105 Window Tested Daylight only
W1108 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
 Surrounding buildings:
 Zmapping Limited 29/04/2016

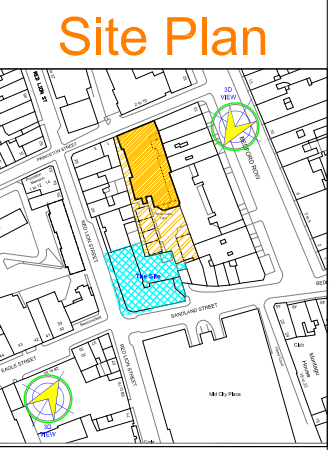
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 Dwg No's:
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Existing and Proposed Scheme:
 Orms designers + architects ltd, 3D Model
 Received 19.09.2016

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 2077_X_GE(WE)02_XX &
 2077_X_GE(NO)02_XX.

NOTES

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TITLE:
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 -
SEPTEMBER 2016 SCHEME

DRAWING:
 Holborn Centre Three Cups Yard Sandland St
 Daylight / Sunlight Analysis
 Key Window Locations
 -
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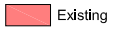



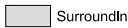
DRAWN: HJ
 SCALE: NTS
 DATE: 27/09/2016

JOB NO:
16206

DWG NO:
LOC/802
 (Sheet 1 of 3)

REV:
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NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

	Existing		Window Tested Daylight only
	Proposed		Window Tested Daylight & Sunlight
	Surrounding		

SOURCE DATA

Drawings Used:
Surrounding buildings:
Zmapping Limited 29/04/2016

Pure Real Estate Services LTD Surveyors:
09/06/2016
Dwg No's:
10115366_A1.pdf
10115366_A1.dwg

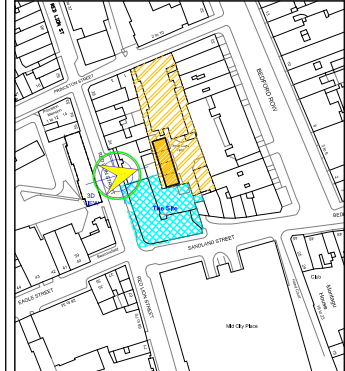
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Orms designers + architects ltd, 3D Model
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2077_X_GE(WE)02_XX &
2077_X_GE(NO)02_XX.

NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



[Insert Hyperlink](#)

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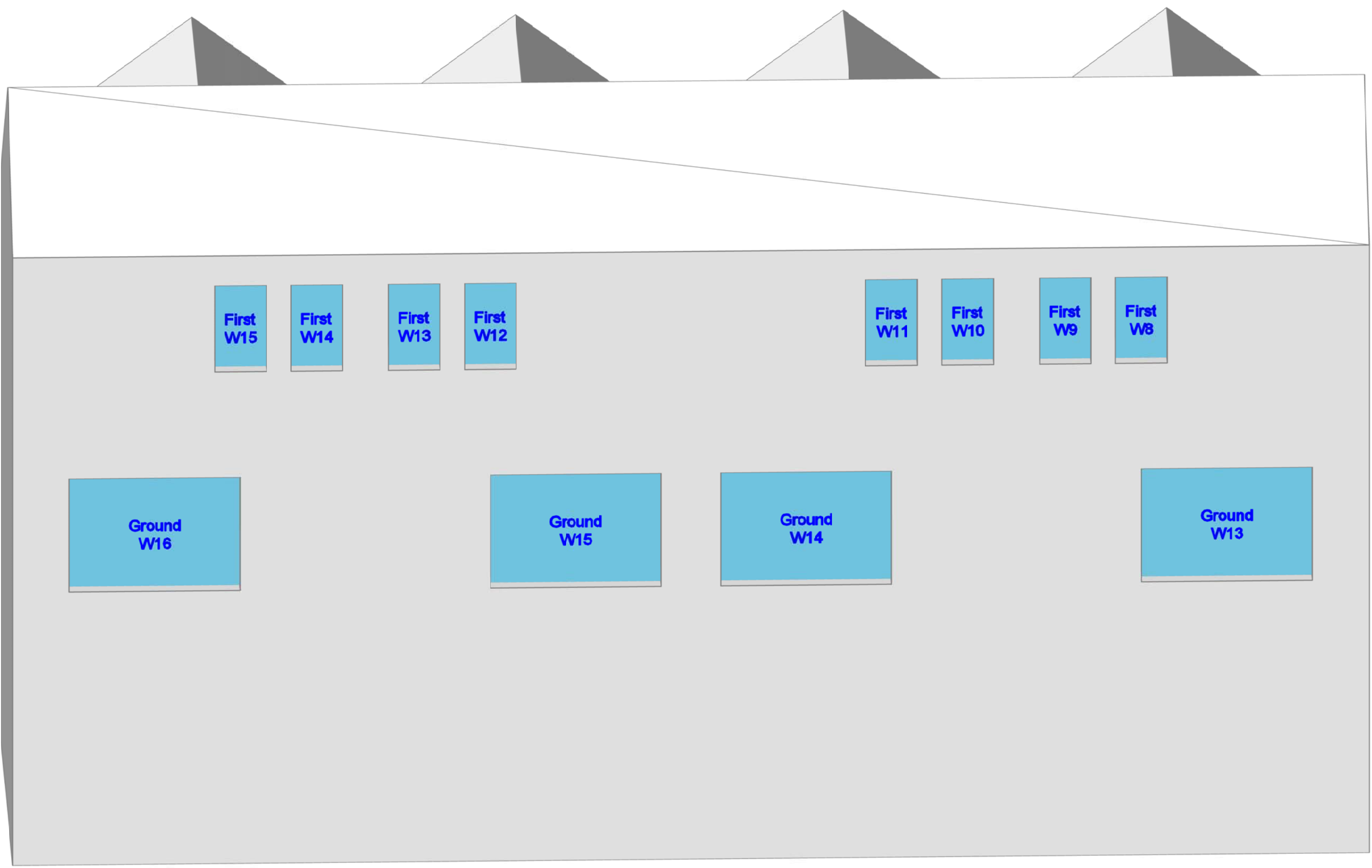
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-
SEPTEMBER 2016 SCHEME





