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MIDDLESEX HOSPITAL ANNEX SITE

CLEVELAND STREET, LONDON W1

DAYLIGHT, SUNLIGHT AND OVERSHADOWING ASSESSMENT

Ref: CH/ch/16066
Date: April 2017

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INTRODUCTION

Delva Patman Redler LLP have been instructed by UCLH Charity Trust to assess the impact of the proposed development on the site known as Middlesex Annex, Cleveland Street for daylight, sunlight and overshadowing to neighbouring residential properties.

This assessment has been carried out in accordance with the recommendations of the Building Research Establishment Report "Site Layout Planning for Daylight & Sunlight 2011" (BRE 209).

THE PROPOSAL

The proposals consist of the refurbishment of the listed building located on the western half of the development site, as well as the retention and refurbishment of the existing buildings to the north and south. A new ground plus 7 storey commercial/residential building being constructed on the eastern half of the development site.

POLICY / GUIDELINES

The 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 specifically identified in the London Borough of Camden Local Plan by which daylight, sunlight and overshadowing 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.

DAYLIGHT

The Daylight assessments have been undertaken by reference to the Building Research Establishment (BRE) guidelines "Site Layout Planning for Daylight & Sunlight 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 BRE is principally set up for residential properties. It is common practice to test only residential properties unless the neighbouring buildings are sensitive receptors such as schools or hospitals.

The BRE Guide states that:

"If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building."

The BRE guidelines propose several methods for calculating daylight.

The three main methods adopted within this report are the Vertical Sky Component (VSC), the No Sky Line and the Average Daylight Factor assessment (ADF).

The VSC calculation is a general test of potential for daylight to a building, measuring the light available on the outside plane of windows. When a development is being proposed on a vacant site, the VSC method of assessment does not give a true reflection of the impact to light levels within the neighbouring residential properties, and the NSL and ADF method gives a better representation of the impacts the proposed scheme may have in daylight terms.

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 Average Daylight Factor (ADF) calculation complements the VSC study. It 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 or sensitive receptors such as museums or schools.

Room layouts have been obtained from the local planning archives for Astor College, 11-12 Tottenham Mews and 10 Tottenham Mews. 1 Foley Street and 45-49 Cleveland Street have been based on measured survey information. All other properties have been based on external inspection.

The properties assessed for the daylight study are identified on drawing 16066/LOC/DS/801, attached at Appendix A.

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.

This report has assessed sunlight to living rooms in accordance with the guidance outlined in the BRE. Only 1 Foley Street, Astor College and 10 Tottenham Mews have been considered for this assessment and identified on drawing 16066/LOC/DS/801, attached at Appendix A.

Overshadowing

The BRE advises that amenity spaces such as gardens, parks and children's playgrounds should be considered for overshadowing assessments. It recommends that at least half of the amenity areas should receive at least two hours of sunlight on 21st March.

The amenity areas considered in this analysis are highlighted in drawings 16066/SHA/504A-507A in Appendix E.

SOURCE DATA

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

- Existing and surrounding buildings:
Greenhatch Group:
Dwg No's: 13514-02-P, 13514-03 – 07E.
- Proposed Scheme: Llewelyn Davies Architecture:
Dwg No's: P_GA_00 – 03 Rev E & 3D model (received 2/12/2016)
- Astor College: Levitt Bernstein Architects:
Dwg No's: 2869-L49_P6, L50, L52_P6, L57_P6, L198_P4, L199_P2, L200_P2, L250_P14 – L253_P3.
- 11-12 Tottenham Mews: Claridge Architects:
Dwg No's: 11053 – EX00 – EX09, GE-00 & GS-00.
- 10 Tottenham Mews: Nick Willson Architects:
Dwg No's: A100 – A104, A110, A120 – A121.

SIGNIFICANCE CRITERIA

The guidance given by BRE has been used as a basis for the criteria to assess the Development's potential effects. The guidance has been drafted primarily for use with low density suburban developments and should be used flexibly when dealing with these urban sites, stating that:

'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 be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly 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.....'

When a neighbouring building has obstructions such as balconies or recesses restricting the windows ability to see visible sky, the BRE guidance specifies that one way to demonstrate this would be to carry out an additional calculation of the VSC, without the obstruction in place, stating that:

"...even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place.

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.

DAYLIGHT

The BRE guidance is summarised in Table 1 and this has been used as the basis for the criteria used in the assessment of daylight and sunlight impacts.

TABLE 1: BRE Daylight Guidance used in the Assessment

Issue	Criteria
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 adversely affected if a significant area of the room is beyond the No-Sky Line and is 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. For offices a minimum figure of 2% is required.
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.
Overshadowing	At least half of the amenity areas should receive at least two hours of sunlight on 21 st March.

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 16066/SPT/803 in Appendix A.

The development site is enclosed to the north and east by the Windeyer Building (UCL) and Astor College respectively, the east boundary faces onto lower residential buildings across Cleveland Street and Middlesex House with Tottenham Mews to the south. The neighbouring residential properties generally receive good levels of light over and above the existing building, which are relatively low considering the dense urban nature of the immediate surrounding area.

An analysis of the existing daylight levels enjoyed by all relevant neighbouring properties has been undertaken in order to provide a baseline against which the impacts arising from the proposed development can be assessed. The detailed results of this analysis are presented in Technical Appendix B.

RESULTS – COMPLETED DEVELOPMENT

DAYLIGHT – VSC

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

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

Address	Total Number of Windows Tested	Number of Windows Experiencing Adverse Impacts			
		< 20% difference Represents negligible Levels of light.	20-30% difference represents minor adverse losses	30-40% difference Represents Moderate adverse losses	more than 40% difference represents substantial losses
1 Foley Street	25	25	0	0	0
45-49 Cleveland Street	16	16	0	0	0
51 Cleveland Street	9	9	0	0	0
53 Cleveland Street	8	8	0	0	0
55 Cleveland Street	8	8	0	0	0
57-59 Cleveland Street	12	12	0	0	0
61 Cleveland Street	9	9	0	0	0
63 Cleveland Street	9	9	0	0	0
168 New Cavendish Street	12	12	0	0	0
Astor College	192	152	17	12	11
10 Tottenham Mews	6	6	0	0	0
Total	306	266	17	12	11

Table 2 indicates that of the 306 windows considered 266 (86.9%) will fully comply with the target values set by the BRE for Vertical Sky Component method of assessment, and a further 17 (5.5%) will suffer from no more than a minor adverse loss.

With the exception of Astor College to the east, all neighbouring residential properties will fully comply with the BRE target value for the VSC method of assessment.

DAYLIGHT – No SKY LINE

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 Component (NSL) analysis on the relevant overlooking rooms are presented in Table 3 below. This identifies where habitable rooms 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 Experiencing Adverse Impacts			
		< 20% difference Represents negligible Levels of light.	20-30% difference represents minor adverse losses	30-40% difference Represents Moderate adverse losses	more than 40% difference represents substantial losses
1 Foley Street	9	9	0	0	0

45-49 Cleveland Street	16	14	2	0	0
51 Cleveland Street	3	3	0	0	0
53 Cleveland Street	4	4	0	0	0
55 Cleveland Street	4	4	0	0	0
57-59 Cleveland Street	6	6	0	0	0
61 Cleveland Street	3	3	0	0	0
63 Cleveland Street	6	6	0	0	0
168 New Cavendish Street	4	4	0	0	0
Astor College	181	158	5	5	13
10 Tottenham Mews	4	4	0	0	0
Total	240	215	7	5	13

Table 3 indicates that of the 240 habitable rooms considered 215 (89.5%) will fully comply with the target values set by the BRE for No Sky Line assessment, and a further 7 (2.9%) will suffer from no more than a minor adverse loss.

With the exception of Astor College, none of the neighbouring properties will experience more than a minor adverse effect as a result of the proposed development.

DAYLIGHT – 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 rooms are presented in Table 4 below. This identifies where habitable rooms 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 Experiencing Adverse Impacts			
		< 20% difference Represents negligible Levels of light.	20-30% difference represents minor adverse losses	30-40% difference Represents Moderate adverse losses	more than 40% difference represents substantial losses
1 Foley Street	9	9	0	0	0
45-49 Cleveland Street	16	15	1	0	0
51 Cleveland Street	3	3	0	0	0
53 Cleveland Street	4	4	0	0	0
55 Cleveland Street	4	4	0	0	0
57-59 Cleveland Street	6	6	0	0	0
61 Cleveland Street	3	3	0	0	0
63 Cleveland Street	6	6	0	0	0
168 New Cavendish Street	4	4	0	0	0
Astor College	181	170	3	3	5
10 Tottenham Mews	4	4	0	0	0
Total	240	228	4	3	5

Table 4 indicates that of the 240 neighbouring habitable rooms assessed 228 (95%) will fully comply with the target values set by the BRE for Average Daylight Factor assessment, and 4 (1.6%) will have a minor adverse loss.

DAYLIGHT SUMMARY

The Vertical Sky Component, No Sky Line and Average Daylight Factor methods of assessment indicates that with the exception of Astor College, all neighbouring residential properties will generally comply with the BRE target values for daylight.

Astor College is a purpose built student accommodation block, the tenants differ on a yearly basis resulting in a temporary form of accommodation. It is generally accepted that, due to the relatively short tenancies in student housing and the lifestyle of the occupants, different amenity standards should apply from those for permanent accommodation.

The scheme proposals are therefore, of appropriate scale and massing for the development site and will generally have a negligible on the relevant neighbouring properties in daylight terms.

NEIGHBOURING SUNLIGHT – APSH

The full results of the sunlight analyses are presented in Appendix B in tabular form. A summary of the results of the Annual Probable Sunlight Hours (APSH) analysis on the relevant overlooking windows are presented in 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 Adverse Impacts		
			20-29.9% reduction (minor adverse impact)	30-39.9% reduction (moderate adverse impact)	>40% reduction (substantial adverse impact)
1 Foley Street	17	17	0	0	0
10 Tottenham Mews	6	6	0	0	0
Total	23	23	0	0	5

Table 5 indicates that all of the 23 windows considered for assessment will fully comply with the target values outlined in the BRE for APSH.

Overall, the development proposals are considered to have a negligible impact on sunlight to neighbouring habitable rooms and will comply with the BRE guidelines in sunlight terms.

INTERNAL DAYLIGHT ADEQUACY (SELF-TEST) – AVERAGE DAYLIGHT FACTOR (ADF)

The proposed scheme is split into a number of different residential blocks. The ground to third floors have been assessed to illustrate the design compliance of the current proposals. Drawings 16066/LOC/835-838 in Appendix D shows the rooms considered for assessment

Out of the 88 rooms assessed 71 (80.7%) fully comply with the BRE guidelines for Internal Daylight Adequacy. It should be noted that 8 of the rooms that fall below the required BRE target values are situated behind recessed balconies. Recessed balconies hinder a window/rooms ability to see visible sky as the window serving the space will not benefit from oblique or high level light gained round the sides or over the top of neighbouring buildings as a result of being set back.

For the Kitchen/Dining spaces we have used an ADF pass rate of 2%, it is not uncommon for 1.5% to be the appropriate pass rate for mixed use spaces, also Kitchens that are less than 13 m² are not generally considered habitable room because they are considered too small to spend any recreational time other than for cooking and food preparation. If the pass rate for the Kitchen/Dining spaces was assessed at 1.5% and the small kitchens discounted, the overall pass rate would increase to 81.8%.

As for the Bedrooms the ADF pass rate of 1% is recommended, and by their very nature of occupation they are occupied at night time therefore have a lower level of expectation for daylighting. Out of the 16 rooms assessed which fall below the required BRE recommendation 8 of the rooms are bedrooms and 4 of those rooms achieve over 0.90% and can therefore be considered to be very minor infringement only.

OVERSHADOWING

Drawings 16066/SHD/504A and 506A in appendix E show the areas of the neighbouring amenity that have been considered for assessment on March and June 21st respectively. The red contour shows the parts of the neighbouring amenity that currently see 2 hours of direct sunlight and the green contours shows the areas that will see that standard with the proposed scheme in place.

Due to the enclosed nature of the amenity space and as a result of the sun being lower in the sky on March 21st, none of the amenity spaces considered comply with the BRE target values for the overshadowing method of assessment. However, drawing 14314/SHD/506A shows that on June 21st 77% of the neighbouring amenity space will see at least 2 hours direct sunlight, and therefore comply with the BRE target values.

Drawings 16066/SHD/505A and 507A in appendix E shows the proposed new amenity spaces considered for assessment on March and June 21st respectively. Drawing 16066/SHD/505A indicates that 18% of the proposed amenity space will see at least 2 hours direct sunlight on March 21st. However drawing 16066/SHD/507A shows that on June 21st, at least 77% of the proposed amenity space will see the required standard and therefore comply with the BRE target values.

CONCLUSIONS

The proposals consist of the refurbishment of the listed buildings located on the western half of the development site, with a new ground plus 7 storey commercial/residential building being constructed on the eastern half.

This assessment accords with the BRE Site Layout Planning for Daylight & Sunlight 2011. This is the standard identified in the London Borough of Camden Local Plan.

To assess the development's potential impact on daylight on neighbouring properties a baseline assessment was undertaken. The methods of assessment used to calculate the daylight was the Vertical Sky Component (VSC), No Sky Line (NSL) and the Average Daylight Factor (ADF).

Average Probable Sunlight Hours (APSH) and an Overshadowing assessment have been undertaken to assess the impact on sunlight to the relevant neighbouring properties and surrounding area.

The neighbouring residential properties generally receive good levels of light over and above the existing building, which are relatively low considering the dense urban nature of the immediate surrounding area.

The VSC results show that 92.4% of the windows assessed will have no more than a minor adverse effect as a result of the proposed development. With the exception of the student accommodation in Astor College, all neighbouring residential windows considered will fully comply with the BRE target values for the VSC method of assessment.

The NSL results show that 92.5% of rooms assessed will have no more than a minor adverse effect. With the exception of the student accommodation in Astor College, all but 2 of the neighbouring residential rooms considered will fully comply with the BRE target values for the NSL method of assessment.

The ADF daylight assessment shows that 96.6% of the rooms assessed will have no more than a minor adverse effect as a result of the proposed development. With the exception of the student accommodation in Astor College, all neighbouring residential considered will fully comply with the BRE target values for the ADF method of assessment.

The APSH results show all of the windows assessed fully comply with the BRE standard for APSH.

The overshadowing results show that the neighbouring amenity and new proposed amenity area will comply with the guidance outlined in the BRE on June 21st.

The internal daylight adequacy analysis of the scheme shows that 81.8% of rooms assessed on the ground to third floors will fully comply with the BRE target values, if 1.5% was used as the pass rate for mixed use spaces, which is considered appropriate for such a dense urban environment.

With the exception of the neighbouring student accommodation, the scheme is considered to have a predominately negligible to minor impact when measured against the significance criteria of the vertical sky component, no sky line and the average daylight factor method for daylight assessment.

With the exception of the neighbouring student accommodation, the scheme is considered to have a predominately negligible impact when measured against the significance criteria for sunlight assessment.

Overall, the analysis undertaken demonstrates that given the approach recommended by the BRE guidelines, the proposed development will generally create a negligible impact on the residential amenity adjacent to the development site and is considered to be acceptable in daylight and sunlight terms on the surrounding properties given this urban location.

APPENDIX A

LOCATION DRAWINGS

16066/SPT/803 AND LOC/DS/826, 827 - 834



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing
Proposed
Surrounding

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Greenhatch Group:
Dwg No's: 13514-02-P & 13514-03 - 07-E

Proposed Scheme:
Llewelyn Davies:
Dwg No's: 3D model (received 23/03/2017)
P_GA_00
P_GA_01
P_GA_02
P_GA_03

Z Map Model

NOTES

All heights are measured in mm AOD.

Site Plan



REV	Description	Drawn	Chk'd	Date

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Thavies Inn House
3-4 Holborn Circus
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020 7936 3668
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Liverpool L3 9QJ
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TITLE: MIDDLESEX HOSPITAL ANNEX
CLEVELAND STREET
LONDON

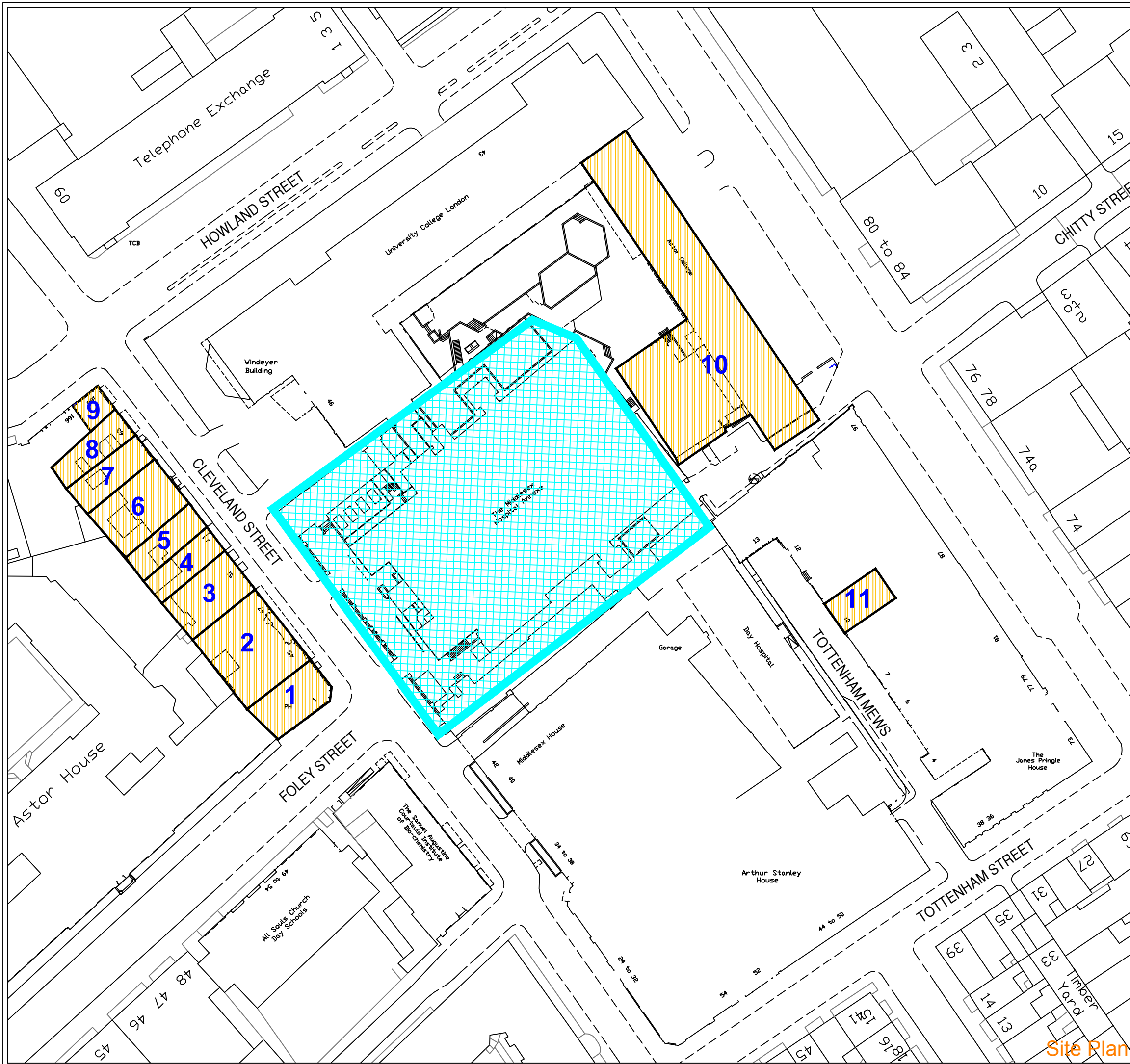
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING: Middlesex Hospital Annex
Daylight / Sunlight Analysis
Key Building Heights
Existing & Proposed

