



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex
SS6 7EW

TEL 0800 197 4836

E-MAIL enquiries@right-of-light.co.uk

WEBSITE www.right-of-light.co.uk

Daylight and Sunlight Study
Bedford House, 21A John Street, London WC1N 2BF

27 January 2017

Right of Light Consulting

Burley House
15-17 High Street
Rayleigh
Essex SS6 7EW

Tel: 0800 197 4836

DAYLIGHT AND SUNLIGHT STUDY
Bedford House, 21A John Street, London WC1N 2BF

CONTENTS

1 EXECUTIVE SUMMARY2

1.1 Overview2

2 INFORMATION SOURCES3

2.1 Documents Considered3

3 METHODOLOGY OF THE STUDY4

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight.....4

3.2 Daylight to Windows4

3.3 Sunlight availability to Windows5

3.4 Overshadowing to Gardens and Open Spaces5

4 RESULTS OF THE STUDY7

4.1 Windows & Amenity Areas Considered.....7

4.2 Numerical Results.....7

4.3 Daylight to Windows7

4.4 Sunlight to Windows7

4.5 Overshadowing to Gardens and Open Spaces8

4.6 Conclusion.....8

5 CLARIFICATIONS9

5.1 General.....9

5.2 Project Specific.....9

APPENDICES

APPENDIX 1 WINDOW KEY

APPENDIX 2 DAYLIGHT AND SUNLIGHT RESULTS

1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Benesto Charity Limited to undertake a daylight and sunlight study of the proposed development at Bedford House, 21A John Street, London WC1N 2BF.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 16 to 21 John Street, 61 & 62 Doughty Street, 7 Roger Street, 1 to 4, 11 to 15 & 22 to 24 John Mews and St George School. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011.
- 1.1.3 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.4 The results confirm that the development will have a low impact on the light receivable by its neighbouring properties. In our opinion there is no daylight or sunlight related reason why planning permission should not be granted for this scheme.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

CG Architects

- 1133/11 – Site Location Plan
- 1113/12 – Lower Ground Floor Plan as Existing
- 1113/13 – Ground Floor Plan as Existing
- 1113/14 – First Floor Plan as Existing
- 1113/15 – Second Floor Plan as Existing
- 1113/16 – Third Floor Plan as Existing
- 1113/17 – Fourth Floor Plan as Existing
- 1113/18 – Fifth Floor Plan as Existing
- 1113/19 – Roof Plan as Existing
- 1113/20 – John Street Elevation as Existing
- 1113/21 – John’s Mews Elevation as Existing
- 1113/22 – Courtyard Elevation North as Existing
- 1113/23 – Lightwell Elevation South as Existing
- 1113/24 – Section AA & Axonometric Projections as Existing
- 1113/25 – Lower Ground Floor Plan as Proposed
- 1113/26 – Ground Floor Plan as Proposed
- 1113/27 – First Floor Plan as Proposed
- 1113/28 – Second Floor Plan as Proposed
- 1113/29 – Third Floor Plan as Proposed
- 1113/30 – Fourth Floor Plan as Proposed
- 1113/31 – Fifth Floor Plan as Proposed
- 1113/32 – Roof Plan as Proposed
- 1113/33 – John Street Elevation as Proposed g
- 1113/34 – John’s Mews Elevation as Proposed
- 1113/35 – Courtyard Elevation North as Proposed
- 1113/36 – Lightwell Elevation South as Proposed
- 1113/37 – Section AA & Axonometric Projections as Proposed

3 METHODOLOGY OF THE STUDY

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight

- 3.1.1 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011. In general, the BRE tests are based on the requirements of the British Standard, BS 8206 Part 2.
- 3.1.2 The discretionary targets set out in the BRE guide are intended to be used flexibly because they are national standards, applicable across rural and urban settings. The targets should therefore not be applied rigidly. The following statement is quoted directly from the BRE guide:
- 3.1.3 "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."

3.2 Daylight to Windows

- 3.2.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

Diffuse daylight calculations should be undertaken to all rooms where daylight is required, including living rooms, kitchens and bedrooms. Usually, if a kitchen is less than 13m², it is considered to be a non-habitable room and the daylight tests need not be applied. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

- 3.2.2 The BRE guide contains two tests which measure diffuse daylight:

3.2.3 Test 1 Vertical Sky Component

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight may be adversely affected if after a

development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.2.4 Test 2 Daylight Distribution

The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.3 Sunlight availability to Windows

3.3.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight.

3.3.2 The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.4 Overshadowing to Gardens and Open Spaces

3.4.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools

-
- Sitting out areas, such as those between non-domestic buildings and in public squares
 - Focal points for views such as a group of monuments or fountains.

3.4.2 The BRE guide recommends that at least 50% of the area of each amenity space listed above 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 sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

4.1.1 Appendix 1 provides a plan and photographs to indicate the positions of the windows analysed in this study.

4.2 Numerical Results

4.2.1 Appendix 2 lists the detailed numerical daylight and sunlight test results. The results are interpreted below.

4.3 Daylight to Windows

4.3.1 All main habitable room windows pass the Vertical Sky Component test with the exception of windows 198, 202 to 204 & 206 to 209 at 1 to 4 Mytre Court and windows 283 & 284 at 23 John Street (192 of the 202 habitable rooms tested or 95% meet the BRE target). However, there are mitigating factors to mention. Firstly, where a window does not meet the minimum VSC target, the results are marginal with before/after ratios of 0.75 and above - against the BRE target of 0.8. Secondly, the BRE guide recognises that a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings, for example in urban areas. We note that the proposed development at 21A John Street is lower than the height and proportions of the neighbouring property at 21 John Street. Finally, the BRE guide is intended to be used flexibly, and given the accessible central location of the site in this instance we are of the opinion that the marginal level of impact is acceptable.

4.3.2 Where applicable, all main habitable rooms pass the Daylight Distribution test.

4.4 Sunlight to Windows

4.4.1 All windows which face within 90 degrees of due south have been tested for direct sunlight. All living room windows pass both the total annual sunlight hours test and the winter sunlight hours test (annual probable sunlight hours between 21 September and 21 March). The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.5 Overshadowing to Gardens and Open Spaces

4.5.1 There are no nearby gardens or amenity areas directly to the north of the development. The proposed development will therefore not create any new areas which receive less than two hours of sunlight on 21 March. The proposed development therefore satisfies the BRE overshadowing to gardens and open spaces requirements.

4.6 Conclusion

4.6.1 The results confirm that the development will have a low impact on the light receivable by its neighbouring properties. In our opinion there is no daylight or sunlight related reason why planning permission should not be granted for this scheme.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 We have undertaken the survey following the guidelines of the RICS publication “Surveying Safely”.
- 5.1.3 We have used our best endeavours to ensure all relevant windows within the neighbouring properties have been identified.
- 5.1.4 Where limited access is available, reasonable assumptions will have been made.
- 5.1.5 We have adopted the conventional approach of assessing all habitable rooms within domestic properties.
- 5.1.6 Right of Light Consulting have endeavoured to include in the report those matters, which they have knowledge of or of which they have been made aware, that might adversely affect the validity of the opinion given.

5.2 Project Specific

- 5.2.1 None.

APPENDICES

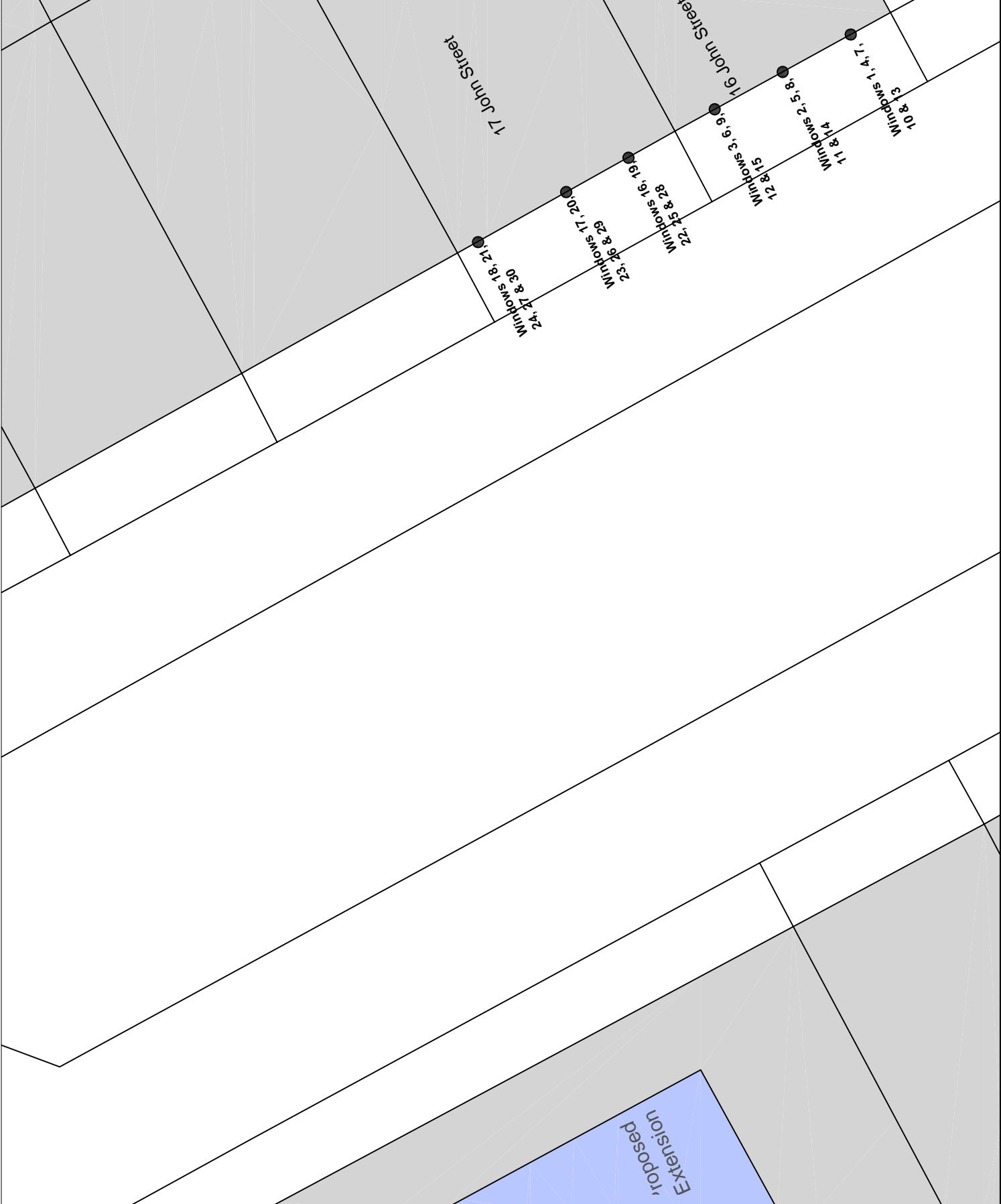
APPENDIX 1

WINDOW KEY

Window Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties



Project Name: **Bedford House, John Street, London**
VCIN 2BF

Drawing Title: **Appendix 1 - Neighbouring Windows**

Scale: **Do not scale**

Drawing No: **1 of 7** Rev: **-**

Date	Drawn by	Checked by

RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW
Tel: 0800 197 4836

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

Window Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties

Project Name: **Bedford House, John Street, London**
 VCIN 2BF


Drawing Title: **Appendix 1 - Neighbouring Windows**

Scale: **Do not scale**

Drawing No: **2 of 7**

Rev: **-**

By: **DATE** / **STATUS** / **REVISION**



RIGHT OF LIGHT CONSULTING
 Chartered Surveyors

Burley House
 15 - 17 High Street
 Rayleigh
 Essex SS6 7EW

Tel: 0800 187 4836

enquiries@right-of-light.co.uk
 www.right-of-light-consulting.com

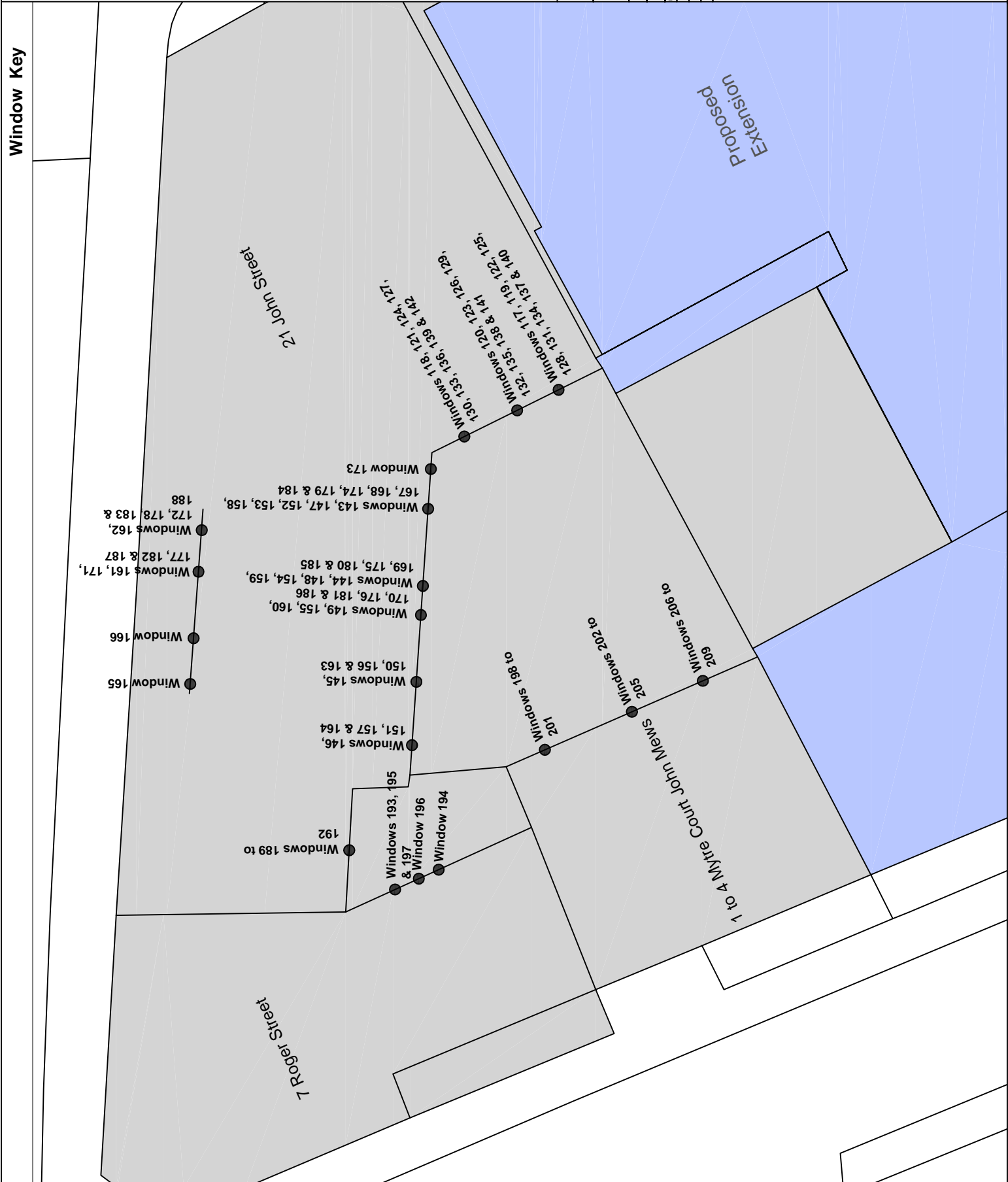


Window Key

Window 1 ● Window reference

Development site

Neighbouring Properties



21 John Street

7 Roger Street

1 to 4 Myre Court John Mews

Proposed Extension

Window Key

RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW
Tel. 0800 197 4836
enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