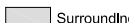
DRAWING:
Holborn Centre Three Cups Yard Sandland St
Daylight / Sunlight Analysis
Key Window Locations
-
-
-

DRAWN: HJ	JOB NO:
SCALE: NTS	16206
DATE: 27/09/2016	

DWG NO:	REV:
LOC/802 (Sheet 2 of 3)	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

	Existing		Window Tested Daylight only
	Proposed		Window Tested Daylight & Sunlight
	Surrounding		

SOURCE DATA

Drawings Used:
Surrounding buildings:
Zmapping Limited 29/04/2016

Pure Real Estate Services LTD Surveyors:
09/06/2016
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10115366_A1.dwg

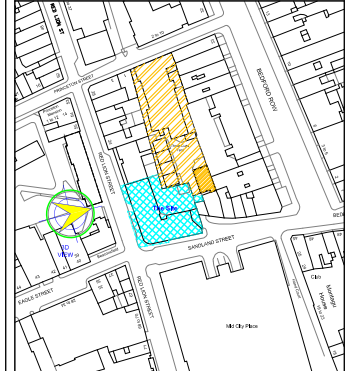
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Received 19.09.2016

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2077_X_GA(07)02_XX, 2077_X_GS(AA)02_XX
2077_X_GS(BB)02_XX, 077_X_GE(EA)02_XX
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NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



