

Daylight and Sunlight Report

Seaforth Land

20-23 Greville Street
Farringdon
London
EC1N 8SS

20 December 2017

Prepared by

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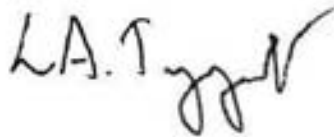
APPENDIX C: OVERSHADOWING RESULTS SPREADSHEET AND DRAWINGS FOR 21ST MARCH AND 21ST JUNE

Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it has been signed by the Originators and approved by a Business Director.

DATE	ORIGINATOR	APPROVED
20/12/2017	Lucy Taggart Senior Surveyor	Ian Smith Development Director





Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INSTRUCTIONS AND BRIEF

1.1 In accordance with your instructions, we have analysed the effect of the proposed rear and roof extensions at 20-23 Greville Street, London ('the Development') on the daylight and sunlight amenity to the neighbouring residential properties.

1.2 We have received the following documents and used them in preparing this report:

- Survey data received from Amin Taha Architects on 27 April 2017
- Proposed scheme drawings, received from Amin Taha Architects on 13 December 2017
- Site Photographs, taken by GL Hearn on 24 April and 16 May 2017

1.3 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the effect of the proposed development on the daylight and sunlight levels received by the neighbouring buildings using our bespoke software. Our assessment is based on a visual inspection, the information detailed above and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

2 PLANNING POLICY

2.1 Policy DP26, ('Managing the impact of development on occupiers and neighbours') of Camden Council's Local Development Framework (adopted 2010) states the following in relation to daylight and sunlight amenity:

*"The council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause **harm to amenity**. The factors we will consider include:*

- a) *visual privacy and overlooking;*
- b) ***overshadowing** and outlook;*
- c) ***sunlight, daylight** and artificial light levels..."*

2.2 Paragraph 26.3 of Policy DP26 goes on to state;

"...To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards recommended in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice."

2.3 Camden Council provides further guidance in assessing daylight and sunlight amenity in Section 6 of Camden Planning Guidance (CPG) 6, 'Amenity'. This guidance document highlights the following key messages;

- "We expect all buildings to receive adequate daylight and sunlight.
- Daylight and sunlight reports will be required where there is a potential to reduce existing levels of daylight and sunlight..."

2.4 The document advises that the daylight and sunlight report should assess the impact of the development following the methodology set out in the most recent version of Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice", but goes on to state the following;

"While we strongly support the aims of the BRE methodology for assessing sunlight and daylight we will view the results flexibly and where appropriate we may accept alternative targets to address any special circumstances of a site."

2.5 Policy CS5 of Camden Council's Core Strategy (2010-2025) states the following in relation to managing the impact of growth and development;

"...The council will protect the amenity of Camden's residents and those working in and visiting the borough by:

e) making sure that the impact of developments on their occupiers and neighbours is fully considered;"

3 BRE REPORT “SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE” SECOND EDITION (2011) (“THE REPORT”)

3.1 Principles

3.1.1 The Second Edition of the Report replaces the 1991 document of the same name with effect from October 2011.

3.1.2 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with “special circumstances” for example “in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.” This is amplified by the following extracts from the introduction (P1, para. 6) and Section 2.2:

“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 designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design...” (P1, para. 1.6)

“In special circumstances the Developer or Planning Authority may wish to use different target values.” (P1, para. 1.6)

“Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”. (P7 para. 2.2.3)

3.1.3 The examples given in the Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

3.2 Daylight

3.2.1 In summary, the BRE Report states that:

“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more

than 25 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- the vertical sky component [‘VSC’] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;*
- the area of the working plane (0.85m above floor level in residential properties) in a room which can receive direct skylight is reduced to less than 0.8 times its former value.*

The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include, schools, hospitals, hotels and hostels, small workshops and some offices.”

3.2.2 The Report also states that:

“Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the ‘no-sky line’ in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed, although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated.”

...Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed.”

3.2.3 Appendix C of the Report provides details of BS8206: Part 2 British Standard for Daylighting and the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual: Windows Design which provide advice and guidance on interior daylighting. The BRE Report is intended to be used in conjunction with these documents, and its guidance is intended to fit-in with their recommendations. The British Standard and the CIBSE manual put forward three main criteria for interior daylighting, one of which is the use of the Average Daylight Factor (ADF) calculation. Essentially, the documents recommend that, if a supplementary electric lighting is provided, an adf value of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms should be attained.

3.2.4 The British Standard also suggests, that if a predominately daylit appearance is required, then adf should be 5% or more if there is no supplementary electric lighting. However, in all modern living accommodation supplementary electric lighting is provided and, as such, adf values detailed above are used as target values.

3.3 Sunlight

3.3.1 The BRE Report advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the report states:

“If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case 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 over the whole year greater than 4% of annual probable sunlight hours”*

3.3.2 The report also states that:

“...It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within ninety-degrees of due south anyway.” (3.2.3)

4 THE DEVELOPMENT SITE

4.1 The Development site is a near-rectangular plot (as shown outlined in red below) located on the southern side of Greville Street in Farringdon, London.



- 4.2 The current building on the Development site is an L-shape masonry-clad concrete frame structure (built c.1977) and consists of a lower ground floor, ground floor and four upper floors. Office accommodation is arranged over all 6 floors.
- 4.3 The neighbouring context is a mix of residential apartments (private and serviced accommodation) and commercial premises; including offices, workshops, restaurants and retail units.
- 4.4 Closely facing the Development site are properties of similar scale and height along the northern side of Greville Street, with 28 Greville Street directly opposite. To the east, the Development site adjoins onto 24 Greville Street. The southern and western boundaries are flanked by Bleeding Heart Yard. Across the narrow road leading onto Bleeding Heart Yard is The Bleeding Heart Tavern.
- 4.5 A number of neighbouring offices are currently occupied by architecture firms or are in use as design studios. Whilst the guidance given in the BRE report is predominately intended for residential properties, the principles can be also be applied to some commercial properties where the occupants are considered to have a reasonable expectation of daylight and sunlight. We have therefore considered the impact on neighbouring commercial properties where the potential exists for the occupiers to be adversely affected.
- 4.6 Furthermore, a number of neighbouring properties have recently or historically obtained planning permission for refurbishment and / or extensions of their own, although for many properties it is unclear whether the works have or will be going ahead. The daylight and sunlight assessment has therefore taken account of the potential cumulative effect of these extensions.

5 ASSESSMENT OF SURROUNDING PROPERTIES

5.1 We have analysed the effect of the Development on the daylight and sunlight amenity received by the properties detailed below. We have included all rooms where the interior layouts are known, and have assessed all windows facing towards the Development site.

5.2 The location of the tested properties and window references are shown on the drawings appended to this report; the results are also included in the appendices in the relevant spread sheets.

5.3 These properties are the only buildings that could be affected by the Development as all other properties within close proximity, as labelled on the appended site plan drawings, will pass the preliminary 25-degree line test recommended by the BRE Report.

5.4 We set-out below the results of our daylight and sunlight assessment for each property

5.5 29-31 Greville Street

5.5.1 This seven storey mixed-use building is located on the corner of Kirby Street and Greville Street, to the north of the Development. Retail units are located at ground and basement level and the upper floors contain 18 short-let serviced apartments and 4 residential units. The south and west facing elevations are shown in the image below:



5.5.2 Floor plans of the current building were obtained from the 2007 planning application on Camden Council's online database (Ref: 2006/0411/P) and were used to model the internal layouts within our assessment environment.

5.5.3 We have used the Vertical Sky Component (VSC) assessment to determine the levels of daylight available to each of the main windows serving habitable rooms. As can be seen in the appended VSC spreadsheet, all the windows assessed would meet the BRE Guidance, either achieving a VSC level of 27% or above or retaining at least 0.8 times the existing value.

5.5.4 We have also assessed the daylight distributed throughout the room using the Daylight Distribution (DD) test. Our analysis shows that all rooms would comply with the BRE guidance, with either 80% of the room area continuing to have direct sky visibility at desktop level or retaining at least 0.80 times the existing value.

5.5.5 Sunlight amenity has been tested using the Annual Probable Sunlight Hours (APSH) assessment method. As can be seen in the appended APSH spreadsheet, all windows would meet the BRE recommendations for both annual and winter sun.

5.6 28 Greville Street

5.6.1 This four storey office building was built c.1910 and is located on the north side of Greville Street, directly opposite the Development site.



5.6.2 A planning application to construct a roof extension and provide two self-contained flats was approved in 2017 (Ref: 2017/1002/P). We have assessed the impact of the Development on the two flats and also included the extension in our assessment model when considering the impact on other neighbouring properties.

5.6.3 Analysis shows that all windows and rooms would comply with the BRE Report guidance for both daylight and sunlight amenity.

5.7 25-27 Farringdon Road

5.7.1 This seven-storey building is located to the far east of the Development, on the southern corner of Farringdon Road and Greville Street, and the assessed rear elevation faces onto Saffron Hill. The portion of the ground floor that fronts onto Farringdon Road is currently occupied by Boots Pharmacy and the remainder of the building is in residential use.

5.7.2 The rear west-facing elevation that faces onto Saffron Hill and the Development site is shown in the image below.



5.7.3 Analysis shows that all windows would comply with the BRE Report guidance for both daylight and sunlight amenity using the VSC and APSH tests. With the exception of one 4th floor lounge, all rooms would also meet the BRE Report guidance using the DD test. The room would retain 0.79 times the former value, just 0.01 below the BRE Report guidelines.

5.8 7 Bleeding Heart Yard

5.8.1 This four-storey building is located on the eastern side of Bleeding Heart Yard and adjoins onto the current building on the Development site along its northern boundary. The ground floor of the building is currently in use as a restaurant, with office accommodation at first floor and a flat spanning second and third floor. The west-facing elevation that fronts onto Bleeding Heart Yard is shown in the image below.



5.8.2 Floor plans for this building were obtained from the planning application for the aforementioned residential roof extension and have been used to represent the internal layouts within our assessment environment. A lounge is at

5.8.3 Using the VSC test, all but one of the windows would meet the BRE guidance for daylight amenity and the window would retain 0.76 the current value, marginally below the BRE recommendations of 0.80 times. The lounge and kitchen are served by multiple windows and by reference to the DD results, it can be seen that both rooms, together with the bedroom, would retain sky visibility throughout the room with no change from the current conditions.

5.8.4 In terms of sunlight amenity, all windows would comply with the BRE guidance, achieving at least 25% of available annual sun, including 5% of winter sun.

5.8.5 An amenity area is provided at roof level. Overshadowing analysis shows that there would be no change to the area of the roof receiving at least two hours of direct sunlight. Nearly 90% of the amenity area would receive at least two hours of sun on March 21st, increasing to 99% in the summer months. The results of this analysis are included under Appendix C.

5.9 17 Greville Street

5.9.1 Located to the west of the Development site, this five storey property has windows in the east elevation, circled red in the image below.



5.9.2 Analysis shows that all windows and rooms requiring assessment would comply with the BRE Report guidance for both daylight and sunlight amenity.

5.10 29-35 Farringdon Road

5.10.1 This seven storey building is located on the corner of Greville Street and Farringdon Road, to the far north-east of the Development. The Sir John Oldcastle pub is at ground floor, with a mix of offices and residential units on the upper floors.

5.10.2 Again, analysis shows that all windows and rooms requiring assessment would comply with the BRE Report guidance for both daylight and sunlight amenity.

5.11 136-138 Saffron Hill

5.11.1 This part 5 / part 6 storey building is located to the east of the Development, on the corner of Greville Street and Saffron Hill. The building contains office accommodation throughout.

5.11.2 Whilst the occupiers are unlikely to have a specific requirement for natural light, for completeness we have assessed the change to sunlight received to the amenity areas to the west of the building and east of the Development. As can be seen from drawing 501 there would be no change to the amount of sunlight received when assessed on March 21st. Analysis on June 21st shows that at least 0.80 times the amount of sunlight currently being received would be retained and therefore in compliance with the BRE Report guidelines.

5.12 17-23 Farringdon Road

5.12.1 This eight-storey building is located further south along Farringdon Road, to the far south-east of the Development site and its rear elevation faces onto Saffron Hill. The building contains office accommodation from ground to third floor, with residential units on the floors above.

5.12.2 Floor plans for this building were obtained from Camden Council's online planning database and have been used to represent the internal layouts within our assessment model.

5.12.3 By reference to the appended results spreadsheets, it can be seen that all windows and rooms requiring assessment would comply with the BRE Report guidance for both daylight and sunlight amenity.

5.13 3-5 Bleeding Heart Yard

5.13.1 This three-storey building known as 'Pilot House' is located on the southern side of Bleeding Heart Yard, directly to the south of the Development. The building is in commercial use throughout, with occupants including architecture firms and a jewellery repair workshop.



5.13.2 Floor plans for the first floor of this building were obtained from Camden Council's online planning database and have been used to represent the internal layouts within our assessment model. These plans have also helped inform our assumptions as to the internal layouts for the remainder of the building.

5.13.3 In terms of daylight amenity, analysis shows that the vast majority of windows serving rooms with a potentially specific requirement for natural daylight would meet the BRE numerical guidelines. Where transgressions occur, the reductions are either marginally below the recommended 0.80 times or the rooms are served by multiple windows. Indeed, using the DD test, all but two ground floor workshops would meet the BRE Report guidance.

5.13.4 There would be no adverse impact to sunlight amenity as the Development is to the north of this property.

6 CONCLUSION

6.1 Our analysis demonstrates that the proposed redevelopment of 20-23 Greville Street would have a negligible impact on the daylight and sunlight amenity received to the neighbouring properties.

6.2 Taking into account the guidance given the London Borough of Camden's planning policy and, more specifically, when assessed in accordance with the guidelines given in the BRE Report, we consider the impact to be acceptable.

APPENDIX A
DRAWINGS



INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 12 December 2017
 Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Existing Building on Site
- Consented Buildings

SITE KEY:

PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

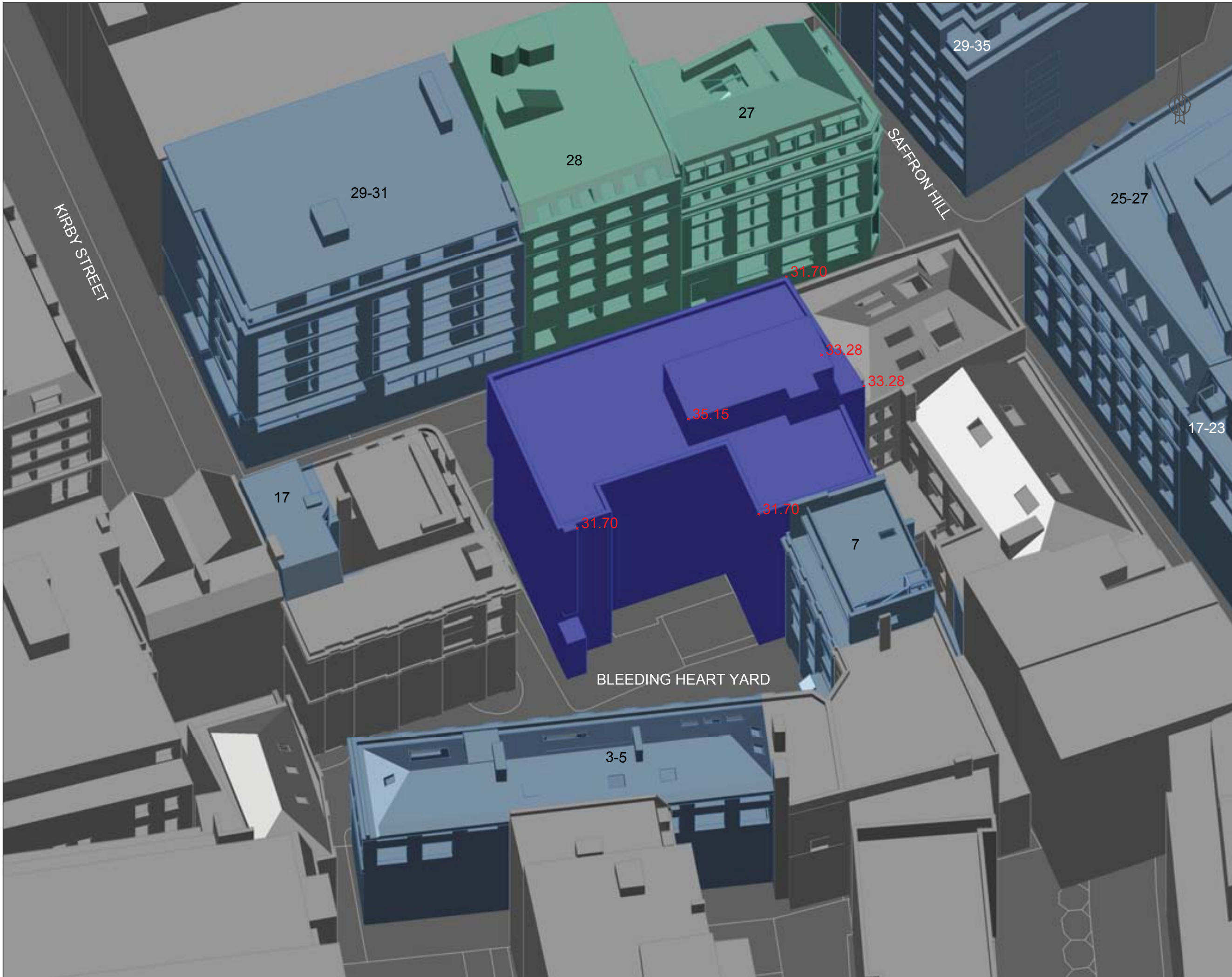
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PROJECT NO.	ISS NO.	DRAWING NO.	REVISION:
J037954	4	DS1	-

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INFORMATION USED IN ANALYSIS:

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- Analysed Buildings
- Existing Building on Site
- Consented Buildings

SITE KEY:

PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Existing 3D Views

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
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- Surrounding Buildings and Structures
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- Existing Building on Site
- Consented Buildings

