



An **APLEONA** company

Daylight & Sunlight Report

65 Gresham Street
London
EC2V 7NQ

T: +44 (0)20 7911 2468
F: +44 (0)20 7911 2560



Canfield Place

Canfield Place, London

Imperial Land Resources (Switzerland)

March 2017

Contents

1.	Introduction and Scope of Report.....	1
2.	Information Relied Upon.....	2
3.	Daylight & Sunlight Standards.....	3
4.	Scheme Assessment.....	7
5.	Summary and Conclusion.....	10

Appendices

Appendix I	Drawings: CA167/12/BRE/53-58
Appendix II	Daylight Analysis Table
Appendix III	Sunlight Analysis Table

Prepared By: Myles Hamilton
Draft Date: March 2017

For and on behalf of GVA Grimley Limited

1. Introduction and Scope of Report

- 1.1 GVA Schatunowski Brooks has been retained by Imperial Land Resources (Switzerland) to assess the impact of the proposed development at Canfield Place London, in respect of Daylight and Sunlight.
- 1.2 The nature of works is fairly modest in the terms of increase in height and massing, and is aiming to bring the development in line with other surrounding buildings within the road.
- 1.3 The purpose of this report is to assess the impact of the proposed development to the current Daylight & Sunlight amenity enjoyed by the occupants of neighbouring dwellings in accordance with the Building Research Establishment (BRE) Guidelines "Site Layout Planning for Daylight & Sunlight – A Guide to Good Practice", 2011.
- 1.4 Results will be reviewed in the context of the Camden Council's Town planning policies, policy to ensure that existing neighbouring residents will continue to enjoy a reasonable level of amenity in context with the general character of this part of the Borough.
- 1.5 The dwelling with the potential to be affected are as follows:
 - 27 Canfield Place – Technical Assessment Drawing BRE/57-58
 - 25 Canfield Place – Technical Assessment Drawing BRE/57-58
 - 21 Canfield Place – Technical Assessment Drawing BRE/57-58
 - 19 Canfield Place – Technical Assessment Drawing BRE/57-58
 - 17 Canfield Place – Technical Assessment Drawing BRE/57-58
 - 11 Canfield Place – Technical Assessment Drawing BRE/57-58

2. Information Relied Upon

2.1 Surrounding Buildings:

- Existing – Green Hatch Group Survey
- Site Photos

2.2 Proposed Site:

- CZWG Drawing No:
- 2044-00-DR-0100_D02 Ground Floor Plan
- 2044-00-DR-0101_D02 First Floor Plan
- 2044-00-DR-0102_D02 Second Floor Plan
- 2044-00-DR-0103_D02 Roof Plan
- 2044-00-DR-0400_D02 Section AA – Type A, (3 Storeys)
- 2044-00-DR-0401_D02 Section BB – Type B, (2 Storeys)
- 2044-00-DR-0410_D01 Section AA – Type A (3 Storeys) Network Rail AIP.
- 2044-00-DR-0411_D01 Section BB – Type B (2 Storeys) Network Rail AIP.
- 2044-00-DR-0600_D02 Mews & Railway Elevations.
- 2044-00-RV-PM_0010 Building Envelope Model. 20170201_Spot Height Capture

3. Daylight & Sunlight Standards

- 3.1 The BRE Guidelines – *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* are well established and are adopted by most Local Authorities as the appropriate scientific and empirical methods of measuring daylight and sunlight in order to provide objective data upon which to apply their planning policies. The Guidelines are not fixed standards but should be applied flexibly to take account of the specific circumstances of each case.

- 3.2 The Introduction of the Guidelines states:

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

- 3.3 The 'flexibility' recommended in the Guidelines should reflect the specific characteristics of each case being considered. For example, as the numerical targets within the Guidelines have been derived on the basis of a low density suburban housing model, it is entirely appropriate to apply a more flexible approach when dealing with higher rise developments in a denser urban environment where the general scale of development is greater. In addition, where existing and proposed buildings have specific design features such as projecting balconies, deep recesses, bay windows etc., it is also equally valid to apply a degree of flexibility to take account of the effect of these particular design features. This does not mean that the recommendations and targets within the Guidelines can be disregarded but, instead, the 'flexibility' that should be applied should be founded on sound scientific principles that can be supported and justified. This requires a certain level of professional value judgement and experience.

Daylighting

- 3.4 In respect of daylighting, the BRE Guidelines adopt different methods of measurement depending on whether the assessment is for the impact on existing neighbouring premises or for measuring the adequacy of proposed new dwellings. For safeguarding the daylight received by existing neighbouring residential buildings around a proposed development, the relevant recommendations are set out in Section 2.2 of the Guidelines.
- 3.5 The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. First, it is necessary to measure the Vertical Sky Component (VSC) followed by the measurement of internal Daylight Distribution by plotting the position of the 'existing' and 'proposed' no sky line contour.

- 3.6 VSC is measured at the mid-point on the external face of the window serving a habitable room. For the purpose of the Guidelines, a "habitable" room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and circulation space are excluded from this definition. In addition, many Local Authorities make a further distinction in respect of small kitchens. Where the internal area of a small kitchen limits the use to food preparation and is not of sufficient size to accommodate some other form of "habitable" use such as dining, the kitchen need not be classed as a "habitable" room in its own right.
- 3.7 VSC is a 'spot' measurement taken on the face of the window and is a measure of the availability of light from the sky from over the "existing" and "proposed" obstruction caused by buildings or structures in front of the window. As it is measured on the outside face of the window, one of the inevitable shortcomings is that it does not take account of the size of the window or the size or use of the room served by the window. For this reason, the BRE Guidelines require internal Daylight Distribution to be measured in addition to VSC.
- 3.8 The 'No Sky Line' contour plotted for the purpose of measuring internal Daylight Distribution identifies those areas within the room usually measured on a horizontal working plane set at table top level, where there is direct sky visibility. This therefore represents those parts within the room where the sky can be seen through the window. This second measure therefore takes account of the size of the window and the size of the room but is only more reliable than VSC when the actual room uses, layouts and dimensions are known. When interpreted in conjunction with the VSC value, the likely internal lighting conditions, and hence the quality of lighting within the room, can be assessed.
- 3.9 For VSC, the Guidelines states that:
- "If this Vertical Sky Component 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 Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight."*
- 3.10 To put this in context, the maximum VSC value that can be received for a totally unobstructed vertical window is 40%. There are however circumstances where the VSC value is already below 27%. In such circumstances, it is permissible to reduce the existing VSC value by a factor of 0.2 (i.e. 20%) so that the value on the 'proposed' conditions remains more than 0.8 times its former value. The scientific reasoning for this permissible margin of reduction is that existing daylight (and sunlight) levels can be reduced by a factor of 20% before the loss becomes materially noticeable. This factor of reduction applies to VSC, daylight distribution, sunlight and overshadowing.

