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Daylight and Sunlight Study (Neighbouring Properties)
27 to 29 Whitfield Street, London W1T 2SE

27 October 2017

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DAYLIGHT AND SUNLIGHT STUDY
27 to 29 Whitfield Street, London W1T 2SE

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Vincent Grebelius to undertake a daylight and sunlight study of the proposed development at 27 to 29 Whitfield Street, London W1T 2SE.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 16 to 24 & 26 to 28 Whitfield Street, 1 & 2 Colville Place and 15 to 17 & 19 to 23 Goodge Street. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011.
- 1.1.3 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.4 The results confirm that the development will have a low impact on the light receivable by its neighbouring properties. In our opinion there is no daylight or sunlight related reason why planning permission should not be granted for this scheme.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

STAGG ARCHITECTS

51517-P-10	Existing Lower Ground Floor Plan	Rev C
51517-P-11	Existing Ground Floor Plan	Rev C
51517-P-12	Existing First Floor Plan	Rev C
51517-P-13	Existing Second Floor Plan	Rev C
51517-P-14	Existing Roof Plan	Rev E
51517-P-30	Existing Section A-A	Rev D
51517-P-31	Existing Section B-B	Rev C
51517-P-50	Existing Elevation 1	Rev D
51517-P-51	Existing Elevation 2 and 3	Rev F
51517-P-20	Proposed Lower Ground Floor Plan	Rev D
51517-P-21	Proposed Ground Floor Plan	Rev C
51517-P-22	Proposed First Floor Plan	Rev E
51517-P-23	Proposed Second Floor Plan	Rev H
51517-P-24	Proposed Third Floor Plan	Rev J
51517-P-25	Proposed Fourth Floor Plan	Rev L
51517-P-26	Proposed Roof Plan	Rev I
51517-P-40	Proposed Section A-A	Rev I
51517-P-41	Proposed Section B-B	Rev J
51517-P-60	Proposed Elevation 1	Rev L
51517-P-61	Proposed Elevation 1	Rev M

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 13m², it is considered to be a non-habitable room and the daylight tests need not be applied. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

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

3.2.3 Test 1 Vertical Sky Component

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.2.4 Test 2 Daylight Distribution

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

3.3 Sunlight availability to Windows

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

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

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

3.4 Overshadowing to Gardens and Open Spaces

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

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.4.2 The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

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

4.2 Numerical Results

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

4.3 Daylight to Windows

4.3.1 All windows pass the Vertical Sky Component test with the exception of window 108 which achieves a ratio of 0.69 - against the BRE target of 0.8). However, this window is already hampered by two projecting wings. The BRE guide acknowledges that where a window has an overhang or projecting wings on one or both sides of it, a larger relative reduction in VSC may be unavoidable, as the building itself contributes to its poor daylighting. Furthermore, the BRE guide is intended to be used flexibly, particularly in urban locations, and given the isolated and borderline nature of the results we are of the opinion that the development design is acceptable.

4.4 Sunlight to Windows

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

4.5 Overshadowing to Gardens and Open Spaces

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

4.6 Conclusion

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

5 CLARIFICATIONS

5.1 General

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

5.2 Project Specific

- 5.2.1 None

APPENDICES

APPENDIX 1

WINDOW KEY

Window Key

13

Key

- Window reference
- Development site
- Neighbouring Properties

Window 1
(Non Habitable)
Window 2
(Non Habitable)
Windows 3, 13, 17
(Non Habitable)
Window 4
(Non Habitable)
Window 5
(Non Habitable)
Windows 6, 14, 18 & 22
(Non Habitable)
Windows 7, 15, 19 & 23
(Non Habitable)

Window 8
(Non Habitable)
Window 9
(Non Habitable)
Windows 10, 16, 20, 24 & 26
(Non Habitable)
Window 11
(Non Habitable)
Window 12
(Non Habitable)
Windows 17 to 21
(Non Habitable)

Windows 34, 36, 38 & 40
(Non Habitable)
Windows 35, 37, 39 & 41
(Non Habitable)
Window 32
(Non Habitable)
Windows 42, 44, 46 & 48
(Non Habitable)
Windows 33, 43, 45, 47 & 49
(Non Habitable)

15 to 17 Goodge Street

26 to 28 Whitfield Street

WHITFIELD STREET

Proposed
Extension

Project Name: 27 to 29 Whitfield Street, London
VIT ESE

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 1 of 4

Rev: -

Date: 05/05/2018

Drawn By: [Blank]



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Window Key

Key

- Window reference
- Development site
- Neighbouring Properties

Project Name: 27 to 29 Whitfield Street, London
W1T 2SE

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 2 of 4

Rev: -

Rev: -

Rev: -

Rev: -

Rev: -

Rev: -

Rev: -

Rev: -



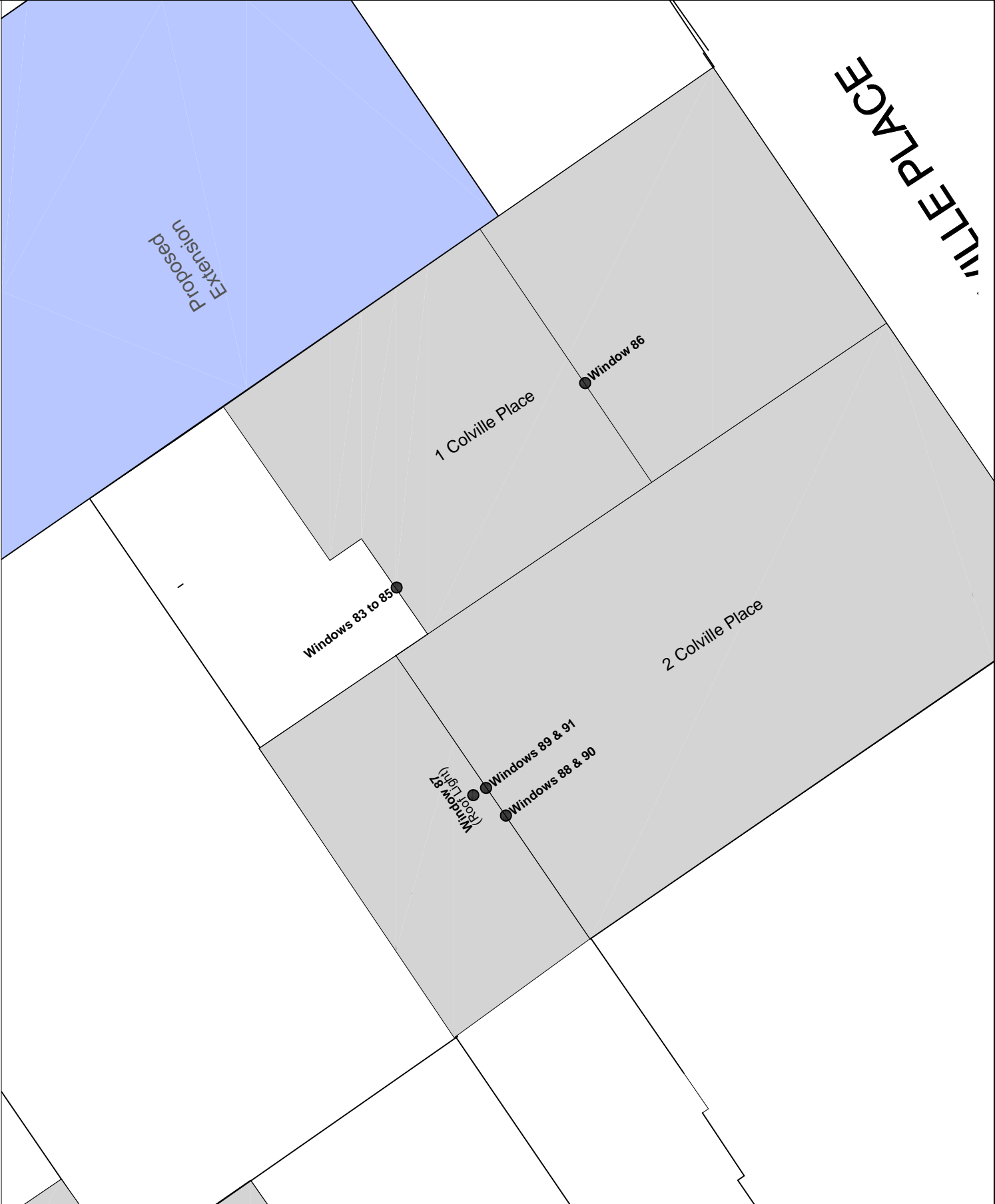
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Window Key