Project Name: **Bedford House, John Street, London**
VCIN 28F

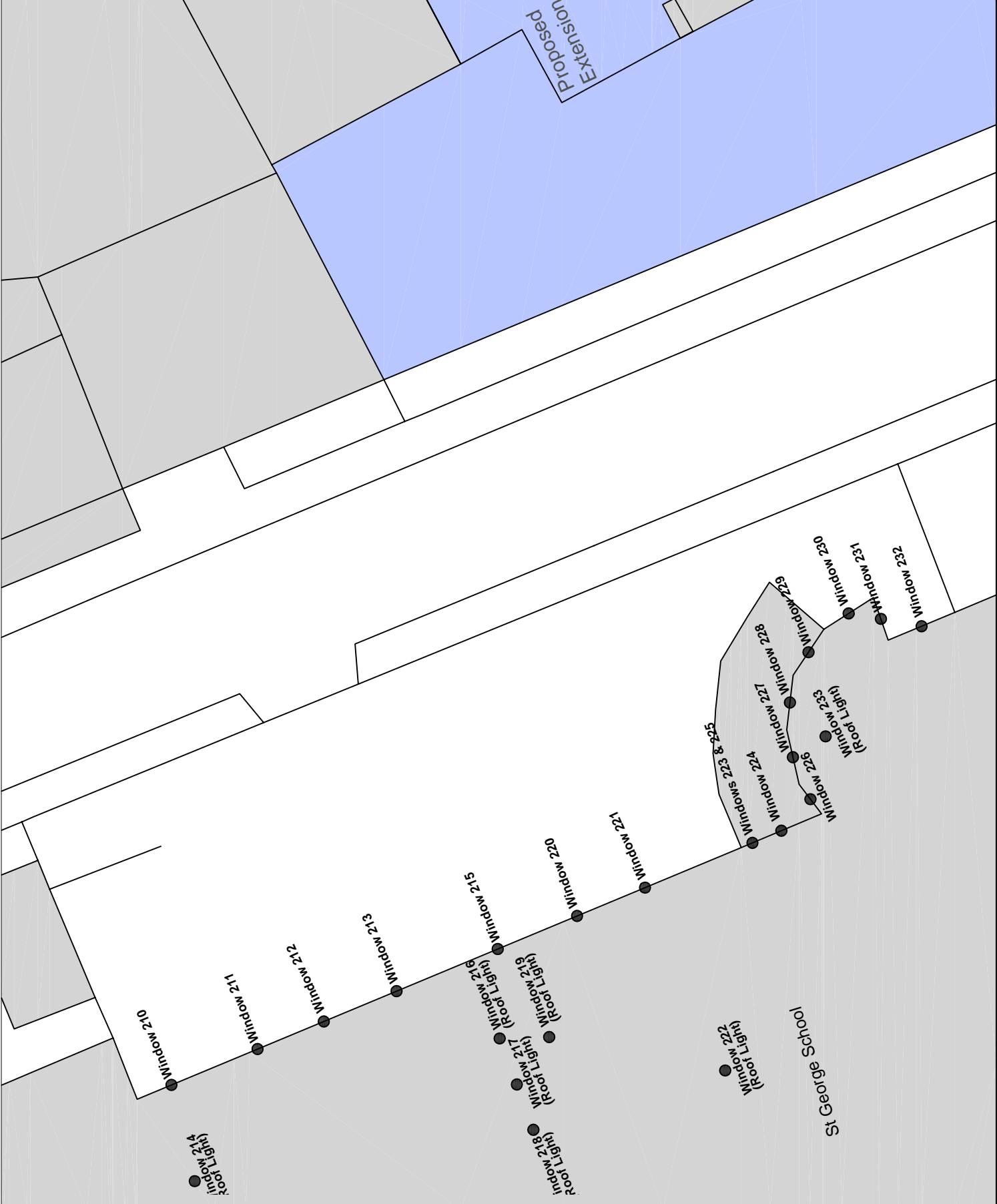
Drawing Title: **Appendix 1 - Neighbouring Windows**

Scale: **Do not scale**

Drawing No: **3 of 7**

Date	Created / Revision	Rev.
		-

Window Key



Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties

Proposed Extension

Project Name: Bedford House, John Street, London
VCIN 28F

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 4 of 7

Rev: -

Date: 04/05/2016

Drawn By: [Name]



RIGHT OF LIGHT CONSULTING
Chartered Surveyors
Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW
Tel: 0800 197 4836
enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

Window Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties



Project Name: **Bedford House, John Street, London**
 VCIN 2BF

Drawing Title: **Appendix 1 - Neighbouring Windows**

Scale: **Do not scale**

Drawing No:	5 of 7	Rev:	-
Year:		Date:	
Drawn by:		Checked by:	

RIGHT OF LIGHT CONSULTING
 Chartered Surveyors

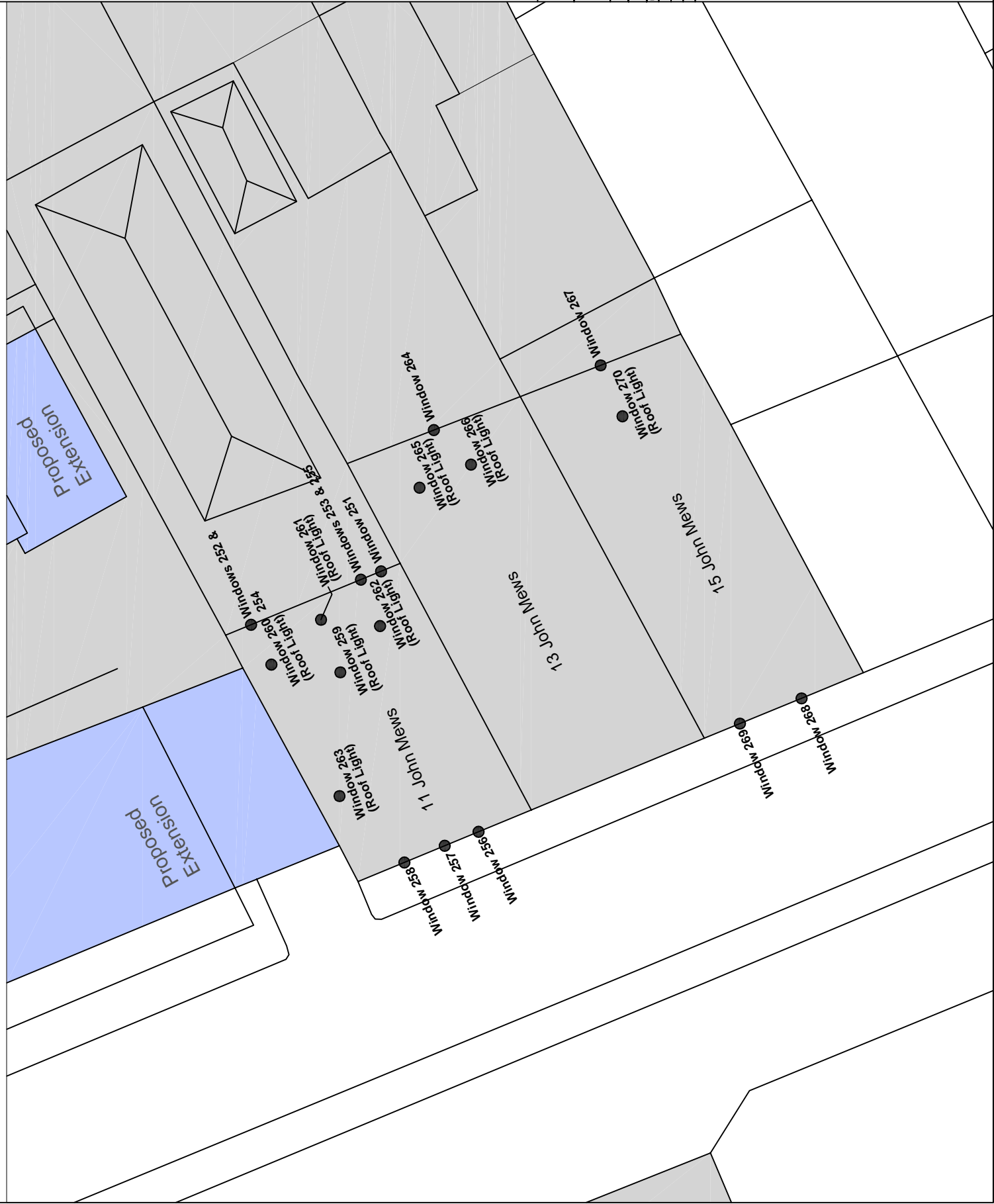
Burley House
 15 - 17 High Street
 Rayleigh
 Essex SS6 7EW
 Tel: 0800 197 4836

enquiries@right-of-light.co.uk
 www.right-of-light-consulting.com

Window Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties



Project Name: Bedford House, John Street, London
VCIN 28F

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 6 of 7

Rev: -

Author: [Blank]

Date: [Blank]

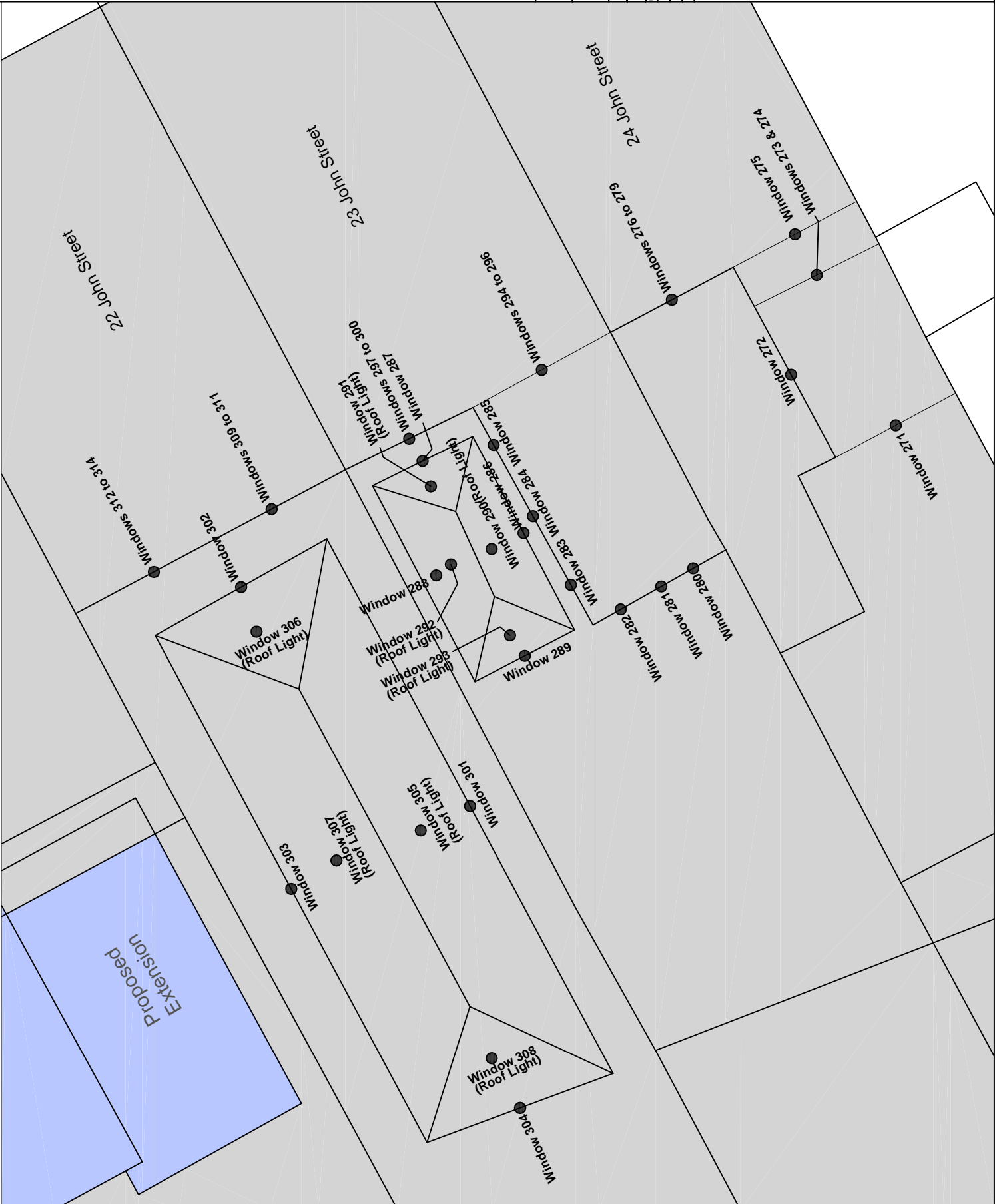
Checked: [Blank]

Drawn: [Blank]



Burley House
15 - 17 High Street
Rayleigh
Essex SS6 7EW
Tel: 0800 197 4836
enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

Window Key



Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties

Project Name: **Bedford House, John Street, London**
 VCIN 28F

Drawing Title: **Appendix 1 - Neighbouring Windows**

Scale: **Do not scale**

Drawing No: **7 of 7**

Rev.	Date	Details of Revision

RIGHT OF LIGHT CONSULTING
 Chartered Surveyors

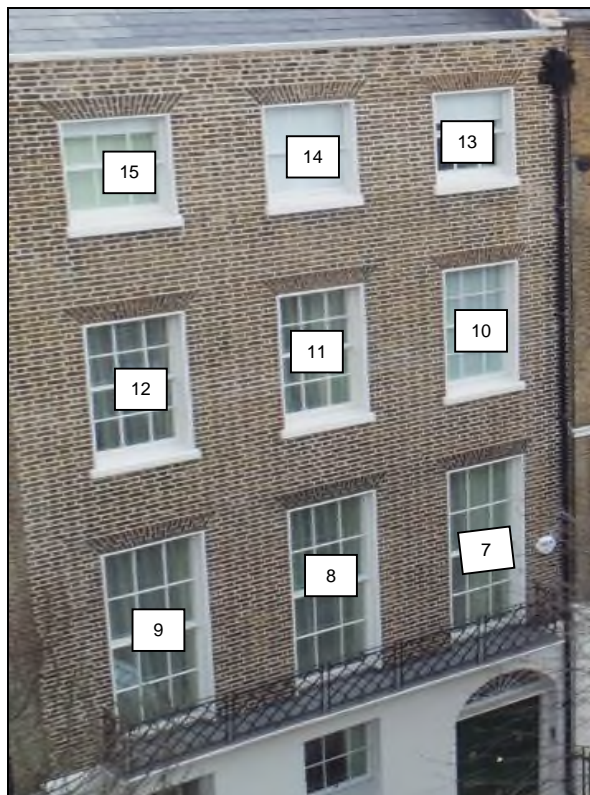
Burley House
 15 - 17 High Street
 Rayleigh
 Essex SS6 7EW
 Tel. 0800 197 4836