- 3.11 By contrast, the adequacy of daylight for proposed 'New-Build' dwellings is measured using the standards in the British Standard Code of Practice for Daylighting, BS8206 Part 2.
- 3.12 The British Standard relies upon the use of Average Daylight Factors (ADF) rather than VSC and Daylight Distribution. The use of ADF is referred to in the BRE Guidelines (Appendix C) but its use is usually limited as a supplementary 'check' of internal lighting conditions once the VSC and Daylight Distribution tests have been completed.
- 3.13 ADF is sometimes seen as a more accurate and representative measure of internal lighting conditions as it comprises a greater number of design factors and input variables/coefficients. That is, the value of ADF is derived from:
- The actual amount of daylight received by the window(s) serving the room expressed as the "angle of visible sky" which is derived from the VSC value and therefore represents the amount of light striking the face of the window.
 - The loss of transmittance through the glazing.
 - The size of the window (net area of glazing).
 - The size of the room served by the window(s) (net internal surface area of the room).
 - The internal reflectance values of the internal finishes within the room.
 - The specific use of the room.
- 3.14 One of the main reasons why ADF is more appropriate for New-Build dwellings is that any of the above input variables can be changed during the course of the design process in order to achieve the required internal lighting values. The ability to make such changes is not usually available when dealing with existing neighbouring buildings.
- 3.15 Unlike the application of VSC and daylight distribution, the British Standard differentiates between different room uses. It places the highest ADF standard on Family Kitchens where the minimum target value is 2% *df*. Living Rooms should achieve 1.5% *df*, and Bedrooms 1.0% *df*.

Sunlighting

- 3.16 The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE Guidelines.
- 3.17 The availability of sunlight varies throughout the year with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. In view of this, the internationally accepted test date for measuring sunlight is the spring equinox (21 March), on which day the United Kingdom has equal periods of daylight and darkness and sunlight is

available from approximately 0830hrs to 1730hrs. In addition, on that date, sunlight received perpendicular to the face of a window would only be received where that window faces within 90° of due south. The BRE Guidelines therefore limit the extent of testing for sunlight where a window faces within 90° of due south.

3.18 The sunlight standards are normally applied to the principal Living Room within each dwelling rather than to kitchens and bedrooms.

3.19 The recommendation for sunlight is:

"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 21 September and 21 March, then the room should still receive enough sunlight ...

Any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts 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."

3.20 A good level of sunlight will therefore be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. Where sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable.

4. Scheme Assessment

Impact on Neighbouring Dwellings

- 4.1 Although the BRE Guidelines contain recommendations for commercial and non-domestic buildings as well as buildings in residential use, for the purpose of Planning, the assessment within the Guidelines are usually limited to existing neighbouring residential buildings.
- 4.2 Non-domestic and commercial building are usually excluded as it is generally accepted that these uses ordinarily rely primarily on supplementary artificial lighting throughout the day and are therefore not fully dependent on natural daylight as the sole source of amenity.
- 4.3 For the purpose of the Guidelines, a 'habitable' room is defined as a Kitchen, Living Room, or Bedroom. Bathrooms, hallways and circulation space are excluded and therefore do not require testing
- 4.4 We set out below our commentary on the assessments for the daylight/ sunlight assessments, all results are shown graphically on the attached plans and in tabular format.

27 Canfield Place – BRE/57-58

- 4.5 For this property, the results can be found within Appendix I, which shows the results on plan of the properties' windows. This building is residential in use, but room uses are unknown.

Daylight & Sunlight Analysis

- 4.6 The Daylight Analysis table in Appendix II & Plans for the above building indicate there are two windows that have a minor reduction to R2/11 VSC level over that of 20% Guidance. However, there is a third window serving the same area which is greater than >27% and therefore the room will retain adequate lighting. This can be validated by reviewing the contours on BRE/57, which shows little change.
- 4.7 As there are no failures, this building satisfies the BRE recommendations and does not require any further consideration.
- 4.8 A Sunlight Analysis has been run based on the windows facing 90 degrees of due south, and this shows that there will be no significant change. Therefore they will remain adequately sunlit during the winter and summer months and are BRE compliant.

25 Canfield Place – BRE/57-58

- 4.9 All results relating to this property can be found in Appendix I for review on plan. This property is likely residential in use, but room uses are known.

Daylight & Sunlight Analysis

- 4.10 The results show that there are minor reductions to VSC levels to two windows (W1/21 & W2/21) on the first floor. These losses exceed BRE Guidance level of 20% by 5.78% & 8.30%. Given these breaches we shall review the other tests, ADF's and Daylight Distribution.
- 4.11 The ADF's results show that the room is reduced to below the 1.5% minimum guidance requirement for a living room. A view of the contours on drawing BRE 57 shows that the rooms will remain very well lit by direct daylight. In addition the retained levels of daylight remain excessively high and in our view satisfying.
- 4.12 The Sunlight Analysis has been under taken for this property and shows that there is no significant change likely to occur and therefore will remain adequately sunlit during the winter and summer months and as such should be seen as achieving the BRE recommendations.

23, 21, 19 & 11 Canfield Place – BRE/57-58

- 4.13 All properties are thought to be residential in use, but room uses are unknown.

Daylight & Sunlight Analysis

- 4.14 After reviewing the results for the Daylight Analysis for the above four properties, it shows that there are minor reductions to the VSC levels, but all windows tested show that they will retain either greater than >27% or will have a loss less than 20% and so will be seen as seeing no noticeable impact.
- 4.15 The Sunlight Analysis, show that there are minor losses which occur to the four properties during the summer and winter months. However, none exceed 20% of the total, and as such should be seen as remaining adequately sunlight and achieving the BRE recommendations.

17 Canfield Place – BRE/57-58

- 4.16 This building is residential in use, but room uses are unknown.