Key

- Window reference
- Development site
- Neighbouring Properties



Project Name: 27 to 29 Whitfield Street, London
W1T 2SE

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 3 of 4

Rev: -

Rev: -

Rev: -



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Window Key

Key

- Window reference
- Development site
- Neighbouring Properties

Project Name: 27 to 29 Whitfield Street, London
W1T 2SE

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No: 4 of 4

Rev: -

Date: / /

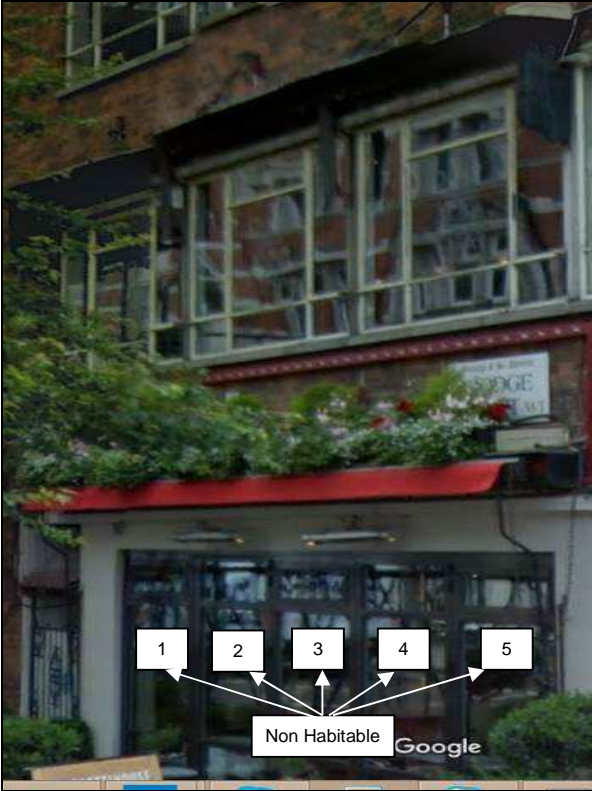
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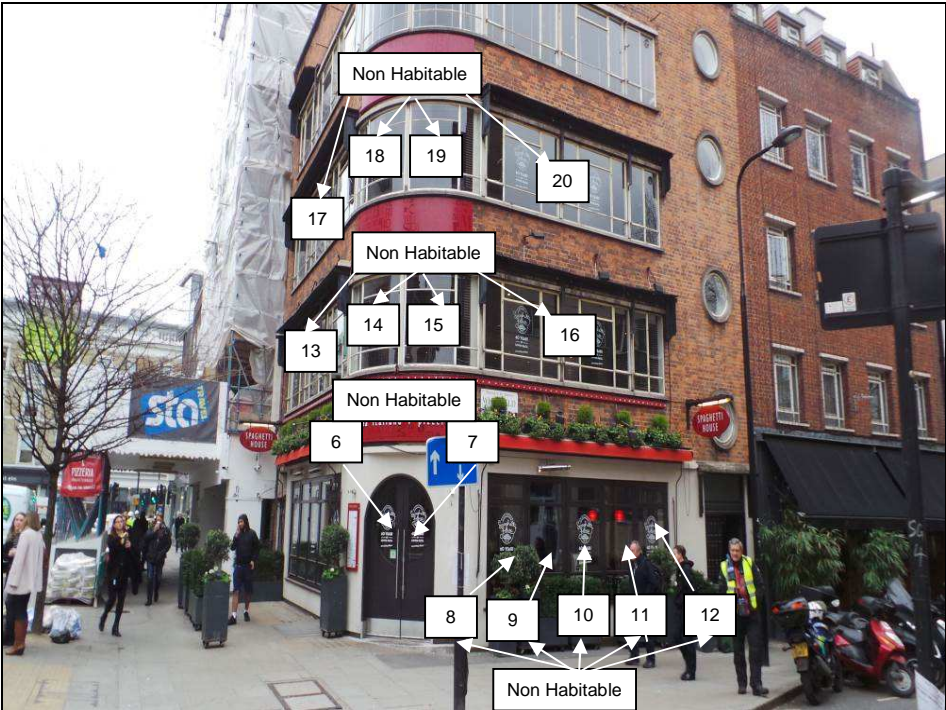
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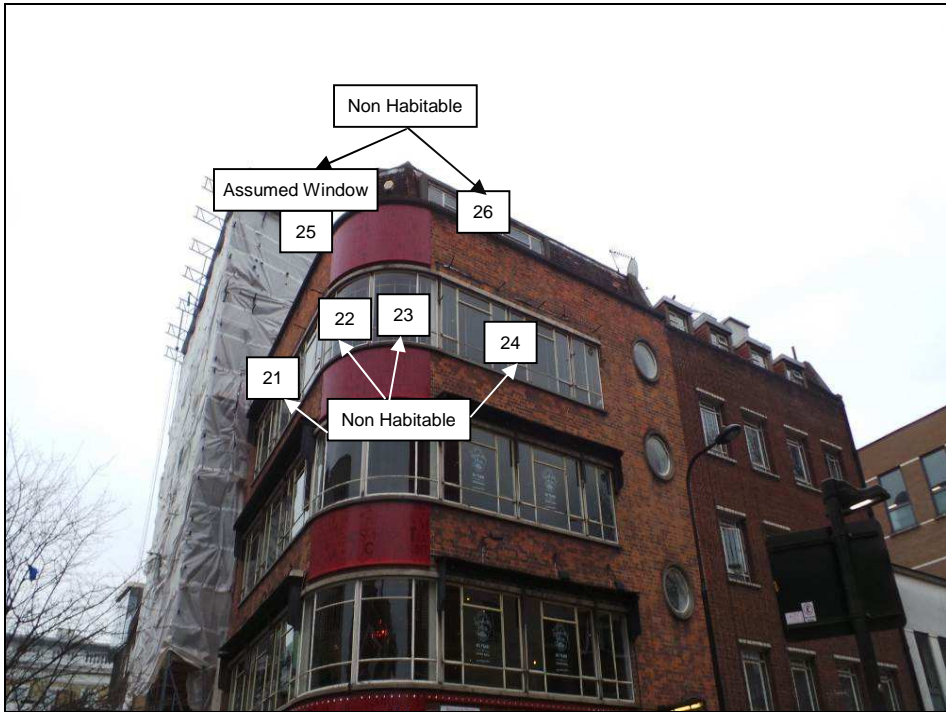
Neighbouring Windows



