

GVA Schatunowski Brooks

Detailed Daylight & Sunlight Report



Drummond Street, London, NW1

Canfield Freehold Ltd

November 2016

65 Gresham Street
London
EC2V 7NQ

Gregory Francis MBA
For and on behalf of
GVA GRIMLEY LTD

gva.co.uk

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Appendices

Appendix I: Drawings DR12/BRE167 to BRE176 plus Associated Results Tables

1. Introduction

- 1.1 GVA Schatunowski Brooks has 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 detailed drawings of the "107 student bedrooms" proposal received from CZWG Architects in October 2016.

2. Executive Summary

- 2.1 The detailed assessments confirm that the proposed development would have no adverse effects to existing Daylight and Sunlight amenity enjoyed by adjacent neighbours to the proposed development.
- 2.2 Given the above, we are of the opinion that the proposed development is fully compliant with London Borough of Camden planning policy on Daylight and Sunlight.

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) (the guidelines) is the document referred to by most local authorities.
- 3.2 The guidelines cover amenity requirements for sunlight, daylight and overshadowing to buildings and amenity areas neighbouring a proposed development site, as well as the quality of daylight within the proposed habitable rooms and amenity areas. The guidelines are intended to read in conjunction with the British Standard, BS 8206-2:2008 Lighting for Buildings Part 2: Code of Practice for Daylighting as they both refer to each other.
- 3.3 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."

Daylighting

- 3.4 The requirements governing daylighting to existing residential buildings around a development site are set out in Part 2.2 of the guidelines, whereas Part 2.1 deals with the quality and quantity of daylight to residential habitable rooms within new development.
- 3.5 The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the Vertical Sky Component (VSC) at the centre of the window. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

3.6 The guidelines also suggest that distribution of daylight within rooms is reviewed where layouts are known, although bedrooms are considered to be less important.

3.7 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.

3.8 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."

3.9 It must be interpreted from this criterion that a 27% VSC constitutes adequacy, but where this value cannot be achieved, a reduction of up to 0.8 times its former value (in other words less than 20% reduction of existing VSC) would not be noticeable and would not therefore be considered material.

3.10 The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is potential light rather than actual. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above.

3.11 The NSL (sometimes referred to as Daylight Distribution) contour shows the extent of light penetration into the room at working plane level, 850mm above floor level. If a substantial part of the room falls behind the no sky-line contour, the distribution of light within the room may look poor.

Sunlighting

3.12 Recommendations for consideration of sunlight amenity to existing residential buildings neighbouring a development site are set out in Part 3.2 of the guidelines.

3.13 There is a requirement to assess windows of surrounding properties where the main windows face within 90 degrees of due south. The calculations are taken at the window

reference point at the centre of each window on the plane of the inside surface of the wall.

- 3.14 The guidelines further state that kitchens and bedrooms are less important in the context of considering sunlight, although care should be taken not to block too much sun.

- 3.15 Paragraphs 3.2.5 and 3.2.6 of the guidelines sets the following recommendation:-

"If this window reference point can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months of 21st September and 21st March, then the room should still receive enough sunlight. The sunlight availability indicator in Appendix A can be used to check this.

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. "

- 3.16 To summarize the above, a good level of sunlight to a window is 25% annual probable sunlight hours, of which 5% should be in winter months. Where sunlight levels fall below the suggested level, a comparison with the existing condition is reviewed and 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. Sunlight reductions that fall below a ratio of 0.8 ((in other words a greater than 20% reduction of existing APSH) will be noticed by the occupants. If the overall annual loss is greater than 4% APSH the guidelines state the dwelling may be adversely affected.

- 3.17 The guide further recommends that where window positions are known, the centre of each main living window can be used for the calculation.

4. Report: Effect to Existing Neighbours

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/171 and BRE/172),
- 54 to 64 Euston Street (assessment drawings BRE/173 to BRE/175), and
- 14 & 15 Melton Street (assessment drawing BRE/176).

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 Furthermore, given the Central London location, this is a situation which the BRE recognises as one in which it may not be possible to adhere to the typical, standard guidance set out in the document.
- 4.5 Notwithstanding this constrained baseline, the VSC assessments indicated that post development, the retained values would generally be consistent with those expected in a dense urban environment. In the vast majority of cases the differences in VSC would be considered unnoticeable to occupants.
- 4.6 The vast majority of post development results are therefore considered as fully adherent with the standard BRE guidance, notwithstanding the dense urban location and proximity of these adjoining properties.
- 4.7 In a small number of locations the post-development VSC values would register as greater than 20% reductions of existing VSC values. In typical circumstances the BRE considers differences of 20% may be noticeable. However, given the specific circumstances present in this situation (i.e. low baseline values) this guidance is considered less applicable to these results.
- 4.8 For example, window location W1/40 registers 7.80%VSC, in the existing scenario. Post-development this would be reduced to 4.89%VSC, a loss of 2.91%VSC which in itself is small. In terms of differences to occupants, this would be considered a 'no-worsening', as it is evident from the VSC values that artificial lighting is currently required.
- 4.9 This loss would however be expressed as a reduction of 37.31%. In typical circumstances a difference greater than 20% would be considered potentially noticeable, however for the reasons above this is considered not to apply here.
- 4.10 An attempt was made to research the internal layouts of these properties, to enable consideration of potential effects to the Daylight Distribution. This indicated several non-habitable spaces, such as hallways and small food preparation areas.
- 4.11 Similar to the VSC results, in the vast majority of cases the results would be BRE compliant, with higher reductions where baseline values are low.
-

-
- 4.12 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.
- 4.13 Overall, the daylight assessments are considered to demonstrate adequate retained conditions, consistent with a dense urban environment and proximity of adjacent properties to the site boundary.

54 to 64 Euston Street

- 4.14 The results show that in all instances for the rear elevation of this street the reduction in light is less than 20% or rooms are left with a retained level of VSC greater than 27%.
- 4.15 These rooms are all fully BRE compliant.

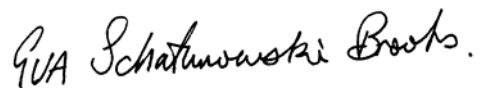
14 & 15 Melton Street

- 4.16 All window locations would be considered BRE compliant, either retaining 27%VSC or less than 20% reduction of existing VSC. At one assessment point a small difference in VSC would be expressed as a 26.84% reduction, again due to the low existing VSC.
- 4.17 Daylight Distribution results followed a similar pattern, with most fully BRE compliant. For a small number of rooms where existing values are lower, there would be greater than 20% reductions.
- 4.18 As these windows are southerly orientated, occupants would have a reasonable expectation of sunlight amenity and effects to this were considered.
- 4.19 Similar to the VSC and Daylight Distribution results, the APSH sunlight results were mainly BRE compliant, with a handful of reductions greater than 20%. These again coincide with assessment points where baseline values are low.
- 4.20 The overall effect is again considered acceptable in the round.

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 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.

Yours faithfully

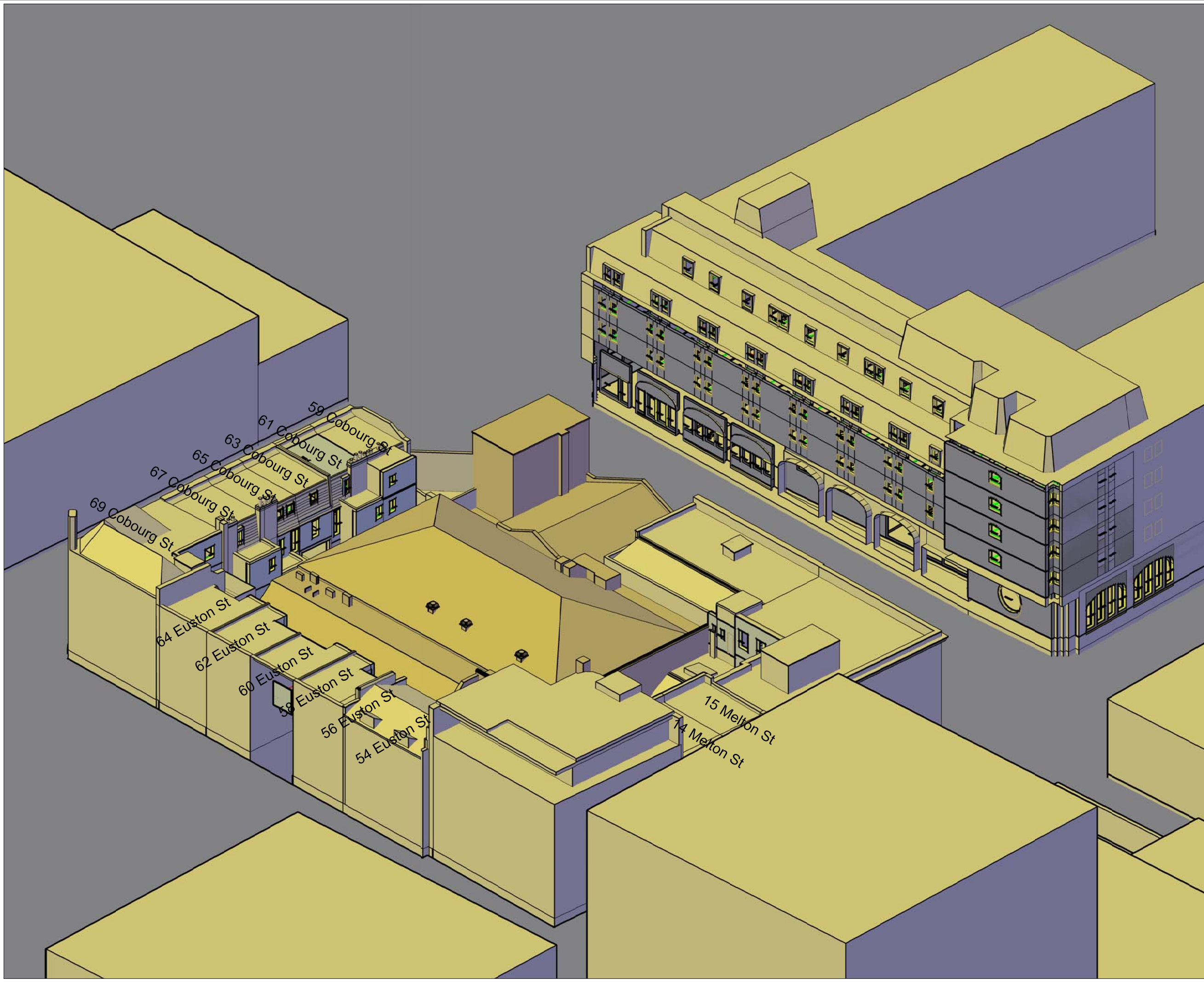
A handwritten signature in black ink that reads "GVA Schatunowski Brooks." The signature is written in a cursive, flowing style.