Daylight & Sunlight Analysis

- 4.17 The Daylight Analysis & Plans for the above building indicates that there is one window (R2/61) which has a minor reduction to VSC level over that of 20% Guidance at 24.65%.
- 4.18 Analysis of the actual levels of daylight, however, show that they retained VSC is 26.69%; this is so close to 27% that it would not be possible to discern any difference. In our view this building is compliant.

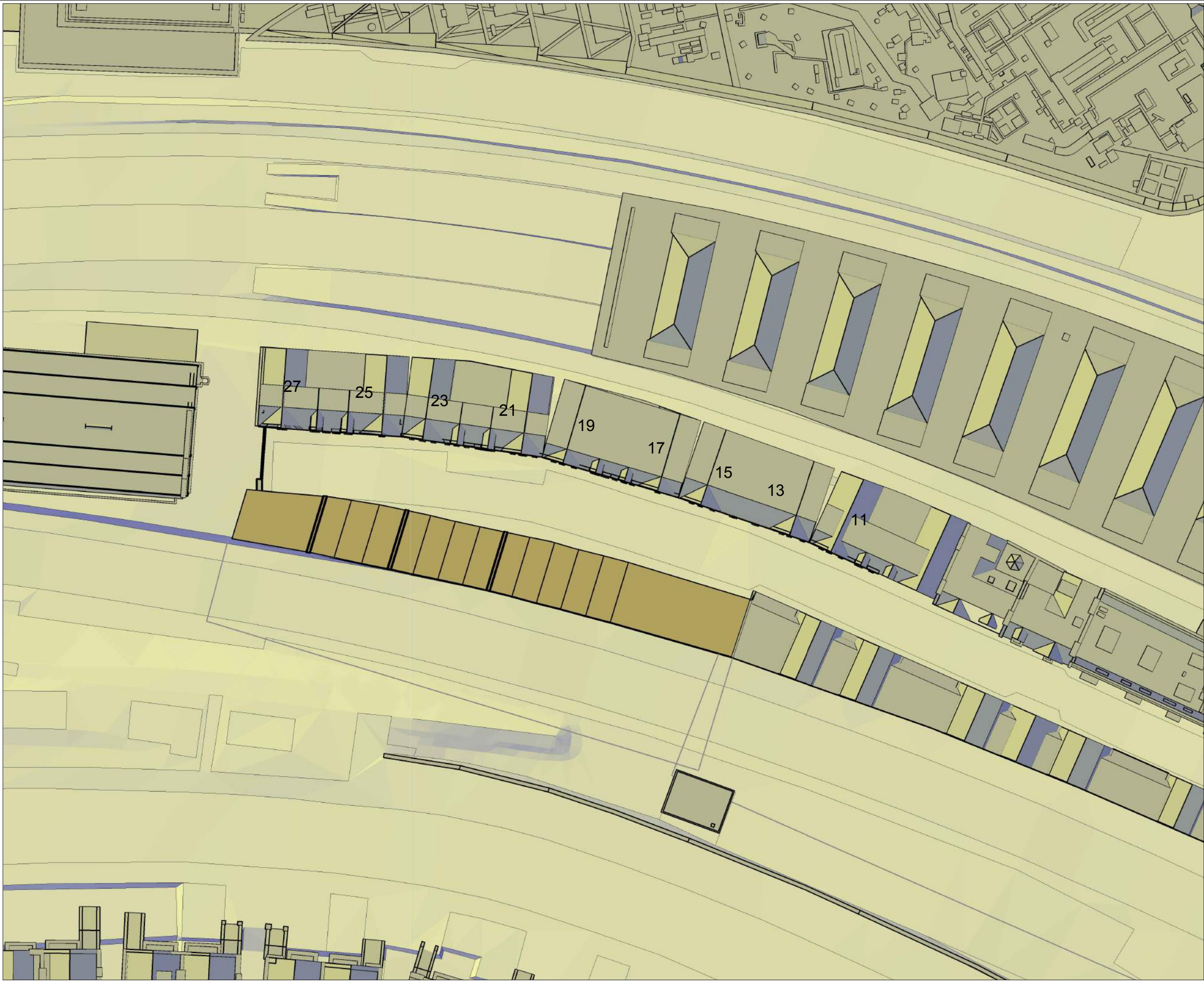
-
- 4.19 The Sunlight Analysis, show that there are minor losses which occur to the property during the summer and winter months. However, none exceed over that of 20% of the total loss, and as such should be seen as remaining adequate sunlight and achieving the BRE recommendations.

5. Summary and Conclusion

- 5.1 We have undertaken a detailed study considering the impact of the proposed development to the potentially affected neighbouring dwellings.
- 5.2 The assessments were undertaken in accordance with the BRE Report 209 'Site layout Planning for Daylight and Sunlight – A Guide to Good Practice' (second edition, 2011) and the British Standard – BS 8206; Part 2.
- 5.3 The report showed that there were only a couple of minor impacts on Daylight but a review of the other available tests confirm that there will be no noticeable reduction to the rooms and that rooms remain well lit for the location and usage. In respect of Sunlight, all relevant windows will satisfy the APSH assessment.
- 5.4 Given the above, the effect of the proposed development is concluded as acceptable on the Daylight and Sunlight grounds.

Appendix I

CA167/12/BRE/53-58



This drawing is Copyright © of GVA Grimley Limited.
Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

CZWG
Drawing NO:
2044-00-DR-0100_D02 Ground Floor Plan
2044-00-DR-0101_D02 First Floor Plan
2044-00-DR-0102_D02 Second Floor Plan
2044-00-DR-0103_D02 Roof Plan
2044-00-DR-0400_D02 Section AA - Type A (3 Storeys)
2044-00-DR-0401_D02 Section BB - Type B (2 Storeys)
2044-00-DR-0410_D01 Section AA - Type A (3 Storeys) Network Rail AIP
2044-00-DR-0411_D01 Section BB - Type B (2 Storeys) Network Rail AIP
2044-00-DR-0600_D02 Mews & Railway Elevation
2044_00_RV_PM_0010 Building Envelope Model
20170201_Spot Height Capture

Site Photos

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

Project Name
Canfield Place
London

Client
Imperial Land Resources (Switzerland)