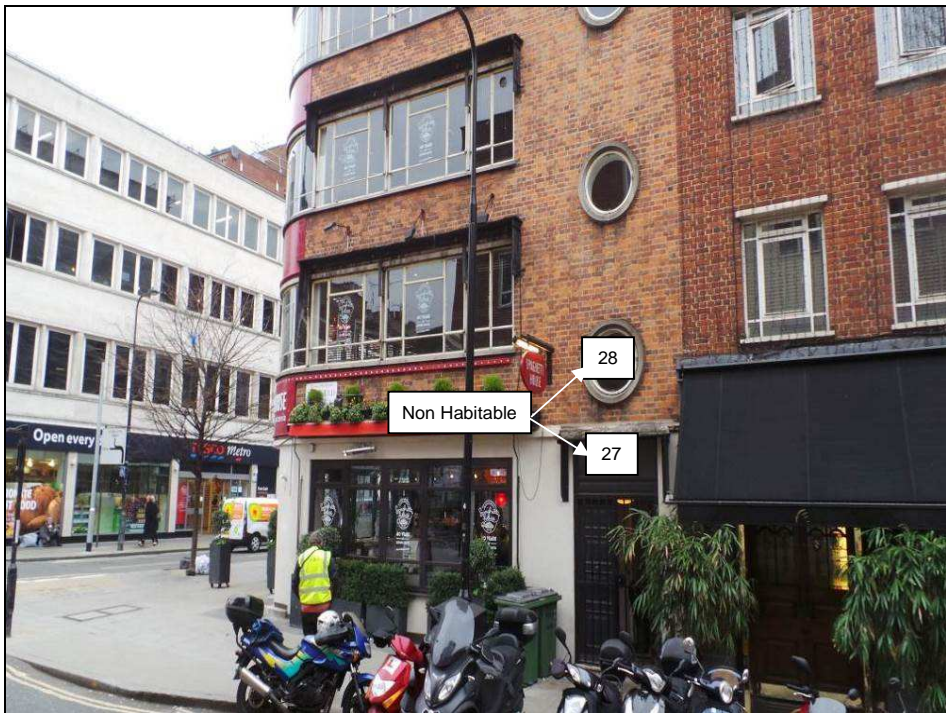
15 to 17 Godge Street



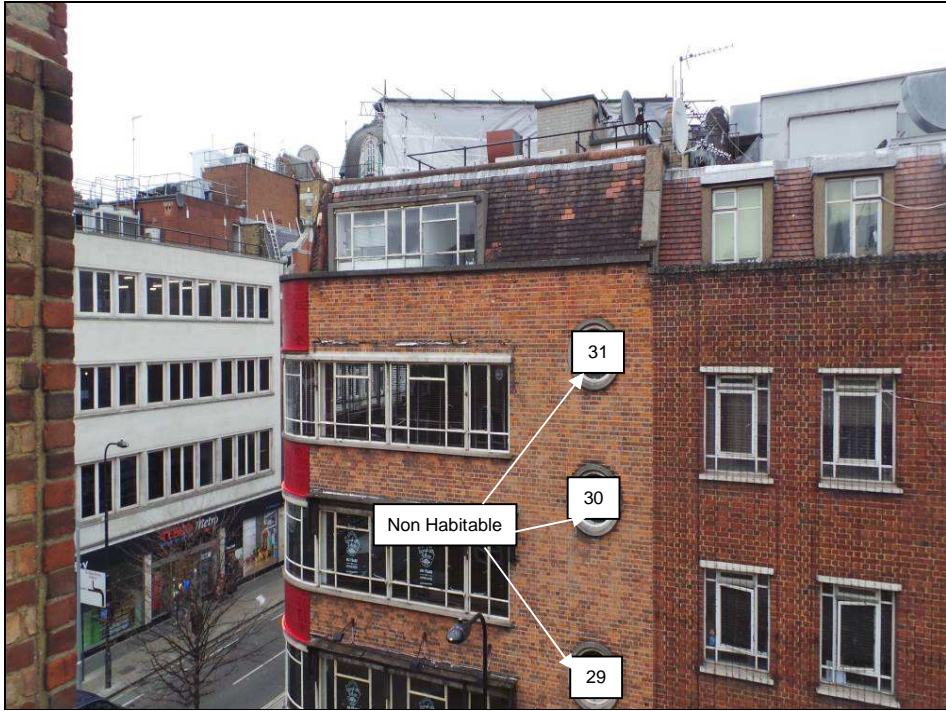
15 to 17 Godge Street



15 to 17 Godge Street



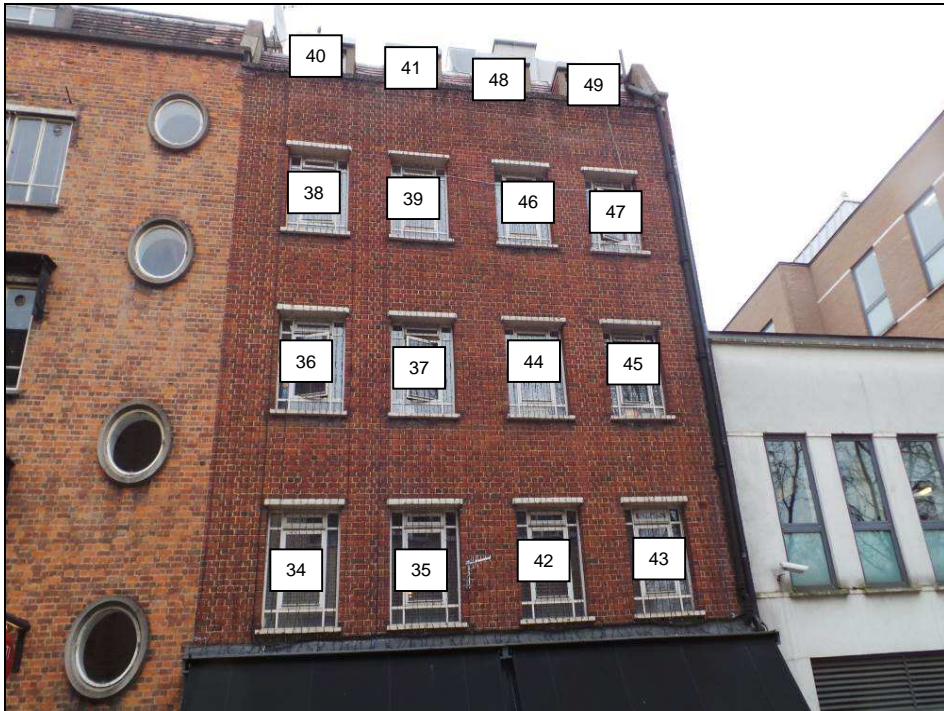
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15 to 17 Godge Street