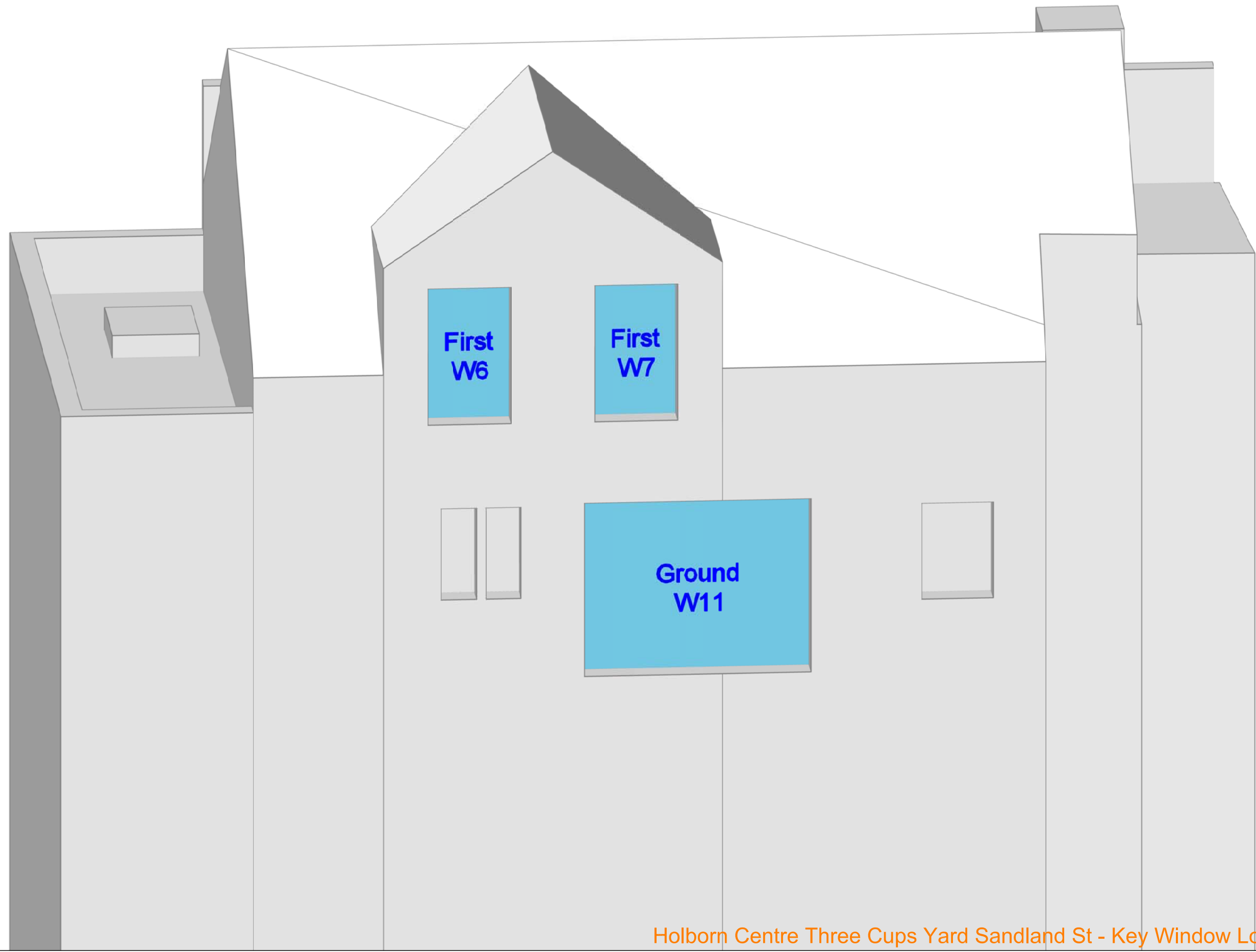
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REV	Description	Drawn	Ch'kd	Date
<p>DELVA PATMAN REDLER Chartered Surveyors</p> 				
<p>Thavies Inn House 3-4 Holborn Circus London EC1N 2HA 020 7936 3668 www.delvapatmanredler.co.uk</p>		<p>The Plaza 100 Old Hall Street Liverpool L3 9QU 0151 242 0980 info@delvapatmanredler.co.uk</p>		

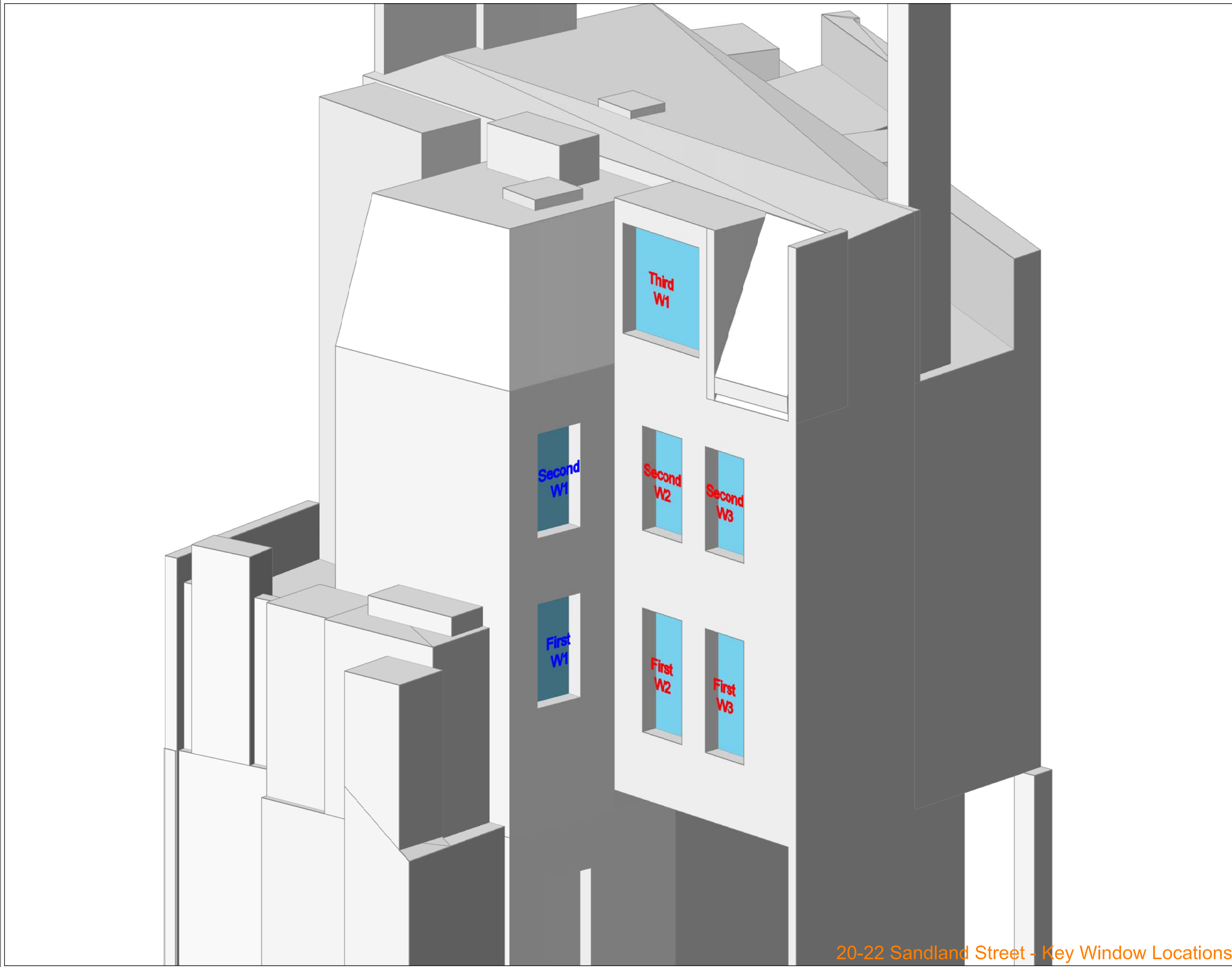
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**20 RED LION STREET
LONDON. WC1R 4PQ**
-
SEPTEMBER 2016 SCHEME