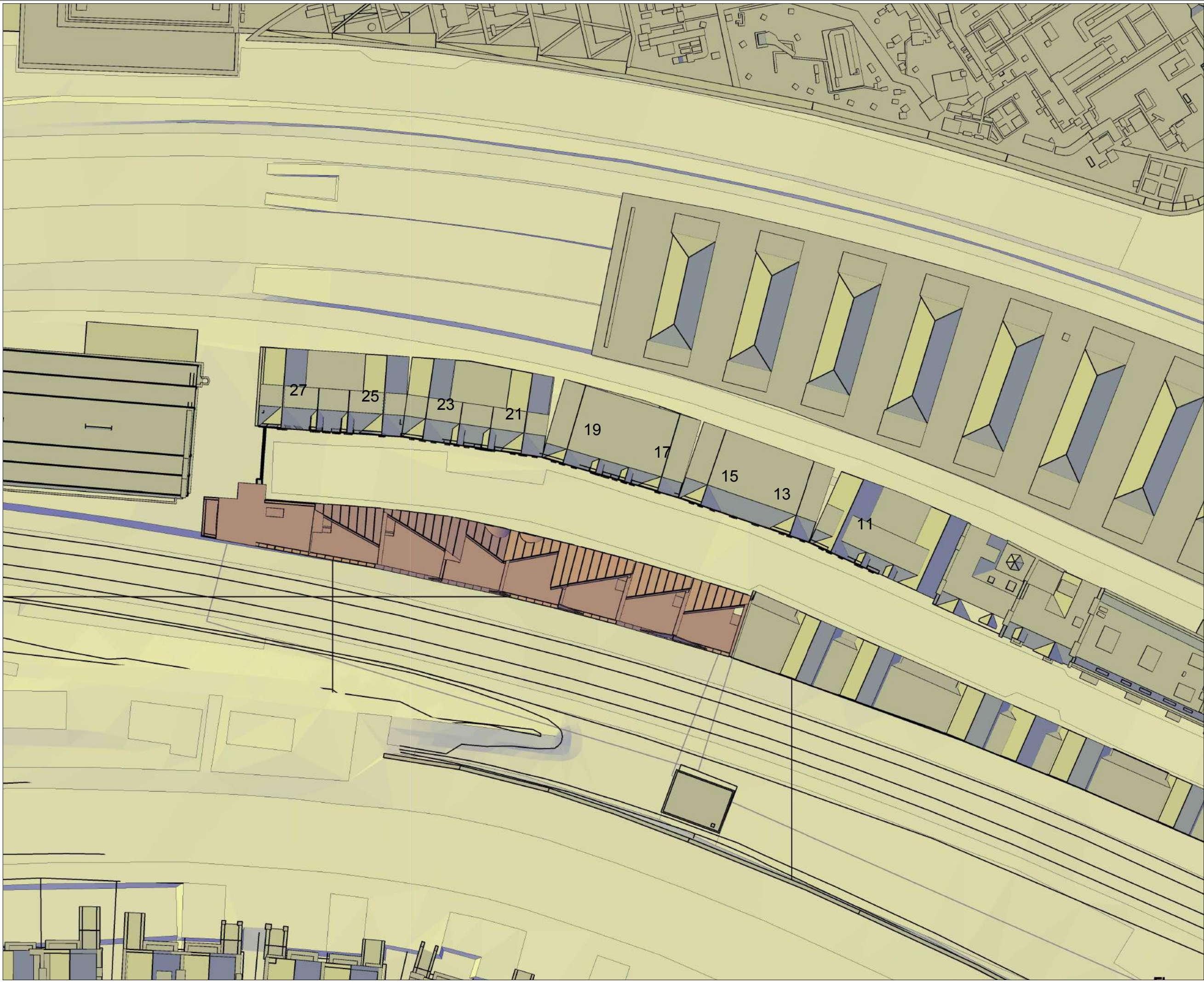
Drawing Title
Existing Site Plan

Drawn By IKA	Chk'd By	Scale @ A3 N/A	Date 16 Feb 2017
-----------------	----------	-------------------	---------------------

Project No. CA167/12	Drawing No. BRE53	Revision -
-------------------------	----------------------	---------------

DAYLIGHT

A3



This drawing is Copyright © of GVA Grimley Limited.

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

Legend

Daylight

Existing
Proposed
1ft Grid Loss Hatching
Room Layout

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

Sources of Information

CZWG
Drawing NO:
2044-00-DR-0100_D02 Ground Floor Plan
2044-00-DR-0101_D02 First Floor Plan
2044-00-DR-0102_D02 Second Floor Plan
2044-00-DR-0103_D02 Roof Plan
2044-00-DR-0400_D02 Section AA - Type A (3 Storeys)
2044-00-DR-0401_D02 Section BB - Type B (2 Storeys)
2044-00-DR-0410_D01 Section AA - Type A (3 Storeys) Network Rail AIP
2044-00-DR-0411_D01 Section BB - Type B (2 Storeys) Network Rail AIP
2044-00-DR-0600_D02 Mews & Railway Elevation
2044_00_RV_PM_0010 Building Envelope Model
20170201_Spot Height Capture