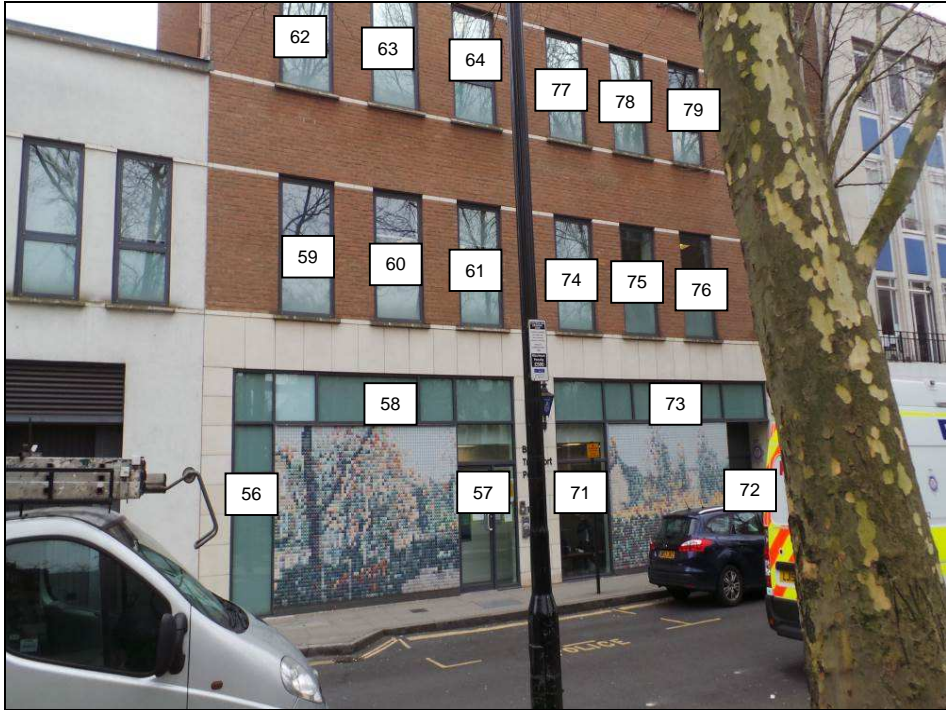
26 to 28 Whitfield Street



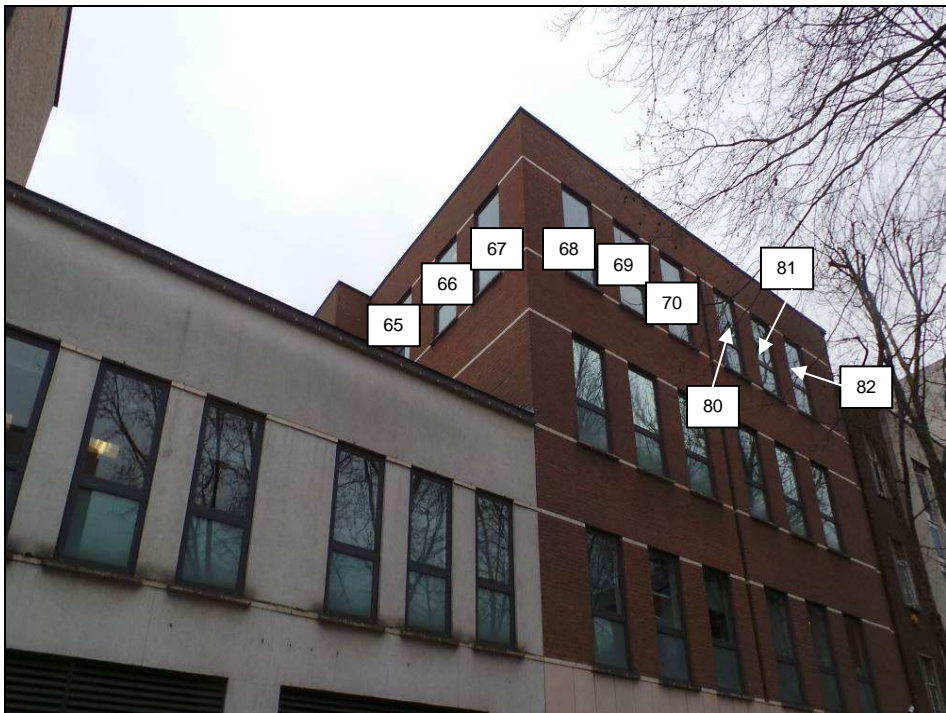
26 to 28 Whitfield Street



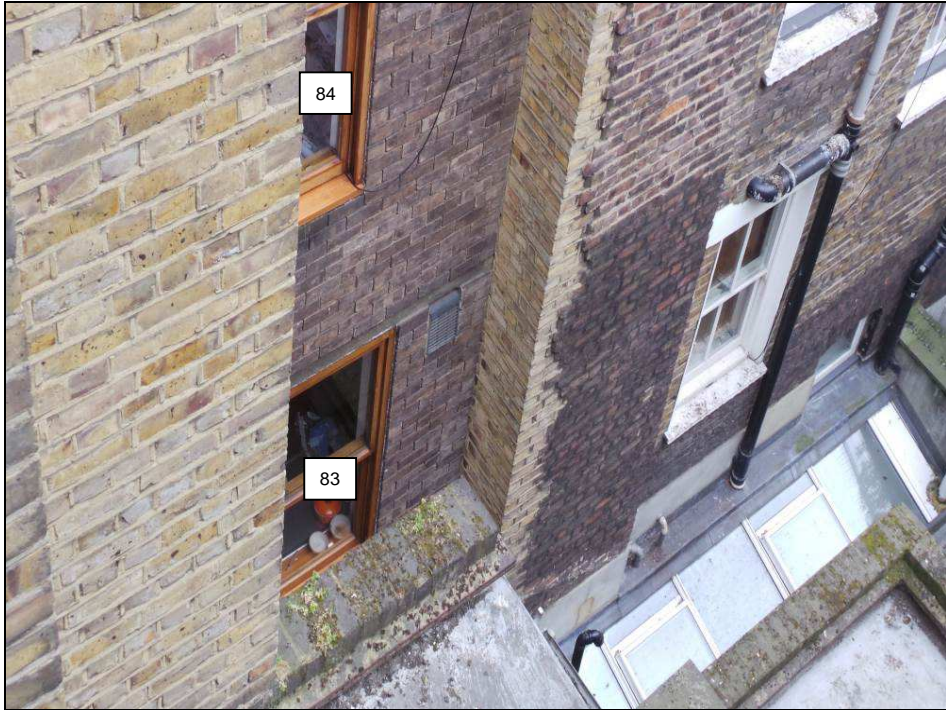
16 to 24 Whitfield Street



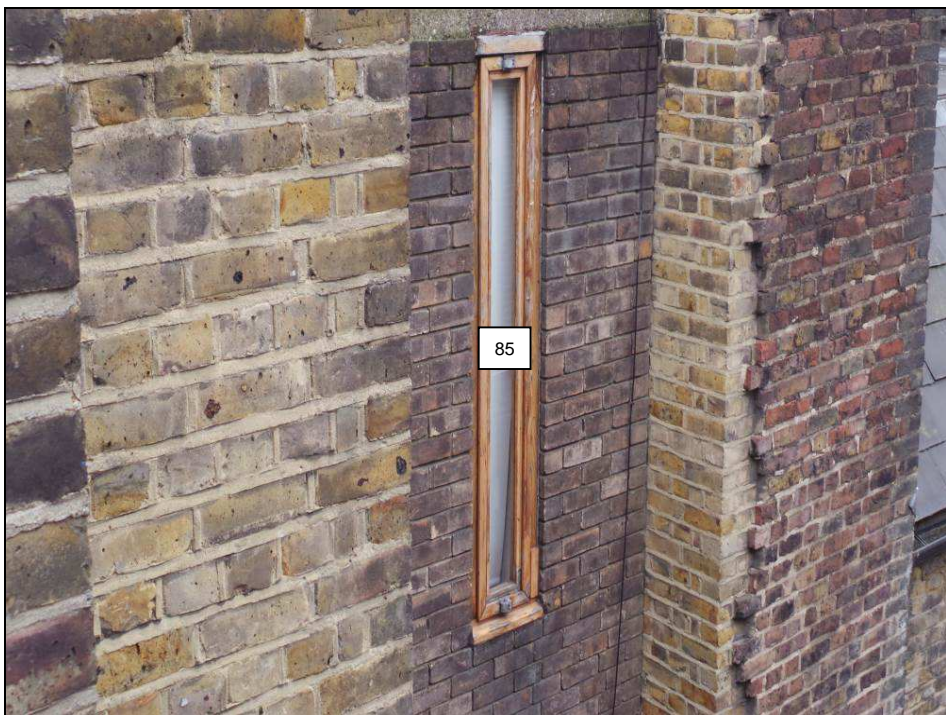
16 to 24 Whitfield Street



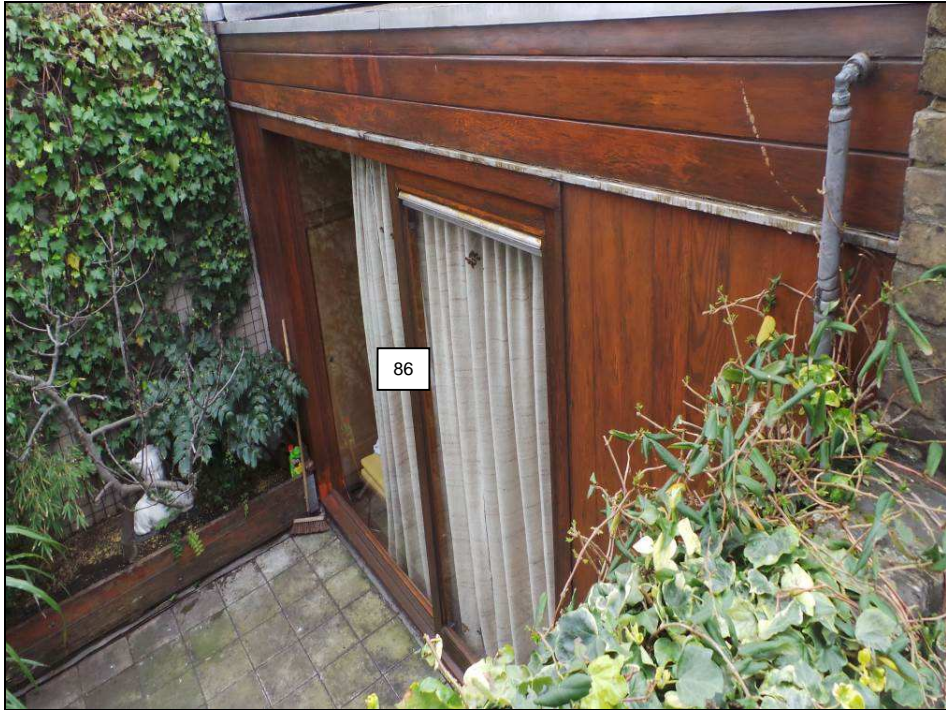
16 to 24 Whitfield Street



1 Colville Place



1 Colville Place



1 Colville Place



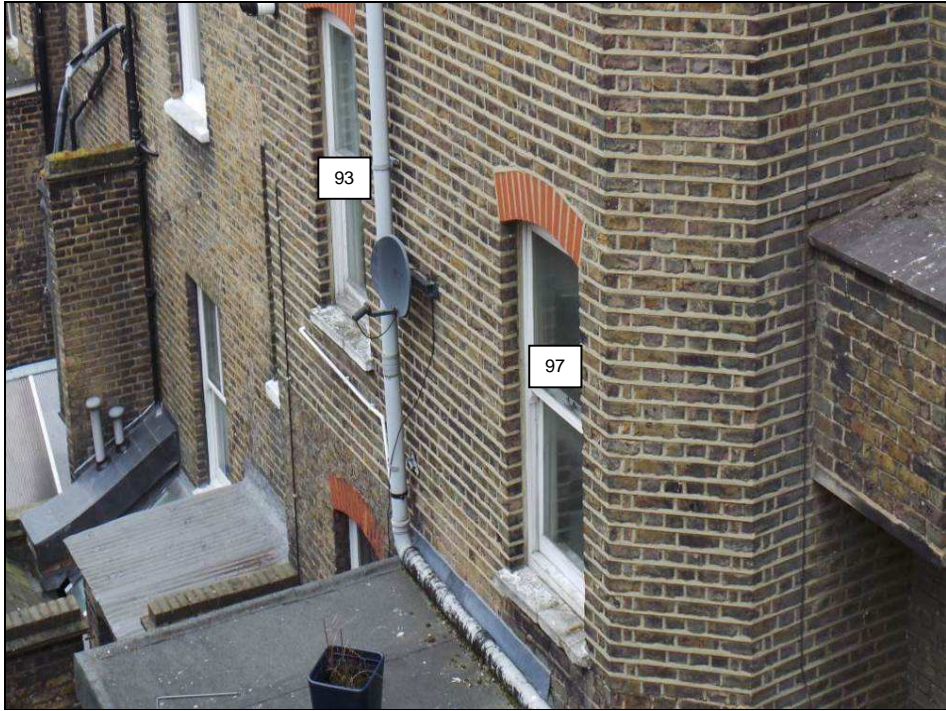
2 Colville Place



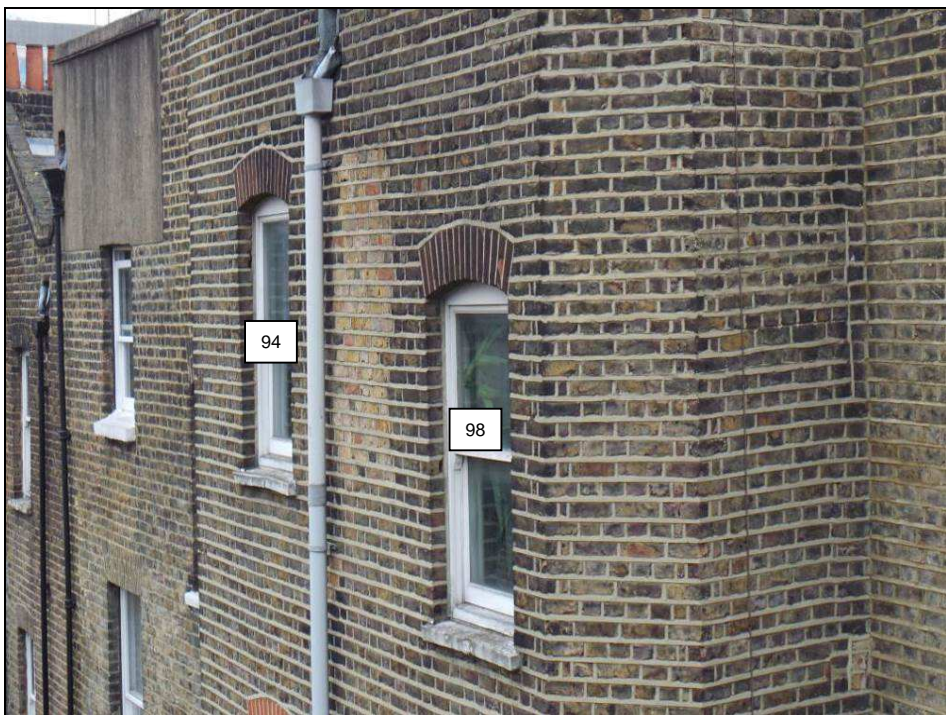
2 Colville Place



23 Goodge Street



23 Goodge Street



23 Goodge Street



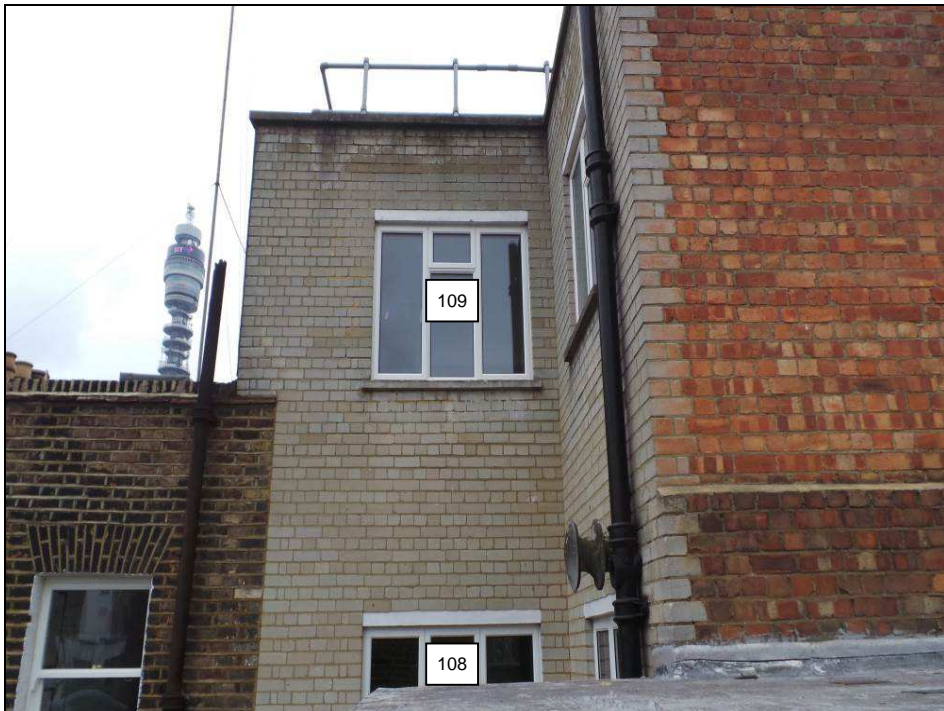
21 Goodge Street



21 Goodge Street



19 Goodge Street



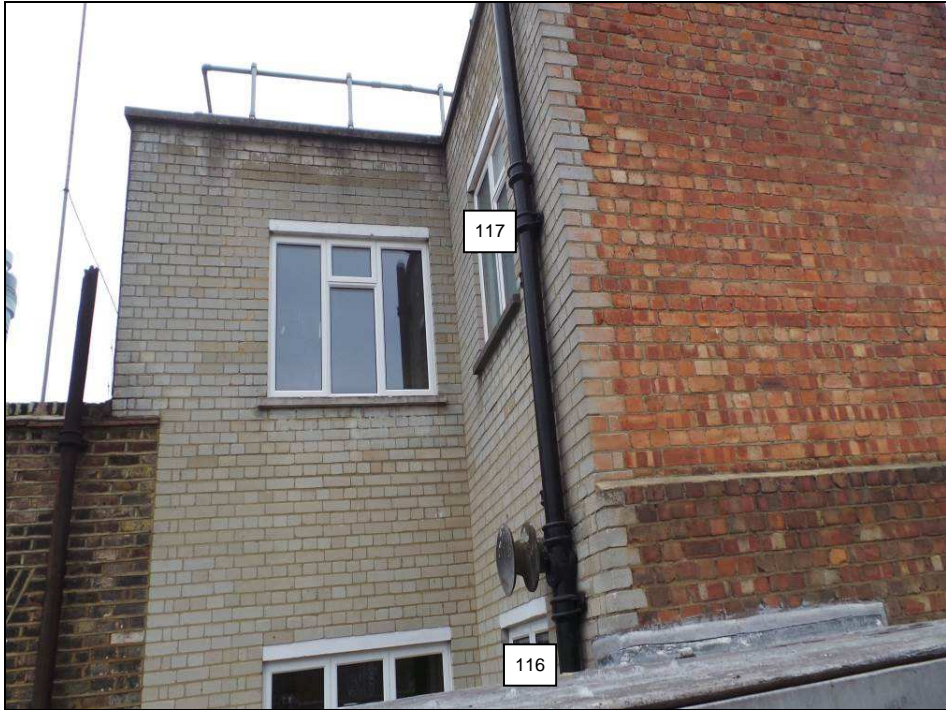
19 Goodge Street



19 Goodge Street



19 Goodge Street



19 Goodge Street

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component
