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Daylight and Sunlight Study

7 to 8 Midford Place, London W1T 5BG

25 April 2017

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CONTENTS

1 EXECUTIVE SUMMARY 2
1.1 Overview 2

2 INFORMATION SOURCES 3
2.1 Documents Considered 3

3 METHODOLOGY OF THE STUDY 4
3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight 4
3.2 Daylight to Windows 4
3.3 Sunlight availability to Windows 5
3.4 Overshadowing to Gardens and Open Spaces 5

4 RESULTS OF THE STUDY 7
4.1 Windows & Amenity Areas Considered 7
4.2 Numerical Results 7
4.3 Daylight to Windows 7
4.4 Sunlight to Windows 7
4.5 Overshadowing to Gardens and Open Spaces 7
4.6 Conclusion 7

5 CLARIFICATIONS 9
5.1 General 9
5.2 Project Specific 9

APPENDICES

APPENDIX 1 WINDOW & GARDEN KEY
APPENDIX 2 DAYLIGHT AND SUNLIGHT RESULTS

1 EXECUTIVE SUMMARY

1.1 Overview

1.1.1 Right of Light Consulting has been commissioned by Amber Properties Limited to undertake a daylight and sunlight study of the proposed development at 7 to 8 Midford Place, London W1T 5BG.

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 1 to 5, 6 to 6b & 9 to 10 Midford Place, 115 Tottenham Court Road, 35, 37, 39 and 41 to 43 Grafton Way. 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. The results confirm that all neighbouring windows pass the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements.

1.1.4 In summary, the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

Arta Architectural

MID P 01	Existing Location Plan	Rev A
MID P 02	Existing Basement Floor Plan	Rev A
MID P 03	Existing Ground Floor Plan	Rev A
MID P 04	Existing First Floor Plan	Rev A
MID P 05	Existing Second Floor Plan	Rev A
MID P 06	Existing Third Floor Plan	Rev A
MID P 07	Existing Roof Level	Rev A
MID P 08	Proposed Basement Floor Plan	Rev A
MID P 09	Proposed Ground Floor Plan	Rev A
MID P 10	Proposed First Floor Plan	Rev A
MID P 11	Proposed Second Floor Plan	Rev A
MID P 12	Proposed Third Floor Plan	Rev A
MID P 13	Proposed Roof Level	Rev A
MID P 14	Existing Elevations	Rev A
MID P 15	Proposed Elevations	Rev A
MID P 16	Existing & Proposed Sections A-A	Rev A
MID P 17	Existing & Proposed Sections B-B	Rev A
MID P 18	Existing Roof Perspective	Rev A
MID P 19	Proposed Roof Perspective	Rev A
MID P 20	Existing & Proposed Front Perspective	Rev A
MID P 21	Proposed Rear Atrium	Rev A
MID P 22	Existing & Proposed Rear Perspective 1	Rev A

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 standards set out in the BRE guide are intended to be used flexibly. 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 13m^2, 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 <u>Vertical Sky Component</u>

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. The proposed development therefore satisfies the BRE daylight requirements.

4.4 Sunlight to Windows

4.4.1 All main habitable room windows which face within 90 degrees of due south have been tested for direct sunlight. All 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) with the exception of window 52 at 39 Grafton Way. However, from our external observations it appears unlikely that these windows serve a main living room and therefore would not be required to be tested under the BRE guidelines. 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 proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development

design satisfies all of the requirements set out in the BRE guide ‘Site Layout Planning for Daylight and Sunlight’.

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, 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 This report is based upon and subject to the scope of work set out in Right of Light Consulting’s quotation and standard terms and conditions.

5.1.7 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.

