GVA
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Detailed Daylight & Sunlight Report

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Proposed Development of 93-103 (odd) Drummond Street and 63 Cobourg Street, London NW1 (10 Storey Tower)

Canfield Freehold Ltd

January 2018

Contents

Appendices

Prepared By: Gregory Francis
Status: Final Draft
Draft Date: January 2018

For and on behalf of GVA Grimley Limited

1. Introduction

1.1 GVA Schatunowski Brooks has been instructed by Canfield Freehold Ltd to advise on Daylight and Sunlight matters in relation to their proposed development at 93-103 (odd) Drummond Street and 63 Cobourg Street, London.

1.2 The following report considers potential effects to existing Daylight and Sunlight amenity enjoyed by neighbours adjacent the proposed development.

1.3 The assessment has been based upon site inspection, 3D measured land survey of the existing site buildings and those adjacent, together with drawings of the proposal received from CZWG Architects in November 2017, reference "2049_Tower 10 storey_20171113".

2. Executive Summary

2.1 The detailed assessments confirm that the proposed development would have no adverse effects to existing Daylight and Sunlight amenity enjoyed by adjacent neighbours to the proposed development, by reference to the Building Research Establishments flexible guidance.

2.2 Given the above, we are of the opinion that the proposed development is fully compliant with London Borough of Camden planning policy on Daylight and Sunlight.

3. Daylight/Sunlight Planning Principles

3.1 The Building Research Establishment (BRE) guidelines – 'Site Layout Planning for Daylight and Sunlight: a guide to good practice (2011)' is the document referred to by most Local Planning Authorities (LPAs) when considering Daylight and Sunlight amenity matters.

3.2 The BRE guidelines are intended to be used in conjunction with the interior daylight recommendations in the British Standard *Code of Practice for Daylighting*, BS 8206-2:2008.

3.3 Certain LPAs produce their own planning guidance for Daylight and Sunlight matters; however these are invariably based on the recommendations and methodologies set out in the BRE document.

3.4 The introduction to the guidelines states: -

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

3.5 The default numerical targets set out in the guidelines are purely advisory and may be varied to meet the needs of the development and its location. For example, appropriate targets in a dense urban environment should reflect realistic expectations in such a context.

Daylighting: Existing Neighbours

3.6 The recommendations for retaining daylight amenity in existing residential buildings neighbouring a proposed development are set out in Part 2.2 of the guidelines.

3.7 This section of the guidelines provides a sequential process for identifying which properties should be considered, based on their distance from the proposed development.

3.8 It is then recommended that properties which fall within the assessment radius should be checked by application of the 25° test. If the new development subtends more than 25° at the lowest level of windows serving a habitable room in an existing dwelling, it is recommended that more detailed checks are then undertaken.

3.9 These more detailed checks are set out below.

Vertical Sky Component (VSC)

3.10 The amount of light available to a window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration.

3.11 The amount of visible sky and consequently the amount of skylight entering a room is assessed by calculating the VSC at the centre of the window. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

3.12 The VSC can be calculated by using the skylight indicator provided as part of the guidelines, by mathematical methods using what is known as a waldram diagram or by 3D CAD modelling.

3.13 Paragraph 2.2.7 of the guidelines states the following:-

> ***"If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the VSC with the new development in place, is both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction in the amount of skylight."***

3.14 The above default recommendation is that greater than 27% VSC should constitute adequate skylight. In circumstances whereby 27%VSC is not achieved post development, a reduction of up to 0.8 times the former value (in other words less than 20% reduction of existing VSC) would not be noticeable.

3.15 The VSC calculation only measures light reaching the outside plane of the window under consideration, so is measuring potential for adequate daylight, rather than actual daylight conditions. Depending upon the room layout and window size it may still be adequately lit with less than 27%VSC.

3.16 As such, it has significant limitations and does not necessarily represent the availability and quality of daylight that will be received within the room itself.

Daylight Distribution (or No-Sky Line)

3.17 The guidelines also suggest that the distribution of daylight within rooms is reviewed *"where layouts are known"*, although bedrooms are considered *"less important"*.

3.18 Although it is nearly always the case that internal layouts and uses of potentially affected rooms in neighbouring properties are unknown, it is possible to make a reasonable assumption to give a fair indication of how the distribution of daylight may be affected, especially given the shortcomings of the VSC method.