DRAWN: MJ
SCALE: NTS
DATE: 03/04/2017

JOB NO: 16066

DWG NO: SPT/803
REV: -



- Development Site**
The Middlesex Hospital Annexe
 Dwg No: 16066/SPT/803
- 1: King & Queen PH, 1 Foley Street**
 Dwg No: 16066/LOC/827
- 2: 45-49 Cleveland Street**
 Dwg No: 16066/LOC/828
- 3: 51 Cleveland Street**
 Dwg No: 16066/LOC/829
- 4: 53 Cleveland Street**
 Dwg No: 16066/LOC/830
- 5: 55 Cleveland Street**
 Dwg No: 16066/LOC/831
- 6: 57-59 Cleveland Street**
 Dwg No: 16066/LOC/832
- 7: 61 Cleveland Street**
 Dwg No: 16066/LOC/832
- 8: 63 Cleveland Street**
 Dwg No: 16066/LOC/832
- 9: 168 New Cavendish Street**
 Dwg No: 16066/LOC/832
- 10: Astor College**
 Dwg No: 16066/LOC/833
- 11: 10 Tottenham Mews**
 Dwg No: 16066/LOC/834

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Site Boundary

Residential Buildings

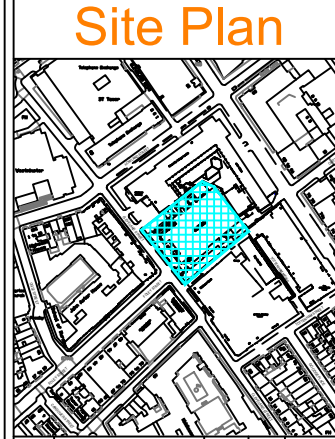
SOURCE DATA

Drawings Used:

OS Plan

NOTES

All neighbouring properties considered for analysis.



REV	Description	Drawn	Chk'd	Date

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Thavies Inn House
 3-4 Holborn Circus
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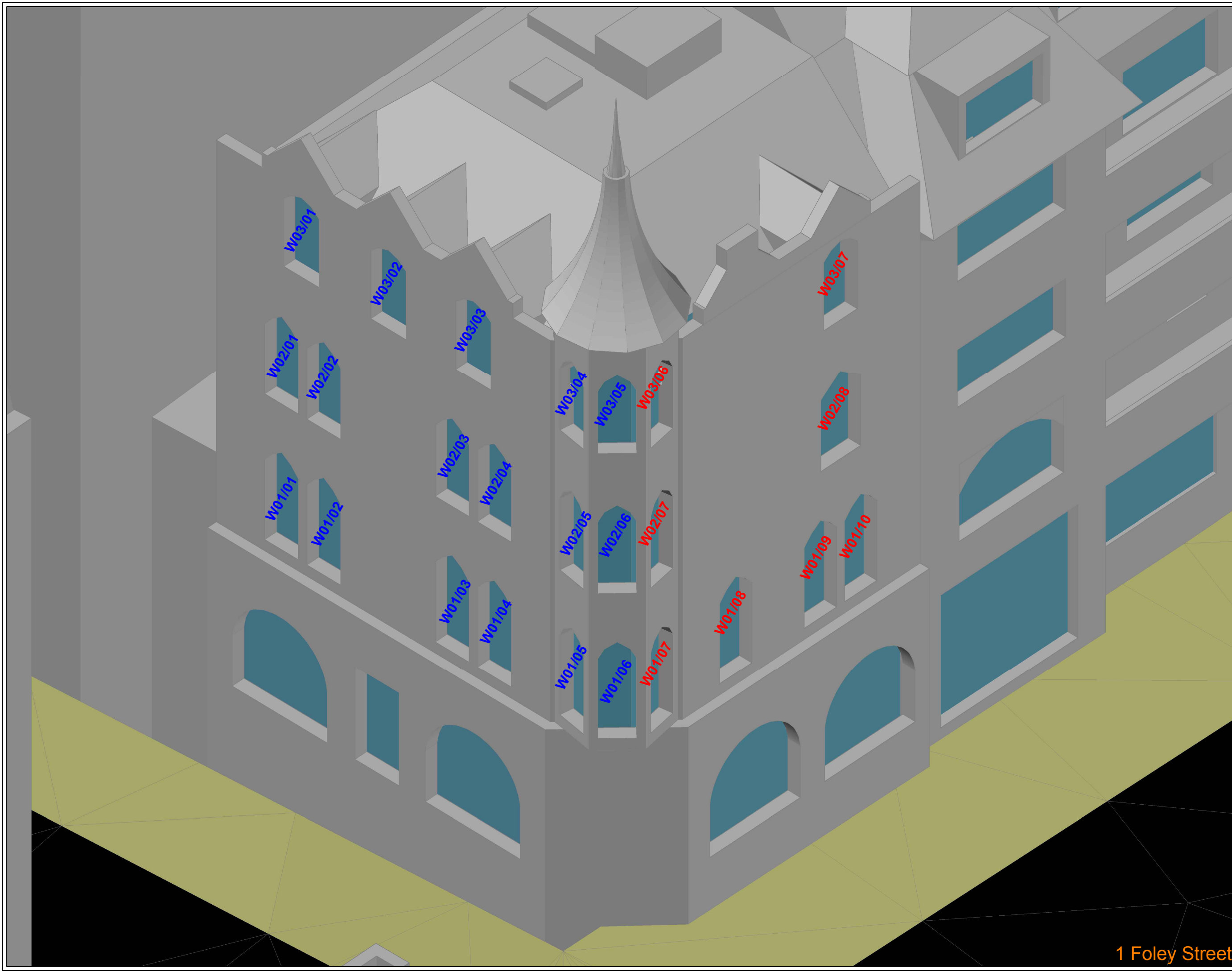
TITLE: MIDDLESEX HOSPITAL ANNEXE
 CLEVELAND STREET
 LONDON

DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING: Middlesex Hospital Annexe
 Property Location Plan
 Existing & Proposed Schemes

DRAWN: MJ	JOB NO: 16066
SCALE: NTS	
DATE: 03/04/2017	
DWG NO: LOC/DS/826	REV: -

Site Plan



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

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

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Greenhatch Group:
Dwg No's: 13514-02-P & 13514-03 - 07-E

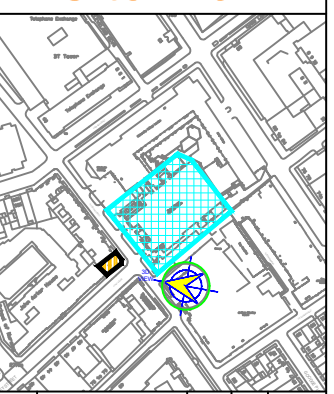
Proposed Scheme:
LLewelyn Davies:
Dwg No's: 3D model (received 23/03/2016)
P_GA_00
P_GA_01
P_GA_02
P_GA_03

Z Map Model

NOTES

Building accessed February 2010 to measure internal configuration.

Site Plan



REV	Description	Drawn	Ch'kd	Date

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Thavies Inn House 3-4 Holborn Circus London EC1N 2HA 020 7936 3668 www.delvapatmanredler.co.uk	The Plaza 100 Old Hall Street Liverpool L3 9QJ 0151 242 0980 info@delvapatmanredler.co.uk
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TITLE: MIDDLESEX HOSPITAL ANNEXE
CLEVELAND STREET
LONDON
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING: 1 Foley Street
Daylight / Sunlight Analysis
Key Window Locations
-
-
-

DRAWN: MJ	JOB NO: 16066
SCALE: NTS	
DATE: 03/04/2017	
DWG NO: LOC/827	REV: -

1 Foley Street



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

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

SOURCE DATA

Drawings Used:
 Existing and surrounding buildings:
 Greenhatch Group:
 Dwg No's: 13514-02-P & 13514-03 - 07-E

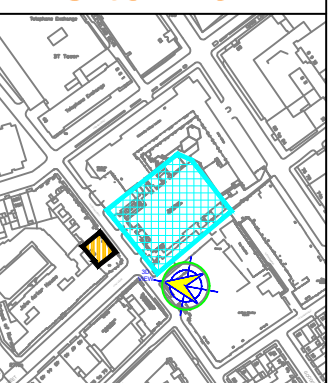
Proposed Scheme:
 LLewelyn Davies:
 Dwg No's: 3D model (received 23/03/2016)
 P_GA_00
 P_GA_01
 P_GA_02
 P_GA_03

Z Map Model

NOTES

Building accessed February 2010 to measure internal configuration.

Site Plan



REV	Description	Drawn	Chk'd	Date

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Thavies Inn House 020 7936 3668
 3-4 Holborn Circus info@delvapatmanredler.co.uk
 London EC1N 2HA www.delvapatmanredler.co.uk

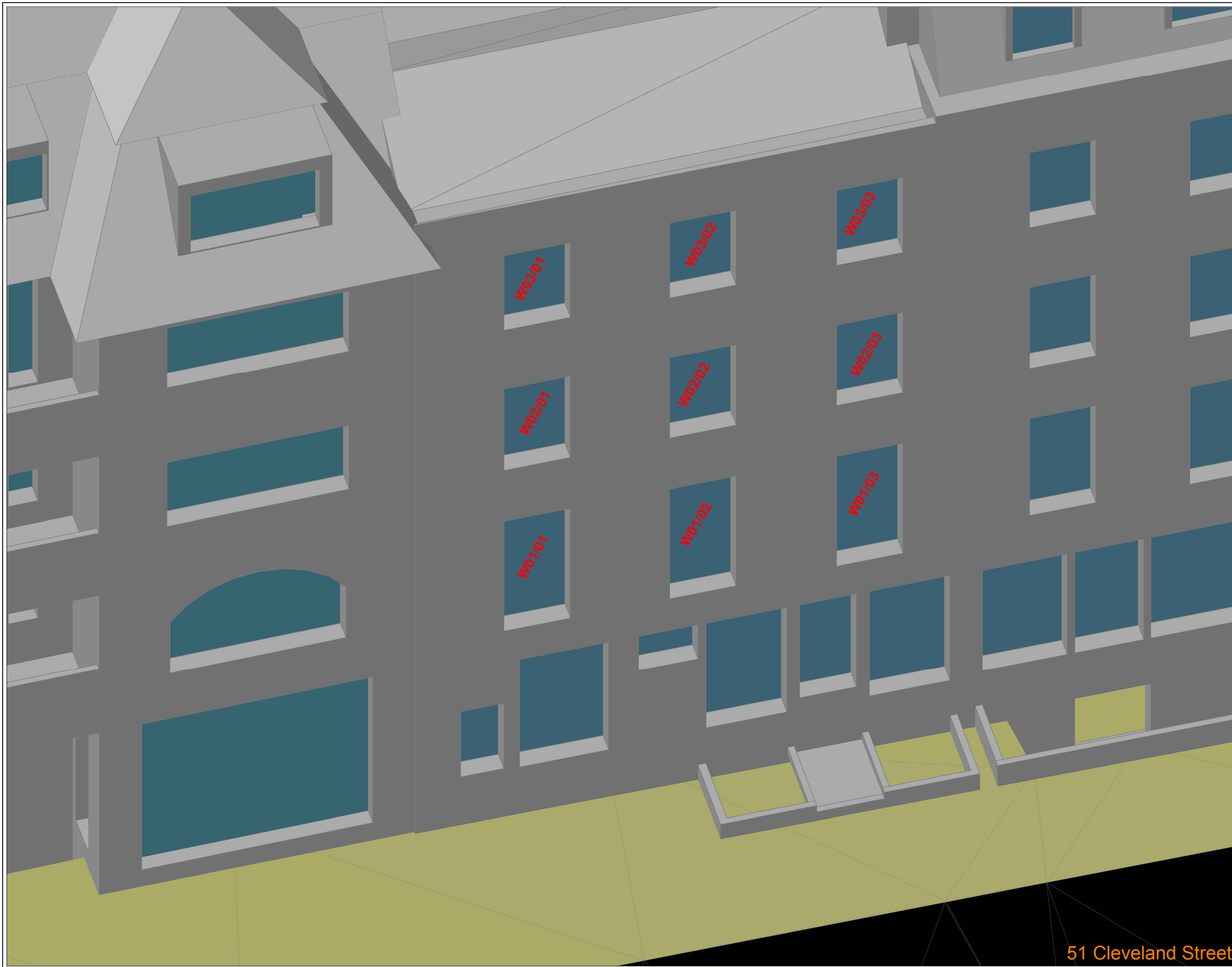
TITLE: MIDDLESEX HOSPITAL ANNEXE
 CLEVELAND STREET
 LONDON
 -
 DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING: Emerson Bainbridge House, Cleveland Street
 Daylight / Sunlight Analysis
 Key Window Locations
 -
 -
 -

DRAWN: MJ	JOB NO:
SCALE: NTS	16066
DATE: 03/04/2017	

DWG NO: LOC/828	REV: -
-----------------	--------

Emerson Bainbridge House, 45 - 49 Cleveland Street



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

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

W1/08
W1/08

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Greenhatch Group:
Dwg No's: 13514-02-P & 13514-03 - 07-E

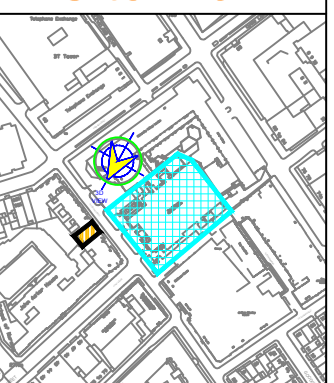
Proposed Scheme:
LLewelyn Davies:
Dwg No's: 3D model (received 23/03/2016)
P_GA_00
P_GA_01
P_GA_02
P_GA_03

Z Map Model

NOTES

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

Site Plan



REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House 3-4 Holborn Circus London EC1N 2HA 020 7936 3668 www.delvapatmanredler.co.uk	The Plaza 100 Old Hall Street Liverpool L3 9QJ 0151 242 0980 info@delvapatmanredler.co.uk
--	---

TITLE:
MIDDLESEX HOSPITAL ANNEXE
CLEVELAND STREET
LONDON
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
51 Cleveland Street
Daylight / Sunlight Analysis
Key Window Locations
-
-
-

DRAWN: MJ	JOB NO:
SCALE: NTS	16066
DATE: 03/04/2017	REV:

DWG NO:	REV:
LOC/829	-

51 Cleveland Street



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

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

W1/08

SOURCE DATA

Drawings Used:
 Existing and surrounding buildings:
 Greenhatch Group:
 Dwg No's: 13514-02-P & 13514-03 - 07-E

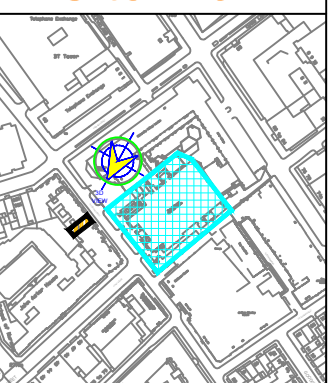
Proposed Scheme:
 LLewelyn Davies:
 Dwg No's: 3D model (received 23/03/2016)
 P_GA_00
 P_GA_01
 P_GA_02
 P_GA_03

Z Map Model

NOTES

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

Site Plan



REV	Description	Drawn	Chk'd	Date

DELVA PATMAN REDLER
 Chartered Surveyors

Thavies Inn House
 3-4 Holborn Circus
 London EC1N 2HA
 020 7936 3668
 www.delvapatmanredler.co.uk

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

TITLE: MIDDLESEX HOSPITAL ANNEXE
 CLEVELAND STREET
 LONDON
 -
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
 53 Cleveland Street
 Daylight / Sunlight Analysis
 Key Window Locations
 -
 -
 -

DRAWN: MJ	JOB NO:
SCALE: NTS	16066
DATE: 03/04/2017	
DWG NO: LOC/830	REV: -

53 Cleveland Street



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

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

W1/08

SOURCE DATA

Drawings Used:
 Existing and surrounding buildings:
 Greenhatch Group:
 Dwg No's: 13514-02-P & 13514-03 - 07-E

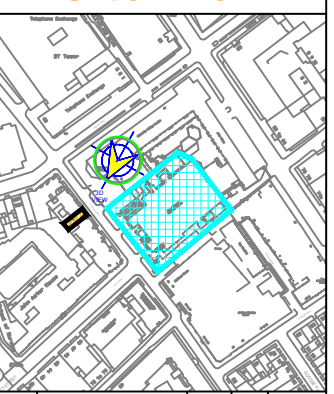
Proposed Scheme:
 LLewelyn Davies:
 Dwg No's: 3D model (received 23/03/2016)
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 P_GA_01
 P_GA_02
 P_GA_03