GVA Schatunowski Brooks

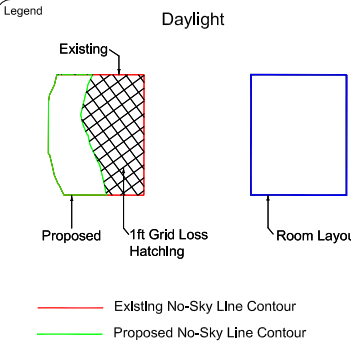


Appendix I –

Drawings
DR12/BRE167 to
BRE176 plus
Associated Results
Tables



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Sources of Information

Survey:
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

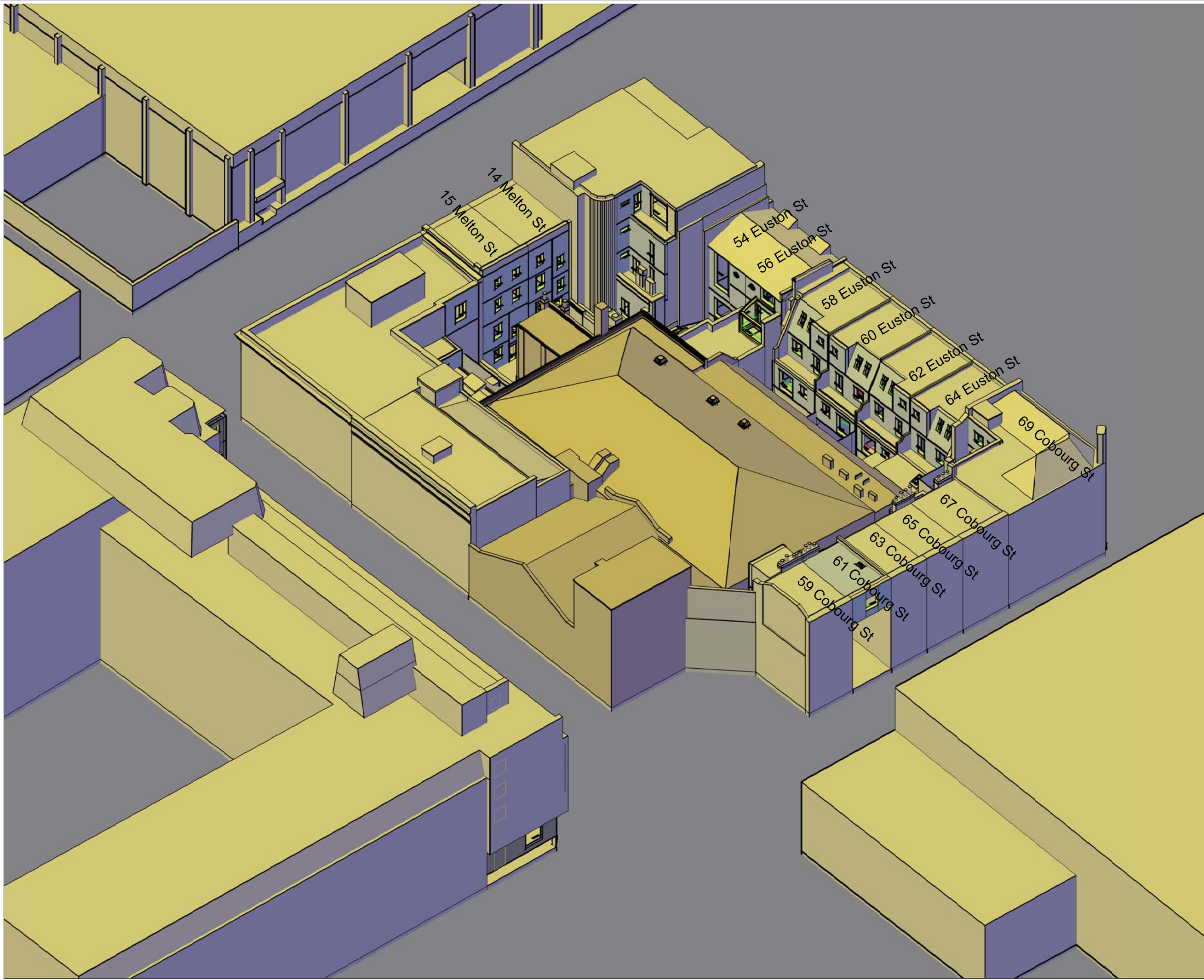
Proposed Scheme:
CZWG Architects LLP
Scheme with 107 rooms

Room layouts are estimated

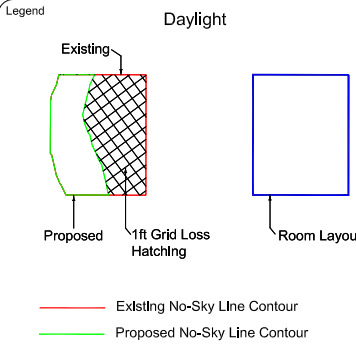
 

08449 02 03 04
GVA Schatunowski Brooks
65 Gresham Street, London, EC2V 7NQ
www.gva.co.uk

Project Name Drummond Street London			
Client Mr L Krendel			
Drawing Title 3D View: Existing site showing location of tested properties			
Drawn By AH	Chk'd By	Scale @ A3 N/A	Date 26 Oct 2016
Project No. DR12/17	Drawing No. BRE/167	Revision	



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Sources of Information

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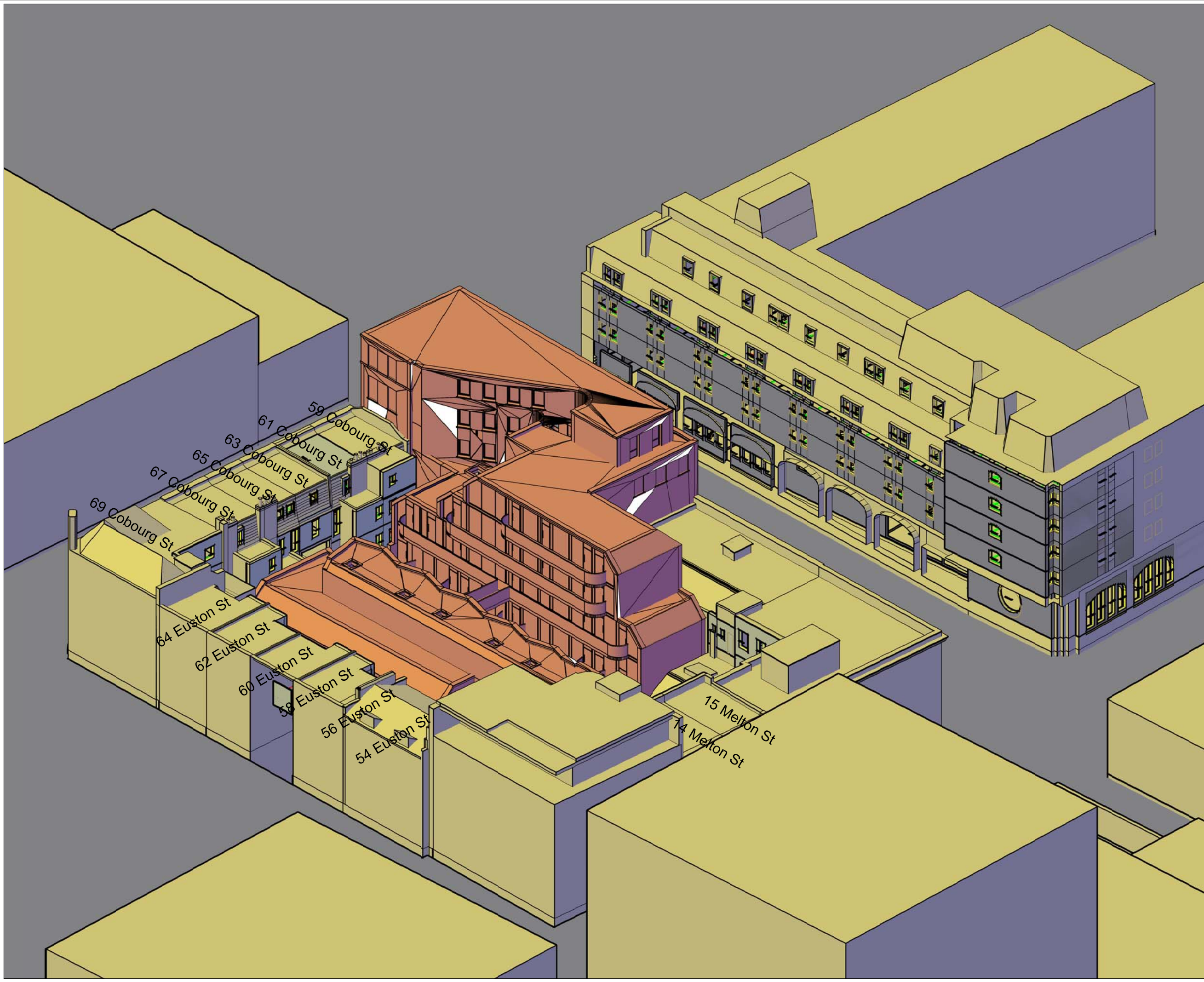
Project Name
Drummond Street
London

Client
Mr L Krendel

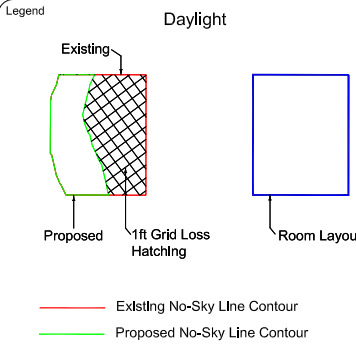
Drawing Title
3D View: Existing site
showing location of tested properties

Drawn By AH	Chk'd By	Scale @ A3 N/A	Date 26 Oct 2016
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Project No. DR12/17	Drawing No. BRE/168	Revision
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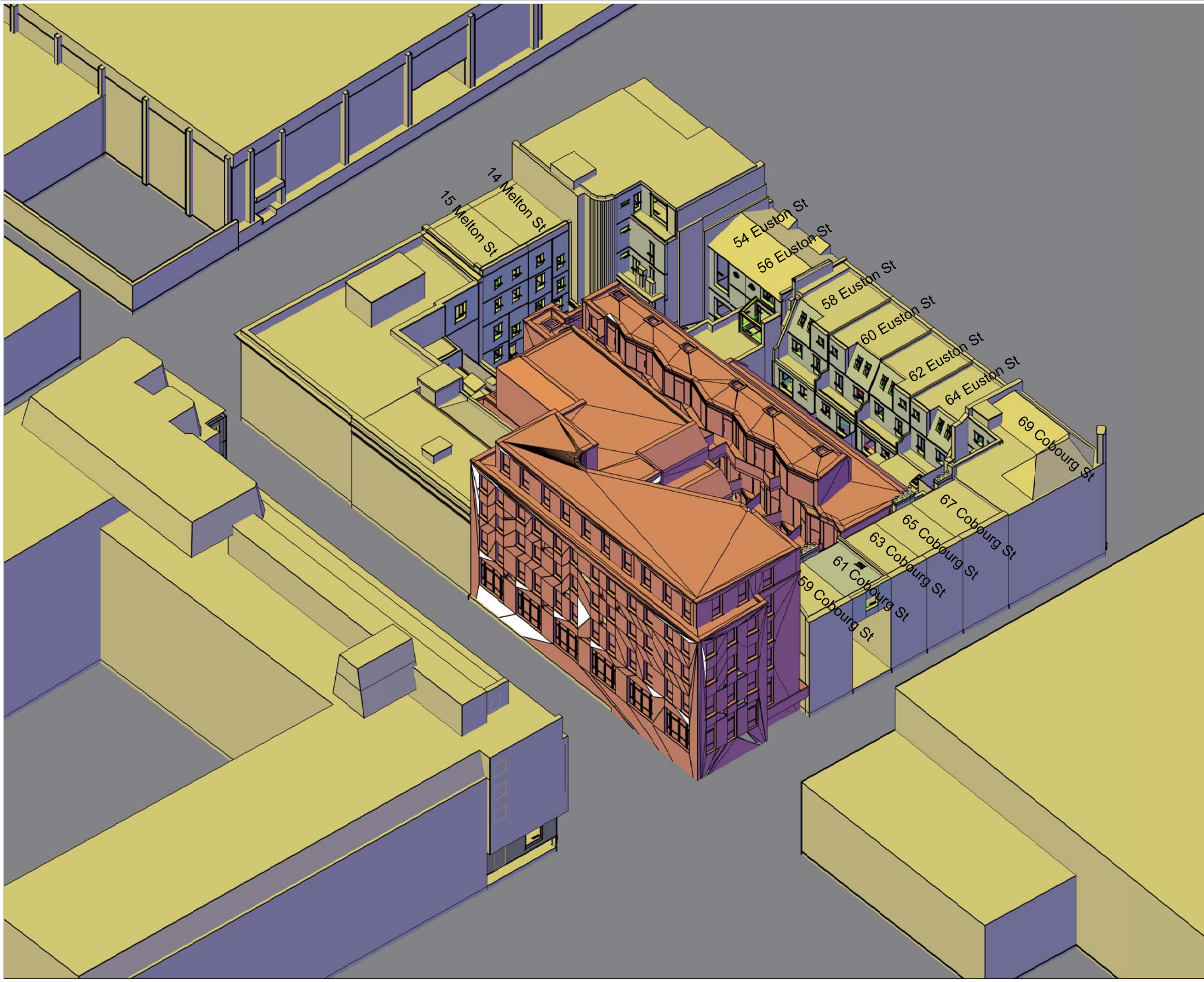
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London