Site Photos

BILFINGER **GVA**

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

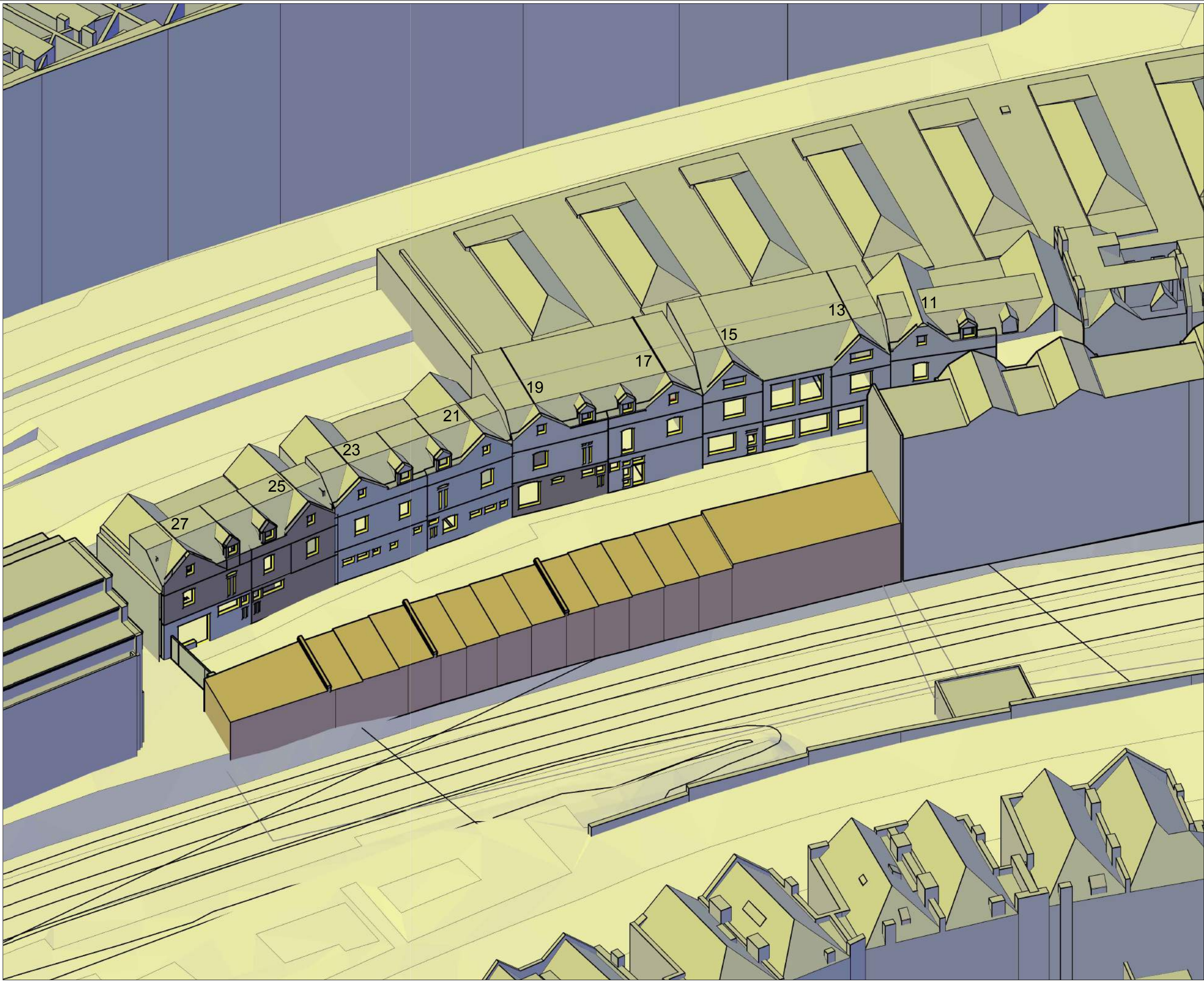
Project Name
Canfield Place
London

Client
Imperial Land Resources (Switzerland)

Drawing Title
Proposed Site Plan

Drawn By IKA	Chk'd By N/A	Scale @ A3 N/A	Date 16 Feb 2017
------------------------	------------------------	--------------------------	----------------------------

Project No. CA167/12	Drawing No. BRE54	Revision -
--------------------------------	-----------------------------	----------------------



This drawing is Copyright © of GVA Grimley Limited.

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

Legend

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Drawing NO:
2044-00-DR-0100_D02 Ground Floor Plan
2044-00-DR-0101_D02 First Floor Plan
2044-00-DR-0102_D02 Second Floor Plan
2044-00-DR-0103_D02 Roof Plan
2044-00-DR-0400_D02 Section AA - Type A (3 Storeys)
2044-00-DR-0401_D02 Section BB - Type B (2 Storeys)
2044-00-DR-0410_D01 Section AA - Type A (3 Storeys) Network Rail AIP
2044-00-DR-0411_D01 Section BB - Type B (2 Storeys) Network Rail AIP
2044-00-DR-0600_D02 Mews & Railway Elevation
2044_00_RV_PM_0010 Building Envelope Model
20170201_Spot Height Capture