Z Map Model

NOTES

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

Site Plan



REV	Description	Drawn	Chk'd	Date

DELVA PATMAN REDLER
 Chartered Surveyors

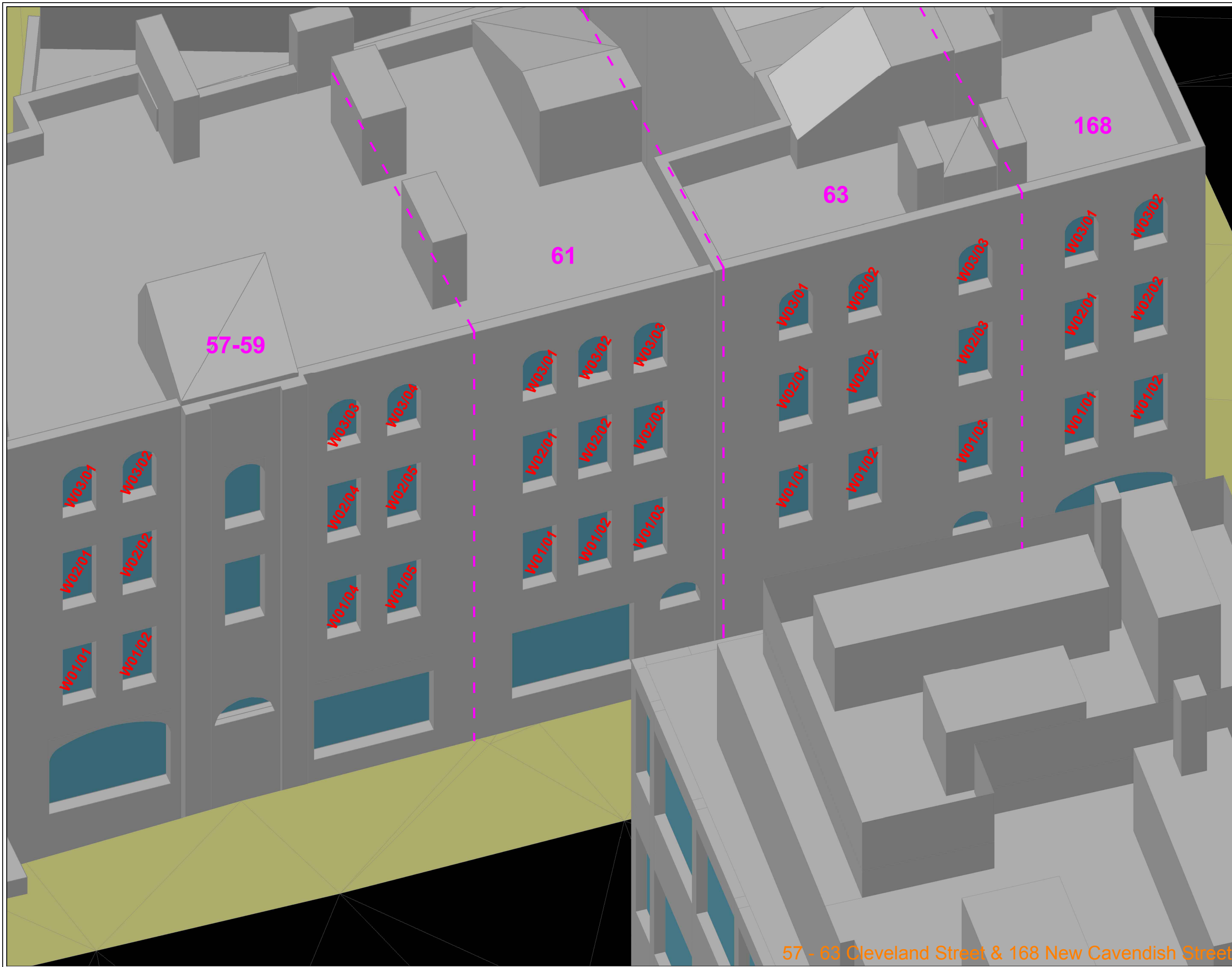
Thavies Inn House 3-4 Holborn Circus London EC1N 2HA 020 7936 3668 www.delvapatmanredler.co.uk	The Plaza 100 Old Hall Street Liverpool L3 9QJ 0151 242 0980 info@delvapatmanredler.co.uk
--	---

TITLE:
 MIDDLESEX HOSPITAL ANNEXE
 CLEVELAND STREET
 LONDON
 -
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
 55 Cleveland Street
 Daylight / Sunlight Analysis
 Key Window Locations
 -
 -
 -

DRAWN: MJ	JOB NO:
SCALE: NTS	16066
DATE: 03/04/2017	
DWG NO: LOC/831	REV: -

55 Cleveland Street



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

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

W1/08
W1/08

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Greenhatch Group:
Dwg No's: 13514-02-P & 13514-03 - 07-E

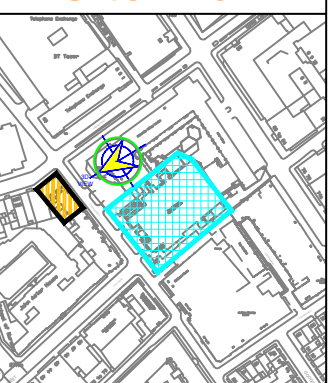
Proposed Scheme:
LLewelyn Davies:
Dwg No's: 3D model (received 23/03/2016)
P_GA_00
P_GA_01
P_GA_02
P_GA_03

Z Map Model

NOTES

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

Site Plan



REV	Description	Drawn	Chk'd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House 3-4 Holborn Circus London EC1N 2HA 020 7936 3668 www.delvapatmanredler.co.uk	The Plaza 100 Old Hall Street Liverpool L3 9QJ 0151 242 0980 info@delvapatmanredler.co.uk
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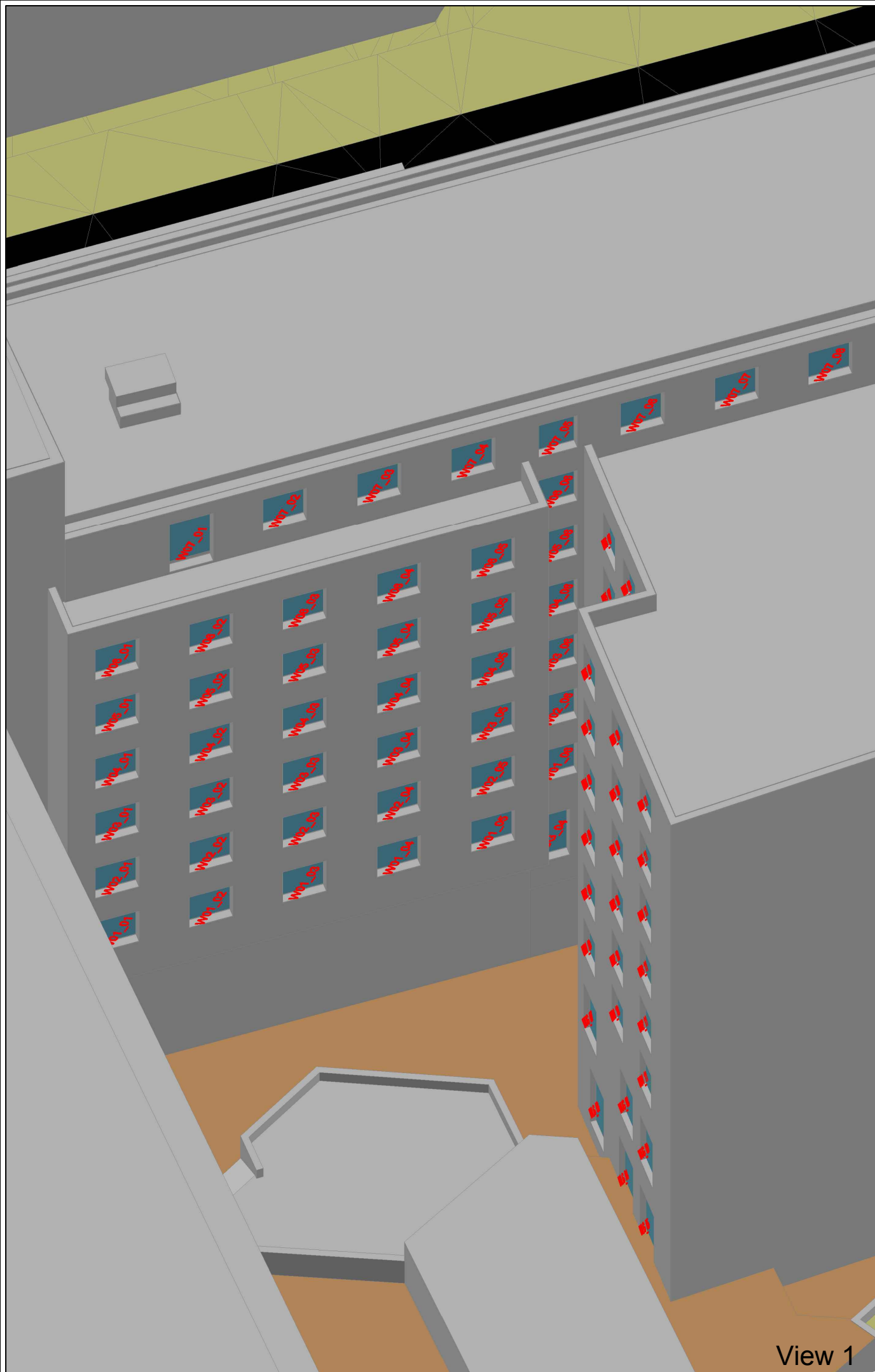
TITLE: MIDDLESEX HOSPITAL ANNEXE
CLEVELAND STREET
LONDON
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING: 57-63 Cleveland Street & 168 New Cavendish St
Daylight / Sunlight Analysis
Key Window Locations
-
-
-

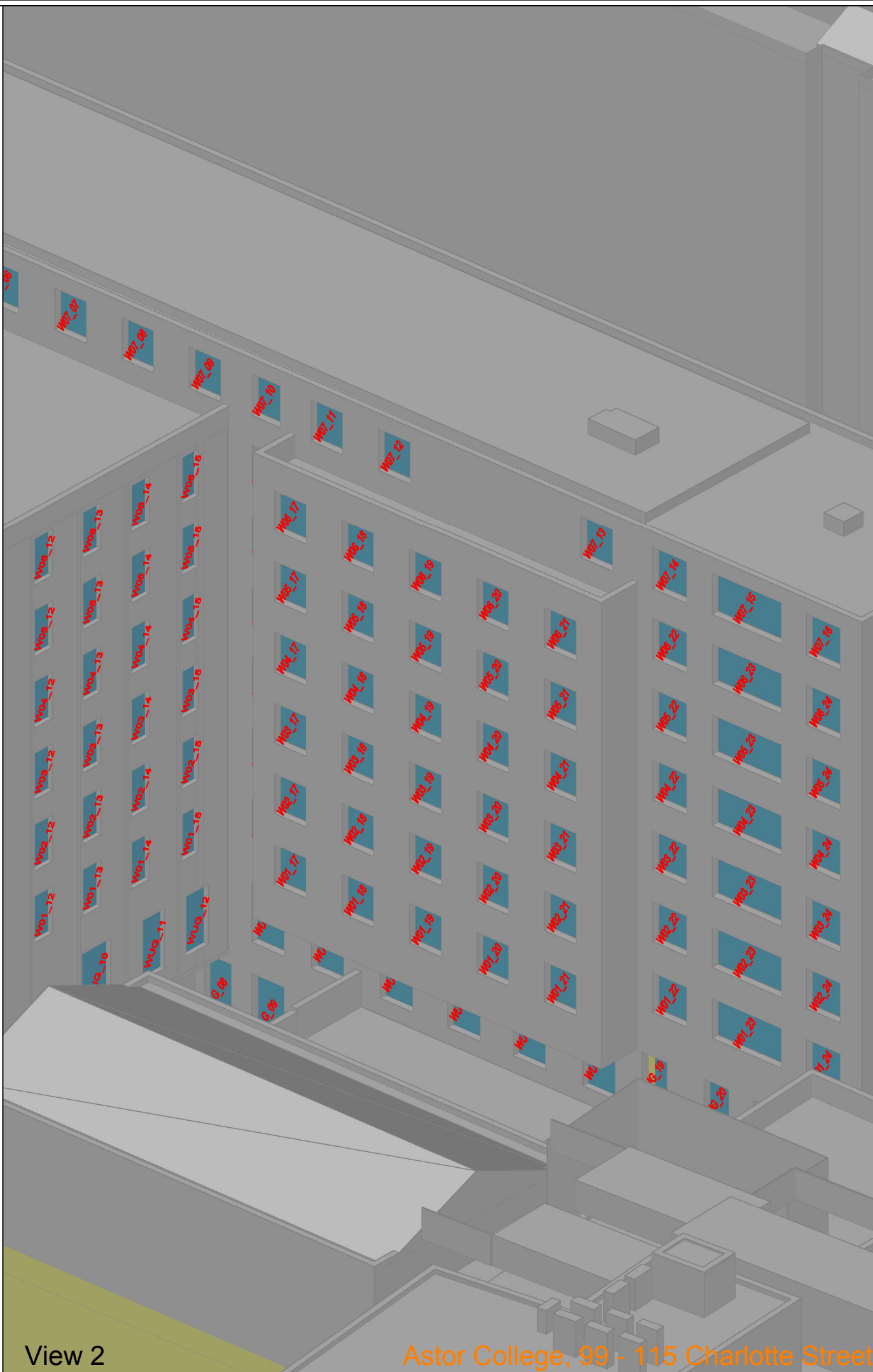
DRAWN: MJ	JOB NO:
SCALE: NTS	16066
DATE: 03/04/2017	REV:

DWG NO: LOC/832	REV: -
-----------------	--------

57 - 63 Cleveland Street & 168 New Cavendish Street



View 1



View 2

Astor College, 99 - 115 Charlotte Street

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing
Proposed
Surrounding

Window Tested Daylight only
Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Greenhatch Group:
Dwg No's: 13514-02-P & 13514-03 - 07-E

Proposed Scheme:
LLewelyn Davies:
Dwg No's: 3D model (received 23/03/2016)
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P_GA_01
P_GA_02
P_GA_03

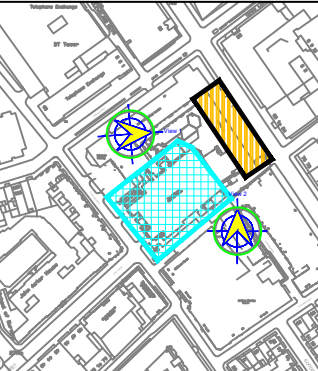
Z Map Model

NOTES

Building not accessed to assess internal configuration - floor plans from archive was used.

Levitt Bernstein
Dwg No: 2869 L900 Rev P2
2869 L100 Rev P21
2869 L101 Rev P16
2869 L103 Rev P18

Site Plan



REV	Description	Drawn	Chk'd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA
020 7936 3668
www.delvapatmanredler.co.uk

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

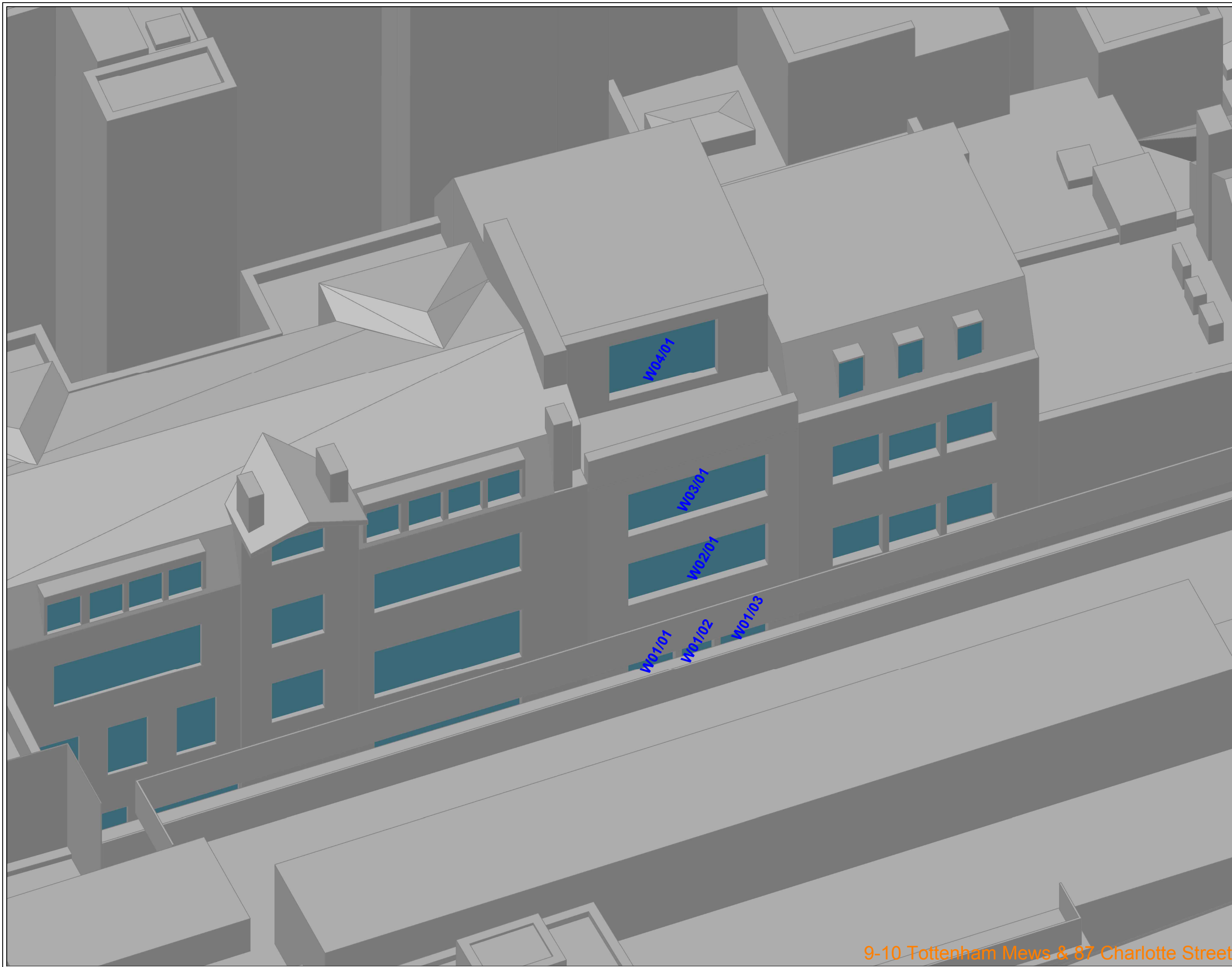
TITLE:
MIDDLESEX HOSPITAL ANNEXE
CLEVELAND STREET
LONDON
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
Astor College, 99 - 115 Charlotte Street
Daylight / Sunlight Analysis
Key Window Locations
-
-