Client
Mr L. Krendel

Drawing Title
3D View: Proposed site
showing location of tested properties

Drawn By AH	Chk'd By	Scale @ A3 N/A	Date 26 Oct 2016
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Project No. DR12/17	Drawing No. BRE/169	Revision
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London

Client

Mr L Krendel

Drawing Title

3D View: Proposed site
showing location of tested properties

Drawn By

AH

Chk'd By

Scale @ A3

N/A

Date

26 Oct 2016

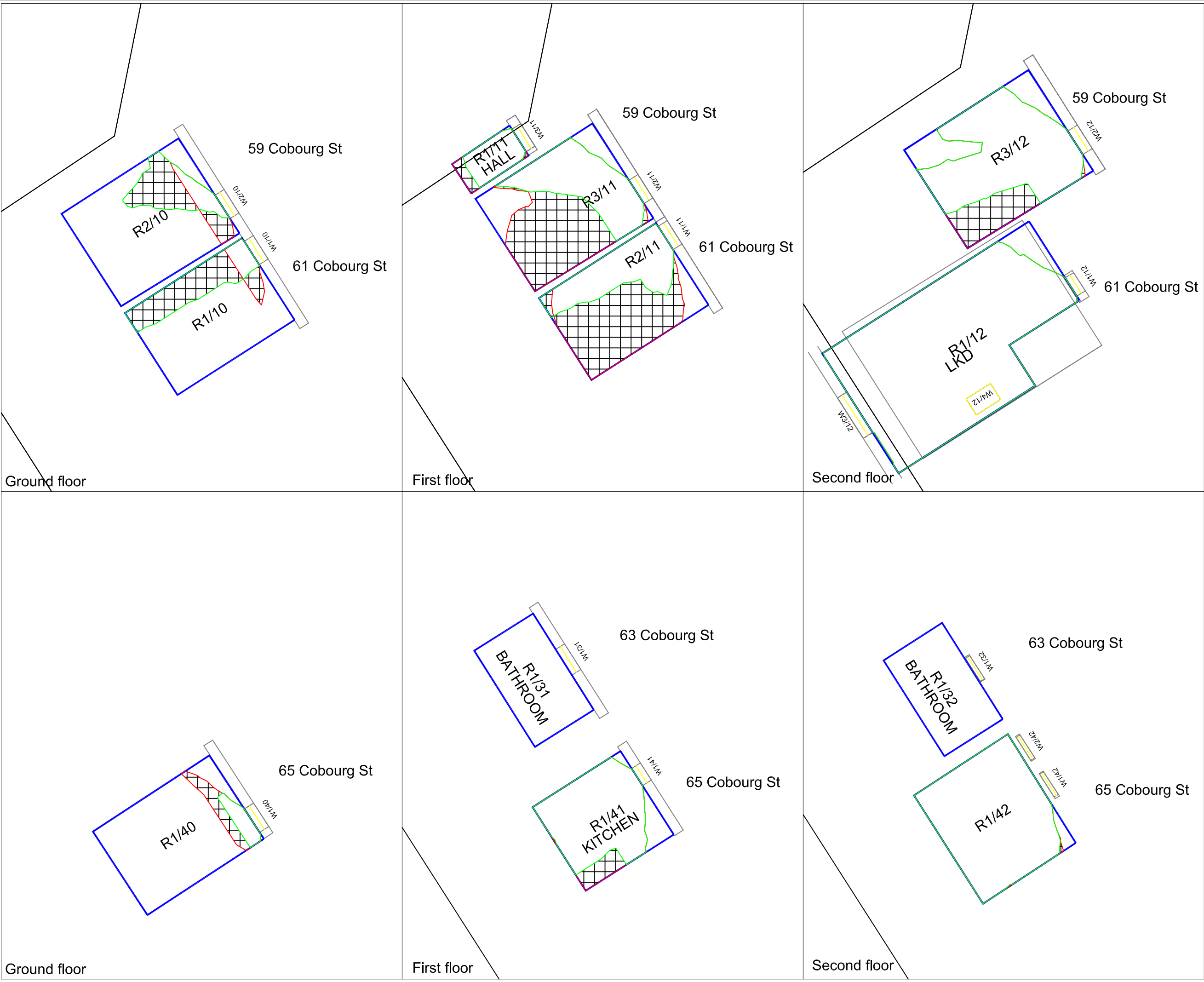
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BRE/170

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Legend

Daylight

Existing
Proposed
1ft Grid Loss Hatching
Room Layout

Existing No-Sky Line Contour
Proposed No-Sky Line Contour

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CZWG Architects LLP
Scheme with 107 rooms

Room layouts are estimated

Project Information

Project Name
Drummond Street
London

Client
Mr L. Krendel

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

Project No.
DR12/17

Drawing No.
BRE/171

Revision

Project Details

Drawn By
AH

Chk'd By

Scale @ A3
1:100

Date
26 Oct 2016

Logos

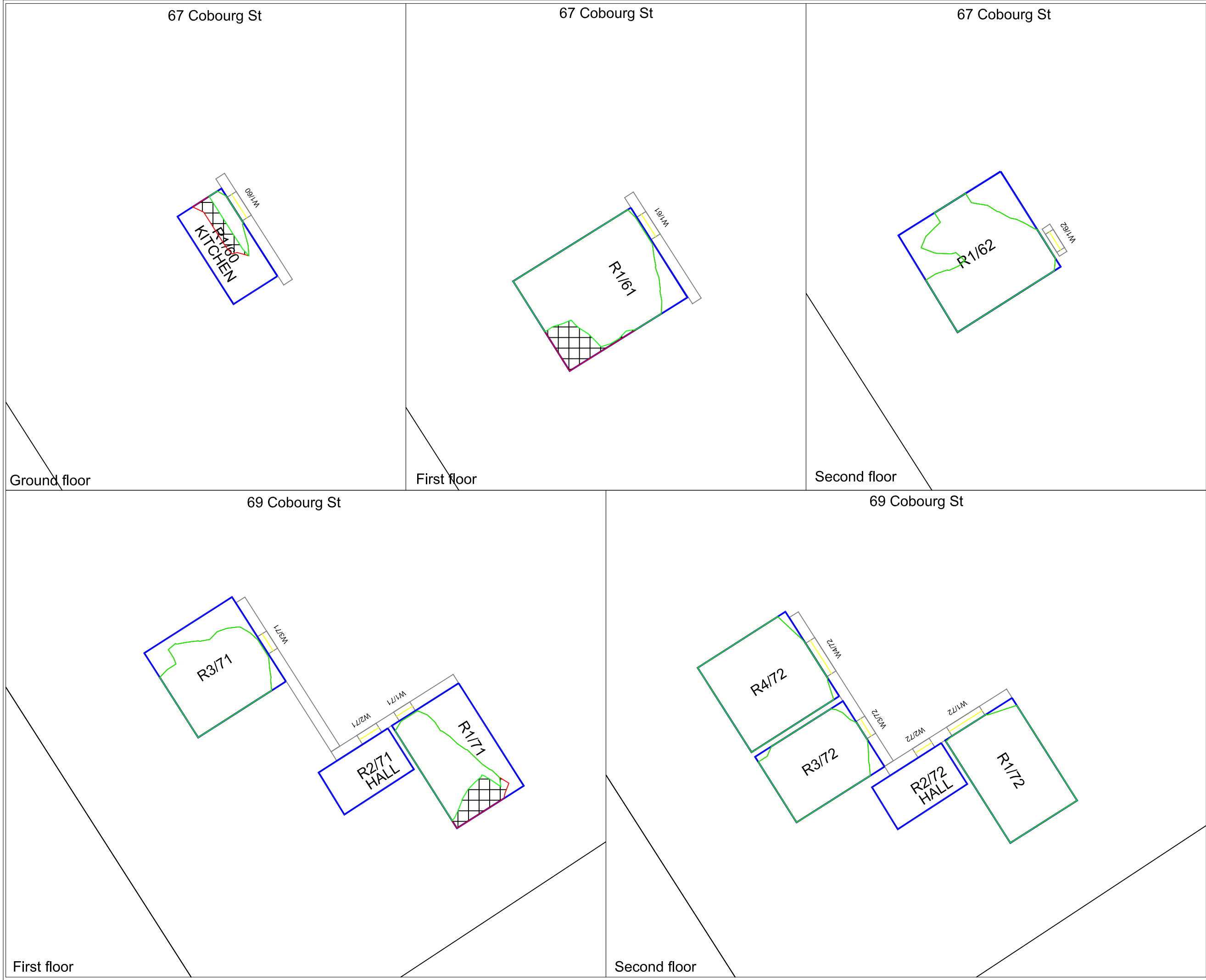
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DAYLIGHT

A3



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Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

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Proposed No-Sky Line Contour