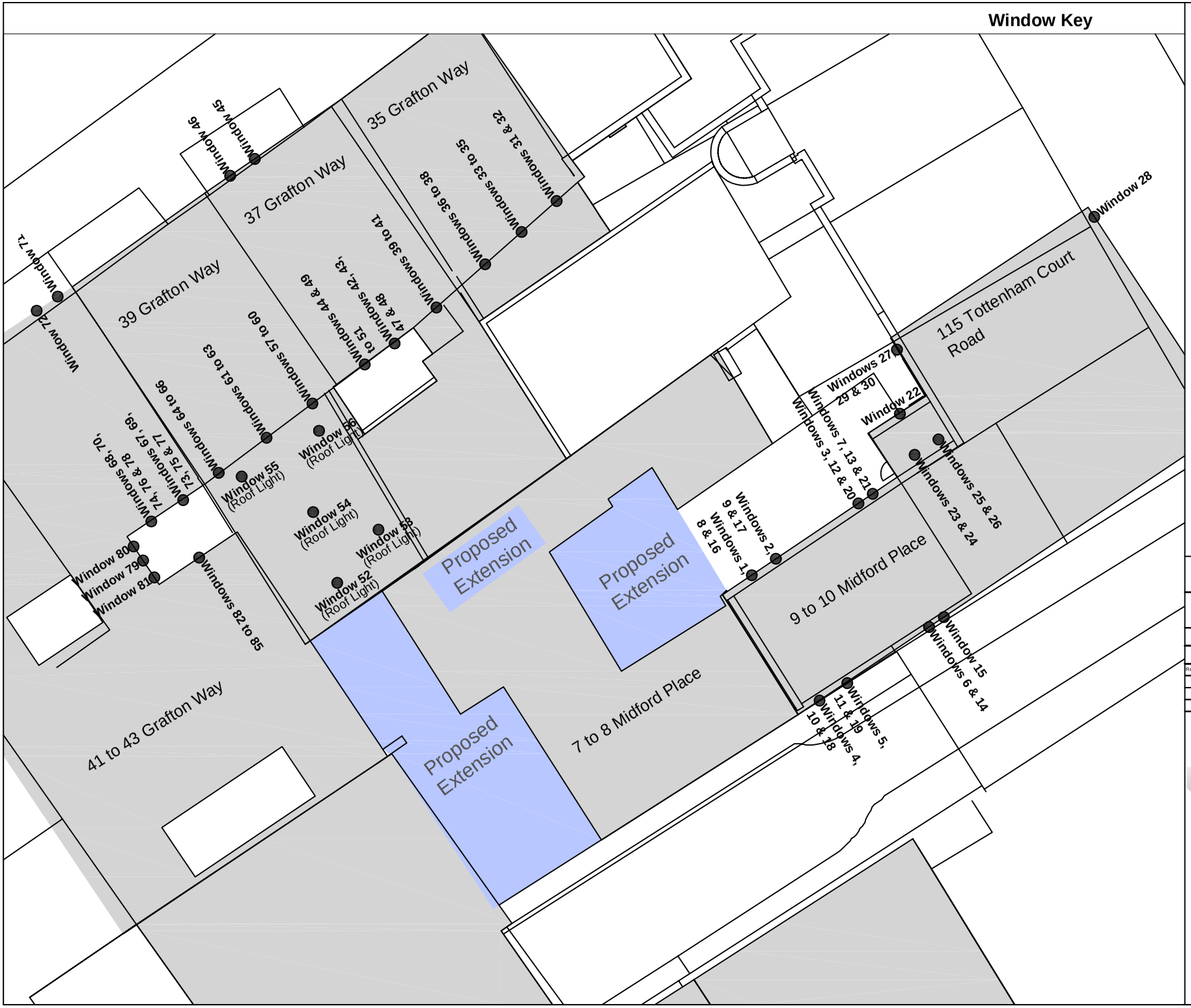
5.2 Project Specific

5.2.1 None.

APPENDICES

APPENDIX 1

WINDOW KEY



Project Name: 7 to 8 Midford Place, London W1T 5BG

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 2 Rev: -

Rev	Date	Details of revision

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Window Key

Key

Window 1 ● Window reference

Development site

Neighbouring Properties

Project Name: 7 to 8 Midford Place, London W1T 5BG

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 2 Rev: -

Rev	Date	Details of revision

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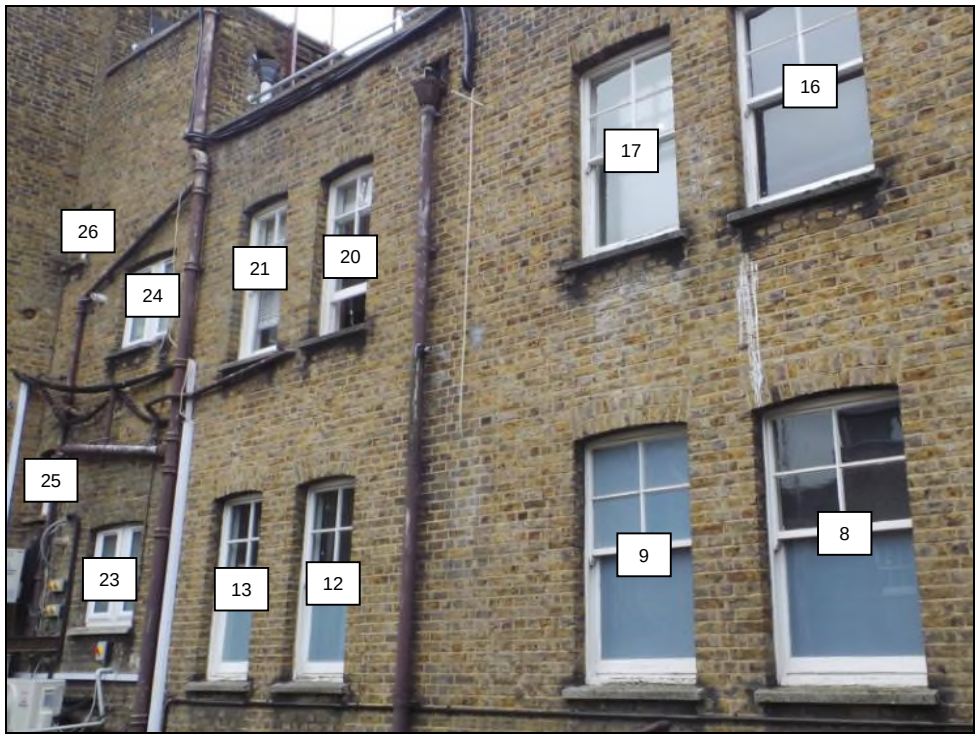
Neighbouring Windows

