



Daylight and Sunlight

125 Shaftesbury Avenue

**Addendum –
Trentishoe Mansions and
1A Phoenix Street**

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Reference: 6481

Date: 28/11/2016

Trentishoe Mansions, 88-94 Charing Cross Road/ 3-5 Caxton Walk



Trentishoe Mansions, 88-94 Charing Cross Road/ 3-5 Caxton Walk is located adjacent and to the south of the development site.

Where the architectural form of the building is such that there are numerous flank elevations abutting windows within a constricted light well which faces directly on to the development site, it is inevitable that any alteration in daylight amenity is likely to be disproportionately represented.

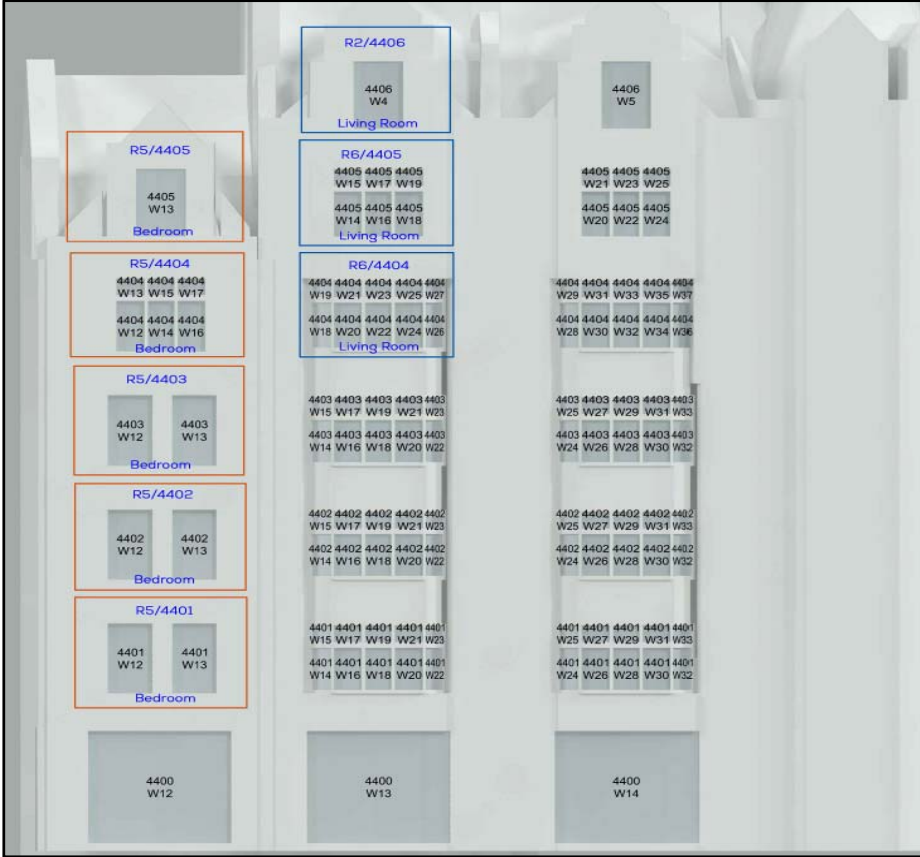
Our detailed technical analysis demonstrates that 102/171 (59.6%) apertures relevant for assessment show full compliance to the VSC methodology. Of the remaining 69 windows which fall short, 33 of these windows serve seven rooms which all satisfy the second daylight methodology, the No Sky Line (NSL).

The remaining 36 apertures are considered to serve 14 rooms. When these 14 rooms are assessed against the NSL methodology, six rooms present an alteration between 20-30% against a target value of 20%. Given the architectural form of this property, notably the configuration of the light well to the rear and light well within Caxton Walk, GIA consider such alterations to be acceptable and commensurate within an inner city urban location.

The following table provides information on the NSL results of the remaining eight rooms;

Room Ref	Room Use	Existing NSL Value	Proposed NSL Value	Change in NSL
R5/4401	Bedroom	91.10	56.95	37.49%
R5/4402	Bedroom	106.15	61.01	42.53%
R5/4403	Bedroom	130.96	67.71	48.29%
R5/4404	Bedroom	168.10	75.72	54.96%
R5/4405	Bedroom	143.23	50.92	64.45%
R6/4404	Living Room	180.57	122.17	32.34%
R2/4406	Living Room	168.68	81.81	51.50%
R6/4405	Living Room	197.74	115.53	41.57%

The remaining eight rooms are denoted as R5/4401, R5/4402, R5/4403, R5/4404, R5/4405, R6/4404, R2/4406 and R6/4405. Five of these rooms serve bedrooms and three are considered to serve living rooms. The location of these rooms are shown on the image below;



The BRE Guidelines provide a third daylighting assessment, the Average Daylight Factor (ADF). The BRE suggests that a minimum target ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. The following table provides information on the ADF values of the above eight rooms;

Room Ref	Room Use	Existing ADF Value (%)	Proposed ADF Value (%)	Change in ADF (%)
R5/4401	Bedroom	1.0%	0.7%	0.3%
R5/4402	Bedroom	1.1%	0.8%	0.3%
R5/4403	Bedroom	1.3%	0.9%	0.4%
R5/4404	Bedroom	0.9%	0.5%	0.4%
R5/4405	Bedroom	1.0%	0.7%	0.3%
R6/4404	Living Room	1.5%	1.2%	0.3%
R2/4406	Living Room	1.2%	0.9%	0.3%
R6/4405	Living Room	1.1%	0.8%	0.3%

When the five bedrooms are assessed against the ADF, four of the five rooms will experience at least 0.7% ADF against a target value of 1%. As noted above, the BRE recommends that at least 1.5% ADF should be achieved for a Living Room. Our analysis indicates that the three living rooms above are already below such guidelines. The lowest retained level is within R6/4405 which contains an ADF of 0.8%.

Crucially however, it must be stressed that the site is located in a dense urban environment in the heart of London. To that regard the innate flexibility of the BRE Guidelines must be taken into consideration. The maximum ADF percentage change irrespective of room use is only 0.4% and the majority of the rooms retain an ADF reading of between 0.7% - 0.9%.

Furthermore, London Housing Supplementary Planning Guidance (SPG) March 2016 states within *Standards for Privacy, Daylight and Sunlight*, Para 1.3.42 states;

'...This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time. The degree of harm on adjacent properties and the daylight targets within a proposed scheme, should be assessed drawing on broadly comparable residential typologies within the area and of similar nature across London.'

GIA's technical analysis considered 48 habitable rooms within Trentishoe Mansions relevant for assessment. In the existing scenario, 21 of the 48 rooms experience less than 1% ADF. Moreover, of these 21 rooms, 13 rooms (in the existing scenario) experience an ADF of **less than 0.5%**.

When the analysis is run with the proposal in place, the rooms which will experience the largest alteration in daylight will all retain at least 0.5% ADF which is *drawing on broadly comparable residential typologies within the area*.

Due to the proximity of the proposal, there is little doubt that there will be alterations in daylight. Nevertheless, GIA's technical analysis indicates that the alterations are in keeping with the flexibility of the BRE Guidelines and will ensure retained daylight amenity which is commensurate with existing expectations within Trentishoe Mansions. The BRE Guidelines state in the introduction that the advice is not mandatory, and should not be seen as an instrument of planning policy. Furthermore section 1.1.6 states;

'Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.'

When assessed against the APSH (Sunlight criterion), all of the rooms relevant for assessment show full compliance to the BRE Guidelines and are therefore considered acceptable.

1A Phoenix Street



1A Phoenix Street is located to the north of the development site.

It is acknowledged that 1A Phoenix Street has architectural features, such as balconies/ recessed elevations and also projections in the centre of the property, which inhibit light penetration and distort their reliance upon light across the development site. On all levels of 1A Phoenix Street, such obstructions significantly reduce the quantum of daylight the apertures are able to receive and therefore any increase in massing within the existing site will likely cause transgressions from guidance.

Paragraph 2.2.11 of the BRE Guidelines (2011 – Site Layout Planning for Daylight and Sunlight – A guide to good practice) on page 8, states;

“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 sunlight...”

Our detailed technical analysis demonstrates that 12/43 (27.9%) apertures relevant for assessment show full compliance to the VSC methodology within the BRE Guidelines.

The remaining 31 apertures are considered to serve 26 rooms. When these 26 rooms are assessed against the secondary daylight methodology (NSL), 12 of the 26 rooms demonstrate full compliance to the BRE Guidelines.

Room	Room Use	Existing NSL	Proposed NSL	Percentage Change
R2/1699	Bedroom	54.82	43.26	21.10%
R3/1699	Bedroom	17.10	6.63	61.22%
R4/1699	Bedroom	55.74	51.88	6.93%
R5/1699	Bedroom	60.38	57.52	4.74%
R6/1699	Bedroom	62.09	56.87	8.40%
R1/1700	LKD	240.86	141.53	41.24%
R1/1701	LKD	103.44	57.27	44.64%
R2/1701	Bedroom	78.54	50.26	36.00%
R3/1701	Bedroom	79.80	35.76	55.19%
R4/1701	Bedroom	131.55	122.79	6.66%
R1/1702	LKD	106.91	58.71	45.09%
R2/1702	Bedroom	79.80	50.83	36.30%
R3/1702	Bedroom	84.89	40.82	51.92%
R4/1702	Bedroom	134.09	124.40	7.23%
R1/1703	LKD	106.37	59.13	44.41%
R2/1703	Bedroom	79.59	50.92	36.02%
R3/1703	Bedroom	88.77	45.10	49.19%
R4/1703	Bedroom	135.24	125.97	6.86%
R1/1704	Bedroom	124.32	69.72	43.92%
R2/1704	Bedroom	96.31	64.95	32.56%
R3/1704	Bedroom	102.75	89.51	12.88%
R4/1704	Bedroom	116.46	108.26	7.04%
R5/1704	Bedroom	126.81	112.76	11.08%
R6/1704	Bedroom	155.44	132.35	14.86%
R1/1705	LKD	441.99	431.42	2.39%
R2/1705	LKD	418.26	399.38	4.51%

The remaining 14 rooms which fall short of the VSC and NSL recommendations are listed below along with their room use:

LKD's (Living/Kitchen/Diner)	Bedrooms
R1/1700	R2/1699
R1/1701	R3/1699
R1/1702	R2/1701
R1/1703	R3/1701
	R2/1702
	R3/1702
	R2/1703
	R3/1703
	R1/1704
	R2/1704

Four of the 14 rooms are considered to serve LKD's and 10 rooms are considered to serve bedrooms. When the detailed technical analysis is scrutinized further, all four LKD's contain apertures with a maximum VSC of 5% (in the existing condition) against a target value of 27%. Inevitably therefore, any change in massing on the development site has the potential to create unavoidable disproportionate percentage alterations.

When the remaining ten bedrooms are reviewed in further detail, our analysis also concludes that 7 of the 10 bedrooms will experience less than a 3% average absolute VSC alteration against the BRE Guidelines. These bedrooms are highlighted in the elevational study below;



Bedrooms with less than 3% VSC alteration

The remaining three rooms R2/1699, R1/1704 and R2/1704 will experience ADF values of 0.9%, 0.8% and 1.9% respectively against a target value of 1%. Given such small transgressions, coupled with the fact that the BRE states “bedrooms should also be analysed, although they are less important”, GIA feel the daylighting impacts should be considered within the flexible intentions of the BRE Guidelines and therefore considered acceptable.

In relation to sunlight, GIA consider 33 rooms to contain aperture(s) within 90° due south and therefore relevant for the sunlight (APSH) assessment. Our analysis indicates that 16 of the 33 rooms will satisfy the APSH recommendations within the BRE Guidelines.

Of the remaining 17 rooms which demonstrate transgressions from the BRE Guidelines, 10 rooms will continue to experience in excess of 18% retained annual APSH against a 25% target criteria. Whilst this value is below the target criteria, it must be stressed that the BRE Guidelines have been predicated against a 2-3 storey suburban environment. In a dense urban locality such as the site’s location, 18% APSH is considered to be commensurate, if not greater, than values noted within buildings in the vicinity.

Of the remaining seven rooms which fall short of the BRE recommendations, four rooms are considered to serve LKD’s and three rooms are considered to serve Bedrooms.