DRAWING:
Holborn Centre Three Cups Yard Sandland St
Daylight / Sunlight Analysis
Key Window Locations
-
-
-

DRAWN: HJ	JOB NO:
SCALE: NTS	16206
DATE: 27/09/2016	
DWG NO: LOC/802 (Sheet 3 of 3)	REV: -



Holborn Centre Three Cups Yard Sandland St - Key Window Locations



20-22 Sandland Street - Key Window Locations

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

■ Existing
■ Proposed
■ Surrounding

W1/05 Window Tested Daylight only
W1/08 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Surrounding buildings:
Zmapping Limited 29/04/2016

Pure Real Estate Services LTD Surveyors:
09/06/2016
Dwg No's:
10115366_A1.pdf
10115366_A1.dwg

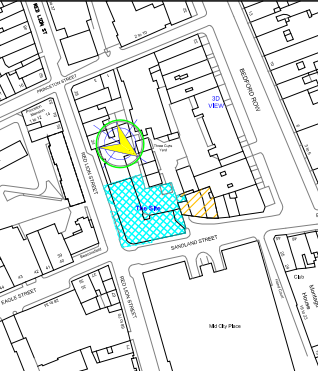
Existing and Proposed Scheme:
Orms designers + architects ltd, 3D Model
Received 19.09.2016

Dwg No's: 2077_X_GA(00)02_XX,
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2077_X_GS(BB)02_XX, 077_X_GE(EA)02_XX
2077_X_GE(WE)02_XX &
2077_X_GE(NO)02_XX.

NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



[Insert Hyperlink](#)

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DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
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 020 7936 3668
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The Plaza
 100 Old Hall Street
 Liverpool L3 9QU
 0151 242 0980
 info@delvapatmanredler.co.uk

TITLE:
20 RED LION STREET
LONDON. WC1R 4PQ
-
-
SEPTEMBER 2016 SCHEME

DRAWING:
20-22 Sandland Street
Daylight / Sunlight Analysis
Key Window Locations
-
-
-

DRAWN: HJ	JOB NO:
SCALE: NTS	16206
DATE: 27/09/2016	
DWG NO: LOC/803	REV: -



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

■ Existing
■ Proposed
■ Surrounding

W1105 Window Tested Daylight only
W1108 Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Surrounding buildings:
Zmapping Limited 29/04/2016

Pure Real Estate Services LTD Surveyors:
09/06/2016
Dwg No's:
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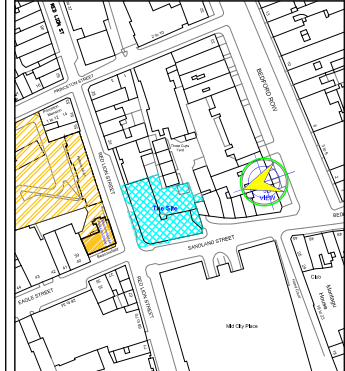
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Received 19.09.2016

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2077_X_GA(07)02_XX, 2077_X_GS(AA)02_XX
2077_X_GS(BB)02_XX, 077_X_GE(EA)02_XX
2077_X_GE(WE)02_XX &
2077_X_GE(NO)02_XX.

NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



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REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

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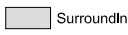
The Plaza
 100 Old Hall Street
 Liverpool L3 9QU
 0151 242 0980
 info@delvapatmanredler.co.uk

TITLE:
20 RED LION STREET
LONDON. WC1R 4PQ
-
-
SEPTEMBER 2016 SCHEME

DRAWING:
Hyltons 56-61 & Beaconsfield 64 Red Lion St
Daylight / Sunlight Analysis
Key Window Locations
-
-
-

DRAWN: HJ	JOB NO:
SCALE: NTS	16206
DATE: 27/09/2016	
DWG NO:	REV:
LOC/805 (Sheet 1 of 2)	-

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

	Existing		Window Tested Daylight only
	Proposed		Window Tested Daylight & Sunlight
	Surrounding		

SOURCE DATA

Drawings Used:
Surrounding buildings:
Zmapping Limited 29/04/2016

Pure Real Estate Services LTD Surveyors:
09/06/2016
Dwg No's:
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10115366_A1.dwg

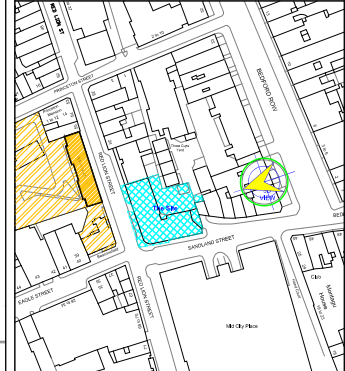
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Orms designers + architects ltd, 3D Model
Received 19.09.2016

Dwg No's:2077_X_GA(00)02_XX,
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2077_X_GA(07)02_XX, 2077_X_GS(AA)02_XX
2077_X_GS(BB)02_XX, 077_X_GE(EA)02_XX
2077_X_GE(WE)02_XX &
2077_X_GE(NO)02_XX.

NOTES

Building not accessed to assess internal configuration - room uses assumed.

Site Plan



[Insert Hyperlink](#)

REV	Description	Drawn	Ch'kd	Date

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TITLE:
**20 RED LION STREET
LONDON. WC1R 4PQ**
-
-
SEPTEMBER 2016 SCHEME

DRAWING:
Hyltons 56-61 & Beaconsfield 64 Red Lion St
Daylight / Sunlight Analysis
Key Window Locations
-
-
-

DRAWN: HJ JOB NO:
SCALE: NTS **16206**
DATE: 27/09/2016

DWG NO: **LOC/805** REV: -
(Sheet 2 of 2)