Site Photos

08449 02 03 04

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

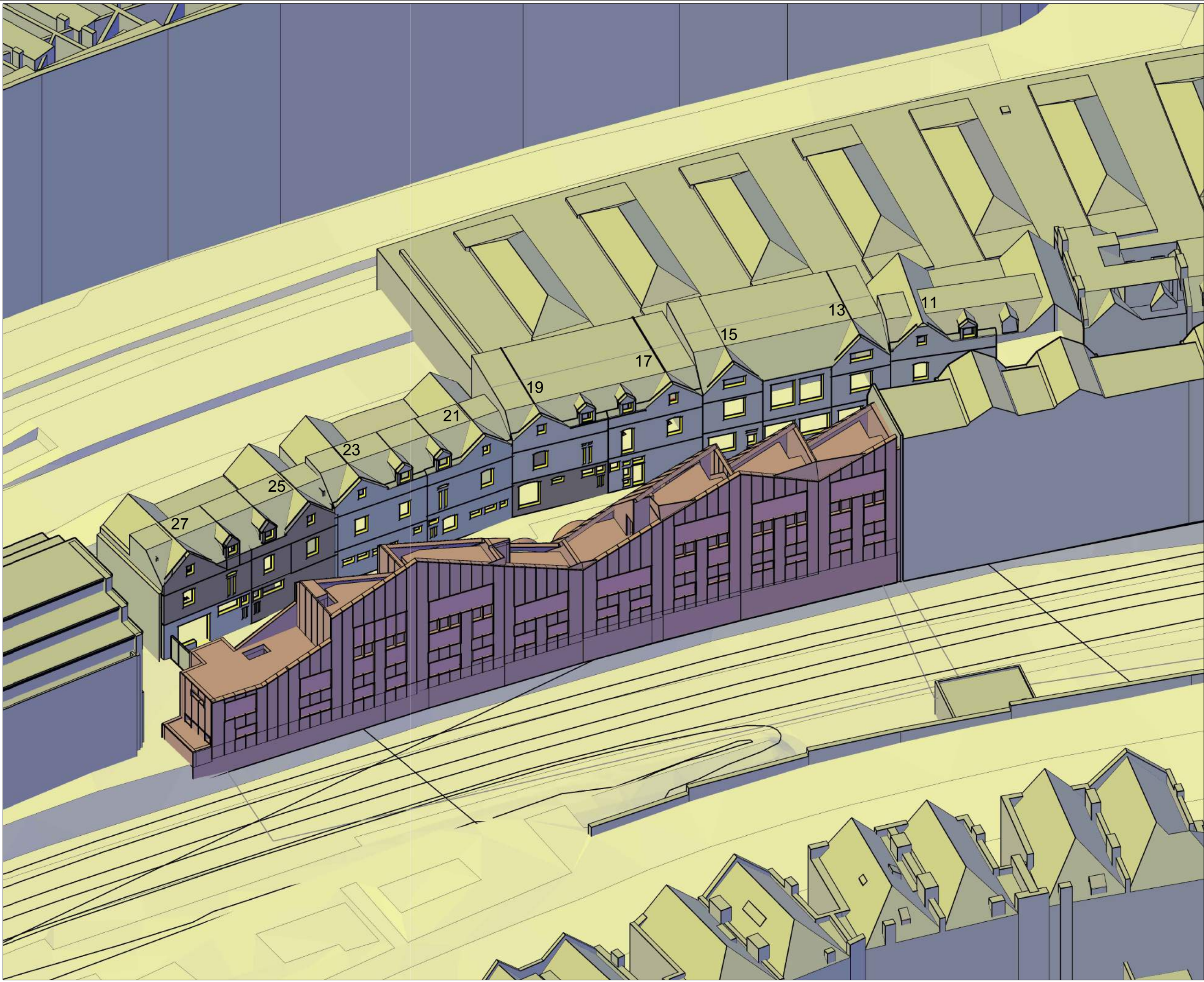
Project Name
Canfield Place
London

Client
Imperial Land Resources (Switzerland)

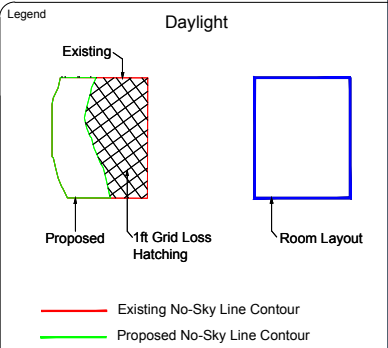
Drawing Title
Existing 3D View

Drawn By IKA	Chk'd By	Scale @ A3 N/A	Date 16 Feb 2017
-----------------	----------	-------------------	---------------------

Project No. CA167/12	Drawing No. BRE55	Revision -
-------------------------	----------------------	---------------



This drawing is Copyright © of GVA Grimley Limited.
Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.



Sources of Information

Drawing NO:

2044-00-DR-0100_D02 Ground Floor Plan

2044-00-DR-0101_D02 First Floor Plan

2044-00-DR-0102_D02 Second Floor Plan

2044-00-DR-0103_D02 Roof Plan

2044-00-DR-0400_D02 Section AA - Type A (3 Storeys)

2044-00-DR-0401_D02 Section BB - Type B (2 Storeys)

2044-00-DR-0410_D01 Section AA - Type A (3 Storeys) Network Rail AIP

2044-00-DR-0411_D01 Section BB - Type B (2 Storeys) Network Rail AIP

2044-00-DR-0600_D02 Mews & Railway Elevation

2044_00_RV_PM_0010 Building Envelope Model

20170201_Spot Height Capture

Site Photos

08449 02 03 04

GVA Schatunowski Brooks

65 Gresham Street, London, EC2V 7NQ

www.gva.co.uk

Project Name

Canfield Place

London

Client

Imperial Land Resources (Switzerland)

Drawing Title

Proposed 3D View

Drawn By

Chk'd By

Scale @ A3

Date

IKA

N/A

16 Feb 2017

Project No.

Drawing No.

Revision

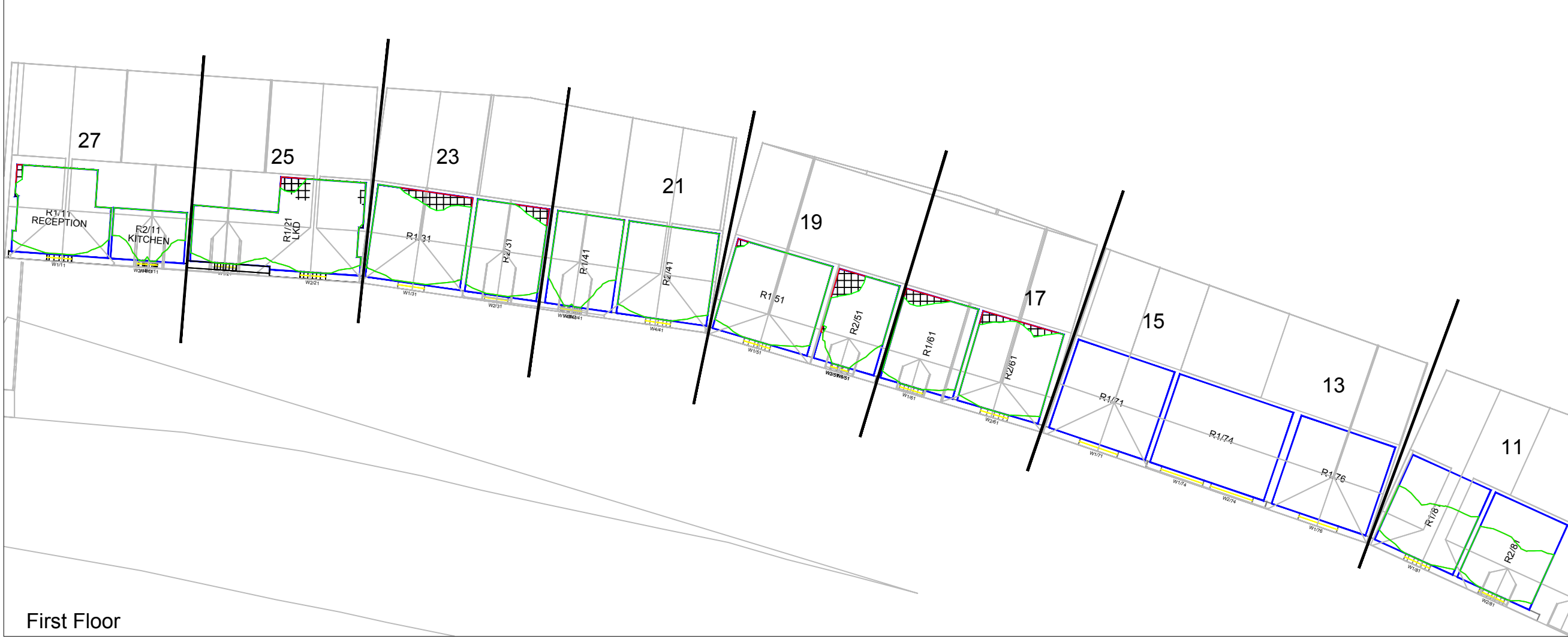
CA167/12

BRE56

-



Ground Floor



First Floor

This drawing is Copyright © of GVA Grimley Limited.
Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultants drawings and details.