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Project Name

Drummond Street

London

Client

Mr L Krendel

Drawing Title

No Sky Line contours for

67 & 69 Cobourg Street

Drawn By

AH

Chk'd By

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Date

26 Oct 2016

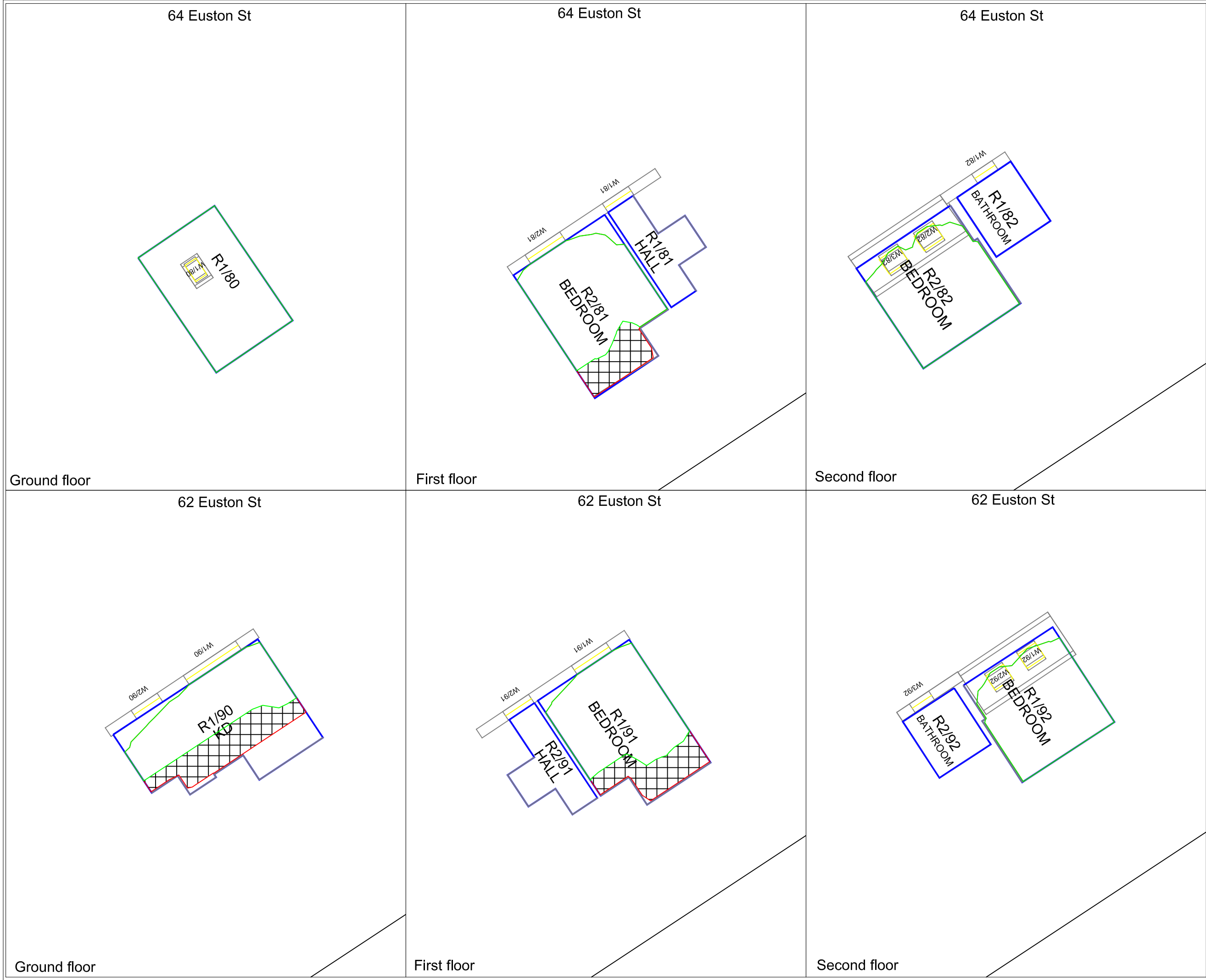
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Drawing No.

BRE/172

Revision



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

Drawn By
AH

Chk'd By

Scale @ A3
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Date
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DR12/17

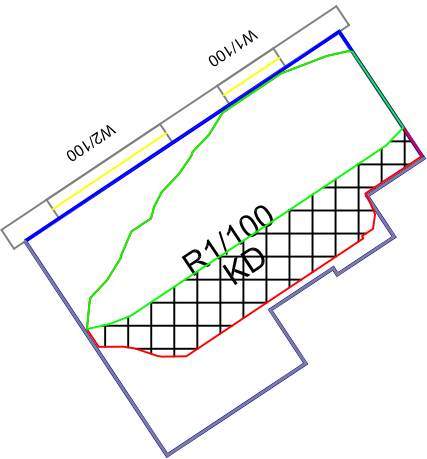
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BRE/173

Revision

DAYLIGHT

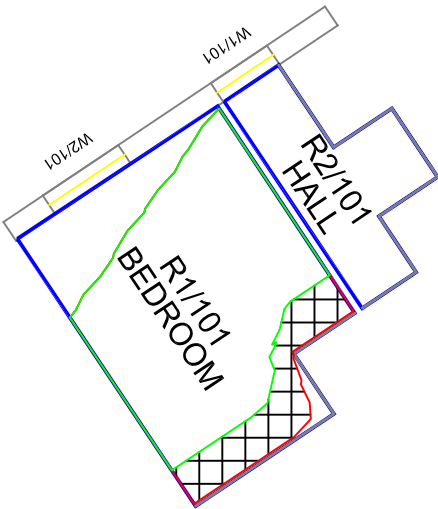
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60 Euston St



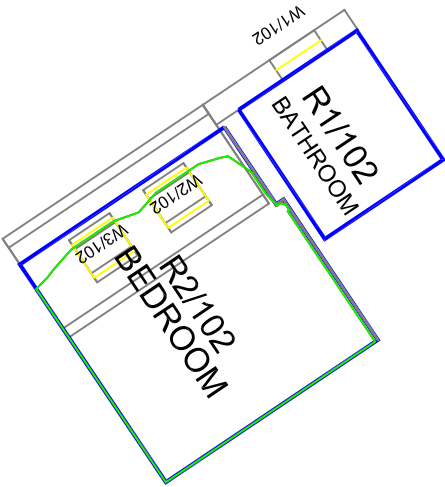
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60 Euston St



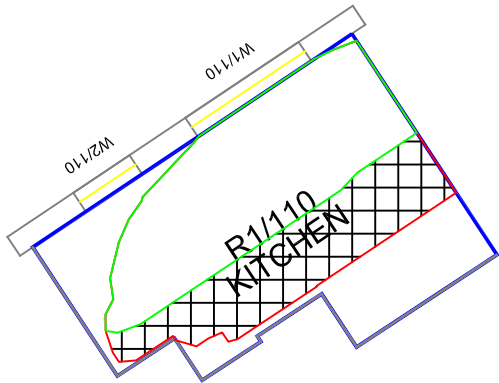
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60 Euston St