Paragraph 3.2.3 of the BRE Guidelines state “Kitchens and bedrooms are less important, although care should be taken not to block out too much sun.” In addition to this, Appendix 06 provides an extract from a BRE letter which states that “normally we would not include loss of sunlight to bedrooms in a detailed analysis.”

It is the remaining four LKD's which therefore require further commentary. In each room the APSH will be reduced from 17-19% to 8-9%. Due to the orientation of the apertures, coupled with the close proximity of the development site (across narrow Phoenix Street), it is likely that any form of redevelopment on this site would inevitably cause transgressions to the BRE Guidelines to the aforementioned four rooms.

It could therefore be argued that it is the existing architectural form of 1A Phoenix Street with (balconies/ recessed elevations and also projections in the centre of the property and) in addition to its proximity to the development site, is a significant factor in creating BRE transgressions.

Appendix 01

Daylight and Sunlight Results

Vertical Sky Component (VSC)

Vertical Sky Component							Average Daylight Factor									
Room	Window	Room Use	Existing	Proposed	Loss	%	Room	Window	Room Use	Glazed Area	ADF Existing	ADF Total	ADF Proposed	ADF Total	Loss	%
R3/4405	W9/4405	TEST	27	25.9	1.1	4.1	R3/4405	W9/4405	TEST	1.3	0.8	2.5	0.8	2.5	0.1	4
R4/4405	W11/4405	Unknown	29.8	28.4	1.4	4.7	R4/4405	W11/4405	Unknown	1.2	0.6		0.5	0		
R4/4405	W12/4405	Unknown	25.9	24.8	1.1	4.2	R4/4405	W12/4405	Unknown	1.6	0.7	1.2	0.7	1.2	0	0
R5/4405	W13/4405	Bedroom	23.3	14.4	8.9	38.2	R5/4405	W13/4405	Bedroom	1.8	1	1	0.7	0.7	0.3	30
R6/4405	W14/4405	Living Room	23.8	16.7	7.1	29.8	R6/4405	W14/4405	Living Room	0.7	0.3		0.2	0		
R6/4405	W15/4405	Living Room	25.3	17.7	7.6	30.0	R6/4405	W15/4405	Living Room	0.3	0.1		0	0		
R6/4405	W16/4405	Living Room	24	17.2	6.8	28.3	R6/4405	W16/4405	Living Room	0.6	0.3		0.2	0		
R6/4405	W17/4405	Living Room	25.5	18.2	7.3	28.6	R6/4405	W17/4405	Living Room	0.2	0.1		0	0		
R6/4405	W18/4405	Living Room	24.3	17.7	6.6	27.2	R6/4405	W18/4405	Living Room	0.7	0.3		0.2	0		
R6/4405	W19/4405	Living Room	25.7	18.7	7	27.2	R6/4405	W19/4405	Living Room	0.3	0.1	1.1	0	0.8	0.3	27.27272727
R7/4405	W20/4405	Bedroom	26.2	20.9	5.3	20.2	R7/4405	W20/4405	Bedroom	0.7	0.3		0.3	0		
R7/4405	W21/4405	Bedroom	27.5	21.9	5.6	20.4	R7/4405	W21/4405	Bedroom	0.3	0.1		0.1	0		
R7/4405	W22/4405	Bedroom	26.5	21.5	5	18.9	R7/4405	W22/4405	Bedroom	0.6	0.3		0.2	0		
R7/4405	W24/4405	Bedroom	26.9	22	4.9	18.2	R7/4405	W24/4405	Bedroom	0.7	0.3		0.3	0		
R7/4405	W23/4405	Bedroom	27.9	22.4	5.5	19.7	R7/4405	W23/4405	Bedroom	0.2	0.1		0	0		
R7/4405	W25/4405	Bedroom	28.2	23	5.2	18.4	R7/4405	W25/4405	Bedroom	0.3	0.1	1.1	0.1	0.9	0.2	18.18181818
R10/4405	W7/4405	Unknown	20.7	17.3	3.4	16.4	R10/4405	W7/4405	Unknown	1.0	1.5		1.4	0		
R10/4405	W8/4405	Unknown	25.3	22.5	2.8	11.1	R10/4405	W8/4405	Unknown	1.2	2	3.6	1.9	3.3	0.3	8.333333333
R1/4406	W2/4406	TEST	35.4	34.2	1.2	3.4	R1/4406	W2/4406	TEST	1.3	1		1	0		
R1/4406	W3/4406	TEST	35.7	34	1.7	4.8	R1/4406	W3/4406	TEST	1.7	1.4	2.4	1.3	2.3	0.1	4.166666667
R2/4406	W4/4406	Living Room	28.9	20.6	8.3	28.7	R2/4406	W4/4406	Living Room	1.8	1.2	1.2	0.9	0.9	0.3	25
R4/4406	W5/4406	Bedroom	31	24.8	6.2	20.0	R4/4406	W5/4406	Bedroom	1.8	0.9	0.9	0.7	0.7	0.1	11.11111111
R1/4410	W1/4410	Unknown	1.5	1.2	0.3	20.0	R1/4410	W1/4410	Unknown	1.9	0.3	0.3	0.2	0.2	0	0
R1/4411	W1/4411	Unknown	2.3	1.7	0.6	26.1	R1/4411	W1/4411	Unknown	1.4	0.3	0.3	0.2	0.2	0	0
R1/4412	W1/4412	Unknown	3.3	2.5	0.8	24.2	R1/4412	W1/4412	Unknown	1.4	0.3	0.3	0.3	0.3	0	0
R1/4413	W1/4413	Unknown	5.2	3.9	1.3	25.0	R1/4413	W1/4413	Unknown	1.4	0.4	0.4	0.4	0.4	0.1	25
R1/4414	W1/4414	Unknown	9	7.1	1.9	21.1	R1/4414	W1/4414	Unknown	1.1	0.5	0.5	0.4	0.4	0.1	20

No Skyline (NSL)

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss	%Prev	%New
1A PHOENIX STREET								
R2/1699	BEDROOM	120.68	54.82	43.26	11.57	21.10	45.43	35.84
R3/1699	BEDROOM	92.86	17.10	6.63	10.47	61.22	18.41	7.14
R4/1699	BEDROOM	85.41	55.74	51.88	3.86	6.93	65.26	60.74
R5/1699	BEDROOM	98.90	60.38	57.52	2.86	4.74	61.05	58.16
R6/1699	BEDROOM	183.27	62.09	56.87	5.22	8.40	33.88	31.03
R1/1700	LKD	420.24	240.86	141.53	99.33	41.24	57.32	33.68
R2/1700	LKD	430.15	324.53	311.43	13.10	4.04	75.45	72.40
R1/1701	LKD	308.51	103.44	57.27	46.17	44.64	33.53	18.56
R2/1701	BEDROOM	152.19	78.54	50.26	28.28	36.00	51.61	33.03
R3/1701	Bedroom	153.98	79.80	35.76	44.04	55.19	51.82	23.22
R4/1701	Bedroom	150.79	131.55	122.79	8.76	6.66	87.24	81.43
R5/1701	BEDROOM	99.73	83.82	81.39	2.43	2.90	84.04	81.61
R6/1701	UNKNOWN	317.14	120.03	107.82	12.21	10.17	37.85	34.00
R1/1702	LKD	308.51	106.91	58.71	48.20	45.09	34.65	19.03
R2/1702	BEDROOM	152.19	79.80	50.83	28.97	36.30	52.43	33.40
R3/1702	Bedroom	153.98	84.89	40.82	44.07	51.92	55.13	26.51
R4/1702	Bedroom	150.79	134.09	124.40	9.69	7.23	88.92	82.50
R5/1702	BEDROOM	99.73	85.36	81.65	3.71	4.35	85.58	81.86
R6/1702	UNKNOWN	317.14	127.00	112.30	14.70	11.57	40.05	35.41
R1/1703	LKD	308.51	106.37	59.13	47.24	44.41	34.48	19.17
R2/1703	BEDROOM	152.19	79.59	50.92	28.67	36.02	52.30	33.46
R3/1703	Bedroom	153.98	88.77	45.10	43.66	49.19	57.65	29.29
R4/1703	Bedroom	150.79	135.24	125.97	9.27	6.86	89.69	83.54
R5/1703	BEDROOM	99.73	85.42	81.53	3.89	4.56	85.65	81.75
R6/1703	UNKNOWN	317.14	125.16	110.98	14.18	11.33	39.46	34.99
R1/1704	BEDROOM	247.43	124.32	69.72	54.60	43.92	50.25	28.18
R2/1704	BEDROOM	143.91	96.31	64.95	31.36	32.56	66.92	45.13
R3/1704	BEDROOM	115.10	102.75	89.51	13.24	12.88	89.27	77.77
R4/1704	BEDROOM	126.92	116.46	108.26	8.20	7.04	91.76	85.30
R5/1704	BEDROOM	144.02	126.81	112.76	14.05	11.08	88.05	78.29
R6/1704	BEDROOM	203.66	155.44	132.35	23.10	14.86	76.32	64.98
R1/1705	LKD	468.24	441.99	431.42	10.57	2.39	94.39	92.14
R2/1705	LKD	470.51	418.26	399.38	18.88	4.51	88.90	84.88
TRENTISHOE MANSIONS (INC. SHOPS)- 88-94 CHARING CROSS ROAD - 3-5 CAXTON WALK								
R1/4399	Unknown	249.75	15.43	15.43	0.00	0.00	6.18	6.18
R2/4399	Unknown	110.22	10.49	8.34	2.15	20.47	9.52	7.57
R4/4399	Unknown	74.63	13.09	12.98	0.10	0.79	17.53	17.39
R5/4399	Unknown	164.06	7.94	7.88	0.06	0.75	4.84	4.80
R1/4400	TEST	156.37	14.34	12.48	1.86	12.96	9.17	7.98
R2/4400	Unknown	61.36	13.15	12.91	0.25	1.87	21.44	21.04
R1/4401	TEST	156.39	20.55	16.81	3.74	18.21	13.14	10.75
R3/4401	TEST	218.08	56.55	55.54	1.01	1.78	25.93	25.47
R4/4401	Unknown	249.75	70.91	70.90	0.02	0.02	28.39	28.39
R5/4401	Bedroom	232.98	91.10	56.95	34.15	37.49	39.10	24.44
R6/4401	Living Room	221.42	120.39	103.49	16.90	14.03	54.37	46.74
R7/4401	Bedroom	250.47	180.16	168.48	11.69	6.49	71.93	67.27
R10/4401	Unknown	47.02	29.34	27.26	2.08	7.09	62.40	57.98
R1/4402	TEST	156.17	24.58	19.04	5.54	22.55	15.74	12.19
R3/4402	TEST	215.15	140.03	137.50	2.52	1.80	65.08	63.91
R4/4402	Unknown	249.75	177.05	177.00	0.05	0.03	70.89	70.87
R5/4402	Bedroom	232.98	106.15	61.01	45.15	42.53	45.56	26.18
R6/4402	Living Room	221.42	132.40	108.25	24.14	18.24	59.80	48.89
R7/4402	Bedroom	250.47	192.99	180.61	12.38	6.41	77.05	72.11
R10/4402	Unknown	47.02	33.24	30.06	3.18	9.56	70.69	63.93
R1/4403	Unknown	156.40	34.71	25.54	9.17	26.41	22.19	16.33
R3/4403	TEST	215.15	159.84	159.59	0.25	0.16	74.29	74.17
R4/4403	Unknown	249.75	206.27	206.15	0.12	0.06	82.59	82.54
R5/4403	Bedroom	232.98	130.96	67.71	63.24	48.29	56.21	29.06
R6/4403	Living Room	221.42	149.04	114.48	34.56	23.19	67.31	51.70
R7/4403	Bedroom	250.47	199.57	185.23	14.34	7.18	79.68	73.95
R10/4403	Unknown	47.02	41.73	37.02	4.71	11.28	88.75	78.73
R1/4404	TEST	156.39	79.89	62.47	17.42	21.80	51.08	39.95
R3/4404	TEST	215.15	211.78	211.54	0.24	0.11	98.43	98.32
R4/4404	Unknown	249.75	243.28	242.93	0.34	0.14	97.41	97.27
R5/4404	Bedroom	232.98	168.10	75.72	92.39	54.96	72.15	32.50
R6/4404	Living Room	221.42	180.57	122.17	58.40	32.34	81.55	55.18
R7/4404	Bedroom	250.47	211.51	191.66	19.84	9.38	84.45	76.52
R10/4404	Unknown	47.02	45.25	43.98	1.27	2.80	96.24	93.54
R3/4405	TEST	215.15	213.37	213.16	0.21	0.10	99.17	99.07
R4/4405	Unknown	250.41	233.95	233.79	0.16	0.07	93.43	93.36
R5/4405	Bedroom	232.98	143.23	50.92	92.31	64.45	61.48	21.85
R6/4405	Living Room	221.42	197.74	115.53	82.21	41.57	89.31	52.18