SITE KEY:

PROJECT:

20-23 Greville Street
London
EC1N 8SS

CLIENT:

Seaforth Land

DRAWING TITLE:

Existing 3D Views

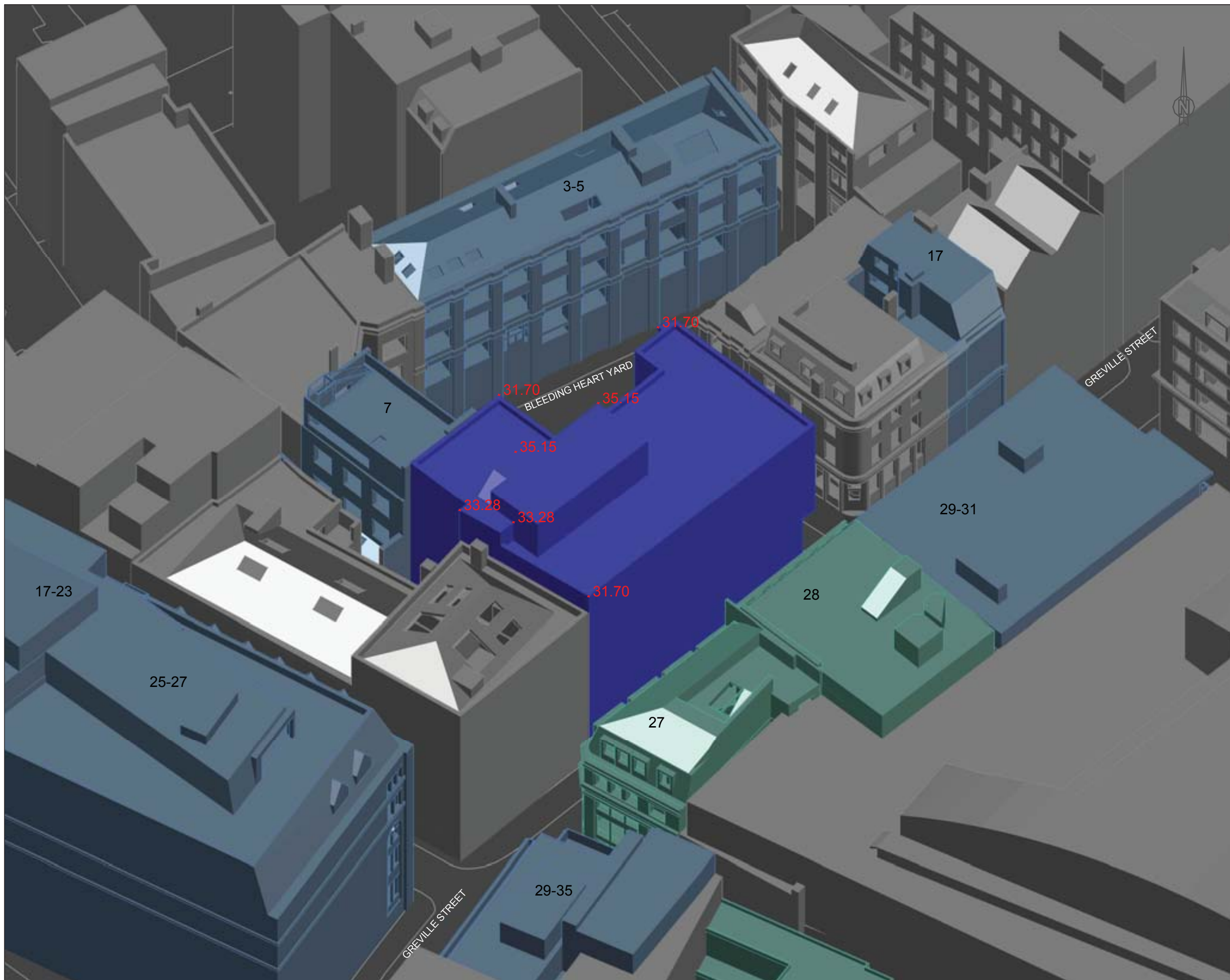
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PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Proposed Building on Site
- Consented Buildings

SITE KEY:

PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Proposed Site Plan

PROJECT NO.	ISS NO.	DRAWING NO.	REVISION:
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- PLAN KEY:**
- Surrounding Buildings and Structures
 - Analysed Buildings
 - Proposed Building on Site
 - Consented Buildings

SITE KEY:

PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Proposed 3D Views

PROJECT NO.	ISS NO.	DRAWING NO.	REVISION:
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- Surrounding Buildings and Structures
 - Analysed Buildings
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 - Consented Buildings

SITE KEY:

PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Proposed 3D Views






PROJECT NO.	ISS NO.	DRAWING NO.	REVISION:
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INFORMATION USED IN ANALYSIS:
 Amin Taha proposed revised scheme received 04 October 2017
 Daylight Planning 3D measured survey model received 27 April 2017

- PLAN KEY:**
-  Surrounding Buildings and Structures
 -  Room Layout
 -  Existing Contour
 -  Proposed Contour
 -  Area of Loss/Gain



PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Daylight Distribution Contours
 29-31 Greville Street

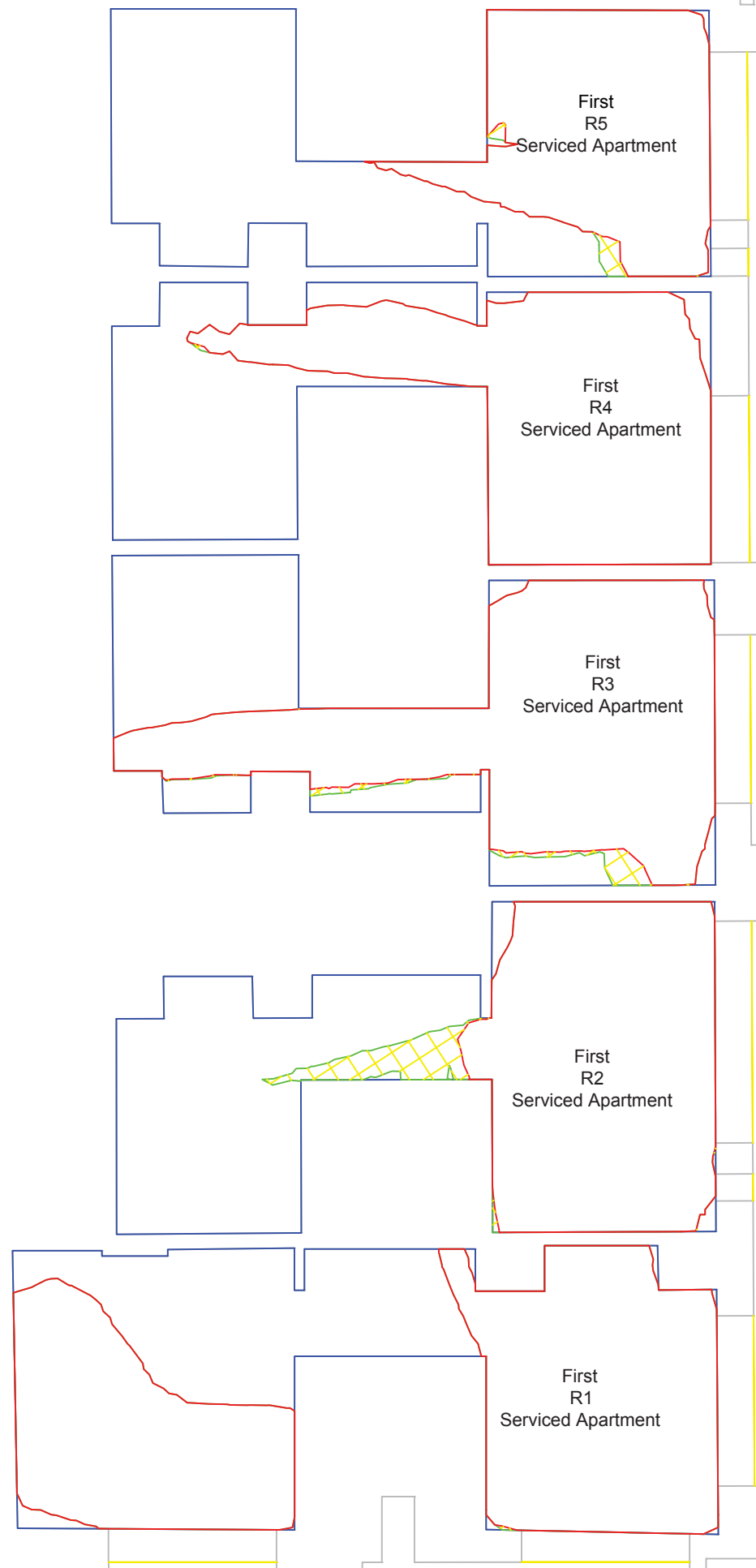
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DATE: 10/11/2017
DRAWN BY: PG

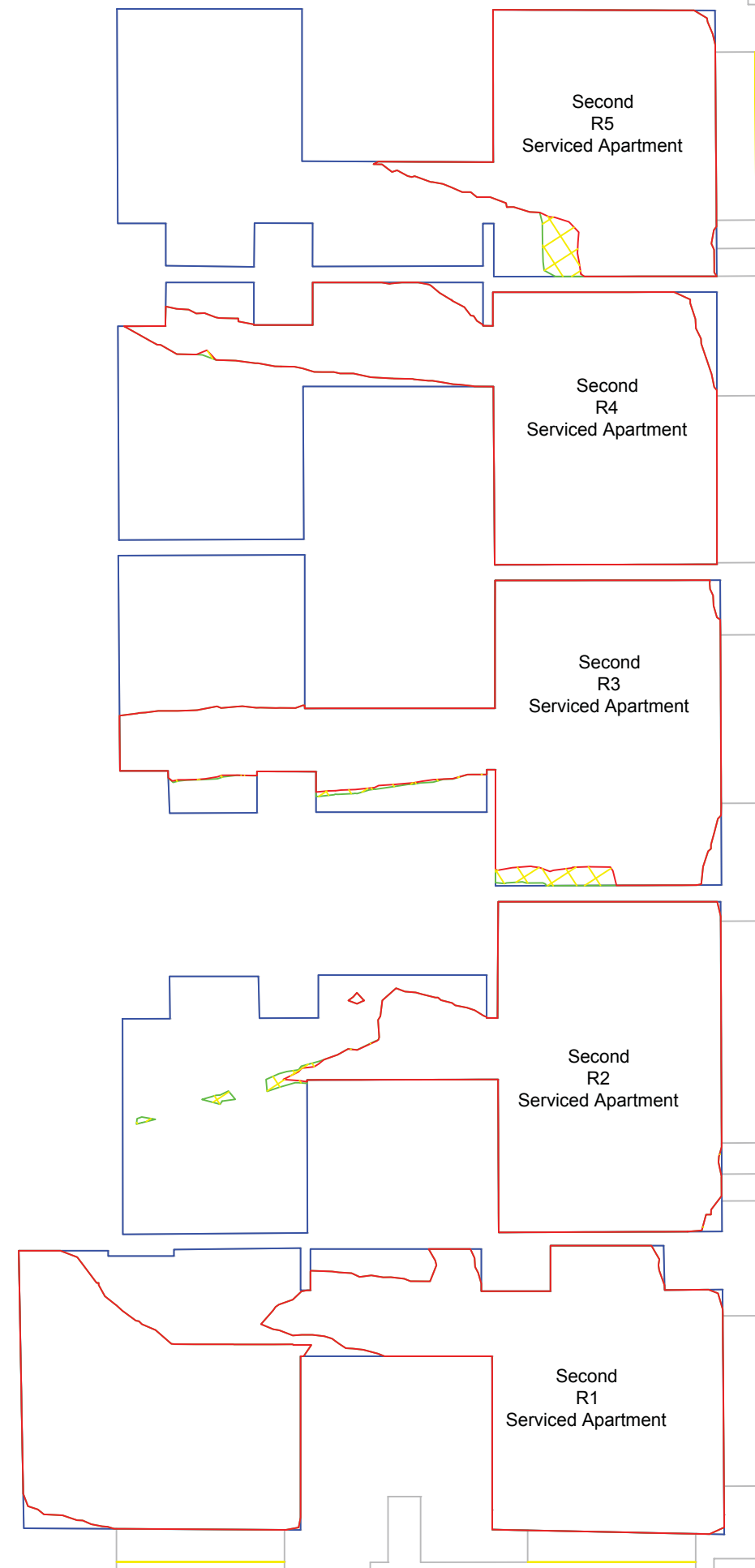
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FIRST FLOOR



SECOND FLOOR

INFORMATION USED IN ANALYSIS:
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 Daylight Planning 3D measured survey model received 27 April 2017

- PLAN KEY:**
-  Surrounding Buildings and Structures
 -  Room Layout
 -  Existing Contour
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PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Daylight Distribution Contours
 29-31 Greville Street

PROJECT NO.	ISS NO.	DRAWING NO.	REVISION:
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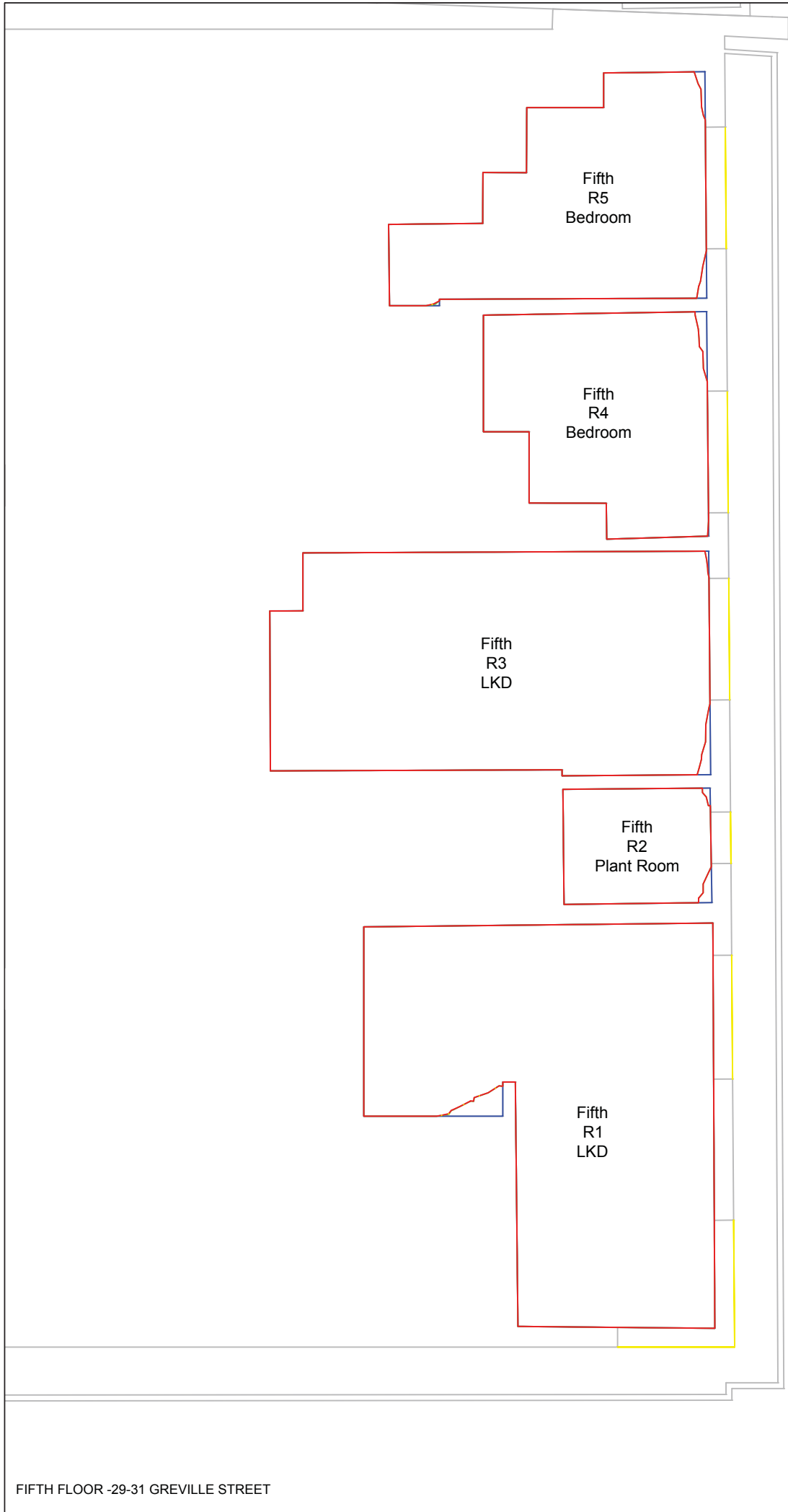
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FIFTH FLOOR -29-31 GREVILLE STREET








FIFTH FLOOR -28 GREVILLE STREET

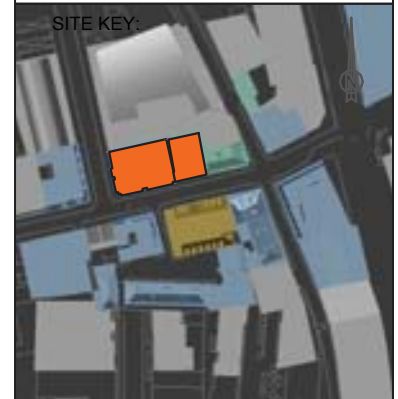
INFORMATION USED IN ANALYSIS:

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PLAN KEY:

-  Surrounding Buildings and Structures
-  Room Layout
-  Existing Contour
-  Proposed Contour
-  Area of Loss/Gain

SITE KEY:



PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Daylight Distribution Contours
 29-31 & 28 Greville Street

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J037954	2	203	-

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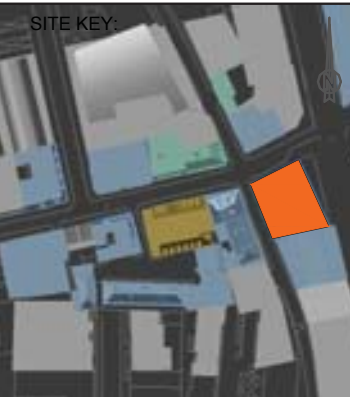
INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 04 October 2017

Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Room Layout
-  Existing Contour
-  Proposed Contour
-  Area of Loss/Gain



PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Daylight Distribution Contours
 25-27 Farringdon Road

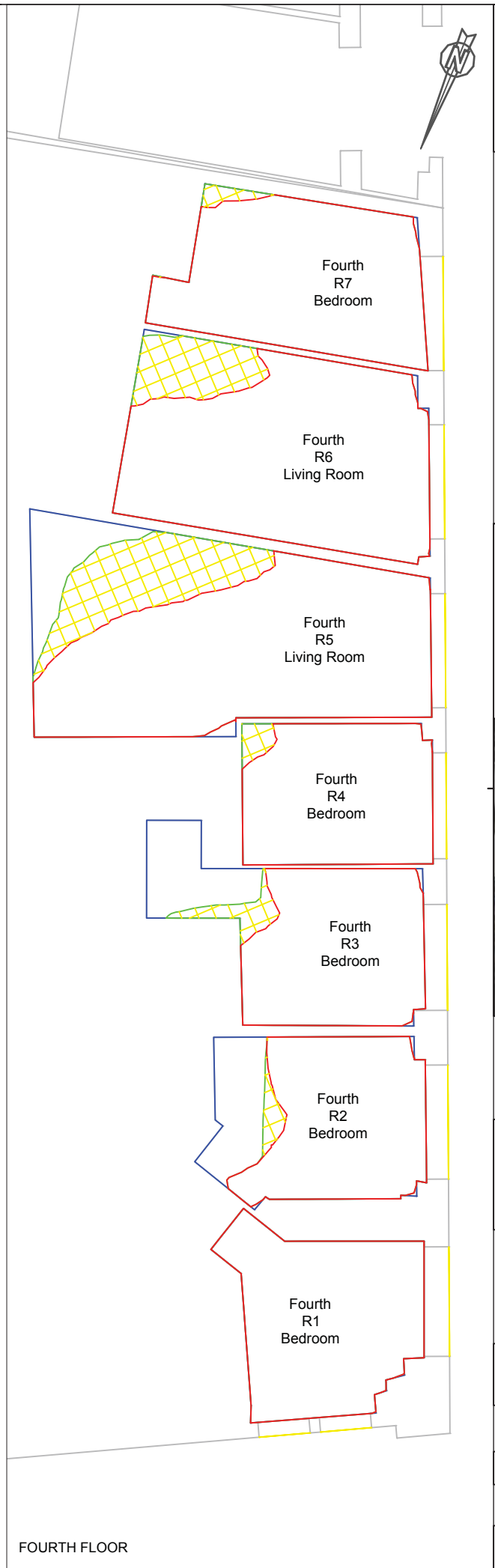
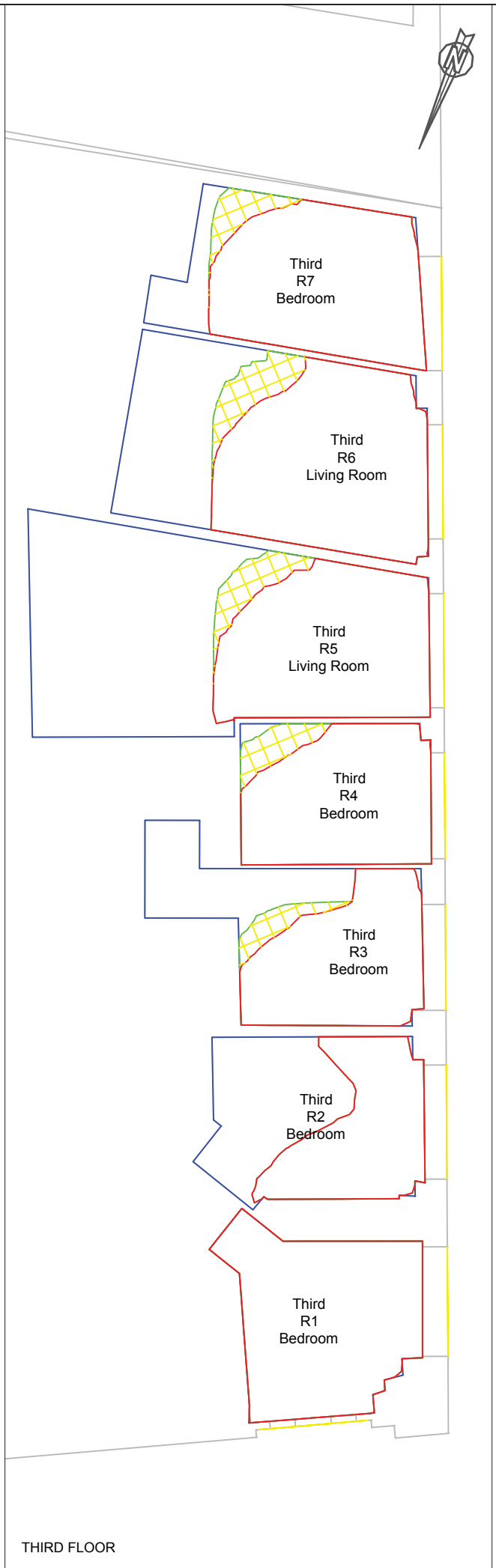
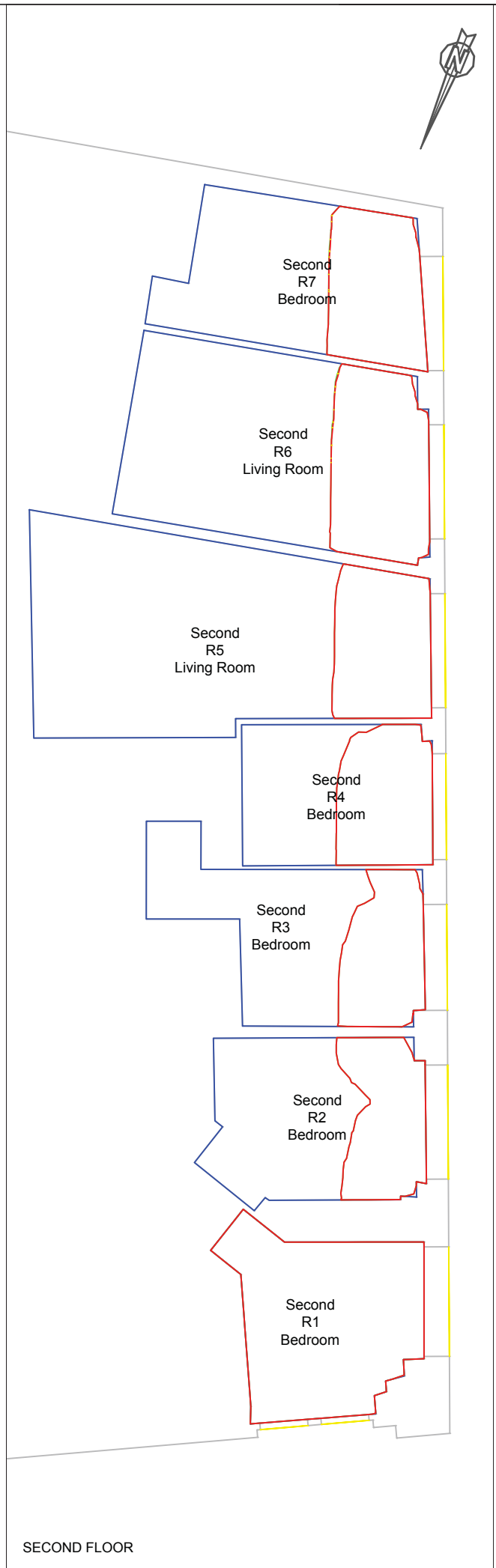
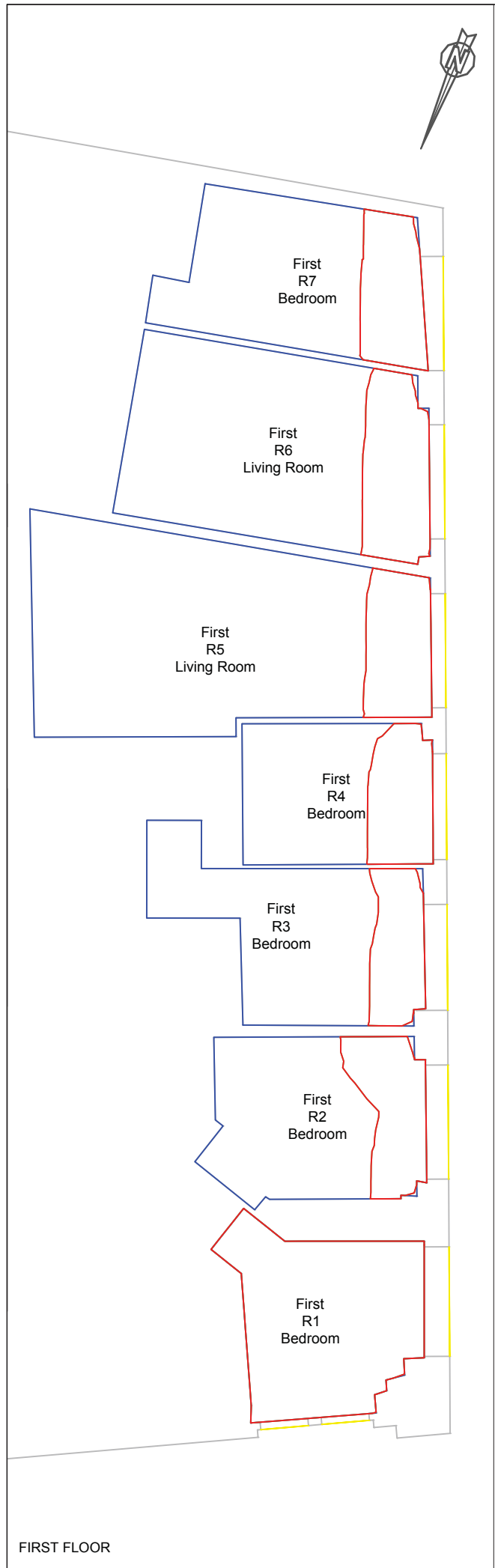
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J037954	2	204	-

DATE: 10/11/2017
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FIRST FLOOR

SECOND FLOOR

THIRD FLOOR






FOURTH FLOOR

INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 04 October 2017

Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Room Layout
-  Existing Contour
-  Proposed Contour
-  Area of Loss/Gain

SITE KEY:



PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Daylight Distribution Contours
 25-27 Farringdon Road

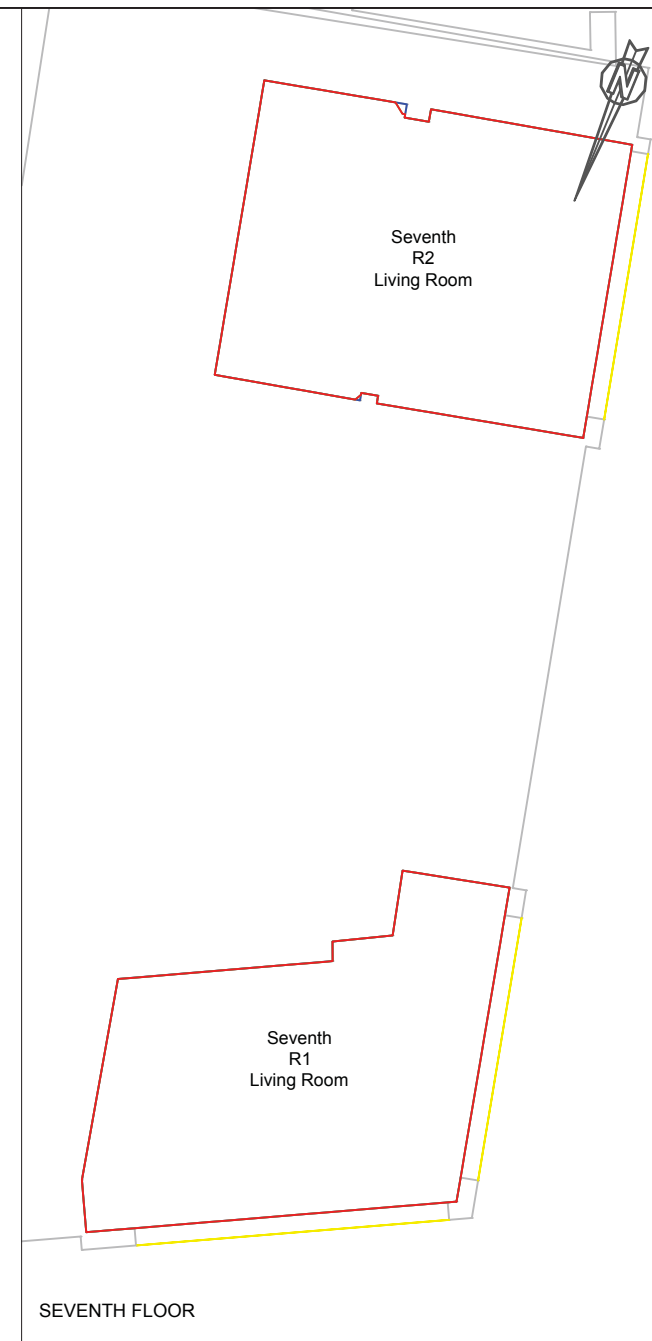
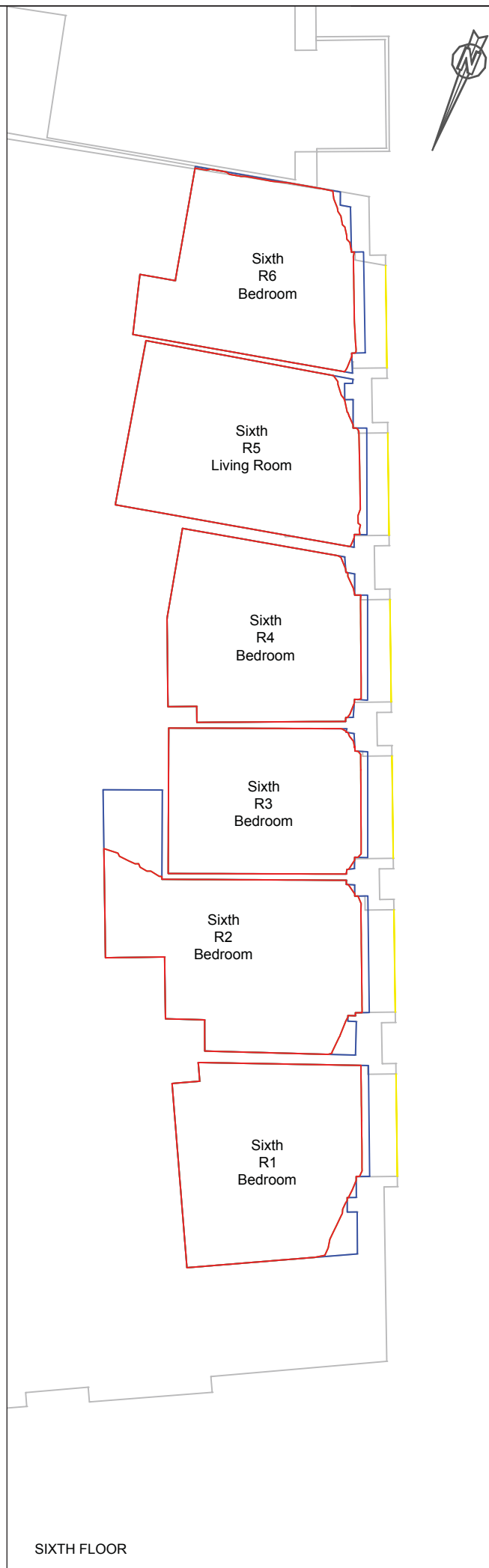
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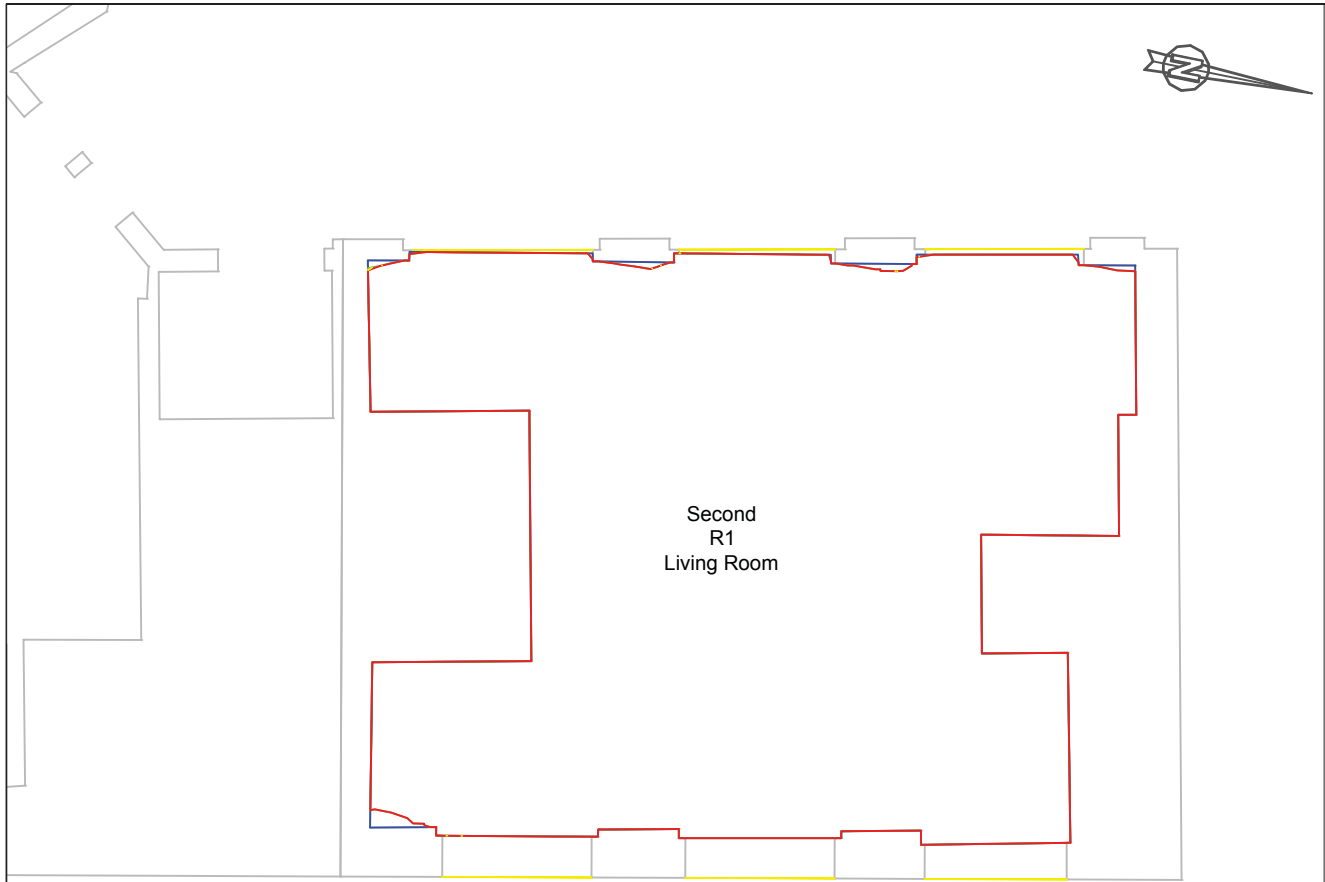
DATE: 10/11/2017
DRAWN BY: PG