Hyltons 56-61 Red Lion Street - Key Window Locations

APPENDIX B

DAYLIGHT & SUNLIGHT RESULTS TABLE

				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
21-23 Red Lion Street	Basement	Living Room/R1	W1	5.43	5.43	0.00%	-0.06%	47.92%	47.88%	-0.08%	2.34%	2.34%	-0.04%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	13.05	13.04	-0.12%								N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R2	W3	4.60	4.59	-0.25%	-0.25%	25.11%	25.11%	0.00%	0.76%	0.76%	-0.05%	N/A	N/A	N/A	N/A	N/A	N/A
	Ground	Living Room/R1	W1	19.63	19.36	-1.40%	-1.75%	96.38%	96.32%	-0.07%	3.46%	3.41%	-1.25%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	20.09	19.67	-2.10%								N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R2	W3	16.89	16.63	-1.54%	-1.54%	85.80%	85.79%	-0.01%	2.69%	2.66%	-0.87%	N/A	N/A	N/A	N/A	N/A	N/A
	First	Living Room/R2	W2	24.83	24.34	-1.97%	-1.82%	99.13%	99.12%	-0.01%	2.72%	2.70%	-0.88%	N/A	N/A	N/A	N/A	N/A	N/A
			W3	24.03	23.64	-1.66%								N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R3	W4	20.76	20.50	-1.30%	-1.32%	88.20%	88.20%	0.00%	2.69%	2.67%	-0.62%	N/A	N/A	N/A	N/A	N/A	N/A
	W5	17.09	16.86	-1.35%	N/A	N/A								N/A	N/A	N/A	N/A		
	Second	Living Room/R2	W2	27.80	27.31	-1.75%	-1.60%	99.18%	99.17%	-0.01%	2.91%	2.88%	-0.86%	N/A	N/A	N/A	N/A	N/A	N/A
			W3	26.99	26.60	-1.46%								N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R3	W4	22.98	22.75	-1.02%	-1.04%	92.12%	92.12%	0.00%	2.84%	2.83%	-0.54%	N/A	N/A	N/A	N/A	N/A	N/A
	W5	18.39	18.20	-1.07%	N/A	N/A								N/A	N/A	N/A	N/A		
	Third	Living Room/R2	W2	30.92	30.55	-1.22%	-1.07%	99.18%	99.18%	0.00%	3.14%	3.12%	-0.66%	N/A	N/A	N/A	N/A	N/A	N/A
			W3	30.25	29.97	-0.92%								N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R3	W4	25.72	25.58	-0.54%	-0.57%	95.98%	95.98%	0.00%	2.99%	2.98%	-0.29%	N/A	N/A	N/A	N/A	N/A	N/A
	W5	19.66	19.54	-0.61%	N/A	N/A								N/A	N/A	N/A	N/A		
	Fourth	Living Room/R1	W1	34.00	33.82	-0.54%	-0.43%	99.64%	99.64%	0.00%	4.16%	4.14%	-0.34%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	33.64	33.53	-0.31%								N/A	N/A	N/A	N/A	N/A	N/A
		Living Room/R2	W3	31.27	31.23	-0.14%	-0.14%	98.04%	98.03%	0.00%	2.23%	2.23%	-0.12%	N/A	N/A	N/A	N/A	N/A	N/A
	Fifth	Living Room/R1	W1	26.32	25.89	-1.63%	-0.92%	100.00%	100.00%	0.00%	7.70%	7.67%	-0.42%	5	5	0.00%	0	0	N/A
			W2	33.96	33.83	-0.40%								29	28	-3.45%	3	2	-33.33%
			W3	30.74	30.51	-0.75%								31	30	-3.23%	5	5	0.00%
Holborn Centre Three Cups Yard Sandland Street	Ground	Living Room/R2	W2	21.44	20.69	-3.52%	-3.26%	98.83%	98.83%	0.00%	6.57%	6.43%	-2.19%	40	38	-5.00%	8	6	-25.00%
			W3	21.96	21.23	-3.30%								47	46	-2.13%	8	7	-12.50%
			W4	23.15	22.46	-2.97%								37	36	-2.70%	11	10	-9.09%
		Unknown/R3	W5	11.85	11.47	-3.15%	-1.59%	100.00%	100.00%	0.00%	17.11%	16.87%	-1.44%	22	20	-9.09%	2	1	-50.00%
			W6	21.86	21.16	-3.23%								49	48	-2.04%	8	7	-12.50%
			W7	13.98	13.98	0.00%								0	0	N/A	0	0	N/A
			W8	11.11	11.11	0.00%								0	0	N/A	0	0	N/A
	Living Room/R5	W11	13.97	12.57	-10.09%	-10.09%	43.61%	42.63%	-2.25%	2.52%	2.36%	-6.43%	5	2	-60.00%	0	0	N/A	
	Living Room/R7	W13	3.01	2.54	-15.72%	-15.72%	6.23%	6.15%	-1.23%	0.68%	0.57%	-16.22%	0	0	N/A	0	0	N/A	
	Living Room/R8	W14	3.32	3.07	-7.35%	-7.35%	8.49%	8.36%	-1.50%	0.83%	0.78%	-6.05%	0	0	N/A	0	0	N/A	
Living Room/R9	W15	3.25	3.09	-4.85%	-4.85%	7.23%	6.90%	-4.61%	0.88%	0.85%	-3.44%	0	0	N/A	0	0	N/A		
Living Room/R10	W16	2.84	2.77	-2.47%	-2.47%	6.73%	6.66%	-1.09%	0.80%	0.79%	-1.73%	2	2	0.00%	0	0	N/A		
First	Living Room/R2	W3	25.73	25.09	-2.48%	-2.35%	99.27%	99.27%	0.00%	4.99%	4.91%	-1.60%	40	40	0.00%	10	10	0.00%	
		W4	26.29	25.69	-2.31%								60	59	-1.67%	14	13	-7.14%	
		W5	26.09	25.50	-2.24%								43	43	0.00%	13	13	0.00%	
	Bedroom/R3	W6	17.57	16.13	-8.19%	-8.81%	34.90%	33.64%	-3.61%	1.10%	1.04%	-5.87%	11	8	-27.27%	0	0	N/A	
		W7	16.83	15.25	-9.43%								10	6	-40.00%	0	0	N/A	
	Bedroom/R4	W8	4.87	4.27	-12.26%	-11.16%	17.42%	17.11%	-1.80%	1.20%	1.10%	-8.67%	0	0	N/A	0	0	N/A	
		W9	5.11	4.60	-10.07%								0	0	N/A	0	0	N/A	
	Bedroom/R5	W10	5.42	5.00	-7.78%	-7.13%	19.53%	19.51%	-0.12%	1.26%	1.20%	-4.60%	0	0	N/A	0	0	N/A	
		W11	5.64	5.27	-6.48%								0	0	N/A	0	0	N/A	
	Bedroom/R6	W12	6.85	6.68	-2.38%	-2.19%	22.89%	22.88%	-0.05%	1.51%	1.50%	-0.97%	1	1	0.00%	0	0	N/A	
W13		7.20	7.06	-1.99%	0								0	N/A	0	0	N/A		
Bedroom/R7	W14	7.77	7.64	-1.60%	-1.45%	29.46%	29.46%	0.00%	1.63%	1.63%	-0.52%	0	0	N/A	0	0	N/A		
	W15	8.32	8.21	-1.30%								1	1	0.00%	0	0	N/A		
Second	Living Room/R2	W3	29.31	28.83	-1.63%	-1.57%	99.46%	99.46%	0.00%	6.25%	6.18%	-1.18%	44	43	-2.27%	14	13	-7.14%	
		W4	30.06	29.60	-1.55%								55	52	-5.45%	17	14	-17.65%	
		W5	30.01	29.55	-1.53%								55	52	-5.45%	17	14	-17.65%	