enquiries@right-of-light.co.uk
 www.right-of-light-consulting.com

Neighbouring Windows



16 John Street



16 John Street



17 John Street



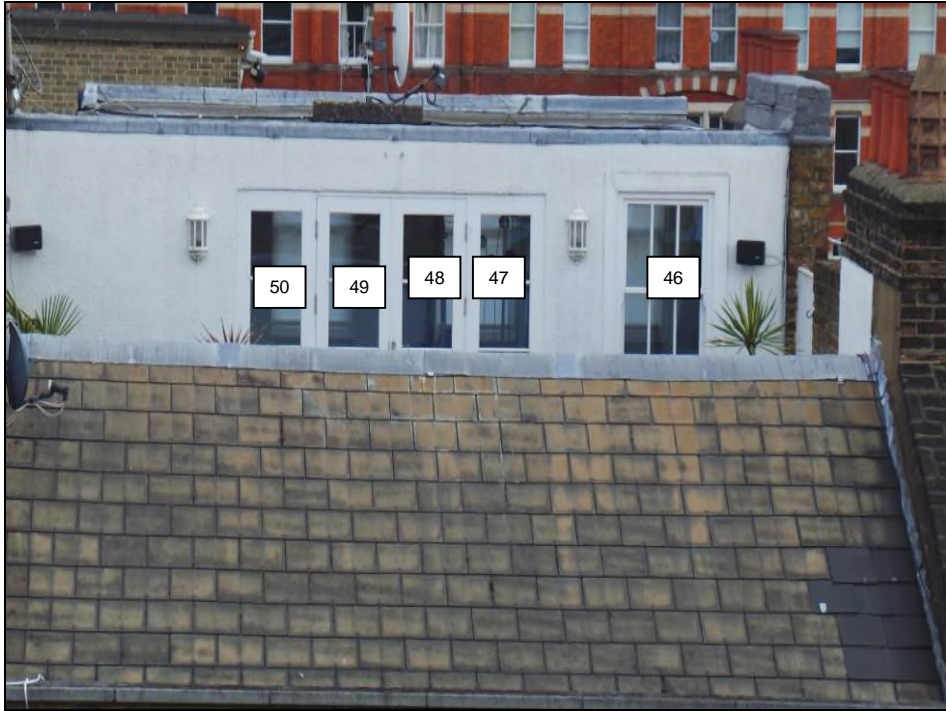
17 John Street



18 John Street



18 John Street



18 John Street



18 John Street



19 John Street



19 John Street



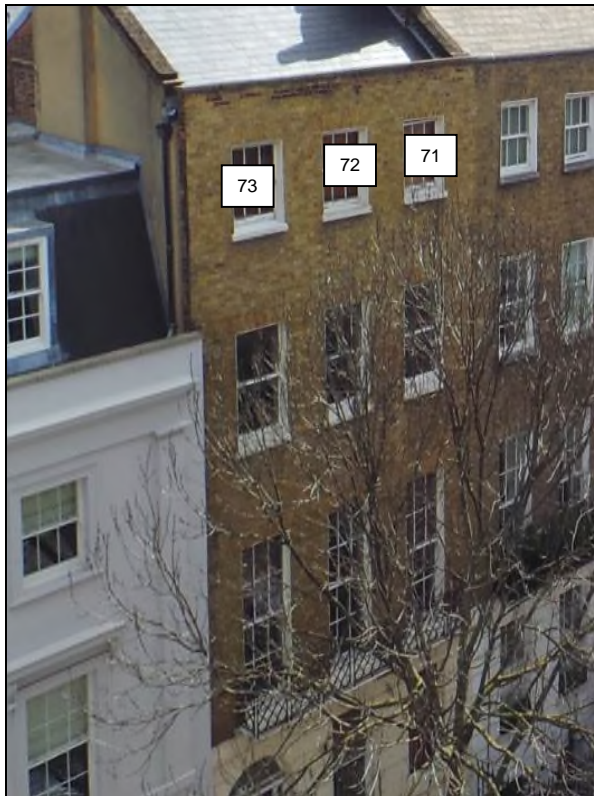
19 John Street



19 John Street



19 John Street



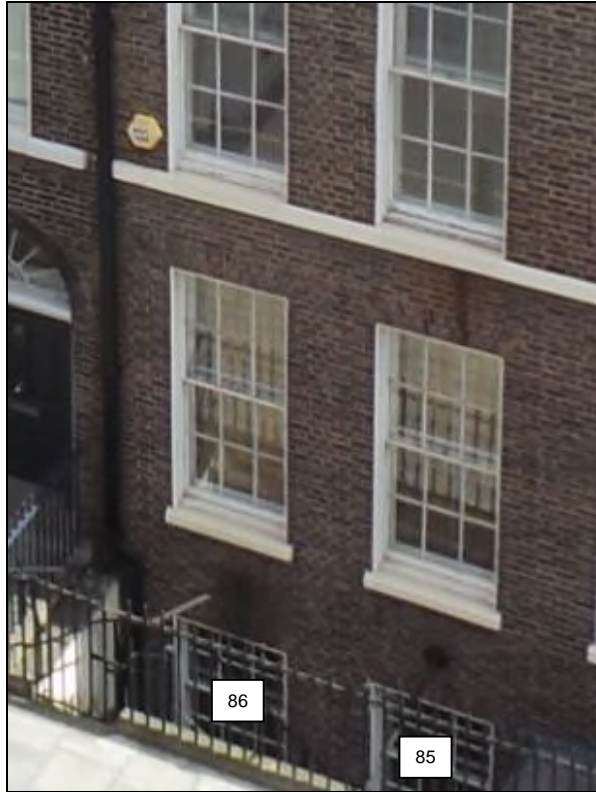
19 John Street



20 John Street



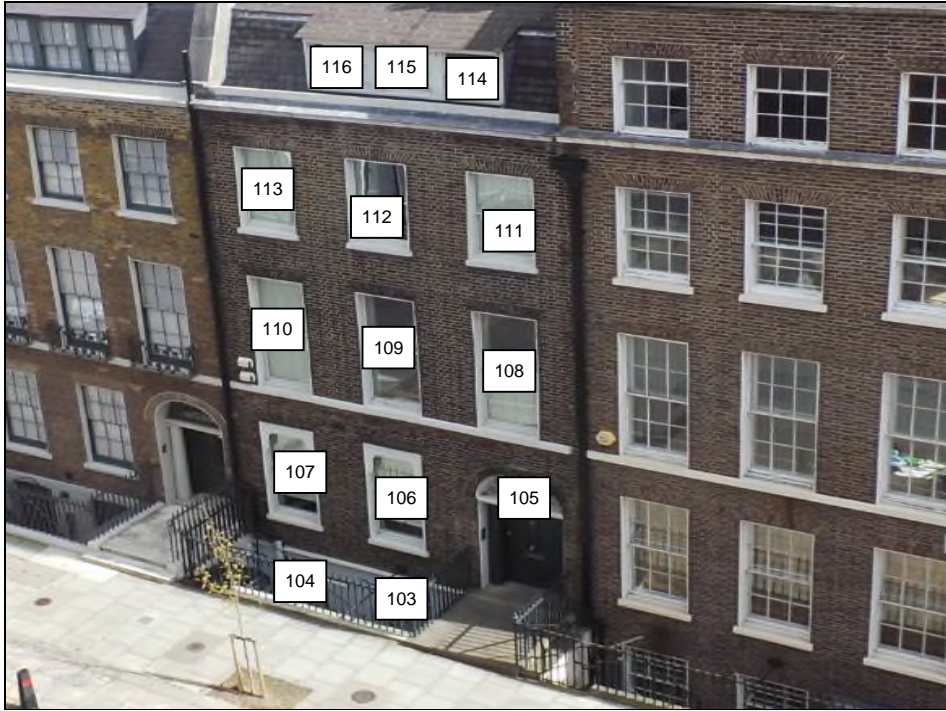
20 John Street



62 Doughty Street



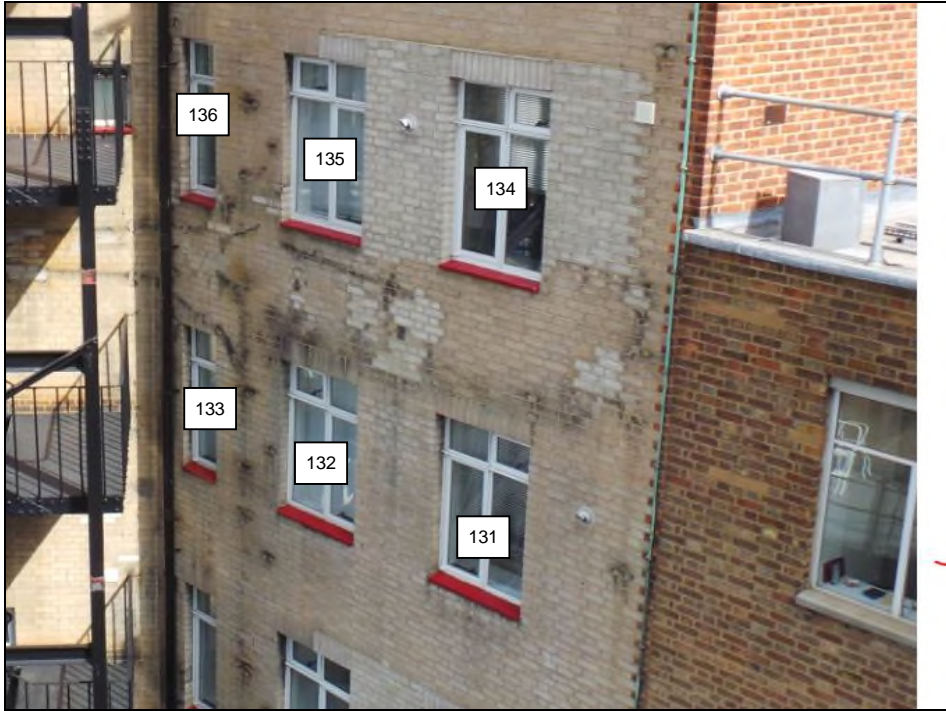
62 Doughty Street



61 Doughty Street



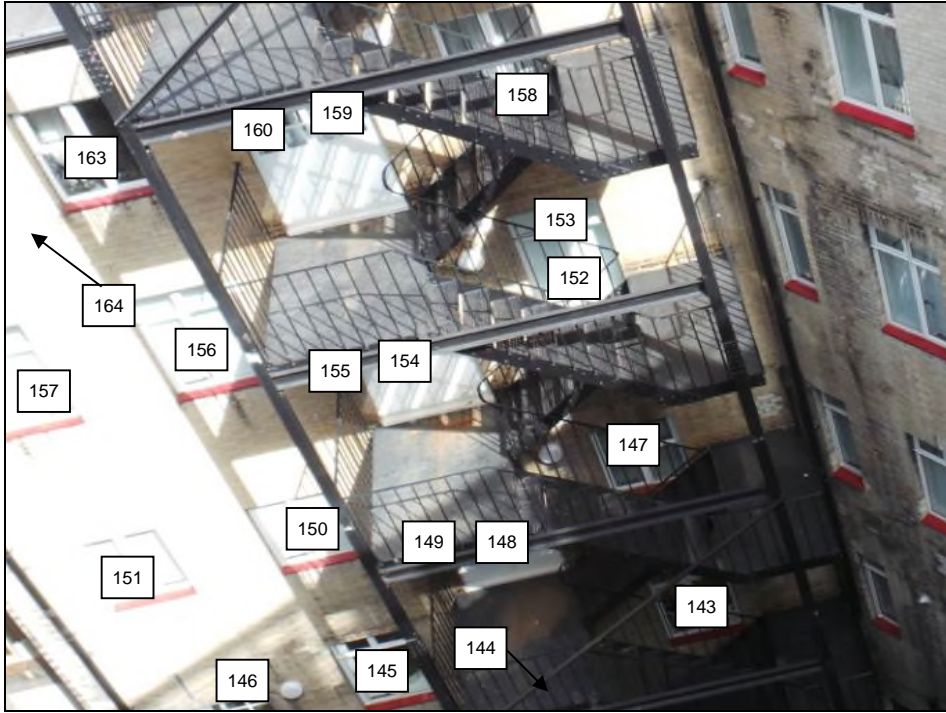
21 John Street



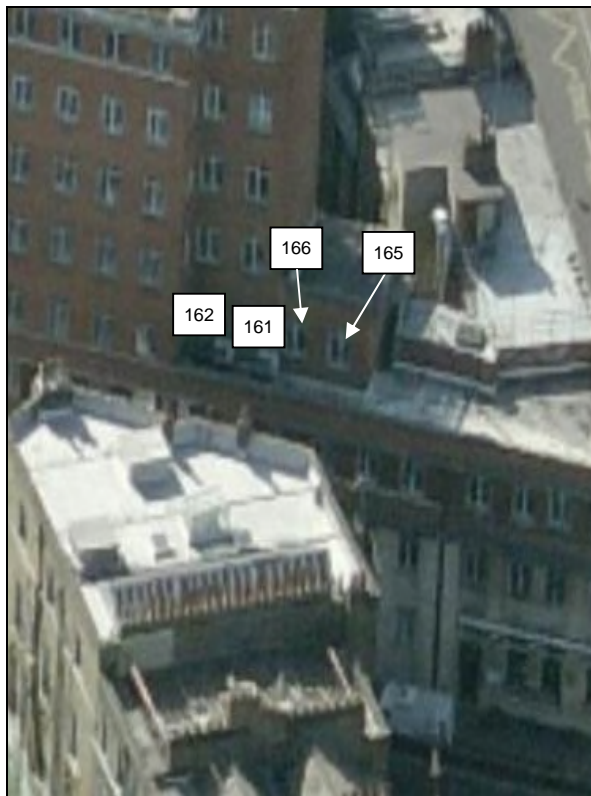
21 John Street



21 John Street



21 John Street



21 John Street



21 John Street



21 John Street



21 John Street



21 John Street



21 John Street



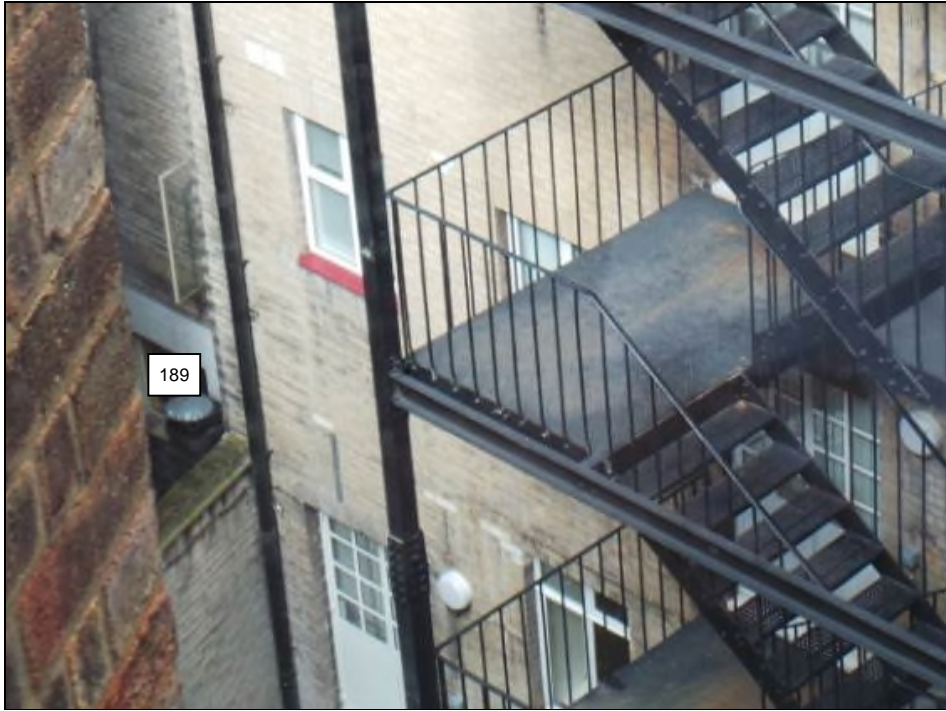
21 John Street



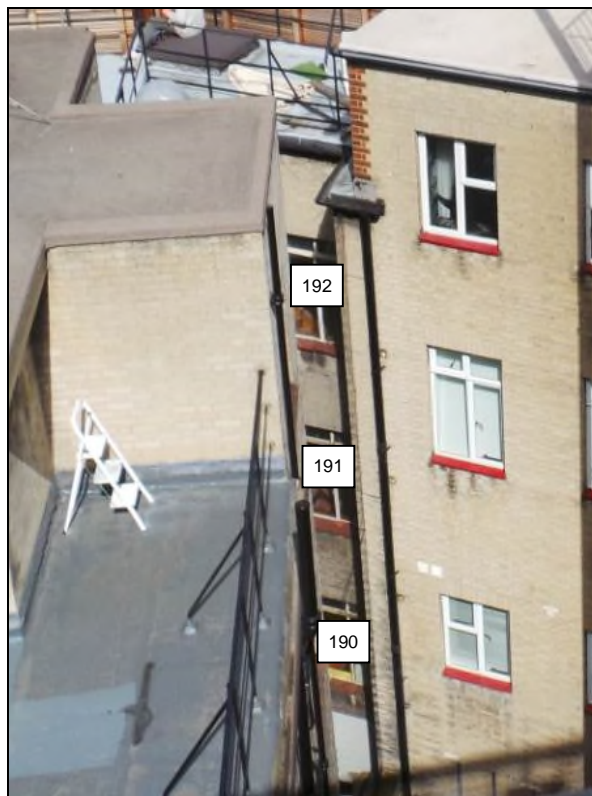
21 John Street



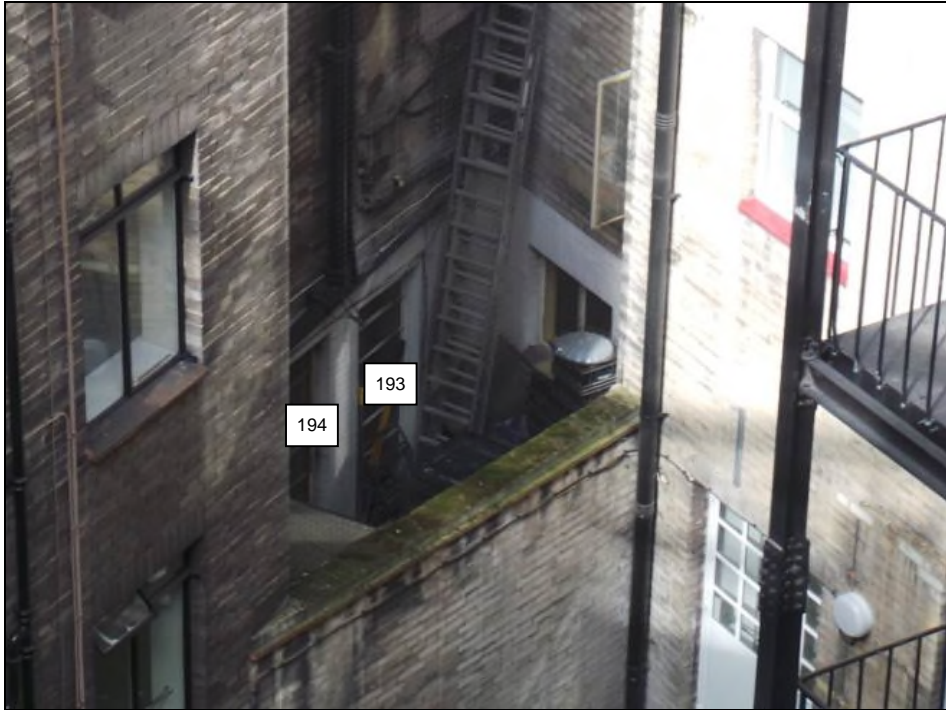
21 John Street



7 Roger Street



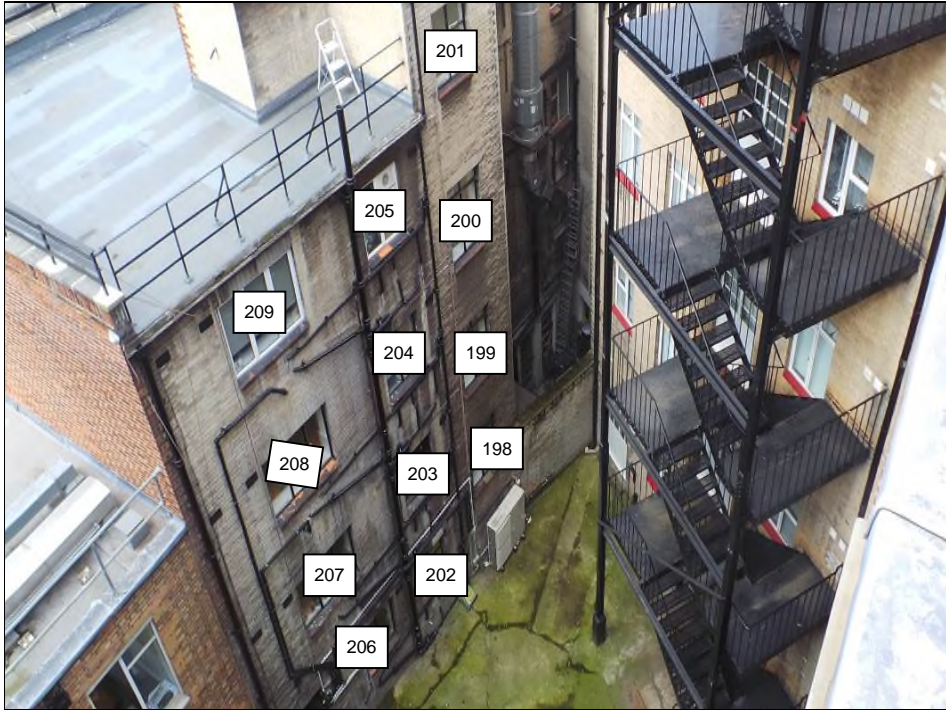
7 Roger Street



7 Roger Street



7 Rogers Street



1 to 4 Myre Court



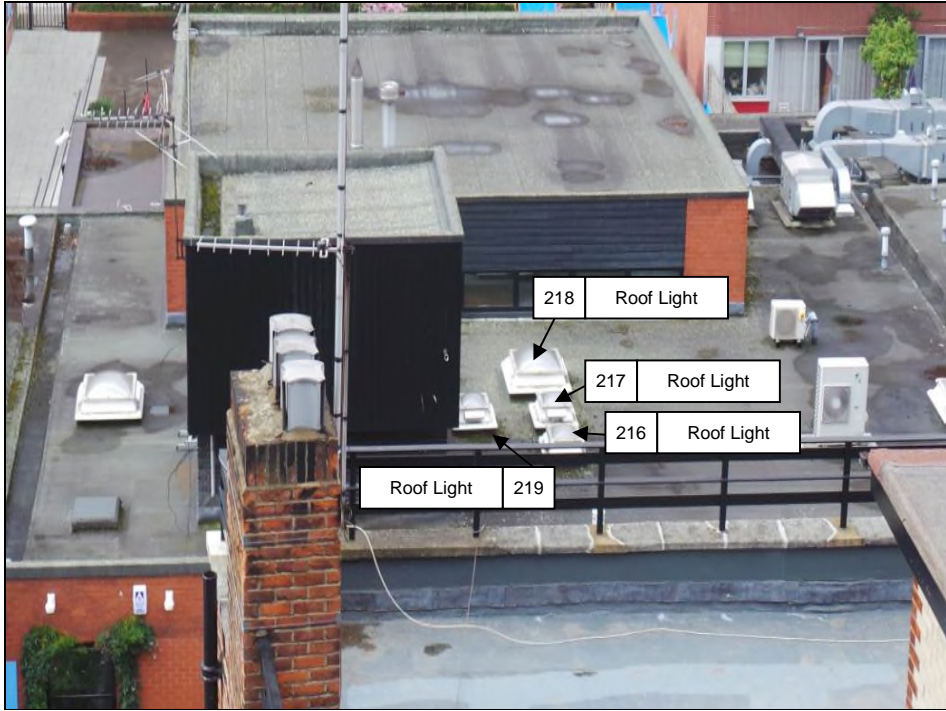
St George School



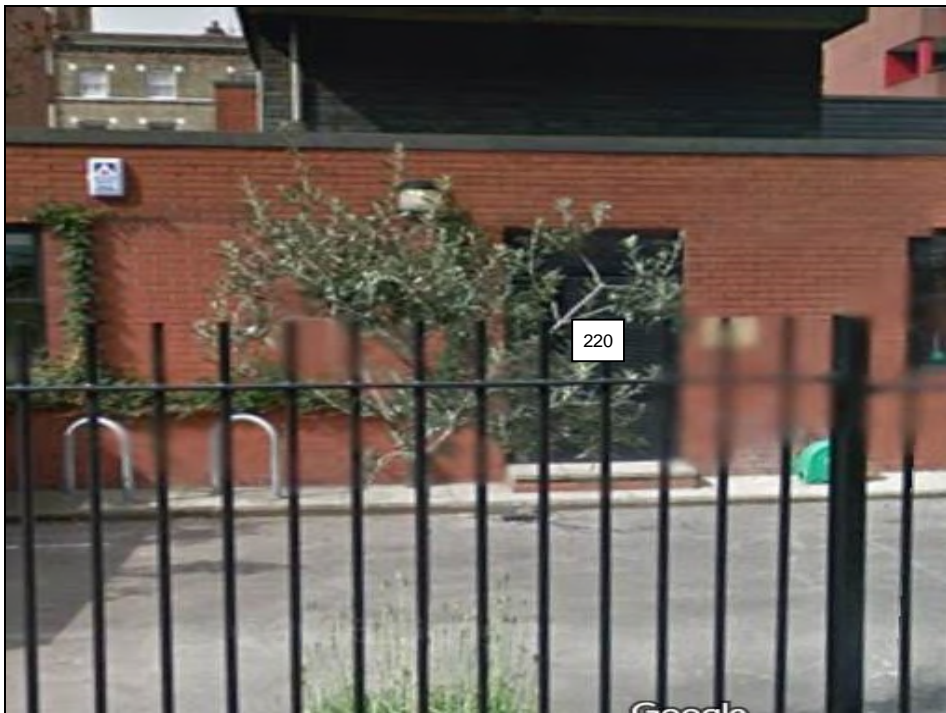
St George School



St George School



St George School



St George School



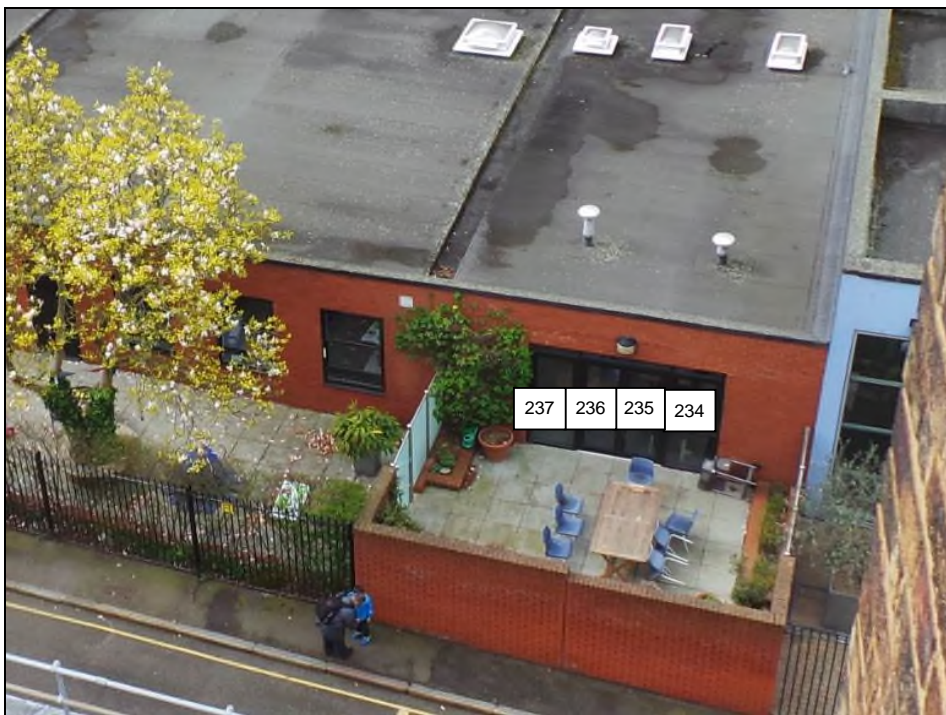
St George School



St George School



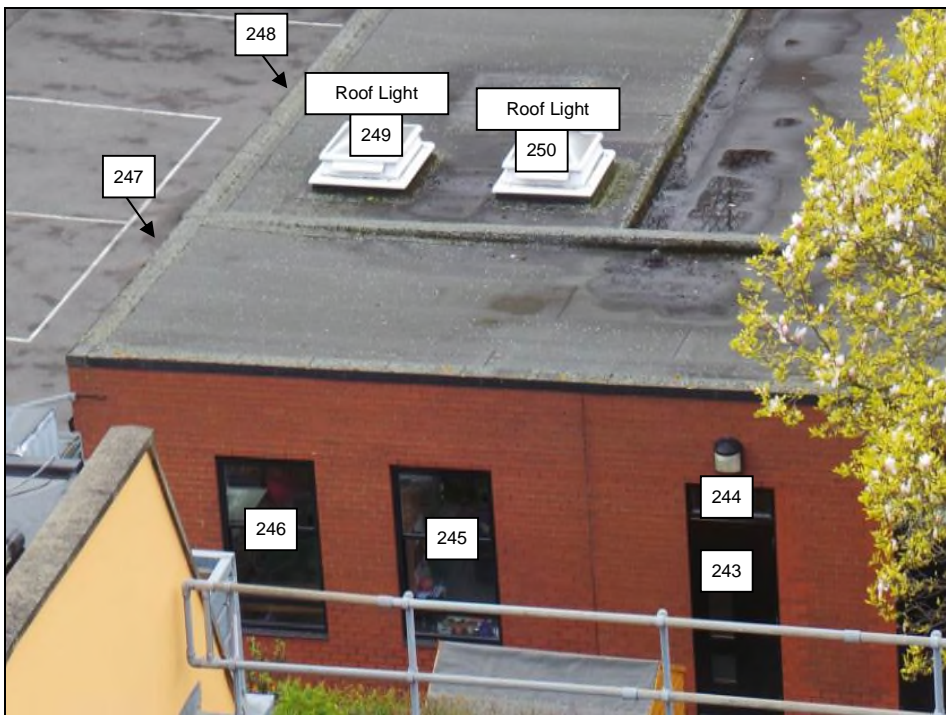
St George School



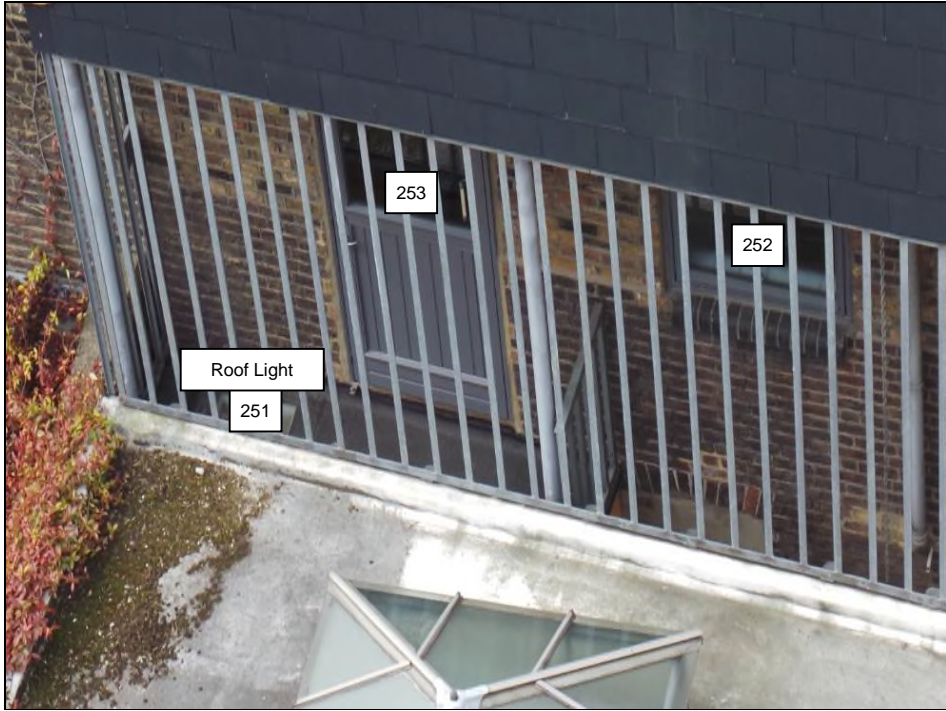
St George School



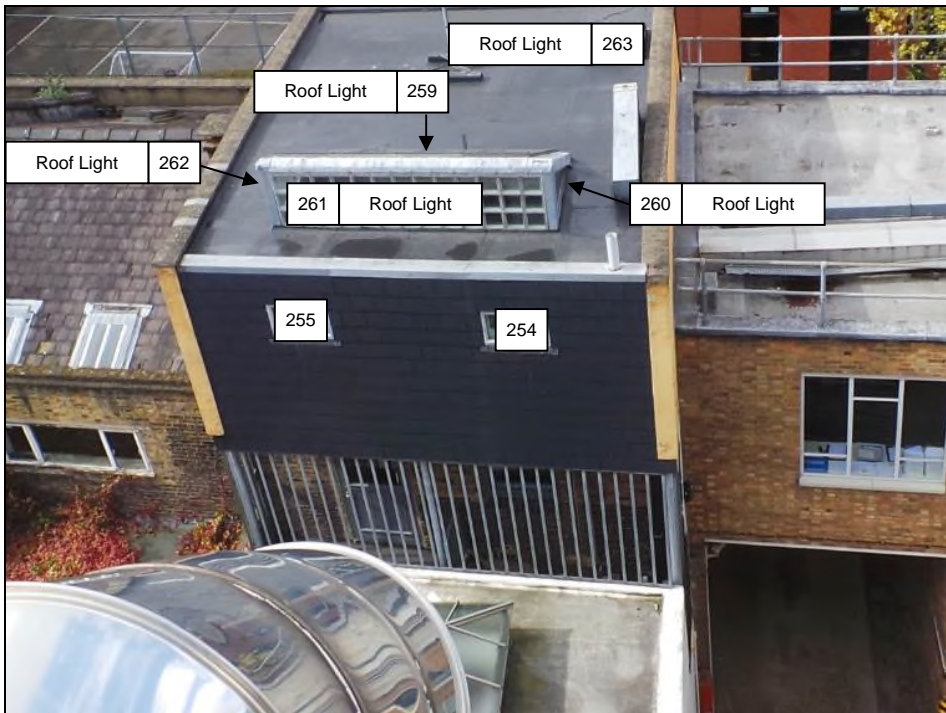
St George School



St George School



11 John Mews



11 John Mews



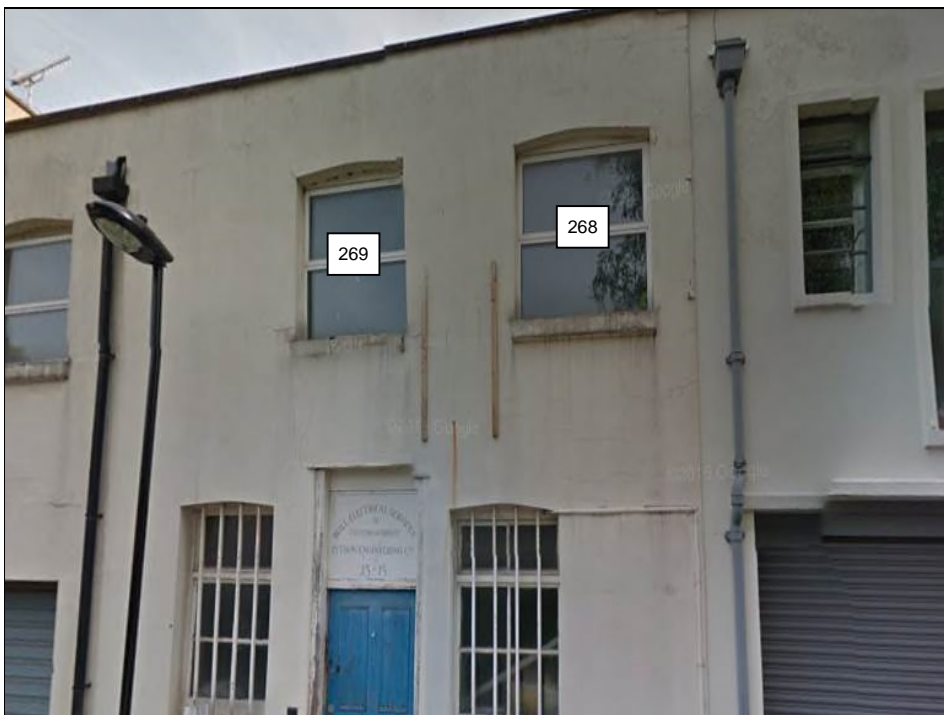
11 John Mews



13 John Mews



15 John Mews



15 John Mews



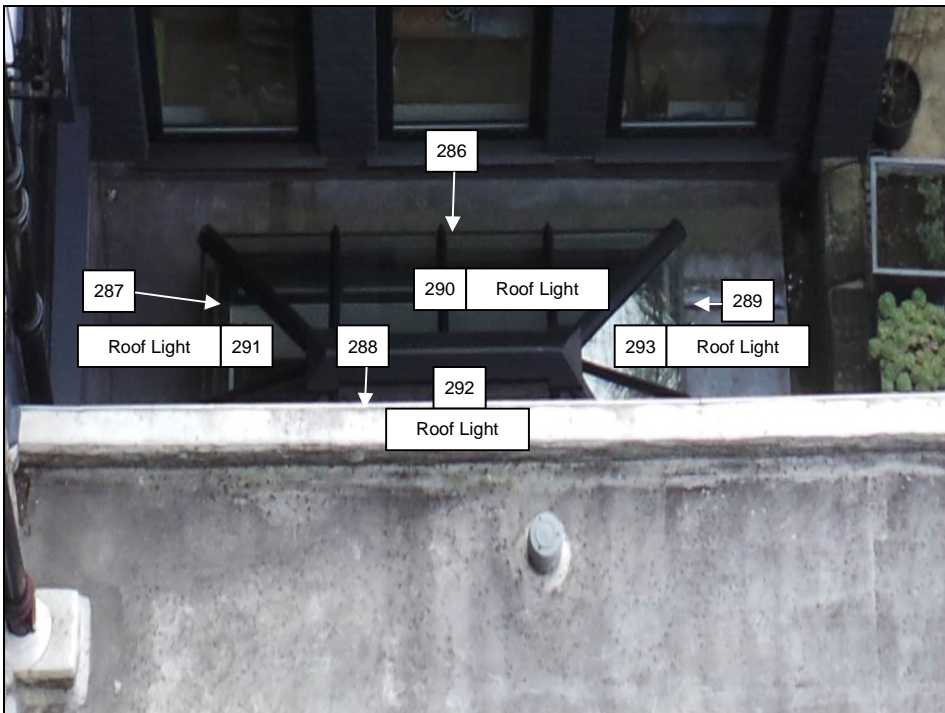
24 John Street



24 John Street



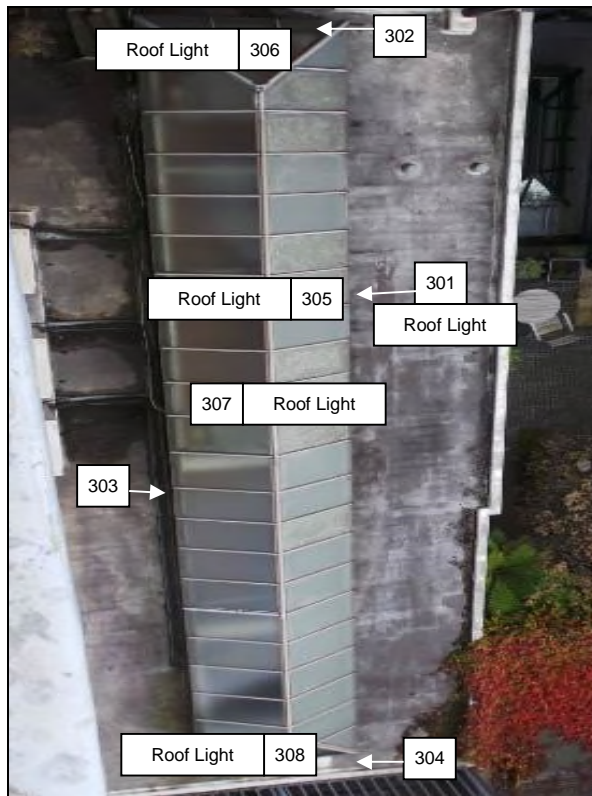
23 John Street



23 John Street



23 John Street



22 John Street



22 John Street

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>16 John Street</u>					
Window 1	Habitable	7.9%	7.9%	0.0%	1.0
Window 2	Habitable	11.0%	11.0%	0.0%	1.0
Window 3	Habitable	14.3%	14.3%	0.0%	1.0
Window 4	Habitable	10.6%	10.4%	0.2%	0.98
Window 5	Habitable	17.3%	17.1%	0.2%	0.99
Window 6	Habitable	18.0%	17.8%	0.2%	0.99
Window 7	Habitable	27.8%	27.6%	0.2%	0.99
Window 8	Habitable	27.7%	27.4%	0.3%	0.99
Window 9	Habitable	27.6%	27.3%	0.3%	0.99
Window 10	Habitable	32.2%	31.8%	0.4%	0.99