9 to 10 Midford Place

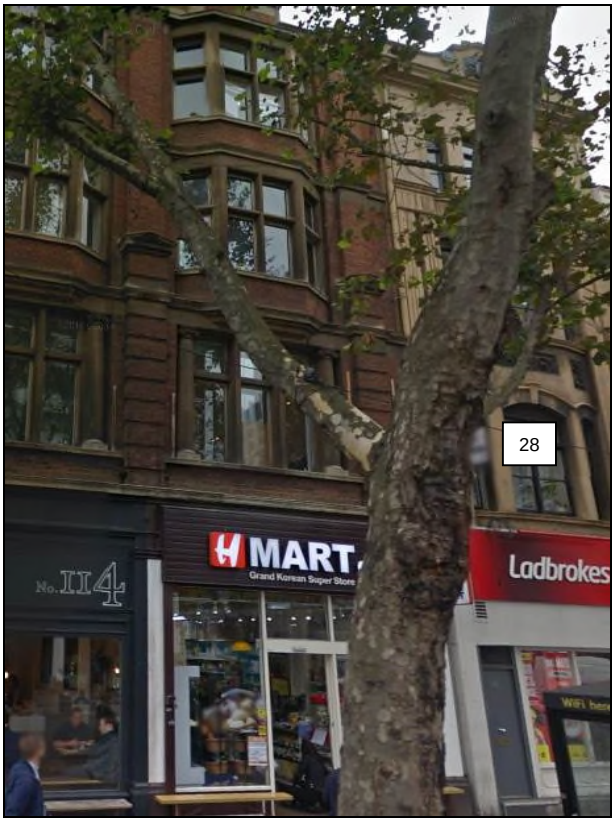
9 to 10 Midford Place



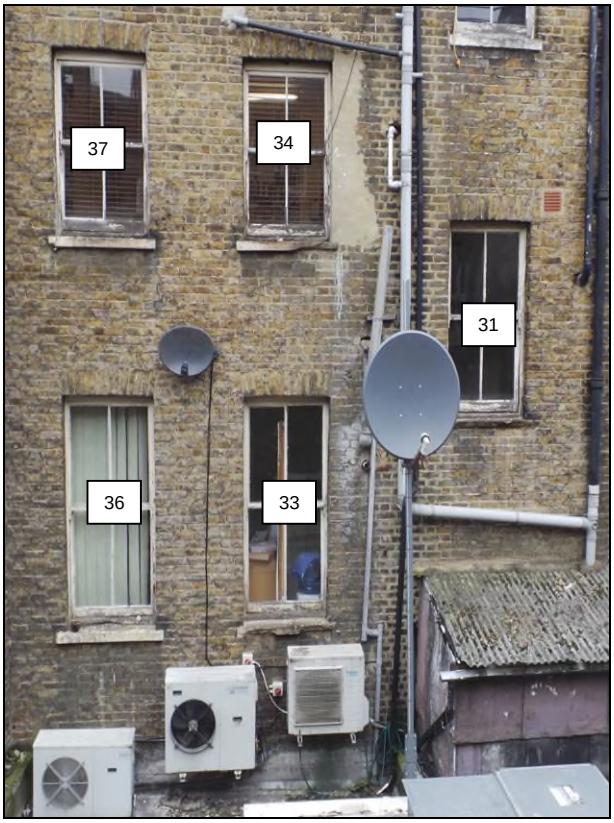
9 to 10 Midford Place

9 to 10 Midford Place

115 Tottenham Court Road



115 Tottenham Court Road

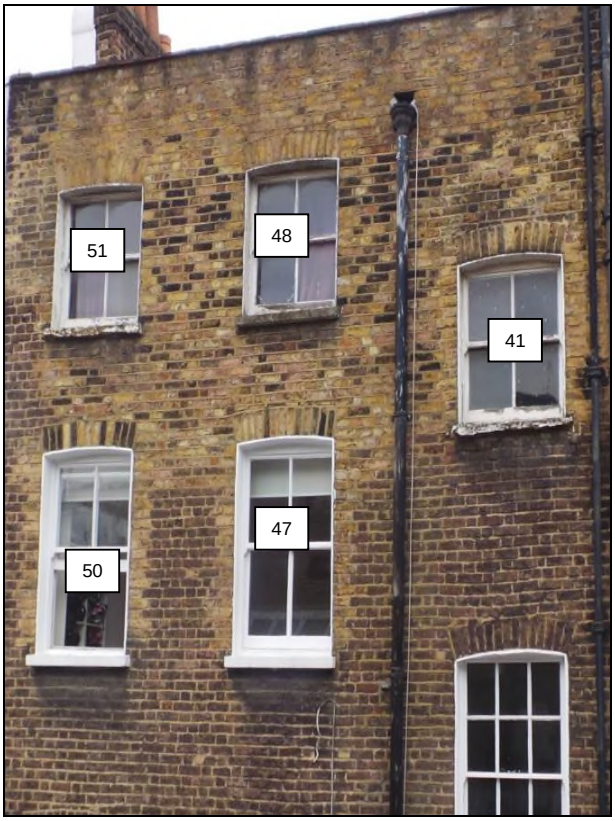


35 Grafton Way

35 Grafton Way

37 Grafton Way