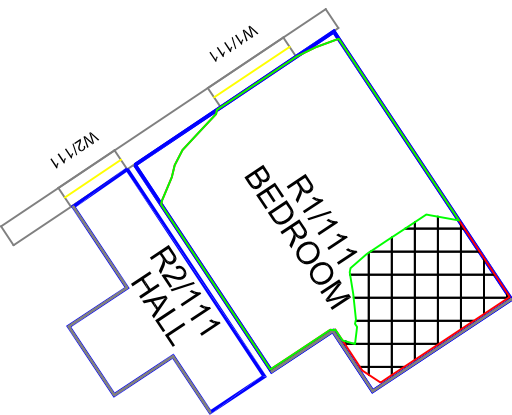
Second floor

58 Euston St



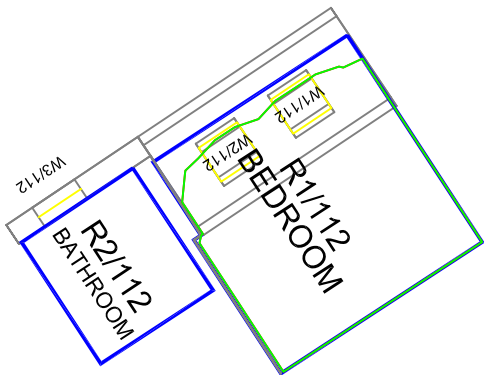
Ground floor

58 Euston St



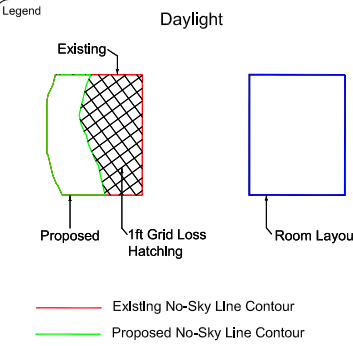
First floor

58 Euston St



Second floor

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

Drawn By
AH

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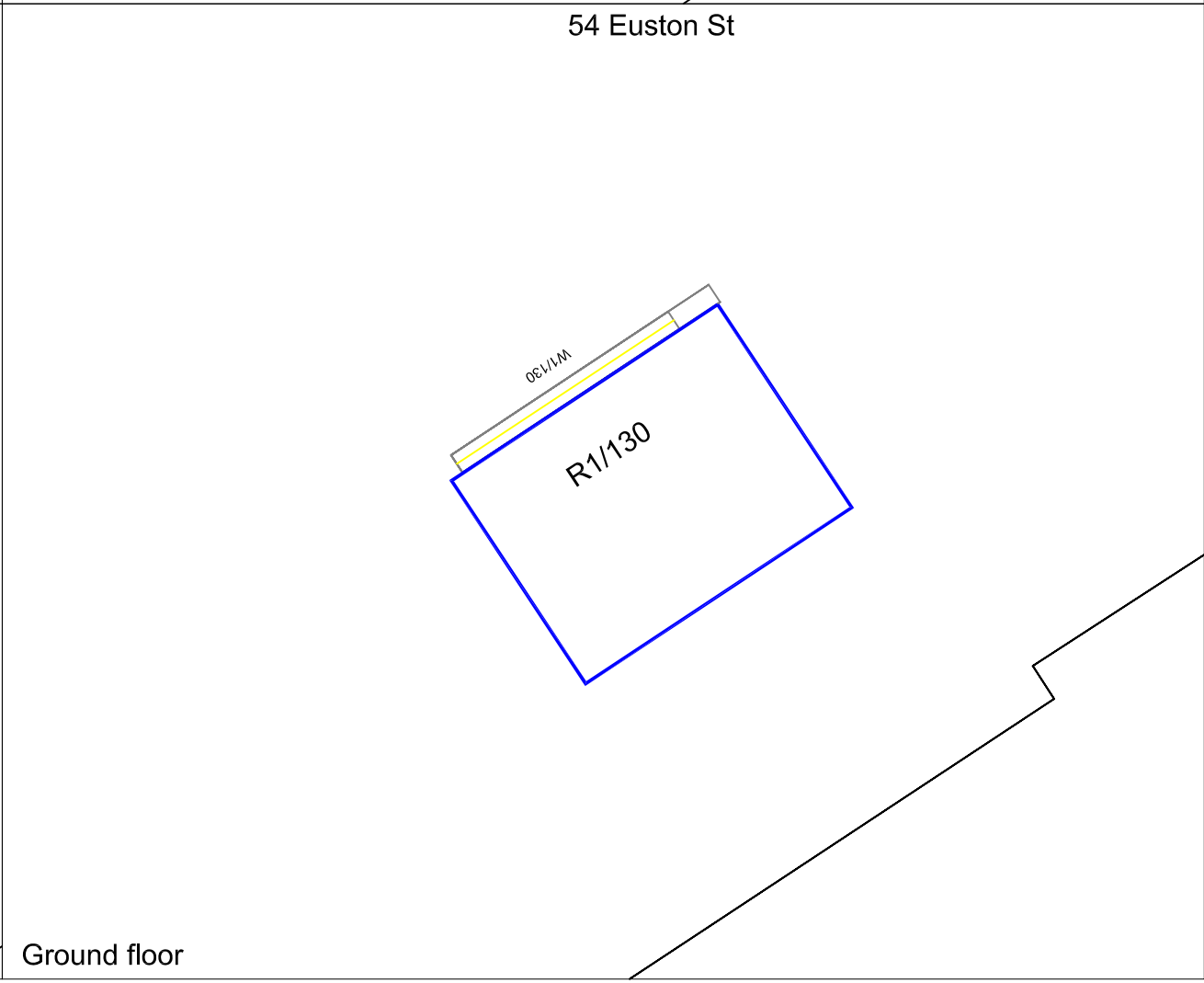
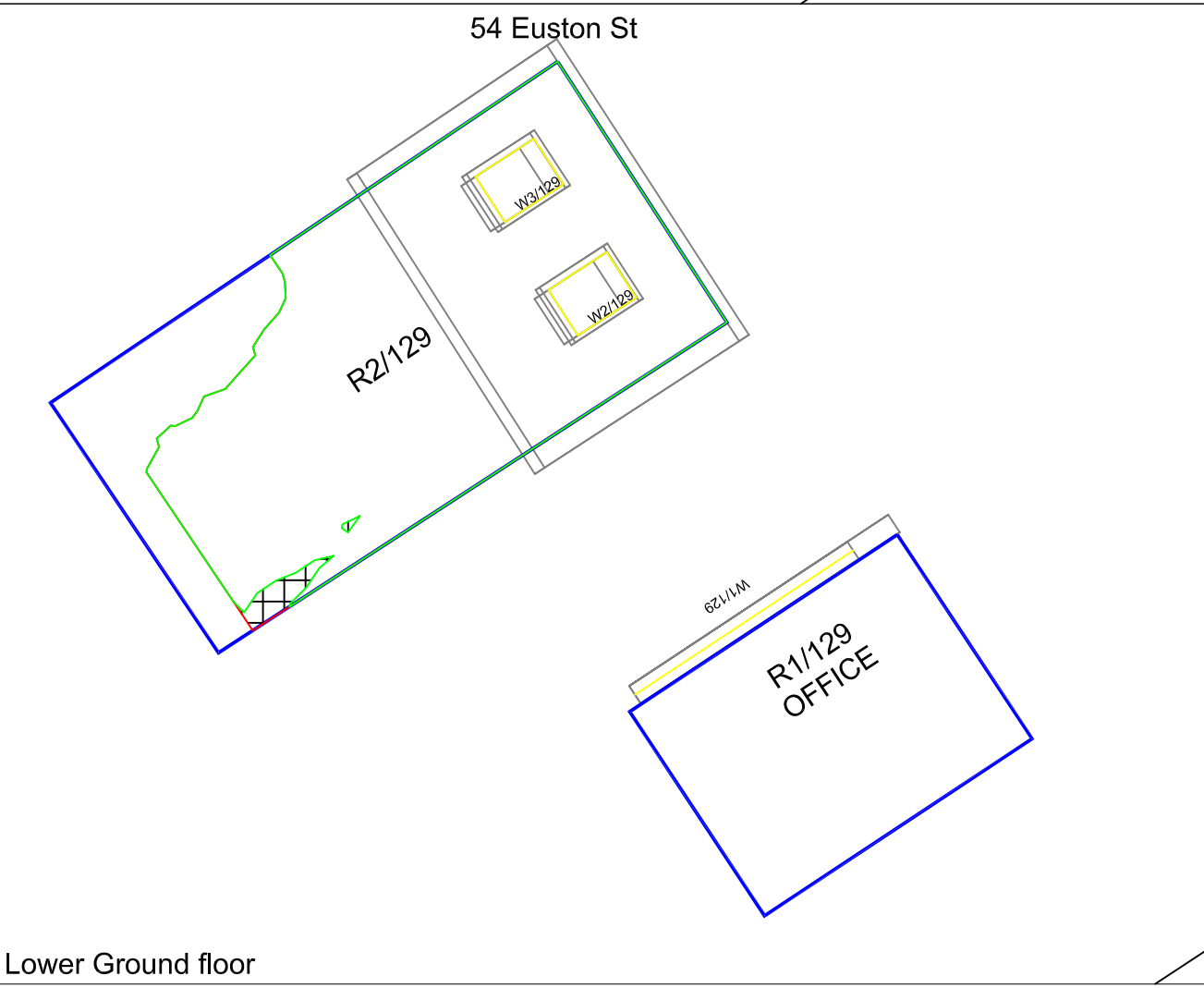
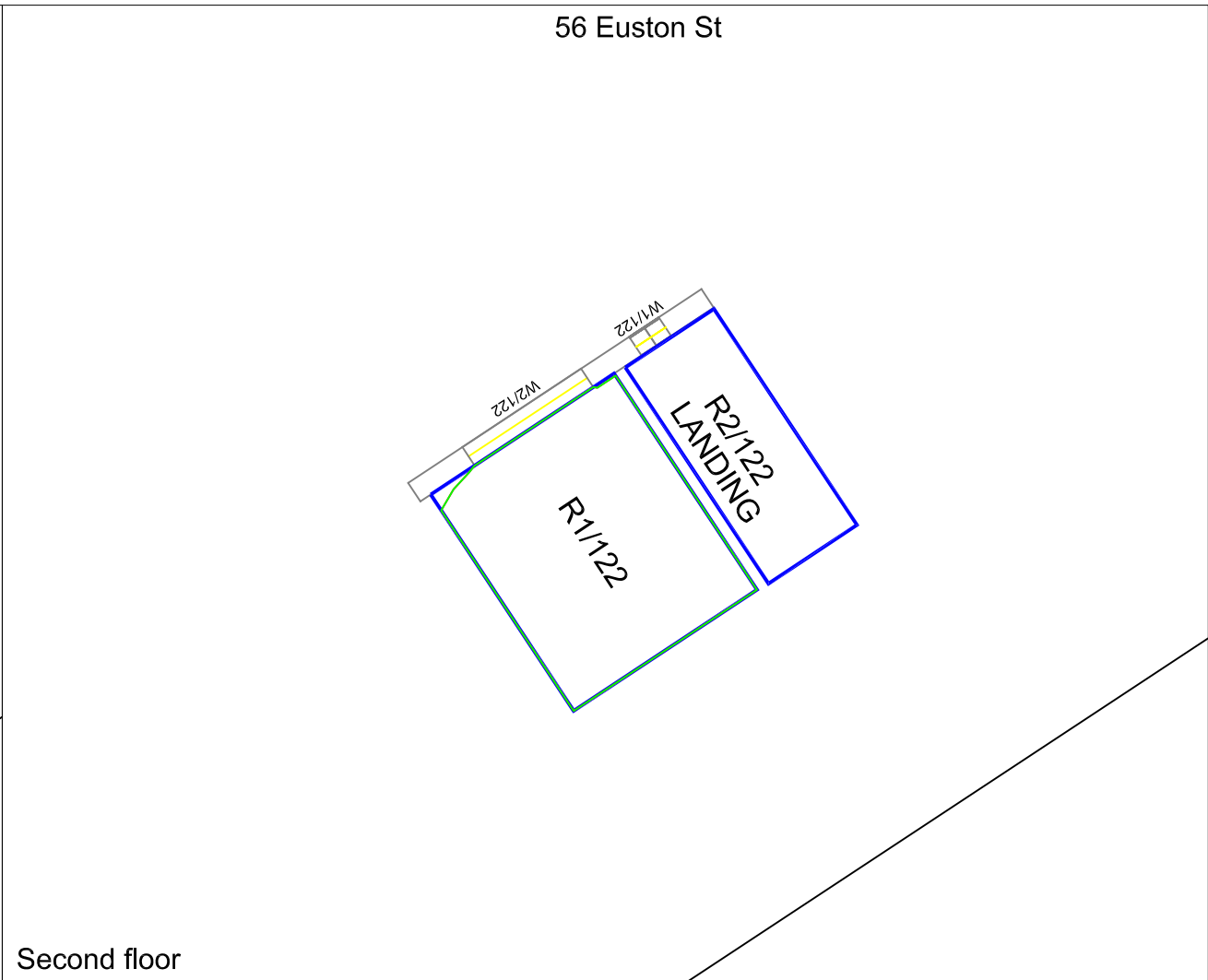
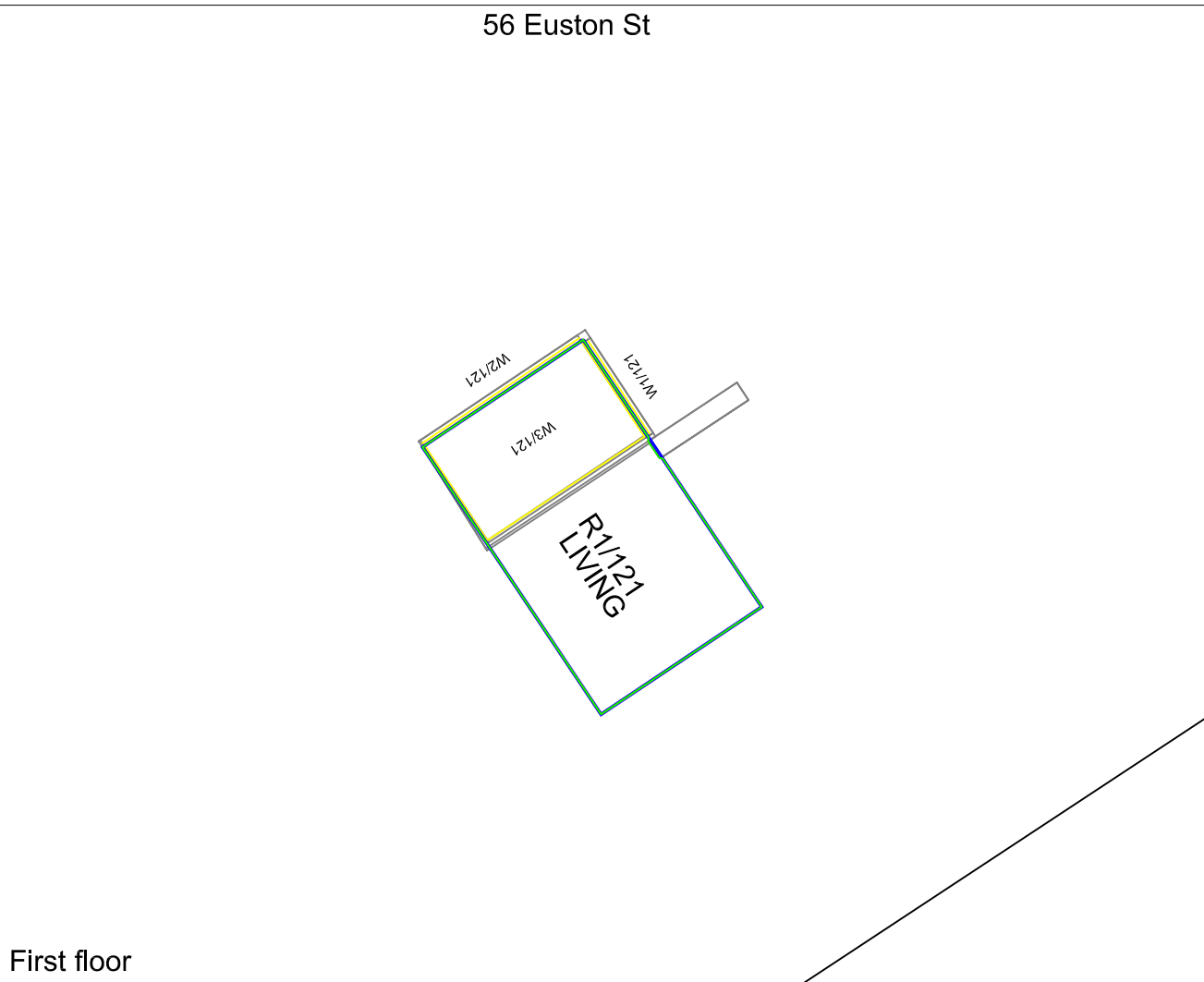
Project No.
DR12/17