Window 11	Habitable	32.1%	31.7%	0.4%	0.99
Window 12	Habitable	32.0%	31.6%	0.4%	0.99
Window 13	Habitable	35.5%	35.0%	0.5%	0.99
Window 14	Habitable	35.5%	34.9%	0.6%	0.98
Window 15	Habitable	35.4%	34.8%	0.6%	0.98
<u>17 John Street</u>					
Window 16	WC	7.9%	7.9%	0.0%	1.0
Window 17	Media Room	10.9%	10.9%	0.0%	1.0
Window 18	Media Room	14.5%	14.5%	0.0%	1.0
Window 19	Habitable	10.2%	9.9%	0.3%	0.97
Window 20	Dining Room	16.9%	16.6%	0.3%	0.98
Window 21	Dining Room	17.6%	17.2%	0.4%	0.98
Window 22	Habitable	27.5%	27.0%	0.5%	0.98
Window 23	Habitable	27.3%	26.8%	0.5%	0.98
Window 24	Habitable	27.1%	26.6%	0.5%	0.98
Window 25	Habitable	31.9%	31.3%	0.6%	0.98
Window 26	Habitable	31.7%	31.1%	0.6%	0.98
Window 27	Habitable	31.6%	30.8%	0.8%	0.97
Window 28	Habitable	35.3%	34.6%	0.7%	0.98
Window 29	Habitable	35.2%	34.4%	0.8%	0.98
Window 30	Habitable	35.0%	34.2%	0.8%	0.98

Appendix 2 - Vertical Sky Component
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>18 John Street</u>					
Window 31	WC	8.3%	8.3%	0.0%	1.0
Window 32	Living Room	11.4%	11.3%	0.1%	0.99
Window 33	Living Room	14.7%	14.7%	0.0%	1.0
Window 34	Habitable	9.7%	9.3%	0.4%	0.96
Window 35	Living Room	16.4%	16.0%	0.4%	0.98
Window 36	Living Room	17.2%	16.7%	0.5%	0.97
Window 37	Living Room	26.9%	26.3%	0.6%	0.98
Window 38	Living Room	26.7%	26.0%	0.7%	0.97
Window 39	Living Room	26.5%	25.8%	0.7%	0.97
Window 40	Bath	31.4%	30.5%	0.9%	0.97
Window 41	Living Room	31.2%	30.2%	1.0%	0.97
Window 42	Living Room	31.0%	29.9%	1.1%	0.96
Window 43	Habitable	34.8%	33.9%	0.9%	0.97
Window 44	Bedroom	34.7%	33.6%	1.1%	0.97
Window 45	Bedroom	34.5%	33.3%	1.2%	0.97
Window 46	Loft	35.1%	34.4%	0.7%	0.98
Window 47	Loft	35.9%	35.2%	0.7%	0.98
Window 48	Loft	36.2%	35.5%	0.7%	0.98
Window 49	Loft	36.3%	35.6%	0.7%	0.98
Window 50	Loft	36.3%	35.6%	0.7%	0.98
Window 51	Loft	39.5%	39.5%	0.0%	1.0
Window 52	Loft	39.5%	39.5%	0.0%	1.0
Window 53	Loft	39.5%	39.5%	0.0%	1.0
Window 54	Loft	39.5%	39.5%	0.0%	1.0
<u>19 John Street</u>					
Window 55	Office	14.5%	14.3%	0.2%	0.99
Window 56	Office	12.4%	12.2%	0.2%	0.98
Window 57	Office	9.4%	9.4%	0.0%	1.0
Window 58	Office	17.0%	16.5%	0.5%	0.97
Window 59	Office	16.0%	15.4%	0.6%	0.96
Window 60	Office	16.9%	16.3%	0.6%	0.96
Window 61	Office	13.7%	13.2%	0.5%	0.96

Appendix 2 - Vertical Sky Component
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 62	Office	8.3%	7.6%	0.7%	0.92
Window 63	Office	26.3%	25.4%	0.9%	0.97
Window 64	Office	26.0%	25.1%	0.9%	0.97
Window 65	Office	25.1%	24.2%	0.9%	0.96
Window 66	Office	32.5%	32.5%	0.0%	1.0