DRAWN: MJ
SCALE: NTS
DATE: 03/04/2017

JOB NO:
16066

DWG NO: **LOC/833**
REV: -



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

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

W1/08

SOURCE DATA

Drawings Used:
 Existing and surrounding buildings:
 Greenhatch Group:
 Dwg No's: 13514-02-P & 13514-03 - 07-E

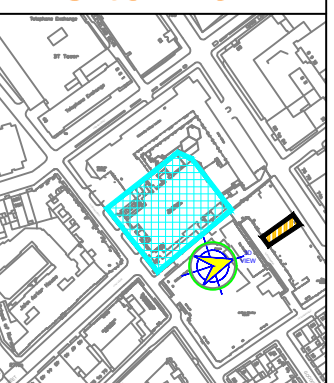
Proposed Scheme:
 LLewelyn Davies:
 Dwg No's: 3D model (received 23/03/2016)
 P_GA_00
 P_GA_01
 P_GA_02
 P_GA_03

Z Map Model

NOTES

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

Site Plan



REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
 Chartered Surveyors

Thavies Inn House
 3-4 Holborn Circus
 London EC1N 2HA
 020 7936 3668
 www.delvapatmanredler.co.uk

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

TITLE:
 MIDDLESEX HOSPITAL ANNEXE
 CLEVELAND STREET
 LONDON
 -
 DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
 9-10 Tottenham Mews & 87 Charlotte Street
 Daylight / Sunlight Analysis
 Key Window Locations
 -
 -
 -

DRAWN: MJ
 SCALE: NTS
 DATE: 03/04/2017

JOB NO:
16066

DWG NO:
LOC/834

REV:
 -

9-10 Tottenham Mews & 87 Charlotte Street

APPENDIX B
DAYLIGHT AND SUNLIGHT ANALYSIS

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
Astor College	Lower Ground	Student Accommodation/R1	WLG_01	4.29	4.29	0.00%	0.00%	52.12%	52.12%	0.00%	1.56%	1.56%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R2	WLG_02	2.90	2.90	0.00%	0.00%	49.34%	49.34%	0.00%	1.22%	1.22%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R3	WLG_03	6.61	6.58	-0.49%	-0.49%	51.70%	51.70%	0.00%	1.92%	1.92%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R4	WLG_04	7.17	7.15	-0.36%	-0.36%	51.92%	51.92%	0.00%	2.01%	2.01%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R5	WLG_05	7.51	7.50	-0.15%	-0.15%	50.37%	50.37%	0.00%	1.96%	1.96%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R6	WLG_06	3.18	3.18	0.00%	-0.68%	69.77%	69.74%	-0.05%	1.53%	1.53%	-0.49%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R7	WLG_07	4.50	4.44	-1.36%									N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R8	WLG_08	5.72	4.19	-26.78%	-26.78%	82.85%	35.60%	-57.03%	0.97%	0.80%	-16.88%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R9	WLG_09	8.78	5.75	-34.45%	-34.45%	87.91%	43.00%	-51.09%	2.17%	1.72%	-20.79%	N/A	N/A	N/A	N/A	N/A	N/A
	Student Accommodation/R10	WLG_10	6.06	3.40	-43.88%	-43.88%	89.50%	54.00%	-39.67%	1.76%	1.24%	-29.63%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R11	WUG_01	4.05	2.14	-47.14%	-47.14%	61.72%	50.03%	-18.93%	0.83%	0.49%	-41.04%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R12	WUG_02	3.39	2.09	-38.35%	-38.35%	76.21%	73.29%	-3.84%	0.73%	0.48%	-34.37%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R13	WUG_03	2.36	1.92	-18.88%	-18.88%	79.23%	74.67%	-5.76%	0.42%	0.34%	-18.49%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R14	WUG_04	2.34	2.30	-1.54%	-1.54%	36.50%	36.50%	0.00%	0.42%	0.42%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R15	WUG_05	4.26	4.26	0.00%	0.00%	35.21%	35.21%	0.00%	1.21%	1.21%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R16	WUG_06	3.71	3.71	0.00%	0.00%	33.38%	33.38%	0.00%	1.01%	1.01%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R17	WUG_07	7.91	7.91	0.00%	0.00%	26.09%	26.09%	0.00%	1.45%	1.45%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R18	WUG_08	8.94	8.90	-0.46%	-0.46%	37.81%	37.81%	0.00%	1.58%	1.58%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R19	WUG_09	9.38	9.34	-0.45%	-0.45%	32.34%	32.34%	0.00%	1.54%	1.54%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R20	WUG_10	17.42	15.02	-13.76%	-13.76%	72.07%	72.04%	-0.04%	2.03%	1.86%	-8.21%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R21	WUG_11	15.87	13.67	-13.83%	-13.83%	70.67%	70.67%	0.00%	2.04%	1.88%	-7.71%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R22	WUG_12	13.07	11.12	-14.93%	-14.93%	85.44%	85.39%	-0.05%	1.72%	1.58%	-7.97%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R23	WUG_13	8.74	3.99	-54.28%	-54.28%	65.98%	38.89%	-41.05%	1.32%	0.87%	-34.44%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R24	WUG_14	3.36	0.05	-98.52%	-98.52%	80.39%	13.38%	-83.36%	0.85%	0.02%	-97.66%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R25	WUG_15	3.53	0.07	-98.10%	-98.10%	84.86%	14.88%	-82.47%	0.83%	0.02%	-98.09%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R26	WUG_16	3.54	0.10	-97.23%	-96.33%	89.25%	31.10%	-65.15%	1.07%	0.04%	-96.67%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R27	WUG_17	3.39	0.16	-95.42%									N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R28	WUG_18	3.76	0.88	-76.59%	-76.59%	100.00%	62.22%	-37.78%	1.58%	0.43%	-73.00%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R29	WUG_19	16.27	13.11	-19.42%	-19.42%	91.55%	64.36%	-29.70%	1.70%	1.50%	-11.87%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R30	WUG_20	22.52	16.86	-25.12%	-25.12%	94.03%	77.77%	-17.30%	2.08%	1.72%	-17.03%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R31	WUG_21	22.62	17.58	-22.28%	-22.28%	96.11%	82.32%	-14.35%	2.08%	1.77%	-15.07%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R32	W01_01	18.51	14.40	-22.20%	-22.20%	76.15%	76.15%	0.00%	2.14%	1.84%	-14.42%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R33	W01_02	18.98	14.91	-21.45%	-21.45%	90.60%	90.60%	0.00%	2.15%	1.85%	-13.92%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R34	W01_03	18.19	14.59	-19.77%	-19.77%	93.01%	93.01%	0.00%	2.09%	1.82%	-12.72%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R35	W01_04	16.16	13.69	-15.32%	-15.32%	97.92%	95.20%	-2.77%	1.96%	1.77%	-9.71%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R36	W01_05	12.92	12.10	-6.32%	-6.32%	88.28%	83.52%	-5.39%	1.65%	1.59%	-3.78%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R37	W01_06	3.10	3.10	0.00%	0.00%	40.16%	40.16%	0.00%	0.64%	0.64%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R38	W01_07	6.21	6.21	0.00%	0.00%								N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R39	W01_08	4.81	4.81	0.00%	0.00%	26.32%	26.32%	0.00%	1.01%	1.01%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R40	W01_09	9.79	9.75	-0.40%	-0.40%	22.31%	22.31%	0.00%	1.22%	1.22%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
Student Accommodation/R41	W01_10	10.77	10.73	-0.38%	-0.38%	27.60%	27.60%	0.00%	1.26%	1.26%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R42	W01_11	11.62	11.57	-0.37%	-0.37%	28.15%	28.15%	0.00%	1.28%	1.28%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R43	W01_12	22.99	18.56	-19.28%	-19.28%	94.13%	93.87%	-0.27%	1.64%	1.45%	-11.49%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R44	W01_13	21.59	17.85	-17.33%	-17.33%	94.15%	93.90%	-0.27%	1.60%	1.45%	-9.89%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R45	W01_14	19.47	16.42	-15.69%	-15.69%	93.77%	93.53%	-0.25%	1.46%	1.34%	-8.53%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R46	W01_15	16.55	14.12	-14.68%	-14.68%	84.89%	84.68%	-0.24%	1.14%	1.06%	-7.41%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R47	W01_16	10.71	5.51	-48.57%	-48.57%	38.87%	18.48%	-52.44%	0.61%	0.42%	-30.23%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R48	W01_17	22.30	13.38	-40.01%	-40.01%	97.17%	47.31%	-51.32%	2.30%	1.67%	-27.61%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R49	W01_18	25.18	15.16	-39.81%	-39.81%	97.45%	47.19%	-51.57%	2.47%	1.78%	-28.13%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R50	W01_18	25.18	15.16	-39.81%	-39.81%	97.45%	47.19%	-51.57%	2.47%	1.78%	-28.13%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R51	W01_19	26.87	16.68	-37.93%	-37.93%	98.69%	49.50%	-49.84%	2.62%	1.91%	-27.17%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R52	W01_20	27.55	17.97	-34.77%	-34.77%	99.84%	52.68%	-47.23%	2.65%	1.99%	-25.07%	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

				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	
Astor College	First	Student Accommodation/R21	W01_21	27.56	19.03	-30.94%	-30.94%	96.71%	55.49%	-42.63%	2.69%	2.09%	-22.37%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R22	W01_22	23.79	18.46	-22.41%	-22.41%	100.00%	71.80%	-28.20%	3.01%	2.56%	-14.86%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R23	W01_23	27.71	21.85	-21.14%	-21.14%	100.00%	90.83%	-9.17%	4.45%	3.77%	-15.23%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R24	W01_24	27.36	22.50	-17.75%	-17.75%	100.00%	93.23%	-6.77%	3.30%	2.88%	-12.79%	N/A	N/A	N/A	N/A	N/A	N/A	
	Second	Student Accommodation/R1	W02_01	20.33	16.48	-18.94%	-18.94%	83.83%	83.83%	0.00%	2.27%	1.99%	-12.36%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R2	W02_02	20.91	17.06	-18.39%	-18.39%	96.68%	96.68%	0.00%	2.28%	2.00%	-12.06%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R3	W02_03	20.11	16.68	-17.06%	-17.06%	97.65%	97.65%	0.00%	2.22%	1.98%	-11.04%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R4	W02_04	17.85	15.52	-13.07%	-13.07%	99.56%	97.75%	-1.82%	2.08%	1.91%	-8.31%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R5	W02_05	14.26	13.49	-5.41%	-5.41%	89.62%	85.38%	-4.74%	1.75%	1.69%	-3.29%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R6	W02_06	3.51	3.51	0.00%	0.00%	40.82%	40.82%	0.00%	0.70%	0.70%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R7	W02_07	7.22	7.22	0.00%	0.00%	0.00%	33.29%	33.29%	0.00%	1.10%	1.10%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W02_08	5.83	5.83	0.00%	N/A								N/A	N/A	N/A	N/A		
		Student Accommodation/R8	W02_09	11.61	11.57	-0.34%	-0.34%	27.57%	27.57%	0.00%	1.35%	1.35%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R9	W02_10	12.84	12.80	-0.32%	-0.32%	34.75%	34.75%	0.00%	1.39%	1.39%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R10	W02_11	13.84	13.80	-0.31%	-0.31%	37.43%	37.43%	0.00%	1.42%	1.42%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R11	W02_12	26.33	21.50	-18.33%	-18.33%	94.86%	94.82%	-0.04%	1.79%	1.59%	-11.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R12	W02_13	24.07	20.43	-15.13%	-15.13%	94.48%	94.44%	-0.05%	1.72%	1.57%	-8.58%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R13	W02_14	21.23	18.47	-13.02%	-13.02%	93.82%	93.77%	-0.06%	1.54%	1.43%	-6.96%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R14	W02_15	17.67	15.55	-11.96%	-11.96%	85.09%	85.03%	-0.08%	1.19%	1.12%	-5.83%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R15	W02_16	11.64	6.77	-41.79%	-41.79%	38.95%	27.70%	-28.87%	0.64%	0.47%	-25.61%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R16	W02_17	24.70	15.98	-35.31%	-35.31%	97.40%	63.19%	-35.13%	2.46%	1.86%	-24.60%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R17	W02_18	28.09	18.17	-35.32%	-35.32%	97.73%	65.25%	-33.23%	2.67%	1.99%	-25.50%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R18	W02_19	30.19	19.95	-33.90%	-33.90%	99.54%	69.66%	-30.02%	2.85%	2.13%	-25.14%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R19	W02_20	31.15	21.37	-31.39%	-31.39%	99.93%	72.39%	-27.56%	2.91%	2.22%	-23.69%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R20	W02_21	31.45	22.58	-28.20%	-28.20%	96.72%	73.50%	-24.01%	2.97%	2.33%	-21.46%	N/A	N/A	N/A	N/A	N/A	N/A		
	Student Accommodation/R21	W02_22	26.94	21.46	-20.37%	-20.37%	100.00%	87.39%	-12.61%	3.28%	2.81%	-14.11%	N/A	N/A	N/A	N/A	N/A	N/A		
	Student Accommodation/R22	W02_23	31.46	25.50	-18.95%	-18.95%	100.00%	96.24%	-3.76%	4.90%	4.18%	-14.55%	N/A	N/A	N/A	N/A	N/A	N/A		
	Student Accommodation/R23	W02_24	31.73	26.76	-15.68%	-15.68%	100.00%	98.17%	-1.83%	3.69%	3.24%	-12.26%	N/A	N/A	N/A	N/A	N/A	N/A		
	Third	Student Accommodation/R1	W03_01	22.51	18.95	-15.79%	-15.79%	90.99%	90.99%	0.00%	2.42%	2.17%	-10.60%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R2	W03_02	23.18	19.60	-15.44%	-15.44%	98.83%	98.83%	0.00%	2.44%	2.18%	-10.44%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R3	W03_03	22.46	19.24	-14.32%	-14.32%	99.37%	99.37%	0.00%	2.39%	2.16%	-9.57%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R4	W03_04	20.01	17.83	-10.89%	-10.89%	99.73%	99.24%	-0.49%	2.23%	2.08%	-7.00%	N/A	N/A	N/A	N/A	N/A	N/A	
Student Accommodation/R5		W03_05	15.92	15.20	-4.53%	-4.53%	90.51%	86.63%	-4.28%	1.87%	1.82%	-2.77%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R6		W03_06	4.12	4.12	0.00%	0.00%	41.72%	41.72%	0.00%	0.78%	0.78%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R7		W03_07	8.44	8.44	0.00%	0.00%	0.00%	43.10%	43.10%	0.00%	1.21%	1.21%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		W03_08	7.20	7.20	0.00%	N/A								N/A	N/A	N/A	N/A			
Student Accommodation/R8		W03_09	13.91	13.87	-0.27%	-0.27%	35.40%	35.40%	0.00%	1.50%	1.50%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R9		W03_10	15.38	15.34	-0.26%	-0.26%	45.50%	45.50%	0.00%	1.56%	1.56%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R10		W03_11	16.44	16.40	-0.26%	-0.26%	50.49%	50.49%	0.00%	1.58%	1.58%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R11		W03_12	28.49	24.82	-12.88%	-12.88%	95.28%	95.26%	-0.01%	1.89%	1.75%	-7.40%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R12		W03_13	25.98	23.32	-10.25%	-10.25%	94.82%	94.80%	-0.02%	1.81%	1.71%	-5.57%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R13		W03_14	22.66	20.69	-8.70%	-8.70%	93.90%	93.88%	-0.02%	1.61%	1.54%	-4.42%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R14		W03_15	18.42	16.94	-8.04%	-8.04%	85.29%	85.27%	-0.03%	1.22%	1.17%	-3.62%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R15		W03_16	12.36	8.28	-33.00%	-33.00%	39.17%	34.00%	-13.21%	0.66%	0.53%	-20.17%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R16		W03_17	26.32	18.95	-27.99%	-27.99%	97.20%	80.77%	-16.90%	2.57%	2.06%	-19.81%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R17		W03_18	30.05	21.59	-28.16%	-28.16%	99.69%	82.54%	-17.20%	2.81%	2.22%	-20.88%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R18		W03_19	32.11	23.47	-26.89%	-26.89%	99.95%	90.68%	-9.27%	2.99%	2.38%	-20.67%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R19		W03_20	33.26	24.91	-25.09%	-25.09%	99.96%	93.40%	-6.57%	3.07%	2.46%	-19.84%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R20		W03_21	33.88	26.13	-22.88%	-22.88%	96.72%	96.05%	-0.69%	3.16%	2.58%	-18.48%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R21		W03_22	29.02	24.14	-16.82%	-16.82%	100.00%	100.00%	0.00%	3.45%	3.04%	-11.94%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R22		W03_23	33.93	28.59	-15.74%	-15.74%	100.00%	100.00%	0.00%	5.22%	4.54%	-13.15%	N/A	N/A	N/A	N/A	N/A	N/A		
Student Accommodation/R23	W03_24	34.29	29.88	-12.88%	-12.88%	100.00%	100.00%	0.00%	3.94%	3.50%	-11.06%	N/A	N/A	N/A	N/A	N/A	N/A			