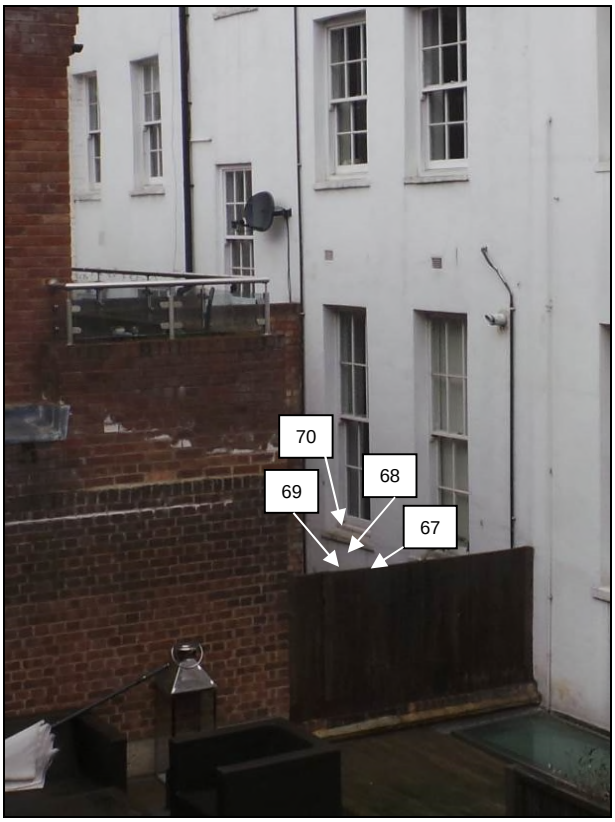
37 Grafton Way



37 Grafton Way

39 Grafton Way

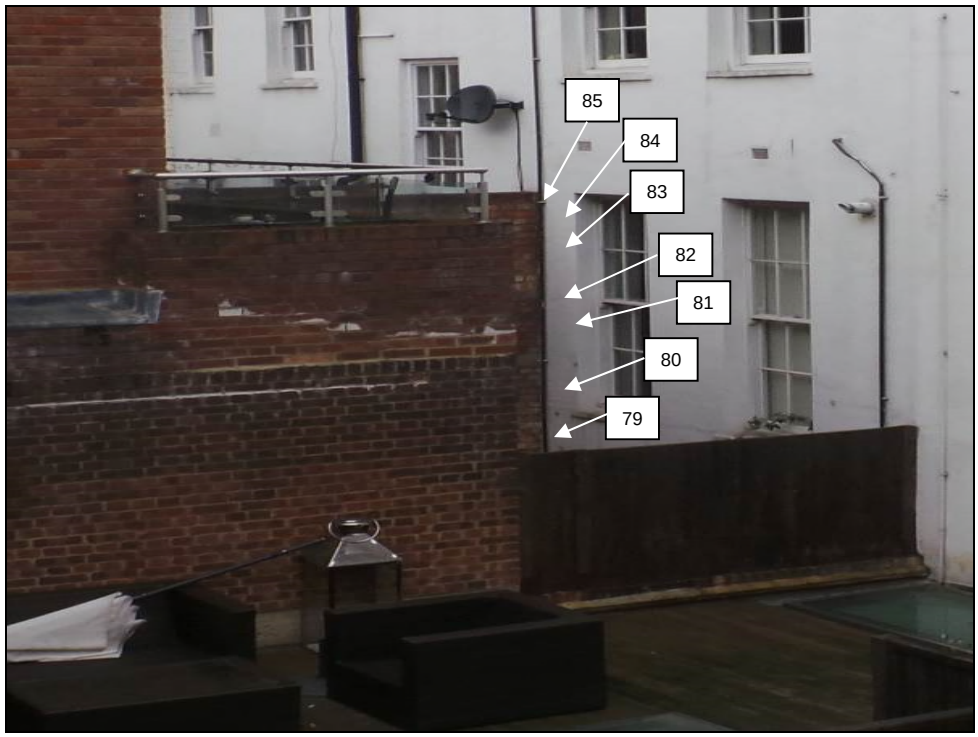
39 Grafton Way



41 to 43 Grafton Way

41 to 43 Grafton Way

41 to 43 Grafton Way



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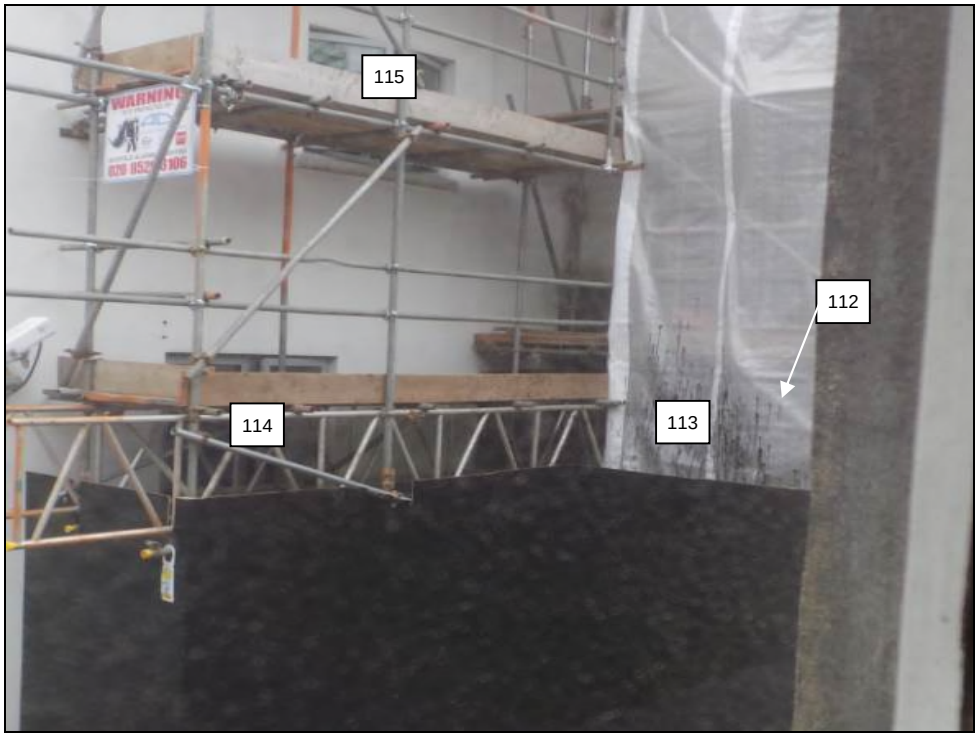
41 to 43 Grafton Way