3.19 The DD or NSL contour shows the extent of light penetration into the room at working plane level, i.e. 850mm above floor level. It divides the room between the portion within which a direct view of sky is possible and not.

3.20 The default recommendation is that if a substantial part of the room falls beyond the no sky-line contour (normally more than 20%) the distribution of light within the room will look poor.

Sunlighting

3.21 Recommendations for adequate sunlight amenity are set out in Parts 3.1 (new development) and 3.2 (existing residential neighbours) of the BRE guidelines. This makes reference to the recommendations set out in BS 8206-2 in respect of the Annual Probable Sunlight Hours (APSH) methodology.

APSH

3.22 For new development, APSH calculations are taken at the centre of each window being assessed, on the plane of the inside face of the window wall. For existing neighbours, the outside face of the window wall is used.

3.23 The APSH method is based on the long term average of the total number of hours during the year in which direct sunlight reaches the unobstructed ground allowing for average levels of cloudiness.

3.24 APSH therefore varies with location; however for reference in London a figure of 1,486 hours is used for the annual unobstructed total. The correct sunlight availability indicator for the location is then used to plot what percentage of the annual unobstructed total will reach the window reference point when obstructions and orientation are taken into account.

3.25 The BRE guidelines state:

> ***"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon."***

3.26 Paragraphs 3.2.5 and 3.2.6 of the guidelines sets the following recommendations:-

> ***"If this window reference point can receive more than one quarter of APSH, including at least 5% of APSH in the winter months of 21 September and 21 March, then the room should still receive enough sunlight."***

> ***"Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount given and less than 0.8 times their former value, either over the whole year or just during the winter months then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant. "***

3.27 To summarise the above, the default recommendation to retain meet occupants sunlight expectations is 25% APSH, of which 5% should be in winter months.

3.28 Where this recommendation is not met a comparison with the existing condition is reviewed. If the ratio reduction is within 0.8 of its former value (in other words less than 20% reduction of existing APSH) then the sunlight loss will not be noticeable by the occupants.

3.29 The BRE guidelines add a further check of the overall annual loss, stating that when this is greater than 4% APSH the dwelling may be adversely affected. There is a clear emphasis on the primary requirement for sunlight amenity being in living rooms and conservatories.

3.30 The BRE guidance identifies the main influencing factors affecting access to available sunlight are site orientation and degree of obstruction.

3.31 When considering existing neighbours these factors are clearly outside the control of the designer. In new development the BRE suggest that the aim should be to minimise the number of northerly facing dwellings, however in larger developments it is accepted this may not be possible.

4. Report

4.1 Please refer to Appendix I for the detailed assessment drawings upon which the following report is based. Drawings BRE/372 to BRE/375 are 3D views of the site and surrounding properties in the existing and proposed conditions.

4.2 Site inspection and desktop research indicated the following neighbouring residential properties were potentially affected and therefore analysed:

- 59 to 69 Cobourg Street (assessment drawings BRE/376 and BRE/377),
- 54 to 64 Euston Street (assessment drawings BRE/378 to BRE/380), and
- 14 & 15 Melton Street (assessment drawing BRE/381).

59 to 69 Cobourg Street

4.3 As is apparent from the attached 3D drawings and above site photograph, the rear of these properties feature windows in very close proximity to the site boundary and derive their light from across the proposed development site.

4.4 Furthermore, given the Central London location, this is a situation which the BRE recognises as one in which it may not be possible to adhere to the typical, standard guidance set out in the document.

VSC Assessments

4.5 The existing VSC values were consistent with the constrained baseline, with several below the BRE recommended target of at least 27%.

4.6 Unusually for this type of development, there would be beneficial improvements of existing VSC values in several locations, as the proposed development would not occupy the full footprint of the current massing on site.

4.7 Where the existing windows currently achieve 27%VSC, they would generally either retain in excess of this post-development or slightly below.

4.8 The assessment indicated some differences may be noticeable; however in all cases the retained values would be consistent with reasonable VSC expectations in a dense urban environment.

No-Sky Line Assessments

4.9 An attempt was made to research the internal layouts of these properties, to enable consideration of potential effects to the Daylight Distribution.

4.10 This indicated several non-habitable spaces, such as hallways and small food preparation areas.

4.11 Similar to the VSC results, in the vast majority of cases the results would be compliant with the default BRE recommendations, retaining over or close to 80% of their room area with a direct view of sky. Several would again experience beneficial improvements post-development.