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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
Astor College	Fourth	Student Accommodation/R1	W04_01	24.93	21.69	-13.01%	-13.01%	97.77%	97.77%	0.00%	2.60%	2.36%	-9.08%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R2	W04_02	25.86	22.55	-12.81%	-12.81%	99.22%	99.22%	0.00%	2.63%	2.39%	-9.02%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R3	W04_03	25.35	22.34	-11.90%	-11.90%	99.55%	99.55%	0.00%	2.59%	2.38%	-8.30%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R4	W04_04	22.90	20.83	-9.05%	-9.05%	99.76%	99.76%	0.00%	2.44%	2.29%	-6.09%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R5	W04_05	18.23	17.54	-3.76%	-3.76%	92.84%	89.81%	-3.27%	2.03%	1.99%	-2.34%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R6	W04_06	5.18	5.18	0.00%	0.00%	43.54%	43.54%	0.00%	0.90%	0.90%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R7	W04_07	10.01	10.01	0.00%	0.00%	56.98%	56.98%	0.00%	1.35%	1.35%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W04_08	9.18	9.18	0.00%								N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R8	W04_09	16.92	16.88	-0.21%	-0.21%	47.20%	47.20%	0.00%	1.69%	1.69%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R9	W04_10	18.41	18.37	-0.21%	-0.21%	59.10%	59.10%	0.00%	1.74%	1.74%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R10	W04_11	19.47	19.43	-0.22%	-0.22%	62.70%	62.70%	0.00%	1.76%	1.76%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R11	W04_12	30.61	28.39	-7.25%	-7.25%	95.41%	95.40%	0.00%	1.99%	1.92%	-3.65%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R12	W04_13	28.21	26.65	-5.52%	-5.52%	95.01%	95.00%	-0.01%	1.92%	1.87%	-2.56%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R13	W04_14	24.38	23.28	-4.53%	-4.53%	93.98%	93.98%	-0.01%	1.69%	1.66%	-1.95%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R14	W04_15	19.12	18.33	-4.15%	-4.15%	85.52%	85.51%	-0.01%	1.25%	1.23%	-1.52%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R15	W04_16	13.38	10.21	-23.65%	-23.65%	39.85%	35.37%	-11.23%	0.69%	0.59%	-14.65%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R16	W04_17	28.15	22.46	-20.22%	-20.22%	98.89%	84.81%	-14.23%	2.70%	2.30%	-14.61%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R17	W04_18	31.93	25.34	-20.62%	-20.62%	99.95%	86.71%	-13.25%	2.94%	2.47%	-15.97%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R18	W04_19	33.72	27.11	-19.61%	-19.61%	99.99%	94.34%	-5.64%	3.12%	2.63%	-15.91%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R19	W04_20	34.63	28.37	-18.06%	-18.06%	99.96%	98.21%	-1.75%	3.18%	2.70%	-15.19%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R20	W04_21	35.16	29.42	-16.34%	-16.34%	96.72%	96.57%	-0.16%	3.26%	2.80%	-14.11%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R21	W04_22	29.83	26.40	-11.51%	-11.51%	100.00%	100.00%	0.00%	3.52%	3.23%	-8.27%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R22	W04_23	35.16	31.24	-11.15%	-11.15%	100.00%	100.00%	0.00%	5.39%	4.85%	-9.95%	N/A	N/A	N/A	N/A	N/A	N/A
	Student Accommodation/R23	W04_24	35.61	32.35	-9.14%	-9.14%	100.00%	100.00%	0.00%	4.07%	3.73%	-8.33%	N/A	N/A	N/A	N/A	N/A	N/A	
	Fifth	Student Accommodation/R1	W05_01	27.68	24.73	-10.67%	-10.67%	98.75%	98.75%	0.00%	2.79%	2.57%	-7.72%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R2	W05_02	28.93	25.81	-10.79%	-10.79%	99.47%	99.47%	0.00%	2.84%	2.62%	-7.93%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R3	W05_03	28.90	25.96	-10.18%	-10.18%	99.68%	99.68%	0.00%	2.84%	2.63%	-7.48%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R4	W05_04	27.00	24.84	-8.00%	-8.00%	100.00%	100.00%	0.00%	2.73%	2.58%	-5.68%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R5	W05_05	22.17	21.44	-3.31%	-3.31%	98.78%	94.55%	-4.28%	2.30%	2.25%	-2.19%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R6	W05_06	7.51	7.51	0.00%	0.00%	48.58%	48.58%	0.00%	1.10%	1.10%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R7	W05_07	12.47	12.47	0.00%	0.00%	75.29%	75.29%	0.00%	1.57%	1.57%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
			W05_08	12.48	12.48	0.00%								N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R8	W05_09	20.64	20.61	-0.15%	-0.15%	62.55%	62.55%	0.00%	1.92%	1.92%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R9	W05_10	21.90	21.86	-0.16%	-0.16%	69.61%	69.61%	0.00%	1.94%	1.94%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R10	W05_11	22.85	22.81	-0.18%	-0.18%	70.79%	70.79%	0.00%	1.95%	1.95%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R11	W05_12	32.88	31.95	-2.85%	-2.85%	95.42%	95.42%	0.00%	2.10%	2.09%	-0.58%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R12	W05_13	30.91	30.32	-1.91%	-1.91%	95.04%	95.03%	0.00%	2.05%	2.05%	-0.32%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R13	W05_14	27.19	26.82	-1.37%	-1.37%	94.01%	94.01%	0.00%	1.82%	1.82%	-0.16%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R14	W05_15	20.37	20.11	-1.23%	-1.23%	85.54%	85.54%	0.00%	1.30%	1.30%	-0.04%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R15	W05_16	15.43	13.11	-15.04%	-15.04%	40.57%	37.18%	-8.34%	0.75%	0.68%	-9.63%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R16	W05_17	30.99	26.76	-13.66%	-13.66%	99.99%	90.47%	-9.52%	2.90%	2.59%	-10.42%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R17	W05_18	34.09	29.16	-14.48%	-14.48%	99.99%	91.80%	-8.19%	3.11%	2.73%	-12.21%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R18	W05_19	35.32	30.54	-13.54%	-13.54%	99.99%	98.23%	-1.75%	3.25%	2.86%	-11.93%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R19	W05_20	35.91	31.57	-12.07%	-12.07%	99.97%	99.97%	0.00%	3.29%	2.93%	-10.91%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R20	W05_21	36.25	32.39	-10.65%	-10.65%	96.72%	96.69%	-0.03%	3.35%	3.03%	-9.77%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R21	W05_22	30.58	28.45	-6.96%	-6.96%	100.00%	100.00%	0.00%	3.58%	3.40%	-5.13%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R22	W05_23	36.21	33.55	-7.34%	-7.34%	100.00%	100.00%	0.00%	5.52%	5.15%	-6.80%	N/A	N/A	N/A	N/A	N/A	N/A
		Student Accommodation/R23	W05_24	36.54	34.33	-6.04%	-6.04%	100.00%	100.00%	0.00%	4.16%	3.93%	-5.66%	N/A	N/A	N/A	N/A	N/A	N/A
Sixth		Student Accommodation/R1	W06_01	30.63	28.02	-8.52%	-8.52%	99.25%	99.25%	0.00%	3.01%	2.81%	-6.60%	N/A	N/A	N/A	N/A	N/A	N/A
	Student Accommodation/R2	W06_02	32.13	29.16	-9.25%	-9.25%	99.58%	99.58%	0.00%	3.08%	2.85%	-7.48%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R3	W06_03	32.77	29.59	-9.71%	-9.71%	99.96%	99.96%	0.00%	3.13%	2.88%	-8.01%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R4	W06_04	32.33	29.46	-8.87%	-8.87%	100.00%	100.00%	0.00%	3.13%	2.90%	-7.23%	N/A	N/A	N/A	N/A	N/A	N/A	

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Positive %age figures indicate an improvement
in the natural lighting conditions

				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	
Astor College	Sixth	Student Accommodation/R5	W06_05	29.89	28.38	-5.06%	-5.06%	98.81%	97.61%	-1.21%	2.83%	2.72%	-4.01%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R6	W06_06	14.80	14.15	-4.41%	-4.41%	53.82%	53.82%	0.00%	1.61%	1.57%	-2.88%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R7	W06_07	18.57	18.57	0.00%	0.00%	88.70%	88.70%	0.00%	2.02%	2.02%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
			W06_08	19.20	19.20	0.00%	0.00%	88.70%	88.70%	0.00%	2.02%	2.02%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R8	W06_09	24.94	24.91	-0.11%	-0.11%	78.31%	78.31%	0.00%	2.17%	2.17%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R9	W06_10	25.76	25.73	-0.12%	-0.12%	84.80%	84.80%	0.00%	2.17%	2.17%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R10	W06_11	26.45	26.41	-0.14%	-0.14%	76.90%	76.90%	0.00%	2.15%	2.15%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R11	W06_12	35.47	34.86	-1.73%	-1.73%	95.42%	95.42%	0.00%	2.24%	2.24%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R12	W06_13	34.09	33.73	-1.07%	-1.07%	95.04%	95.04%	0.00%	2.22%	2.22%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R13	W06_14	31.51	31.29	-0.70%	-0.70%	94.01%	94.01%	0.00%	2.03%	2.03%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R14	W06_15	24.42	24.28	-0.60%	-0.60%	85.54%	85.54%	0.00%	1.47%	1.47%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R15	W06_16	22.33	20.02	-10.34%	-10.34%	42.18%	40.88%	-3.08%	0.94%	0.88%	-6.93%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R16	W06_17	34.94	30.92	-11.51%	-11.51%	100.00%	96.41%	-3.59%	3.21%	2.88%	-10.12%	N/A	N/A	N/A	N/A	N/A	N/A	
		Student Accommodation/R17	W06_18	36.36	32.21	-11.42%	-11.42%	99.99%	97.65%	-2.35%	3.29%	2.95%	-10.46%	N/A	N/A	N/A	N/A	N/A	N/A	
	Student Accommodation/R18	W06_19	36.80	33.15	-9.94%	-9.94%	99.99%	99.99%	0.00%	3.37%	3.06%	-9.22%	N/A	N/A	N/A	N/A	N/A	N/A		
	Student Accommodation/R19	W06_20	37.03	33.90	-8.46%	-8.46%	99.97%	99.97%	0.00%	3.38%	3.11%	-7.92%	N/A	N/A	N/A	N/A	N/A	N/A		
	Student Accommodation/R20	W06_21	37.19	34.51	-7.20%	-7.20%	96.72%	96.71%	-0.01%	3.43%	3.20%	-6.78%	N/A	N/A	N/A	N/A	N/A	N/A		
	Student Accommodation/R21	W06_22	32.65	31.34	-4.00%	-4.00%	100.00%	100.00%	0.00%	3.78%	3.66%	-3.22%	N/A	N/A	N/A	N/A	N/A	N/A		
	Student Accommodation/R22	W06_23	37.21	35.48	-4.65%	-4.65%	100.00%	100.00%	0.00%	5.66%	5.42%	-4.38%	N/A	N/A	N/A	N/A	N/A	N/A		
	Student Accommodation/R23	W06_24	37.38	35.94	-3.86%	-3.86%	100.00%	100.00%	0.00%	4.24%	4.08%	-3.66%	N/A	N/A	N/A	N/A	N/A	N/A		
	Astor College	Seventh	Student Accommodation/R1	W07_01	34.04	31.82	-6.54%	-6.71%	99.94%	99.94%	0.00%	6.48%	6.11%	-5.78%	N/A	N/A	N/A	N/A	N/A	N/A
				W07_02	35.22	32.79	-6.89%	-6.71%	99.94%	99.94%	0.00%	6.48%	6.11%	-5.78%	N/A	N/A	N/A	N/A	N/A	N/A
			Student Accommodation/R2	W07_03	35.87	33.10	-7.71%	-7.71%	99.84%	99.84%	0.00%	3.39%	3.15%	-7.11%	N/A	N/A	N/A	N/A	N/A	N/A
W07_04				36.31	33.15	-8.72%	-9.16%	100.00%	100.00%	0.00%	4.31%	3.95%	-8.43%	N/A	N/A	N/A	N/A	N/A	N/A	
Student Accommodation/R3			W07_05	36.52	33.02	-9.59%	-9.16%	100.00%	100.00%	0.00%	4.31%	3.95%	-8.43%	N/A	N/A	N/A	N/A	N/A	N/A	
			W07_06	36.57	32.84	-10.18%	-10.18%	100.00%	100.00%	0.00%	3.48%	3.15%	-9.38%	N/A	N/A	N/A	N/A	N/A	N/A	
Student Accommodation/R4			W07_07	36.44	32.79	-10.03%	-10.03%	100.00%	100.00%	0.00%	3.47%	3.15%	-9.28%	N/A	N/A	N/A	N/A	N/A	N/A	
Student Accommodation/R5			W07_08	36.61	33.06	-9.71%	-9.71%	99.99%	99.99%	0.00%	3.49%	3.17%	-9.02%	N/A	N/A	N/A	N/A	N/A	N/A	
Student Accommodation/R6			W07_09	37.09	33.65	-9.25%	-9.25%	100.00%	100.00%	0.00%	3.53%	3.22%	-8.62%	N/A	N/A	N/A	N/A	N/A	N/A	
Student Accommodation/R7			W07_10	37.41	34.23	-8.49%	-8.19%	99.99%	99.99%	0.00%	4.42%	4.08%	-7.65%	N/A	N/A	N/A	N/A	N/A	N/A	
			W07_11	37.57	34.61	-7.88%	-8.19%	99.99%	99.99%	0.00%	4.42%	4.08%	-7.65%	N/A	N/A	N/A	N/A	N/A	N/A	
Student Accommodation/R8			W07_12	37.65	35.04	-6.92%	-6.92%	99.93%	99.93%	0.00%	3.54%	3.31%	-6.48%	N/A	N/A	N/A	N/A	N/A	N/A	
Student Accommodation/R9			W07_13	37.83	36.18	-4.35%	-4.35%	99.58%	99.58%	0.00%	3.72%	3.57%	-4.08%	N/A	N/A	N/A	N/A	N/A	N/A	
Student Accommodation/R10			W07_14	37.90	36.51	-3.65%	-3.65%	100.00%	100.00%	0.00%	4.47%	4.32%	-3.42%	N/A	N/A	N/A	N/A	N/A	N/A	
Student Accommodation/R11	W07_15	37.93	36.78	-3.03%	-3.03%	100.00%	100.00%	0.00%	5.88%	5.71%	-2.84%	N/A	N/A	N/A	N/A	N/A	N/A			
Student Accommodation/R12	W07_16	37.98	37.03	-2.48%	-2.48%	100.00%	100.00%	0.00%	4.47%	4.37%	-2.32%	N/A	N/A	N/A	N/A	N/A	N/A			
10 Tottenham Mews	First	Living Room/R1	W01_01	9.84	9.84	0.00%	-0.01%	17.59%	17.59%	0.00%	1.62%	1.62%	-0.02%	7	7	0.00%	0	0	N/A	
			W01_02	9.53	9.53	0.00%	-0.01%	17.59%	17.59%	0.00%	1.62%	1.62%	-0.02%	6	6	0.00%	0	0	N/A	
			W01_03	9.84	9.84	-0.03%	-0.03%	17.59%	17.59%	0.00%	1.62%	1.62%	-0.02%	7	7	0.00%	0	0	N/A	
	Second	Room 1	W02_01	13.08	13.05	-0.26%	-0.26%	39.30%	39.30%	0.00%	2.81%	2.80%	-0.22%	18	18	0.00%	2	2	0.00%	
	Third	Room 1	W03_01	17.11	17.02	-0.48%	-0.48%	39.71%	39.35%	-0.90%	2.90%	2.89%	-0.41%	27	27	0.00%	4	4	0.00%	
Fourth	Living Room/R1	W04_01	23.40	23.39	-0.03%	-0.03%	99.06%	99.06%	0.00%	3.77%	3.76%	-0.24%	39	39	0.00%	7	7	0.00%		
1 Foley Street	First	Room 1	W01_01	19.20	19.21	0.06%	0.06%	96.41%	96.41%	0.00%	0.39%	0.39%	0.00%	27	27	0.00%	6	6	0.00%	
			W01_02	19.15	19.16	0.07%	0.06%	96.41%	96.41%	0.00%	0.39%	0.39%	0.00%	26	26	0.00%	6	6	0.00%	
		Room 2	W01_03	19.45	19.47	0.10%	-1.53%	100.00%	99.98%	-0.02%	0.99%	0.98%	-1.27%	26	26	0.00%	4	4	0.00%	
			W01_04	19.74	19.76	0.11%	-1.53%	100.00%	99.98%	-0.02%	0.99%	0.98%	-1.27%	27	27	0.00%	4	4	0.00%	
			W01_05	20.28	20.29	0.08%	-1.53%	100.00%	99.98%	-0.02%	0.99%	0.98%	-1.27%	28	28	0.00%	5	5	0.00%	
			W01_06	22.78	22.46	-1.39%	-1.53%	100.00%	99.98%	-0.02%	0.99%	0.98%	-1.27%	23	23	0.00%	2	2	0.00%	
			W01_07	24.58	23.58	-4.08%	-1.53%	100.00%	99.98%	-0.02%	0.99%	0.98%	-1.27%	N/A	N/A	N/A	N/A	N/A	N/A	
			W01_08	24.72	23.74	-3.97%	-1.53%	100.00%	99.98%	-0.02%	0.99%	0.98%	-1.27%	N/A	N/A	N/A	N/A	N/A	N/A	
		Room 3	W01_09	24.71	23.74	-3.92%	-3.89%	98.85%	98.85%	0.00%	0.55%	0.53%	-3.23%	N/A	N/A	N/A	N/A	N/A	N/A	
			W01_10	24.71	23.75	-3.85%	-3.89%	98.85%	98.85%	0.00%	0.55%	0.53%	-3.23%	N/A	N/A	N/A	N/A	N/A	N/A	