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BRE/174

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DAYLIGHT

A3



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Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour



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No Sky Line contours for
54 & 56 Euston Street

Drawn By
AH

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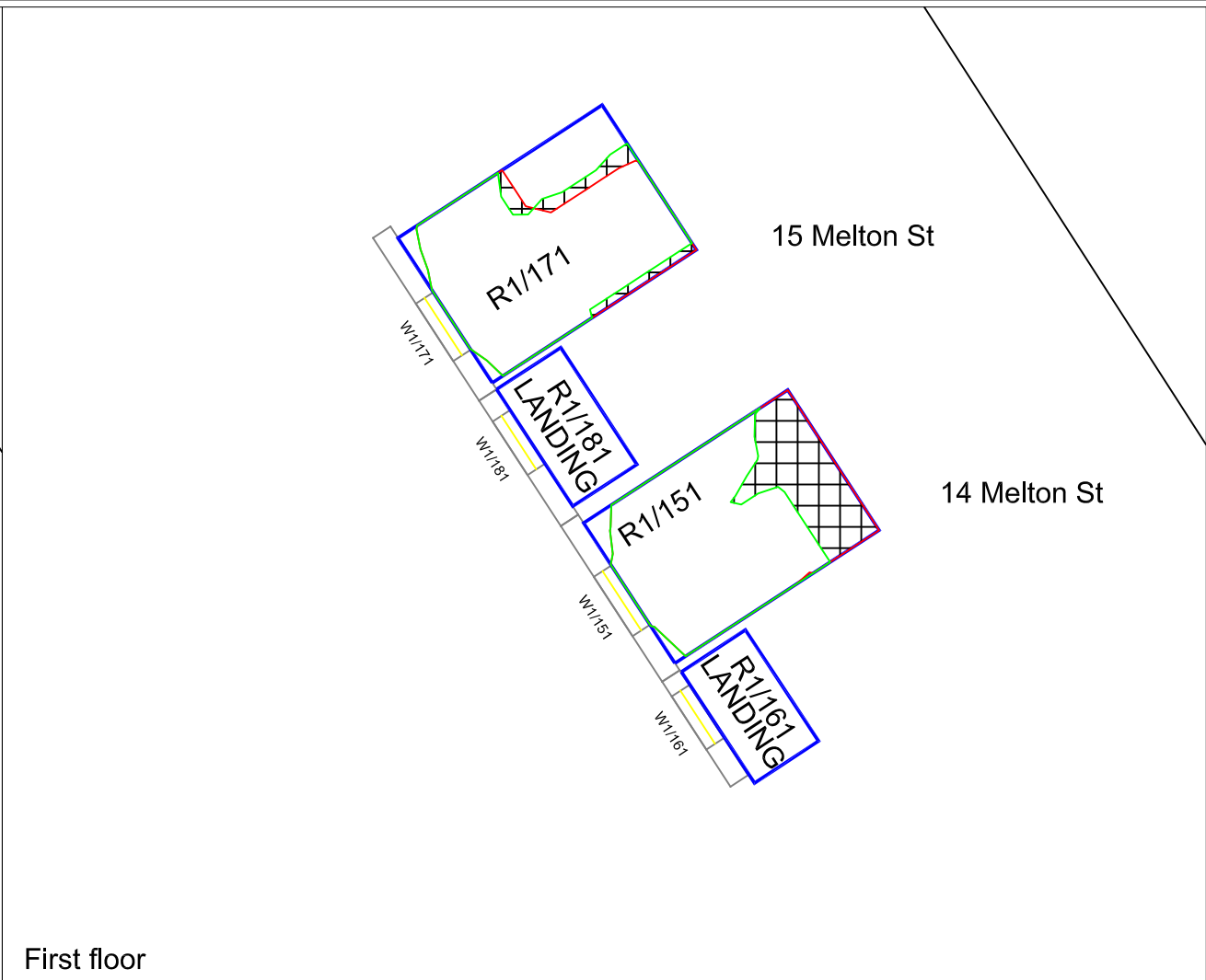
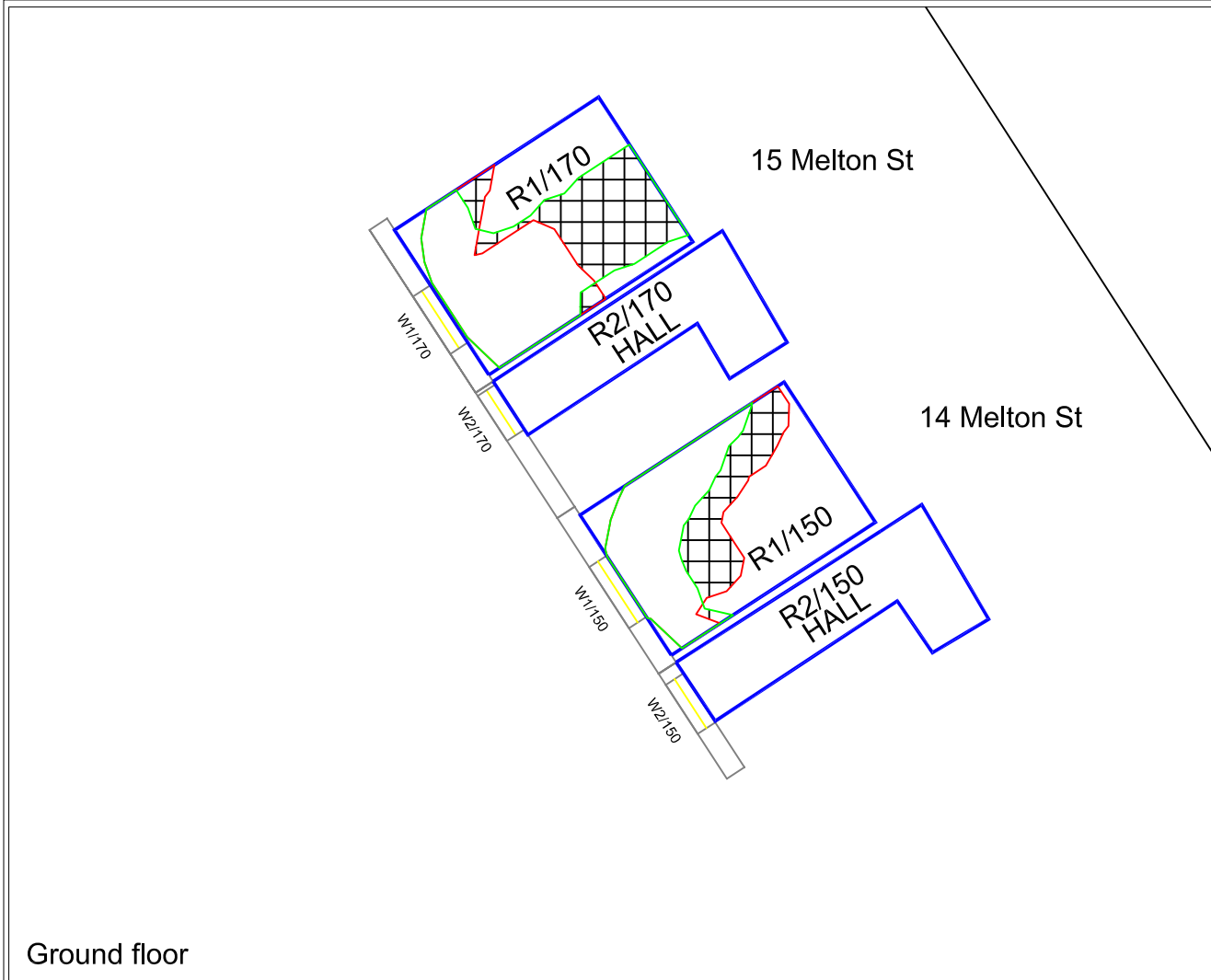
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DR12/17

Drawing No.
BRE/175

Revision

A3

DAYLIGHT



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Legend

Daylight

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Proposed No-Sky Line Contour



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Client

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No Sky Line contours for
14 & 15 Melton Street

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Scale @ A3

1:100

Date

26 Oct 2016

Project No.

DR12/17

Drawing No.