4.12 One room assessed indicated potentially noticeable differences, but would also retain values consistent with reasonable expectations for the context, albeit below the BRE default recommendation.

APSH Assessments

4.13 As set out in the BREE guidance, these types of assessment are not required as these windows are northerly orientated.

4.14 Overall, the assessments are considered to demonstrate adequate retained conditions, consistent with the dense urban context and proximity of adjacent properties to the site boundary.

54 to 64 Euston Street

VSC Assessments

4.15 The majority of windows assessed would either retain in excess of the BRE recommendation of at least 27%VSC post-development, or experience slight, unnoticeable differences.

4.16 The remaining windows would be characterised as retaining VSC values commensurate with the dense urban context. The change from the baseline VSC may be noticeable in some areas given the associated percentage differences.

No-Sky Line Assessments

4.17 An attempt was made to research the internal layouts of these properties, to enable consideration of potential effects to the Daylight Distribution.

4.18 This indicated several non-habitable spaces, such as hallways and small food preparation areas.

4.19 Similar to the VSC results, in the vast majority of cases the results would be compliant with the default BRE recommendations, retaining over or close to 80% of their room area with a direct view of sky or slight, unnoticeable reductions of existing values.

4.20 Four ground floor rooms assessed (thought to be three bedrooms and a kitchen) indicated potentially noticeable differences given the percentage differences when compared to the baseline are greater than 20%.

4.21 These reductions are all between 23.47% and 28.15%, which would not indicate material/ significant differences. In addition, all retained values for these four rooms are consistent with reasonable expectations for the context, albeit below the BRE default recommendation.

APSH Assessments

4.22 As set out in the BREE guidance, these types of assessment are not required as these windows are northerly orientated.

4.23 Overall, the assessments are considered to demonstrate adequate retained conditions, consistent with the dense urban context and proximity of adjacent properties to the site boundary.

14 & 15 Melton Street

VSC Assessments

4.24 All windows assessed would either retain in excess of the BRE recommendation of at least 27%VSC post-development, or experience slight, unnoticeable differences.

No-Sky Line Assessments

4.25 An attempt was made to research the internal layouts of these properties, to enable consideration of potential effects to the Daylight Distribution.

4.26 This indicated several non-habitable spaces, such as hallways and small food preparation areas.

4.27 In the vast majority of cases the results would be compliant with the default BRE recommendations, retaining over or close to 80% of their room area with a direct view of sky or slight, unnoticeable reductions of existing values. One room would experience a beneficial improvement post-development.

4.28 Two rooms assessed indicated slightly noticeable, non material differences. Both would also retain values consistent with contextual expectations.

APSH Assessments

4.29 All but two ground floor windows assessed would either retain in excess of the BRE default target recommendations or experience slight, unnoticeable differences.

4.30 One window assessment point at 14 Melton St (ref: W1/150) and a second at 15 Melton St (ref: W1/170) would experience a differences which may be slightly noticeable, given the percentage change.

4.31 On closer review it can be seen that both windows are self-obstructed, evidenced by their significantly lower existing values compared to other windows in the same area.

4.32 Therefore, despite small actual difference of 4% and 8% Total APSH, these would register as differences of 47.06% and 28.57%.

4.33 The differences are on balance considered to represent a “no-worsening” of the baseline situation, with the retained values entirely commensurate with the dense urban context and proximity of adjacent properties to the site boundary.

