GVA
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GVA Schatunowski Brooks

Detailed
Daylight &
Sunlight Report

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Drummond Street, London NW1

Canfield Freehold

April 2017

Contents

1. Introduction 1
2. Executive Summary 2
3. Daylight/Sunlight Planning Principles 3
4. Report 8
5. Conclusion 12

Appendices

Appendix I: Technical Assessment Drawings DR12/31 BRE/286 to BRE/297 and Associated Techncial Results Tables

Prepared By: Gregory Francis
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For and on behalf of GVA Grimley Limited

1. Introduction

1.1 GVA Schatunowski Brooks have been instructed by Canfield Freehold Ltd to advise on Daylight and Sunlight matters in relation to their proposed development of student accommodation at Drummond Street, London, NW1.

1.2 The following report considers potential effects to existing Daylight and Sunlight amenity enjoyed by neighbours adjacent the proposed development.

1.3 The assessment has been based upon site inspection, 3D measured land survey of the existing site buildings and those adjacent, together with a massing model of the proposals received from CZWG Architects in March 2017 "2049_3D_11_Drummond Street_127 Scheme_20170323.dwg".

2. Executive Summary

2.1 The proposed development would have an acceptable impact to existing neighbours to the site, with adequate skylight being retained for an urban environment.

3. Daylight/Sunlight Planning Principles

3.1 The Building Research Establishment (BRE) guidelines – 'Site Layout Planning for Daylight and Sunlight: a guide to good practice (2011)' is the document referred to by most Local Planning Authorities (LPAs) when considering Daylight and Sunlight amenity matters.

3.2 The BRE guidelines are intended to be used in conjunction with the interior daylight recommendations in the British Standard *Code of Practice for Daylighting*, BS 8206-2:2008.

3.3 Certain LPAs produce their own planning guidance for Daylight and Sunlight matters; however these are invariably based on the recommendations and methodologies set out in the BRE document.

3.4 The introduction to the guidelines states: -

> ***"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."***

3.5 The default numerical targets set out in the guidelines are purely advisory and may be varied to meet the needs of the development and its location. For example, appropriate targets in a dense urban environment should reflect realistic expectations in such a context.

Daylighting: Existing Neighbours

3.6 The recommendations for retaining daylight amenity in existing residential buildings neighbouring a proposed development are set out in Part 2.2 of the guidelines.

3.7 This section of the guidelines provides a sequential process for identifying which properties should be considered, based on their distance from the proposed development.

3.8 It is then recommended that properties which fall within the assessment radius should be checked by application of the 25° test. If the new development subtends more than 25° at the lowest level of windows serving a habitable room in an existing dwelling, it is recommended that more detailed checks are then undertaken.

3.9 These more detailed checks are set out below.

Vertical Sky Component (VSC)

3.10 The amount of light available to a window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration.

3.11 The amount of visible sky and consequently the amount of skylight entering a room is assessed by calculating the VSC at the centre of the window. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

3.12 The VSC can be calculated by using the skylight indicator provided as part of the guidelines, by mathematical methods using what is known as a waldram diagram or by 3D CAD modelling.

3.13 Paragraph 2.2.7 of the guidelines states the following:-

> ***"If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the VSC with the new development in place, is both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of skylight."***

3.14 The above default recommendation is that greater than 27% VSC should constitute adequate skylight. In circumstances whereby 27%VSC is not achieved post development, a reduction of up to 0.8 times the former value (in other words less than 20% reduction of existing VSC) would not be noticeable.

3.15 The VSC calculation only measures light reaching the outside plane of the window under consideration, so is measuring potential for adequate daylight, rather than actual daylight conditions. Depending upon the room layout and window size it may still be adequately lit with less than 27%VSC.

3.16 As such, it has significant limitations and does not necessarily represent the availability and quality of daylight that will be received within the room itself.

Daylight Distribution (or No-Sky Line)

3.17 The guidelines also suggest that the distribution of daylight within rooms is reviewed *"where layouts are known"*, although bedrooms are considered *"less important"*.

3.18 Although it is nearly always the case that internal layouts and uses of potentially affected rooms in neighbouring properties are unknown, it is possible to make a reasonable assumption to give a fair indication of how the distribution of daylight may be affected, especially given the shortcomings of the VSC method.

3.19 The DD or NSL contour shows the extent of light penetration into the room at working plane level, i.e. 850mm above floor level. It divides the room between the portion within which a direct view of sky is possible and not.

3.20 The default recommendation is that if a substantial part of the room falls beyond the no sky-line contour (normally more than 20%) the distribution of light within the room will look poor.

Daylighting: Future Occupants

3.21 The quality of Daylight within newly built dwellings is considered using the standards set out in the British Standard *Code of Practice for Daylighting*, BS8206 Part 2. These standards are also referred to in Appendix C of the BRE Guidelines.

3.22 In addition to assessing the DD/NSL approach, the recommended method of measuring daylight within proposed dwellings is by application of the Average Daylight Factor (ADF) methodology).

ADF

3.23 The use of ADF is seen as a more appropriate method of measurement during the design process as it is calculated from a number of design variables and co-efficients which provide a more accurate assessment of internal lighting conditions.

3.24 Those input variables comprise:-

- The size of the window serving the room (area of glazing).
- The size of the room being assessed (internal surface area).
- The average reflectance values of the internal finishes.
- The loss of daylight transmittance through the specified glazing.
- A correction factor for maintenance and soiling of the glass finish.
- The amount of daylight received by the window (the angle of visible sky) calculated from the VSC.
- The use of the room in question.

3.25 The application of ADF methodology makes a distinction between the different uses of the rooms being assessed. For example, a higher ADF value should be achieved for a principal living room in comparison to a bedroom given its higher demand for natural light.

Sunlighting

3.26 Recommendations for adequate sunlight amenity are set out in Parts 3.1 (new development) and 3.2 (existing residential neighbours) of the BRE guidelines. This makes reference to the recommendations set out in BS 8206-2 in respect of the Annual Probable Sunlight Hours (APSH) methodology.

APSH

3.27 For new development, APSH calculations are taken at the centre of each window being assessed, on the plane of the inside face of the window wall. For existing neighbours, the outside face of the window wall is used.

3.28 The APSH method is based on the long term average of the total number of hours during the year in which direct sunlight reaches the unobstructed ground allowing for average levels of cloudiness.

3.29 APSH therefore varies with location; however for reference in London a figure of 1,486 hours is used for the annual unobstructed total. The correct sunlight availability indicator for the location is then used to plot what percentage of the annual unobstructed total will reach the window reference point when obstructions and orientation are taken into account.

3.30 The BRE guidelines state:

> ***"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon."***

3.31 Paragraphs 3.2.5 and 3.2.6 of the guidelines sets the following recommendations:-

> ***"If this window reference point can receive more than one quarter of APSH, including at least 5% of APSH in the winter months of 21 September and 21 March, then the room should still receive enough sunlight."***
>
> ***"Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount given and less than 0.8 times their former value, either over the whole year or just during the winter months then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant. "***

3.32 To summarise the above, the default recommendation to retain meet occupants sunlight expectations is 25% APSH, of which 5% should be in winter months.

3.33 Where this recommendation is not met a comparison with the existing condition is reviewed. If the ratio reduction is within 0.8 of its former value (in other words less than 20% reduction of existing APSH) then the sunlight loss will not be noticeable by the occupants.

3.34 The BRE guidelines add a further check of the overall annual loss, stating that when this is greater than 4% APSH the dwelling may be adversely affected. There is a clear emphasis on the primary requirement for sunlight amenity being in living rooms and conservatories.

3.35 The BRE guidance identifies the main influencing factors affecting access to available sunlight are site orientation and degree of obstruction.

3.36 When considering existing neighbours these factors are clearly outside the control of the designer. In new development the BRE suggest that the aim should be to minimise the number of northerly facing dwellings, however in larger developments it is accepted this may not be possible.

4. Report

4.1 Please refer to Appendix I for the detailed assessment drawings upon which the following report is based. Drawings BRE/167 to BRE/170 are 3D views of the site and surrounding properties in the existing and proposed conditions.

4.2 Site inspection and desktop research indicated the following neighbouring residential properties were potentially affected and therefore analysed:

- 59 to 69 Cobourg Street (assessment drawings BRE/290 and BRE/291),
- 54 to 64 Euston Street (assessment drawings BRE/292 to BRE/294), and
- 14 & 15 Melton Street (assessment drawing BRE/295).

59 to 69 Cobourg Street

4.3 As is apparent from the attached 3D drawings and above site photograph, the rear of these properties feature windows in very close proximity to the site boundary and derive their light from across the proposed development site.

4.4 In addition, given the dense Central London location, this is a situation which the BRE recognises as one in which it may not be possible to adhere to their default guidance.

4.5 Notwithstanding this constrained baseline, the VSC assessments confirmed that several windows would retain in excess of 27% VSC, this being the default BRE recommendation for suburban environments. To retain this level of VSC in these circumstances is considered to exceed reasonable expectations.