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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	
1 Foley Street	Second	Room 1	W02_01	22.56	22.56	-0.02%	-0.02%	91.08%	91.08%	0.00%	0.39%	0.39%	0.00%	32	32	0.00%	8	8	0.00%	
			W02_02	22.46	22.45	-0.02%								33	33	0.00%	9	9	0.00%	
		Room 2	W02_03	22.68	22.67	-0.02%	-1.50%	100.00%	100.00%	0.00%	0.83%	0.82%	-1.07%	33	33	0.00%	7	7	0.00%	
			W02_04	22.97	22.96	-0.01%								32	32	0.00%	5	5	0.00%	
			W02_05	23.33	23.33	0.01%								30	30	0.00%	6	6	0.00%	
			W02_06	26.53	25.97	-2.13%								25	25	0.00%	2	2	0.00%	
			W02_07	28.46	26.93	-5.37%								N/A	N/A	N/A	N/A	N/A	N/A	
		Room 3	W02_08	28.69	27.18	-5.27%	-5.27%	97.58%	96.73%	-0.87%	0.34%	0.32%	-4.27%	N/A	N/A	N/A	N/A	N/A	N/A	
		Third	Room 1	W03_01	25.77	25.76	-0.02%	-0.02%	96.25%	96.25%	0.00%	0.34%	0.34%	0.00%	40	40	0.00%	11	11	0.00%
	W03_02			25.74	25.73	-0.02%	40								40	0.00%	10	10	0.00%	
	Room 2		W03_03	26.06	26.05	-0.02%	-2.03%	100.00%	100.00%	0.00%	0.68%	0.67%	-1.51%	41	41	0.00%	9	9	0.00%	
			W03_04	26.42	26.42	-0.01%								36	36	0.00%	8	8	0.00%	
			W03_05	30.11	29.40	-2.37%								28	28	0.00%	2	2	0.00%	
			W03_06	31.77	29.95	-5.72%								N/A	N/A	N/A	N/A	N/A	N/A	
	Room 3	W03_07	32.24	30.34	-5.88%	-5.88%	96.38%	95.57%	-0.84%	0.29%	0.27%	-5.11%	N/A	N/A	N/A	N/A	N/A	N/A		
	45 To 49 Cleveland Street	First	Room 1	W01_01	24.10	23.35	-3.11%	-3.11%	99.07%	96.26%	-2.83%	0.53%	0.52%	-2.66%	N/A	N/A	N/A	N/A	N/A	N/A
			Room 2	W01_02	10.63	9.60	-9.66%	-9.66%	68.97%	59.27%	-14.06%	0.06%	0.05%	-19.83%	N/A	N/A	N/A	N/A	N/A	N/A
			Room 4	W01_04	12.03	10.26	-14.67%	-14.67%	74.52%	55.47%	-25.57%	0.07%	0.05%	-25.55%	N/A	N/A	N/A	N/A	N/A	N/A
Room 5			W01_05	23.78	21.68	-8.83%	-8.83%	98.57%	88.87%	-9.84%	0.51%	0.48%	-6.18%	N/A	N/A	N/A	N/A	N/A	N/A	
Room 1			W02_01	27.51	26.16	-4.89%	-4.89%	99.68%	99.68%	0.00%	0.57%	0.55%	-3.86%	N/A	N/A	N/A	N/A	N/A	N/A	
Second		Room 2	W02_02	12.98	12.18	-6.09%	-6.09%	91.27%	73.52%	-19.45%	0.08%	0.07%	-12.29%	N/A	N/A	N/A	N/A	N/A	N/A	
		Room 4	W02_04	14.07	13.24	-5.90%	-5.90%	91.94%	73.33%	-20.24%	0.09%	0.07%	-13.69%	N/A	N/A	N/A	N/A	N/A	N/A	
		Room 5	W02_05	27.60	25.27	-8.42%	-8.42%	99.74%	99.71%	-0.03%	0.54%	0.51%	-6.08%	N/A	N/A	N/A	N/A	N/A	N/A	
		Room 1	W03_01	29.31	27.46	-6.32%	-6.32%	96.11%	96.11%	0.00%	0.52%	0.49%	-5.16%	N/A	N/A	N/A	N/A	N/A	N/A	
Third		Room 2	W03_02	11.68	11.68	0.00%	0.00%	92.22%	92.22%	0.00%	0.17%	0.16%	-6.45%	N/A	N/A	N/A	N/A	N/A	N/A	
		Room 4	W03_04	12.37	12.37	0.00%	0.00%	92.12%	92.12%	0.00%	0.18%	0.16%	-7.04%	N/A	N/A	N/A	N/A	N/A	N/A	
		Room 5	W03_05	29.09	26.67	-8.33%	-8.33%	96.21%	96.21%	0.00%	0.49%	0.46%	-6.54%	N/A	N/A	N/A	N/A	N/A	N/A	
		Room 1	W04_01	33.52	31.46	-6.16%	-6.16%	84.45%	82.55%	-2.25%	0.40%	0.38%	-5.18%	N/A	N/A	N/A	N/A	N/A	N/A	
Fourth		Room 2	W04_02	30.72	28.73	-6.48%	-6.48%	93.42%	92.69%	-0.78%	0.25%	0.24%	-4.91%	N/A	N/A	N/A	N/A	N/A	N/A	
		Room 4	W04_04	31.95	29.80	-6.74%	-6.74%	93.57%	93.57%	0.00%	0.27%	0.25%	-5.30%	N/A	N/A	N/A	N/A	N/A	N/A	
		Room 5	W04_05	32.90	30.52	-7.25%	-7.25%	89.92%	89.92%	0.00%	0.39%	0.37%	-5.92%	N/A	N/A	N/A	N/A	N/A	N/A	
		Room 1	W01_01	22.09	20.29	-8.15%	-5.07%	96.21%	90.11%	-6.34%	0.47%	0.45%	-3.63%	N/A	N/A	N/A	N/A	N/A	N/A	
Room 1		W01_02	21.22	20.09	-5.32%	N/A								N/A	N/A	N/A	N/A	N/A		
	W01_03	20.84	20.48	-1.72%	N/A	N/A								N/A	N/A	N/A	N/A			
Second	Room 1	W02_01	26.40	24.24	-8.18%	-5.75%	98.70%	95.92%	-2.81%	0.43%	0.41%	-4.60%	N/A	N/A	N/A	N/A	N/A	N/A		
		W02_02	25.55	23.96	-6.23%								N/A	N/A	N/A	N/A	N/A	N/A		
		W02_03	24.99	24.28	-2.85%								N/A	N/A	N/A	N/A	N/A	N/A		
Third	Room 1	W03_01	30.06	27.52	-8.43%	-7.45%	98.68%	98.09%	-0.60%	0.45%	0.43%	-5.99%	N/A	N/A	N/A	N/A	N/A	N/A		
		W03_02	29.56	27.28	-7.72%								N/A	N/A	N/A	N/A	N/A	N/A		
		W03_03	29.02	27.22	-6.21%								N/A	N/A	N/A	N/A	N/A	N/A		
53 Cleveland Street	First	Room 1	W01_01	21.49	21.32	-0.76%	-1.79%	95.41%	94.29%	-1.17%	0.39%	0.39%	-1.33%	N/A	N/A	N/A	N/A	N/A	N/A	
			W01_02	21.57	20.97	-2.82%								N/A	N/A	N/A	N/A	N/A	N/A	
	Second	Room 1	W02_01	24.99	24.46	-2.14%	-3.21%	97.01%	94.03%	-3.07%	0.36%	0.35%	-3.05%	N/A	N/A	N/A	N/A	N/A	N/A	
			W02_02	24.92	23.86	-4.27%								N/A	N/A	N/A	N/A	N/A	N/A	
	Third	Room 1	W03_01	28.60	26.85	-6.09%	-6.44%	98.07%	97.44%	-0.64%	0.38%	0.36%	-5.41%	N/A	N/A	N/A	N/A	N/A	N/A	
			W03_02	28.25	26.33	-6.80%								N/A	N/A	N/A	N/A	N/A	N/A	
	Fourth	Room 1	W04_01	31.34	29.11	-7.12%	-7.12%	98.95%	98.95%	0.00%	0.34%	0.32%	-5.46%	N/A	N/A	N/A	N/A	N/A	N/A	
			W04_02	30.85	28.66	-7.11%								N/A	N/A	N/A	N/A	N/A	N/A	
55 Cleveland Street	First	Room 1	W01_01	21.70	20.51	-5.47%	-6.32%	95.99%	93.68%	-2.40%	0.42%	0.40%	-4.52%	N/A	N/A	N/A	N/A	N/A	N/A	
			W01_02	21.57	20.03	-7.16%								N/A	N/A	N/A	N/A	N/A	N/A	
	Second	Room 1	W02_01	24.85	23.18	-6.71%	-7.28%	95.23%	92.24%	-3.14%	0.37%	0.35%	-5.49%	N/A	N/A	N/A	N/A	N/A	N/A	
			W02_02	24.59	22.66	-7.86%								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

				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						
55 Cleveland Street	Third	Room 1	W03_01	27.81	25.64	-7.81%	-7.92%	97.76%	97.14%	-0.63%	0.39%	0.37%	-5.85%	N/A	N/A	N/A	N/A	N/A	N/A						
			W03_02	27.36	25.16	-8.04%								N/A	N/A	N/A	N/A	N/A	N/A						
	Fourth	Room 1	W04_01	30.24	28.12	-7.02%	-7.00%	99.07%	99.07%	0.00%	0.34%	0.32%	-5.22%	N/A	N/A	N/A	N/A	N/A	N/A						
			W04_02	29.64	27.57	-6.99%								N/A	N/A	N/A	N/A	N/A	N/A						
57 To 59 Cleveland Street	First	Room 1	W01_01	20.67	18.85	-8.79%	-9.18%	88.23%	86.34%	-2.14%	0.34%	0.32%	-6.27%	N/A	N/A	N/A	N/A	N/A	N/A						
			W01_02	19.86	17.96	-9.57%								N/A	N/A	N/A	N/A	N/A	N/A						
		Room 3	W01_04	18.25	16.40	-10.13%								-9.69%	78.60%	68.66%	-12.64%	0.30%	0.28%	-6.44%	N/A	N/A	N/A	N/A	N/A
			W01_05	18.41	16.70	-9.25%															N/A	N/A	N/A	N/A	N/A
	Second	Room 1	W02_01	23.46	21.40	-8.77%	-8.99%	94.17%	94.17%	0.00%	0.38%	0.35%	-6.27%	N/A	N/A	N/A	N/A	N/A	N/A						
			W02_02	22.55	20.47	-9.21%								N/A	N/A	N/A	N/A	N/A	N/A						
		Room 3	W02_04	20.76	18.87	-9.08%								-8.67%	85.69%	85.41%	-0.32%	0.33%	0.32%	-5.75%	N/A	N/A	N/A	N/A	N/A
			W02_05	20.91	19.18	-8.27%															N/A	N/A	N/A	N/A	N/A
	Third	Room 1	W03_01	26.08	23.95	-8.16%	-8.28%	91.21%	91.06%	-0.16%	0.31%	0.29%	-6.00%	N/A	N/A	N/A	N/A	N/A	N/A						
			W03_02	25.10	22.99	-8.40%								N/A	N/A	N/A	N/A	N/A	N/A						
		Room 2	W03_03	23.22	21.35	-8.02%								-7.71%	83.37%	82.14%	-1.47%	0.28%	0.26%	-5.41%	N/A	N/A	N/A	N/A	N/A
			W03_04	23.40	21.67	-7.40%															N/A	N/A	N/A	N/A	N/A
61 Cleveland Street	First	Room 1	W01_01	16.85	15.48	-8.14%	-7.62%	74.82%	65.95%	-11.85%	0.32%	0.30%	-5.49%	N/A	N/A	N/A	N/A	N/A	N/A						
			W01_02	16.24	15.00	-7.63%								N/A	N/A	N/A	N/A	N/A	N/A						
			W01_03	15.78	14.66	-7.07%								N/A	N/A	N/A	N/A	N/A	N/A						
	Second	Room 1	W02_01	19.27	17.87	-7.26%	-6.86%	83.48%	83.01%	-0.56%	0.36%	0.34%	-4.99%	N/A	N/A	N/A	N/A	N/A	N/A						
			W02_02	18.63	17.35	-6.86%								N/A	N/A	N/A	N/A	N/A	N/A						
			W02_03	18.13	16.96	-6.45%								N/A	N/A	N/A	N/A	N/A	N/A						
	Third	Room 1	W03_01	21.71	20.25	-6.72%	-6.44%	80.74%	78.54%	-2.73%	0.29%	0.28%	-4.88%	N/A	N/A	N/A	N/A	N/A	N/A						
			W03_02	21.09	19.73	-6.44%								N/A	N/A	N/A	N/A	N/A	N/A						
			W03_03	20.58	19.31	-6.16%								N/A	N/A	N/A	N/A	N/A	N/A						
63 Cleveland Street	First	Room 1	W01_01	15.47	14.63	-5.45%	-5.14%	76.61%	74.73%	-2.46%	0.28%	0.27%	-3.54%	N/A	N/A	N/A	N/A	N/A	N/A						
			W01_02	15.27	14.53	-4.82%								N/A	N/A	N/A	N/A	N/A	N/A						
		Room 2	W01_03	15.24	14.67	-3.78%								-3.78%	50.27%	50.27%	0.00%	0.20%	0.20%	-2.67%	N/A	N/A	N/A	N/A	N/A
	Second	Room 1	W02_01	17.70	16.78	-5.23%	-5.00%	85.55%	85.13%	-0.49%	0.31%	0.30%	-3.51%	N/A	N/A	N/A	N/A	N/A	N/A						
			W02_02	17.44	16.60	-4.78%								N/A	N/A	N/A	N/A	N/A	N/A						
		Room 2	W02_03	17.32	16.64	-3.94%								-3.94%	54.36%	54.36%	0.00%	0.23%	0.22%	-2.81%	N/A	N/A	N/A	N/A	N/A
	Third	Room 1	W03_01	20.11	19.05	-5.28%	-5.08%	83.41%	79.68%	-4.47%	0.26%	0.25%	-3.63%	N/A	N/A	N/A	N/A	N/A	N/A						
			W03_02	19.78	18.82	-4.87%								N/A	N/A	N/A	N/A	N/A	N/A						
Room 2		W03_03	19.58	18.80	-3.94%	-3.94%								51.82%	51.82%	0.00%	0.19%	0.18%	-2.83%	N/A	N/A	N/A	N/A	N/A	
168 New Cavendish Street	First	Room 1	W01_01	15.60	15.14	-2.94%	-1.33%	96.96%	96.96%	0.00%	0.55%	0.55%	-0.91%	N/A	N/A	N/A	N/A	N/A	N/A						
			W01_02	16.12	15.74	-2.37%								N/A	N/A	N/A	N/A	N/A	N/A						
			W01_03	17.02	17.02	0.00%								N/A	N/A	N/A	N/A	N/A	N/A						
			W01_04	16.59	16.59	0.00%								N/A	N/A	N/A	N/A	N/A	N/A						
	Second	Room 1	W02_01	17.61	17.07	-3.02%	-1.36%	96.99%	96.99%	0.00%	0.60%	0.59%	-0.94%	N/A	N/A	N/A	N/A	N/A	N/A						
			W02_02	18.08	17.64	-2.42%								N/A	N/A	N/A	N/A	N/A	N/A						
			W02_03	18.65	18.65	0.00%								N/A	N/A	N/A	N/A	N/A	N/A						
			W02_04	18.18	18.18	0.00%								N/A	N/A	N/A	N/A	N/A	N/A						
	Third	Room 1	W03_01	19.77	19.19	-2.96%	-1.33%	96.97%	96.97%	0.00%	0.49%	0.48%	-0.92%	N/A	N/A	N/A	N/A	N/A	N/A						
			W03_02	20.18	19.71	-2.35%								N/A	N/A	N/A	N/A	N/A	N/A						
			W03_03	20.42	20.42	0.00%								N/A	N/A	N/A	N/A	N/A	N/A						
			W03_04	19.92	19.92	0.00%								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

APPENDIX D

**INTERNAL DAYLIGHT ADEQUACY ANALYSIS
16066/LOC/835-838**



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Floor Plan
 Room Layouts
 Unit Layouts

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

SOURCE DATA

Drawings Used:
 Existing and surrounding buildings:
 Greenhatch Group:
 Dwg No's: 13514-02-P & 13514-03 - 07-E

Proposed Scheme:
 Llewelyn Davies:
 Dwg No's: 3D model (received 23/03/2017)
 P_GA_00
 P_GA_01
 P_GA_02
 P_GA_03

Z Map Model

NOTES

Standard Double Glazed Transmittance value of 65% used for ADF assessments.

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



REV	Description	Drawn	Ch/Id	Date

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TITLE: MIDDLESEX HOSPITAL ANNEXE
 CLEVELAND STREET
 LONDON

DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING: Middlesex Hospital Annexe
 Daylight / Sunlight Analysis
 Key Window Locations

DRAWN: MJ
 SCALE: 1:200@A3
 DATE: 03/04/2017

JOB NO:
16066

DWG NO: **LOC/835**

REV: -

Ground Floor Plan

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Floor Plan

Room Layouts

Unit Layouts

Window Tested Daylight only

Window Tested Daylight & Sunlight

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Greenhatch Group:
Dwg No's: 13514-02-P & 13514-03 - 07-E

Proposed Scheme:
Llewelyn Davies:
Dwg No's: 3D model (received 23/03/2017)
P_GA_00
P_GA_01
P_GA_02
P_GA_03

Z Map Model

NOTES

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TITLE: MIDDLESEX HOSPITAL ANNEXE
CLEVELAND STREET
LONDON
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING: Middlesex Hospital Annexe
Daylight / Sunlight Analysis
Key Window Locations

DRAWN: MJ
SCALE: 1:200@A3
DATE: 03/04/2017

JOB NO: 16066

DWG NO: LOC/836
REV: -

North House



Affordable

South House

First Floor Plan

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

	Floor Plan		Window Tested Daylight only
	Room Layouts		Window Tested Daylight & Sunlight
	Unit Layouts		

SOURCE DATA

Drawings Used:
 Existing and surrounding buildings:
 Greenhatch Group:
 Dwg No's: 13514-02-P & 13514-03 - 07-E

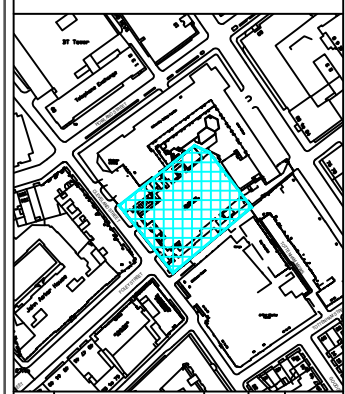
Proposed Scheme:
 Llewelyn Davies:
 Dwg No's: 3D model (received 23/03/2017)
 P_GA_00
 P_GA_01
 P_GA_02
 P_GA_03

Z Map Model

NOTES

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TITLE: MIDDLESEX HOSPITAL ANNEXE
 CLEVELAND STREET
 LONDON
 DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING: Middlesex Hospital Annexe
 Daylight / Sunlight Analysis
 Key Window Locations