41 to 43 Grafton Way

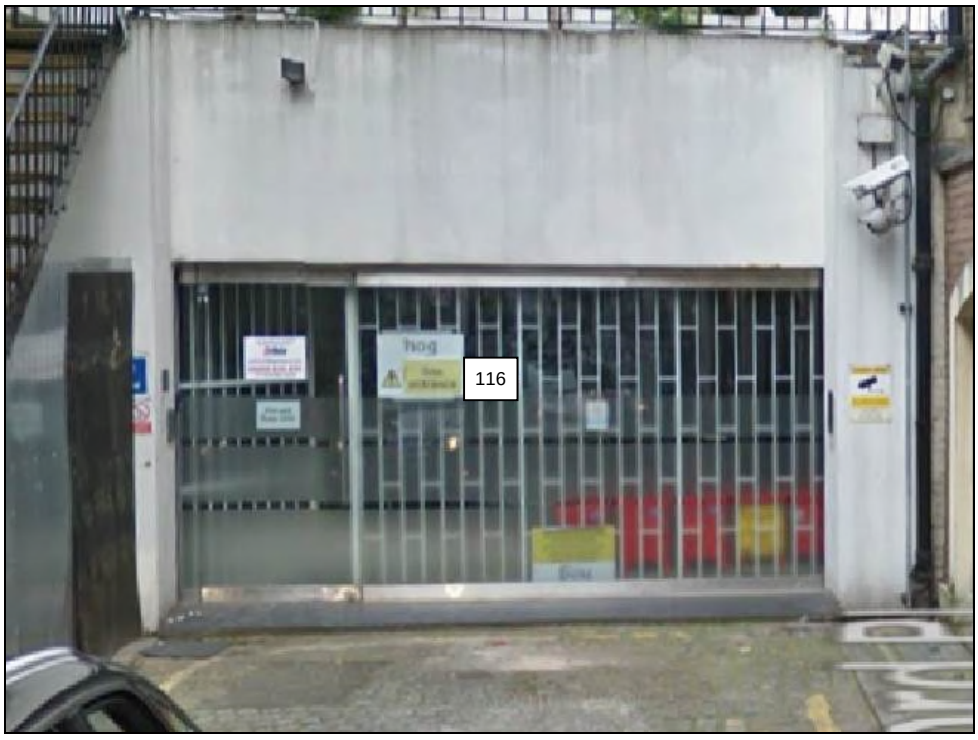
41 to 43 Grafton Way

41 to 43 Grafton Way

41 to 43 Grafton Way



6 to 6b Midford Place



6 to 6b Midford Place

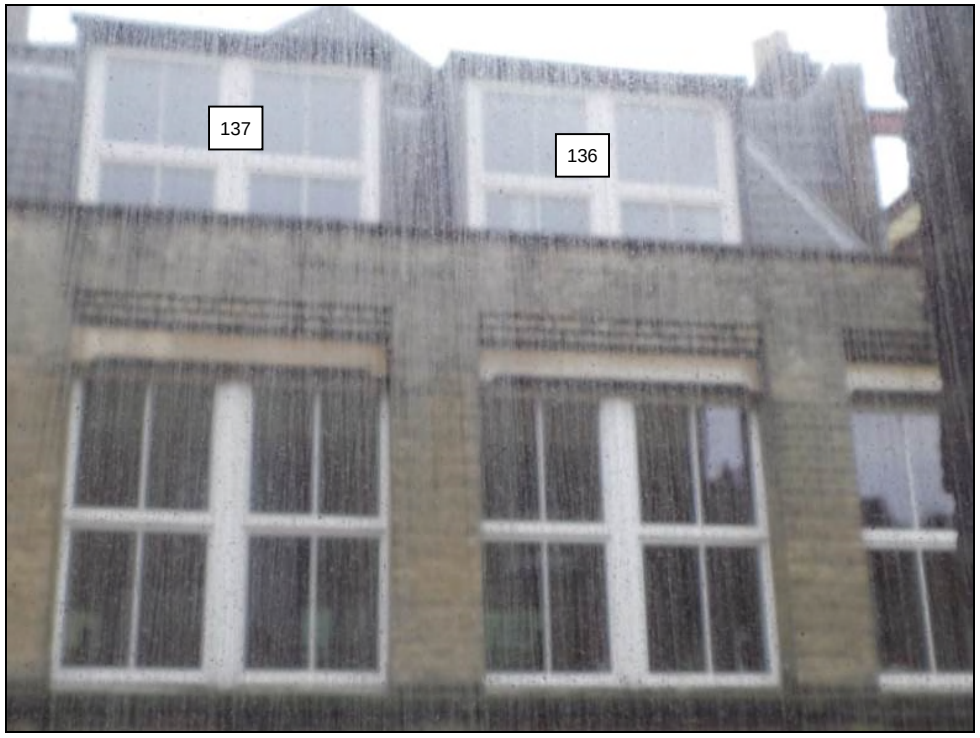
6 to 6b Midford Place

6 to 6b Midford Place

6 to 6b Midford Place

1 to 5 Midford Place

1 to 5 Midford Place



1 to 5 Midford Place

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
7 to 8 Midford Place, London W1T 5BG