4.6 In many other locations, the VSC differences would be less than 20% of existing values, which the BRE would consider unnoticeable to occupants.

4.7 Therefore the majority of windows would be adherent with the default BRE guidance, notwithstanding the dense urban location and proximity of these adjoining properties.

4.8 In a number of locations the post-development VSC values would register as greater than 20% reductions of existing VSC values.

4.9 In suburban environments, i.e. with higher existing VSC values, the BRE considers differences of 20% may be noticeable. However, given the specific circumstances present in this situation (i.e. low baseline VSC values) this guidance is generally considered less applicable.

4.10 For example window location W1/60, thought to serve a small, non-habitable kitchen, registers a difference of 43.71% when comparing existing and proposed VSC values. However, when considering the actual VSC values, it is apparent that at present this is 8.42%VSC, which would be reduced to 4.74%VSC post-development.

4.11 In the above example, the actual difference would be 3.68%VSC, which is considered small. The pre- and post- development VSC values would also be considered as representing a 'no-worsening' of the current situation, as it is evident from the very low existing VSC values that artificial lighting is required.

4.12 There are three windows in this run of dwellings which currently achieve greater than 27%VSC at present and would be reduced by greater than 20% by the proposal. These would all be considered to retain adequate VSC values for the location.

4.13 An attempt was made to research the internal layouts of these properties, to enable consideration of potential effects to the Daylight Distribution. This research indicated that several rooms at the rear of these properties are in fact non-habitable spaces such as hallways and small food preparation areas.

4.14 Similar to the VSC results, in the majority of cases the Daylight Distribution results would be BRE compliant, with higher reductions where baseline values are low.

4.15 Assessment of the effect to sunlight amenity is not required as these windows are northerly orientated and therefore occupants would not be considered as having a reasonable expectation of sunlight amenity.

4.16 Overall, the daylight assessments are considered to demonstrate adequate retained conditions, consistent with the dense urban environment and proximity of these neighbouring dwellings to the site boundary.

54 to 64 Euston Street

4.17 The results show that in nearly all cases the windows assessed would retain greater than 27%VSC, or experience a reduction less than 20% of existing VSC. These would therefore all be adherent with the default BRE recommendations, notwithstanding the dense urban environment and proximity of neighbouring dwellings.

4.18 A small number of windows would record VSC differences marginally in excess of 20%, all of which would retain values within reasonable expectations of the locale.

4.19 The Daylight Distribution results demonstrated mainly unnoticeable differences, with some greater reduction percentages where existing values are lower. The retained values and degree of difference would be considered to represent a “no-worsening” of the current amenity.

4.20 In overall terms the daylight assessments for these properties are again considered to demonstrate acceptable reductions and retained daylight amenity given the context.

14 & 15 Melton Street

4.21 All but one window assessment location would either retain in excess of 27%VSC or experience less than 20% reduction of existing VSC.

4.22 At one ground floor window a small difference in VSC would be expressed as a 23.93% reduction, again due to the low existing value.

4.23 Daylight Distribution results followed a similar pattern, with most fully BRE compliant. For two rooms where existing values are lower, there would be greater than 20% reductions, consistent with their location.

4.24 As these windows are southerly orientated, occupants would have a reasonable expectation of sunlight amenity and therefore the associated effects were considered.

4.25 Similar to the VSC and Daylight Distribution results, the APSH sunlight results are predominantly adherent with the default BRE recommendations.

4.26 At a small handful of window assessment points, APSH reductions would be greater than 20% of existing values. As for the daylight assessment results, these again coincide with locations where baseline values are low, furthermore the retained values would be considered consistent with reasonable expectations in a dense urban location.

4.27 The overall effect to these properties is consistent with the BRE guidance and therefore acceptable.

5. Conclusion

5.1 The detailed Daylight and Sunlight assessments are considered to demonstrate the proposed development is consistent with the guidance set out by the BRE, having regard for its inherent flexibility, the dense urban context and proximity of adjoining properties.

5.2 The proposed development is therefore concluded as compliant with London Borough of Camden planning policy on Daylight and Sunlight.

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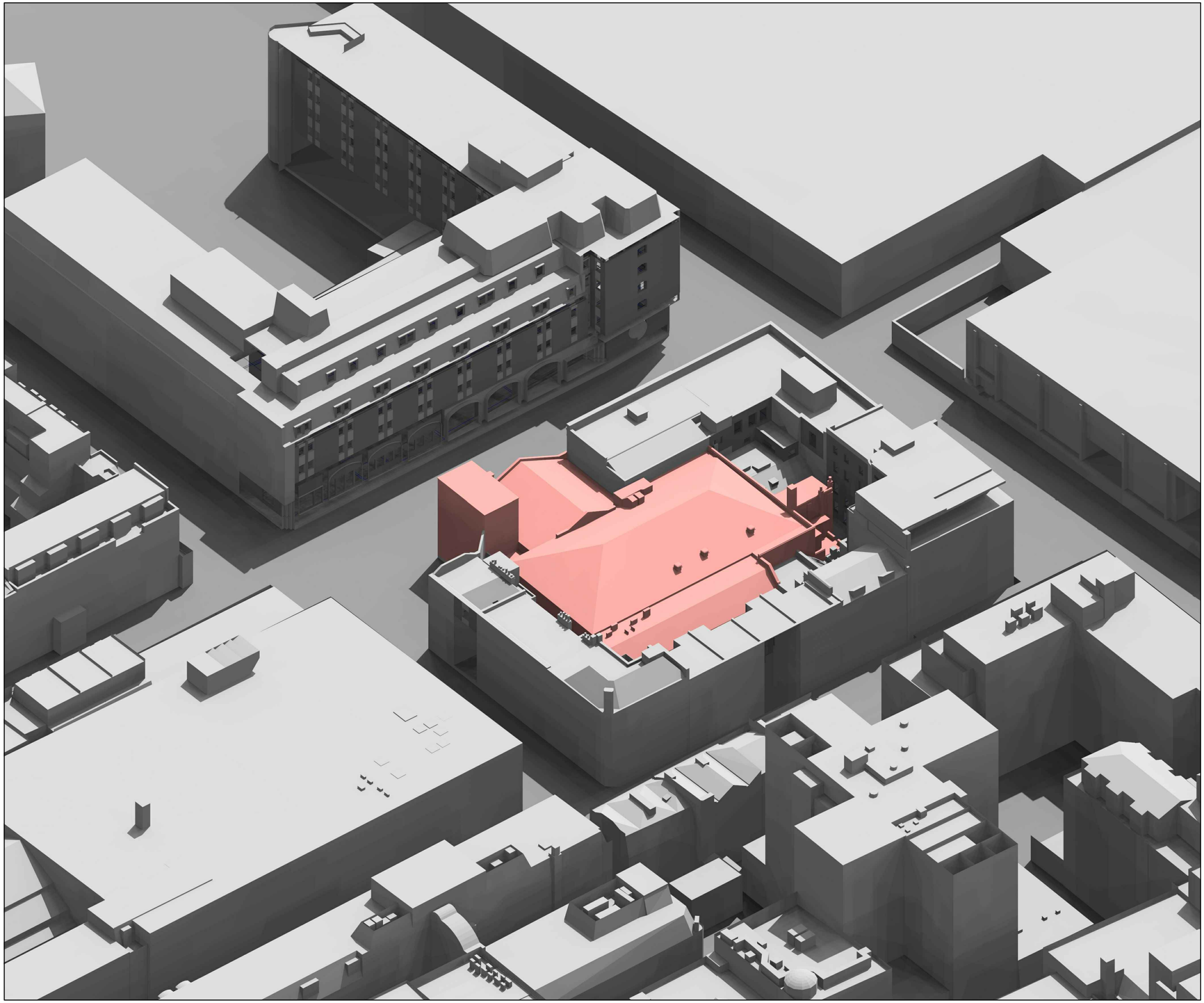
Appendix I



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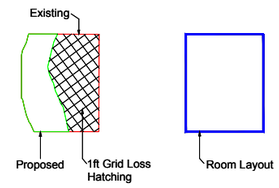

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

SURROUNDING BUILDINGS
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

ROOM LAYOUTS ESTIMATED

PROPOSED BUILDING
INFO 23 MARCH 2017
2049_3D_11_Drummond Street_127 Scheme_20170323.dwg

GVA
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08449 02 03 04
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Project Name
Drummond Street
London