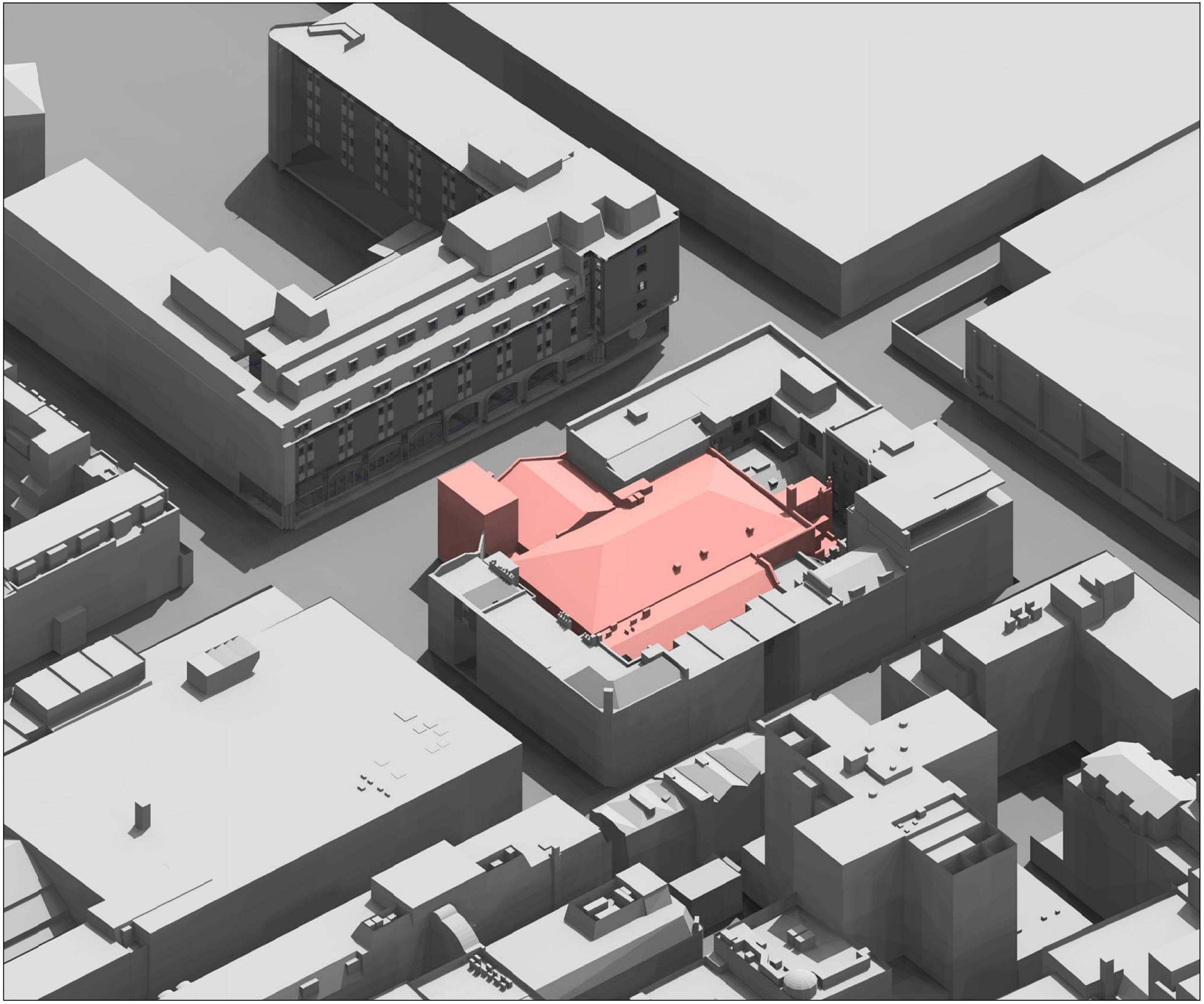
The overall effect is again considered acceptable in the round.

5. Conclusion

5.1 The detailed Daylight and Sunlight assessments are considered to demonstrate the proposed development is consistent with the flexible guidance set out by the BRE, having regard for the dense urban context and proximity of adjoining properties.

5.2 The proposed development is therefore concluded as compliant with London Borough of Camden planning policy on Daylight and Sunlight.

Appendix I



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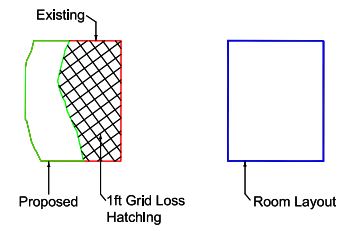
Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

SURROUNDING BUILDINGS
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

PROPOSED BUILDING
INFO 13 NOV 2017
2049_Tower 10 storey_20171113

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08449 02 03 04
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Project Name
Drummond Street
London