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

Address	Floor Level	Room Name	Window ID	VSC				Daylight Distribution			ADF			APSH						
				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	
Holborn Centre Three Cups Yard Sandland Street	Second	Living Room/R2	W6	29.86	29.41	-1.52%	-4.20%	99.46%	99.46%	0.00%	6.25%	6.18%	-1.18%	48	46	-4.17%	16	14	-12.50%	
	Third	Living Room/R2	W3	12.25	11.98	-2.19%		94.90%	94.90%	0.00%	3.35%	3.31%	-1.23%	12	10	-16.67%	9	7	-22.22%	
			W4	33.59	33.14	-1.32%								59	59	0.00%	20	20	0.00%	
20-22 Sandland Street	First	Unknown/R1	W1	15.13	13.35	-11.79%	-11.79%	79.72%	69.60%	-12.69%	1.54%	1.42%	-7.37%	3	0	-100.00%	0	0	N/A	
		Unknown/R2	W2	21.72	21.55	-0.78%	-0.85%	97.24%	97.24%	0.00%	4.26%	4.24%	-0.30%	N/A	N/A	N/A	N/A	N/A	N/A	
			W3	25.31	25.08	-0.92%								N/A	N/A	N/A	N/A	N/A	N/A	
	Second	Unknown/R1	W1	18.08	15.83	-12.44%	-12.44%	92.39%	80.55%	-12.82%	1.71%	1.58%	-7.83%	4	1	-75.00%	0	0	N/A	
		Unknown/R2	W2	24.66	24.47	-0.79%	-0.88%	98.03%	98.03%	0.00%	3.91%	3.90%	-0.30%	N/A	N/A	N/A	N/A	N/A	N/A	
			W3	28.78	28.50	-0.97%								N/A	N/A	N/A	N/A	N/A	N/A	
	Third	Unknown/R1	W1	32.06	31.87	-0.60%	-0.60%	92.44%	92.44%	0.00%	4.83%	4.81%	-0.43%	N/A	N/A	N/A	N/A	N/A	N/A	
	65 Red Lion Street	First	Living Room/R1	W1	20.77	20.45	-1.54%	-1.53%	97.23%	96.79%	-0.45%	2.16%	2.14%	-1.06%	N/A	N/A	N/A	N/A	N/A	N/A
				W2	21.11	20.79	-1.53%								N/A	N/A	N/A	N/A	N/A	N/A
Second		Living Room/R1	W1	23.41	22.81	-2.53%	-2.37%	97.16%	96.79%	-0.37%	2.00%	1.96%	-1.70%	N/A	N/A	N/A	N/A	N/A	N/A	
			W2	23.66	23.14	-2.21%								N/A	N/A	N/A	N/A	N/A	N/A	
Third		Living Room/R1	W1	25.62	24.82	-3.10%	-3.12%	96.03%	94.81%	-1.27%	1.66%	1.62%	-2.32%	N/A	N/A	N/A	N/A	N/A	N/A	
			W2	25.93	25.12	-3.14%								N/A	N/A	N/A	N/A	N/A	N/A	
Beaconsfield 64 Red Lion Street	Ground	Kitchen/R1	W1	12.55	12.23	-2.51%	-2.51%	31.20%	31.04%	-0.51%	1.28%	1.26%	-1.66%	N/A	N/A	N/A	N/A	N/A	N/A	
		Living Room/R2	W2	13.19	12.90	-2.22%	-2.22%	33.46%	33.18%	-0.83%	0.82%	0.81%	-1.47%	N/A	N/A	N/A	N/A	N/A	N/A	
	First	Kitchen/R1	W1	15.05	14.48	-3.75%	-3.75%	35.26%	34.80%	-1.30%	1.44%	1.40%	-2.57%	N/A	N/A	N/A	N/A	N/A	N/A	
		Living Room/R2	W2	15.19	14.72	-3.10%	-3.10%	37.11%	36.36%	-2.03%	1.20%	1.17%	-2.19%	N/A	N/A	N/A	N/A	N/A	N/A	
	Second	Kitchen/R1	W1	18.01	17.02	-5.48%	-5.48%	43.64%	42.49%	-2.64%	1.62%	1.56%	-3.70%	N/A	N/A	N/A	N/A	N/A	N/A	