Client
Mr L Krendel

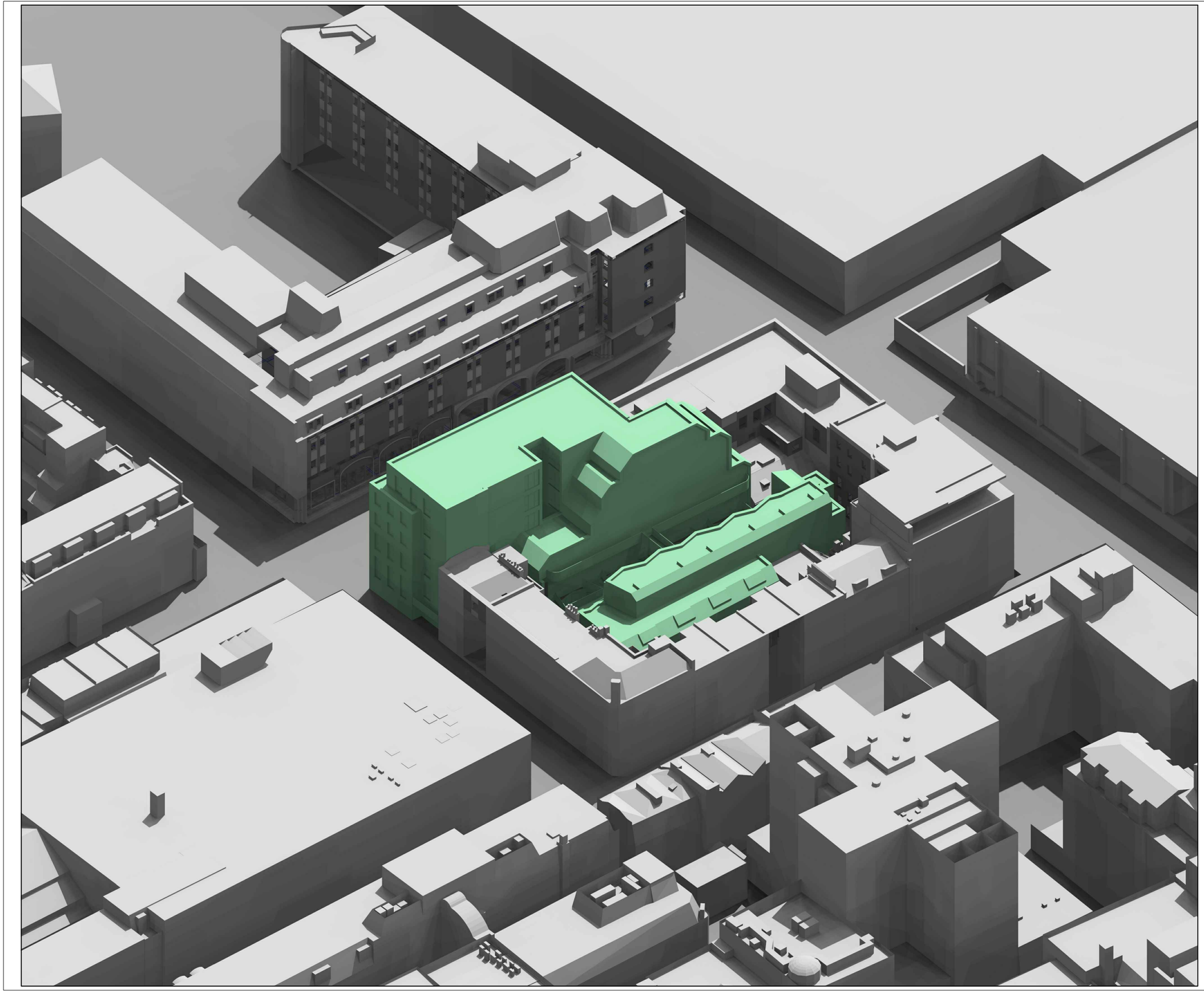
Drawing Title
3D VIEW FOR EXISTING

Drawn By	Chk'd By	Scale @ A3	Date
RT	-	N/A	19 APRIL 2017

Project No.	Drawing No.	Revision
DR12/31	BRE/286	-

Daylight

A3



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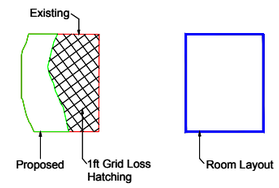

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3D VIEW FOR PROPOSED

Drawn By	Chk'd By	Scale @ A3	Date
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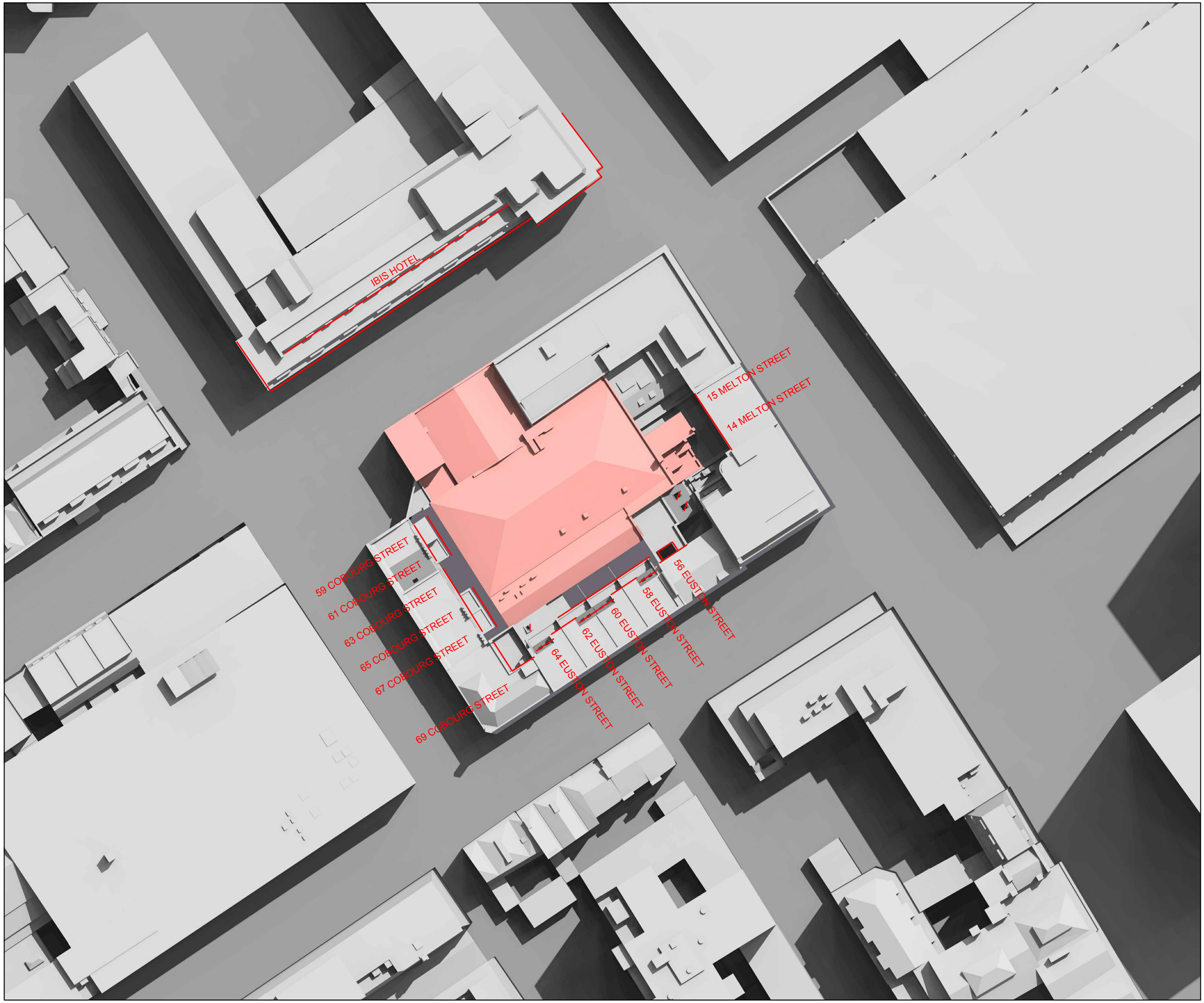
Project No.	Drawing No.	Revision
DR12/31	BRE/287	-

Daylight

A3



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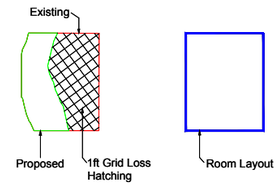

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PLAN VIEW FOR EXISTING

Drawn By	Chk'd By	Scale @ A3	Date
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Project No.	Drawing No.	Revision
DR12/31	BRE/288	-