Window 67	Office	30.7%	29.6%	1.1%	0.96
Window 68	Office	30.6%	29.3%	1.3%	0.96
Window 69	Office	30.0%	28.7%	1.3%	0.96
Window 70	Office	35.9%	35.9%	0.0%	1.0
Window 71	Office	34.3%	33.0%	1.3%	0.96
Window 72	Office	34.1%	32.7%	1.4%	0.96
Window 73	Office	34.0%	32.5%	1.5%	0.96
<u>20 John Street</u>					
Window 74	Living Room	16.4%	16.1%	0.3%	0.98
Window 75	Living Room	21.0%	20.4%	0.6%	0.97
Window 76	Living Room	24.4%	23.6%	0.8%	0.97
Window 77	Living Room	28.5%	27.2%	1.3%	0.95
Window 78	Habitable	32.4%	30.9%	1.5%	0.95
Window 79	Habitable	32.4%	30.9%	1.5%	0.95
Window 80	Habitable	36.3%	36.3%	0.0%	1.0
Window 81	Bedroom	18.3%	18.1%	0.2%	0.99
Window 82	Bedroom	21.3%	20.7%	0.6%	0.97
Window 83	Bedroom	24.6%	23.7%	0.9%	0.96
Window 84	Bedroom	28.5%	27.2%	1.3%	0.95
<u>62 Doughty Street</u>					
Window 85	Sitting Room	17.7%	17.6%	0.1%	0.99
Window 86	Sitting Room	17.9%	17.8%	0.1%	0.99
Window 87	Dining Room	19.1%	18.8%	0.3%	0.98
Window 88	Dining Room	22.4%	22.0%	0.4%	0.98
Window 89	Dining Room	22.4%	22.1%	0.3%	0.99
Window 90	Dining Room	22.4%	22.2%	0.2%	0.99
Window 91	Studio	25.0%	24.5%	0.5%	0.98

Appendix 2 - Vertical Sky Component
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 92	Studio	25.6%	25.0%	0.6%	0.98
Window 93	Studio	25.6%	25.1%	0.5%	0.98
Window 94	Studio	25.7%	25.2%	0.5%	0.98
Window 95	Bedroom	30.1%	29.4%	0.7%	0.98
Window 96	Bedroom	28.8%	28.0%	0.8%	0.97
Window 97	Bedroom	28.8%	28.1%	0.7%	0.98
Window 98	Bedroom	28.8%	28.3%	0.5%	0.98
Window 99	Bedroom	33.9%	33.2%	0.7%	0.98
Window 100	Bedroom	31.5%	30.6%	0.9%	0.97
Window 101	Bedroom	31.5%	30.7%	0.8%	0.97
Window 102	Bedroom	31.5%	30.9%	0.6%	0.98
<u>61 Doughty Street</u>					
Window 103	Habitable	18.4%	18.3%	0.1%	0.99
Window 104	Habitable	18.4%	18.4%	0.0%	1.0
Window 105	Habitable	23.3%	23.0%	0.3%	0.99
Window 106	Habitable	22.3%	22.2%	0.1%	1.0
Window 107	Habitable	22.3%	22.1%	0.2%	0.99
Window 108	Habitable	25.8%	25.4%	0.4%	0.98
Window 109	Habitable	25.8%	25.5%	0.3%	0.99
Window 110	Habitable	25.7%	25.4%	0.3%	0.99
Window 111	Habitable	29.0%	28.5%	0.5%	0.98
Window 112	Habitable	29.0%	28.7%	0.3%	0.99
Window 113	Habitable	29.1%	28.8%	0.3%	0.99
Window 114	Habitable	31.7%	31.1%	0.6%	0.98
Window 115	Habitable	31.8%	31.4%	0.4%	0.99
Window 116	Habitable	31.9%	31.5%	0.4%	0.99
<u>21 John Street</u>					
Window 117	Plant Room	6.3%	5.1%	1.2%	0.81
Window 118	Non Habitable	1.8%	1.1%	0.7%	0.61
Window 119	Bedroom	10.6%	8.5%	2.1%	0.8
Window 120	Bedroom	8.4%	6.8%	1.6%	0.81
Window 121 (Secondary)	Bedroom	3.6%	2.6%	1.0%	0.72