DRAWN: MJ
 SCALE: 1:200@A3
 DATE: 03/04/2017

JOB NO:
 16066

DWG NO: LOC/837
 REV: -

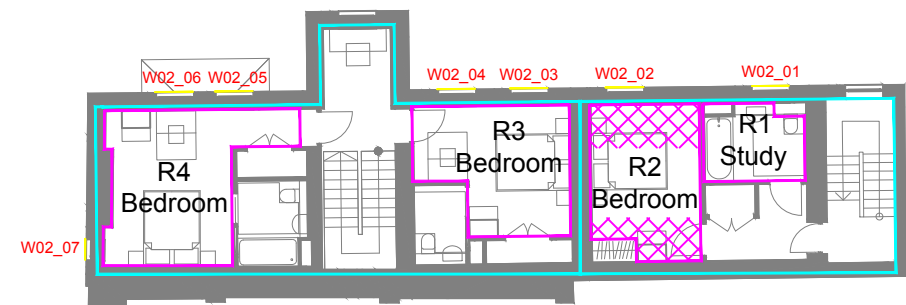
North House

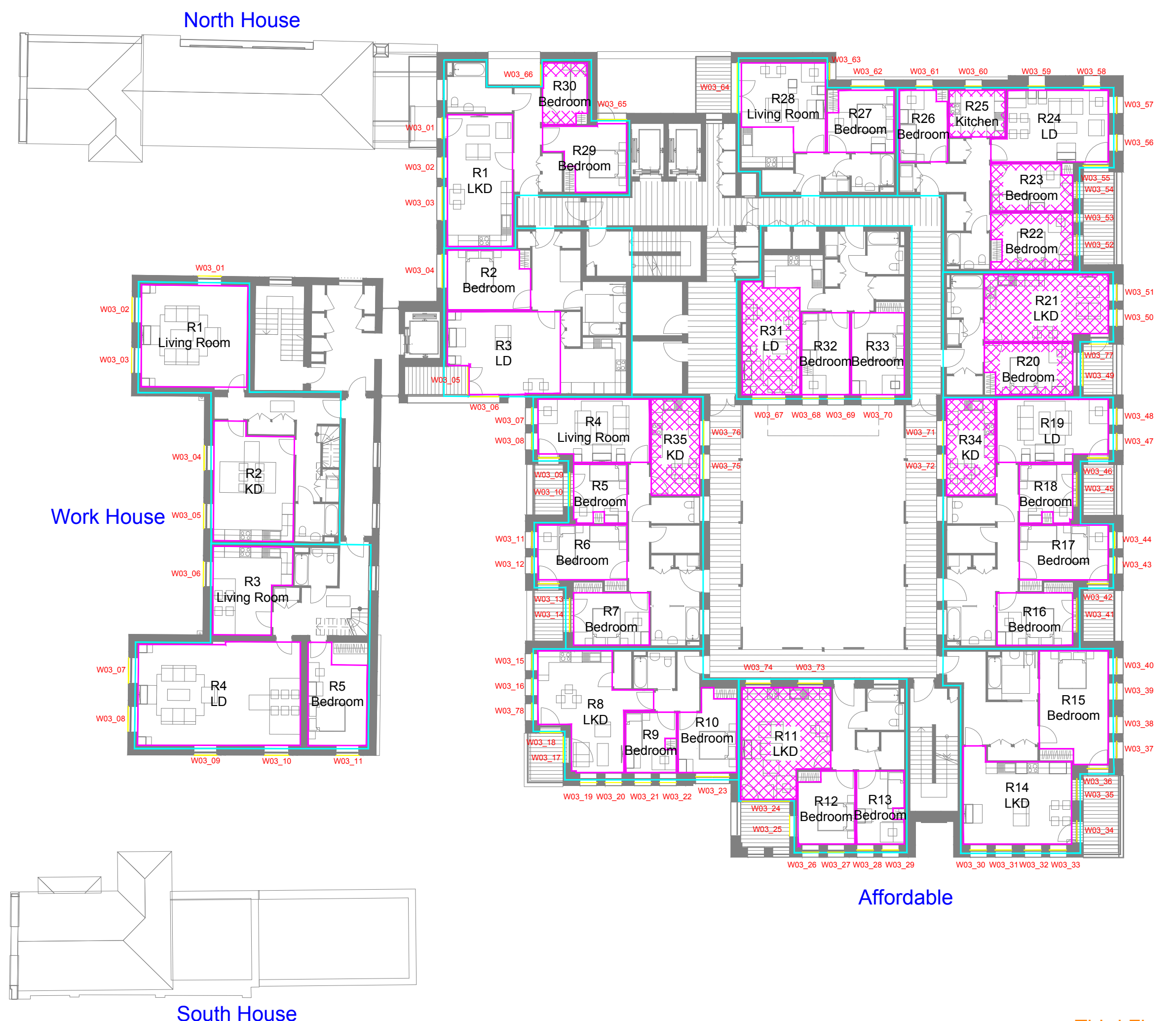


Affordable

South House

Second Floor Plan





NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Floor Plan
 Room Layouts
 Unit Layouts

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

SOURCE DATA

Drawings Used:
 Existing and surrounding buildings:
 Greenhatch Group:
 Dwg No's: 13514-02-P & 13514-03 - 07-E

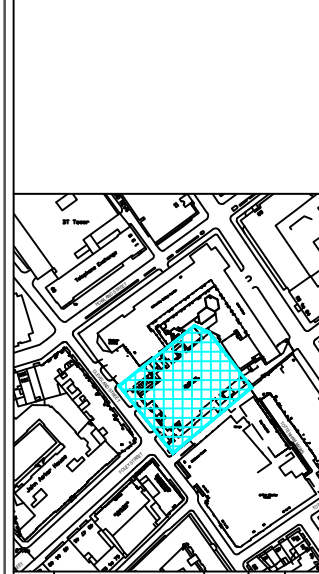
Proposed Scheme:
 Llewelyn Davies:
 Dwg No's: 3D model (received 23/03/2017)
 P_GA_00
 P_GA_01
 P_GA_02
 P_GA_03

Z Map Model

NOTES

Standard Double Glazed Transmittance value of 65% used for ADF assessments.

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



REV	Description	Drawn	Chk'd	Date

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TITLE: MIDDLESEX HOSPITAL ANNEXE
 CLEVELAND STREET
 LONDON
 -
 DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING: Middlesex Hospital Annexe
 Daylight / Sunlight Analysis
 Key Window Locations
 -
 -
 -

DRAWN: MJ	JOB NO:
SCALE: 1:200@A3	16066
DATE: 03/04/2017	
DWG NO: LOC/838	REV: -

Third Floor Plan

Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition
-	North House	Ground	KD/R1	WG_01	3.33%	2.00%	Pass
-				WG_02			
-			Living Room/R2	WG_03	1.75%	1.50%	Pass
-				WG_04			
-				WG_05			
-			Living Room/R3	WG_06	1.93%	1.50%	Pass
-				WG_07			
-		First	KD/R4	WG_07	0.95%	2.00%	Fail
-				WG_07			
-			Study/R1	W01_01	5.44%	-1.00%	Pass
-				W01_02			
-		Bedroom/R2	W01_03	1.60%	1.00%	Pass	
-			W01_04				
-		Bedroom/R3	W01_05	0.88%	1.00%	Fail	
-			W01_05				
-		Study/R4	W01_06	1.45%	-1.00%	Pass	
-			W01_06				
-		Second	Bedroom/R1	W02_01	4.82%	1.00%	Pass
-				W02_02			
-			Bedroom/R2	W02_03	2.02%	1.00%	Pass
-		W02_04					
-	Bedroom/R3	W02_05	1.10%	1.00%	Pass		
-		W02_05					
-	WorkHouse	Ground	LKD/R1	WG_01	3.83%	2.00%	Pass
-				WG_02			
-				WG_03			
-			Bedroom/R2	WG_04	2.41%	1.00%	Pass
-				WG_05			
-				WG_06			
-		Bedroom/R4	WG_07	3.97%	1.00%	Pass	
-			WG_08				
-			WG_09				
-			WG_10				
-	First	LKD/R1	W01_01	5.19%	2.00%	Pass	
-			W01_02				
-			W01_03				
-		Bedroom/R2	W01_04	2.75%	1.00%	Pass	
-			W01_04				
-		Bedroom/R3	W01_05	2.67%	1.00%	Pass	
-			W01_05				
-	Bedroom/R4	W01_06	2.59%	1.00%	Pass		
-		W01_06					
-	LKD/R5	W01_07	4.76%	2.00%	Pass		
-		W01_08					
-		W01_09					
-	Bedroom/R6	W01_10	2.68%	1.00%	Pass		
-		W01_10					
-		W01_11	2.13%	1.00%	Pass		
-		W01_11					
-	Second	LKD/R1	W02_01	4.52%	2.00%	Pass	
-			W02_02				
-			W02_03				
-		Bedroom/R2	W02_04	2.92%	1.00%	Pass	
-			W02_04				
-		Bedroom/R3	W02_05	2.82%	1.00%	Pass	
-			W02_05				
-		Bedroom/R4	W02_06	2.66%	1.00%	Pass	
-			W02_06				
-		LKD/R5	W02_07	3.89%	2.00%	Pass	
-	W02_08						
-	W02_09						
-	Bedroom/R6	W02_10	2.59%	1.00%	Pass		
-		W02_10					
-	Bedroom/R7	W02_11	2.35%	1.00%	Pass		
-		W02_11					
-	Third	Living Room/R1	W03_01	4.32%	1.50%	Pass	
-			W03_02				

Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition
-	WorkHouse	Third	Living Room/R1	W03_03	4.32%	1.50%	Pass
-			KD/R2	W03_04	3.44%	2.00%	Pass
-				W03_05			
-			Living Room/R3	W03_06	2.25%	1.50%	Pass
-				W03_06			
-			LD/R4	W03_07	3.78%	1.50%	Pass
-				W03_08			
-				W03_09			
-				W03_10			
-			Bedroom/R5	W03_11	1.91%	1.00%	Pass
-	W03_11						
-	South House	First	LKD/R1	W01_01	1.44%	2.00%	Fail
-				W01_02			
-			Living Room/R2	W01_03	1.73%	1.50%	Pass
-				W01_04			
-		LK/R3	W01_05	4.16%	2.00%	Pass	
-			W01_06				
-			W01_07				
-		Second	Study/R1	W02_01	1.52%	-1.00%	Pass
-				W02_01			
-			Bedroom/R2	W02_02	0.93%	1.00%	Fail
-	W02_02						
-	Bedroom/R3	W02_03	2.80%	1.00%	Pass		
-		W02_04					
-		W02_05					
-		W02_06					
-	Bedroom/R4	W02_07	4.13%	1.00%	Pass		
-		W02_07					
-	Affordable	First	LKD/R1	W01_01	2.62%	2.00%	Pass
-				W01_02			
-			Bedroom/R2	W01_03	2.68%	1.00%	Pass
-				W01_03			
-		Living Room/R3	W01_04	1.19%	1.50%	Fail	
-			W01_05				
-		Bedroom/R4	W01_06	0.94%	1.00%	Fail	
-			W01_06				
-		Bedroom/R5	W01_07	1.24%	1.00%	Pass	
-			W01_07				
-	Second	LKD/R1	W02_01	3.89%	2.00%	Pass	
-			W02_02				
-		Bedroom/R2	W02_04	2.39%	1.00%	Pass	
-			W02_04				
-	Living Room/R3	W02_05	1.64%	1.50%	Pass		
-		W02_06					
-	Bedroom/R4	W02_07	0.85%	1.00%	Fail		
-		W02_07					
-	Bedroom/R5	W02_08	1.34%	1.00%	Pass		
-		W02_08					
-	Third	LKD/R1	W03_01	4.47%	2.00%	Pass	
-			W03_02				
-			W03_03				
-		Bedroom/R2	W03_04	2.72%	1.00%	Pass	
-			W03_04				
-		LD/R3	W03_05	2.57%	1.50%	Pass	
-			W03_06				
-		Living Room/R4	W03_07	2.38%	1.50%	Pass	
-			W03_08				
-			W03_09				
-	Bedroom/R5	W03_10	3.13%	1.00%	Pass		
-		W03_10					
-	Bedroom/R6	W03_11	3.39%	1.00%	Pass		
-		W03_12					
-		W03_13					
-	Bedroom/R7	W03_14	2.81%	1.00%	Pass		
-		W03_14					

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

Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition	
-	Affordable	Third	LKD/R8	W03_15	5.80%	2.00%	Pass	
-				W03_16				
-				W03_17				
-				W03_18				
-				W03_19				
-				W03_20				
-			W03_78					
-			W03_21	Bedroom/R9	W03_21	3.75%	1.00%	Pass
-			W03_22					
-			W03_23	Bedroom/R10	W03_23	2.35%	1.00%	Pass
-			W03_24	LKD/R11	W03_24	1.60%	2.00%	Fail
-			W03_73					
-			W03_74					
-			W03_25	Bedroom/R12	W03_25	4.02%	1.00%	Pass
-			W03_27					
-			W03_28	Bedroom/R13	W03_28	2.73%	1.00%	Pass
-			W03_29					
-			W03_30	LKD/R14	W03_30	4.53%	2.00%	Pass
-			W03_31					
-			W03_32					
-			W03_33					
-			W03_34					
-			W03_35					
-			W03_36	Bedroom/R15	W03_36	3.72%	1.00%	Pass
-			W03_37					
-			W03_38					
-			W03_39					
-	W03_40							
-	W03_41	Bedroom/R16	W03_41	1.94%	1.00%	Pass		
-	W03_42	Bedroom/R17	W03_42	2.53%	1.00%	Pass		
-	W03_43							
-	W03_44							
-	W03_45	Bedroom/R18	W03_45	2.20%	1.00%	Pass		
-	W03_46	LD/R19	W03_46	1.94%	1.50%	Pass		
-	W03_47							
-	W03_48							
-	W03_49	Bedroom/R20	W03_49	0.71%	1.00%	Fail		
-	W03_50	LKD/R21	W03_50	0.92%	2.00%	Fail		
-	W03_51							
-	W03_77							
-	W03_52	Bedroom/R22	W03_52	0.00%	1.00%	Fail		
-	W03_53							
-	W03_54	Bedroom/R23	W03_54	0.00%	1.00%	Fail		
-	W03_55	LD/R24	W03_55	1.61%	1.50%	Pass		
-	W03_56							
-	W03_57							
-	W03_58							
-	W03_59							
-	W03_60	Kitchen/R25	W03_60	1.31%	2.00%	Fail		
-	W03_61	Bedroom/R26	W03_61	1.07%	1.00%	Pass		
-	W03_62	Bedroom/R27	W03_62	1.99%	1.00%	Pass		

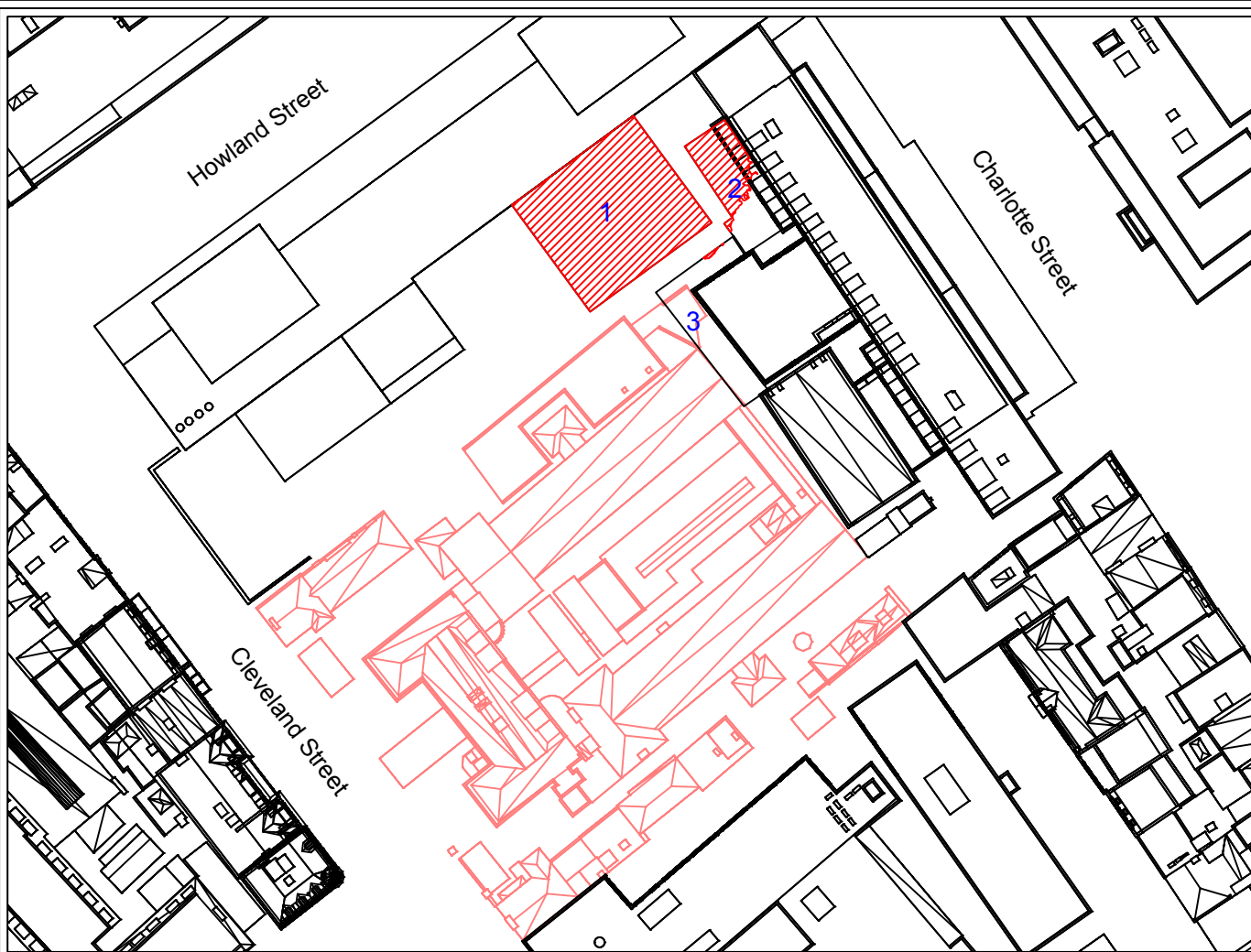
Dwg No	Address	Floor Level	Room Name	Window ID	ADF (Room) %age	Pass Rate %age	Condition	
-	Affordable	Third	Living Room/R28	W03_63	2.98%	1.50%	Pass	
-				W03_64				
-			W03_65	Bedroom/R29	W03_65	1.23%	1.00%	Pass
-			W03_66	Bedroom/R30	W03_66	0.52%	1.00%	Fail
-			W03_67	LD/R31	W03_67	0.93%	1.50%	Fail
-			W03_68	Bedroom/R32	W03_68	1.12%	1.00%	Pass
-			W03_69					
-			W03_70	Bedroom/R33	W03_70	1.25%	1.00%	Pass
-			W03_71	KD/R34	W03_71	0.25%	2.00%	Fail
-			W03_72					
-			W03_75	KD/R35	W03_75	0.05%	2.00%	Fail
-			W03_76					