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
9 to 10 Midford Place					
Window 1 (Secondary)	Habitable	18.3%	13.9%	4.4%	0.76
Window 2	Habitable	19.5%	16.2%	3.3%	0.83
Window 3	Habitable	18.9%	17.7%	1.2%	0.94
Window 4	Habitable	11.0%	11.0%	0.0%	1.0
Window 5	Habitable	10.7%	10.7%	0.0%	1.0
Window 6	Habitable	10.3%	10.3%	0.0%	1.0
Window 7	Habitable	17.8%	16.9%	0.9%	0.95
Window 8 (Secondary)	Habitable	25.0%	19.2%	5.8%	0.77
Window 9	Habitable	26.1%	22.5%	3.6%	0.86
Window 10	Habitable	16.3%	16.3%	0.0%	1.0
Window 11	Habitable	15.6%	15.6%	0.0%	1.0
Window 12	Habitable	24.9%	24.0%	0.9%	0.96
Window 13	Habitable	23.4%	22.8%	0.6%	0.97
Window 14	Habitable	14.5%	14.5%	0.0%	1.0
Window 15	Habitable	14.5%	14.5%	0.0%	1.0
Window 16	Habitable	34.1%	30.9%	3.2%	0.91
Window 17	Habitable	34.0%	33.0%	1.0%	0.97
Window 18	Habitable	23.2%	23.2%	0.0%	1.0
Window 19	Habitable	22.1%	22.1%	0.0%	1.0
Window 20	Habitable	31.7%	31.5%	0.2%	0.99
Window 21	Habitable	29.8%	29.7%	0.1%	1.0
Window 22	Habitable	14.3%	14.1%	0.2%	0.99
Window 23	Habitable	20.7%	20.3%	0.4%	0.98
Window 24	Habitable	26.0%	25.9%	0.1%	1.0
Window 25	Habitable	18.6%	18.5%	0.1%	0.99
Window 26	Habitable	21.7%	21.7%	0.0%	1.0
115 Tottenham Court Road					
Window 27	Habitable	20.2%	19.2%	1.0%	0.95
Window 28	Habitable	29.8%	29.8%	0.0%	1.0
Window 29	Habitable	27.5%	27.1%	0.4%	0.99
Window 30	Habitable	36.3%	36.3%	0.0%	1.0
35 Grafton Way					
Window 31	Habitable	26.6%	26.2%	0.4%	0.98
Window 32	Habitable	32.2%	32.2%	0.0%	1.0
Window 33	Habitable	23.8%	23.3%	0.5%	0.98
Window 34	Habitable	29.9%	29.6%	0.3%	0.99
Window 35	Habitable	33.6%	33.6%	0.0%	1.0
Window 36	Habitable	22.7%	22.1%	0.6%	0.97
Window 37	Habitable	28.4%	28.1%	0.3%	0.99
Window 38	Habitable	32.1%	32.1%	0.0%	1.0

Appendix 2 - Vertical Sky Component
7 to 8 Midford Place, London W1T 5BG

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
37 Grafton Way					
Window 39	Bathroom	18.7%	17.8%	0.9%	0.95
Window 40	Habitable	27.5%	27.2%	0.3%	0.99
Window 41	Habitable	33.1%	32.9%	0.2%	0.99
Window 42	Habitable	12.9%	12.2%	0.7%	0.95
Window 43	Habitable	13.2%	12.8%	0.4%	0.97
Window 44	Habitable	24.1%	24.1%	0.0%	1.0
Window 45	Habitable	24.0%	24.0%	0.0%	1.0
Window 46	Bathroom	24.6%	24.0%	0.6%	0.98
Window 47	Habitable	31.1%	30.9%	0.2%	0.99
Window 48	Habitable	34.8%	34.7%	0.1%	1.0
Window 49	Kitchen	24.9%	24.4%	0.5%	0.98
Window 50	Habitable	31.6%	31.3%	0.3%	0.99
Window 51	Habitable	35.2%	35.2%	0.0%	1.0
39 Grafton Way					
Window 52	Habitable	48.4%	44.3%	4.1%	0.92
Window 53	Habitable	45.8%	45.6%	0.2%	1.0
Window 54	Habitable	52.4%	52.0%	0.4%	0.99
Window 55	Habitable	33.8%	33.6%	0.2%	0.99
Window 55	Habitable	33.8%	33.6%	0.2%	0.99
Window 56	Habitable	29.4%	29.4%	0.0%	1.0
Window 57	Stairs	21.7%	21.3%	0.4%	0.98
Window 58	Stairs	29.0%	28.7%	0.3%	0.99
Window 59	Stairs	34.7%	34.6%	0.1%	1.0
Window 60	Habitable	36.1%	36.1%	0.0%	1.0
Window 61	Habitable	25.5%	25.2%	0.3%	0.99
Window 62	Habitable	25.2%	24.9%	0.3%	0.99
Window 63	Habitable	32.9%	32.6%	0.3%	0.99
Window 64	Habitable	33.4%	33.1%	0.3%	0.99
Window 65	Habitable	36.2%	36.2%	0.0%	1.0
Window 66	Habitable	36.5%	36.5%	0.0%	1.0
41 to 43 Grafton Way					
Window 67	Bedroom	2.3%	2.3%	0.0%	1.0
Window 68	Bedroom	2.1%	2.1%	0.0%	1.0
Window 69	Living / Kitchen	8.4%	8.4%	0.0%	1.0
Window 70	Living / Kitchen	9.7%	9.7%	0.0%	1.0
Window 71	Living / Kitchen	23.4%	23.4%	0.0%	1.0
Window 72	Living / Kitchen	23.5%	23.5%	0.0%	1.0
Window 73	Bedroom	24.1%	24.0%	0.1%	1.0
Window 74	Bedroom	23.6%	23.6%	0.0%	1.0
Window 75	Bedroom	33.3%	33.1%	0.2%	0.99
Window 76	Bedroom	33.2%	33.1%	0.1%	1.0