SCALE: NTS

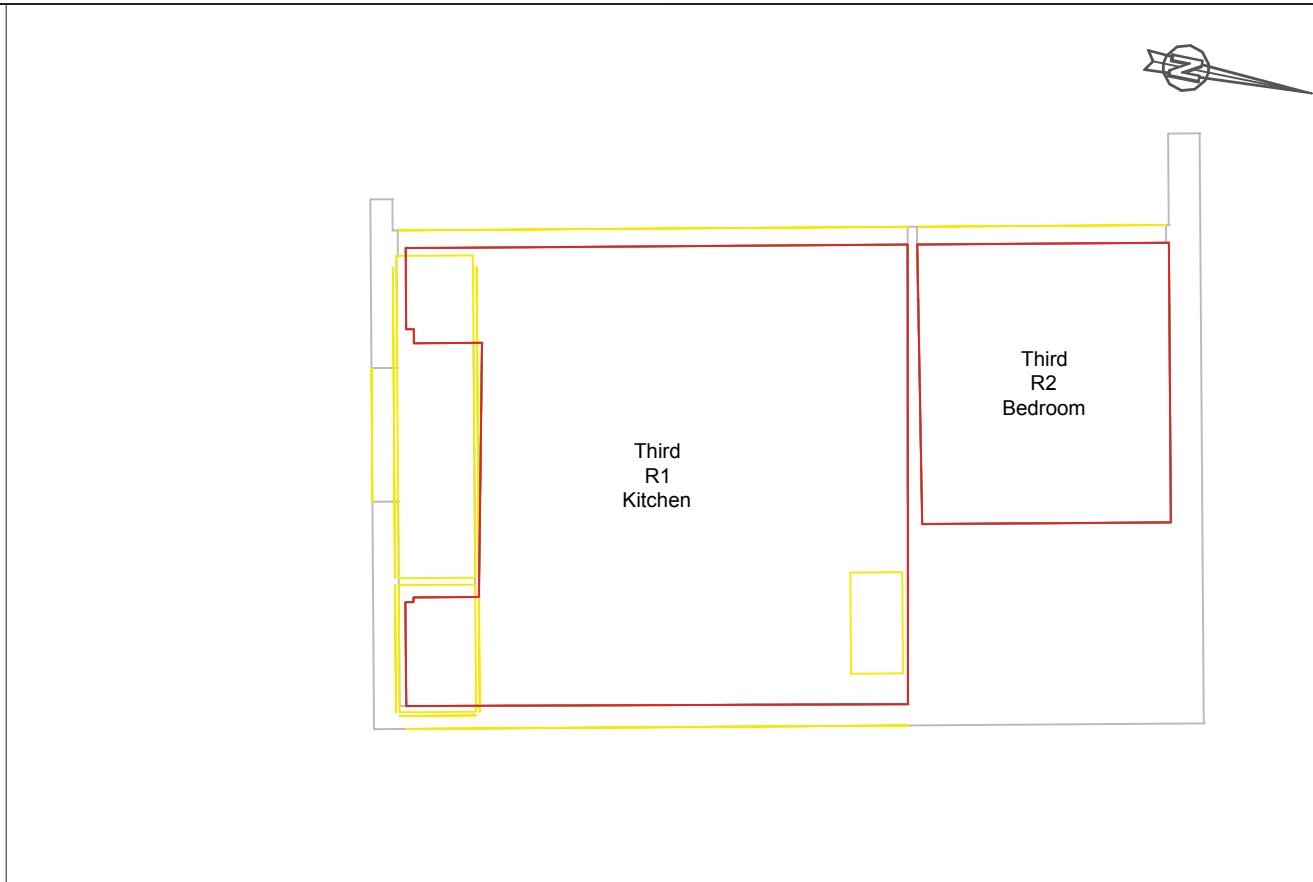
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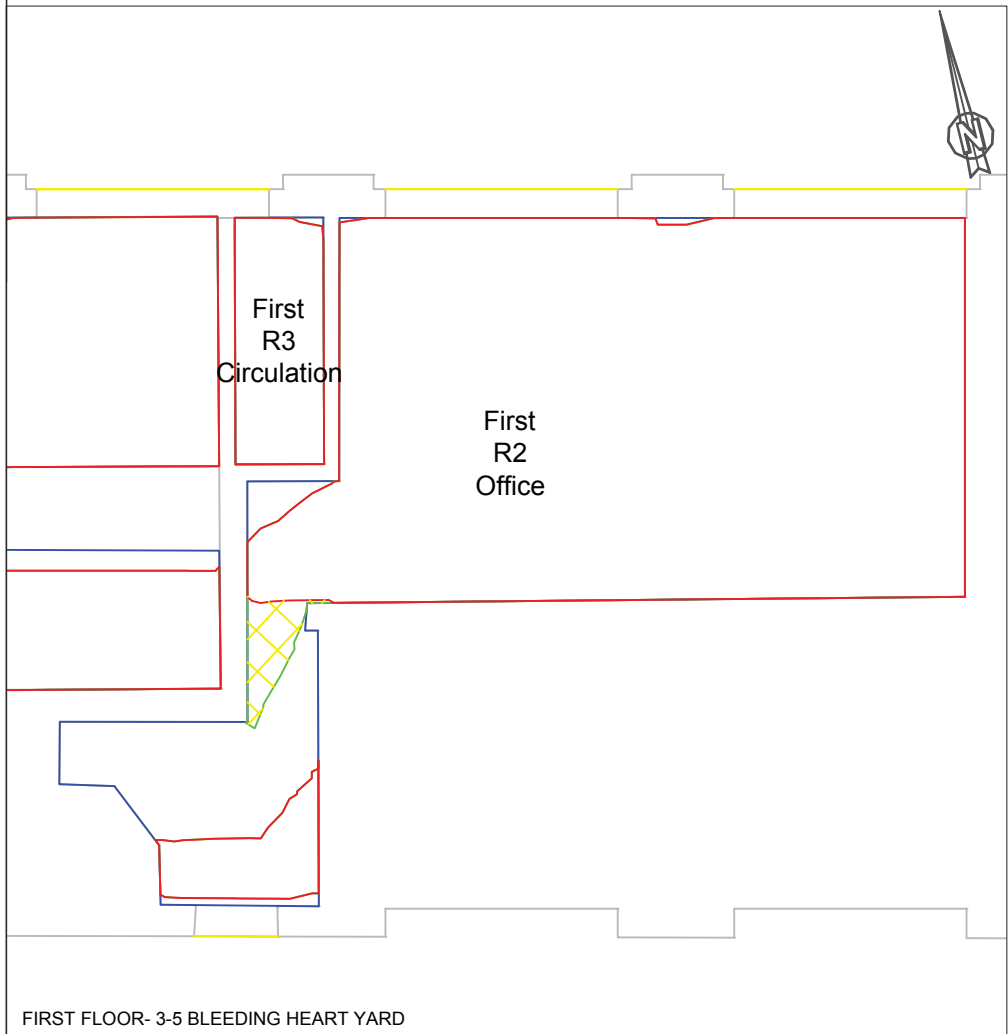




SECOND FLOOR-7 BLEEDING HEART YARD



THIRD FLOOR-7 BLEEDING HEART YARD



FIRST FLOOR- 3-5 BLEEDING HEART YARD

INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 04 October 2017
Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain

SITE KEY:



PROJECT:
20-23 Greville Street
London
EC1N 8SS

CLIENT:
Seaforth Land

DRAWING TITLE:
Daylight Distribution Contours
7 Bleeding Heart Yard
3 - 5 Bleeding Heart Yard

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J037954	2	206	-

DATE: 10/11/2017
DRAWN BY: PG

SCALE: NTS






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INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 04 October 2017
 Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Room Layout
-  Existing Contour
-  Proposed Contour
-  Area of Loss/Gain

SITE KEY:



PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Daylight Distribution Contours
 29-35 Farringdon Road

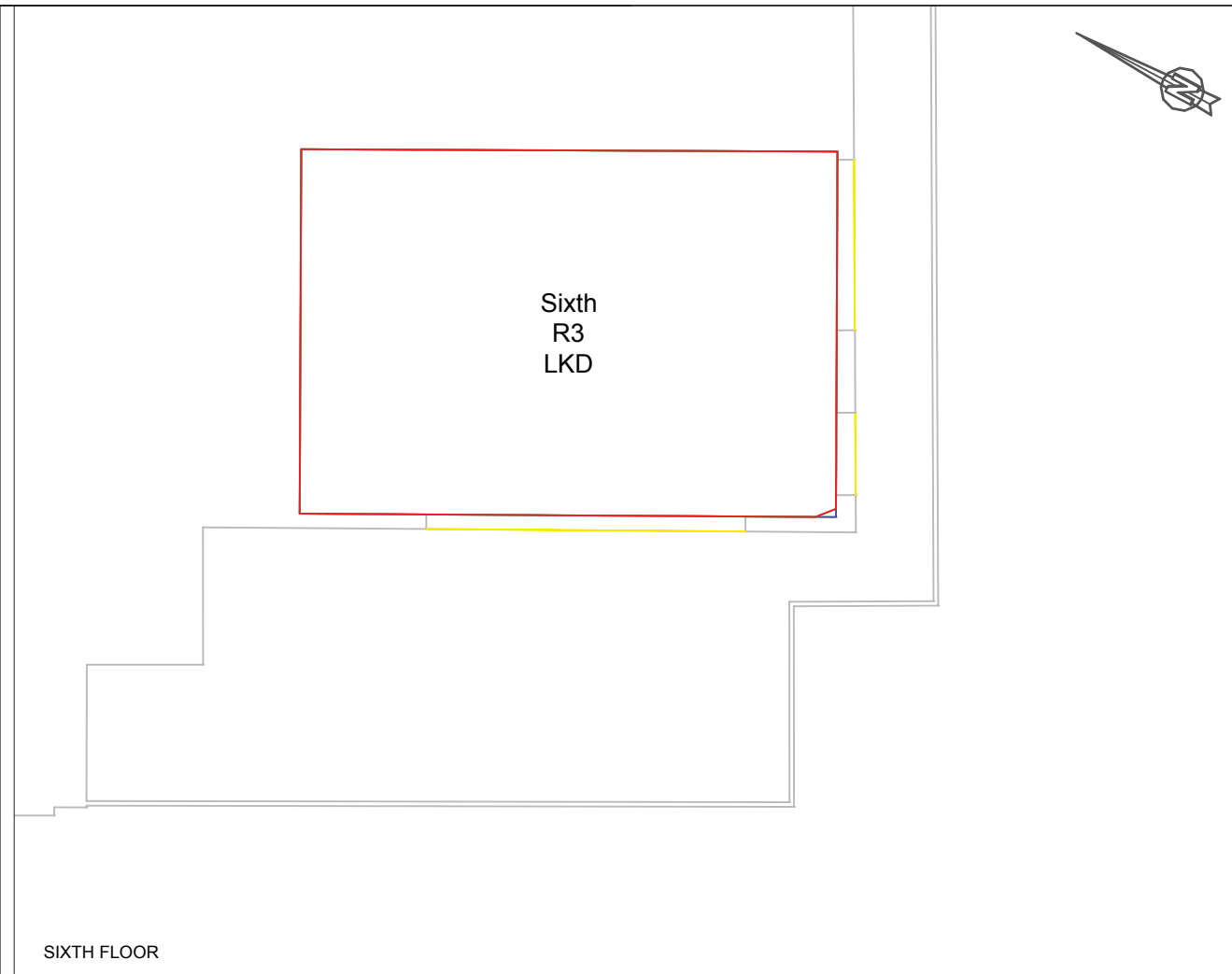
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J037954	2	207	-

DATE: 10/11/2017
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INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 04 October 2017

Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Room Layout
-  Existing Contour
-  Proposed Contour
-  Area of Loss/Gain

SITE KEY:



PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Daylight Distribution Contours
 17-23 Farringdon Road

PROJECT NO.	ISS NO.	DRAWING NO.	REVISION:
J037954	2	208	-

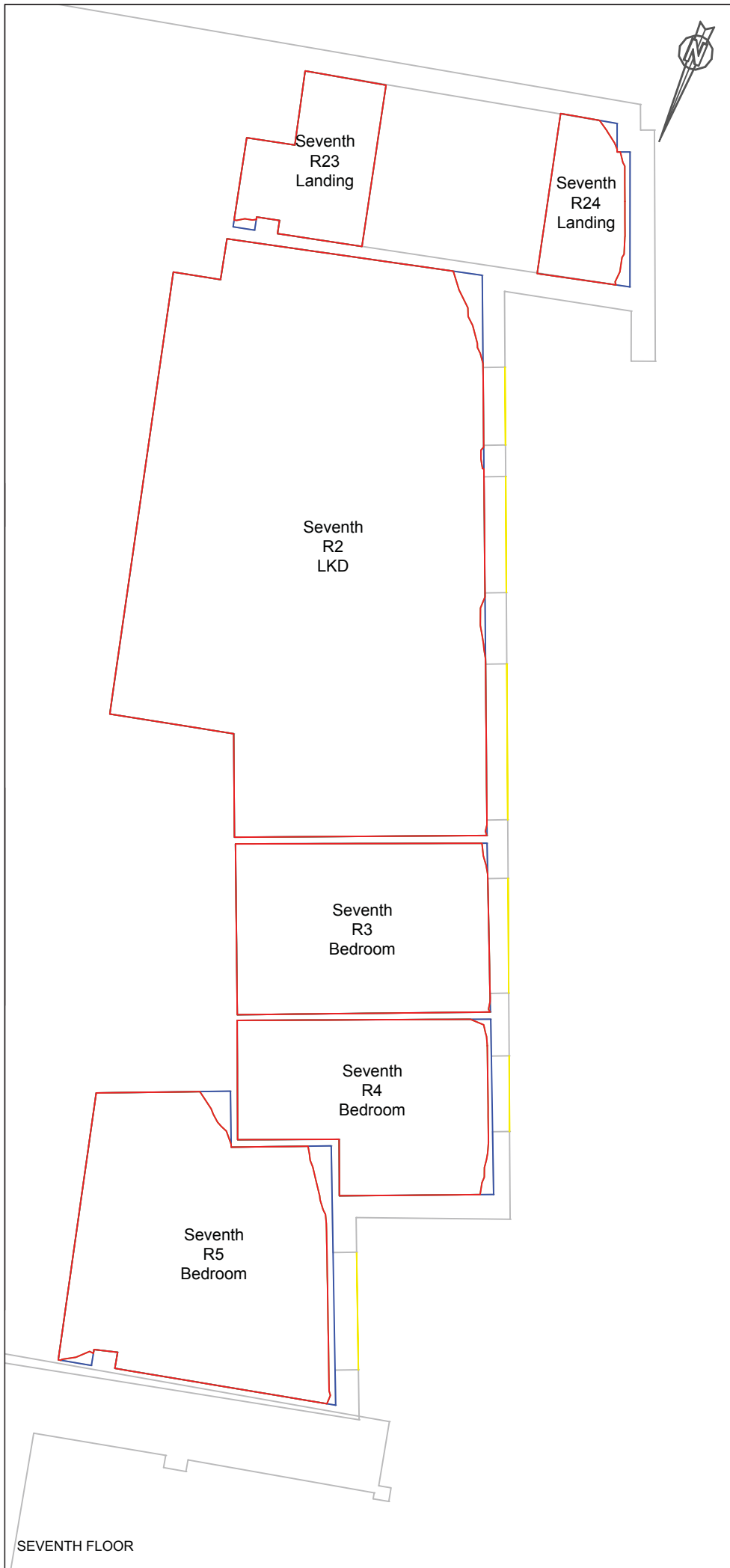
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INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 04 October 2017
 Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain

SITE KEY:



PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
 Daylight Distribution Contours
 17-23 Farringdon Road

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J037954	2	209	-

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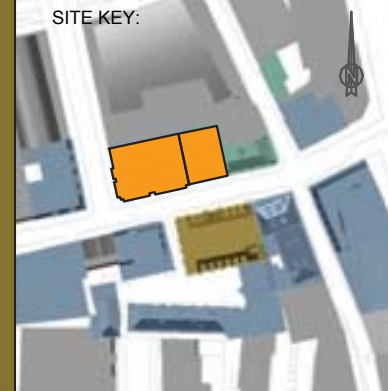
Amin Taha proposed revised scheme received 12 December 2017

Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Consented Buildings
- Proposed Buildings

SITE KEY:



PROJECT:

20-23 Greville Street
London
EC1N 8SS

CLIENT:

Seaforth Land

DRAWING TITLE:

Window Maps
29-31 & 28 Greville Street

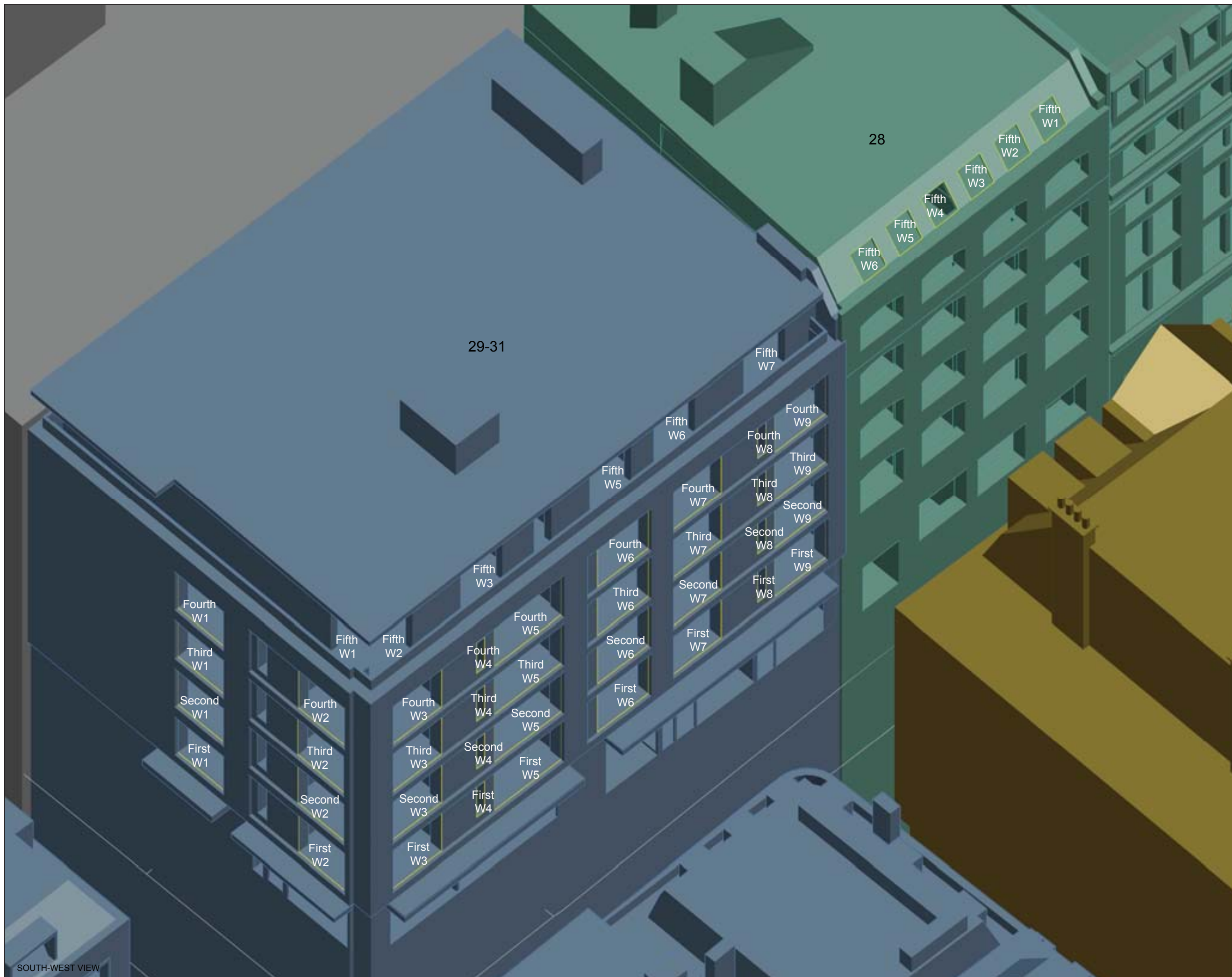
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J037954	4	301	-

DATE:	DRAWN BY:
20/12/2017	KB

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SOUTH-WEST VIEW

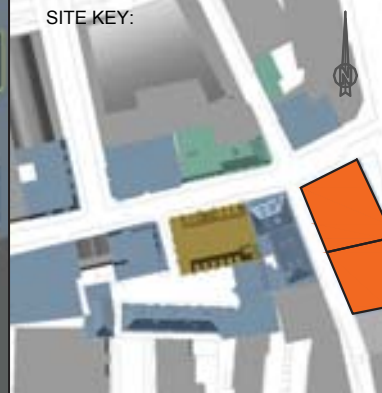
INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 12 December 2017
Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Analysed Buildings
-  Consented Buildings
-  Proposed Buildings

SITE KEY:



PROJECT:
20-23 Greville Street
London
EC1N 8SS

CLIENT:
Seaforth Land

DRAWING TITLE:
Window Maps
17-27 Farringdon Road

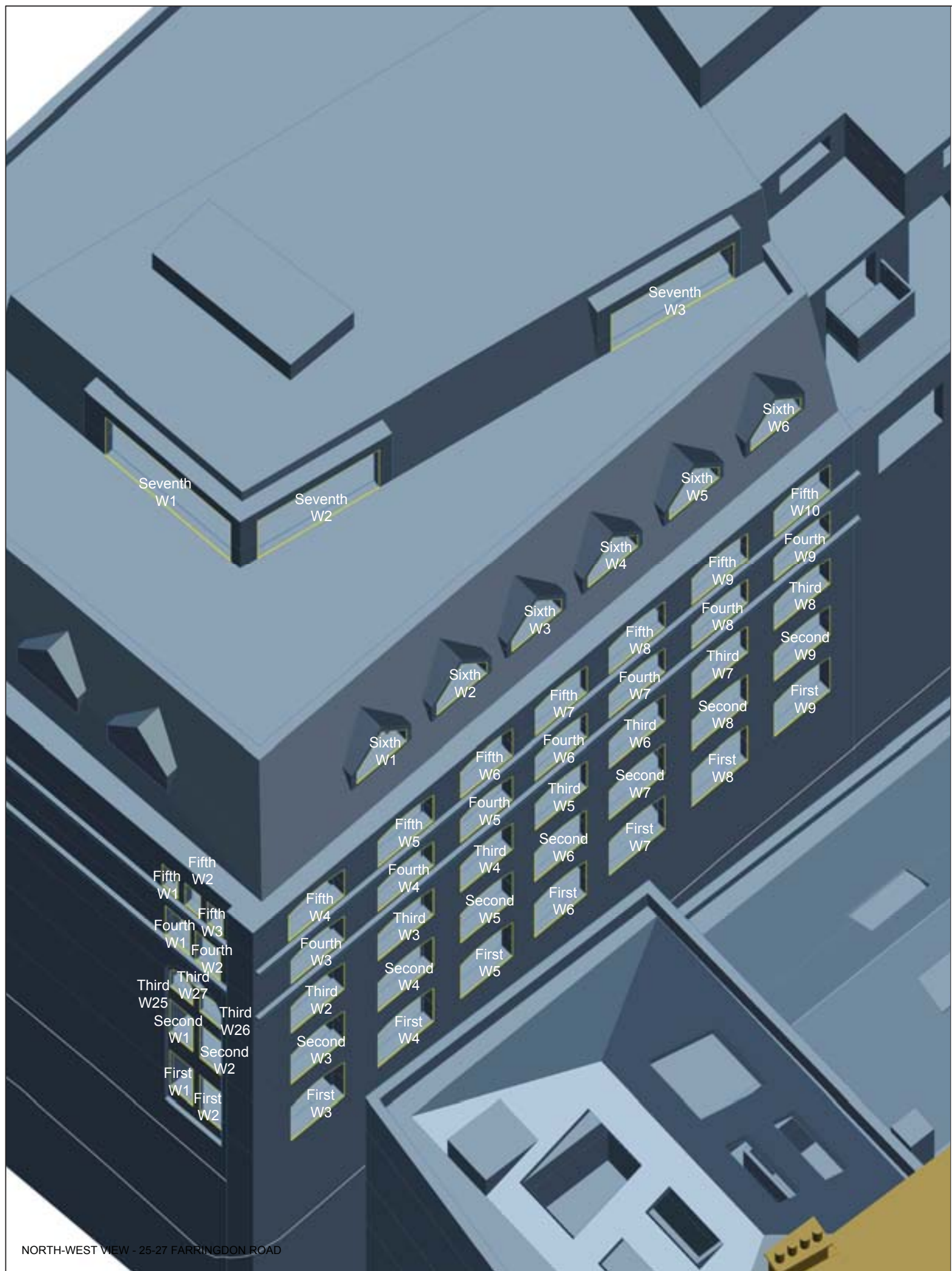
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J037954	4	302	-

DATE: 20/12/2017
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NORTH-WEST VIEW - 25-27 FARRINGDON ROAD







NORTH-WEST VIEW - 17-23 FARRINGDON ROAD

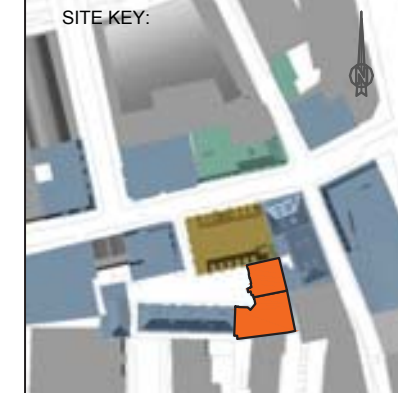
INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 12 December 2017
Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

-  Surrounding Buildings and Structures
-  Analysed Buildings
-  Consented Buildings
-  Proposed Buildings

SITE KEY:



PROJECT:
20-23 Greville Street
London
EC1N 8SS

CLIENT:
Seaforth Land

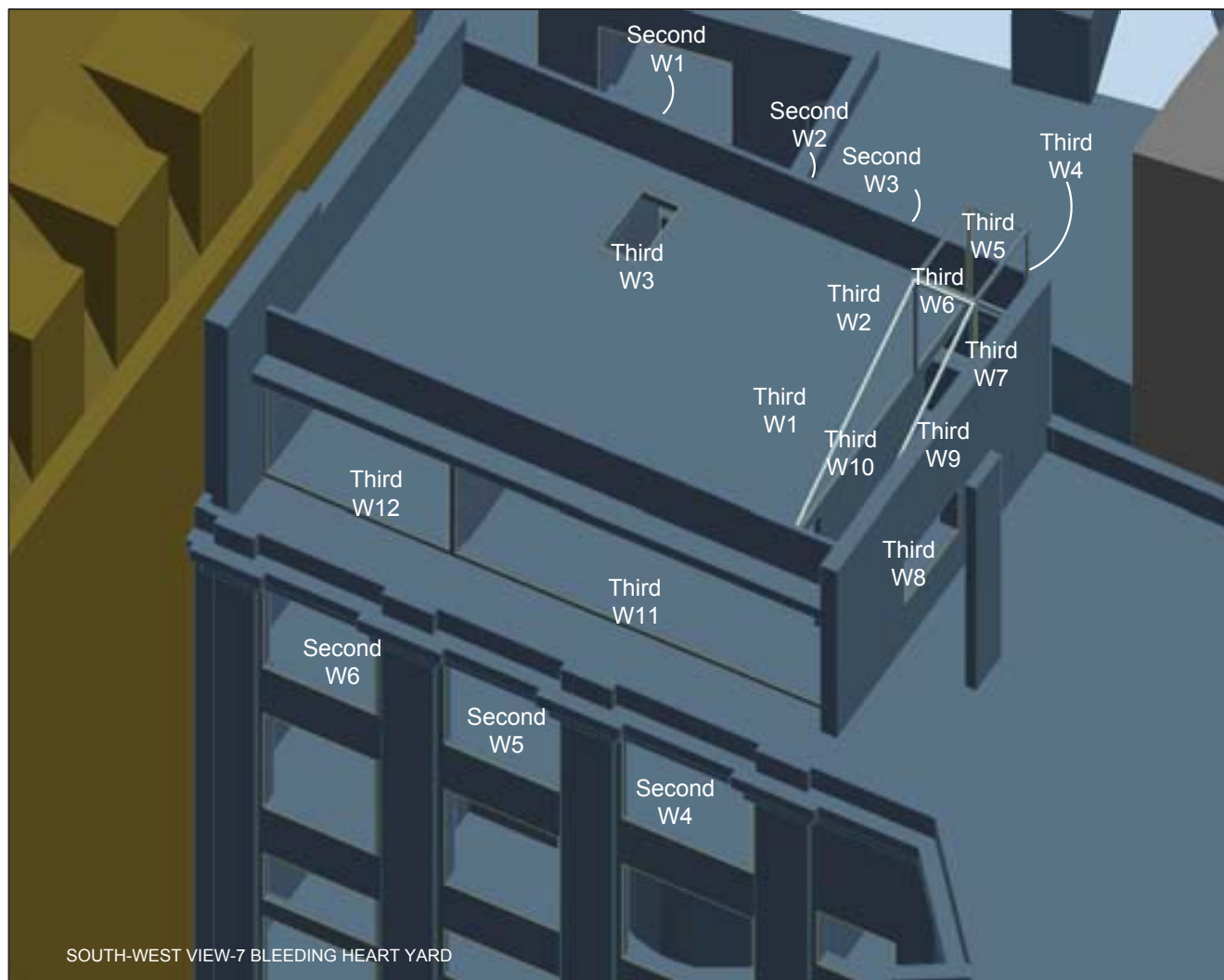
DRAWING TITLE:
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7 Bleeding Heart Yard

PROJECT NO.	ISS NO.	DRAWING NO.	REVISION:
J037954	4	303	-

DATE: 20/12/2017
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SOUTH-WEST VIEW-7 BLEEDING HEART YARD

INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 12 December 2017
Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Consented Buildings
- Proposed Buildings

SITE KEY:



PROJECT:
20-23 Greville Street
London
EC1N 8SS

CLIENT:
Seaforth Land

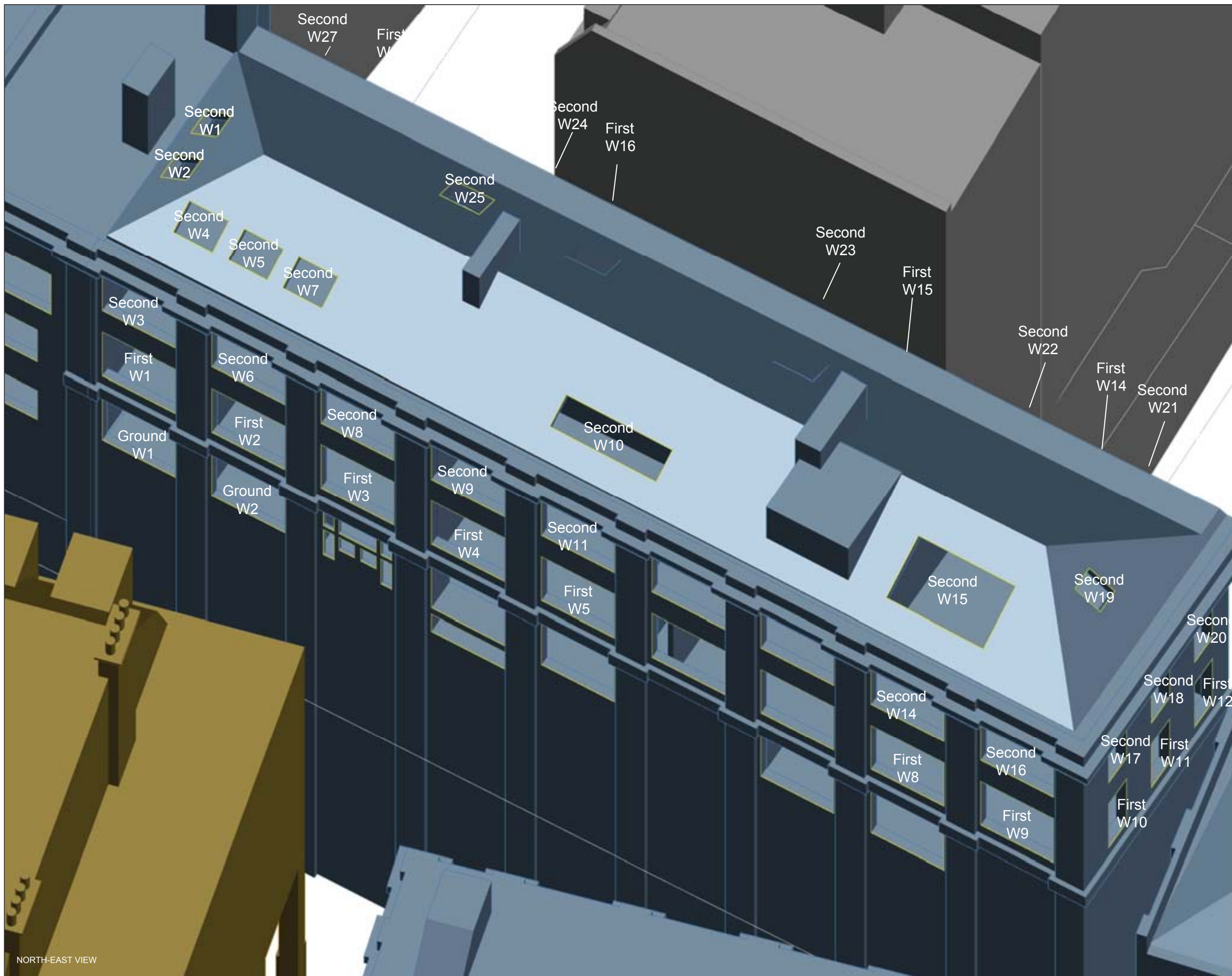
DRAWING TITLE:
Window Maps
3-5 Bleeding Heart Yard