27 to 29 Whitfield Street, London W1T 2SE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>15 to 17 Goodge Street</u>					
Window 1	Restaurant	27.8%	27.8%	0.0%	1.0
Window 2	Restaurant	28.0%	28.0%	0.0%	1.0
Window 3	Restaurant	28.2%	28.2%	0.0%	1.0
Window 4	Restaurant	28.5%	28.5%	0.0%	1.0
Window 5	Restaurant	28.8%	28.8%	0.0%	1.0
Window 6	Restaurant	28.7%	28.7%	0.0%	1.0
Window 7	Restaurant	27.6%	27.5%	0.1%	1.0
Window 8	Restaurant	23.4%	22.5%	0.9%	0.96
Window 9	Restaurant	22.8%	21.7%	1.1%	0.95
Window 10	Restaurant	22.3%	21.1%	1.2%	0.95
Window 11	Restaurant	21.8%	20.5%	1.3%	0.94
Window 12	Restaurant	21.5%	20.0%	1.5%	0.93
Window 13	Restaurant	31.7%	31.7%	0.0%	1.0
Window 14	Restaurant	32.3%	32.3%	0.0%	1.0
Window 15	Restaurant	30.1%	29.8%	0.3%	0.99
Window 16	Restaurant	26.5%	25.1%	1.4%	0.95
Window 17	Restaurant	35.1%	35.1%	0.0%	1.0
Window 18	Restaurant	35.3%	35.3%	0.0%	1.0
Window 19	Restaurant	33.4%	33.1%	0.3%	0.99