Appendix 2 - Vertical Sky Component
7 to 8 Midford Place, London W1T 5BG

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 77	Bedroom	36.9%	36.9%	0.0%	1.0
Window 78	Bedroom	36.9%	36.9%	0.0%	1.0
Window 79	Habitable	2.1%	2.1%	0.0%	1.0
Window 80	Habitable	1.9%	1.9%	0.0%	1.0
Window 81	Habitable	1.4%	1.4%	0.0%	1.0
Window 82	Habitable	4.5%	4.5%	0.0%	1.0
Window 83	Bedroom	0.5%	0.5%	0.0%	1.0
Window 84	Bedroom	1.1%	1.1%	0.0%	1.0
Window 85	Living / Dining / Kitchen	2.3%	2.3%	0.0%	1.0
Window 86	Living / Dining / Kitchen	9.7%	9.7%	0.0%	1.0
Window 87	Living / Dining / Kitchen	9.6%	9.6%	0.0%	1.0
Window 88	Living / Dining / Kitchen	5.0%	5.0%	0.0%	1.0
Window 89	Bathroom	3.1%	3.1%	0.0%	1.0
Window 90	Bathroom	2.5%	2.5%	0.0%	1.0
Window 91	Bathroom	5.9%	5.9%	0.0%	1.0
Window 92	Bathroom	5.1%	5.1%	0.0%	1.0
Window 93	Bedroom	0.9%	0.9%	0.0%	1.0
Window 94	Bedroom	1.9%	1.9%	0.0%	1.0
Window 95	Bedroom	0.9%	0.9%	0.0%	1.0
Window 96	Bedroom	1.8%	1.7%	0.1%	0.94
Window 97	Bedroom	5.0%	4.9%	0.1%	0.98
Window 98	Bathroom	2.5%	2.4%	0.1%	0.96
Window 99	Bathroom	3.0%	3.0%	0.0%	1.0
Window 100	Bathroom	4.6%	4.5%	0.1%	0.98
Window 101	Bathroom	5.7%	5.6%	0.1%	0.98
Window 102	Bedroom	9.8%	9.8%	0.0%	1.0
Window 103	Bedroom	9.4%	9.3%	0.1%	0.99
Window 104	Living / Dining / Kitchen	17.2%	16.5%	0.7%	0.96
Window 105	Living / Dining / Kitchen	19.7%	19.1%	0.6%	0.97
Window 106	Living / Dining / Kitchen	11.4%	11.4%	0.0%	1.0
Window 107	Living / Dining / Kitchen	11.2%	11.2%	0.0%	1.0
Window 108	Living / Dining / Kitchen	20.4%	20.1%	0.3%	0.99
Window 109	Dressing Room	20.4%	20.2%	0.2%	0.99
Window 110	Bedroom	20.6%	20.5%	0.1%	1.0
Window 111	Bedroom	19.3%	19.3%	0.0%	1.0
6 to 6b Midford Place					
Window 112	Habitable	14.3%	14.3%	0.0%	1.0
Window 113	Habitable	14.4%	14.2%	0.2%	0.99
Window 114	Habitable	21.0%	20.8%	0.2%	0.99
Window 115	Habitable	26.0%	25.9%	0.1%	1.0
Window 116	Habitable	8.9%	8.8%	0.1%	0.99
Window 117	Habitable	11.8%	11.4%	0.4%	0.97
Window 118	Habitable	21.2%	20.4%	0.8%	0.96

Appendix 2 - Vertical Sky Component
7 to 8 Midford Place, London W1T 5BG

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 119	Habitable	31.3%	30.4%	0.9%	0.97
Window 138	Non Habitable	7.9%	2.1%	5.8%	0.27
1 to 5 Midford Place					
Window 120	Habitable	9.4%	9.1%	0.3%	0.97
Window 121	Habitable	12.4%	12.0%	0.4%	0.97
Window 122	Habitable	9.0%	8.8%	0.2%	0.98
Window 123	Habitable	11.7%	11.5%	0.2%	0.98
Window 124	Habitable	8.5%	8.4%	0.1%	0.99
Window 125	Habitable	11.0%	10.9%	0.1%	0.99
Window 126	Habitable	8.2%	8.1%	0.1%	0.99
Window 127	Habitable	10.5%	10.5%	0.0%	1.0
Window 128	Habitable	20.1%	19.5%	0.6%	0.97
Window 129	Habitable	18.9%	18.5%	0.4%	0.98
Window 130	Habitable	17.6%	17.5%	0.1%	0.99
Window 131	Habitable	16.8%	16.7%	0.1%	0.99
Window 132	Habitable	31.0%	30.4%	0.6%	0.98
Window 133	Habitable	29.9%	29.6%	0.3%	0.99
Window 134	Habitable	28.5%	28.5%	0.0%	1.0
Window 135	Habitable	27.3%	27.3%	0.0%	1.0
Window 136	Habitable	36.0%	36.0%	0.0%	1.0
Window 137	Habitable	36.5%	36.5%	0.0%	1.0