BRE/176

Revision

Drummond Street

Daylight analysis results for 107 room scheme

Job 17
26-Oct-16

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 - BRE171										
Gnd Floor										
R2/10		W2/10	6.50	4.87	25.08%	0.31	0.24	22.19%	20.96%	-117.29%
1st Floor										
R1/11	HALL	W3/11	15.42	5.32	65.50%	2.29	1.24	45.77%	83.41%	15.81%
R3/11		W2/11	27.43	12.56	54.21%	0.99	0.64	35.56%	39.45%	53.22%
R3/12		W2/12	34.16	23.74	30.50%	0.78	0.61	22.12%	67.51%	19.53%
61 Cobourg Street - BRE171										
Gnd Floor										
R1/10		W1/10	6.75	11.64	-72.44%	0.35	0.59	-69.57%	28.88%	-244.55%
1st Floor										
R2/11		W1/11	27.63	19.71	28.66%	1.08	0.89	16.91%	38.76%	57.85%
R1/12	LKD	W1/12	31.44	27.12	>27	1.45	1.39	3.87%	95.72%	0.00%
		W3/12	33.54	33.54	>27					
		W4/12	87.71	81.96	>27					
65 Cobourg Street - BRE171										
Gnd Floor										
R1/40		W1/40	7.80	4.89	37.31%	0.43	0.26	38.59%	6.08%	54.82%
R1/41	KITCHEN	W1/41	26.65	22.41	15.91%	0.64	0.58	9.18%	81.07%	9.92%
R1/42		W1/42	32.70	29.86	>27	1.87	1.76	5.98%	97.17%	0.24%
		W2/42	33.99	30.87	>27					
67 Cobourg Street - BRE172										
Gnd Floor										
R1/60	KITCHEN	W1/60	8.42	4.84	42.52%	0.57	0.30	46.94%	15.08%	51.33%
R1/61		W1/61	30.74	25.91	15.71%	1.01	0.90	11.20%	82.13%	11.84%
R1/62		W1/62	32.01	30.19	>27	0.90	0.88	3.10%	76.26%	0.00%
69 Cobourg Street - BRE172										
1st Floor										
R1/71		W1/71	14.19	11.27	20.58%	0.45	0.38	16.67%	47.61%	23.12%
R3/71		W3/71	25.95	24.69	4.86%	0.64	0.63	2.49%	74.79%	0.00%
R1/72		W1/72	28.81	26.45	8.19%	1.88	1.76	6.17%	98.37%	0.00%
R3/72		W3/72	26.51	25.64	3.28%	0.97	0.96	1.24%	93.63%	0.00%
R4/72		W4/72	31.66	30.57	>27	1.95	1.90	2.36%	97.75%	0.00%
64 Euston Street - BRE173										
Gnd Floor										
R1/80		W1/80	69.35	65.24	>27	0.30	0.29	3.97%	100.00%	0.00%
R2/81	BEDROOM	W2/81	28.51	24.21	15.08%	1.15	1.01	11.85%	77.03%	18.62%
R2/82	BEDROOM	W2/82	49.80	46.32	>27	1.55	1.47	5.42%	90.84%	0.00%
		W3/82	50.77	47.38	>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 - BRE173										
Gnd Floor										
R1/90	KD	W1/90	19.41	15.99	17.62%	1.67	1.44	13.80%	53.46%	33.09%
R1/91	BEDROOM	W1/91	31.39	26.78	14.69%	1.25	1.10	12.12%	74.18%	23.08%
R1/92	BEDROOM	W1/92	57.87	54.05	>27	1.59	1.49	6.12%	91.57%	0.00%
		W2/92	53.33	49.54	>27					
60 Euston Street - BRE174										
Gnd Floor										
R1/100	KD	W1/100	22.05	17.66	19.91%	0.50	0.41	17.69%	40.44%	37.69%
R1/101	BEDROOM	W1/101	30.81	25.85	16.10%	1.08	0.94	13.19%	67.61%	17.54%
R2/102	BEDROOM	W2/102	53.67	49.85	>27	1.68	1.57	6.14%	91.48%	0.00%
		W3/102	58.30	54.48	>27					
58 Euston Street - BRE174										
Gnd Floor										
R1/110	KITCHEN	W1/110	17.88	15.09	15.60%	1.57	1.37	12.64%	45.20%	36.79%
R1/111	BEDROOM	W1/111	30.27	25.35	16.25%	1.23	1.07	12.96%	72.96%	23.93%
R1/112	BEDROOM	W1/112	57.05	53.81	>27	1.78	1.69	5.17%	90.84%	0.00%
		W2/112	52.83	49.45	>27					
56 Euston Street - BRE175										
1st Floor										
R1/121	LIVING	W1/121	11.96	11.37	4.93%	14.85	13.93	6.16%	99.93%	0.00%
		W2/121	30.79	25.23	18.06%					
		W3/121	72.36	69.97	>27					
R1/122		W2/122	33.29	30.49	>27	3.75	3.48	7.09%	99.11%	0.00%
54 Euston Street - BRE175										
Base Floor										
R2/129		W2/129	37.68	31.93	>27	0.43	0.38	10.35%	82.89%	1.45%
		W3/129	36.31	27.79	>27					
14 Melton Street - BRE176										
Gnd Floor										
R1/150		W1/150	12.37	9.05	26.84%	0.85	0.67	21.13%	36.09%	36.01%
1st Floor										
R1/151		W1/151	18.74	15.47	17.45%	1.34	1.18	11.96%	71.41%	26.48%
2nd Floor										
R1/152		W1/152	28.59	24.26	15.15%	1.88	1.66	11.50%	97.24%	0.00%
3rd Floor										
R1/153		W1/153	33.14	30.56	>27	1.05	0.98	6.69%	96.03%	0.00%
15 Melton Street - BRE176										
Gnd Floor										
R1/170		W1/170	11.18	10.98	1.79%	0.84	0.81	3.59%	67.95%	-55.50%
1st Floor										
R1/171		W1/171	18.06	16.78	7.09%	1.18	1.10	6.30%	80.02%	0.53%
2nd Floor										
R1/172		W1/172	30.96	27.01	>27	1.24	1.10	10.77%	94.76%	1.77%
3rd Floor										
R1/173		W1/173	35.48	32.29	>27	0.90	0.83	8.42%	94.66%	1.77%

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
Ibis Hotel - BRE177										
1st Floor										
R1/211	BEDROOM	W1/211	35.53	27.92	>27	0.99	0.80	19.22%	52.60%	44.80%
R2/211	BEDROOM	W2/211	35.41	27.15	>27	0.97	0.77	21.01%	75.50%	20.76%
R3/211	BEDROOM	W3/211	34.80	25.24	27.47%	0.80	0.60	25.44%	39.73%	57.85%
R4/211	BEDROOM	W4/211	34.77	24.88	28.44%	0.79	0.58	26.42%	48.35%	48.37%
R5/211	BEDROOM	W5/211	34.75	24.20	30.36%	0.79	0.57	28.34%	42.24%	54.94%
R6/211	BEDROOM	W6/211	34.73	24.11	30.58%	0.79	0.57	28.54%	40.65%	56.61%
R7/211	BEDROOM	W7/211	34.98	24.58	29.73%	0.79	0.58	27.49%	52.36%	44.18%
R8/211	BEDROOM	W8/211	34.95	24.71	29.30%	0.80	0.58	26.82%	39.61%	57.77%
R9/211	BEDROOM	W9/211	35.00	26.01	25.69%	0.80	0.61	22.89%	77.87%	16.95%
R10/211	BEDROOM	W10/211	34.93	26.47	24.22%	0.80	0.63	21.28%	52.57%	44.20%
R11/211	BEDROOM	W11/211	34.72	28.23	>27	0.78	0.66	16.13%	94.25%	0.00%
R12/211	BEDROOM	W12/211	34.66	28.72	>27	0.78	0.67	14.69%	70.47%	24.87%
R13/211	BEDROOM	W13/211	34.26	30.00	>27	0.77	0.69	10.34%	93.42%	0.00%
R14/211	BEDROOM	W14/211	34.09	30.21	>27	0.85	0.77	9.34%	94.31%	1.00%
R15/211	BEDROOM	W15/211	32.82	29.90	>27	0.83	0.77	6.77%	94.88%	0.00%
R16/211	BEDROOM	W16/211	14.45	13.84	4.22%	0.57	0.56	1.93%	75.31%	0.10%
R17/211	BEDROOM	W17/211	20.41	17.84	12.59%	0.76	0.70	8.66%	90.10%	0.00%
R18/211	CORRIDOR	W18/211	33.69	32.35	>27	2.08	2.01	3.17%	100.00%	0.00%
R19/211	BEDROOM	W19/211	23.47	23.47	0.00%	0.71	0.71	0.00%	96.91%	0.00%
		W20/211	20.50	20.50	0.00%					
2nd Floor - BRE177										
R1/212	BEDROOM	W1/212	37.26	31.29	>27	1.04	0.88	14.67%	72.25%	24.19%
R2/212	BEDROOM	W2/212	37.23	30.68	>27	1.01	0.85	16.17%	86.01%	9.73%
R3/212	BEDROOM	W3/212	37.05	29.08	>27	0.85	0.68	20.07%	60.95%	35.34%
R4/212	BEDROOM	W4/212	37.07	28.77	>27	0.83	0.66	20.74%	66.61%	28.86%
R5/212	BEDROOM	W5/212	37.10	28.10	>27	0.84	0.65	22.65%	60.93%	35.00%
R6/212	BEDROOM	W6/212	37.07	28.05	>27	0.84	0.65	22.82%	60.10%	35.85%
R7/212	BEDROOM	W7/212	37.10	28.32	>27	0.83	0.65	21.97%	70.89%	24.43%
R8/212	BEDROOM	W8/212	36.99	28.38	>27	0.84	0.66	21.51%	60.72%	35.27%
R9/212	BEDROOM	W9/212	36.98	29.39	>27	0.83	0.68	18.51%	87.60%	6.57%
R10/212	BEDROOM	W10/212	36.92	29.76	>27	0.84	0.69	17.20%	72.75%	22.77%
R11/212	BEDROOM	W11/212	36.78	31.17	>27	0.82	0.71	13.54%	94.25%	0.00%
R12/212	BEDROOM	W12/212	36.76	31.55	>27	0.82	0.72	12.39%	83.46%	11.02%
R13/212	BEDROOM	W13/212	36.43	32.56	>27	0.81	0.74	9.09%	93.59%	0.00%
R14/212	BEDROOM	W14/212	36.26	32.72	>27	0.89	0.82	8.10%	95.26%	0.00%
R15/212	BEDROOM	W15/212	34.94	32.23	>27	0.87	0.82	6.10%	94.88%	0.00%
R16/212	BEDROOM	W16/212	15.94	15.23	4.45%	0.60	0.59	2.01%	75.82%	0.00%
R17/212	BEDROOM	W17/212	22.67	20.36	10.19%	0.81	0.76	6.90%	96.86%	0.00%
R18/212	CORRIDOR	W18/212	35.85	34.49	>27	2.19	2.12	3.15%	100.00%	0.00%
R19/212	BEDROOM	W19/212	23.82	23.82	0.00%	0.72	0.72	0.00%	97.24%	0.00%
		W20/212	21.35	21.35	0.00%					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
3rd Floor - BRE178										
R1/213	BEDROOM	W1/213	38.17	34.80	>27	0.73	0.67	8.53%	93.17%	0.00%
R2/213	BEDROOM	W2/213	38.12	34.46	>27	0.71	0.65	9.27%	92.80%	0.00%
R3/213	BEDROOM	W3/213	38.04	33.29	>27	0.72	0.63	11.96%	92.81%	0.00%
R4/213	BEDROOM	W4/213	38.02	33.07	>27	0.71	0.62	12.55%	93.22%	0.00%
R5/213	BEDROOM	W5/213	37.89	32.51	>27	0.71	0.61	13.66%	92.40%	0.00%
R6/213	BEDROOM	W6/213	37.83	32.43	>27	0.71	0.61	13.72%	93.18%	0.00%
R7/213	BEDROOM	W7/213	37.78	32.37	>27	0.70	0.61	13.66%	92.80%	0.00%
R8/213	BEDROOM	W8/213	37.65	32.35	>27	0.71	0.61	13.46%	93.05%	0.00%
R9/213	BEDROOM	W9/213	37.59	33.06	>27	0.70	0.62	11.13%	92.51%	0.00%
R10/213	BEDROOM	W10/213	37.52	33.26	>27	0.71	0.63	10.35%	93.69%	0.00%
R11/213	BEDROOM	W11/213	37.35	34.15	>27	0.69	0.64	7.68%	92.69%	0.00%
R12/213	BEDROOM	W12/213	37.33	34.34	>27	0.69	0.64	7.07%	93.30%	0.00%
R13/213	BEDROOM	W13/213	36.96	34.79	>27	0.69	0.65	4.82%	92.02%	0.00%
R14/213	BEDROOM	W14/213	36.85	34.86	>27	0.75	0.72	4.41%	95.07%	0.00%
R15/213	BEDROOM	W15/213	34.73	33.22	>27	0.60	0.58	3.00%	93.58%	0.00%
R16/213	BEDROOM	W16/213	21.01	20.14	4.14%	0.69	0.68	1.46%	85.48%	0.00%
R17/213	BEDROOM	W17/213	27.25	25.79	5.36%	0.92	0.88	3.93%	97.72%	0.00%
R18/213	CORRIDOR	W18/213	36.53	35.76	>27	2.23	2.19	1.70%	100.00%	0.00%
R19/213	BEDROOM	W19/213	23.96	23.96	0.00%	0.73	0.73	0.00%	97.83%	0.00%
		W20/213	21.82	21.82	0.00%					
4th Floor - BRE178										
R1/214	BEDROOM	W1/214	38.18	36.60	>27	1.14	1.10	3.85%	96.91%	0.00%
R2/214	BEDROOM	W2/214	38.06	36.37	>27	1.14	1.09	4.21%	96.77%	0.00%
R3/214	BEDROOM	W3/214	37.99	36.20	>27	1.28	1.23	4.44%	97.70%	0.00%
R4/214	BEDROOM	W4/214	37.93	36.10	>27	1.34	1.28	4.47%	96.02%	0.00%
R5/214	BEDROOM	W5/214	37.92	36.16	>27	1.23	1.18	4.39%	94.43%	0.00%
R6/214	BEDROOM	W6/214	37.78	36.23	>27	1.29	1.24	3.80%	95.90%	0.00%
R7/214	BEDROOM	W7/214	37.68	36.46	>27	1.32	1.28	2.97%	97.06%	0.00%
R8/214	BEDROOM	W8/214	37.52	36.51	>27	1.30	1.27	2.53%	95.72%	0.00%
R10/214	BEDROOM	W9/214	37.53	36.60	>27	1.27	1.24	2.36%	90.47%	0.00%
R11/214	BEDROOM	W10/214	37.20	36.44	>27	1.27	1.25	1.89%	82.98%	0.00%
R12/214	BEDROOM	W11/214	36.06	35.51	>27	1.30	1.28	1.39%	82.80%	0.00%
R16/214	BEDROOM	W16/214	26.20	25.85	1.34%	0.80	0.80	0.75%	92.16%	0.00%
R17/214	BEDROOM	W17/214	31.20	30.67	>27	1.01	0.99	1.39%	98.57%	0.00%
R18/214	CORRIDOR	W18/214	36.91	36.71	>27	2.25	2.24	0.44%	100.00%	0.00%
R19/214	BEDROOM	W19/214	24.52	24.52	0.00%	0.74	0.74	0.00%	98.62%	0.00%
		W20/214	22.53	22.53	0.00%					