Window 20	Restaurant	30.7%	29.3%	1.4%	0.95
Window 21	Conference Room	38.1%	38.1%	0.0%	1.0
Window 22	Conference Room	38.0%	38.0%	0.0%	1.0
Window 23	Conference Room	36.6%	36.3%	0.3%	0.99
Window 24	Conference Room	35.0%	34.0%	1.0%	0.97
Window 25	Office	39.5%	39.5%	0.0%	1.0
Window 25	Office	39.5%	39.5%	0.0%	1.0
Window 26	Office	38.4%	38.1%	0.3%	0.99
Window 26	Office	38.4%	38.1%	0.3%	0.99
Window 27	Stairs	22.2%	20.3%	1.9%	0.91
Window 28	Stairs	24.0%	21.9%	2.1%	0.91
Window 29	Stairs	28.1%	25.7%	2.4%	0.91
Window 30	Stairs	32.8%	30.6%	2.2%	0.93
Window 31	Stairs	36.3%	34.7%	1.6%	0.96
<u>26 to 28 Whitfield Street</u>					
Window 32	Habitable	21.7%	19.7%	2.0%	0.91
Window 33	Habitable	24.3%	22.4%	1.9%	0.92
Window 34	Habitable	26.2%	23.4%	2.8%	0.89
Window 35	Habitable	26.9%	24.0%	2.9%	0.89
Window 36	Habitable	31.1%	28.0%	3.1%	0.9
Window 37	Habitable	31.7%	28.6%	3.1%	0.9