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss	%Prev	%New
R7/4405	Bedroom	250.47	220.41	182.25	38.16	17.31	88.00	72.76
R10/4405	Unknown	47.02	46.83	45.72	1.11	2.37	99.61	97.24
R1/4406	TEST	210.09	206.52	206.34	0.17	0.08	98.30	98.22
R2/4406	Living Room	198.04	168.68	81.81	86.87	51.50	85.17	41.31
R4/4406	Bedroom	219.05	177.11	127.79	49.32	27.85	80.85	58.34
R1/4410	Unknown	110.26	14.63	11.53	3.10	21.19	13.27	10.46
R1/4411	Unknown	110.22	16.51	12.26	4.25	25.72	14.98	11.13
R1/4412	Unknown	110.15	26.31	20.24	6.08	23.09	23.89	18.37
R1/4413	Unknown	110.15	46.53	33.20	13.33	28.65	42.24	30.14
R1/4414	Unknown	110.22	54.35	36.14	18.21	33.51	49.31	32.79

Annual Probable Sunlight Hours (APSH)

Room	Window	Room Use	Existing		Window Proposed		Winter Loss	Annual Loss	Winter %Loss	Annual %Loss	Room							
			Winter APSH	Annual APSH	Winter APSH	Annual APSH					Existing Winter APSH	Existing Annual APSH	Proposed Winter APSH	Proposed Annual APSH	Winter %Loss	Annual %Loss		
1A PHOENIX STREET																		
R1/1700	W1/1700	LKD	1	15	0	5	1	10	100.00	66.67								
R1/1700	W2/1700	LKD	0	14	0	6	0	8	0.00	57.14								
R1/1700	W3/1700	LKD	0	16	0	9	0	7	0.00	43.75	1	17	0	9	100.00	47.06		
R2/1700	W4/1700	LKD	0	16	0	15	0	1	0.00	6.25								
R2/1700	W5/1700	LKD	1	20	1	17	0	3	0.00	15.00								
R2/1700	W6/1700	LKD	1	20	1	17	0	3	0.00	15.00	1	21	1	18	0.00	14.29		
R1/1701	W1/1701	LKD	1	18	0	8	1	10	100.00	55.56	1	18	0	8	100.00	55.56		
R6/1701	W6/1701	UNKNOWN	1	17	1	15	0	2	0.00	11.76	1	17	1	15	0.00	11.76		
R1/1702	W1/1702	LKD	1	18	0	8	1	10	100.00	55.56	1	18	0	8	100.00	55.56		
R6/1702	W6/1702	UNKNOWN	3	20	2	19	1	1	33.33	5.00	3	20	2	19	33.33	5.00		
R1/1703	W1/1703	LKD	2	19	0	8	2	11	100.00	57.89	2	19	0	8	100.00	57.89		
R6/1703	W6/1703	UNKNOWN	4	20	3	18	1	2	25.00	10.00	4	20	3	18	25.00	10.00		
R1/1705	W1/1705	LKD	5	54	3	35	2	19	40.00	35.19	5	54	3	35	40.00	35.19		
R2/1705	W2/1705	LKD	9	63	6	47	3	16	33.33	25.40	9	63	6	47	33.33	25.40		
TRENTISHOE MANSIONS (INC. SHOPS)- 88-94 CHARING CROSS ROAD - 3-5 CAXTON WALK																		
R4/4399	W4/4399	Unknown	0	0	0	0	0	0	0.00	0.00								
R4/4399	W5/4399	Unknown	0	0	0	0	0	0	0.00	0.00	0	0	0	0	0.00	0.00		
R2/4400	W6/4400	Unknown	0	0	0	0	0	0	0.00	0.00								
R2/4400	W7/4400	Unknown	0	0	0	0	0	0	0.00	0.00	0	0	0	0	0.00	0.00		
R3/4401	W8/4401	TEST	0	1	0	1	0	0	0.00	0.00								
R3/4401	W9/4401	TEST	0	1	0	1	0	0	0.00	0.00	0	2	0	2	0.00	0.00		
R4/4401	W10/4401	Unknown	0	5	0	5	0	0	0.00	0.00								
R4/4401	W11/4401	Unknown	0	7	0	7	0	0	0.00	0.00	0	7	0	7	0.00	0.00		
R10/4401	W6/4401	Unknown	0	0	0	0	0	0	0.00	0.00								
R10/4401	W7/4401	Unknown	0	0	0	0	0	0	0.00	0.00	0	0	0	0	0.00	0.00		
R3/4402	W8/4402	TEST	0	6	0	4	0	2	0.00	33.33								
R3/4402	W9/4402	TEST	0	13	0	12	0	1	0.00	7.69	0	15	0	13	0.00	13.33		
R4/4402	W10/4402	Unknown	1	23	1	23	0	0	0.00	0.00								
R4/4402	W11/4402	Unknown	1	20	1	20	0	0	0.00	0.00	1	27	1	27	0.00	0.00		
R10/4402	W6/4402	Unknown	0	0	0	0	0	0	0.00	0.00								
R10/4402	W7/4402	Unknown	0	5	0	4	0	1	0.00	20.00	0	5	0	4	0.00	20.00		
R3/4403	W8/4403	TEST	0	18	0	14	0	4	0.00	22.22								
R3/4403	W9/4403	TEST	1	24	1	22	0	2	0.00	8.33	1	29	1	25	0.00	13.79		
R4/4403	W10/4403	Unknown	4	34	4	34	0	0	0.00	0.00								
R4/4403	W11/4403	Unknown	3	33	3	33	0	0	0.00	0.00	5	42	5	42	0.00	0.00		
R10/4403	W6/4403	Unknown	0	3	0	3	0	0	0.00	0.00								
R10/4403	W7/4403	Unknown	0	14	0	11	0	3	0.00	21.43	0	14	0	11	0.00	21.43		
R3/4404	W8/4404	TEST	4	34	4	30	0	4	0.00	11.76								
R3/4404	W9/4404	TEST	6	41	6	39	0	2	0.00	4.88	6	44	6	40	0.00	9.09		
R4/4404	W10/4404	Unknown	11	50	11	50	0	0	0.00	0.00								
R4/4404	W11/4404	Unknown	13	46	13	46	0	0	0.00	0.00	15	55	15	55	0.00	0.00		
R10/4404	W6/4404	Unknown	0	20	0	20	0	0	0.00	0.00								
R10/4404	W7/4404	Unknown	2	28	2	27	0	1	0.00	3.57	2	28	2	28	0.00	0.00		
R3/4405	W9/4405	TEST	14	49	14	49	0	0	0.00	0.00								
R3/4405	W10/4405	TEST	19	65	19	61	0	4	0.00	6.15	20	66	20	66	0.00	0.00		
R4/4405	W11/4405	Unknown	22	62	22	61	0	1	0.00	1.61								
R4/4405	W12/4405	Unknown	23	58	23	57	0	1	0.00	1.72	25	67	25	66	0.00	1.49		
R10/4405	W7/4405	Unknown	7	33	7	33	0	0	0.00	0.00								
R10/4405	W8/4405	Unknown	9	39	9	39	0	0	0.00	0.00	9	39	9	39	0.00	0.00		
R1/4406	W2/4406	TEST	24	72	24	71	0	1	0.00	1.39								
R1/4406	W3/4406	TEST	25	74	25	72	0	2	0.00	2.70	26	76	26	75	0.00	1.32		

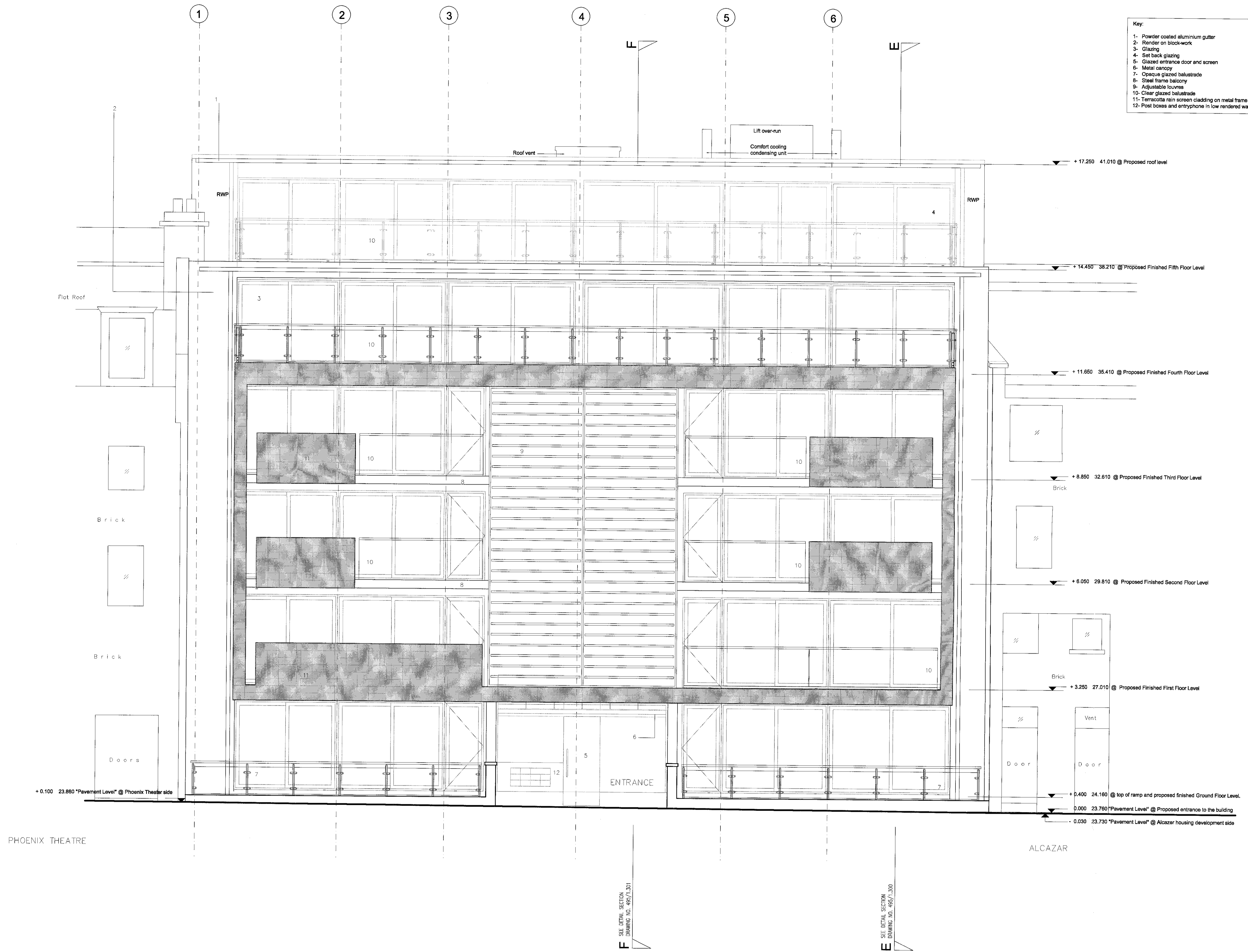
Appendix 02

Floorplans

1A Phoenix Street

DO NOT SCALE OFF THIS DRAWING.
REPORT ALL ERRORS AND DISCREPANCIES TO THE ARCHITECT PROMPTLY.

- Key:
- 1- Powder coated aluminium gutter
 - 2- Render on block-work
 - 3- Glazing
 - 4- Set back glazing
 - 5- Glazed entrance door and screen
 - 6- Metal canopy
 - 7- Opaque glazed balustrade
 - 8- Steel frame balcony
 - 9- Adjustable louvres
 - 10- Clear glazed balustrade
 - 11- Terracotta rain screen cladding on metal frame
 - 12- Post boxes and entryphone in low rendered wall.