Drummond Street

Sunlight analysis results for 107 room scheme

Job 17
26-Oct-16

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

Unimproved Proposed Total (1400.00%)										
		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
61 Cobourg Street - BRE171										
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 - BRE176										
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	15.00	2.00	17.00	25.00%	50.00%	29.17%
2nd Floor										
	W1/152	30.00	8.00	38.00	27.00	4.00	31.00	10.00%	50.00%	18.42%
3rd Floor										
	W1/153	35.00	13.00	48.00	31.00	12.00	43.00	11.43%	7.69%	10.42%
15 Melton Street - BRE176										
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	10.00	51.00	34.00	10.00	44.00	17.07%	0.00%	13.73%
3rd Floor										
	W1/173	42.00	18.00	60.00	39.00	16.00	55.00	7.14%	11.11%	8.33%
Ibis Hotel										
1st Floor - BRE177										
BEDROOM	W1/211	36.00	19.00	55.00	33.00	13.00	46.00	8.33%	31.58%	16.36%
BEDROOM	W2/211	36.00	19.00	55.00	33.00	11.00	44.00	8.33%	42.11%	20.00%
BEDROOM	W3/211	33.00	18.00	51.00	30.00	7.00	37.00	9.09%	61.11%	27.45%
BEDROOM	W4/211	32.00	18.00	50.00	30.00	6.00	36.00	6.25%	66.67%	28.00%
BEDROOM	W5/211	32.00	19.00	51.00	30.00	5.00	35.00	6.25%	73.68%	31.37%
BEDROOM	W6/211	32.00	19.00	51.00	30.00	4.00	34.00	6.25%	78.95%	33.33%
BEDROOM	W7/211	32.00	19.00	51.00	31.00	5.00	36.00	3.13%	73.68%	29.41%
BEDROOM	W8/211	31.00	18.00	49.00	31.00	5.00	36.00	0.00%	72.22%	26.53%
BEDROOM	W9/211	31.00	18.00	49.00	31.00	6.00	37.00	0.00%	66.67%	24.49%
BEDROOM	W10/211	31.00	18.00	49.00	31.00	7.00	38.00	0.00%	61.11%	22.45%
BEDROOM	W11/211	31.00	18.00	49.00	31.00	11.00	42.00	0.00%	38.89%	14.29%
BEDROOM	W12/211	31.00	18.00	49.00	31.00	12.00	43.00	0.00%	33.33%	12.24%
BEDROOM	W13/211	31.00	18.00	49.00	31.00	14.00	45.00	0.00%	22.22%	8.16%
BEDROOM	W14/211	31.00	18.00	49.00	31.00	14.00	45.00	0.00%	22.22%	8.16%
BEDROOM	W15/211	34.00	20.00	54.00	34.00	17.00	51.00	0.00%	15.00%	5.56%
BEDROOM	W16/211	13.00	9.00	22.00	13.00	9.00	22.00	0.00%	0.00%	0.00%
BEDROOM	W17/211	19.00	14.00	33.00	19.00	11.00	30.00	0.00%	21.43%	9.09%
CORRIDOR	W18/211	36.00	20.00	56.00	36.00	19.00	55.00	0.00%	5.00%	1.79%
BEDROOM	W20/211	19.00	5.00	24.00	19.00	5.00	24.00	0.00%	0.00%	0.00%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
2nd Floor - BRE177										
BEDROOM	W1/212	36.00	20.00	56.00	35.00	15.00	50.00	2.78%	25.00%	10.71%
BEDROOM	W2/212	36.00	20.00	56.00	35.00	14.00	49.00	2.78%	30.00%	12.50%
BEDROOM	W3/212	33.00	19.00	52.00	32.00	11.00	43.00	3.03%	42.11%	17.31%
BEDROOM	W4/212	33.00	19.00	52.00	32.00	11.00	43.00	3.03%	42.11%	17.31%
BEDROOM	W5/212	33.00	19.00	52.00	33.00	9.00	42.00	0.00%	52.63%	19.23%
BEDROOM	W6/212	32.00	19.00	51.00	32.00	9.00	41.00	0.00%	52.63%	19.61%
BEDROOM	W7/212	32.00	19.00	51.00	32.00	10.00	42.00	0.00%	47.37%	17.65%
BEDROOM	W8/212	31.00	19.00	50.00	31.00	10.00	41.00	0.00%	47.37%	18.00%
BEDROOM	W9/212	31.00	18.00	49.00	31.00	11.00	42.00	0.00%	38.89%	14.29%
BEDROOM	W10/212	31.00	18.00	49.00	31.00	11.00	42.00	0.00%	38.89%	14.29%
BEDROOM	W11/212	31.00	18.00	49.00	31.00	13.00	44.00	0.00%	27.78%	10.20%
BEDROOM	W12/212	31.00	18.00	49.00	31.00	13.00	44.00	0.00%	27.78%	10.20%
BEDROOM	W13/212	31.00	18.00	49.00	31.00	15.00	46.00	0.00%	16.67%	6.12%
BEDROOM	W14/212	31.00	18.00	49.00	31.00	16.00	47.00	0.00%	11.11%	4.08%
BEDROOM	W15/212	34.00	20.00	54.00	34.00	18.00	52.00	0.00%	10.00%	3.70%
BEDROOM	W16/212	14.00	9.00	23.00	14.00	9.00	23.00	0.00%	0.00%	0.00%
BEDROOM	W17/212	20.00	14.00	34.00	20.00	12.00	32.00	0.00%	14.29%	5.88%
CORRIDOR	W18/212	36.00	20.00	56.00	36.00	20.00	56.00	0.00%	0.00%	0.00%
BEDROOM	W20/212	19.00	5.00	24.00	19.00	5.00	24.00	0.00%	0.00%	0.00%
3rd Floor - BRE178										
BEDROOM	W1/213	32.00	19.00	51.00	32.00	18.00	50.00	0.00%	5.26%	1.96%
BEDROOM	W2/213	32.00	19.00	51.00	32.00	18.00	50.00	0.00%	5.26%	1.96%
BEDROOM	W3/213	32.00	19.00	51.00	32.00	16.00	48.00	0.00%	15.79%	5.88%
BEDROOM	W4/213	32.00	19.00	51.00	32.00	16.00	48.00	0.00%	15.79%	5.88%
BEDROOM	W5/213	32.00	19.00	51.00	32.00	16.00	48.00	0.00%	15.79%	5.88%
BEDROOM	W6/213	32.00	19.00	51.00	32.00	16.00	48.00	0.00%	15.79%	5.88%
BEDROOM	W7/213	31.00	19.00	50.00	31.00	16.00	47.00	0.00%	15.79%	6.00%
BEDROOM	W8/213	30.00	19.00	49.00	30.00	16.00	46.00	0.00%	15.79%	6.12%
BEDROOM	W9/213	30.00	18.00	48.00	30.00	16.00	46.00	0.00%	11.11%	4.17%
BEDROOM	W10/213	30.00	18.00	48.00	30.00	16.00	46.00	0.00%	11.11%	4.17%
BEDROOM	W11/213	30.00	18.00	48.00	30.00	16.00	46.00	0.00%	11.11%	4.17%
BEDROOM	W12/213	30.00	18.00	48.00	30.00	17.00	47.00	0.00%	5.56%	2.08%
BEDROOM	W13/213	30.00	18.00	48.00	30.00	18.00	48.00	0.00%	0.00%	0.00%
BEDROOM	W14/213	30.00	18.00	48.00	30.00	18.00	48.00	0.00%	0.00%	0.00%
BEDROOM	W15/213	30.00	19.00	49.00	30.00	19.00	49.00	0.00%	0.00%	0.00%
BEDROOM	W16/213	16.00	12.00	28.00	16.00	12.00	28.00	0.00%	0.00%	0.00%
BEDROOM	W17/213	24.00	14.00	38.00	24.00	14.00	38.00	0.00%	0.00%	0.00%
CORRIDOR	W18/213	36.00	20.00	56.00	36.00	20.00	56.00	0.00%	0.00%	0.00%
BEDROOM	W20/213	19.00	5.00	24.00	19.00	5.00	24.00	0.00%	0.00%	0.00%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
4th Floor - BRE178										
BEDROOM	W1/214	38.00	22.00	60.00	38.00	21.00	59.00	0.00%	4.55%	1.67%
BEDROOM	W2/214	38.00	22.00	60.00	38.00	21.00	59.00	0.00%	4.55%	1.67%
BEDROOM	W3/214	38.00	22.00	60.00	38.00	21.00	59.00	0.00%	4.55%	1.67%
BEDROOM	W4/214	38.00	22.00	60.00	38.00	21.00	59.00	0.00%	4.55%	1.67%
BEDROOM	W5/214	37.00	22.00	59.00	37.00	22.00	59.00	0.00%	0.00%	0.00%
BEDROOM	W6/214	37.00	21.00	58.00	37.00	21.00	58.00	0.00%	0.00%	0.00%
BEDROOM	W7/214	36.00	21.00	57.00	36.00	21.00	57.00	0.00%	0.00%	0.00%
BEDROOM	W8/214	36.00	21.00	57.00	36.00	21.00	57.00	0.00%	0.00%	0.00%
BEDROOM	W9/214	36.00	21.00	57.00	36.00	21.00	57.00	0.00%	0.00%	0.00%
BEDROOM	W10/214	36.00	21.00	57.00	36.00	21.00	57.00	0.00%	0.00%	0.00%
BEDROOM	W11/214	36.00	22.00	58.00	36.00	22.00	58.00	0.00%	0.00%	0.00%
BEDROOM	W16/214	19.00	17.00	36.00	19.00	17.00	36.00	0.00%	0.00%	0.00%
BEDROOM	W17/214	27.00	15.00	42.00	27.00	15.00	42.00	0.00%	0.00%	0.00%
CORRIDOR	W18/214	36.00	20.00	56.00	36.00	20.00	56.00	0.00%	0.00%	0.00%
BEDROOM	W20/214	19.00	5.00	24.00	19.00	5.00	24.00	0.00%	0.00%	0.00%