Appendix 2 - Vertical Sky Component
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 122	Bedroom	17.0%	14.1%	2.9%	0.83
Window 123	Bedroom	13.7%	11.6%	2.1%	0.85
Window 124 (Secondary)	Bedroom	7.0%	5.6%	1.4%	0.8
Window 125	Bedroom	23.2%	20.4%	2.8%	0.88
Window 126	Bedroom	19.6%	17.5%	2.1%	0.89
Window 127 (Secondary)	Bedroom	12.3%	11.0%	1.3%	0.89
Window 128	Bedroom	28.3%	27.4%	0.9%	0.97
Window 129	Bedroom	24.3%	23.5%	0.8%	0.97
Window 130 (Secondary)	Bedroom	16.7%	16.1%	0.6%	0.96
Window 131	Bedroom	31.1%	30.0%	1.1%	0.96
Window 132	Bedroom	26.4%	25.6%	0.8%	0.97
Window 133	Bedroom	18.0%	17.4%	0.6%	0.97
Window 134	Bedroom	33.6%	32.1%	1.5%	0.96
Window 135	Bedroom	27.8%	27.0%	0.8%	0.97
Window 136	Bedroom	18.9%	18.4%	0.5%	0.97
Window 137	Bedroom	36.2%	35.2%	1.0%	0.97
Window 138	Bedroom	30.2%	29.9%	0.3%	0.99
Window 139	Bedroom	20.7%	20.4%	0.3%	0.99
Window 140	Bedroom	38.2%	38.2%	0.0%	1.0
Window 141	Bedroom	36.2%	36.2%	0.0%	1.0
Window 142	Bedroom	30.8%	30.8%	0.0%	1.0
Window 143	Non Habitable	2.8%	1.6%	1.2%	0.57
Window 144	Non Habitable	0.1%	0.1%	0.0%	1.0
Window 145	Non Habitable	5.1%	4.4%	0.7%	0.86
Window 146	Non Habitable	3.8%	3.3%	0.5%	0.87
Window 147	Non Habitable	5.0%	4.2%	0.8%	0.84
Window 148	Non Habitable	0.6%	0.1%	0.5%	0.17
Window 149	Non Habitable	1.3%	0.8%	0.5%	0.62
Window 150	Non Habitable	8.2%	7.2%	1.0%	0.88
Window 151	Non Habitable	6.5%	5.7%	0.8%	0.88
Window 152	Non Habitable	7.8%	6.4%	1.4%	0.82
Window 153	Non Habitable	5.6%	4.4%	1.2%	0.79
Window 154	Non Habitable	1.7%	0.7%	1.0%	0.41

Appendix 2 - Vertical Sky Component
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 155	Non Habitable	4.4%	3.6%	0.8%	0.82
Window 156	Non Habitable	15.2%	13.9%	1.3%	0.91
Window 157	Non Habitable	12.3%	11.3%	1.0%	0.92
Window 158	Non Habitable	11.5%	10.0%	1.5%	0.87
Window 159	Living/Dining	6.9%	5.9%	1.0%	0.86
Window 160	Living/Dining	9.9%	9.7%	0.2%	0.98
Window 161	Living/Dining	26.3%	26.3%	0.0%	1.0
Window 162	Living/Dining	19.7%	19.7%	0.0%	1.0
Window 163	Living/Dining	25.0%	23.5%	1.5%	0.94
Window 164	Living/Dining	23.5%	22.2%	1.3%	0.94
Window 165	Living/Dining	28.4%	28.4%	0.0%	1.0
Window 166	Living/Dining	27.8%	27.8%	0.0%	1.0
Window 167	Living/Dining	14.3%	12.3%	2.0%	0.86
Window 168	Living/Dining	10.9%	9.1%	1.8%	0.83
Window 169	Living/Dining	7.4%	6.6%	0.8%	0.89
Window 170	Living/Dining	10.4%	10.2%	0.2%	0.98
Window 171	Living/Dining	31.8%	31.8%	0.0%	1.0
Window 172	Living/Dining	22.2%	22.2%	0.0%	1.0
Window 173	Living/Dining	18.3%	16.5%	1.8%	0.9
Window 174	Living/Dining	16.7%	14.8%	1.9%	0.89
Window 175	Living/Dining	8.6%	7.4%	1.2%	0.86
Window 176	Living/Dining	11.4%	10.3%	1.1%	0.9
Window 177	Living/Dining	35.0%	35.0%	0.0%	1.0
Window 178	Living/Dining	24.6%	24.6%	0.0%	1.0
Window 179	Living/Dining	18.8%	17.8%	1.0%	0.95
Window 180	Living/Dining	11.2%	10.2%	1.0%	0.91
Window 181	Living/Dining	14.1%	13.1%	1.0%	0.93
Window 182	Living/Dining	35.4%	35.4%	0.0%	1.0
Window 183	Living/Dining	24.8%	24.8%	0.0%	1.0
Window 184	Living/Dining	31.0%	31.0%	0.0%	1.0
Window 185	Living/Dining	25.1%	25.1%	0.0%	1.0
Window 186	Living/Dining	26.4%	26.4%	0.0%	1.0
Window 187	Living/Dining	37.7%	37.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 188	Living/Dining	27.2%	27.2%	0.0%	1.0
<u>7 Roger Street</u>					
Window 189	Habitable	2.1%	1.9%	0.2%	0.9
Window 190	Habitable	2.3%	2.2%	0.1%	0.96
Window 191	Habitable	4.5%	4.3%	0.2%	0.96
Window 192	Habitable	11.6%	11.4%	0.2%	0.98
Window 193	Habitable	1.6%	1.3%	0.3%	0.81
Window 194	Habitable	1.6%	1.3%	0.3%	0.81
Window 195	Habitable	3.2%	2.8%	0.4%	0.88
Window 196	Habitable	3.8%	3.4%	0.4%	0.89
Window 197	Habitable	8.1%	7.7%	0.4%	0.95
<u>1 to 4 Mytre Court</u>					
Window 198	Habitable	2.7%	2.1%	0.6%	0.78
Window 199	Habitable	4.1%	3.3%	0.8%	0.8
Window 200	Habitable	6.1%	5.0%	1.1%	0.82
Window 201	Habitable	10.1%	8.7%	1.4%	0.86
Window 202	Habitable	2.6%	2.0%	0.6%	0.77
Window 203	Habitable	3.8%	3.0%	0.8%	0.79
Window 204	Habitable	5.6%	4.4%	1.2%	0.79
Window 205	Habitable	8.7%	7.0%	1.7%	0.8
Window 206	Habitable	2.8%	2.1%	0.7%	0.75
Window 207	Habitable	4.1%	3.1%	1.0%	0.76
Window 208	Habitable	6.2%	4.7%	1.5%	0.76
Window 209	Habitable	9.5%	7.2%	2.3%	0.76
<u>St George School</u>					
Window 210	Library	21.6%	21.0%	0.6%	0.97
Window 211	Library	24.2%	23.5%	0.7%	0.97
Window 212	Library	24.7%	23.9%	0.8%	0.97
Window 213	Library	24.7%	23.8%	0.9%	0.96
Window 214	Library	95.3%	95.1%	0.2%	1.0
Window 215	Teacher Resource	24.7%	23.5%	1.2%	0.95

Appendix 2 - Vertical Sky Component
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 216	Teacher Resource	81.6%	81.4%	0.2%	1.0
Window 217	Teacher Resource	81.3%	81.1%	0.2%	1.0
Window 218	Teacher Resource	69.7%	69.5%	0.2%	1.0
Window 219	Teacher Resource	75.2%	75.1%	0.1%	1.0
Window 220	Boiler Room	24.0%	22.7%	1.3%	0.95
Window 221	Office	23.6%	22.0%	1.6%	0.93
Window 222	Office	74.7%	74.1%	0.6%	0.99
Window 223	Foyer	21.0%	19.7%	1.3%	0.94
Window 224	Foyer	17.6%	16.9%	0.7%	0.96
Window 225	Foyer	21.3%	20.1%	1.2%	0.94
Window 226	Foyer	96.4%	96.0%	0.4%	1.0
Window 227	Teachers Suit	23.8%	23.7%	0.1%	1.0
Window 228	Teachers Suit	25.5%	25.2%	0.3%	0.99
Window 229	Teachers Suit	23.1%	21.7%	1.4%	0.94
Window 230	Teachers Suit	21.3%	18.8%	2.5%	0.88
Window 231	Teachers Suit	19.7%	18.3%	1.4%	0.93
Window 232	Teachers Suit	19.9%	17.2%	2.7%	0.86
Window 233	Teachers Suit	96.1%	95.3%	0.8%	0.99
Window 234	Staff	23.3%	20.5%	2.8%	0.88
Window 235	Staff	23.5%	20.7%	2.8%	0.88
Window 236	Staff	23.7%	20.8%	2.9%	0.88
Window 237	Staff	23.8%	20.9%	2.9%	0.88
Window 238	Year 3 Area	24.4%	21.6%	2.8%	0.89
Window 239	Year 3 Area	24.7%	22.1%	2.6%	0.89
Window 240	Year 3 Area	24.9%	22.5%	2.4%	0.9
Window 241	Year 3 Area	24.1%	22.0%	2.1%	0.91
Window 242	Year 3 Area	26.0%	23.9%	2.1%	0.92
Window 243	Year 5 Area	24.3%	22.4%	1.9%	0.92
Window 244	Year 5 Area	26.1%	24.3%	1.8%	0.93
Window 245	Year 5 Area	25.5%	24.2%	1.3%	0.95
Window 246	Year 5 Area	25.7%	24.6%	1.1%	0.96
Window 247	Year 5 Area	31.6%	31.6%	0.0%	1.0
Window 248	Year 5 Area	31.9%	31.9%	0.0%	1.0

Appendix 2 - Vertical Sky Component
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 249	Year 5 Area	97.4%	96.9%	0.5%	0.99
Window 250	Year 5 Area	97.4%	96.9%	0.5%	0.99
<u>11 John Mews</u>					
Window 251	Habitable	20.2%	18.4%	1.8%	0.91
Window 252	Bedroom	3.6%	3.6%	0.0%	1.0
Window 253	Bedroom	5.3%	5.3%	0.0%	1.0
Window 254	Living/Dining/Kitchen	24.4%	21.1%	3.3%	0.86
Window 255	Living/Dining/Kitchen	26.0%	23.9%	2.1%	0.92
Window 256	Living/Dining/Kitchen	38.6%	38.6%	0.0%	1.0
Window 257	Living/Dining/Kitchen	38.7%	38.7%	0.0%	1.0
Window 258	Living/Dining/Kitchen	38.6%	38.6%	0.0%	1.0
Window 259	Living/Dining/Kitchen	36.2%	36.2%	0.0%	1.0
Window 260 (Secondary)	Living/Dining/Kitchen	30.1%	23.2%	6.9%	0.77
Window 261	Living/Dining/Kitchen	28.7%	25.6%	3.1%	0.89
Window 262 (Secondary)	Living/Dining/Kitchen	36.8%	36.8%	0.0%	1.0
Window 263	Stairs	96.1%	90.5%	5.6%	0.94
<u>13 John Mews</u>					
Window 264	Office	23.1%	22.8%	0.3%	0.99
Window 265	Office	80.6%	80.5%	0.1%	1.0
Window 266	Office	85.2%	84.3%	0.9%	0.99

Appendix 2 - Vertical Sky Component
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>15 John Mews</u>					
Window 267	Office	25.6%	25.0%	0.6%	0.98
Window 268	Office	36.8%	36.8%	0.0%	1.0
Window 269	Office	37.3%	37.3%	0.0%	1.0
Window 270	Office	84.4%	83.5%	0.9%	0.99
<u>24 John Street</u>					
Window 271	Habitable	16.2%	15.7%	0.5%	0.97
Window 272	Habitable	10.7%	10.0%	0.7%	0.93
Window 273	Habitable	23.5%	22.8%	0.7%	0.97
Window 274	Habitable	36.2%	35.5%	0.7%	0.98
Window 275	Habitable	39.1%	38.6%	0.5%	0.99
Window 276	Habitable	17.1%	17.1%	0.0%	1.0
Window 277	Habitable	28.0%	26.9%	1.1%	0.96
Window 278	Habitable	34.3%	33.4%	0.9%	0.97
Window 279	Habitable	38.9%	38.3%	0.6%	0.98
<u>23 John Street</u>					
Window 280	Kitchen	22.3%	21.5%	0.8%	0.96
Window 281	Kitchen	20.8%	20.3%	0.5%	0.98
Window 282	Kitchen	20.4%	19.9%	0.5%	0.98
Window 283	Kitchen	8.5%	6.6%	1.9%	0.78
Window 284	Kitchen	7.7%	6.1%	1.6%	0.79
Window 285	Kitchen	6.9%	5.5%	1.4%	0.8
Window 286	Habitable	0.6%	0.6%	0.0%	1.0
Window 287	Habitable	0.1%	0.1%	0.0%	1.0
Window 288	Habitable	0.1%	0.1%	0.0%	1.0
Window 289	Habitable	11.0%	11.0%	0.0%	1.0
Window 290	Habitable	24.7%	24.6%	0.1%	1.0
Window 291	Habitable	22.7%	22.7%	0.0%	1.0
Window 292	Habitable	24.4%	24.4%	0.0%	1.0
Window 293	Habitable	28.8%	28.8%	0.0%	1.0
Window 294	Habitable	29.4%	27.9%	1.5%	0.95
Window 295	Habitable	35.2%	33.8%	1.4%	0.96

Appendix 2 - Vertical Sky Component
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 296	Habitable	38.6%	37.7%	0.9%	0.98
Window 297	Bedroom	22.5%	21.8%	0.7%	0.97
Window 298	Dining Room	31.9%	29.7%	2.2%	0.93
Window 299	Habitable	36.4%	34.7%	1.7%	0.95
Window 300	Habitable	38.2%	36.8%	1.4%	0.96
<u>22 John Street</u>					
Window 301	Non Habitable	9.9%	3.3%	6.6%	0.33
Window 302	Non Habitable	1.8%	0.8%	1.0%	0.44
Window 303	Office	22.4%	22.4%	0.0%	1.0
Window 304	Office	0.1%	0.1%	0.0%	1.0
Window 305	Office	57.7%	49.0%	8.7%	0.85
Window 306	Office	42.2%	36.3%	5.9%	0.86
Window 307	Office	61.4%	54.5%	6.9%	0.89
Window 308	Office	33.5%	32.4%	1.1%	0.97
Window 309	Habitable	28.3%	25.4%	2.9%	0.9
Window 310	Habitable	33.4%	30.7%	2.7%	0.92
Window 311	Habitable	36.4%	34.7%	1.7%	0.95
Window 312	Habitable	24.6%	23.7%	0.9%	0.96
Window 313	Habitable	28.1%	27.8%	0.3%	0.99
Window 314	Habitable	29.9%	29.8%	0.1%	1.0