PROJECT NO.	ISS NO.	DRAWING NO.	REVISION:
J037954	4	304	-

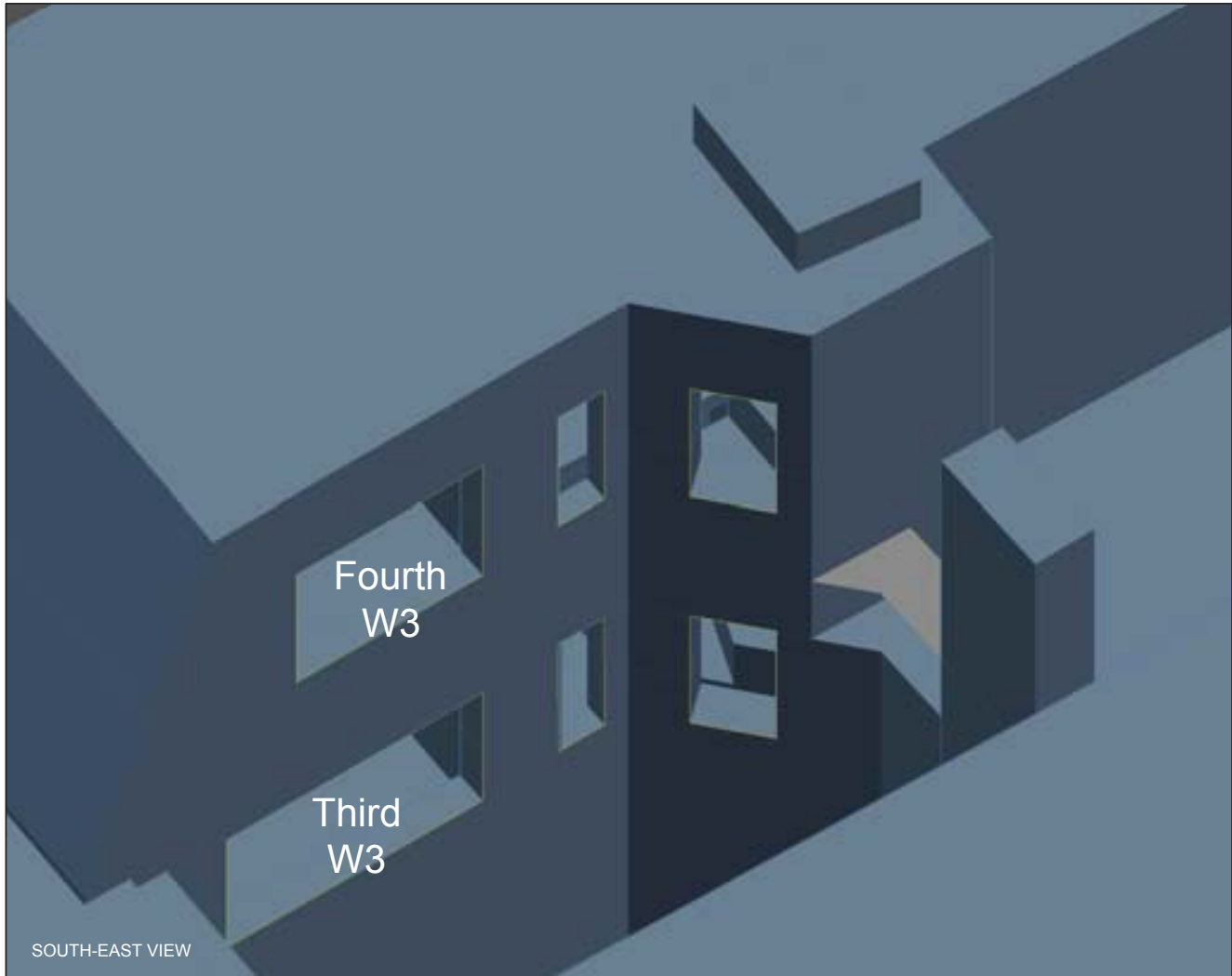
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NORTH-EAST VIEW



INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 12 December 2017
Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Consented Buildings
- Proposed Buildings

SITE KEY:



PROJECT:
20-23 Greville Street
London
EC1N 8SS

CLIENT:
Seaforth Land

DRAWING TITLE:
Window Maps
17 Greville Street

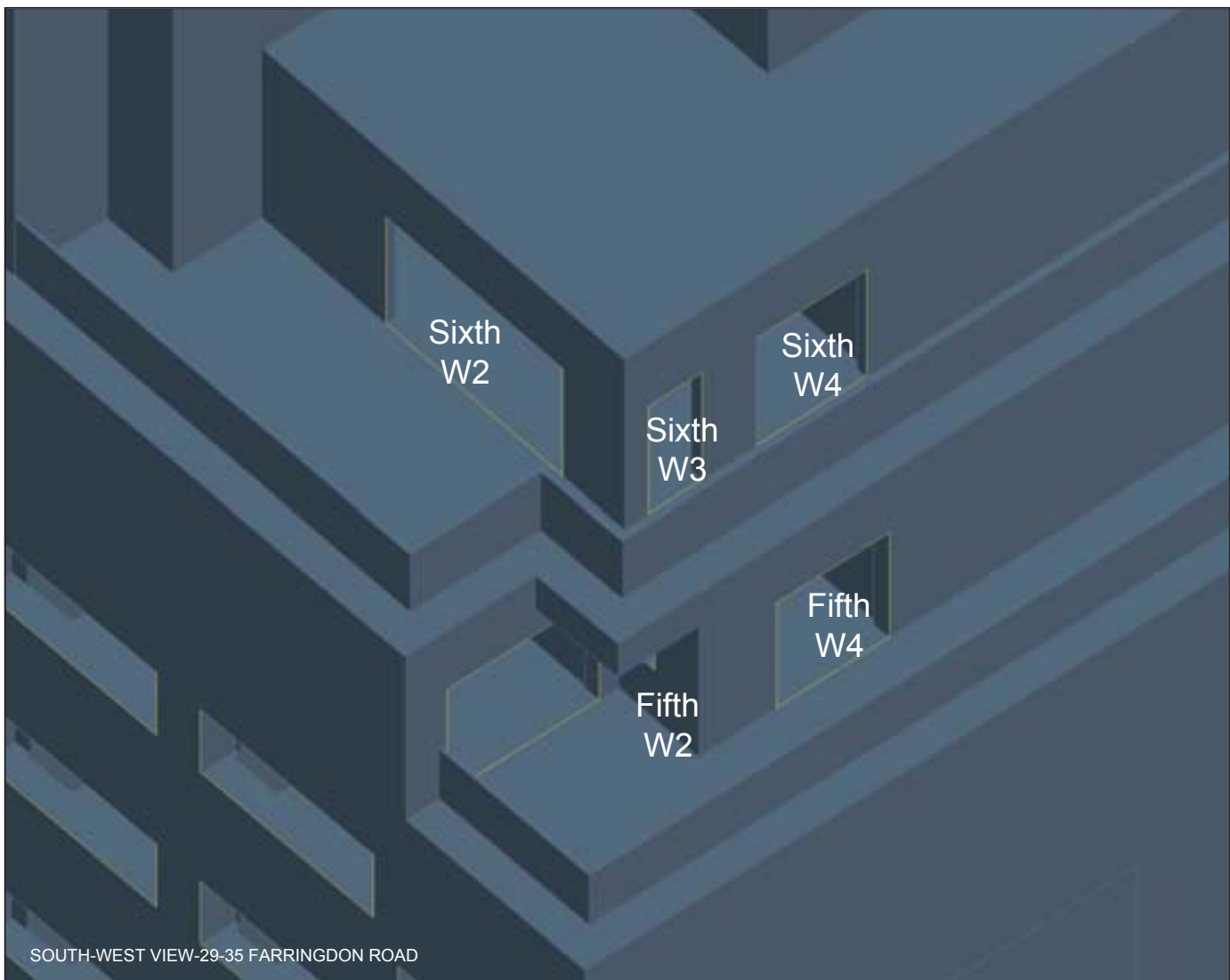
PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J037954	4	305	-

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SOUTH-WEST VIEW-29-35 FARRINGDON ROAD

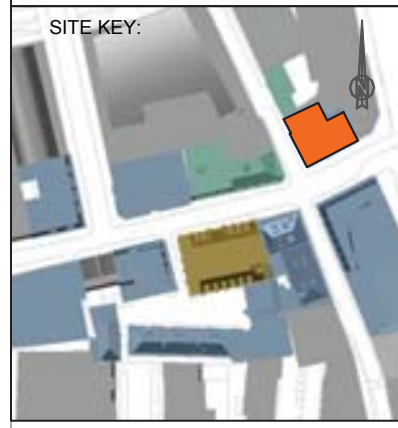
INFORMATION USED IN ANALYSIS:

Amin Taha proposed revised scheme received 12 December 2017
Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Analysed Buildings
- Consented Buildings
- Proposed Buildings

SITE KEY:



PROJECT:
20-23 Greville Street
London
EC1N 8SS

CLIENT:
Seaforth Land

DRAWING TITLE:
Window Maps
29-35 Farringdon Road

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J037954	4	306	-

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APPENDIX B

VERTICAL SKY COMPONENT, DAYLIGHT DISTRIBUTION AND ANNUAL PROBABLE SUNLIGHT HOURS FOR SURROUNDING RESIDENTIAL PROPERTIES

Daylight and Sunlight
VSC and APSH Results
Consented Scenario



Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
29-31 Greville Street										
First	R1	Hotel Room	W2	Existing	19.00	1.00	25	1.00	3	1.00
				Proposed	19.00		25		3	
			W3	Existing	19.08	0.95	55	0.92	3	1.00
	Proposed	18.26		51	3					
	W1	Existing	17.07	1.00	23	1.00	5	1.00		
		Proposed	17.07		23		5			
	R2	Hotel Room	W4	Existing	19.58	0.95	54	0.94	3	1.00
				Proposed	18.62		51		3	
			W5	Existing	19.46	0.94	55	0.90	5	1.00
	Proposed	18.46		50	5					
	R3	Hotel Room	W6	Existing	20.19	0.93	55	0.89	8	0.87
				Proposed	18.78		49		7	
	R4	Hotel Room	W7	Existing	19.80	0.91	57	0.85	11	0.90
				Proposed	18.04		49		10	
	R5	Hotel Room	W8	Existing	17.95	0.87	53	0.83	7	1.00
Proposed				15.63	44		7			
W9			Existing	16.79	0.84	50	0.82	6	1.00	
	Proposed	14.25	41	6						
Second	R1	Hotel Room	W2	Existing	23.27	1.00	28	1.00	5	1.00
				Proposed	23.27		28		5	
			W3	Existing	24.92	0.95	66	0.93	13	0.92
	Proposed	23.78		62	12					
	W1	Existing	21.37	1.00	29	1.00	7	1.00		
		Proposed	21.37		29		7			
	R2	Hotel Room	W4	Existing	25.50	0.94	70	0.91	16	0.81
				Proposed	24.11		64		13	
			W5	Existing	25.33	0.94	65	0.93	12	1.00
	Proposed	23.84		61	12					
	R3	Hotel Room	W6	Existing	25.56	0.92	69	0.88	16	1.00
				Proposed	23.63		61		16	
	R4	Hotel Room	W7	Existing	24.85	0.89	67	0.91	14	1.00
				Proposed	22.29		61		14	
	R5	Hotel Room	W8	Existing	23.16	0.85	65	0.89	11	1.00
Proposed				19.71	58		11			
W9			Existing	21.96	0.82	63	0.84	10	0.90	
	Proposed	18.13	53	9						
Third	R1	Hotel Room	W2	Existing	28.09	1.00	38	1.00	10	1.00
				Proposed	28.09		38		10	
			W3	Existing	31.18	0.95	78	0.96	24	0.95
	Proposed	29.79		75	23					
	W1	Existing	26.39	1.00	40	1.00	12	1.00		
		Proposed	26.39		40		12			
	R2	Hotel Room	W4	Existing	31.65	0.94	79	0.96	24	0.95
				Proposed	29.92		76		23	
			W5	Existing	31.54	0.93	79	0.93	25	0.88
	Proposed	29.49		74	22					
	R3	Hotel Room	W6	Existing	31.26	0.91	77	0.93	23	0.91
				Proposed	28.70		72		21	
R4	Hotel Room	W7	Existing	30.38	0.88	75	0.89	21	0.85	
			Proposed	26.99		67		18		

Daylight and Sunlight
VSC and APSH Results
Consented Scenario



Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Third	R5	Hotel Room	W8	Existing	29.20	0.84	76	0.88	21	0.76
				Proposed	24.67		67		16	
			W9	Existing	28.16	0.81	73	0.86	19	0.63
				Proposed	23.00		63		12	
Fourth	R1	Hotel Room	W2	Existing	32.20	1.00	45	1.00	13	1.00
				Proposed	32.20		45		13	
			W3	Existing	36.03	0.96	83	0.96	29	0.89
				Proposed	34.59		80		26	
			W1	Existing	30.72	1.00	44	1.00	13	1.00
				Proposed	30.72		44		13	
	R2	Hotel Room	W4	Existing	36.34	0.94	82	0.97	27	0.96
				Proposed	34.51		80		26	
	W5	Existing	36.26	0.94	81	0.96	27	0.92		
		Proposed	34.11		78		25			
	R3	Hotel Room	W6	Existing	35.64	0.91	81	0.96	27	0.88
				Proposed	32.73		78		24	
	R4	Hotel Room	W7	Existing	35.00	0.89	81	0.93	27	0.81
				Proposed	31.23		76		22	
	R5	Hotel Room	W8	Existing	34.52	0.86	82	0.92	27	0.77
				Proposed	29.75		76		21	
			W9	Existing	33.81	0.83	82	0.89	28	0.67
				Proposed	28.34		73		19	
Fifth	R1	LKD	W1	Existing	33.90	1.00	50	1.00	19	1.00
				Proposed	33.90		50		19	
			W2	Existing	35.84	0.97	84	0.97	30	0.93
				Proposed	35.00		82		28	
			W3	Existing	35.66	0.96	82	0.97	30	0.93
				Proposed	34.39		80		28	
	R3	LKD	W5	Existing	35.57	0.93	82	0.96	30	0.90
				Proposed	33.42		79		27	
	R4	Bedroom	W6	Existing	35.48	0.92	82	0.96	30	0.90
				Proposed	32.80		79		27	
	R5	Bedroom	W7	Existing	34.88	0.89	81	0.95	29	0.86
				Proposed	31.39		77		25	
28 Greville Street										
Fifth	R1	LKD	W1	Existing	69.48	0.95	87	0.98	29	0.96
				Proposed	66.03		86		28	
			W2	Existing	70.55	0.94	89	1.00	29	1.00
				Proposed	66.97		89		29	
			W3	Existing	70.77	0.94	92	1.00	29	1.00
				Proposed	67.14		92		29	
	R2	LKD	W4	Existing	70.88	0.94	92	0.98	29	0.96
				Proposed	67.27		91		28	
			W5	Existing	70.96	0.95	92	0.98	29	0.96
				Proposed	67.47		91		28	
			W6	Existing	71.02	0.95	92	0.98	29	0.96
				Proposed	67.75		91		28	

Daylight and Sunlight
VSC and APSH Results
Consented Scenario



Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
25-27 Farringdon Road										
First	R1	Bedroom	W1	Existing	14.63	0.99	*North*			
				Proposed	14.62					
			W2	Existing	14.49	1.00	*North*			
				Proposed	14.49					
			W3	Existing	6.87	1.00	12	1.00	3	1.00
				Proposed	6.87		12		3	
	R2	Bedroom	W4	Existing	5.81	1.00	13	1.00	3	1.00
				Proposed	5.81		13		3	
	R3	Bedroom	W5	Existing	5.99	1.00	12	1.00	2	1.00
				Proposed	5.99		12		2	
	R4	Bedroom	W6	Existing	6.39	1.00	13	1.00	2	1.00
				Proposed	6.39		13		2	
	R5	Living Room	W7	Existing	6.80	1.00	13	1.00	2	1.00
				Proposed	6.80		13		2	
R6	Living Room	W8	Existing	7.17	1.00	14	1.00	3	1.00	
			Proposed	7.17		14		3		
R7	Bedroom	W9	Existing	7.41	1.00	13	1.00	3	1.00	
			Proposed	7.41		13		3		
Second	R1	Bedroom	W1	Existing	17.93	0.99	*North*			
				Proposed	17.92					
			W2	Existing	17.75	1.00	*North*			
				Proposed	17.75					
			W3	Existing	9.97	1.00	17	1.00	6	1.00
				Proposed	9.97		17		6	
	R2	Bedroom	W4	Existing	9.22	1.00	18	1.00	5	1.00
				Proposed	9.22		18		5	
	R3	Bedroom	W5	Existing	10.16	1.00	21	1.00	5	1.00
				Proposed	10.16		21		5	
	R4	Bedroom	W6	Existing	11.26	1.00	21	1.00	4	1.00
				Proposed	11.26		21		4	
	R5	Living Room	W7	Existing	12.22	1.00	23	1.00	6	1.00
				Proposed	12.22		23		6	
R6	Living Room	W8	Existing	12.92	1.00	22	1.00	4	1.00	
			Proposed	12.92		22		4		
R7	Bedroom	W9	Existing	13.26	1.00	22	1.00	4	1.00	
			Proposed	13.26		22		4		
Third	R1	Bedroom	W2	Existing	15.00	1.00	24	1.00	9	1.00
				Proposed	15.00		24		9	
			W26	Existing	20.67	1.00	*North*			
				Proposed	20.67					
			W25	Existing	20.87	0.99	*North*			
				Proposed	20.86					
	W27	Existing	21.28	1.00	*North*					
		Proposed	21.28							
	R2	Bedroom	W3	Existing	15.12	1.00	25	1.00	10	1.00
				Proposed	15.12		25		10	
	R3	Bedroom	W4	Existing	17.75	1.00	33	1.00	10	1.00
				Proposed	17.75		33		10	
	R4	Bedroom	W5	Existing	20.29	0.97	36	0.97	10	1.00
				Proposed	19.76		35		10	
R5	Living Room	W6	Existing	22.03	0.96	36	0.94	8	1.00	
			Proposed	21.23		34		8		