Daylight

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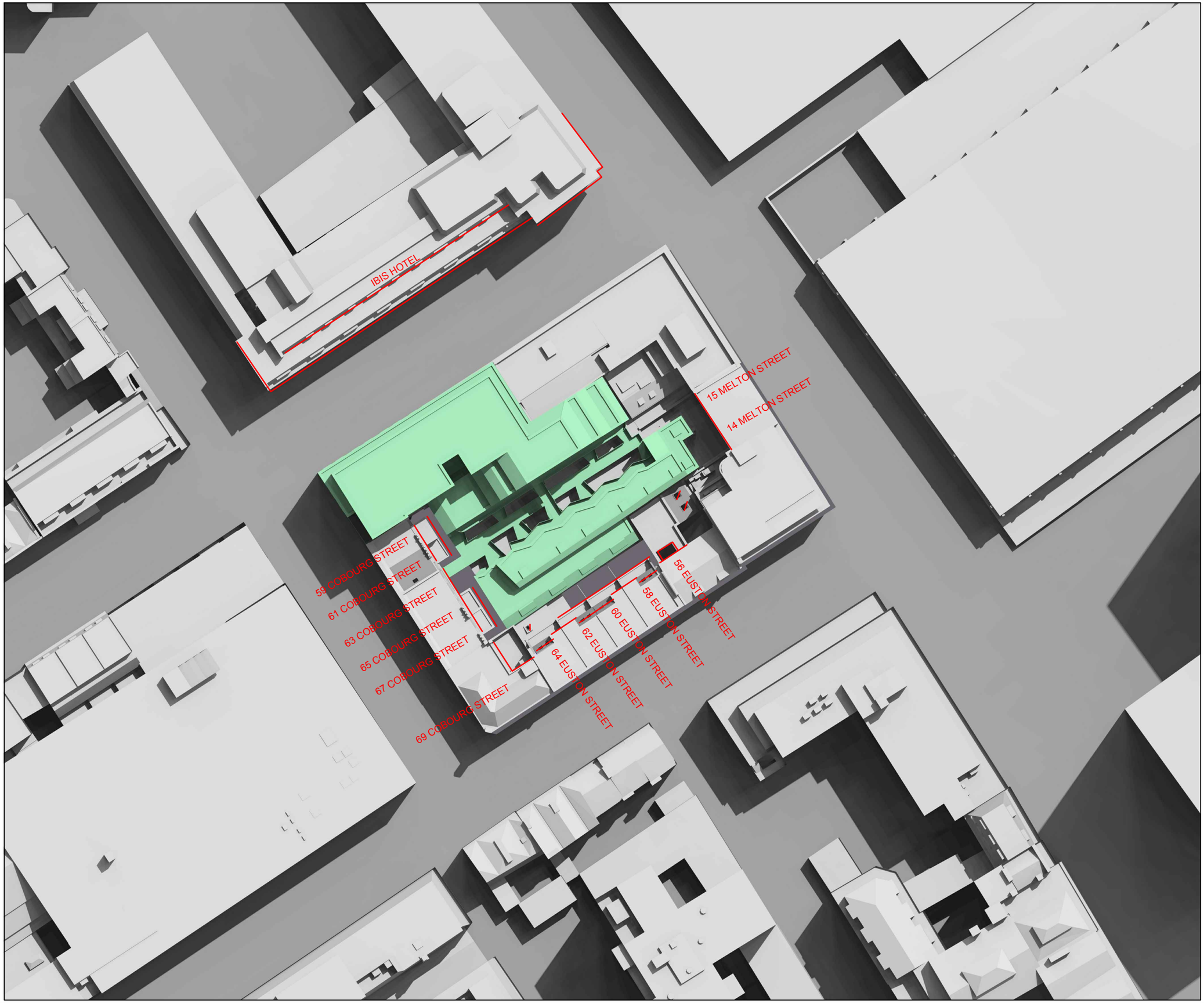

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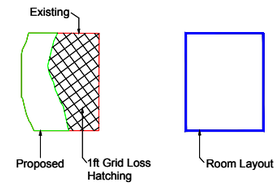

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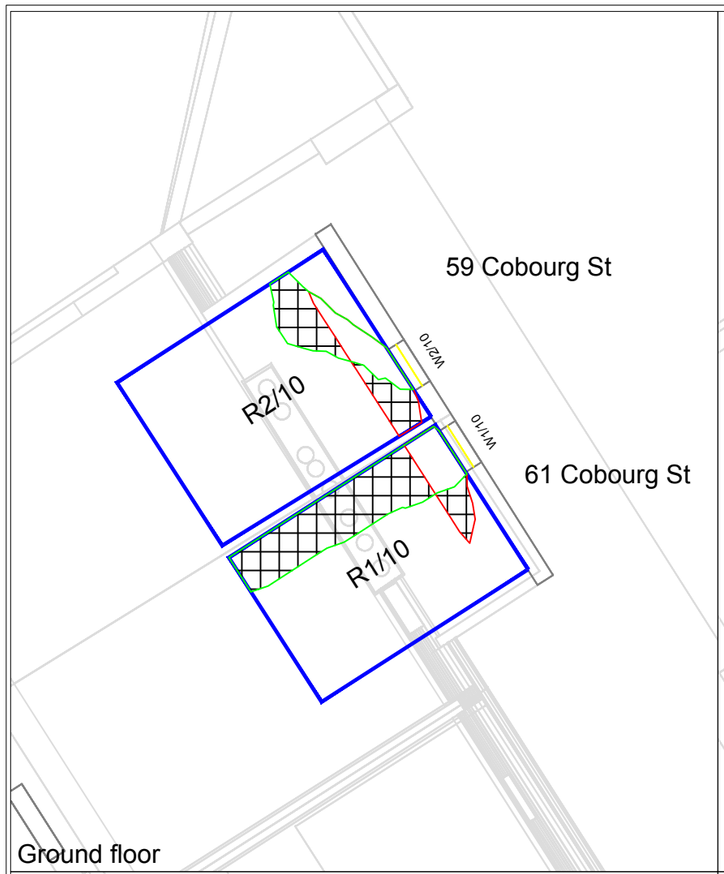
DR12/31	BRE/289	-