Legend

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Daylight

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

Drawing NO:
2044-00-DR-0100_D02 Ground Floor Plan
2044-00-DR-0101_D02 First Floor Plan
2044-00-DR-0102_D02 Second Floor Plan
2044-00-DR-0103_D02 Roof Plan
2044-00-DR-0400_D02 Section AA - Type A (3 Storeys)
2044-00-DR-0401_D02 Section BB - Type B (2 Storeys)
2044-00-DR-0410_D01 Section AA - Type A (3 Storeys) Network Rail AIP
2044-00-DR-0411_D01 Section BB - Type B (2 Storeys) Network Rail AIP
2044-00-DR-0600_D02 Mews & Railway Elevation
2044_00_RV_PM_0010 Building Envelope Model
20170201_Spot Height Capture

Site Photos

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

Project Name

Canfield Place
London

Client

Imperial Land Resources (Switzerland)

Drawing Title

No sky-line contours for
11 to 27 Canfield Place

Drawn By

Chk'd By

Scale @ A3

Date

IKA

1:200

16 Feb 2017

Project No.

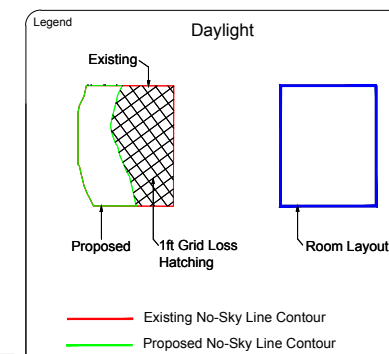
Drawing No.

Revision

CA167/12

BRE57

-



Drawing NO:

2044-00-DR-0100_D02 Ground Floor Plan
2044-00-DR-0101_D02 First Floor Plan
2044-00-DR-0102_D02 Second Floor Plan
2044-00-DR-0103_D02 Roof Plan
2044-00-DR-0400_D02 Section AA - Type A
(3 Storeys)
2044-00-DR-0401_D02 Section BB - Type B
(2 Storeys)
2044-00-DR-0410_D01 Section AA - Type A
(3 Storeys) Network Rail AIP
2044-00-DR-0411_D01 Section BB - Type B
(2 Storeys) Network Rail AIP
2044-00-DR-0600_D02 Mews & Railway
Elevation
2044_00_RV_PM_0010 Building Envelope Model
17/072021 Spot Height Capture

Site Photos



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

Project Name
Canfield Place
London

Client
Imperial Land Resources (Switzerland)

Drawing Title

No sky-line contours for
11 to 27 Canfield Place

Drawn By IKA	Chk'd By	Scale @ A3 1:200	Date 16 Feb 2017
-----------------	----------	---------------------	---------------------

Project No.	Drawing No.	Revision
CA167/12	BRE58	-

DAYLIGHT

A3

Second Floor

Appendix II

Daylight Analysis Table

Canfield Place

Daylight analysis results Job 12 16-Feb-17

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
27 Canfield Place										
1st Floor										
R1/11	RECEPTION	W1/11	34.23	30.03	>27	1.14	1.02	10.04%	92.41%	1.45%
R2/11	KITCHEN	W2/11	35.20	26.86	23.69%	0.70	0.54	22.09%	76.22%	0.00%
		W3/11	35.33	26.63	24.62%					
		W4/11	35.91	30.17	>27					
2nd Floor										
R1/12	LIVINGROOM	W1/12	36.00	34.32	>27	0.48	0.46	3.93%	89.88%	0.00%
R2/12	KD	W2/12	37.09	34.48	>27	0.58	0.54	6.75%	94.19%	0.00%
25 Canfield Place										
1st Floor										
R1/21	LKD	W1/21	35.73	26.52	25.78%	1.54	1.19	22.60%	93.25%	2.28%
		W2/21	36.26	26.00	28.30%					
2nd Floor										
R1/22	BEDROOM	W1/22	37.36	33.57	>27	0.78	0.70	9.64%	92.85%	0.00%
R2/22	BEDROOM	W2/22	37.43	32.69	>27	0.42	0.37	12.03%	90.00%	0.85%
23 Canfield Place										
1st Floor										
R1/31		W1/31	36.50	27.19	>27	1.22	0.96	21.46%	87.14%	9.19%
R2/31		W2/31	36.53	28.21	>27	1.23	0.99	19.46%	92.02%	4.79%
2nd Floor										
R1/32		W1/32	37.77	34.22	>27	0.39	0.35	9.04%	89.94%	3.25%
R2/32		W2/32	37.83	34.99	>27	0.82	0.76	7.11%	81.03%	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
21 Canfield Place										
1st Floor										
R1/41		W1/41	36.39	28.52	>27	0.43	0.36	16.12%	86.12%	0.00%
		W2/41	36.38	28.61	>27					
		W3/41	36.92	31.40	>27					
R2/41		W4/41	36.47	30.21	>27	1.19	1.02	14.39%	96.32%	0.00%
2nd Floor										
R1/42		W1/42	37.82	35.44	>27	0.93	0.88	5.90%	86.37%	0.00%
R2/42		W2/42	37.69	35.44	>27	0.36	0.35	4.70%	92.43%	0.00%
19 Canfield Place										
1st Floor										
R1/51		W1/51	36.49	30.32	>27	1.24	1.06	14.63%	95.67%	0.76%
R2/51		W2/51	35.98	27.55	>27	0.34	0.27	19.70%	77.19%	12.51%
		W3/51	36.53	30.16	>27					
		W4/51	35.93	27.32	>27					
		W5/51	36.49	29.96	>27					
2nd Floor										
R1/52		W1/52	37.83	35.79	>27	0.49	0.47	4.91%	93.19%	0.00%
R2/52		W2/52	37.75	35.29	>27	0.71	0.67	6.06%	89.71%	0.00%
17 Canfield Place										
1st Floor										
R1/61		W1/61	35.82	27.04	>27	1.59	1.28	19.55%	90.92%	6.20%
R2/61		W2/61	35.42	26.69	24.65%	1.45	1.16	20.01%	91.75%	6.01%
2nd Floor										
R1/62		W1/62	37.56	34.56	>27	0.66	0.61	7.53%	89.13%	0.00%
R2/62		W2/62	37.13	33.42	>27	0.55	0.50	8.89%	93.78%	0.00%
11 Canfield Place										
Gnd Floor										
R1/80		W1/80	17.34	14.63	15.63%	1.51	1.34	11.33%	51.37%	10.49%
R2/80		W2/80	16.14	14.70	8.92%	0.22	0.17	25.00%	29.20%	0.00%
R3/80		W3/80	14.13	13.25	6.23%	1.58	1.50	5.07%	41.78%	0.00%
R4/80		W4/80	14.44	13.85	4.09%	0.15	0.13	14.29%	26.79%	0.00%
1st Floor										
R1/81		W1/81	21.86	20.60	5.76%	0.98	0.93	4.50%	59.41%	0.00%
R2/81		W2/81	19.93	19.39	2.71%	0.96	0.95	1.87%	59.06%	0.00%
2nd Floor										
R1/82		W1/82	29.94	29.51	>27	0.38	0.38	1.05%	80.86%	0.00%
R2/82		W2/82	29.11	28.95	>27	0.72	0.72	0.42%	84.41%	0.00%