Appendix 2 - Sunlight to Windows
7 to 8 Midford Place, London W1T 5BG

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
9 to 10 Midford Place									
Window 4	Habitable	27%	27%	0%	1.0	5%	5%	0%	1.0
Window 5	Habitable	27%	27%	0%	1.0	5%	5%	0%	1.0
Window 6	Habitable	23%	23%	0%	1.0	4%	4%	0%	1.0
Window 10	Habitable	38%	38%	0%	1.0	10%	10%	0%	1.0
Window 11	Habitable	36%	36%	0%	1.0	9%	9%	0%	1.0
Window 14	Habitable	38%	38%	0%	1.0	8%	8%	0%	1.0
Window 15	Habitable	38%	38%	0%	1.0	8%	8%	0%	1.0
Window 18	Habitable	59%	59%	0%	1.0	17%	17%	0%	1.0
Window 19	Habitable	57%	57%	0%	1.0	15%	15%	0%	1.0
115 Tottenham Court Road									
Window 27	Habitable	25%	22%	3%	0.88	2%	0%	2%	0.01
Window 29	Habitable	39%	38%	1%	0.97	6%	5%	1%	0.83
Window 30	Habitable	56%	56%	0%	1.0	15%	15%	0%	1.0
35 Grafton Way									
Window 31	Habitable	55%	54%	1%	0.98	17%	16%	1%	0.94
Window 32	Habitable	69%	69%	0%	1.0	22%	22%	0%	1.0
Window 33	Habitable	47%	47%	0%	1.0	12%	12%	0%	1.0
Window 34	Habitable	62%	61%	1%	0.98	20%	19%	1%	0.95
Window 35	Habitable	71%	71%	0%	1.0	21%	21%	0%	1.0
Window 36	Habitable	46%	46%	0%	1.0	11%	11%	0%	1.0
Window 37	Habitable	52%	52%	0%	1.0	16%	16%	0%	1.0
Window 38	Habitable	60%	60%	0%	1.0	19%	19%	0%	1.0
37 Grafton Way									
Window 39	Bathroom	43%	42%	1%	0.98	7%	7%	0%	1.0
Window 40	Habitable	60%	59%	1%	0.98	17%	16%	1%	0.94
Window 41	Habitable	71%	71%	0%	1.0	23%	23%	0%	1.0
Window 42	Habitable	33%	32%	1%	0.97	3%	3%	0%	1.0
Window 43	Habitable	23%	20%	3%	0.87	0%	0%	0%	1.0
Window 46	Bathroom	56%	55%	1%	0.98	14%	14%	0%	1.0
Window 47	Habitable	66%	65%	1%	0.98	21%	20%	1%	0.95

Appendix 2 - Sunlight to Windows
7 to 8 Midford Place, London W1T 5BG

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 48	Habitable	74%	74%	0%	1.0	24%	24%	0%	1.0
Window 49	Kitchen	56%	56%	0%	1.0	14%	14%	0%	1.0
Window 50	Habitable	68%	68%	0%	1.0	21%	21%	0%	1.0
Window 51	Habitable	74%	74%	0%	1.0	24%	24%	0%	1.0
39 Grafton Way									
Window 52	Habitable	9%	3%	6%	0.33	0%	0%	0%	1.0
Window 53	Habitable	29%	28%	1%	0.97	2%	1%	1%	0.5
Window 54	Habitable	23%	22%	1%	0.96	1%	1%	0%	1.0
Window 55	Habitable	31%	30%	1%	0.97	1%	1%	0%	1.0
Window 55	Habitable	31%	30%	1%	0.97	1%	1%	0%	1.0
Window 56	Habitable	31%	31%	0%	1.0	2%	2%	0%	1.0
Window 57	Stairs	50%	50%	0%	1.0	9%	9%	0%	1.0
Window 58	Stairs	68%	67%	1%	0.99	20%	20%	0%	1.0
Window 59	Stairs	76%	76%	0%	1.0	25%	25%	0%	1.0
Window 60	Habitable	77%	77%	0%	1.0	26%	26%	0%	1.0
Window 61	Habitable	57%	56%	1%	0.98	12%	12%	0%	1.0
Window 62	Habitable	55%	55%	0%	1.0	11%	11%	0%	1.0
Window 63	Habitable	71%	71%	0%	1.0	22%	22%	0%	1.0
Window 64	Habitable	71%	71%	0%	1.0	22%	22%	0%	1.0
Window 65	Habitable	76%	76%	0%	1.0	25%	25%	0%	1.0
Window 66	Habitable	76%	76%	0%	1.0	25%	25%	0%	1.0
41 to 43 Grafton Way									
Window 67	Bedroom	3%	3%	0%	1.0	0%	0%	0%	1.0
Window 68	Bedroom	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 69	Living/Kitchen	16%	16%	0%	1.0	1%	1%	0%	1.0
Window 70	Living/Kitchen	14%	14%	0%	1.0	0%	0%	0%	1.0
Window 73	Bedroom	53%	53%	0%	1.0	10%	10%	0%	1.0
Window 74	Bedroom	52%	52%	0%	1.0	9%	9%	0%	1.0
Window 75	Bedroom	69%	69%	0%	1.0	20%	20%	0%	1.0
Window 76	Bedroom	69%	69%	0%	1.0	20%	20%	0%	1.0
Window 77	Bedroom	75%	75%	0%	1.0	25%	25%	0%	1.0
Window 78	Bedroom	74%	74%	0%	1.0	24%	24%	0%	1.0
Window 86	Living/Dining/Kitchen	10%	10%	0%	1.0	0%	0%	0%	1.0
Window 87	Living/Dining/Kitchen	13%	13%	0%	1.0	1%	1%	0%	1.0
Window 88	Living/Dining/Kitchen	12%	12%	0%	1.0	0%	0%	0%	1.0
Window 89	Bathroom	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 90	Bathroom	2%	2%	0%	1.0	0%	0%	0%	1.0
Window 91	Bathroom	7%	7%	0%	1.0	0%	0%	0%	1.0
Window 92	Bathroom	7%	7%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows
7 to 8 Midford Place, London W1T 5BG

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 93	Bedroom	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 94	Bedroom	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 95	Bedroom	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 96	Bedroom	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 97	Bedroom	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 104	Living/Dining/Kitchen	41%	37%	4%	0.9	5%	5%	0%	1.0
Window 105	Living/Dining/Kitchen	48%	46%	2%	0.96	7%	7%	0%	1.0
Window 108	Living/Dining/Kitchen	49%	49%	0%	1.0	7%	7%	0%	1.0
Window 109	Dressing Room	48%	48%	0%	1.0	6%	6%	0%	1.0
Window 110	Bedroom	47%	46%	1%	0.98	6%	6%	0%	1.0
Window 111	Bedroom	45%	44%	1%	0.98	5%	5%	0%	1.0