Appendix 2 - Daylight Distribution
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>17 John Street</u>					
Window 16	WC	66%	66%	0.0%	1.0
Window 17	Media Room	42%	42%	0.0%	1.0
Window 18	Media Room	42%	42%	0.0%	1.0
Window 19	Habitable	8%	8%	0.0%	1.0
Window 20	Dining Room	54%	54%	0.0%	1.0
Window 21	Dining Room	54%	54%	0.0%	1.0
Window 22	Habitable	99%	99%	0.0%	1.0
Window 23	Habitable	99%	99%	0.0%	1.0
Window 24	Habitable	99%	99%	0.0%	1.0
Window 25	Habitable	98%	98%	0.0%	1.0
Window 26	Habitable	99%	99%	0.0%	1.0
Window 27	Habitable	99%	99%	0.0%	1.0
Window 28	Habitable	99%	99%	0.0%	1.0
Window 29	Habitable	99%	99%	0.0%	1.0
Window 30	Habitable	99%	99%	0.0%	1.0
<u>18 John Street</u>					
Window 31	WC	66%	66%	0.0%	1.0
Window 32	Living Room	40%	40%	0.0%	1.0
Window 33	Living Room	40%	40%	0.0%	1.0
Window 34	Habitable	8%	8%	0.0%	1.0
Window 35	Living Room	51%	51%	0.0%	1.0
Window 36	Living Room	51%	51%	0.0%	1.0
Window 37	Living Room	97%	96%	1.0%	0.99
Window 38	Living Room	97%	96%	1.0%	0.99
Window 39	Living Room	97%	96%	1.0%	0.99
Window 40	Bath	98%	98%	0.0%	1.0
Window 41	Living Room	99%	98%	1.0%	0.99
Window 42	Living Room	99%	98%	1.0%	0.99
Window 43	Habitable	99%	99%	0.0%	1.0
Window 44	Bedroom	99%	98%	1.0%	0.99
Window 45	Bedroom	99%	98%	1.0%	0.99
Window 46	Loft	100%	100%	0.0%	1.0
Window 47	Loft	100%	100%	0.0%	1.0
Window 48	Loft	100%	100%	0.0%	1.0
Window 49	Loft	100%	100%	0.0%	1.0
Window 50	Loft	100%	100%	0.0%	1.0
Window 51	Loft	100%	100%	0.0%	1.0
Window 52	Loft	100%	100%	0.0%	1.0
Window 53	Loft	100%	100%	0.0%	1.0
Window 54	Loft	100%	100%	0.0%	1.0

Appendix 2 - Daylight Distribution
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>19 John Street</u>					
Window 55	Office	39%	38%	1.0%	0.97
Window 56	Office	39%	38%	1.0%	0.97
Window 57	Office	67%	67%	0.0%	1.0
Window 58	Office	49%	48%	1.0%	0.98
Window 59	Office	49%	48%	1.0%	0.98
Window 60	Office	68%	64%	4.0%	0.94
Window 61	Office	68%	64%	4.0%	0.94
Window 62	Office	68%	64%	4.0%	0.94
Window 63	Office	1%	1%	0.0%	1.0
Window 64	Office	1%	1%	0.0%	1.0
Window 66	Office	1%	1%	0.0%	1.0
Window 65	Office	1%	1%	0.0%	1.0
Window 67	Office	1%	1%	0.0%	1.0
Window 68	Office	1%	1%	0.0%	1.0
Window 69	Office	1%	1%	0.0%	1.0
Window 70	Office	1%	1%	0.0%	1.0
Window 71	Office	99%	91%	8.0%	0.92
Window 72	Office	99%	91%	8.0%	0.92
Window 73	Office	99%	91%	8.0%	0.92
<u>20 John Street</u>					
Window 74	Living Room	30%	30%	0.0%	1.0
Window 75	Living Room	51%	49%	2.0%	0.96
Window 76	Living Room	54%	49%	5.0%	0.91
Window 77	Living Room	70%	58%	12.0%	0.83
Window 78	Habitable	92%	92%	0.0%	1.0
Window 79	Habitable	92%	92%	0.0%	1.0
Window 80	Habitable	92%	92%	0.0%	1.0
Window 81	Bedroom	48%	46%	2.0%	0.96
Window 82	Bedroom	72%	67%	5.0%	0.93
Window 83	Bedroom	76%	67%	9.0%	0.88
Window 84	Bedroom	93%	78%	15.0%	0.84
<u>62 Doughty Street</u>					
Window 85	Sitting Room	81%	81%	0.0%	1.0
Window 86	Sitting Room	81%	81%	0.0%	1.0
Window 87	Dining Room	100%	100%	0.0%	1.0
Window 88	Dining Room	100%	100%	0.0%	1.0
Window 89	Dining Room	100%	100%	0.0%	1.0
Window 90	Dining Room	100%	100%	0.0%	1.0
Window 91	Studio	100%	100%	0.0%	1.0

Appendix 2 - Daylight Distribution
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 92	Studio	100%	100%	0.0%	1.0
Window 93	Studio	100%	100%	0.0%	1.0
Window 94	Studio	100%	100%	0.0%	1.0
Window 95	Bedroom	100%	100%	0.0%	1.0
Window 96	Bedroom	100%	100%	0.0%	1.0
Window 97	Bedroom	100%	100%	0.0%	1.0
Window 98	Bedroom	100%	100%	0.0%	1.0
Window 99	Bedroom	95%	94%	1.0%	0.99
Window 100	Bedroom	95%	94%	1.0%	0.99
Window 101	Bedroom	99%	93%	6.0%	0.94
Window 102	Bedroom	99%	93%	6.0%	0.94
<u>21 John Street</u>					
Window 117	Plant Room	55%	57%	-2.0%	1.04
Window 118	Non Habitable	20%	20%	0.0%	1.0
Window 119	Bedroom	87%	71%	16.0%	0.82
Window 120	Bedroom	87%	71%	16.0%	0.82
Window 121 (Secondary)	Bedroom	87%	71%	16.0%	0.82
Window 122	Bedroom	93%	93%	0.0%	1.0
Window 123	Bedroom	93%	93%	0.0%	1.0
Window 124 (Secondary)	Bedroom	93%	93%	0.0%	1.0
Window 125	Bedroom	96%	96%	0.0%	1.0
Window 126	Bedroom	96%	96%	0.0%	1.0
Window 127 (Secondary)	Bedroom	96%	96%	0.0%	1.0
Window 128	Bedroom	97%	97%	0.0%	1.0
Window 129	Bedroom	97%	97%	0.0%	1.0
Window 130 (Secondary)	Bedroom	97%	97%	0.0%	1.0
Window 131	Bedroom	97%	97%	0.0%	1.0
Window 132	Bedroom	97%	97%	0.0%	1.0
Window 133	Bedroom	97%	97%	0.0%	1.0
Window 134	Bedroom	97%	97%	0.0%	1.0
Window 135	Bedroom	97%	97%	0.0%	1.0
Window 136	Bedroom	97%	97%	0.0%	1.0
Window 137	Bedroom	97%	97%	0.0%	1.0

Appendix 2 - Daylight Distribution
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 138	Bedroom	97%	97%	0.0%	1.0
Window 139	Bedroom	97%	97%	0.0%	1.0
Window 140	Bedroom	97%	97%	0.0%	1.0
Window 141	Bedroom	97%	97%	0.0%	1.0
Window 142	Bedroom	97%	97%	0.0%	1.0
Window 143	Non Habitable	27%	14%	13.0%	0.52
Window 144	Non Habitable	27%	14%	13.0%	0.52
Window 145	Non Habitable	37%	24%	13.0%	0.65
Window 146	Non Habitable	37%	24%	13.0%	0.65
Window 147	Non Habitable	52%	19%	33.0%	0.37
Window 148	Non Habitable	52%	19%	33.0%	0.37
Window 149	Non Habitable	52%	19%	33.0%	0.37
Window 150	Non Habitable	61%	34%	27.0%	0.56
Window 151	Non Habitable	61%	34%	27.0%	0.56
Window 152	Non Habitable	68%	48%	20.0%	0.71
Window 153	Non Habitable	68%	48%	20.0%	0.71
Window 154	Non Habitable	68%	48%	20.0%	0.71
Window 155	Non Habitable	68%	48%	20.0%	0.71
Window 156	Non Habitable	98%	96%	2.0%	0.98
Window 157	Non Habitable	98%	96%	2.0%	0.98
Window 158	Non Habitable	92%	90%	2.0%	0.98
Window 159	Living/Dining	92%	90%	2.0%	0.98
Window 160	Living/Dining	92%	90%	2.0%	0.98
Window 161	Living/Dining	92%	90%	2.0%	0.98
Window 162	Living/Dining	92%	90%	2.0%	0.98
Window 163	Living/Dining	99%	99%	0.0%	1.0
Window 164	Living/Dining	99%	99%	0.0%	1.0
Window 165	Living/Dining	99%	99%	0.0%	1.0
Window 166	Living/Dining	99%	99%	0.0%	1.0
Window 167	Living/Dining	100%	100%	0.0%	1.0
Window 168	Living/Dining	100%	100%	0.0%	1.0
Window 169	Living/Dining	100%	100%	0.0%	1.0
Window 170	Living/Dining	100%	100%	0.0%	1.0

Appendix 2 - Daylight Distribution
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 171	Living/Dining	100%	100%	0.0%	1.0
Window 172	Living/Dining	100%	100%	0.0%	1.0
Window 173	Living/Dining	100%	100%	0.0%	1.0
Window 174	Living/Dining	100%	100%	0.0%	1.0
Window 175	Living/Dining	100%	100%	0.0%	1.0
Window 176	Living/Dining	100%	100%	0.0%	1.0
Window 177	Living/Dining	100%	100%	0.0%	1.0
Window 178	Living/Dining	100%	100%	0.0%	1.0
Window 179	Living/Dining	100%	100%	0.0%	1.0
Window 180	Living/Dining	100%	100%	0.0%	1.0
Window 181	Living/Dining	100%	100%	0.0%	1.0
Window 182	Living/Dining	100%	100%	0.0%	1.0
Window 183	Living/Dining	100%	100%	0.0%	1.0
Window 184	Living/Dining	100%	100%	0.0%	1.0
Window 185	Living/Dining	100%	100%	0.0%	1.0
Window 186	Living/Dining	100%	100%	0.0%	1.0
Window 187	Living/Dining	100%	100%	0.0%	1.0
Window 188	Living/Dining	100%	100%	0.0%	1.0
<u>11 John Mews</u>					
Window 251	Habitable	79%	79%	0.0%	1.0
Window 252	Bedroom	51%	50%	1.0%	0.98
Window 253	Bedroom	51%	50%	1.0%	0.98

Appendix 2 - Daylight Distribution
Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
Window 254	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 255	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 256	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 257	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 258	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 259	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 260 (Secondary)	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 261	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 262 (Secondary)	Living/Dining/Kitchen	99%	99%	0.0%	1.0
Window 263	Stairs	99%	99%	0.0%	1.0
<u>13 John Mews</u>					
Window 264	Office	100%	100%	0.0%	1.0
Window 265	Office	100%	100%	0.0%	1.0
Window 266	Office	100%	100%	0.0%	1.0
<u>23 John Street</u>					
Window 280	Kitchen	90%	90%	0.0%	1.0
Window 281	Kitchen	90%	90%	0.0%	1.0
Window 282	Kitchen	90%	90%	0.0%	1.0
Window 283	Kitchen	90%	90%	0.0%	1.0
Window 284	Kitchen	90%	90%	0.0%	1.0
Window 285	Kitchen	90%	90%	0.0%	1.0
Window 286	Habitable	77%	77%	0.0%	1.0
Window 287	Habitable	77%	77%	0.0%	1.0
Window 288	Habitable	77%	77%	0.0%	1.0
Window 289	Habitable	77%	77%	0.0%	1.0
Window 290	Habitable	77%	77%	0.0%	1.0
Window 291	Habitable	77%	77%	0.0%	1.0
Window 292	Habitable	77%	77%	0.0%	1.0
Window 293	Habitable	77%	77%	0.0%	1.0
Window 294	Habitable	100%	100%	0.0%	1.0
Window 295	Habitable	100%	100%	0.0%	1.0
Window 296	Habitable	100%	100%	0.0%	1.0
Window 297	Bedroom	97%	96%	1.0%	0.99
Window 298	Dining Room	98%	98%	0.0%	1.0
Window 299	Habitable	98%	98%	0.0%	1.0
Window 300	Habitable	98%	98%	0.0%	1.0

Appendix 2 - Sunlight to Windows

Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>16 John Street</u>									
Window 2	Habitable	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 3	Habitable	26%	26%	0%	1.0	6%	6%	0%	1.0
Window 4	Habitable	25%	25%	0%	1.0	8%	8%	0%	1.0
Window 5	Habitable	30%	30%	0%	1.0	10%	10%	0%	1.0
Window 6	Habitable	29%	28%	1%	0.97	9%	9%	0%	1.0
Window 7	Habitable	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 8	Habitable	47%	47%	0%	1.0	13%	13%	0%	1.0
Window 9	Habitable	47%	46%	1%	0.98	13%	13%	0%	1.0
Window 10	Habitable	56%	54%	2%	0.96	18%	18%	0%	1.0
Window 11	Habitable	56%	54%	2%	0.96	18%	18%	0%	1.0
Window 12	Habitable	56%	54%	2%	0.96	18%	18%	0%	1.0
Window 13	Habitable	59%	58%	1%	0.98	20%	20%	0%	1.0
Window 14	Habitable	59%	58%	1%	0.98	20%	20%	0%	1.0
Window 15	Habitable	59%	58%	1%	0.98	20%	20%	0%	1.0
<u>17 John Street</u>									
Window 17	Media Room	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 18	Media Room	25%	25%	0%	1.0	6%	6%	0%	1.0
Window 19	Habitable	25%	25%	0%	1.0	9%	9%	0%	1.0
Window 20	Dining Room	30%	29%	1%	0.97	11%	11%	0%	1.0
Window 21	Dining Room	29%	28%	1%	0.97	10%	10%	0%	1.0
Window 22	Habitable	48%	47%	1%	0.98	14%	14%	0%	1.0
Window 23	Habitable	47%	45%	2%	0.96	13%	13%	0%	1.0
Window 24	Habitable	47%	45%	2%	0.96	14%	14%	0%	1.0
Window 25	Habitable	56%	54%	2%	0.96	18%	18%	0%	1.0
Window 26	Habitable	55%	54%	1%	0.98	18%	18%	0%	1.0
Window 27	Habitable	55%	54%	1%	0.98	18%	18%	0%	1.0
Window 28	Habitable	59%	58%	1%	0.98	20%	20%	0%	1.0
Window 29	Habitable	59%	58%	1%	0.98	20%	20%	0%	1.0
Window 30	Habitable	59%	58%	1%	0.98	20%	20%	0%	1.0
<u>18 John Street</u>									
Window 32	Living Room	9%	8%	1%	0.89	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows

Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 33	Living Room	25%	25%	0%	1.0	6%	6%	0%	1.0
Window 34	Habitable	25%	25%	0%	1.0	9%	9%	0%	1.0
Window 35	Living Room	30%	29%	1%	0.97	11%	11%	0%	1.0
Window 36	Living Room	29%	27%	2%	0.93	10%	10%	0%	1.0
Window 37	Living Room	47%	45%	2%	0.96	14%	14%	0%	1.0
Window 38	Living Room	47%	45%	2%	0.96	14%	14%	0%	1.0
Window 39	Living Room	47%	45%	2%	0.96	14%	14%	0%	1.0
Window 40	Bath	55%	53%	2%	0.96	18%	18%	0%	1.0
Window 41	Living Room	55%	53%	2%	0.96	18%	18%	0%	1.0
Window 42	Living Room	54%	52%	2%	0.96	18%	18%	0%	1.0
Window 43	Habitable	58%	56%	2%	0.97	20%	19%	1%	0.95
Window 44	Bedroom	58%	56%	2%	0.97	20%	19%	1%	0.95
Window 45	Bedroom	58%	56%	2%	0.97	20%	19%	1%	0.95
Window 46	Loft	60%	59%	1%	0.98	20%	19%	1%	0.95
Window 47	Loft	61%	60%	1%	0.98	21%	20%	1%	0.95
Window 48	Loft	60%	59%	1%	0.98	20%	19%	1%	0.95
Window 49	Loft	61%	60%	1%	0.98	22%	21%	1%	0.95
Window 50	Loft	60%	59%	1%	0.98	22%	21%	1%	0.95
<u>19 John Street</u>									
Window 55	Office	17%	17%	0%	1.0	1%	1%	0%	1.0
Window 56	Office	29%	28%	1%	0.97	6%	6%	0%	1.0
Window 57	Office	22%	22%	0%	1.0	6%	6%	0%	1.0
Window 58	Office	38%	36%	2%	0.95	10%	10%	0%	1.0
Window 59	Office	30%	27%	3%	0.9	11%	11%	0%	1.0
Window 60	Office	30%	27%	3%	0.9	9%	9%	0%	1.0
Window 61	Office	29%	27%	2%	0.93	9%	9%	0%	1.0
Window 62	Office	12%	12%	0%	1.0	5%	5%	0%	1.0
Window 63	Office	47%	44%	3%	0.94	13%	13%	0%	1.0
Window 64	Office	47%	44%	3%	0.94	14%	14%	0%	1.0
Window 65	Office	45%	43%	2%	0.96	13%	13%	0%	1.0
Window 67	Office	54%	53%	1%	0.98	18%	18%	0%	1.0
Window 68	Office	53%	52%	1%	0.98	17%	17%	0%	1.0
Window 69	Office	53%	51%	2%	0.96	17%	16%	1%	0.94