No.	DATE	BY	COMMENTS

PRELIMINARY

CLIENT: Metropolis Apartments

JOB: PHOENIX STREET LONDON WC2

DRAWING TITLE: FRONT ELEVATION

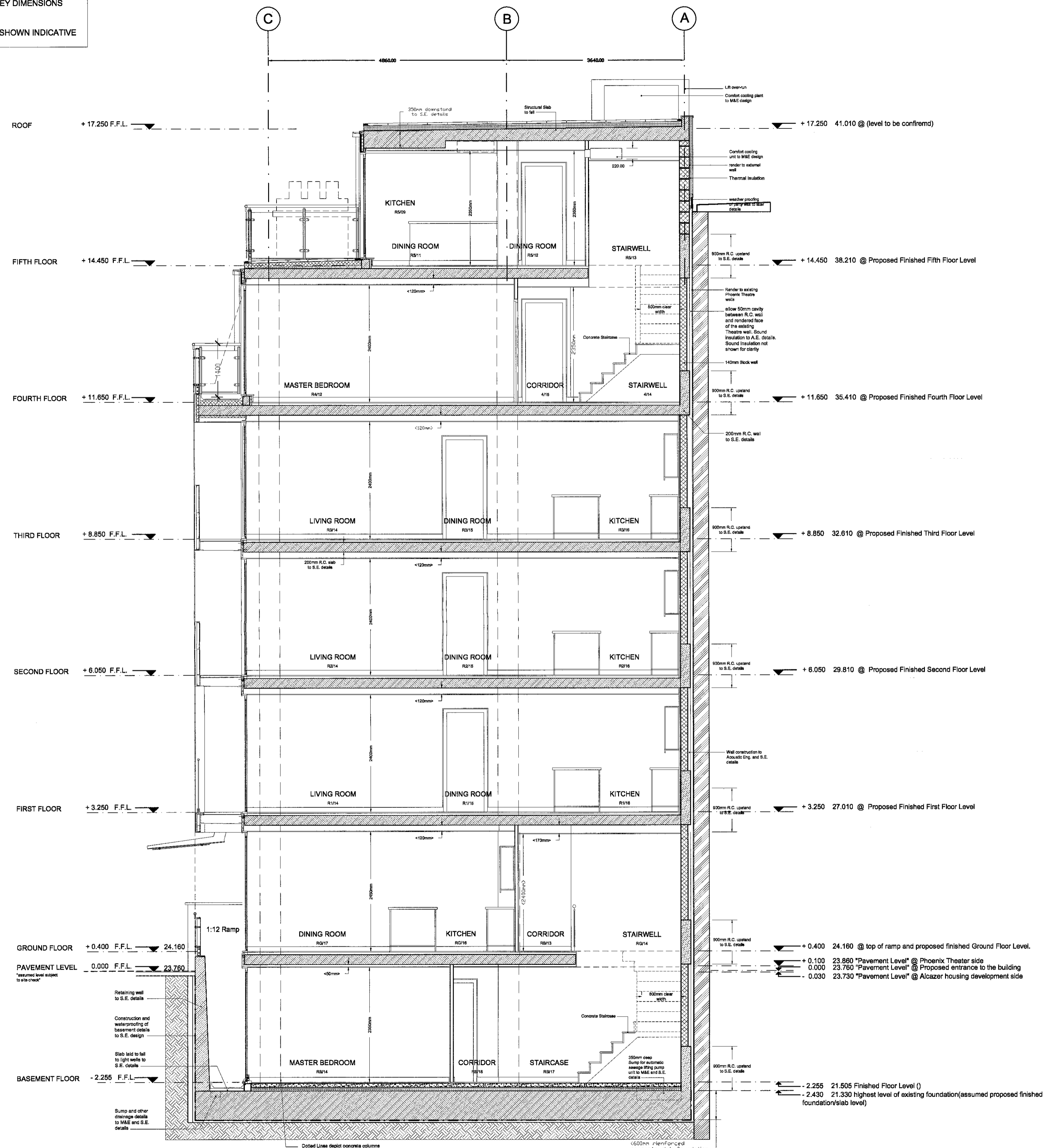
SCALE: 1:50 DATE: JULY 02 DRAWN BY: PT

MOXLEY ARCHITECTS LTD.
47 Clapham High Street, London SW4 7TL
Tel: 020 7720 8968
Fax: 020 7627 2533
info@moxley.co.uk

DRAWING NO: 495 / 1.200
FILE: 495/J

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REPORT ALL ERRORS AND DISCREPANCIES TO THE ARCHITECT PROMPTLY.

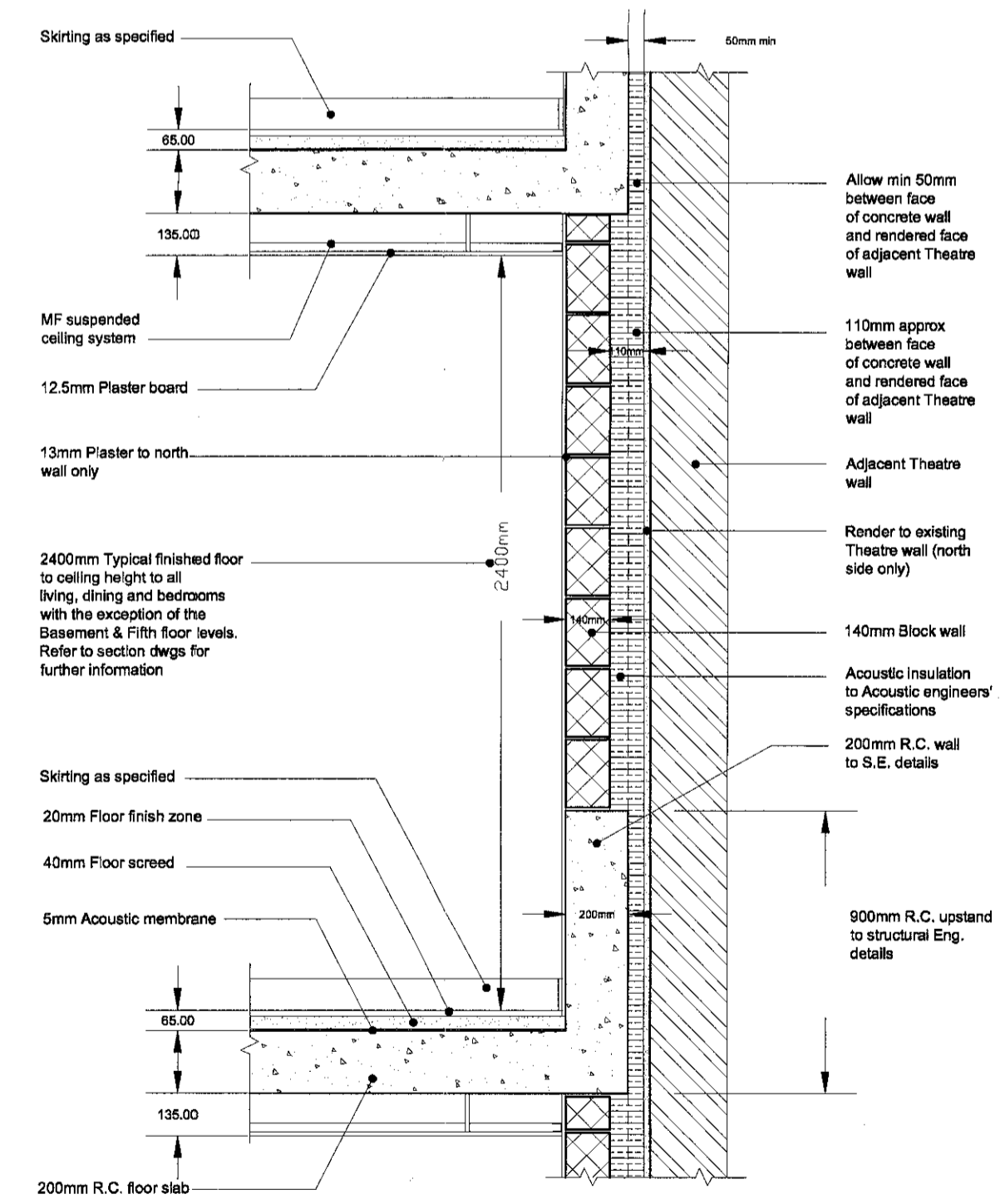
REFER TO LASER SURVEY'S DRAWING NO. L1171/1 FOR SITE SURVEY DIMENSIONS AND LEVELS.
SURROUNDING BUILDINGS SHOWN INDICATIVE



KEY

- Metal Stud Partition
- Block Work Construction
- Reinforced Concrete wall to S.E. Specifications
- Acoustic insulation to A.E. Specifications
- Thermal insulation

SITE DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION



REVISION NOTES

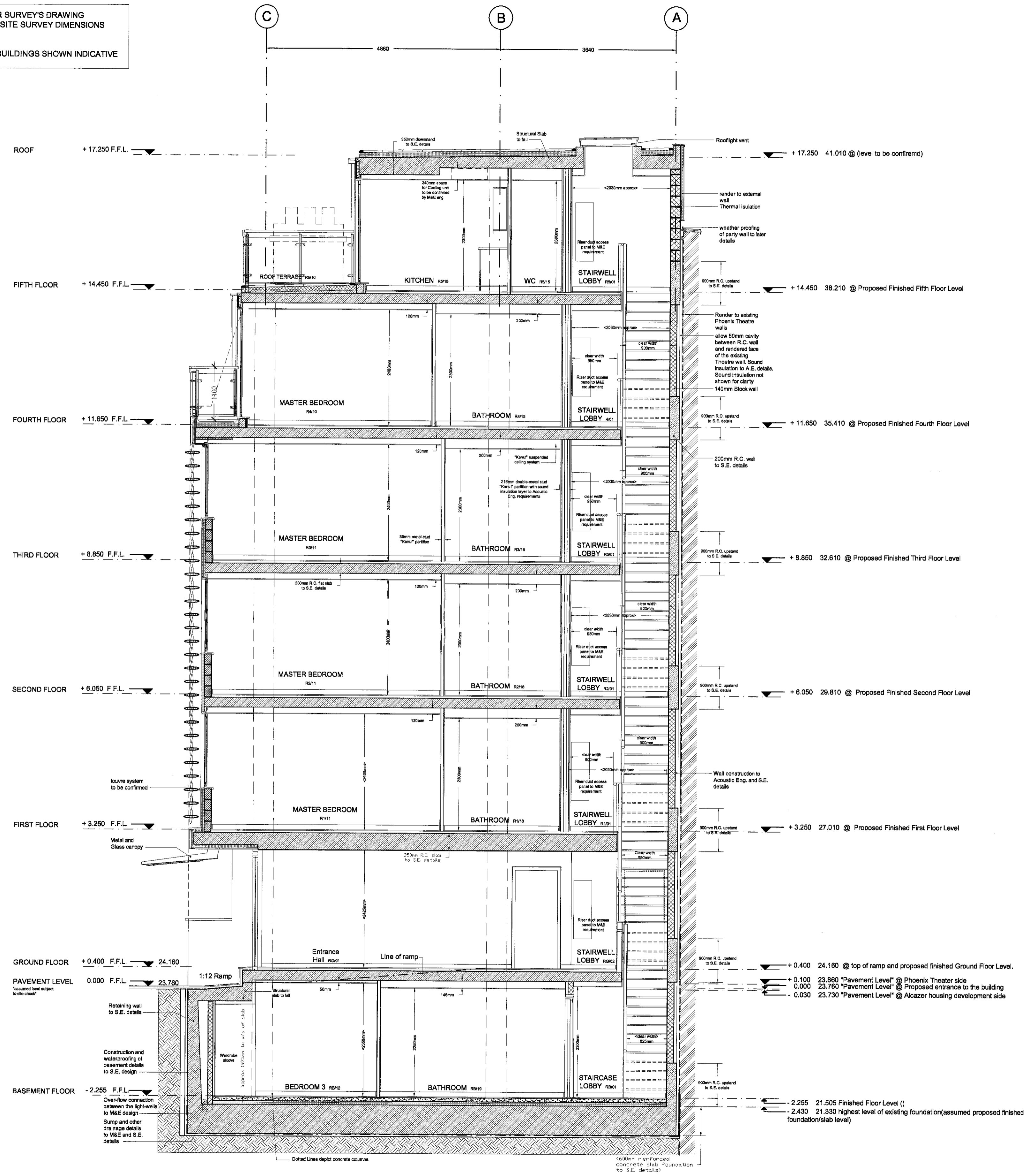
No	DATE	BY	COMMENTS
A	09.09.02	TAL	Balcony and roof details revised