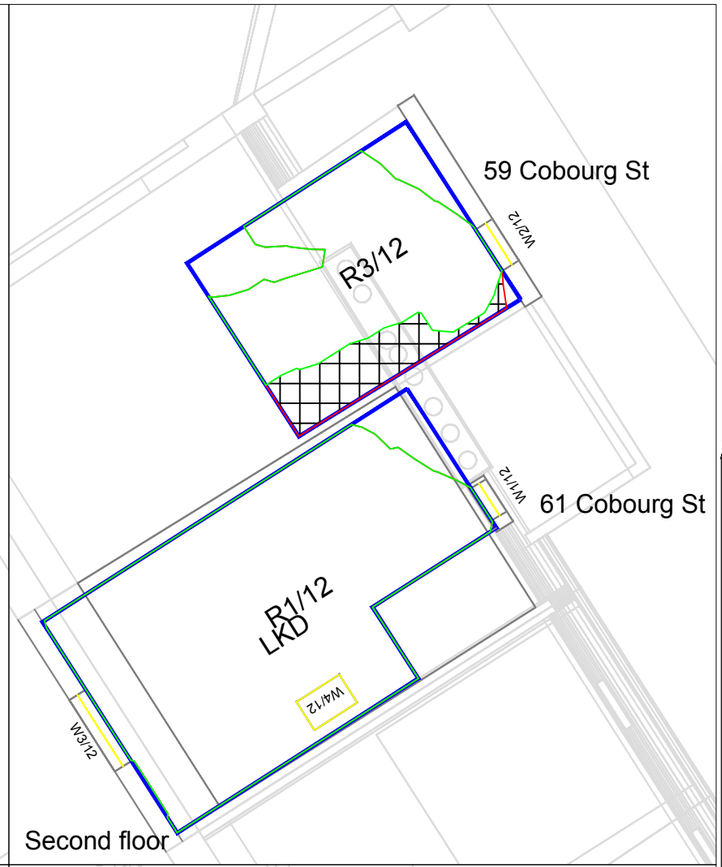
Daylight

A3

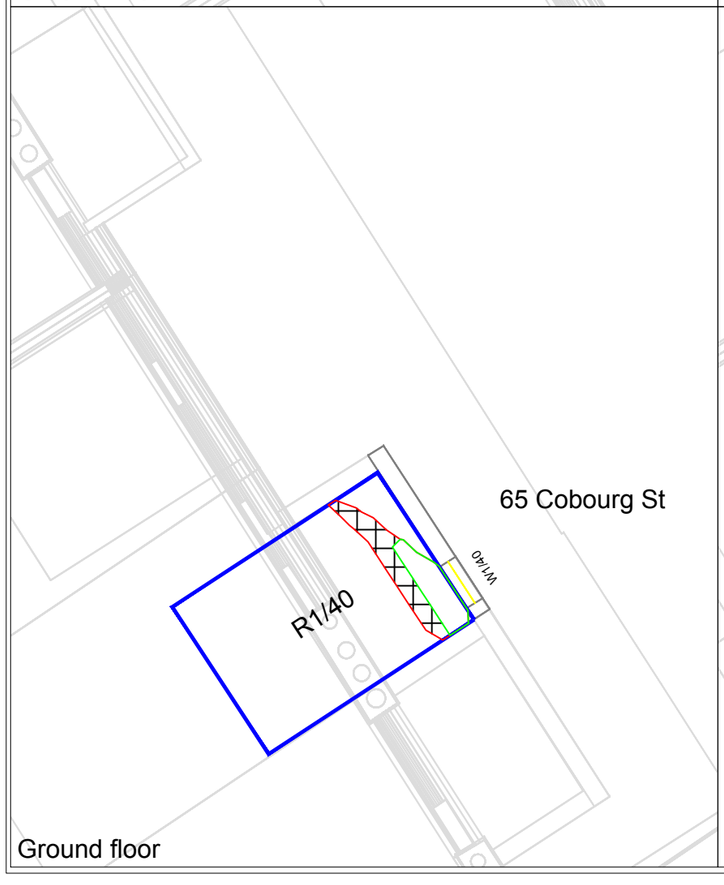


Ground floor

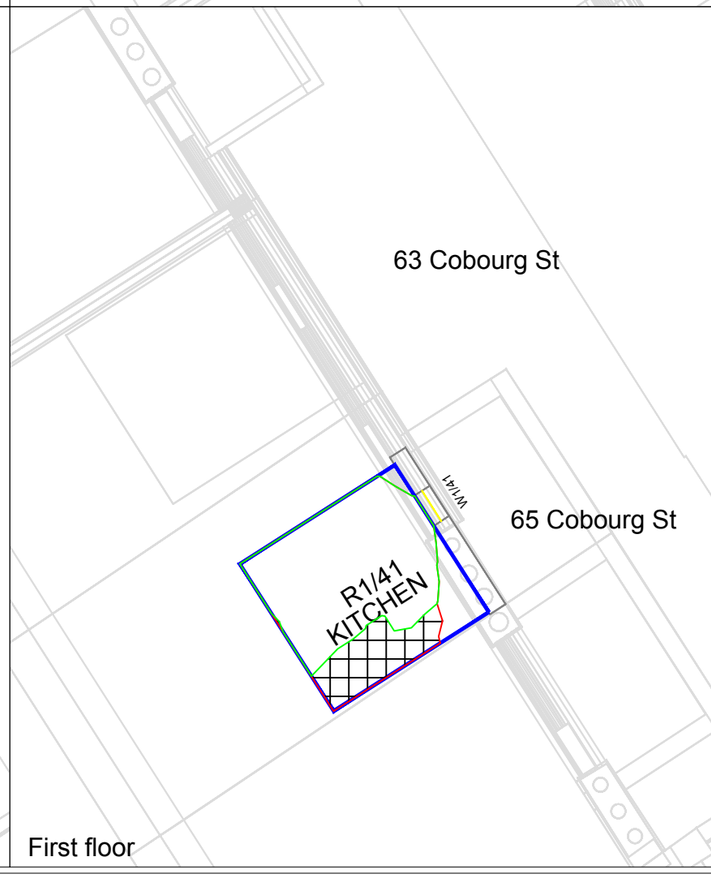
First floor



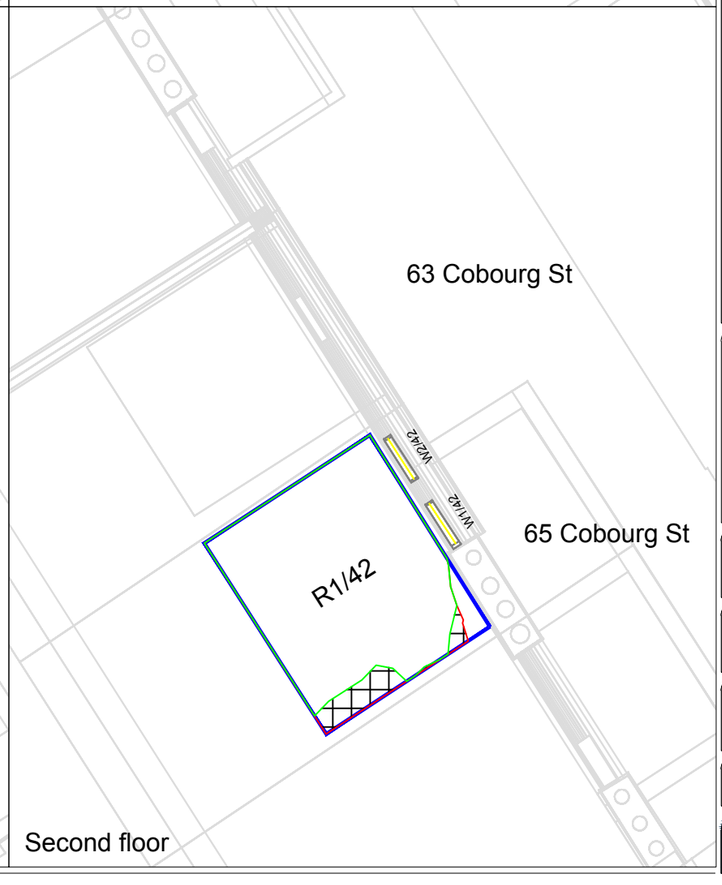
Second floor



Ground floor



First floor

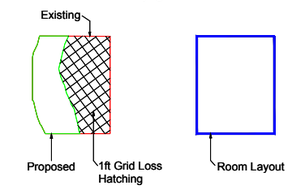


Second floor

Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

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Project Name
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Client
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Drawing Title
No Sky Line contours for
59 - 65 Cobourg Street

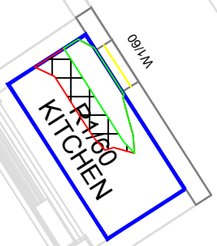
Drawn By	Chk'd By	Scale @ A3	Date
RT			19 APRIL 2017

Project No.	Drawing No.	Revision
DR12/31	BRE290	-

Daylight

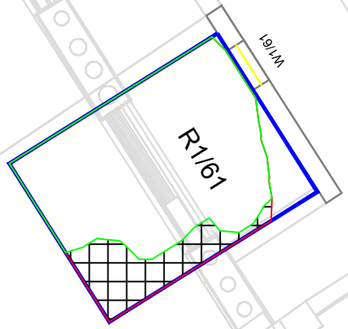
A3

67 Cobourg St



Ground floor

67 Cobourg St

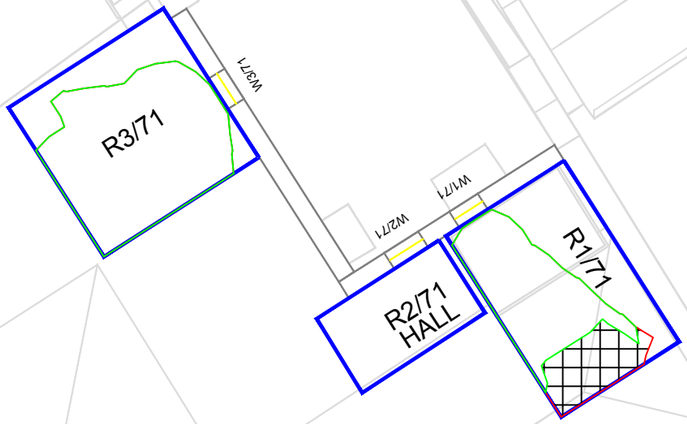


First floor

67 Cobourg St

Second floor

69 Cobourg St



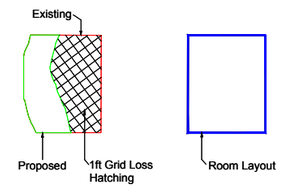
First floor

69 Cobourg St

Second floor

Legend

Daylight



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Proposed No-Sky Line Contour

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No Sky Line contours for
67 & 69 Cobourg Street

Drawn By	Chk'd By	Scale @ A3	Date
RT			19 APRIL 2017

Project No.	Drawing No.	Revision
DR12/31	BRE291	-

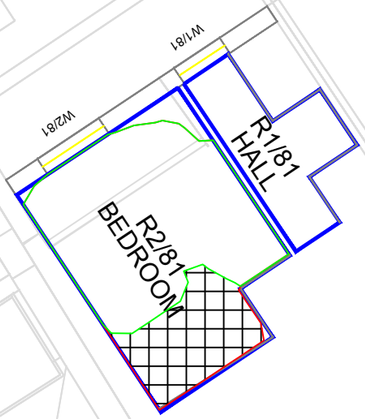
Daylight

A3

64 Euston St

Ground floor

64 Euston St

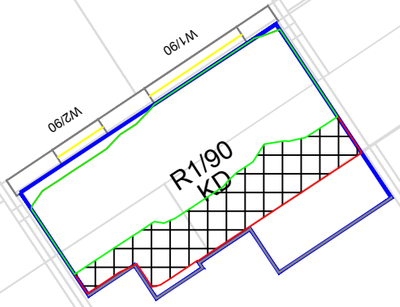


First floor

64 Euston St

Second floor

62 Euston St



Ground floor

62 Euston St

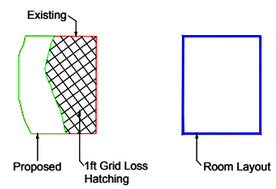
First floor

62 Euston St

Second floor

Legend

Daylight



Sources of Information

EXISTING BUILDING
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

SURROUNDING BUILDINGS
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

ROOM LAYOUTS ESTIMATED

PROPOSED BUILDING
INFO 23 MARCH 2017
2049_3D_11_Drummond Street_127 Scheme_20170323.dwg