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Third	R6	Living Room	W7	Existing	23.03	0.95	38	0.94	8	1.00
				Proposed	22.06		36		8	
	R7	Bedroom	W8	Existing	23.24	0.96	37	0.97	7	1.00
				Proposed	22.32		36		7	
Fourth	R1	Bedroom	W1	Existing	26.45	0.99	*North*			
				Proposed	26.43		*North*			
			W2	Existing	26.39	1.00	*North*			
				Proposed	26.39		*North*			
			W3	Existing	24.19	0.99	39	1.00	12	1.00
				Proposed	24.09		39		12	
	R2	Bedroom	W4	Existing	24.85	0.99	39	1.00	13	1.00
				Proposed	24.72		39		13	
	R3	Bedroom	W5	Existing	27.33	0.98	44	1.00	16	1.00
				Proposed	26.93		44		16	
	R4	Bedroom	W6	Existing	29.34	0.94	48	0.95	17	1.00
				Proposed	27.80		46		17	
	R5	Living Room	W7	Existing	30.35	0.93	49	0.89	15	1.00
				Proposed	28.47		44		15	
	R6	Living Room	W8	Existing	30.86	0.94	48	0.95	15	1.00
				Proposed	29.04		46		15	
R7	Bedroom	W9	Existing	30.82	0.94	47	0.95	13	1.00	
			Proposed	29.22		45		13		
Fifth	R1	Bedroom	W1	Existing	30.64	0.99	*North*			
				Proposed	30.59		*North*			
			W2	Existing	30.71	0.99	*North*			
				Proposed	30.68		*North*			
			W3	Existing	29.96	1.00	*North*			
				Proposed	29.96		*North*			
	W4	Existing	34.85	0.92	57	0.92	18	0.88		
		Proposed	32.36		53		16			
	R2	Bedroom	W5	Existing	35.10	0.92	56	0.96	18	0.94
				Proposed	32.53		54		17	
	R3	Bedroom	W6	Existing	35.35	0.92	56	0.98	18	1.00
				Proposed	32.84		55		18	
	R4	Bedroom	W7	Existing	35.52	0.93	59	0.93	20	0.90
				Proposed	33.14		55		18	
	R5	Living Room	W8	Existing	35.75	0.93	59	0.94	20	0.95
				Proposed	33.57		56		19	
R6	Living Room	W9	Existing	35.84	0.94	58	0.94	19	1.00	
			Proposed	33.95		55		19		
R7	Bedroom	W10	Existing	35.76	0.95	58	0.94	19	1.00	
			Proposed	34.20		55		19		
Sixth	R1	Bedroom	W1	Existing	38.27	0.95	62	0.98	21	0.95
				Proposed	36.63		61		20	
	R2	Bedroom	W2	Existing	38.31	0.96	62	0.98	21	0.95
				Proposed	36.83		61		20	
	R3	Bedroom	W3	Existing	38.37	0.96	62	0.96	21	0.95
				Proposed	37.08		60		20	
	R4	Bedroom	W4	Existing	38.50	0.96	62	0.98	21	1.00
				Proposed	37.31		61		21	
	R5	Living Room	W5	Existing	38.59	0.97	62	0.98	21	1.00
				Proposed	37.56		61		21	
	R6	Bedroom	W6	Existing	38.65	0.97	62	0.98	21	1.00
				Proposed	37.80		61		21	

Daylight and Sunlight
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Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Seventh	R1	Living Room	W1	Existing	38.42	0.99	*North*			
				Proposed	38.38					
	R2	Living Room	W2	Existing	39.03	0.99	56	1.00	19	1.00
				Proposed	38.67		56		19	
			W3	Existing	39.08	0.99	55	1.00	18	1.00
				Proposed	38.86		55		18	
7 Bleeding Heart Yard										
Second	R1	Living Room	W4	Existing	29.46	0.89	39	0.97	8	1.00
				Proposed	26.30		38		8	
			W5	Existing	29.24	0.82	41	0.95	12	1.00
				Proposed	24.20		39		12	
			W6	Existing	26.37	0.76	41	0.90	12	1.00
				Proposed	20.25		37		12	
			W1	Existing	24.35	0.99	*North*			
				Proposed	24.25					
			W2	Existing	23.00	0.99	*North*			
				Proposed	22.94					
			W3	Existing	19.44	0.99	*North*			
				Proposed	19.41					
Third	R1	Kitchen	W2	Existing	34.93	0.86	*North*			
				Proposed	30.31					
			W3	Existing	88.05	0.94	70	0.94	18	1.00
				Proposed	82.82		66		18	
			W4	Existing	27.90	0.99	*North*			
				Proposed	27.83					
			W5	Existing	32.32	0.99	*North*			
				Proposed	32.27					
			W6	Existing	99.09	0.98	97	0.98	29	1.00
				Proposed	98.09		96		29	
			W7	Existing	37.30	1.00	84	1.00	27	1.00
				Proposed	37.30		84		27	
			W1	Existing	34.91	0.84	*North*			
				Proposed	29.35					
			W10	Existing	89.62	0.97	88	0.98	26	1.00
				Proposed	87.43		87		26	
			W9	Existing	34.33	1.00	82	1.00	25	1.00
				Proposed	34.33		82		25	
W11	Existing	30.99	0.88	43	0.95	14	1.00			
	Proposed	27.42		41		14				
W8	Existing	26.91	1.00	59	1.00	16	1.00			
	Proposed	26.91		59		16				
R2	Bedroom	W12	Existing	25.76	0.82	42	0.88	15	1.00	
			Proposed	21.20		37		15		
3-5 Bleeding Heart Yard										
Ground	R1	Office-Workshop*	W1	Existing	15.68	0.69	*North*			
				Proposed	10.96					
	R2	Office-Workshop*	W2	Existing	17.20	0.70	*North*			
				Proposed	12.18					

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
First	R1	Office*	W1	Existing	21.11	0.73	*North*			
				Proposed	15.55					
			W2	Existing	22.65	0.74	*North*			
				Proposed	16.82					
			W3	Existing	23.66	0.77	*North*			
				Proposed	18.34					
	W16	Existing	13.24	1.00	33	1.00	9	1.00		
		Proposed	13.24		33		9			
	W17	Existing	17.58	1.00	36	1.00	9	1.00		
		Proposed	17.58		36		9			
	W18	Existing	17.16	1.00	31	1.00	9	1.00		
		Proposed	17.16		31		9			
	R2	Office	W4	Existing	24.20	0.82	*North*			
				Proposed	19.97					
			W5	Existing	24.21	0.86	*North*			
				Proposed	20.99					
			W6	Existing	23.90	0.89	*North*			
				Proposed	21.49					
W15	Existing	3.71	1.00	14	1.00	0	0.00			
	Proposed	3.71		14		0				
R6	Office*	W8	Existing	22.91	0.93	*North*				
			Proposed	21.37						
		W9	Existing	21.62	0.94	*North*				
			Proposed	20.45						
		W10	Existing	6.90	1.00	*North*				
			Proposed	6.90						
		W11	Existing	5.85	1.00	*North*				
			Proposed	5.85						
		W12	Existing	5.16	1.00	*North*				
			Proposed	5.16						
W13	Existing	18.93	1.00	33	1.00	10	1.00			
	Proposed	18.93		33		10				
W14	Existing	18.54	1.00	34	1.00	10	1.00			
	Proposed	18.54		34		10				

Daylight and Sunlight
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Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
Second	R1	Office*	W1	Existing	67.95	0.98	67	1.00	16	1.00
				Proposed	67.16		67		16	
			W2	Existing	70.76	0.98	51	1.00	14	1.00
				Proposed	69.80		51		14	
			W3	Existing	25.84	0.76	*North*			
				Proposed	19.80					
			W4	Existing	86.63	0.95	*North*			
				Proposed	82.88					
			W5	Existing	86.96	0.95	*North*			
				Proposed	83.28					
			W6	Existing	26.88	0.77	*North*			
				Proposed	20.77					
			W7	Existing	87.00	0.95	*North*			
				Proposed	83.47					
	W8	Existing	27.53	0.79	*North*					
		Proposed	22.00							
	W24	Existing	10.27	1.00	20	1.00	11	1.00		
		Proposed	10.27		20		11			
	W25	Existing	79.74	1.00	79	1.00	16	1.00		
		Proposed	79.74		79		16			
	W26	Existing	15.18	1.00	30	1.00	14	1.00		
		Proposed	15.18		30		14			
W27	Existing	15.60	1.00	33	1.00	15	1.00			
	Proposed	15.60		33		15				
R2	Office*	W9	Existing	28.07	0.84	*North*				
			Proposed	23.64						
		W10	Existing	87.29	0.97	*North*				
			Proposed	84.90						
		W11	Existing	28.40	0.88	*North*				
			Proposed	25.01						
W23	Existing	1.10	1.00	3	1.00	1	1.00			
	Proposed	1.10		3		1				
R4	Office*	W14	Existing	28.59	0.93	*North*				
			Proposed	26.84						
		W15	Existing	86.96	0.98	*North*				
			Proposed	85.73						
		W16	Existing	28.27	0.94	*North*				
			Proposed	26.83						
		W17	Existing	16.67	1.00	*North*				
			Proposed	16.67						
		W18	Existing	14.78	1.00	*North*				
			Proposed	14.78						
		W19	Existing	80.83	1.00	*North*				
			Proposed	80.83						
		W20	Existing	13.40	1.00	*North*				
			Proposed	13.40						
W21	Existing	12.35	1.00	21	1.00	13	1.00			
	Proposed	12.35		21		13				
W22	Existing	12.58	1.00	21	1.00	12	1.00			
	Proposed	12.58		21		12				

Daylight and Sunlight
VSC and APSH Results
Consented Scenario



Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro Ex	Available Sunlight Hours				
						Annual (%)	Pro Ex	Winter (%)	Pro Ex	
17 Greville Street										
Third	R2	KD	W3	Existing	20.58	0.99	*North*			
				Proposed	20.38					
Fourth	R2	KD	W3	Existing	34.89	0.90	*North*			
				Proposed	31.44					
29-35 Farringdon Road										
Fifth	R3	LKD	W2	Existing	10.87	0.91	26	0.92	20	0.90
				Proposed	9.96		24		18	
			W4	Existing	32.83	0.98	76	0.97	22	0.90
				Proposed	32.44		74		20	
Sixth	R3	LKD	W2	Existing	36.09	0.98	64	1.00	23	1.00
				Proposed	35.46		64		23	
			W4	Existing	36.21	0.99	81	1.00	27	1.00
				Proposed	35.91		81		27	
			W3	Existing	35.59	0.99	81	0.98	27	0.96
				Proposed	35.25		80		26	
17-23 Farringdon Road										
Fourth	R4	Bedroom	W2	Existing	4.39	0.96	7	1.00	2	1.00
				Proposed	4.23		7		2	
	R5	Bedroom	W3	Existing	4.58	0.97	7	1.00	3	1.00
				Proposed	4.48		7		3	
	R6	Bedroom	W4	Existing	5.21	0.88	5	1.00	1	1.00
				Proposed	4.62		5		1	
	R7	Living Room	W5	Existing	5.28	0.87	9	0.77	2	1.00
				Proposed	4.60		7		2	
	R8	Living Room	W6	Existing	7.87	0.94	16	0.93	6	1.00
				Proposed	7.46		15		6	
	R9	Bedroom	W7	Existing	9.68	0.92	14	0.78	4	1.00
				Proposed	8.93		11		4	
Fifth	R1	LKD	W1	Existing	14.94	0.97	16	1.00	2	1.00
				Proposed	14.62		16		2	
	W2	Existing	19.59	0.98	27	0.96	10	1.00		
		Proposed	19.21		26		10			
	R2	LKD	W3	Existing	28.87	0.98	44	0.97	15	1.00
				Proposed	28.38		43		15	
	W4	Existing	16.40	0.98	23	1.00	10	1.00		
		Proposed	16.12		23		10			
	W5	Existing	22.97	0.97	33	0.96	16	1.00		
		Proposed	22.35		32		16			
	R3	LKD	W6	Existing	34.22	0.97	45	0.95	15	1.00
				Proposed	33.46		43		15	
	W7	Existing	36.51	0.98	52	0.98	12	1.00		
		Proposed	36.05		51		12			
	W8	Existing	21.40	0.95	34	0.97	16	1.00		
		Proposed	20.43		33		16			

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Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pro Ex	Available Sunlight Hours					
						Annual (%)	Pro Ex	Winter (%)	Pro Ex		
Sixth	R2	Bedroom	W2	Existing	5.26	0.96	8	1.00	2	1.00	
				Proposed	5.10		8		2		
	R3	Bedroom	W3	Existing	9.53	0.98	12	1.00	6	1.00	
				Proposed	9.34		12		6		
	R4	Bedroom	W4	Existing	9.97	0.97	12	1.00	6	1.00	
				Proposed	9.73		12		6		
	R5	Bedroom	W5	Existing	13.14	0.97	13	1.00	6	1.00	
				Proposed	12.84		13		6		
	R6	Bedroom	W6	Existing	37.40	0.99	53	1.00	13	1.00	
				Proposed	37.03		53		13		
	R7	Bedroom	W7	Existing	38.53	0.98	60	1.00	20	1.00	
				Proposed	38.04		60		20		
	Seventh	R2	LKD	W2	Existing	26.13	0.99	21	1.00	2	1.00
					Proposed	26.10		21		2	
				W3	Existing	35.55	0.99	47	1.00	10	1.00
					Proposed	35.52		47		10	
				W4	Existing	38.63	0.99	56	1.00	16	1.00
					Proposed	38.59		56		16	
R3		Bedroom		W5	Existing	39.09	0.99	59	1.00	19	1.00
					Proposed	39.02		59		19	
R4		Bedroom		W6	Existing	39.21	0.99	59	1.00	19	1.00
					Proposed	39.15		59		19	
R5		Bedroom		W7	Existing	34.37	0.99	50	1.00	9	1.00
					Proposed	34.33		50		9	

Daylight Distribution
DD Results
Consented Scenario



Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing	
29-31 Greville Street							
First	R1	Hotel Room	Area m2 % of room	37.00 25.75 70%	25.74 70%	0.99	
	R2	Hotel Room	Area m2 % of room	31.84 18.49 58%	17.20 54%	0.93	
	R3	Hotel Room	Area m2 % of room	30.77 20.57 67%	20.03 65%	0.97	
	R4	Hotel Room	Area m2 % of room	28.78 17.56 61%	17.55 61%	0.99	
	R5	Hotel Room	Area m2 % of room	28.48 12.76 45%	12.52 44%	0.98	
	Second	R1	Hotel Room	Area m2 % of room	37.00 31.81 86%	31.81 86%	0.99
		R2	Hotel Room	Area m2 % of room	31.84 19.94 63%	19.78 62%	0.99
		R3	Hotel Room	Area m2 % of room	30.77 21.99 71%	21.44 70%	0.97
		R4	Hotel Room	Area m2 % of room	28.78 19.10 66%	19.09 66%	0.99
		R5	Hotel Room	Area m2 % of room	28.48 13.55 48%	13.08 46%	0.96
Third	R1	Hotel Room	Area m2 % of room	37.00 36.71 99%	36.71 99%	1.00	
	R2	Hotel Room	Area m2 % of room	31.84 25.12 79%	25.04 79%	0.99	
	R3	Hotel Room	Area m2 % of room	30.77 23.20 75%	22.88 74%	0.98	
	R4	Hotel Room	Area m2 % of room	28.78 19.31 67%	19.30 67%	0.99	
	R5	Hotel Room	Area m2 % of room	28.48 15.86 56%	14.58 51%	0.91	
Fourth	R1	Hotel Room	Area m2 % of room	37.00 36.72 99%	36.72 99%	0.99	
	R2	Hotel Room	Area m2 % of room	31.84 25.29 79%	25.26 79%	0.99	
	R3	Hotel Room	Area m2 % of room	30.77 23.62 77%	23.36 76%	0.98	
	R4	Hotel Room	Area m2 % of room	28.78 19.73 69%	19.62 68%	0.99	
	R5	Hotel Room	Area m2 % of room	28.48 21.66 76%	18.20 64%	0.84	

Daylight Distribution
DD Results
Consented Scenario

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing	
Fifth	R1	LKD	Area m2 % of room	31.98	31.69 99%	31.69 99%	0.99
	R3	LKD	Area m2 % of room	28.02	27.88 100%	27.88 100%	1.00
	R4	Bedroom	Area m2 % of room	12.65	12.52 99%	12.52 99%	1.00
	R5	Bedroom	Area m2 % of room	15.01	14.86 99%	14.86 99%	0.99
	28 Greville Street						
Fifth	R1	LKD	Area m2 % of room	54.33	54.33 100%	44.47 82%	0.81
	R2	LKD	Area m2 % of room	45.93	45.93 100%	41.13 90%	0.89
25-27 Farringdon Road							
First	R1	Bedroom	Area m2 % of room	11.51	11.51 100%	11.51 100%	0.99
	R2	Bedroom	Area m2 % of room	12.58	3.53 28%	3.53 28%	1.00
	R3	Bedroom	Area m2 % of room	13.28	2.91 22%	2.91 22%	1.00
	R4	Bedroom	Area m2 % of room	9.86	3.15 32%	3.15 32%	1.00
	R5	Living Room	Area m2 % of room	27.16	3.48 13%	3.48 13%	1.00
	R6	Living Room	Area m2 % of room	20.86	4.34 21%	4.34 21%	1.00
	R7	Bedroom	Area m2 % of room	13.43	3.40 25%	3.40 25%	1.00
	Second	R1	Bedroom	Area m2 % of room	11.51	11.51 100%	11.51 100%
R2		Bedroom	Area m2 % of room	12.58	4.42 35%	4.42 35%	1.00
R3		Bedroom	Area m2 % of room	13.28	4.24 32%	4.24 32%	1.00
R4		Bedroom	Area m2 % of room	9.86	4.68 47%	4.68 47%	1.00
R5		Living Room	Area m2 % of room	27.16	5.24 19%	5.24 19%	1.00
R6		Living Room	Area m2 % of room	20.86	6.54 31%	6.53 31%	0.99
R7		Bedroom	Area m2 % of room	13.43	5.17 39%	5.17 38%	0.99