PROJECT: Metropolis Apartments
 ADDRESS: Phoenix Street

SCALE: 1:50
 DATE: July 2002
 DRAWN BY: MOXLEY ARCHITECTS LTD.
 47 Clapham High Street, London SW4 7TL
 Tel: 020 7720 8968
 Fax: 020 7627 2533
 info@moxley.co.uk

DRAWING NO: 495-7-001A

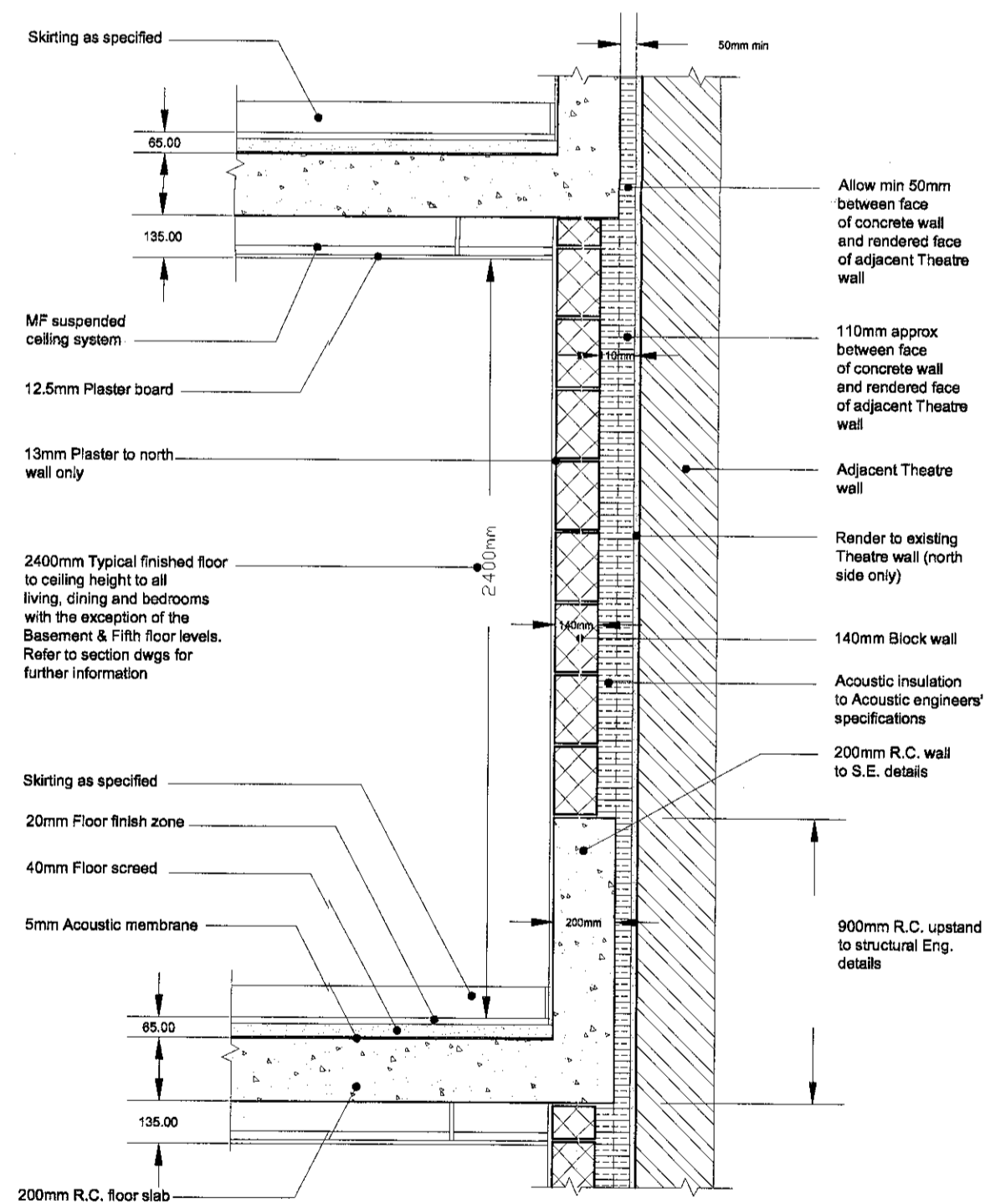
REFER TO LASER SURVEY'S DRAWING NO. L1171/1 FOR SITE SURVEY DIMENSIONS AND LEVELS.
SURROUNDING BUILDINGS SHOWN INDICATIVE



KEY

- Metal Stud Partition
- Block Work Construction
- Reinforced Concrete wall to S.E. Specifications
- Acoustic insulation to A.E. Specifications
- Thermal insulation

SITE DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION



NO	DATE	BY	COMMENTS
A	09/09/02	TAL	Louvre and roof details revised

REVISION NOTES

CLIENT: **Metropolis Apartments**
JOB: **Phoenix Street**

DRAWING TITLE: **SECTION C-C**

SCALE: **1:50** DATE: **June 2002** DRAWN BY: **MOXLEY ARCHITECTS LTD.**
47 Clapham High Street, London SW4 7TL
Tel: 020 7720 8968
Fax: 020 7627 2333
info@moxley.co.uk

DRAWING NO: **495-7-003A**
FILE:

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REPORT ALL ERRORS AND DISCREPANCIES TO THE ARCHITECT PROMPTLY.

- REFER TO LASER SURVEY'S DRAWING NO. L1171/1 FOR SITE SURVEY DIMENSIONS AND LEVELS.
- SURROUNDING BUILDINGS SHOWN INDICATIVE

PHOENIX THEATRE

- KEY & NOTES**
- Metal Stud Partition
 - ▨ Block Work Construction
 - ▩ Reinforced Concrete wall to S.E. Specifications
 - ▧ Acoustic insulation to A.E. Specifications
 - Thermal Insulation

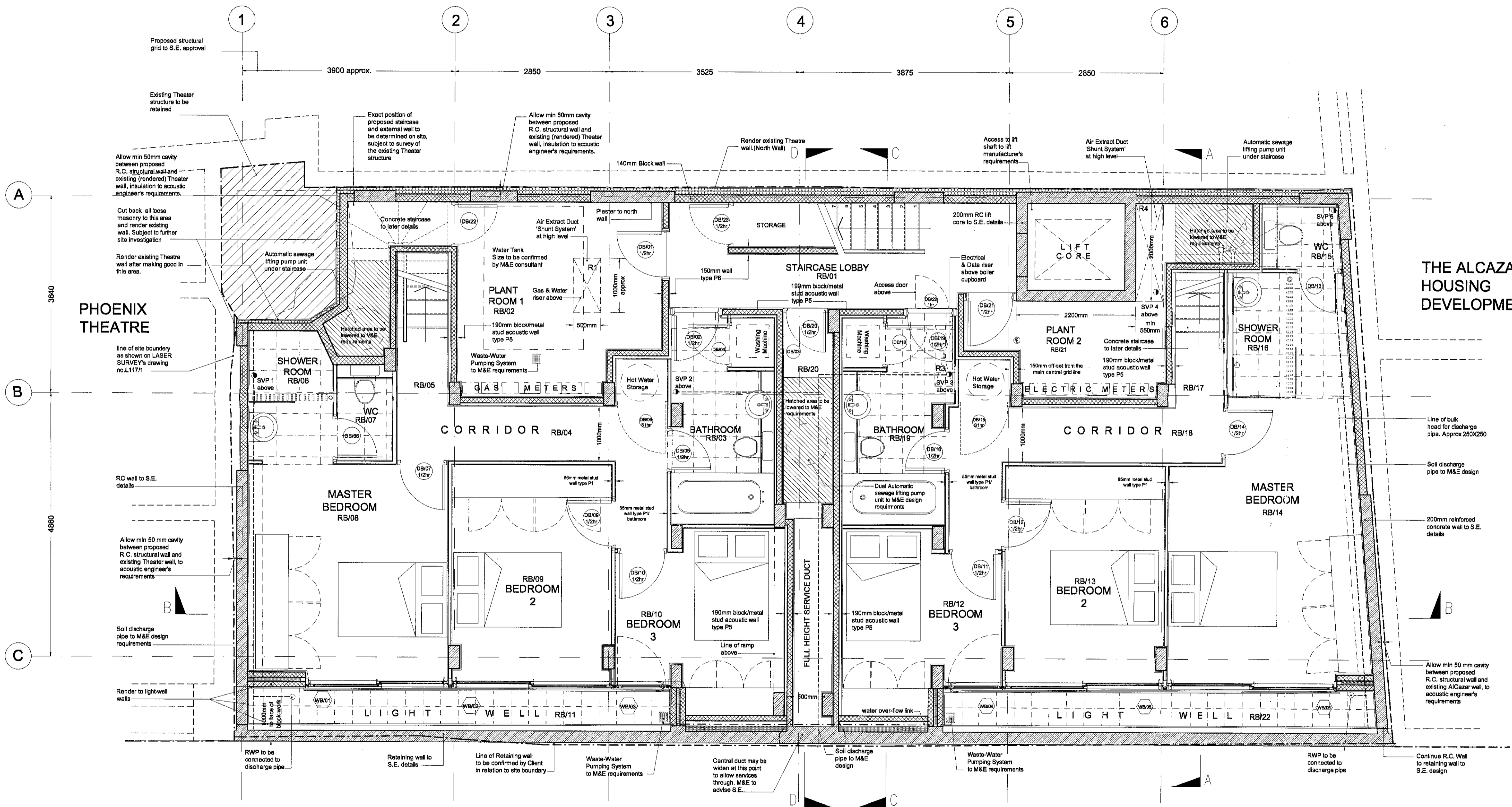
DOORS
1/2hr 30min fire door with intumescent seal
1hr 60min fire door with intumescent seal
S fire door with smoke seal
* see door schedule no.495/5/023 and door details nos. 495/5/024&025 for further details.

INTERNAL WALLS
METAL STUD SHOWN ARE DIAGRAMMATIC, they should be set out in accordance to mfr's details and specifications and good practice.
* fix extra studs to suit heavy fittings, eg. kitchen units.
* see drawing 495/5/007 for stud and acoustic wall details.

EXTERNAL WALLS
* See drawing 495/5/006 for further details

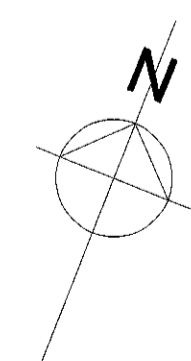
FIRE REQUIREMENT
* For internal & external fire spread and structure classification and compartmentation requirements refer to SAFE fire strategy
* Refer to M & E electrical and mechanical drawings for fire precaution requirements and detection system
* Provide fire sleeves to all penetrations through the floor to NHBC requirements
* Enclose all ducts & lights in ceiling voids as specified

SITE DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION



THE ALCAZAR HOUSING DEVELOPMENT

P H O E N I X S T R E E T



B 31.07.02		TAS	General revision.
A 12.06.02		TAS	General revision.
No	DATE	BY	COMMENTS
REVISION NOTES			
DRAWING TITLE			
Metropolis Apartments			
JOB:			
Phoenix Street London WC2			
DRAWING TITLE			
Basement Floor Plans G.A.			
SCALE:	DATE:	DRAWN BY:	
1:50	May 2002	T A-S	
MOXLEY ARCHITECTS LTD.			
47 Clapham High Street, London SW4 7TL			
Tel: 020 7720 8968			
Fax: 020 7627 2533			
info@moxley.co.uk			
DRAWING NO.			
495 2.001B			
FILE:			

- REFER TO LASER SURVEY'S DRAWING NO. L1171/1 FOR SITE SURVEY DIMENSIONS AND LEVELS.
- SURROUNDING BUILDINGS SHOWN INDICATIVE

KEY & NOTES

	Metal Stud Partition
	Block Work Construction
	Reinforced Concrete wall to S.E. Specifications
	Acoustic insulation to A.E. Specifications
	Thermal insulation

DOORS
1/2hr 30min fire door with intumescent seal
1hr 60min fire door with intumescent seal
S fire door with smoke seal
* see door schedule no.495/5/023 and door details nos. 495/5/024&025 for further details.