GVA
An APLEONA company
08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Drummond Street
London

Client
Mr L Krendel

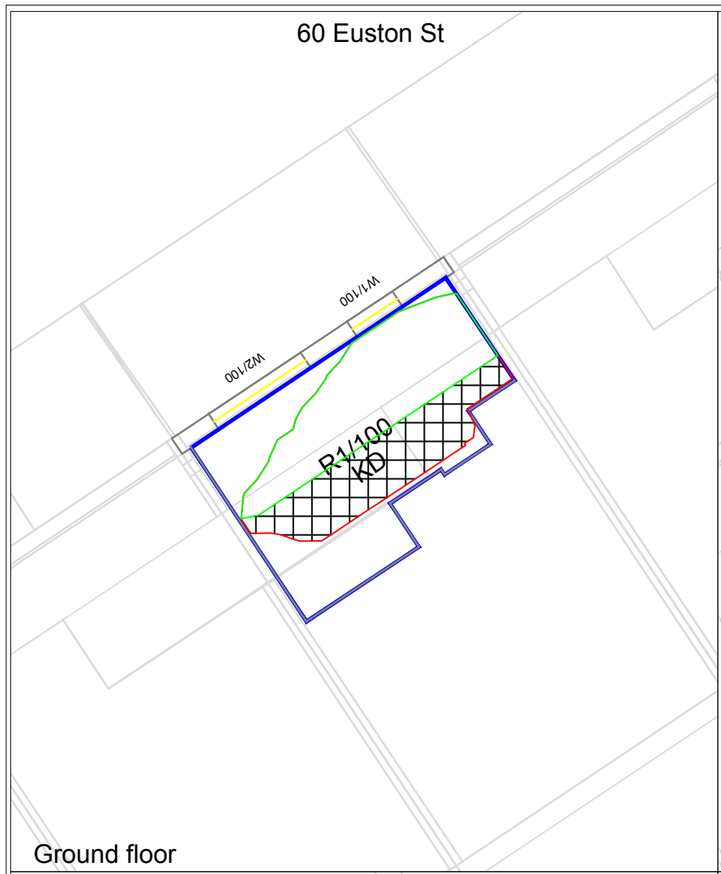
Drawing Title
No Sky Line contours for
62 & 64 Euston Street

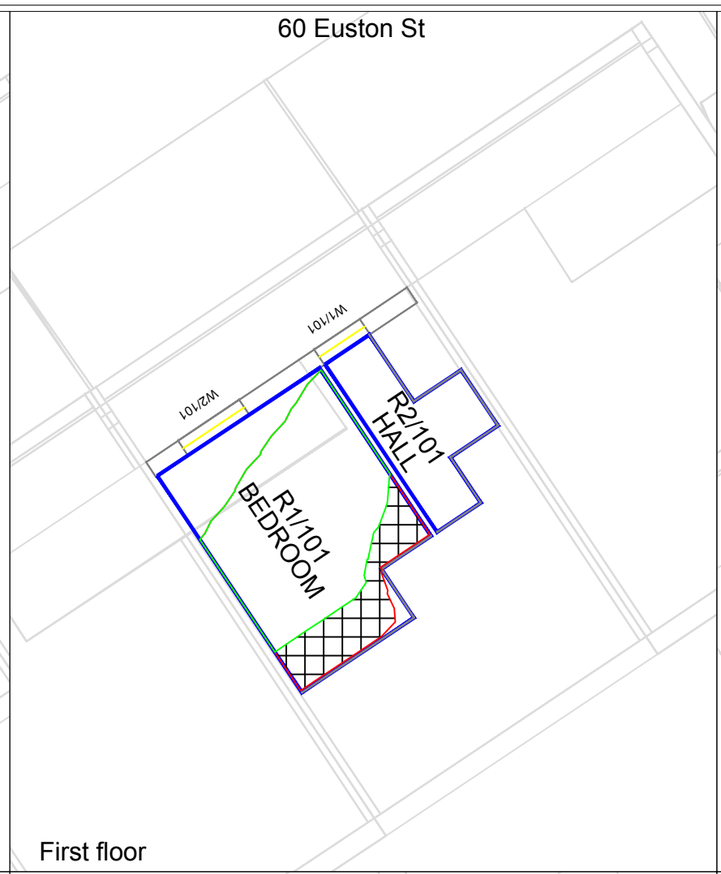
Drawn By	Chk'd By	Scale @ A3	Date
RT		1/100	19 APRIL 2017

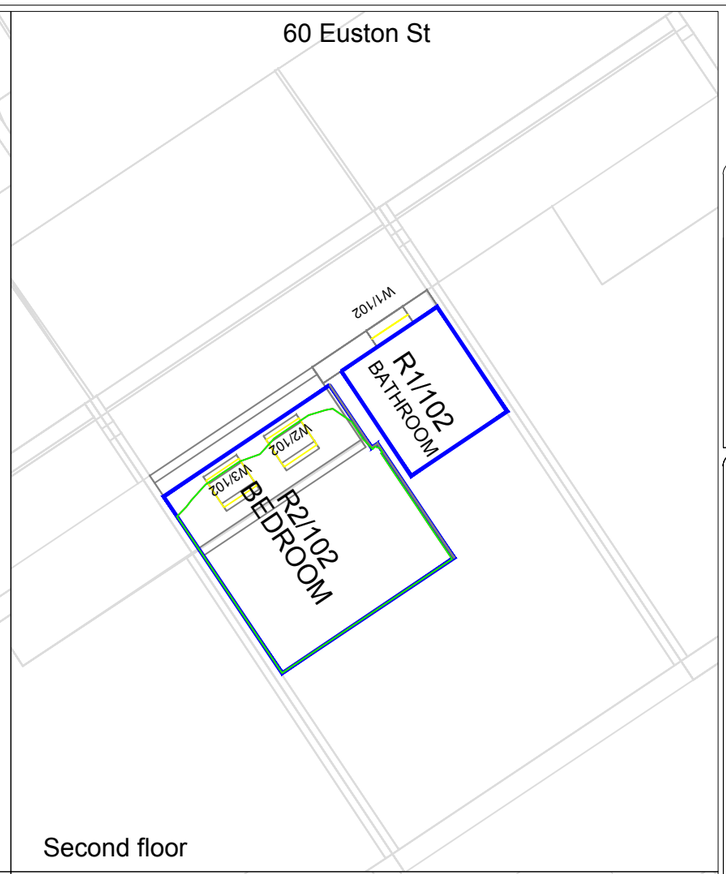
Project No.	Drawing No.	Revision
DR12/31	BRE292	-