		Living Room/R2	W2	18.01	17.16	-4.68%	-4.68%	42.79%	41.40%	-3.25%	1.34%	1.30%	-3.21%	N/A	N/A	N/A	N/A	N/A	N/A	
	Third	Kitchen/R1	W1	21.40	19.86	-7.19%	-7.19%	52.43%	50.03%	-4.58%	1.81%	1.72%	-4.95%	N/A	N/A	N/A	N/A	N/A	N/A	
		Living Room/R2	W2	21.31	19.99	-6.19%	-6.19%	54.85%	50.88%	-7.24%	1.51%	1.45%	-4.31%	N/A	N/A	N/A	N/A	N/A	N/A	
	Fourth	Kitchen/R1	W1	25.04	23.04	-8.01%	-8.01%	65.97%	59.04%	-10.50%	2.02%	1.91%	-5.73%	N/A	N/A	N/A	N/A	N/A	N/A	
		Living Room/R2	W2	24.90	23.15	-7.02%	-7.02%	67.23%	58.94%	-12.33%	1.65%	1.56%	-5.03%	N/A	N/A	N/A	N/A	N/A	N/A	
	Fifth	Kitchen/R1	W1	28.83	26.62	-7.69%	-7.69%	93.98%	77.06%	-18.01%	2.24%	2.11%	-5.72%	N/A	N/A	N/A	N/A	N/A	N/A	
		Living Room/R2	W2	28.40	26.43	-6.94%	-6.94%	90.52%	74.00%	-18.26%	1.82%	1.73%	-5.11%	N/A	N/A	N/A	N/A	N/A	N/A	
	Sixth	Kitchen/R1	W1	32.55	30.32	-6.86%	-6.86%	98.22%	95.32%	-2.96%	2.47%	2.33%	-5.67%	N/A	N/A	N/A	N/A	N/A	N/A	
		Living Room/R2	W2	31.92	29.91	-6.30%	-6.30%	96.72%	92.30%	-4.57%	2.00%	1.90%	-5.09%	N/A	N/A	N/A	N/A	N/A	N/A	
	Hyltons 56-61 Red Lion Street	First	Living Room/R1	W1	16.35	15.94	-2.53%	-2.53%	32.08%	31.58%	-1.57%	1.28%	1.26%	-1.75%	N/A	N/A	N/A	N/A	N/A	N/A
Kitchen/R2			W2	16.94	16.58	-2.11%	-2.11%	35.84%	35.61%	-0.65%	1.63%	1.61%	-1.46%	N/A	N/A	N/A	N/A	N/A	N/A	
Kitchen/R6			W8	18.56	18.37	-1.02%	-1.02%	37.58%	37.57%	-0.03%	1.73%	1.72%	-0.72%	N/A	N/A	N/A	N/A	N/A	N/A	
Living Room/R7			W9	18.82	18.65	-0.87%	-0.87%	36.86%	36.66%	-0.52%	1.40%	1.39%	-0.61%	N/A	N/A	N/A	N/A	N/A	N/A	
Living Room/R8			W10	18.99	18.85	-0.70%	-0.70%	38.11%	38.11%	0.00%	1.55%	1.54%	-0.46%	N/A	N/A	N/A	N/A	N/A	N/A	
Second		Kitchen/R9	W11	19.05	18.93	-0.59%	-0.59%	37.43%	37.43%	0.00%	1.76%	1.75%	-0.38%	N/A	N/A	N/A	N/A	N/A	N/A	
		Living Room/R1	W1	19.85	19.14	-3.55%	-3.55%	43.01%	42.27%	-1.74%	1.46%	1.42%	-2.42%	N/A	N/A	N/A	N/A	N/A	N/A	
		Kitchen/R2	W2	20.60	20.01	-2.87%	-2.87%	48.53%	48.18%	-0.72%	1.85%	1.82%	-1.98%	N/A	N/A	N/A	N/A	N/A	N/A	
		Kitchen/R6	W7	22.75	22.45	-1.32%	-1.32%	50.67%	50.66%	-0.03%	1.98%	1.96%	-0.96%	N/A	N/A	N/A	N/A	N/A	N/A	
		Living Room/R7	W8	23.14	22.88	-1.09%	-1.09%	52.46%	52.41%	-0.09%	1.61%	1.60%	-0.81%	N/A	N/A	N/A	N/A	N/A	N/A	
Living Room/R8	W9	23.48	23.27	-0.86%	-0.86%	55.19%	55.18%	-0.02%	1.79%	1.78%	-0.60%	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
	Kitchen/R9	W10	23.65	23.49	-0.71%	-0.71%	56.98%	56.98%	0.00%	2.04%	2.03%	-0.50%	N/A	N/A	N/A	N/A	N/A	N/A		

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