INTERNAL WALLS
METAL STUD SHOWN ARE DIAGRAMMATIC, they should be set out in accordance to mfr's details and specifications and good practice. fix extra studs to suit heavy fittings, eg. kitchen units.
*see drawing 495/5/007 for stud and acoustic wall details.

EXTERNAL WALLS
*See drawing 495/5/006 for further details

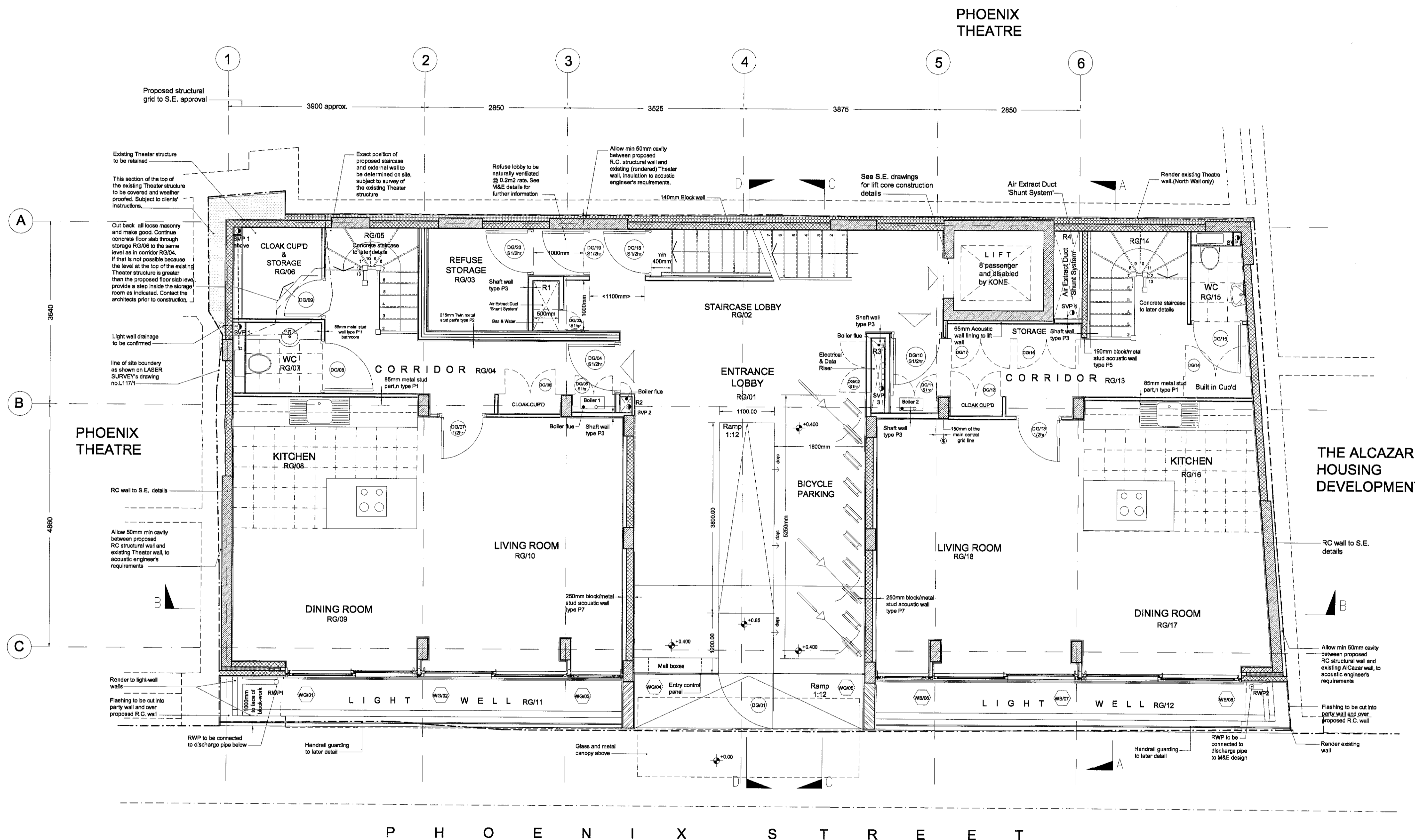
FIRE REQUIREMENT
* For internal & external fire spread and structure classification and compartmentation requirements refer to SAFE fire strategy

* Refer to M & E electrical and mechanical drawings for fire precaution requirements and detection system

* Provide fire sleeves to all penetrations through the floor to NHBC requirements

* Enclose all ducts & lights in ceiling voids as specified

SITE DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION



NO.	DATE	BY	COMMENTS
B	31.07.02	TAS	General revision.
A	12.06.02	TAS	General revision.

REVISION NOTES

CLIENT: Metropolis Apartments
JOB: Phoenix Street London WC2

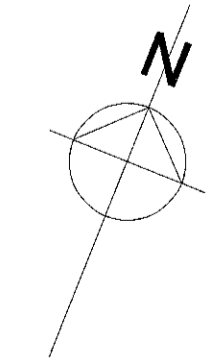
DRAWING TITLE: Ground Floor Plans

SCALE: 1:50 DATE: May 2002 DRAWN BY: T A S

MOXLEY ARCHITECTS LTD.
47 Clapham High Street, London SW4 7TL
Tel: 020 7720 8968
Fax: 020 7627 2533
info@moxley.co.uk

DRAWING NO: **495 2.002B**

FILE:



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- REFER TO LASER SURVEY'S DRAWING NO. L1171/1 FOR SITE SURVEY DIMENSIONS AND LEVELS.
- SURROUNDING BUILDINGS SHOWN INDICATIVE

KEY & NOTES

	Metal Stud Partition
	Block Work Construction
	Reinforced Concrete wall to S.E. Specifications
	Acoustic insulation to A.E. Specifications
	Thermal insulation

DOORS
1/2hr 30min fire door with intumescent seal
1hr 60min fire door with intumescent seal
S fire door with smoke seal
* see door schedule no.495/5/023 and door details nos. 495/5/024&025 for further details.

INTERNAL WALLS
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*see drawing 495/5/007 for stud and acoustic wall details.

EXTERNAL WALLS
*See drawing 495/5/006 for further details

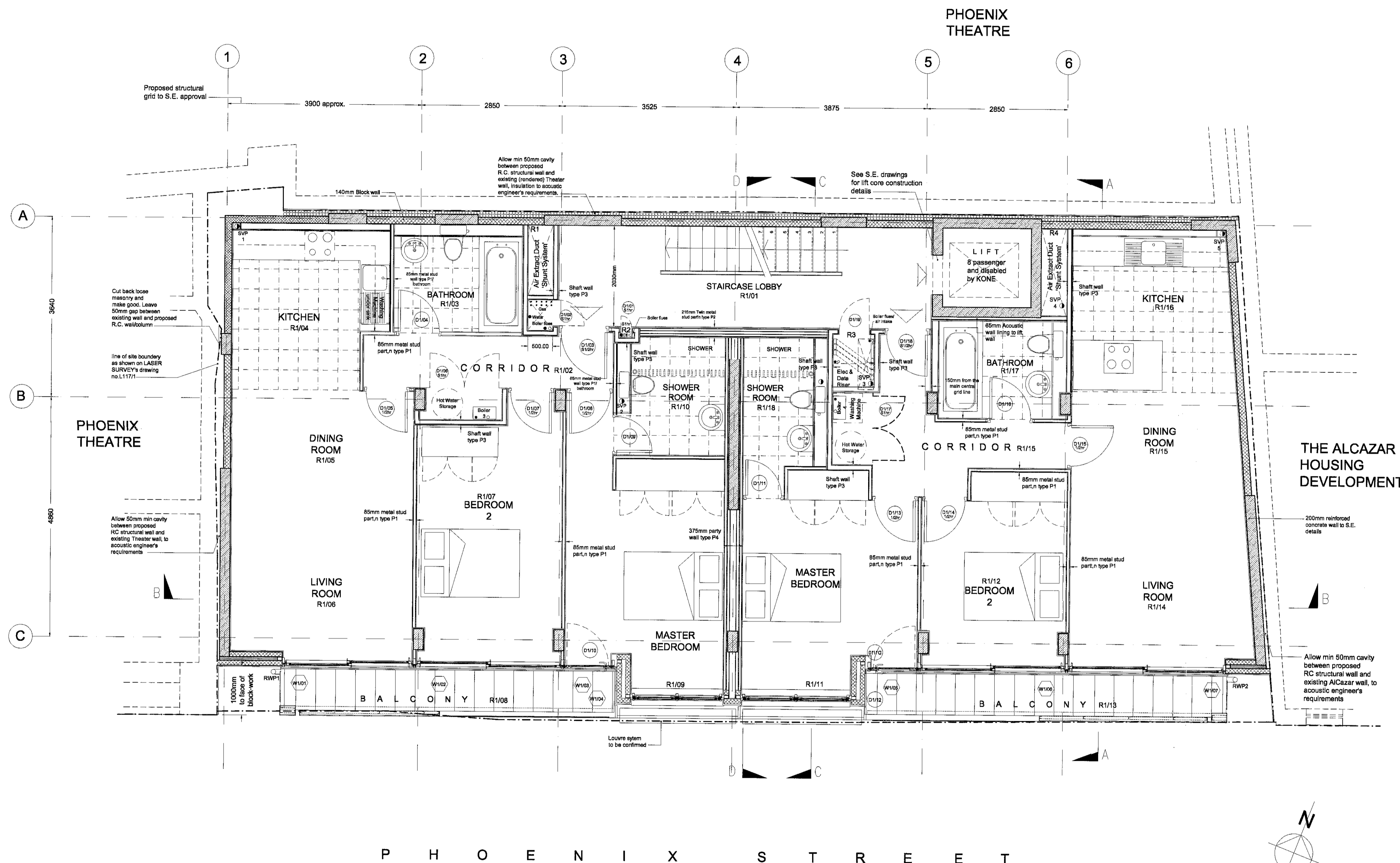
FIRE REQUIREMENT
* For internal & external fire spread and structure classification and compartmentation requirements refer to SAFE fire strategy

* Refer to M & E electrical and mechanical drawings for fire precaution requirements and detection system

* Provide fire sleeves to all penetrations through the floor to NHBC requirements

* Enclose all ducts & lights in ceiling voids as specified

SITE DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION



B 26.06.02 TAS/ General revision
A 12.06.02 TAS/ General revision.
No. DATE BY COMMENTS

REVISION NOTES

Client: **Metropolis Apartments**
Job: **Phoenix Street London WC2**

Drawing Title: **1st, 2nd & 3rd Floor Plans G.A.**

Scale: **1:50** Date: **May 2002** Drawn by: **T A-S**
MOXLEY ARCHITECTS LTD.
47 Clapham High Street, London SW4 7TL
Tel: 020 7720 8968
Fax: 020 7627 2533
info@moxley.co.uk

Drawing No: **495 2.003B**
File:

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- REFER TO LASER SURVEY'S DRAWING NO. L1171/1 FOR SITE SURVEY DIMENSIONS AND LEVELS.
- SURROUNDING BUILDINGS SHOWN INDICATIVE

KEY & NOTES

- Metal Stud Partition
- Block Work Construction
- Reinforced Concrete wall to S.E. Specifications
- Acoustic insulation to A.E. Specifications
- Thermal insulation