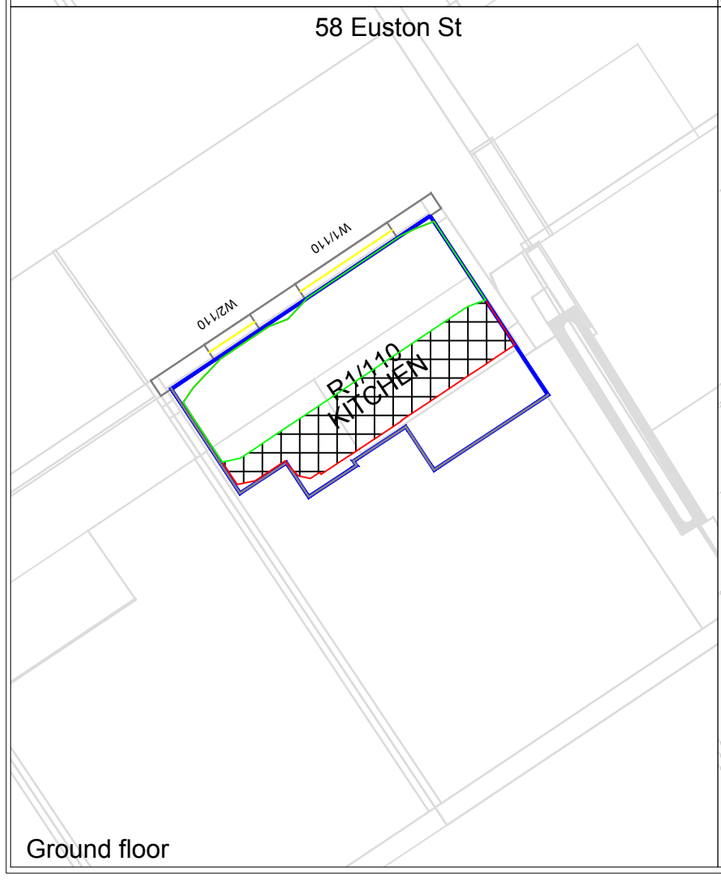
Daylight

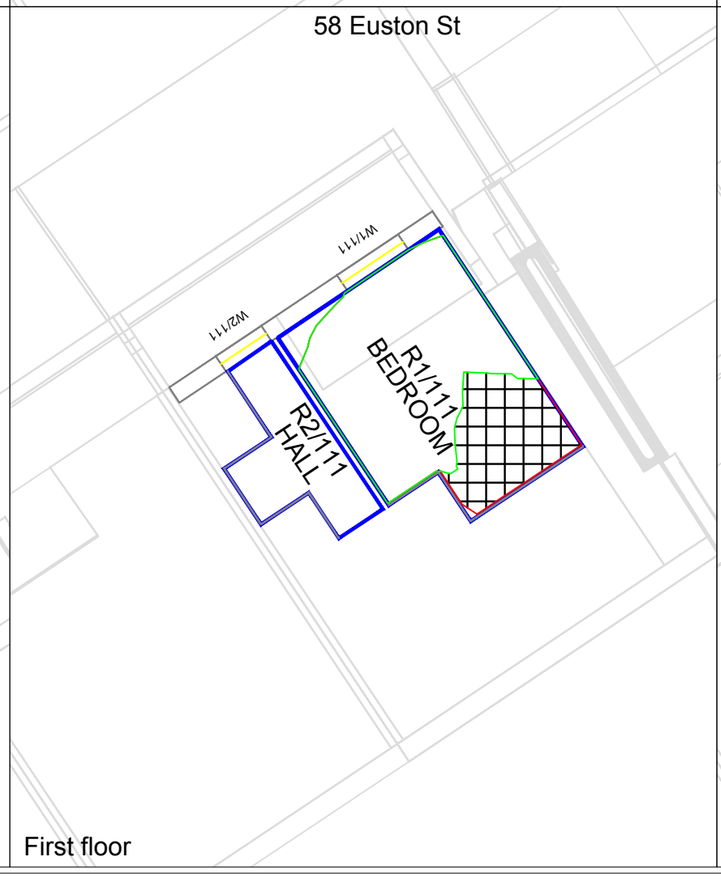
A3

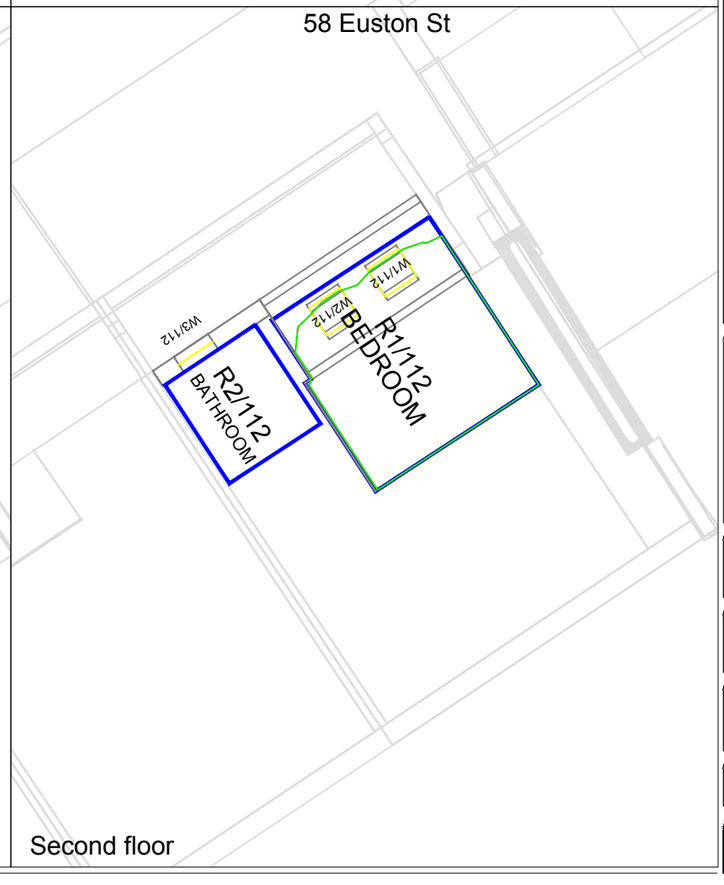






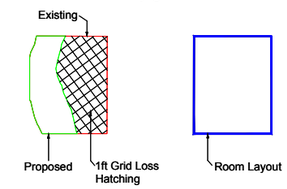






Legend

Daylight



Sources of Information

EXISTING BUILDING
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

SURROUNDING BUILDINGS
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

ROOM LAYOUTS ESTIMATED

PROPOSED BUILDING
INFO 23 MARCH 2017
2049_3D_11_Drummond Street_127 Scheme_20170323.dwg

GVA
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GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Drummond Street
London

Client
Mr L Krendel

Drawing Title
No Sky Line contours for
58 & 60 Euston Street

Drawn By	Chk'd By	Scale @ A3	Date
RT		1/100	19 APRIL 2017

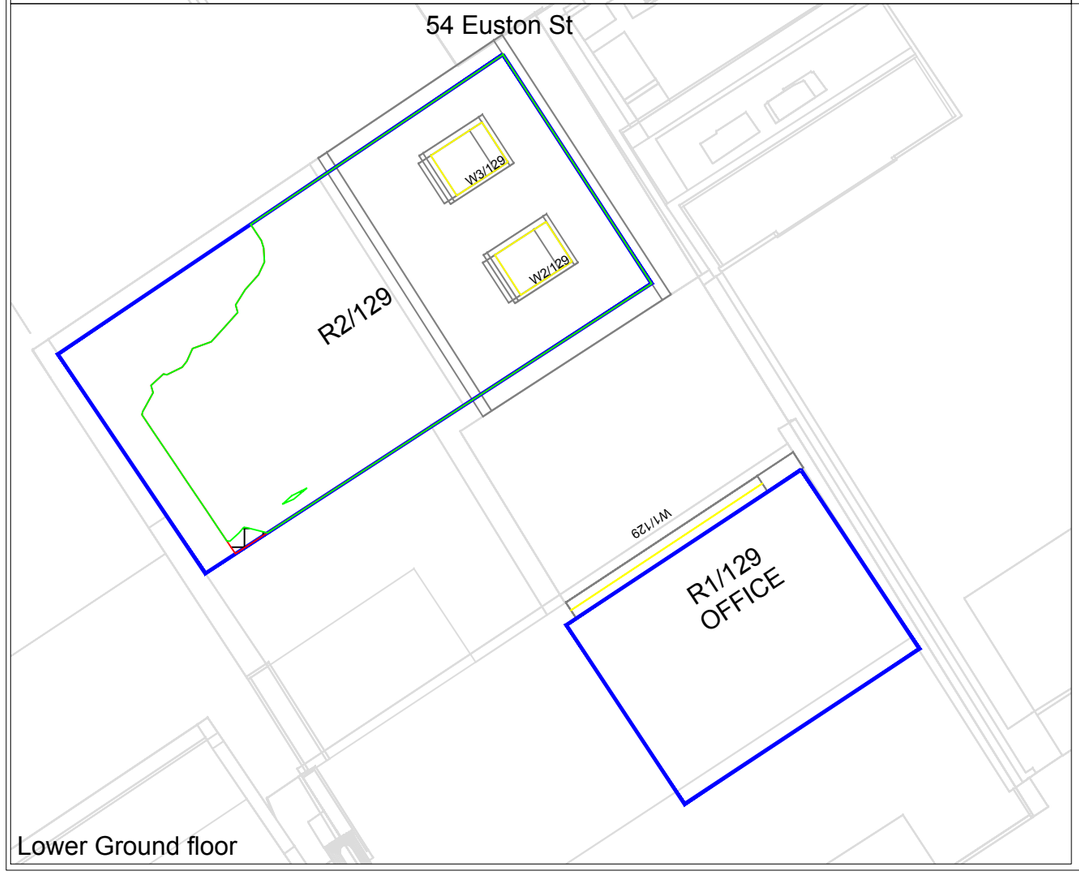
Project No.	Drawing No.	Revision
DR12/31	BRE293	-

Daylight

A3

First floor

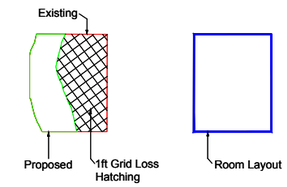
Second floor



Lower Ground floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

SURROUNDING BUILDINGS
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

ROOM LAYOUTS ESTIMATED

PROPOSED BUILDING
INFO 23 MARCH 2017
2049_3D_11_Drummond Street_127 Scheme_20170323.dwg

GVA
An APLEONA company

08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Drummond Street
London

Client
Mr L Krendel

Drawing Title
No Sky Line contours for
54 & 56 Euston Street

Drawn By	Chk'd By	Scale @ A3	Date
RT		1/100	19 APRIL 2017

Project No.	Drawing No.	Revision
DR12/31	BRE294	-

Daylight

A3

Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Ground floor

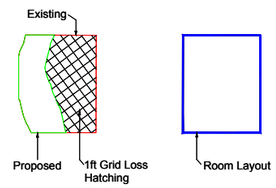
First floor

Second floor

Third floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

SURROUNDING BUILDINGS
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

ROOM LAYOUTS ESTIMATED

PROPOSED BUILDING
INFO 23 MARCH 2017
2049_3D_11_Drummond Street_127 Scheme_20170323.dwg