Daylight Distribution
 DD Results
 Consented Scenario



Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
Third	R1	Bedroom	Area m2 % of room	11.51 11.50 100%	11.50 100%	0.99
	R2	Bedroom	Area m2 % of room	12.58 6.54 52%	6.54 52%	1.00
	R3	Bedroom	Area m2 % of room	13.28 8.82 66%	8.03 60%	0.90
	R4	Bedroom	Area m2 % of room	9.86 9.69 98%	8.72 88%	0.89
	R5	Living Room	Area m2 % of room	27.16 12.16 45%	10.90 40%	0.89
	R6	Living Room	Area m2 % of room	20.86 14.23 68%	12.81 61%	0.89
	R7	Bedroom	Area m2 % of room	13.43 11.63 87%	10.71 80%	0.92
	Fourth	R1	Bedroom	Area m2 % of room	11.51 11.51 100%	11.51 100%
R2		Bedroom	Area m2 % of room	12.58 9.92 79%	9.49 75%	0.95
R3		Bedroom	Area m2 % of room	13.28 10.55 79%	9.77 74%	0.92
R4		Bedroom	Area m2 % of room	9.86 9.86 100%	9.45 96%	0.95
R5		Living Room	Area m2 % of room	27.16 24.63 91%	19.58 72%	0.79
R6		Living Room	Area m2 % of room	20.86 20.77 100%	18.18 87%	0.87
R7		Bedroom	Area m2 % of room	13.43 13.40 100%	13.07 97%	0.97
Fifth		R1	Bedroom	Area m2 % of room	11.51 11.50 100%	11.50 100%
	R2	Bedroom	Area m2 % of room	12.58 12.54 100%	12.54 100%	0.99
	R3	Bedroom	Area m2 % of room	13.28 12.57 95%	11.88 89%	0.94
	R4	Bedroom	Area m2 % of room	9.86 9.86 100%	9.86 100%	0.99
	R5	Living Room	Area m2 % of room	27.16 27.05 100%	24.01 88%	0.88
	R6	Living Room	Area m2 % of room	20.86 20.82 100%	20.31 97%	0.97
	R7	Bedroom	Area m2 % of room	13.43 13.40 100%	13.40 100%	0.99

Daylight Distribution
DD Results
Consented Scenario

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
Sixth	R1	Bedroom	Area m2 % of room	13.28 12.54 94%	12.54 94%	1.00
	R2	Bedroom	Area m2 % of room	15.93 13.82 87%	13.82 87%	0.99
	R3	Bedroom	Area m2 % of room	10.51 10.22 97%	10.22 97%	1.00
	R4	Bedroom	Area m2 % of room	12.47 12.16 97%	12.16 97%	1.00
	R5	Living Room	Area m2 % of room	14.41 14.00 97%	14.00 97%	1.00
	R6	Bedroom	Area m2 % of room	12.55 11.98 95%	11.98 95%	0.99
Seventh	R1	Living Room	Area m2 % of room	26.01 26.01 100%	26.01 100%	1.00
	R2	Living Room	Area m2 % of room	27.60 27.58 100%	27.58 100%	0.99
7 Bleeding Heart Yard						
Second	R1	Living Room	Area m2 % of room	68.49 68.20 100%	68.19 100%	0.99
Third	R1	Kitchen	Area m2 % of room	39.00 39.00 100%	39.00 100%	1.00
	R2	Bedroom	Area m2 % of room	12.92 12.92 100%	12.92 100%	1.00
3-5 Bleeding Heart Yard						
Ground	R1	Office- Workshop*	Area m2 % of room	13.20 12.60 95%	8.05 61%	0.63
	R2	Office- Workshop*	Area m2 % of room	14.12 13.72 97%	9.51 67%	0.69
First	R1	Office*	Area m2 % of room	72.76 72.53 100%	72.39 99%	0.99
	R2	Office	Area m2 % of room	32.08 28.61 89%	28.10 88%	0.98
	R6	Office*	Area m2 % of room	55.54 55.18 99%	55.18 99%	1.00
Second	R1	Office*	Area m2 % of room	73.93 73.93 100%	73.93 100%	1.00
	R2	Office*	Area m2 % of room	32.11 29.40 92%	29.34 91%	0.99
	R4	Office*	Area m2 % of room	55.99 55.99 100%	55.99 100%	1.00

Daylight Distribution
 DD Results
 Consented Scenario

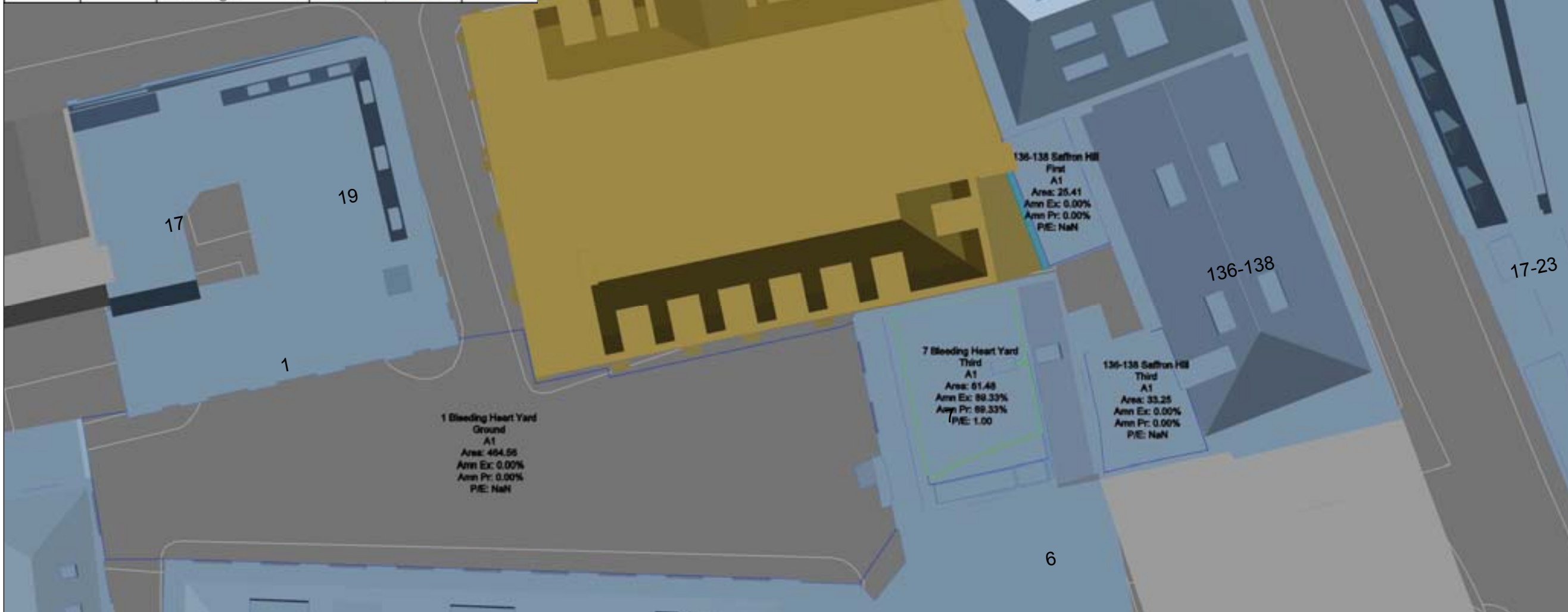


Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed v Existing
29-35 Farringdon Road						
Fifth	R3	LKD	Area m2 % of room	16.03 11.27 70%	11.27 70%	1.00
Sixth	R3	LKD	Area m2 % of room	23.32 23.31 100%	23.31 100%	1.00
17-23 Farringdon Road						
Fourth	R4	Bedroom	Area m2 % of room	15.05 9.49 63%	9.49 63%	0.99
	R5	Bedroom	Area m2 % of room	16.73 13.52 81%	13.52 81%	0.99
	R6	Bedroom	Area m2 % of room	16.64 16.15 97%	16.15 97%	0.99
	R7	Living Room	Area m2 % of room	20.13 20.10 100%	20.10 100%	0.99
	R8	Living Room	Area m2 % of room	22.03 21.99 100%	21.99 100%	0.99
	R9	Bedroom	Area m2 % of room	16.03 15.88 99%	15.87 99%	0.99
	Fifth	R1	LKD	Area m2 % of room	31.80 31.48 99%	31.48 99%
R2		LKD	Area m2 % of room	38.51 38.39 100%	38.39 100%	0.99
R3		LKD	Area m2 % of room	47.06 46.90 100%	46.90 100%	0.99
Sixth	R2	Bedroom	Area m2 % of room	14.11 14.10 100%	14.10 100%	0.99
	R3	Bedroom	Area m2 % of room	12.25 11.93 97%	11.93 97%	1.00
	R4	Bedroom	Area m2 % of room	12.29 12.22 99%	12.22 99%	0.99
	R5	Bedroom	Area m2 % of room	15.99 15.84 99%	15.84 99%	1.00
	R6	Bedroom	Area m2 % of room	14.89 14.80 99%	14.80 99%	0.99
	R7	Bedroom	Area m2 % of room	17.53 17.40 99%	17.40 99%	1.00
	Seventh	R2	LKD	Area m2 % of room	54.31 53.89 99%	53.89 99%
R3		Bedroom	Area m2 % of room	12.43 12.40 100%	12.40 100%	0.99
R4		Bedroom	Area m2 % of room	11.31 11.02 97%	11.02 97%	1.00
R5		Bedroom	Area m2 % of room	19.93 18.98 95%	18.98 95%	1.00

APPENDIX C

OVERSHADOWING RESULTS SPREADSHEET AND DRAWINGS FOR 21ST MARCH AND 21ST JUNE

Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	
136-138 Saffron Hill						
First	A1	Area m2	25.41	0.00	0.00	0.00
		Percentage		0%	0%	
Third	A1	Area m2	33.25	0.00	0.00	0.00
		Percentage		0%	0%	
7 Bleeding Heart Yard						
Third	A1	Area m2	61.48	54.93	54.93	1.00
		Percentage		89%	89%	
1 Bleeding Heart Yard						
Ground	A1	Area m2	464.56	0.00	0.00	0.00
		Percentage		0%	0%	
29-35 Farringdon Road						
Fifth	A1	Area m2	8.41	5.44	5.44	1.00
		Percentage		65%	65%	
Sixth	A1	Area m2	20.92	17.39	17.39	1.00
		Percentage		83%	83%	



INFORMATION USED IN ANALYSIS:
 Amin Taha proposed revised scheme received 12 December 2017
 Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Amenity Area
- Lit Amenity Area Existing
- Lit Amenity Area Proposed
- Area of Loss/Gain

SITE KEY:

PROJECT:
 20-23 Greville Street
 London
 EC1N 8SS

CLIENT:
 Seaforth Land

DRAWING TITLE:
Overshadowing Analysis for Amenity Space 21st March

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J037954	4	501	-

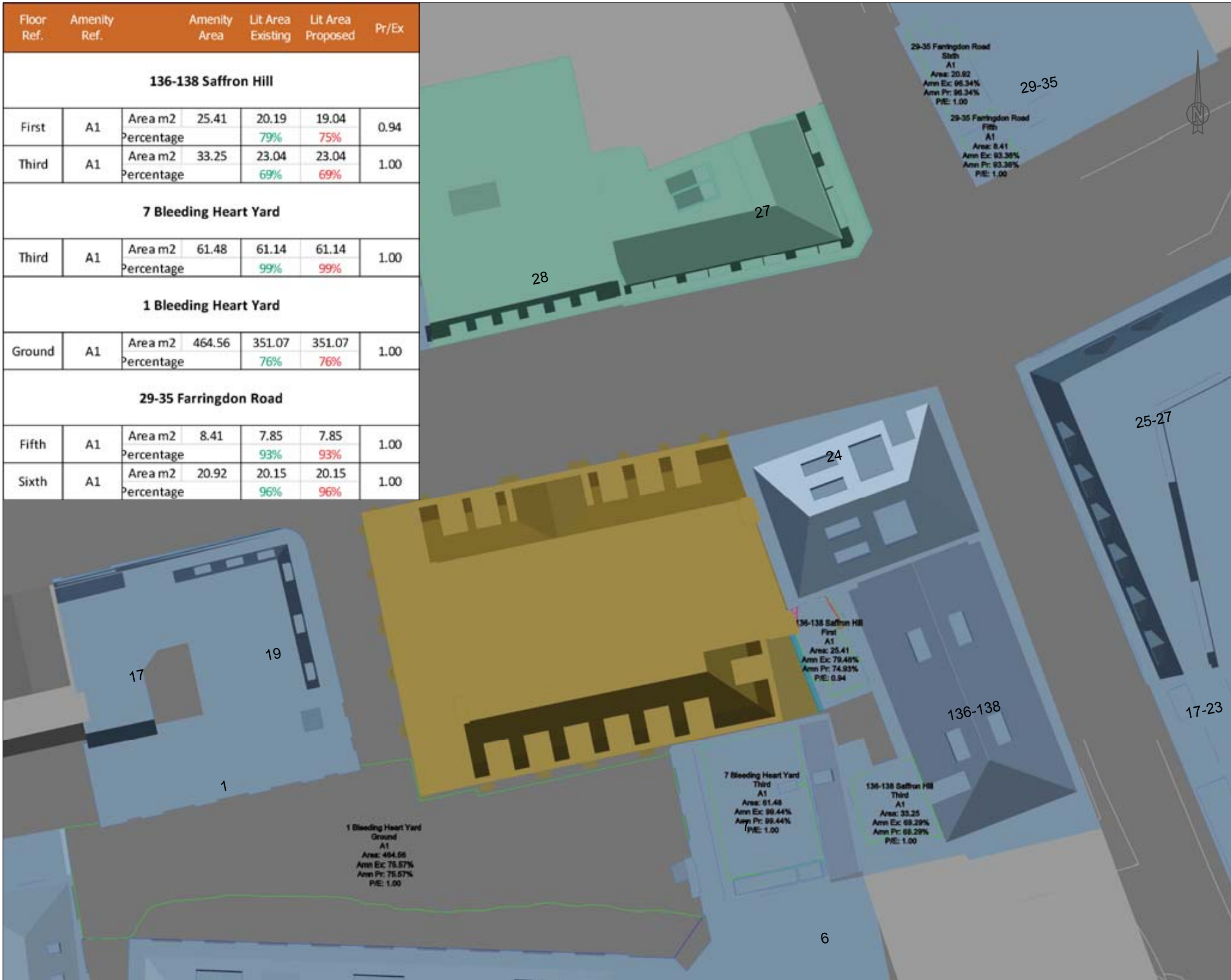
DATE: 20/12/2017
 DRAWN BY: KB

SCALE: NTS

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Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	
136-138 Saffron Hill						
First	A1	Area m2	25.41	20.19	19.04	0.94
		Percentage		79%	75%	
Third	A1	Area m2	33.25	23.04	23.04	1.00
		Percentage		69%	69%	
7 Bleeding Heart Yard						
Third	A1	Area m2	61.48	61.14	61.14	1.00
		Percentage		99%	99%	
1 Bleeding Heart Yard						
Ground	A1	Area m2	464.56	351.07	351.07	1.00
		Percentage		76%	76%	
29-35 Farringdon Road						
Fifth	A1	Area m2	8.41	7.85	7.85	1.00
		Percentage		93%	93%	
Sixth	A1	Area m2	20.92	20.15	20.15	1.00
		Percentage		96%	96%	



INFORMATION USED IN ANALYSIS:
Amin Taha proposed revised scheme received 12 December 2017
Daylight Planning 3D measured survey model received 27 April 2017

PLAN KEY:

- Surrounding Buildings and Structures
- Amenity Area
- Lit Amenity Area Existing
- Lit Amenity Area Proposed
- Area of Loss/Gain

SITE KEY:

PROJECT:
20-23 Greville Street
London
EC1N 8SS

CLIENT:
Seaforth Land

DRAWING TITLE:
Overshadowing Analysis for
Amenity Space
21st June

PROJECT NO:	ISS NO:	DRAWING NO:	REVISION:
J037954	4	502	-

DATE: 20/12/2017
DRAWN BY: KB

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21st March							21st June						
Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex		Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	
136-138 Saffron Hill							136-138 Saffron Hill						
First	A1	Area m2 Percentage	25.41	0.00 0%	0.00 0%	0.00	First	A1	Area m2 Percentage	25.41	20.19 79%	19.04 75%	0.94
Third	A1	Area m2 Percentage	33.25	0.00 0%	0.00 0%	0.00	Third	A1	Area m2 Percentage	33.25	23.04 69%	23.04 69%	1.00
7 Bleeding Heart Yard							7 Bleeding Heart Yard						
Third	A1	Area m2 Percentage	61.48	54.93 89%	54.93 89%	1.00	Third	A1	Area m2 Percentage	61.48	61.14 99%	61.14 99%	1.00
1 Bleeding Heart Yard							1 Bleeding Heart Yard						
Ground	A1	Area m2 Percentage	464.56	0.00 0%	0.00 0%	0.00	Ground	A1	Area m2 Percentage	464.56	351.07 76%	351.07 76%	1.00
29-35 Farringdon Road							29-35 Farringdon Road						
Fifth	A1	Area m2 Percentage	8.41	5.44 65%	5.44 65%	1.00	Fifth	A1	Area m2 Percentage	8.41	7.85 93%	7.85 93%	1.00
Sixth	A1	Area m2 Percentage	20.92	17.39 83%	17.39 83%	1.00	Sixth	A1	Area m2 Percentage	20.92	20.15 96%	20.15 96%	1.00