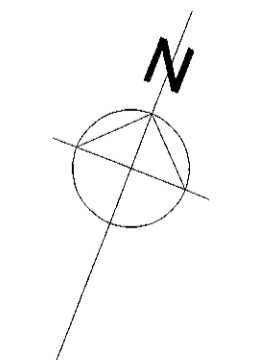
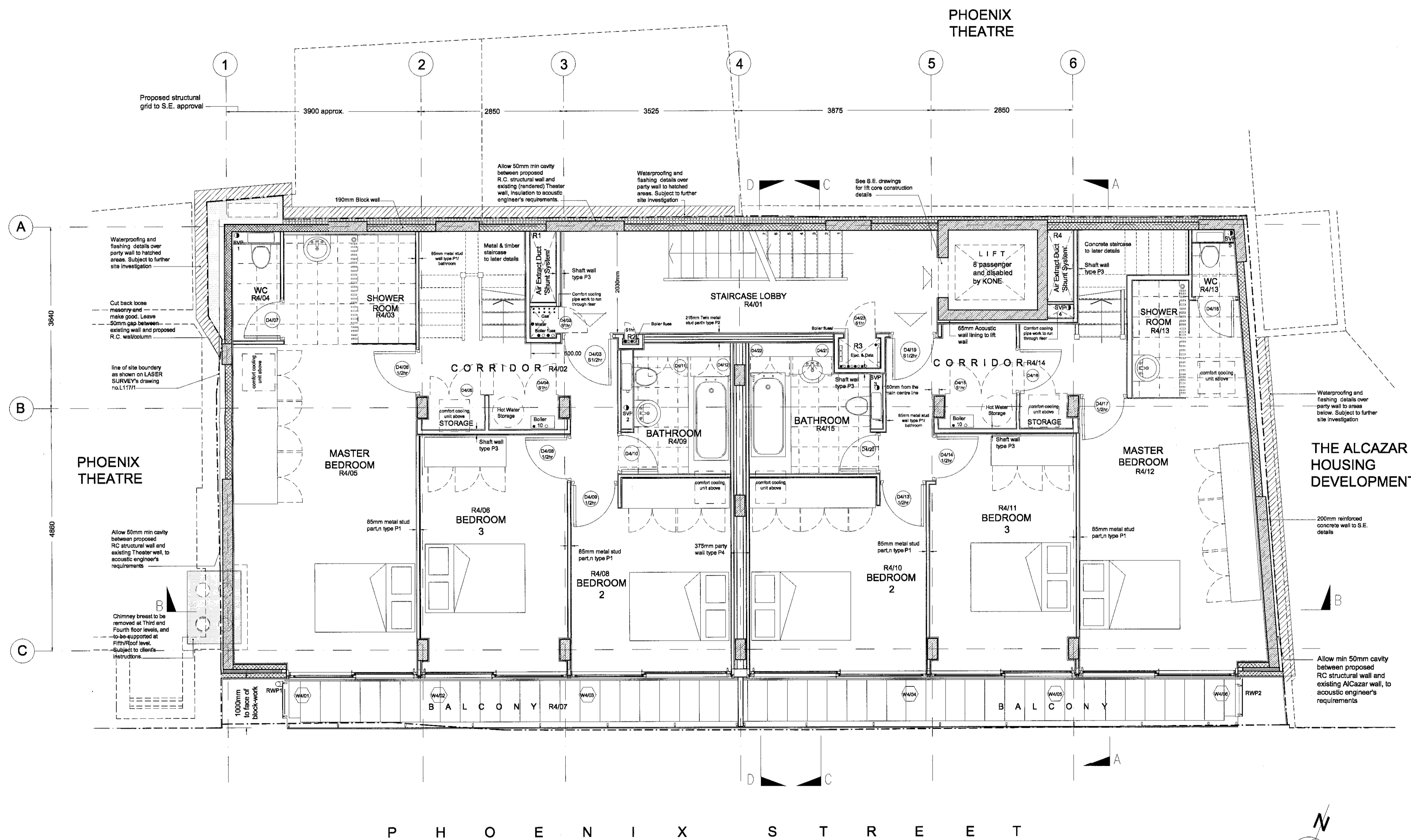
DOORS
 1/2hr 30min fire door with intumescent seal
 1hr 60min fire door with intumescent seal
 S fire door with smoke seal
 * see door schedule no.495/5/023 and door details nos. 495/5/024&025 for further details.

INTERNAL WALLS
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 fix extra studs to suit heavy fittings, eg. kitchen units.
 *see drawing 495/5/007 for stud and acoustic wall details.

EXTERNAL WALLS
 *See drawing 495/5/006 for further details

FIRE REQUIREMENT
 * For internal & external fire spread and structure classification and compartmentation requirements refer to SAFE fire strategy
 * Refer to M & E electrical and mechanical drawings for fire precaution requirements and detection system
 * Provide fire sleeves to all penetrations through the floor to NHBC requirements
 * Enclose all ducts & lights in ceiling voids as specified

SITE DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION



NO	DATE	BY	COMMENTS
B	31.07.02	ITAS	General revision.
A	12.06.02	ITAS	General revision.

REVISION NOTES

Client: Metropolis Apartments
 Job: Phoenix Street London WC2

Drawing Title: Fourth Floor Plans G.A.

Scale: 1:50
 Date: MAY 2002
 Drawn by: T A-S

Moxley Architects Ltd.
 47 Clapham High Street, London SW4 7TL
 Tel: 020 7720 8968
 Fax: 020 7627 2533
 info@moxley.co.uk

Drawing No: 495 2.006B

- REFER TO LASER SURVEY'S DRAWING NO. L1171/1 FOR SITE SURVEY DIMENSIONS AND LEVELS.
- SURROUNDING BUILDINGS SHOWN INDICATIVE

KEY & NOTES

- Metal Stud Partition
- ▨ Block Work Construction
- ▨ Reinforced Concrete wall to S.E. Specifications
- ▨ Acoustic insulation to A.E. Specifications
- ▨ Thermal insulation

DOORS
1/2hr 30min fire door with intumescent seal
1hr 60min fire door with intumescent seal
S fire door with smoke seal
* see door schedule no.495/5/023 and door details nos. 495/5/024&025 for further details.

INTERNAL WALLS
METAL STUD SHOWN ARE DIAGRAMMATIC, they should be set out in accordance to mfr's details and specifications and good practice.
fix extra studs to suit heavy fittings, eg. kitchen units.
*see drawing 495/5/007 for stud and acoustic wall details.

EXTERNAL WALLS
*See drawing 495/5/006 for further details

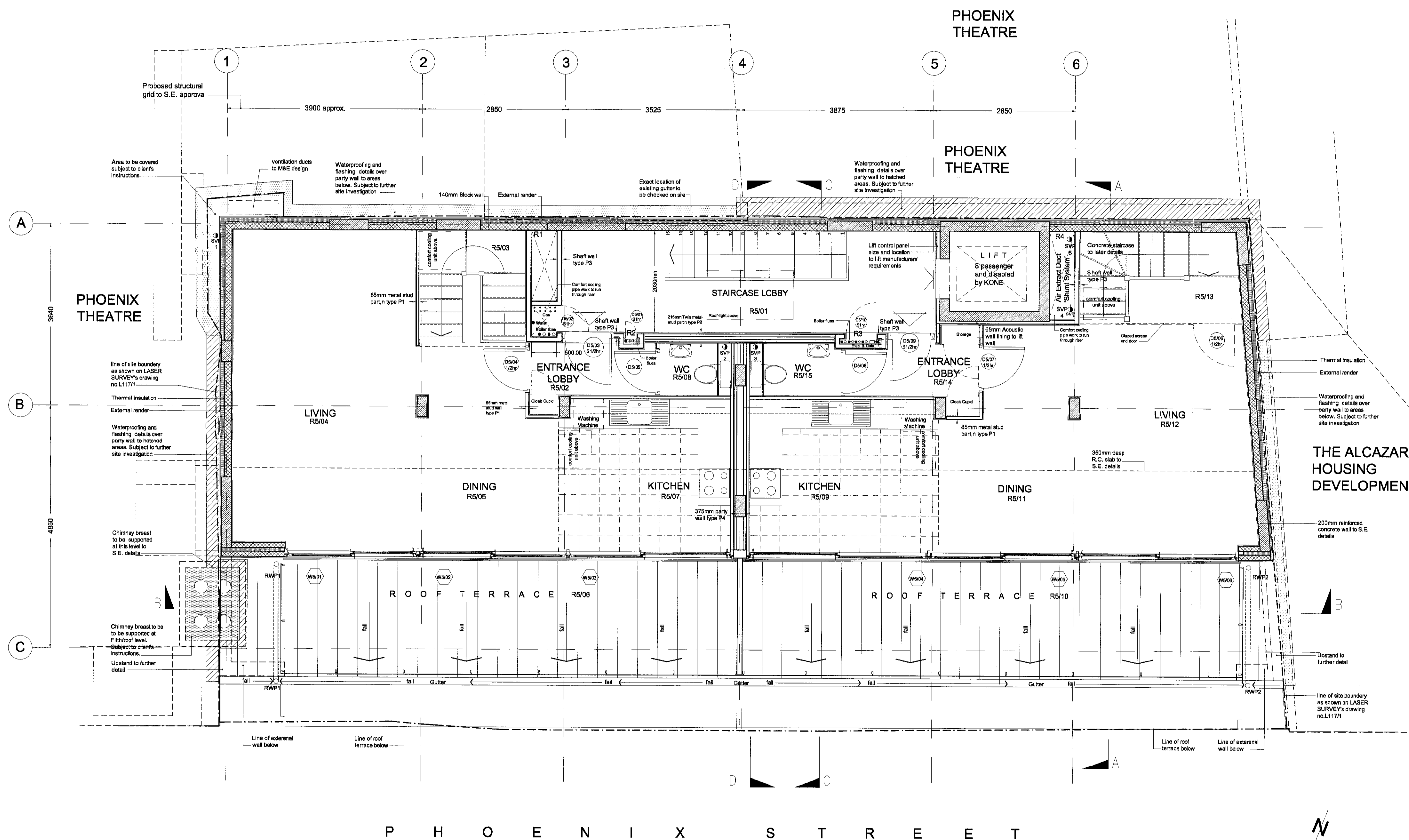
FIRE REQUIREMENT
* For internal & external fire spread and structure classification and compartmentation requirements refer to SAFE fire strategy

* Refer to M&E electrical and mechanical drawings for fire precaution requirements and detection system

* Provide fire sleeves to all penetrations through the floor to NHBC requirements

* Enclose all ducts & lights in ceiling voids as specified

SITE DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION



B	31.07.02	TAS	General revision.
A	12.06.02	TAS	General revision.
No	DATE	BY	COMMENTS

REVISION NOTES

CLIENT: Metropolis Apartments
JOB: Phoenix Street London WC2

DRAWING TITLE: Fifth Floor Plans

SCALE: 1:50 DATE: May 2002 DRAWN BY: T A-S
MOXLEY ARCHITECTS LTD.
47 Clapham High Street, London SW4 7TL
Tel: 020 7720 8968 Fax: 020 7627 2533 info@moxley.co.uk

DRAWING NO: 495 2.007B
FILE:

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REFER TO LASER SURVEYS DRAWING NO. L1171/1 FOR SITE SURVEY DIMENSIONS and LEVELS.
SURROUNDING BUILDINGS SHOWN INDICATIVE

PHOENIX THEATRE

KEY & NOTES

- Metal Stud Partition
- Block Work Construction
- Reinforced Concrete wall to S.E. Specifications
- Acoustic insulation to A.E. Specifications
- Thermal insulation