Appendix 2 - Vertical Sky Component
27 to 29 Whitfield Street, London W1T 2SE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 38	Habitable	35.6%	33.2%	2.4%	0.93
Window 39	Habitable	36.0%	33.6%	2.4%	0.93
Window 40	Habitable	37.9%	37.3%	0.6%	0.98
Window 41	Habitable	38.5%	37.9%	0.6%	0.98
Window 42	Habitable	27.9%	25.0%	2.9%	0.9
Window 43	Habitable	29.0%	26.3%	2.7%	0.91
Window 44	Habitable	32.5%	29.5%	3.0%	0.91
Window 45	Habitable	33.2%	30.6%	2.6%	0.92
Window 46	Habitable	36.4%	34.3%	2.1%	0.94
Window 47	Habitable	36.8%	35.0%	1.8%	0.95
Window 48	Habitable	38.6%	38.0%	0.6%	0.98
Window 49	Habitable	38.4%	37.9%	0.5%	0.99
<u>16 to 24 Whitfield Street</u>					
Window 50	Habitable	32.0%	29.7%	2.3%	0.93
Window 51	Habitable	32.7%	30.8%	1.9%	0.94
Window 52	Habitable	33.5%	31.8%	1.7%	0.95
Window 53	Habitable	34.1%	32.8%	1.3%	0.96
Window 54	Habitable	34.5%	33.4%	1.1%	0.97
Window 55	Habitable	34.8%	33.9%	0.9%	0.97
Window 56	Habitable	31.4%	30.9%	0.5%	0.98
Window 57	Habitable	32.1%	31.8%	0.3%	0.99
Window 58	Habitable	33.5%	33.1%	0.4%	0.99
Window 59	Habitable	35.1%	34.6%	0.5%	0.99
Window 60	Habitable	35.2%	34.8%	0.4%	0.99
Window 61	Habitable	35.0%	34.7%	0.3%	0.99
Window 62	Habitable	37.5%	37.1%	0.4%	0.99
Window 63	Habitable	37.3%	37.1%	0.2%	0.99
Window 64	Habitable	37.2%	37.0%	0.2%	0.99
Window 65	Habitable	31.4%	31.3%	0.1%	1.0
Window 66	Habitable	36.9%	36.8%	0.1%	1.0
Window 67	Habitable	37.8%	37.7%	0.1%	1.0
Window 68	Habitable	38.8%	38.7%	0.1%	1.0
Window 69	Habitable	38.7%	38.7%	0.0%	1.0

Appendix 2 - Vertical Sky Component
27 to 29 Whitfield Street, London W1T 2SE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 70	Habitable	38.6%	38.6%	0.0%	1.0
Window 71	Habitable	31.9%	31.7%	0.2%	0.99
Window 72	Habitable	30.5%	30.4%	0.1%	1.0
Window 73	Habitable	32.6%	32.5%	0.1%	1.0
Window 74	Habitable	34.7%	34.4%	0.3%	0.99
Window 75	Habitable	34.3%	34.1%	0.2%	0.99
Window 76	Habitable	33.7%	33.6%	0.1%	1.0
Window 77	Habitable	36.9%	36.8%	0.1%	1.0
Window 78	Habitable	36.6%	36.5%	0.1%	1.0
Window 79	Habitable	36.1%	36.1%	0.0%	1.0
Window 80	Habitable	38.4%	38.4%	0.0%	1.0
Window 81	Habitable	38.2%	38.2%	0.0%	1.0
Window 82	Habitable	38.0%	38.0%	0.0%	1.0
<u>1 Colville Place</u>					
Window 83	Habitable	8.8%	8.5%	0.3%	0.97
Window 84	Habitable	13.6%	13.2%	0.4%	0.97
Window 85	Habitable	22.5%	20.7%	1.8%	0.92
Window 86	Habitable	36.6%	36.7%	-0.1%	1.0
<u>2 Colville Place</u>					
Window 87	Habitable	17.7%	17.1%	0.6%	0.97
Window 88	Habitable	9.2%	8.9%	0.3%	0.97
Window 89	Habitable	11.1%	10.6%	0.5%	0.95
Window 90	Habitable	14.5%	14.0%	0.5%	0.97
Window 91	Habitable	15.8%	15.2%	0.6%	0.96
<u>23 Goodge Street</u>					
Window 92	Bedroom	21.7%	21.6%	0.1%	1.0
Window 93	Kitchen	31.4%	30.6%	0.8%	0.97
Window 94	Kitchen	37.4%	36.9%	0.5%	0.99
Window 95	Bathroom	16.8%	16.4%	0.4%	0.98
Window 96	Stairs	9.5%	8.6%	0.9%	0.91
Window 97	Stairs	27.8%	26.4%	1.4%	0.95
Window 98	Stairs	35.9%	34.5%	1.4%	0.96

Appendix 2 - Vertical Sky Component
27 to 29 Whitfield Street, London W1T 2SE

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>21 Goodge Street</u>					
Window 99	Habitable	15.9%	14.5%	1.4%	0.91
Window 100	Habitable	25.8%	22.8%	3.0%	0.88
Window 101	Habitable	34.5%	31.1%	3.4%	0.9
Window 102	Habitable	9.5%	8.9%	0.6%	0.94
Window 103	Habitable	19.0%	17.0%	2.0%	0.89
Window 104	Habitable	30.1%	24.7%	5.4%	0.82
Window 105	Habitable	35.0%	28.8%	6.2%	0.82
<u>19 Goodge Street</u>					
Window 106	Habitable	6.9%	6.8%	0.1%	0.99
Window 107	Habitable	12.8%	11.5%	1.3%	0.9
Window 108	Habitable	25.9%	18.0%	7.9%	0.69
Window 109	Habitable	29.9%	27.0%	2.9%	0.9
Window 110	Habitable	10.9%	10.8%	0.1%	0.99
Window 111	Habitable	7.4%	7.2%	0.2%	0.97
Window 112	Habitable	8.8%	8.8%	0.0%	1.0
Window 113	Habitable	7.1%	7.1%	0.0%	1.0
Window 114	Habitable	4.4%	4.4%	0.0%	1.0
Window 115	Habitable	12.2%	11.8%	0.4%	0.97
Window 116	Habitable	23.3%	21.2%	2.1%	0.91
Window 117	Habitable	31.6%	30.8%	0.8%	0.97