Appendix 2 - Sunlight to Windows

Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 71	Office	58%	57%	1%	0.98	20%	19%	1%	0.95
Window 72	Office	57%	56%	1%	0.98	20%	19%	1%	0.95
Window 73	Office	55%	54%	1%	0.98	19%	18%	1%	0.95
<u>20 John Street</u>									
Window 74	Living Room	22%	21%	1%	0.95	2%	2%	0%	1.0
Window 75	Living Room	38%	35%	3%	0.92	10%	10%	0%	1.0
Window 76	Living Room	42%	41%	1%	0.98	13%	13%	0%	1.0
Window 77	Living Room	50%	49%	1%	0.98	16%	15%	1%	0.94
Window 78	Habitable	53%	51%	2%	0.96	17%	16%	1%	0.94
Window 79	Habitable	56%	54%	2%	0.96	18%	17%	1%	0.94
Window 81	Bedroom	32%	32%	0%	1.0	8%	8%	0%	1.0
Window 82	Bedroom	40%	37%	3%	0.93	11%	11%	0%	1.0
Window 83	Bedroom	41%	41%	0%	1.0	12%	12%	0%	1.0
Window 84	Bedroom	50%	48%	2%	0.96	16%	14%	2%	0.88
<u>62 Doughty Street</u>									
Window 85	Sitting Room	28%	28%	0%	1.0	7%	7%	0%	1.0
Window 86	Sitting Room	29%	29%	0%	1.0	8%	8%	0%	1.0
Window 87	Dining Room	41%	41%	0%	1.0	8%	8%	0%	1.0
Window 88	Dining Room	38%	36%	2%	0.95	10%	9%	1%	0.9
Window 89	Dining Room	37%	35%	2%	0.95	10%	9%	1%	0.9
Window 90	Dining Room	35%	34%	1%	0.97	10%	9%	1%	0.9
Window 91	Studio	62%	62%	0%	1.0	12%	12%	0%	1.0
Window 92	Studio	43%	43%	0%	1.0	12%	12%	0%	1.0
Window 93	Studio	43%	43%	0%	1.0	12%	12%	0%	1.0
Window 94	Studio	42%	42%	0%	1.0	12%	12%	0%	1.0
Window 95	Bedroom	74%	72%	2%	0.97	22%	20%	2%	0.91
Window 96	Bedroom	49%	47%	2%	0.96	15%	13%	2%	0.87
Window 97	Bedroom	47%	46%	1%	0.98	14%	13%	1%	0.93
Window 98	Bedroom	47%	46%	1%	0.98	14%	13%	1%	0.93
Window 99	Bedroom	79%	78%	1%	0.99	25%	24%	1%	0.96
Window 100	Bedroom	56%	55%	1%	0.98	18%	17%	1%	0.94
Window 101	Bedroom	53%	52%	1%	0.98	16%	15%	1%	0.94

Appendix 2 - Sunlight to Windows

Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 102	Bedroom	53%	53%	0%	1.0	15%	15%	0%	1.0
<u>61 Doughty Street</u>									
Window 103	Habitable	31%	31%	0%	1.0	9%	9%	0%	1.0
Window 104	Habitable	31%	31%	0%	1.0	9%	9%	0%	1.0
Window 105	Habitable	37%	37%	0%	1.0	10%	10%	0%	1.0
Window 106	Habitable	38%	37%	1%	0.97	11%	10%	1%	0.91
Window 107	Habitable	37%	37%	0%	1.0	10%	10%	0%	1.0
Window 108	Habitable	44%	44%	0%	1.0	13%	13%	0%	1.0
Window 109	Habitable	46%	46%	0%	1.0	13%	13%	0%	1.0
Window 110	Habitable	44%	44%	0%	1.0	11%	11%	0%	1.0
Window 111	Habitable	51%	50%	1%	0.98	16%	15%	1%	0.94
Window 112	Habitable	52%	51%	1%	0.98	16%	15%	1%	0.94
Window 113	Habitable	52%	51%	1%	0.98	15%	14%	1%	0.93
Window 114	Habitable	57%	57%	0%	1.0	17%	17%	0%	1.0
Window 115	Habitable	57%	57%	0%	1.0	17%	17%	0%	1.0
Window 116	Habitable	57%	57%	0%	1.0	17%	17%	0%	1.0
<u>21 John Street</u>									
Window 117	Plant Room	7%	5%	2%	0.71	0%	0%	0%	1.0
Window 118	Bedroom	7%	4%	3%	0.57	0%	0%	0%	1.0
Window 119	Bedroom	14%	7%	7%	0.5	2%	0%	2%	0.01
Window 120	Bedroom	15%	10%	5%	0.67	2%	0%	2%	0.01
Window 121 (Secondary)	Bedroom	12%	7%	5%	0.58	3%	0%	3%	0.0
Window 122	Bedroom	24%	19%	5%	0.79	5%	2%	3%	0.4
Window 123	Bedroom	27%	23%	4%	0.85	4%	2%	2%	0.5
Window 124 (Secondary)	Bedroom	19%	17%	2%	0.89	4%	2%	2%	0.5
Window 125	Bedroom	37%	32%	5%	0.86	7%	4%	3%	0.57
Window 126	Bedroom	38%	34%	4%	0.89	7%	5%	2%	0.71
Window 127 (Secondary)	Bedroom	31%	29%	2%	0.94	7%	6%	1%	0.86
Window 128	Bedroom	43%	41%	2%	0.95	9%	9%	0%	1.0
Window 129	Bedroom	45%	43%	2%	0.96	10%	9%	1%	0.9
Window 130 (Secondary)	Bedroom	38%	35%	3%	0.92	11%	8%	3%	0.73
Window 131	Bedroom	49%	46%	3%	0.94	12%	9%	3%	0.75

Appendix 2 - Sunlight to Windows

Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 132	Bedroom	51%	47%	4%	0.92	15%	11%	4%	0.73
Window 133	Bedroom	39%	37%	2%	0.95	14%	12%	2%	0.86
Window 134	Bedroom	58%	51%	7%	0.88	19%	14%	5%	0.74
Window 135	Bedroom	57%	53%	4%	0.93	21%	17%	4%	0.81
Window 136	Bedroom	44%	41%	3%	0.93	19%	16%	3%	0.84
Window 137	Bedroom	60%	56%	4%	0.93	21%	18%	3%	0.86
Window 138	Bedroom	57%	56%	1%	0.98	21%	20%	1%	0.95
Window 139	Bedroom	46%	46%	0%	1.0	20%	20%	0%	1.0
Window 140	Bedroom	59%	59%	0%	1.0	21%	21%	0%	1.0
Window 141	Bedroom	58%	58%	0%	1.0	23%	23%	0%	1.0
Window 142	Bedroom	55%	55%	0%	1.0	21%	21%	0%	1.0
Window 143	Non Habitable	6%	4%	2%	0.67	2%	0%	2%	0.01
Window 144	Non Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 145	Non Habitable	7%	6%	1%	0.86	0%	0%	0%	1.0
Window 146	Non Habitable	8%	6%	2%	0.75	0%	0%	0%	1.0
Window 147	Non Habitable	14%	10%	4%	0.71	3%	0%	3%	0.0
Window 148	Non Habitable	1%	0%	1%	0.1	1%	0%	1%	0.01
Window 149	Non Habitable	1%	0%	1%	0.1	1%	0%	1%	0.01
Window 150	Non Habitable	14%	9%	5%	0.64	1%	0%	1%	0.01
Window 151	Non Habitable	13%	11%	2%	0.85	0%	0%	0%	1.0
Window 152	Non Habitable	14%	11%	3%	0.79	5%	3%	2%	0.6
Window 153	Non Habitable	9%	7%	2%	0.78	6%	5%	1%	0.83
Window 154	Non Habitable	3%	2%	1%	0.67	3%	2%	1%	0.67
Window 155	Non Habitable	11%	11%	0%	1.0	3%	3%	0%	1.0
Window 156	Non Habitable	31%	25%	6%	0.81	5%	3%	2%	0.6
Window 157	Non Habitable	25%	21%	4%	0.84	2%	2%	0%	1.0
Window 158	Non Habitable	18%	17%	1%	0.94	5%	4%	1%	0.8
Window 159	Living/Dining	17%	16%	1%	0.94	8%	7%	1%	0.88
Window 160	Living/Dining	27%	27%	0%	1.0	9%	9%	0%	1.0
Window 163	Living/Dining	55%	51%	4%	0.93	14%	11%	3%	0.79
Window 164	Living/Dining	61%	57%	4%	0.93	13%	10%	3%	0.77
Window 167	Living/Dining	21%	19%	2%	0.9	11%	9%	2%	0.82
Window 168	Living/Dining	16%	14%	2%	0.88	14%	12%	2%	0.86

Appendix 2 - Sunlight to Windows

Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 169	Living/Dining	17%	15%	2%	0.88	10%	9%	1%	0.9
Window 170	Living/Dining	25%	24%	1%	0.96	10%	9%	1%	0.9
Window 173	Living/Dining	38%	35%	3%	0.92	21%	18%	3%	0.86
Window 174	Living/Dining	25%	21%	4%	0.84	15%	11%	4%	0.73
Window 175	Living/Dining	20%	17%	3%	0.85	13%	10%	3%	0.77
Window 176	Living/Dining	26%	24%	2%	0.92	11%	9%	2%	0.82
Window 179	Living/Dining	27%	27%	0%	1.0	16%	16%	0%	1.0
Window 180	Living/Dining	23%	23%	0%	1.0	15%	15%	0%	1.0
Window 181	Living/Dining	31%	31%	0%	1.0	14%	14%	0%	1.0
Window 184	Living/Dining	60%	60%	0%	1.0	22%	22%	0%	1.0
Window 185	Living/Dining	60%	60%	0%	1.0	23%	23%	0%	1.0
Window 186	Living/Dining	57%	57%	0%	1.0	23%	23%	0%	1.0
<u>7 Roger Street</u>									
Window 189	Habitable	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 190	Habitable	2%	2%	0%	1.0	0%	0%	0%	1.0
Window 191	Habitable	7%	6%	1%	0.86	0%	0%	0%	1.0
Window 192	Habitable	25%	23%	2%	0.92	2%	0%	2%	0.01
<u>St George School</u>									
Window 214	Library	83%	82%	1%	0.99	20%	19%	1%	0.95
Window 216	Teacher Resource	41%	39%	2%	0.95	10%	10%	0%	1.0
Window 217	Teacher Resource	39%	38%	1%	0.97	11%	11%	0%	1.0
Window 218	Teacher Resource	30%	29%	1%	0.97	8%	8%	0%	1.0
Window 219	Teacher Resource	39%	38%	1%	0.97	12%	12%	0%	1.0
Window 222	Office	75%	71%	4%	0.95	15%	15%	0%	1.0
Window 226	Foyer	92%	92%	0%	1.0	28%	28%	0%	1.0
Window 231	Teachers Suit	35%	31%	4%	0.89	7%	7%	0%	1.0
Window 233	Teachers Suit	91%	91%	0%	1.0	26%	26%	0%	1.0
Window 247	Year 5 Area	72%	72%	0%	1.0	21%	21%	0%	1.0
Window 248	Year 5 Area	76%	76%	0%	1.0	23%	23%	0%	1.0
Window 249	Year 5 Area	95%	95%	0%	1.0	27%	27%	0%	1.0
Window 250	Year 5 Area	96%	96%	0%	1.0	28%	28%	0%	1.0

Appendix 2 - Sunlight to Windows

Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>11 John Mews</u>									
Window 251	Habitable	15%	15%	0%	1.0	0%	0%	0%	1.0
Window 256	Living/Dining/Kitchen	58%	58%	0%	1.0	19%	19%	0%	1.0
Window 257	Living/Dining/Kitchen	60%	60%	0%	1.0	21%	21%	0%	1.0
Window 258	Living/Dining/Kitchen	60%	60%	0%	1.0	21%	21%	0%	1.0
Window 262 (Secondary)	Living/Dining/Kitchen	78%	78%	0%	1.0	26%	26%	0%	1.0
Window 263	Stairs	96%	92%	4%	0.96	28%	28%	0%	1.0
<u>15 John Mews</u>									
Window 268	Office	54%	54%	0%	1.0	17%	17%	0%	1.0
Window 269	Office	55%	55%	0%	1.0	17%	17%	0%	1.0
<u>24 John Street</u>									
Window 271	Habitable	16%	16%	0%	1.0	0%	0%	0%	1.0
Window 273	Habitable	33%	32%	1%	0.97	2%	2%	0%	1.0
Window 274	Habitable	62%	62%	0%	1.0	21%	21%	0%	1.0
Window 275	Habitable	63%	63%	0%	1.0	22%	22%	0%	1.0
Window 276	Habitable	24%	24%	0%	1.0	3%	3%	0%	1.0
Window 277	Habitable	35%	34%	1%	0.97	7%	7%	0%	1.0
Window 278	Habitable	50%	50%	0%	1.0	10%	10%	0%	1.0
Window 279	Habitable	63%	63%	0%	1.0	22%	22%	0%	1.0
<u>23 John Street</u>									
Window 280	Kitchen	39%	39%	0%	1.0	10%	10%	0%	1.0

Appendix 2 - Sunlight to Windows

Bedford House, John Street, London WC1N 2BF

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 281	Kitchen	39%	39%	0%	1.0	10%	10%	0%	1.0
Window 282	Kitchen	39%	39%	0%	1.0	10%	10%	0%	1.0
Window 286	Habitable	2%	2%	0%	1.0	0%	0%	0%	1.0
Window 289	Habitable	19%	19%	0%	1.0	2%	2%	0%	1.0
Window 290	Habitable	19%	19%	0%	1.0	1%	1%	0%	1.0
Window 293	Habitable	25%	25%	0%	1.0	2%	2%	0%	1.0
Window 294	Habitable	46%	44%	2%	0.96	12%	12%	0%	1.0
Window 295	Habitable	58%	57%	1%	0.98	18%	18%	0%	1.0
Window 296	Habitable	62%	61%	1%	0.98	21%	21%	0%	1.0
Window 297	Bedroom	39%	39%	0%	1.0	8%	8%	0%	1.0
Window 298	Dining Room	56%	55%	1%	0.98	16%	16%	0%	1.0
Window 299	Habitable	62%	61%	1%	0.98	21%	21%	0%	1.0
Window 300	Habitable	62%	61%	1%	0.98	21%	21%	0%	1.0
<u>22 John Street</u>									
Window 302	Office	4%	4%	0%	1.0	4%	4%	0%	1.0
Window 303	Office	43%	43%	0%	1.0	16%	16%	0%	1.0
Window 306	Office	34%	34%	0%	1.0	11%	11%	0%	1.0
Window 307	Office	54%	52%	2%	0.96	16%	16%	0%	1.0
Window 309	Habitable	56%	52%	4%	0.93	17%	17%	0%	1.0
Window 310	Habitable	61%	59%	2%	0.97	21%	21%	0%	1.0
Window 311	Habitable	62%	60%	2%	0.97	22%	22%	0%	1.0
Window 312	Habitable	53%	52%	1%	0.98	20%	19%	1%	0.95
Window 313	Habitable	55%	55%	0%	1.0	22%	22%	0%	1.0
Window 314	Habitable	55%	55%	0%	1.0	22%	22%	0%	1.0