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

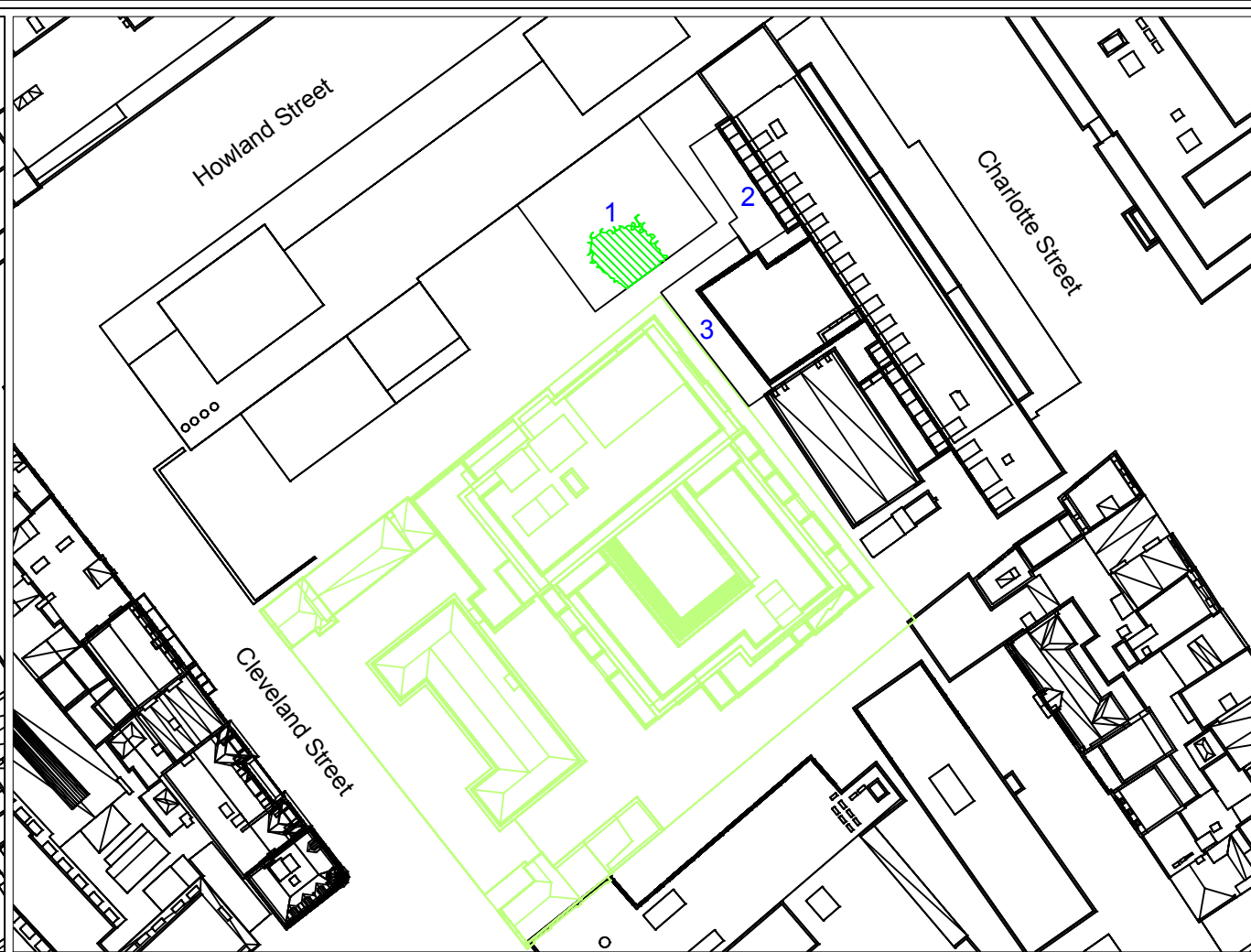
APPENDIX E

OVERSHADOWING ANALYSIS

16066/SHA/504A-507A



Existing Shadow Contour



Proposed Shadow Contour

Amenity Area (m ²)		BRE Recommendations (At least 50% of Amenity Area)	Existing Area	Existing %age of Area	Proposed Area	Proposed %age of Area	%age Change	Condition
Ground Area 1	287.96	143.98	287.62	100%	43.57	15%	85%	Fail
Lower Ground Area 2	94.00	47.00	49.22	52%	0.00	0%	100%	Fail
Lower Ground Area 3	79.77	39.88	0.60	1%	0.00	0%	100%	Fail
Total	461.73	230.87	337.44	73%	43.57	9%	87%	Fail

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Existing	Roads
Proposed	Ground
Surrounding	Amenity

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Greenhatch Group:
Dwg No's: 13514-02-P & 13514-03 - 07-E

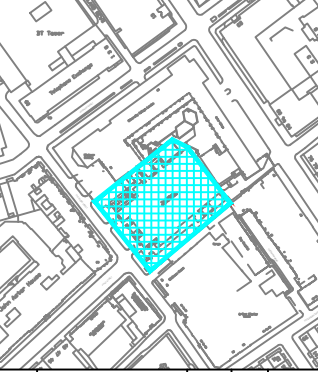
Proposed Scheme:
Llewelyn Davies:
Dwg No's: 3D model (received 23/03/2017)
P_GA_00
P_GA_01
P_GA_02
P_GA_03

Z Map Model

NOTES

For it to appear adequately sunlit throughout the year at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

Site Plan



A	Updated proposed scheme	MJ	CIH	04/04/2017
REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
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3-4 Holborn Circus
London EC1N 2HA
020 7936 3668
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Liverpool L3 9QJ
0151 242 0980
info@delvapatmanredler.co.uk

TITLE: MIDDLESEX HOSPITAL ANNEX
CLEVELAND STREET
LONDON
-
SHADOW ANALYSIS

DRAWING:
Middlesex Hospital Annex
Shadow Analysis
Existing v's Proposed Schemes
-
Permanent Shadow Areas
-
21st March

DRAWN: MJ
SCALE: NTS
DATE: 15/12/2016

JOB NBR:
16066

DWG NO: SHD/504
REV: A



Proposed Shadow Contour

Amenity Area (m ²)		BRE Recommendations (At least 50% of Amenity Area)	Existing Area	Existing %age of Area	Proposed Area	Proposed %age of Area	%age Change	Condition
Ground Area 1	1051.68	525.84	0.00	0%	193.38	18%	0%	Fail
Third Area 2	112.54	56.27	0.00	0%	17.16	15%	0%	Fail
Total	1164.22	582.11	0.00	0%	210.54	18%	0%	Fail

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Proposed	Roads
Surrounding	Ground
	Amenity

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Greenhatch Group:
Dwg No's: 13514-02-P & 13514-03 - 07-E

Proposed Scheme:
L.Lewelyn Davies:
Dwg No's: 3D model (received 23/03/2017)
P_GA_00
P_GA_01
P_GA_02
P_GA_03

Z Map Model

NOTES

For it to appear adequately sunlit throughout the year at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

Site Plan



A	Updated proposed scheme	MJ	CIH	04/04/2017
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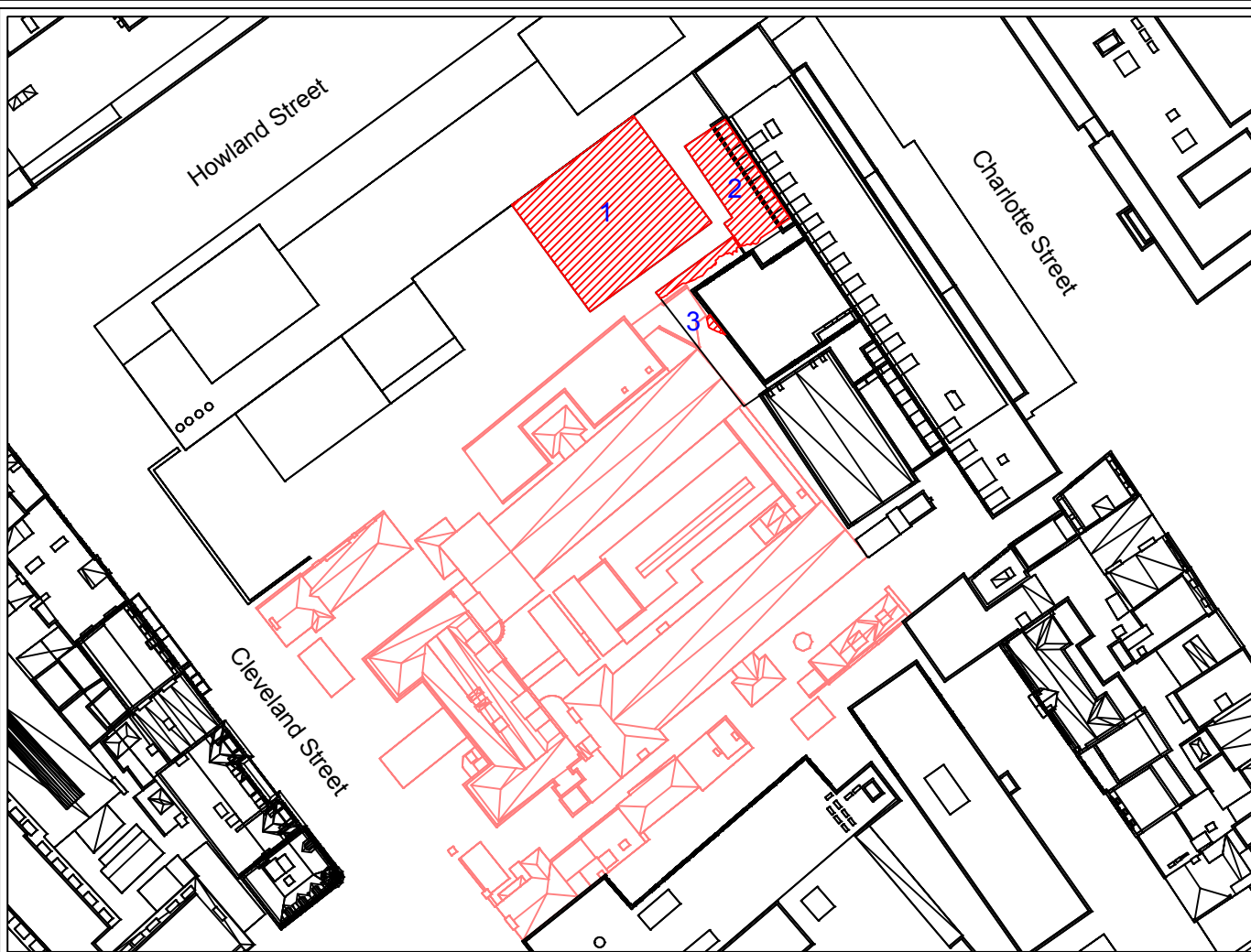
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Liverpool L3 9QJ
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info@delvapatmanredler.co.uk

TITLE: MIDDLESEX HOSPITAL ANNEX
CLEVELAND STREET
LONDON
-
SHADOW ANALYSIS

DRAWING: Middlesex Hospital Annex
Shadow Analysis
Proposed Schemes
-
Permanent Shadow Areas
21st March
SELF TEST - GARDEN TERRACE

DRAWN: MJ	JOB NBR:
SCALE: NTS	16066
DATE: 15/12/2016	

DWG NO:	REV:
SHD/505	A



Existing Shadow Contour



Proposed Shadow Contour

Amenity Area (m ²)		BRE Recommendations (At least 50% of Amenity Area)	Existing Area	Existing %age of Area	Proposed Area	Proposed %age of Area	%age Change	Condition
Ground Area 1	287.96	143.98	287.62	100%	268.14	93%	7%	Pass
Lower Ground Area 2	94.00	47.00	86.32	92%	84.42	90%	2%	Pass
Lower Ground Area 3	79.77	39.88	16.25	20%	3.31	4%	79%	Fail
Total	461.73	230.87	390.19	85%	355.87	77%	9%	Pass

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicate

Existing	Roads
Proposed	Ground
Surrounding	Amenity

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Greenhatch Group:
Dwg No's: 13514-02-P & 13514-03 - 07-E

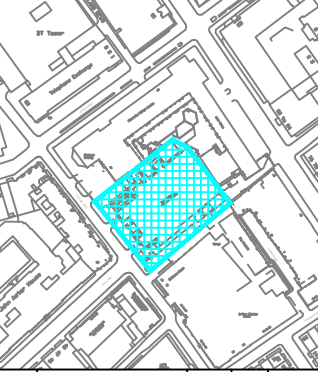
Proposed Scheme:
Llewelyn Davies:
Dwg No's: 3D model (received 23/03/2017)
P_GA_00
P_GA_01
P_GA_02
P_GA_03

Z Map Model

NOTES

For it to appear adequately sunlit throughout the year at least half of a garden or amenity area should receive at least two hours of sunlight on 21 June. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

Site Plan



REV	Description	Drawn	Ch'kd	Date
A	Updated proposed scheme	MJ	CIH	04/04/2017

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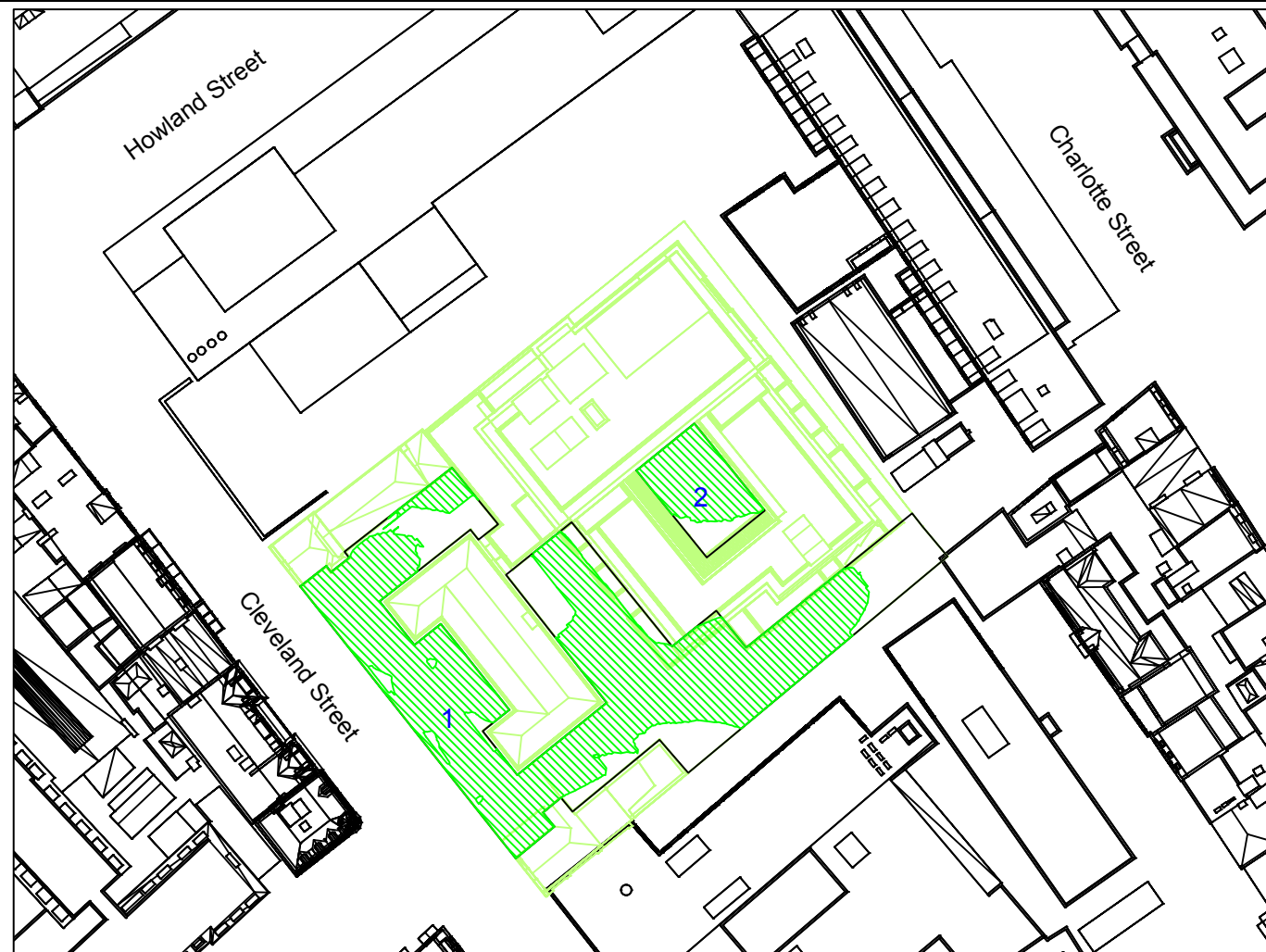
TITLE: MIDDLESEX HOSPITAL ANNEX
CLEVELAND STREET
LONDON
- SHADOW ANALYSIS

DRAWING:
Middlesex Hospital Annex
Shadow Analysis
Existing v's Proposed Schemes
- Permanent Shadow Areas
- 21st June

DRAWN: MJ
SCALE: NTS
DATE: 15/12/2016

JOB NBR:
16066

DWG NO: SHD/506
REV: A



Proposed Shadow Contour

Amenity Area (m ²)		BRE Recommendations (At least 50% of Amenity Area)	Existing Area	Existing %age of Area	Proposed Area	Proposed %age of Area	%age Change	Condition
Ground Area 1	1051.68	525.84	0.00	0%	800.30	76%	0%	Pass
Third Area 2	112.54	56.27	0.00	0%	91.17	81%	0%	Pass
Total	1164.22	582.11	0.00	0%	891.47	77%	0%	Pass

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Proposed	Roads
Surrounding	Ground
	Amenity

SOURCE DATA

Drawings Used:
Existing and surrounding buildings:
Greenhatch Group:
Dwg No's: 13514-02-P & 13514-03 - 07-E

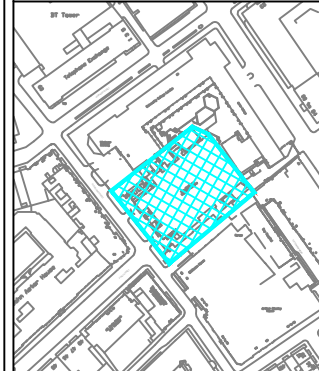
Proposed Scheme:
Llewelyn Davies:
Dwg No's: 3D model (received 23/03/2017)
P_GA_00
P_GA_01
P_GA_02
P_GA_03

Z Map Model

NOTES

For it to appear adequately sunlit throughout the year at least half of a garden or amenity area should receive at least two hours of sunlight on 21 June. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

Site Plan



A	Updated proposed scheme	MJ	CIH	04/04/2017
REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

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--	---

TITLE: MIDDLESEX HOSPITAL ANNEX
CLEVELAND STREET
LONDON
-
SHADOW ANALYSIS

DRAWING: Middlesex Hospital Annex
Shadow Analysis
Proposed Schemes
-
Permanent Shadow Areas
21st June
SELF TEST - GARDEN TERRACE

DRAWN: MJ	JOB NBR: 16066
SCALE: NTS	
DATE: 15/12/2016	
DWG NO: SHD/507	REV: A