Appendix 2 - Sunlight to Windows
27 to 29 Whitfield Street, London W1T 2SE

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>15 to 17 Goodge Street</u>									
Window 8	Restaurant	37%	36%	1%	0.97	10%	9%	1%	0.9
Window 9	Restaurant	36%	34%	2%	0.94	10%	8%	2%	0.8
Window 10	Restaurant	37%	34%	3%	0.92	10%	8%	2%	0.8
Window 11	Restaurant	36%	33%	3%	0.92	10%	8%	2%	0.8
Window 12	Restaurant	36%	33%	3%	0.92	10%	8%	2%	0.8
Window 15	Restaurant	37%	35%	2%	0.95	6%	4%	2%	0.67
Window 16	Restaurant	50%	47%	3%	0.94	15%	12%	3%	0.8
Window 19	Restaurant	44%	43%	1%	0.98	9%	8%	1%	0.89
Window 20	Restaurant	57%	55%	2%	0.96	17%	15%	2%	0.88
Window 23	Conference Room	46%	46%	0%	1.0	11%	11%	0%	1.0
Window 24	Conference Room	61%	61%	0%	1.0	19%	19%	0%	1.0
Window 26	Office	65%	65%	0%	1.0	23%	23%	0%	1.0
Window 27	Stairs	40%	37%	3%	0.93	11%	9%	2%	0.82
Window 28	Stairs	43%	39%	4%	0.91	13%	10%	3%	0.77
Window 29	Stairs	54%	51%	3%	0.94	18%	15%	3%	0.83
Window 30	Stairs	60%	57%	3%	0.95	20%	17%	3%	0.85
<u>26 to 28 Whitfield Street</u>									
Window 32	Habitable	41%	35%	6%	0.85	13%	13%	0%	1.0
Window 33	Habitable	44%	39%	5%	0.89	15%	15%	0%	1.0
Window 34	Habitable	46%	40%	6%	0.87	14%	12%	2%	0.86
Window 35	Habitable	47%	42%	5%	0.89	15%	14%	1%	0.93
Window 36	Habitable	55%	51%	4%	0.93	20%	16%	4%	0.8
Window 37	Habitable	56%	51%	5%	0.91	20%	17%	3%	0.85
Window 38	Habitable	62%	60%	2%	0.97	22%	20%	2%	0.91
Window 39	Habitable	64%	62%	2%	0.97	23%	21%	2%	0.91
Window 40	Habitable	65%	64%	1%	0.98	23%	22%	1%	0.96
Window 41	Habitable	65%	64%	1%	0.98	23%	22%	1%	0.96
Window 42	Habitable	48%	44%	4%	0.92	16%	15%	1%	0.94
Window 43	Habitable	50%	45%	5%	0.9	16%	15%	1%	0.94
Window 44	Habitable	57%	52%	5%	0.91	21%	18%	3%	0.86
Window 45	Habitable	56%	54%	2%	0.96	20%	20%	0%	1.0
Window 46	Habitable	63%	61%	2%	0.97	23%	21%	2%	0.91
Window 47	Habitable	64%	61%	3%	0.95	24%	21%	3%	0.88
Window 48	Habitable	66%	65%	1%	0.98	24%	23%	1%	0.96
Window 49	Habitable	62%	61%	1%	0.98	21%	20%	1%	0.95
<u>16 to 24 Whitfield Street</u>									
Window 50	Habitable	56%	52%	4%	0.93	20%	20%	0%	1.0

Appendix 2 - Sunlight to Windows
27 to 29 Whitfield Street, London W1T 2SE

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 51	Habitable	57%	52%	5%	0.91	21%	21%	0%	1.0
Window 52	Habitable	58%	54%	4%	0.93	21%	21%	0%	1.0
Window 53	Habitable	59%	55%	4%	0.93	21%	21%	0%	1.0
Window 54	Habitable	60%	58%	2%	0.97	22%	22%	0%	1.0
Window 55	Habitable	59%	57%	2%	0.97	21%	21%	0%	1.0
Window 56	Habitable	53%	53%	0%	1.0	18%	18%	0%	1.0
Window 57	Habitable	51%	51%	0%	1.0	15%	15%	0%	1.0
Window 58	Habitable	57%	56%	1%	0.98	20%	20%	0%	1.0
Window 59	Habitable	60%	57%	3%	0.95	21%	21%	0%	1.0
Window 60	Habitable	61%	60%	1%	0.98	21%	21%	0%	1.0
Window 61	Habitable	60%	59%	1%	0.98	20%	20%	0%	1.0
Window 62	Habitable	65%	65%	0%	1.0	24%	24%	0%	1.0
Window 63	Habitable	65%	65%	0%	1.0	24%	24%	0%	1.0
Window 64	Habitable	64%	63%	1%	0.98	22%	22%	0%	1.0
Window 68	Habitable	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 69	Habitable	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 70	Habitable	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 71	Habitable	52%	52%	0%	1.0	15%	15%	0%	1.0
Window 72	Habitable	51%	51%	0%	1.0	13%	13%	0%	1.0
Window 73	Habitable	56%	56%	0%	1.0	17%	17%	0%	1.0
Window 74	Habitable	59%	58%	1%	0.98	19%	19%	0%	1.0
Window 75	Habitable	58%	58%	0%	1.0	17%	17%	0%	1.0
Window 76	Habitable	59%	59%	0%	1.0	18%	18%	0%	1.0
Window 77	Habitable	64%	63%	1%	0.98	22%	22%	0%	1.0
Window 78	Habitable	64%	63%	1%	0.98	22%	22%	0%	1.0
Window 79	Habitable	63%	63%	0%	1.0	21%	21%	0%	1.0
Window 80	Habitable	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 81	Habitable	66%	66%	0%	1.0	24%	24%	0%	1.0
Window 82	Habitable	66%	66%	0%	1.0	24%	24%	0%	1.0
<u>1 Colville Place</u>									
Window 86	Habitable	77%	77%	0%	1.0	28%	28%	0%	1.0

Appendix 2 - Sunlight to Windows
27 to 29 Whitfield Street, London W1T 2SE

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>23 Goodge Street</u>									
Window 92	Bedroom	52%	52%	0%	1.0	15%	15%	0%	1.0
Window 93	Kitchen	69%	67%	2%	0.97	22%	22%	0%	1.0
Window 94	Kitchen	78%	75%	3%	0.96	28%	28%	0%	1.0
Window 95	Bathroom	37%	37%	0%	1.0	7%	7%	0%	1.0
Window 96	Stairs	12%	12%	0%	1.0	0%	0%	0%	1.0
Window 97	Stairs	67%	61%	6%	0.91	21%	21%	0%	1.0
Window 98	Stairs	77%	73%	4%	0.95	27%	27%	0%	1.0
<u>21 Goodge Street</u>									
Window 99	Habitable	26%	25%	1%	0.96	4%	4%	0%	1.0
Window 100	Habitable	46%	36%	10%	0.78	12%	12%	0%	1.0
Window 101	Habitable	66%	55%	11%	0.83	20%	17%	3%	0.85
Window 102	Habitable	22%	21%	1%	0.95	6%	6%	0%	1.0
Window 103	Habitable	41%	37%	4%	0.9	13%	13%	0%	1.0
Window 104	Habitable	62%	48%	14%	0.77	21%	20%	1%	0.95
Window 105	Habitable	70%	57%	13%	0.81	24%	21%	3%	0.88
<u>19 Goodge Street</u>									
Window 106	Habitable	19%	19%	0%	1.0	4%	4%	0%	1.0
Window 107	Habitable	34%	31%	3%	0.91	11%	11%	0%	1.0
Window 108	Habitable	57%	44%	13%	0.77	24%	18%	6%	0.75
Window 109	Habitable	60%	59%	1%	0.98	26%	25%	1%	0.96
Window 111	Habitable	6%	6%	0%	1.0	2%	2%	0%	1.0
Window 112	Habitable	16%	16%	0%	1.0	5%	5%	0%	1.0
Window 113	Habitable	10%	10%	0%	1.0	2%	2%	0%	1.0
Window 114	Habitable	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 115	Habitable	21%	19%	2%	0.9	6%	6%	0%	1.0
Window 116	Habitable	50%	40%	10%	0.8	19%	12%	7%	0.63
Window 117	Habitable	58%	55%	3%	0.95	24%	21%	3%	0.88