Appendix III

Sunlight Analysis Table

Canfield Place
Sunlight analysis results
Job 12
16-Feb-17

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

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
27 Canfield Place										
1st Floor										
RECEPTION	W1/11	51.00	27.00	78.00	51.00	22.00	73.00	0.00%	18.52%	6.41%
KITCHEN	W2/11	53.00	26.00	79.00	53.00	15.00	68.00	0.00%	42.31%	13.92%
KITCHEN	W3/11	53.00	26.00	79.00	53.00	14.00	67.00	0.00%	46.15%	15.19%
KITCHEN	W4/11	53.00	27.00	80.00	53.00	21.00	74.00	0.00%	22.22%	7.50%
2nd Floor										
LIVINGROOM	W1/12	53.00	27.00	80.00	53.00	27.00	80.00	0.00%	0.00%	0.00%
KD	W2/12	58.00	27.00	85.00	58.00	25.00	83.00	0.00%	7.41%	2.35%
25 Canfield Place										
1st Floor										
W2/21		56.00	28.00	84.00	56.00	15.00	71.00	0.00%	46.43%	15.48%
2nd Floor										
BEDROOM	W1/22	58.00	28.00	86.00	58.00	25.00	83.00	0.00%	10.71%	3.49%
BEDROOM	W2/22	58.00	29.00	87.00	58.00	25.00	83.00	0.00%	13.79%	4.60%
23 Canfield Place										
1st Floor										
W1/31		56.00	29.00	85.00	56.00	17.00	73.00	0.00%	41.38%	14.12%
W2/31		56.00	29.00	85.00	56.00	20.00	76.00	0.00%	31.03%	10.59%
2nd Floor										
W1/32		58.00	29.00	87.00	58.00	25.00	83.00	0.00%	13.79%	4.60%
W2/32		58.00	29.00	87.00	58.00	27.00	85.00	0.00%	6.90%	2.30%
21 Canfield Place										
1st Floor										
W1/41		55.00	29.00	84.00	55.00	18.00	73.00	0.00%	37.93%	13.10%
W2/41		55.00	29.00	84.00	55.00	19.00	74.00	0.00%	34.48%	11.90%
W3/41		57.00	29.00	86.00	57.00	22.00	79.00	0.00%	24.14%	8.14%
W4/41		55.00	29.00	84.00	55.00	20.00	75.00	0.00%	31.03%	10.71%
2nd Floor										
W1/42		58.00	29.00	87.00	58.00	27.00	85.00	0.00%	6.90%	2.30%
W2/42		58.00	29.00	87.00	58.00	28.00	86.00	0.00%	3.45%	1.15%
19 Canfield Place										
1st Floor										
W1/51		54.00	29.00	83.00	54.00	21.00	75.00	0.00%	27.59%	9.64%
W2/51		55.00	29.00	84.00	55.00	15.00	70.00	0.00%	48.28%	16.67%
W3/51		55.00	29.00	84.00	55.00	19.00	74.00	0.00%	34.48%	11.90%
W4/51		55.00	29.00	84.00	55.00	15.00	70.00	0.00%	48.28%	16.67%
W5/51		55.00	29.00	84.00	55.00	18.00	73.00	0.00%	37.93%	13.10%
2nd Floor										
W1/52		56.00	29.00	85.00	56.00	28.00	84.00	0.00%	3.45%	1.18%
W2/52		56.00	29.00	85.00	56.00	28.00	84.00	0.00%	3.45%	1.18%

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
17 Canfield Place										
1st Floor										
W1/61		55.00	28.00	83.00	55.00	15.00	70.00	0.00%	46.43%	15.66%
W2/61		55.00	27.00	82.00	55.00	15.00	70.00	0.00%	44.44%	14.63%
2nd Floor										
W1/62		56.00	29.00	85.00	56.00	28.00	84.00	0.00%	3.45%	1.18%
W2/62		56.00	29.00	85.00	56.00	28.00	84.00	0.00%	3.45%	1.18%
11 Canfield Place										
Gnd Floor										
W1/80		41.00	3.00	44.00	39.00	1.00	40.00	4.88%	66.67%	9.09%
W2/80		41.00	3.00	44.00	40.00	1.00	41.00	2.44%	66.67%	6.82%
W3/80		37.00	2.00	39.00	37.00	2.00	39.00	0.00%	0.00%	0.00%
W4/80		36.00	2.00	38.00	35.00	2.00	37.00	2.78%	0.00%	2.63%
1st Floor										
W1/81		51.00	6.00	57.00	51.00	4.00	55.00	0.00%	33.33%	3.51%
W2/81		48.00	4.00	52.00	48.00	4.00	52.00	0.00%	0.00%	0.00%
2nd Floor										
W1/82		53.00	16.00	69.00	53.00	15.00	68.00	0.00%	6.25%	1.45%
W2/82		53.00	14.00	67.00	53.00	14.00	67.00	0.00%	0.00%	0.00%