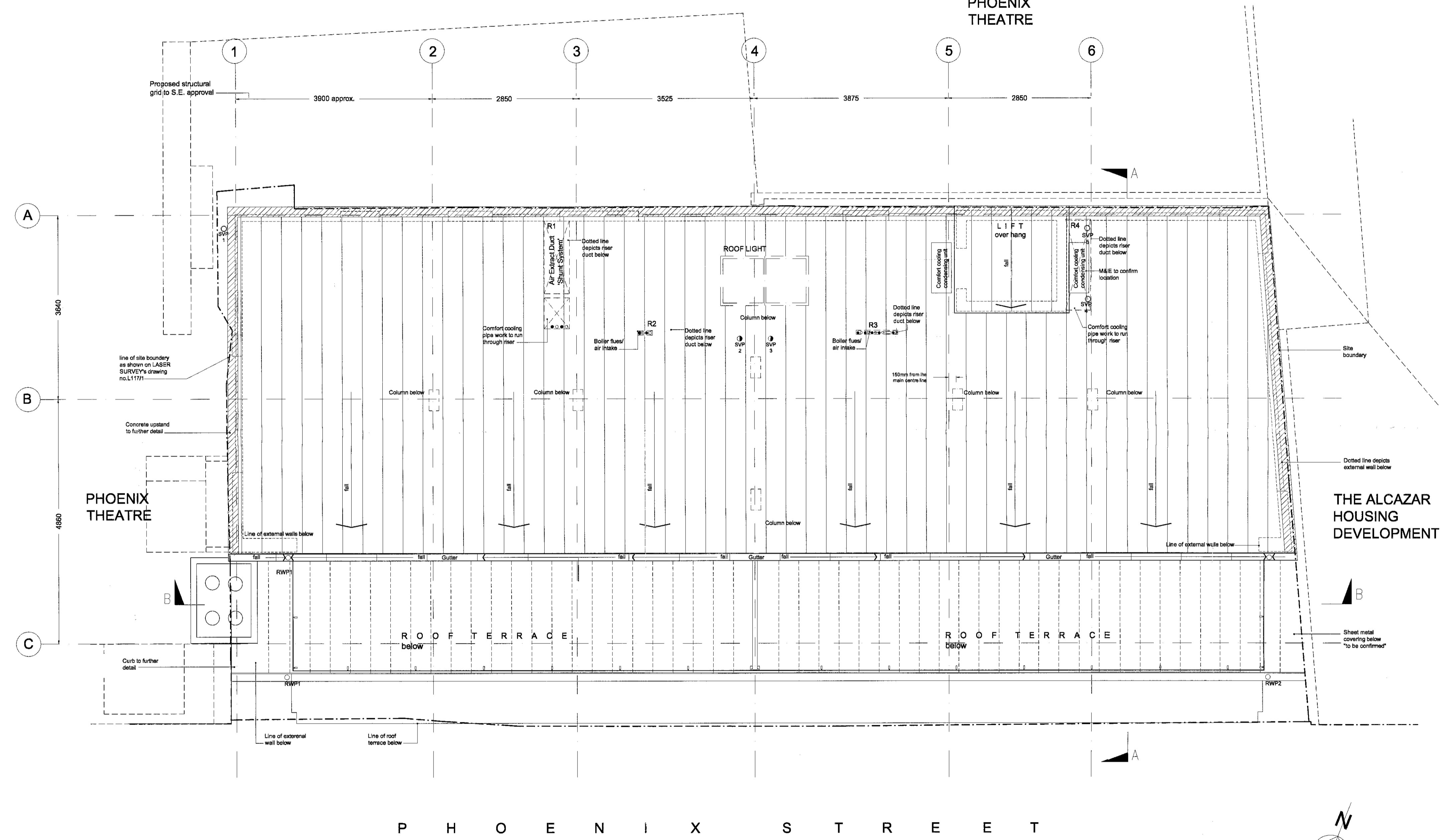
DOORS
1/2hr 30min fire door with intumescent seal
1hr 60min fire door with intumescent seal
S fire door with smoke seal
* see door schedule no. 495/5/023 and door details nos. 495/5/024&025 for further details.

INTERNAL WALLS
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fix extra studs to suit heavy fittings, eg. kitchen units.
*see drawing 495/5/007 for stud and acoustic wall details.

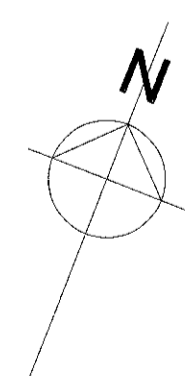
EXTERNAL WALLS
*See drawing 495/5/006 for further details

FIRE REQUIREMENT
* For internal & external fire spread and structure classification and compartmentation requirements refer to SAFE fire strategy
* Refer to M & E electrical and mechanical drawings for fire precaution requirements and detection system
* Provide fire sleeves to all penetrations through the floor to NHBC requirements
* Enclose all ducts & lights in ceiling voids as specified

SITE DIMENSIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION



P H O E N I X S T R E E T



NO.	DATE	BY	COMMENTS
A	31.07.02	TAS	General revision.

REVISION NOTES

Metropolis Apartments
Phoenix Street
London WC2

Roof Plan

SCALE: 1:50 DATE: May 2002 DRAWN BY: T A-S
MOXLEY ARCHITECTS LTD.
47 Clapham High Street, London SW4 7TL
Tel: 020 7720 8968
Fax: 020 7627 2533
info@moxley.co.uk

DRAWING NO: 495 2.008A
FILE:

Trentishoe Mansions



A type 6 person
 B 2
 C 2
 D 4
 totals 23 flats
 73 bedspaces

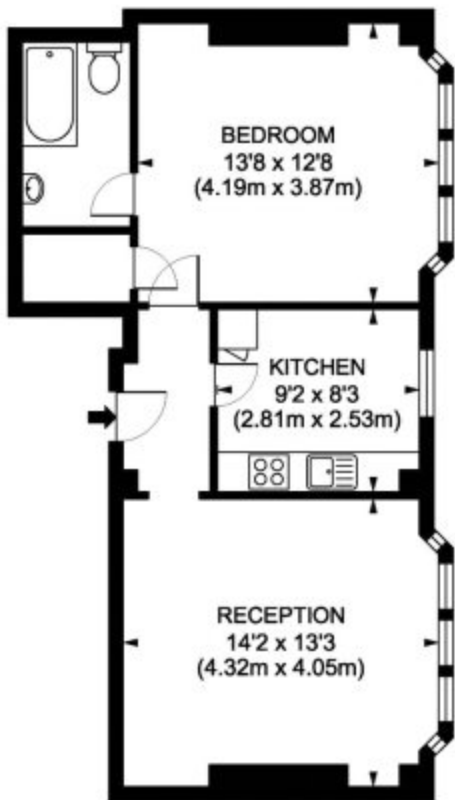
DRAWING NO. 100/100/100
 PROJECT NO. 100/100/100
 DATE 10/10/10

**TRENTISHOE
 MANSIONS
 REHABILITATION**

UNDER SPREAD OF LOBBY
 SCALE 1:100
 DRAWN BY: [Name]
 CHECKED BY: [Name]

**PLAN
 LEVELS 1&2**

5668 13

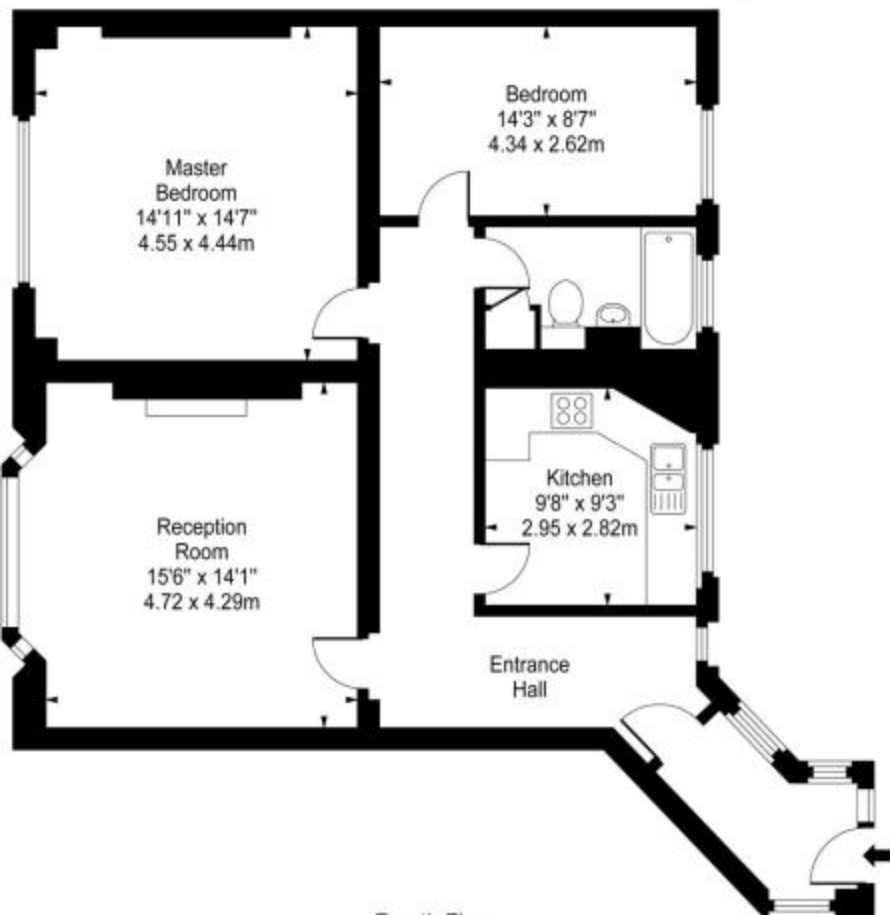


THIRD FLOOR

Trentishoe Mansions, London, WC2

Gross internal area 552 sq ft/51.28 sq metres

Trentishoe Mansions,
Charing Cross Road



Fourth Floor

Approx Gross Internal Area **990 Sq Ft - 91.97 Sq M**

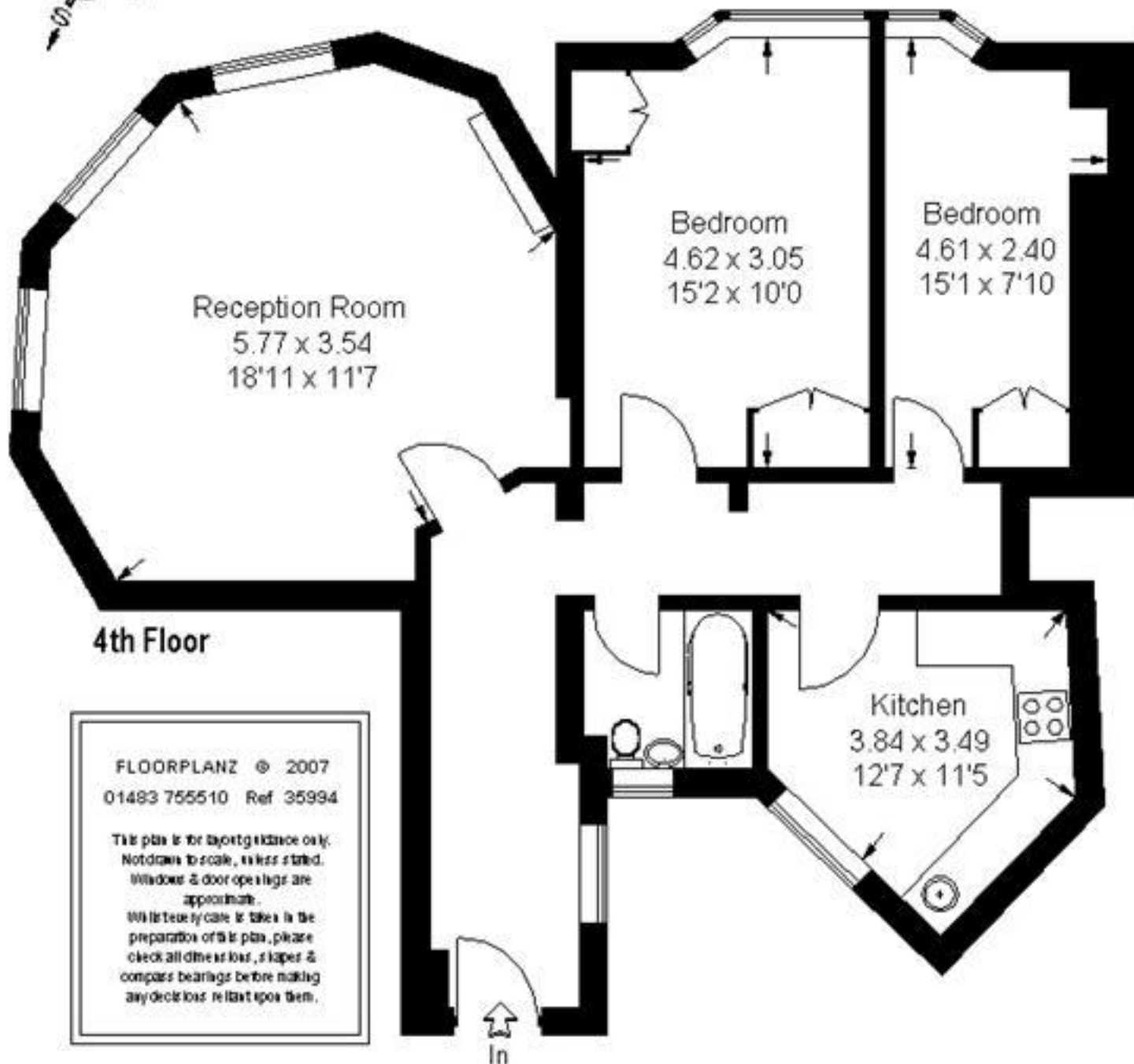
For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 002249

15 Trentishoe Mansions

Approximate Gross Internal Area :-
79 sq m / 850 sq ft



FLOORPLANZ © 2007
01493 755510 Ref 35994

This plan is for layout guidance only.
Not drawn to scale, as less stated.
Windows & door openings are
approximate.
With the best care & taken in the
preparation of this plan, please
check all dimensions, slopes &
compass bearings before making
any decisions related upon them.



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