GVA
An APLEONA company
08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name
Drummond Street
London

Client
Mr L Krendel

Drawing Title
No Sky Line contours for
14 & 15 Melton Street

Drawn By	Chk'd By	Scale @ A3	Date
RT			19 APRIL 2017

Project No.	Drawing No.	Revision
DR12/31	BRE/295	-

Daylight

A3

DR12 - DRUMMOND STREET
19-Apr-17
JOB 31 - DAYLIGHT RESULTS - 127 SCHEME

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
59 Cobourg Street	**DR12/31/BRE/290**									
Gnd Floor										
R2/10		W2/10	6.50	3.63	44.15%	0.31	0.16	49.84%	12.33%	-27.82%
1st Floor										
R1/11	HALL	W3/11	15.42	3.07	80.09%	2.29	0.90	60.78%	67.28%	32.09%
R3/11		W2/11	27.43	10.32	62.38%	0.99	0.56	43.06%	38.22%	54.69%
R3/12		W2/12	34.16	19.80	42.04%	0.78	0.54	30.82%	66.06%	21.26%
61 Cobourg Street	**DR12/31/BRE/290**									
Gnd Floor										
R1/10		W1/10	6.75	10.31	-52.74%	0.35	0.55	-59.42%	29.21%	-248.51%
1st Floor										
R2/11		W1/11	27.63	18.41	33.37%	1.08	0.85	20.82%	37.93%	58.75%
R1/12	LKD	W1/12	31.44	24.32	22.65%	1.45	1.36	5.81%	95.72%	0.00%
		W3/12	33.54	32.64	>27					
		W4/12	87.71	80.75	>27					
65 Cobourg Street	**DR12/31/BRE/290**									
Gnd Floor										
R1/40		W1/40	7.80	4.75	39.10%	0.43	0.26	38.59%	6.08%	54.82%
R1/41	KITCHEN	W1/41	26.65	21.17	20.56%	0.64	0.57	11.66%	71.16%	20.92%
R1/42		W1/42	32.70	28.26	>27	1.87	1.70	9.24%	90.81%	6.77%
		W2/42	33.99	29.07	>27					
67 Cobourg Street	**DR12/31/BRE/291**									
Gnd Floor										
R1/60	KITCHEN	W1/60	8.42	4.74	43.71%	0.57	0.30	47.11%	15.08%	51.33%
R1/61		W1/61	30.74	25.29	17.73%	1.01	0.89	11.89%	76.65%	17.71%
R1/62		W1/62	32.01	29.22	>27	0.90	0.86	4.65%	76.26%	0.00%
69 Cobourg Street	**DR12/31/BRE/291**									
1st Floor										
R1/71		W1/71	14.19	10.30	27.41%	0.45	0.35	22.22%	43.19%	30.26%
R3/71		W3/71	25.95	24.00	7.51%	0.64	0.62	3.74%	74.79%	0.00%
R1/72		W1/72	28.81	25.56	11.28%	1.88	1.72	8.35%	98.37%	0.00%
R3/72		W3/72	26.51	25.09	5.36%	0.97	0.95	1.86%	93.63%	0.00%
R4/72		W4/72	31.66	29.91	>27	1.95	1.87	3.90%	97.75%	0.00%
64 Euston Street	**DR12/31/BRE/292**									
Gnd Floor										
R1/80		W1/80	69.35	64.13	>27	0.30	0.29	4.97%	100.00%	0.00%
R2/81	BEDROOM	W2/81	28.51	23.12	18.91%	1.15	0.98	15.07%	70.93%	25.06%
R2/82	BEDROOM	W2/82	49.80	45.02	>27	1.55	1.43	7.42%	90.48%	0.40%
		W3/82	50.77	46.13	>27					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
62 Euston Street DR12/31/BRE/292										
Gnd Floor										
R1/90	KD	W1/90	19.41	15.05	22.46%	2.06	1.72	16.39%	55.81%	31.82%
		W2/90	21.82	17.23	21.04%					
R1/91	BEDROOM	W1/91	31.39	25.36	19.21%	1.25	1.06	15.87%	66.10%	31.46%
R1/92	BEDROOM	W1/92	57.87	52.39	>27	1.59	1.45	8.64%	91.12%	0.50%
		W2/92	53.33	47.93	>27					
60 Euston Street DR12/31/BRE/293										
Gnd Floor										
R1/100	KD	W1/100	22.05	17.50	20.63%	0.50	0.41	18.29%	38.23%	41.11%
R1/101	BEDROOM	W1/101	30.81	24.34	21.00%	1.08	0.90	17.25%	63.38%	22.69%
R2/102	BEDROOM	W2/102	53.67	48.13	>27	1.68	1.53	8.77%	91.48%	0.00%
		W3/102	58.30	52.76	>27					
58 Euston Street DR12/31/BRE/293										
Gnd Floor										
R1/110	KITCHEN	W1/110	17.88	14.68	17.90%	2.06	1.76	14.65%	51.60%	35.98%
		W2/110	21.78	17.45	19.88%					
R1/111	BEDROOM	W1/111	30.27	23.83	21.28%	1.23	1.02	17.03%	70.36%	26.65%
R1/112	BEDROOM	W1/112	57.05	52.16	>27	1.78	1.64	7.70%	90.84%	0.00%
		W2/112	52.83	47.78	>27					
56 Euston Street DR12/31/BRE/294										
1st Floor										
R1/121	LIVING	W1/121	11.96	11.31	5.43%	14.85	13.65	8.06%	99.93%	0.00%
		W2/121	30.79	23.76	22.83%					
		W3/121	72.36	68.76	>27					
R1/122		W2/122	33.29	29.16	>27	3.75	3.36	10.45%	99.02%	0.09%
54 Euston Street DR12/31/BRE/294										
Base Floor										
R2/129		W2/129	37.68	32.18	>27	0.43	0.38	9.88%	83.71%	0.46%
		W3/129	36.31	28.22	>27					
14 Melton Street DR12/31/BRE/295										
Gnd Floor										
R1/150		W1/150	12.37	9.41	23.93%	0.85	0.69	19.48%	37.75%	33.07%
1st Floor										
R1/151		W1/151	18.74	15.70	16.22%	1.34	1.19	11.36%	61.92%	36.25%
2nd Floor										
R1/152		W1/152	28.59	23.58	17.52%	1.88	1.63	13.47%	97.24%	0.00%
3rd Floor										
R1/153		W1/153	33.14	29.73	>27	1.05	0.95	8.89%	96.03%	0.00%
15 Melton Street DR12/31/BRE/295										
Gnd Floor										
R1/170		W1/170	11.18	11.11	0.63%	0.84	0.82	2.40%	68.38%	-56.48%
1st Floor										
R1/171		W1/171	18.06	16.83	6.81%	1.18	1.10	6.04%	77.03%	4.25%
2nd Floor										
R1/172		W1/172	30.96	25.58	17.38%	1.24	1.06	14.41%	92.41%	4.21%
3rd Floor										
R1/173		W1/173	35.48	31.10	>27	0.90	0.80	11.18%	90.81%	5.76%

DR12 - DRUMMOND STREET
19-Apr-17
JOB 31 - SUNLIGHT RESULTS - 127 SCHEME

Available sunlight as a percentage of
annual unobstructed total (1486.0 Hrs)

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
61 Cobourg Street DR12/31/BRE/290										
LKD	W3/12	42.00	20.00	62.00	42.00	20.00	62.00	0.00%	0.00%	0.00%
LKD	W4/12	49.00	6.00	55.00	49.00	6.00	55.00	0.00%	0.00%	0.00%
14 Melton Street DR12/31/BRE/295										
Gnd Floor										
W1/150		15.00	2.00	17.00	7.00	0.00	7.00	53.33%	100.00%	58.82%
1st Floor										
W1/151		20.00	4.00	24.00	16.00	3.00	19.00	20.00%	25.00%	20.83%
2nd Floor										
W1/152		30.00	8.00	38.00	25.00	3.00	28.00	16.67%	62.50%	26.32%
3rd Floor										
W1/153		35.00	13.00	48.00	31.00	11.00	42.00	11.43%	15.38%	12.50%
15 Melton Street DR12/31/BRE/295										
Gnd Floor										
W1/170		12.00	2.00	14.00	11.00	0.00	11.00	8.33%	100.00%	21.43%
1st Floor										
W1/171		27.00	2.00	29.00	21.00	2.00	23.00	22.22%	0.00%	20.69%
2nd Floor										
W1/172		41.00	9.00	50.00	33.00	8.00	41.00	19.51%	11.11%	18.00%
3rd Floor										
W1/173		42.00	18.00	60.00	37.00	15.00	52.00	11.90%	16.67%	13.33%