Client
Mr L Krendel

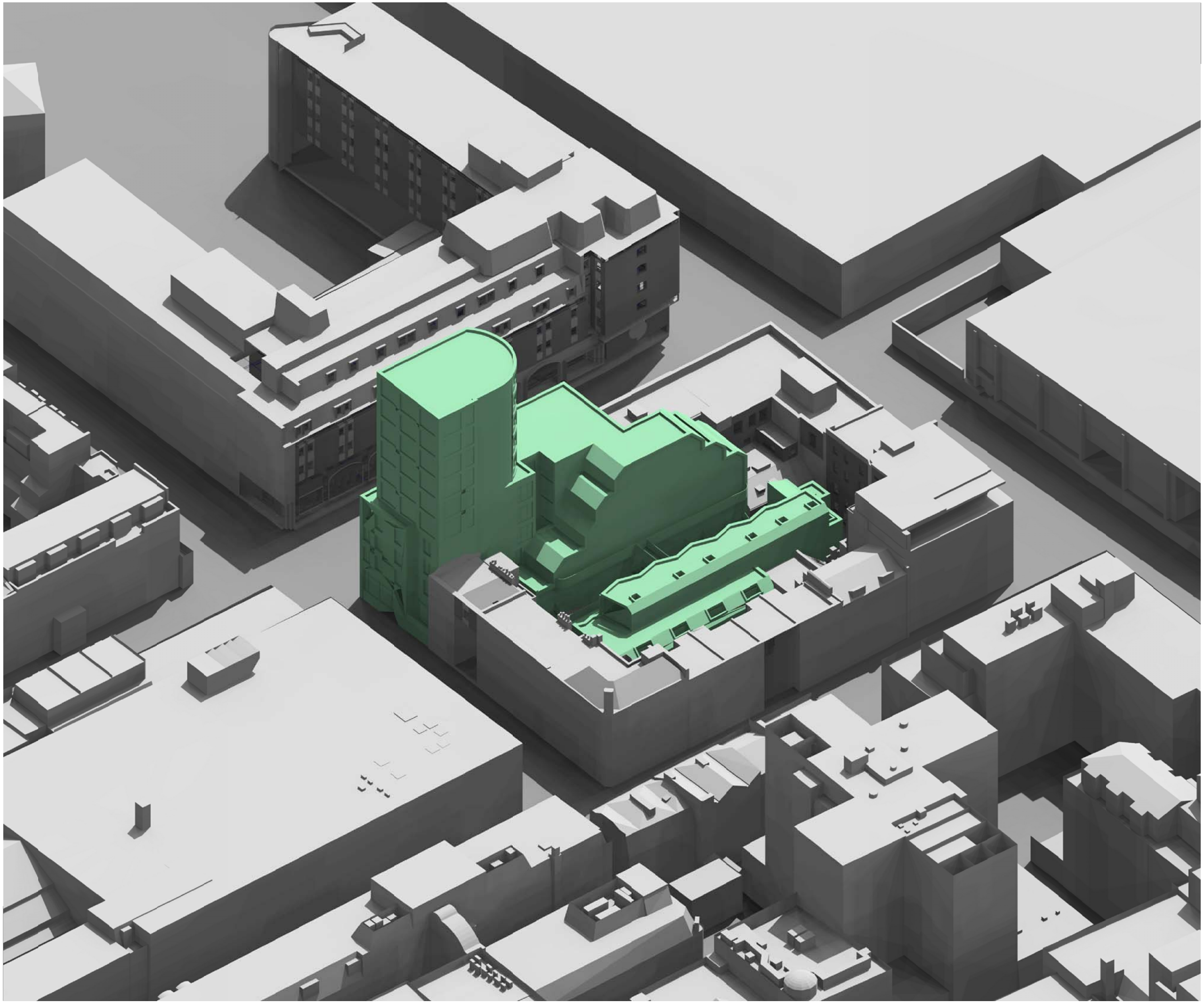
Drawing Title
3D VIEW FOR
EXISTING

Drawn By	Chk'd By	Scale @ A3	Date
AH	-	N/A	14 NOV 2017

Project No.	Drawing No.	Revision
DR12/38	BRE/372	-

Daylight

A3



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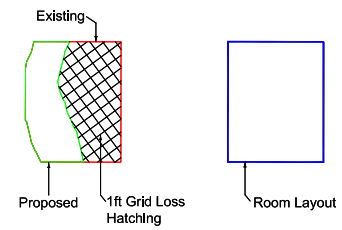

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

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Drawing Title
3D VIEW FOR
PROPOSED TOWER SCHEME

Drawn By	Chk'd By	Scale @ A3	Date
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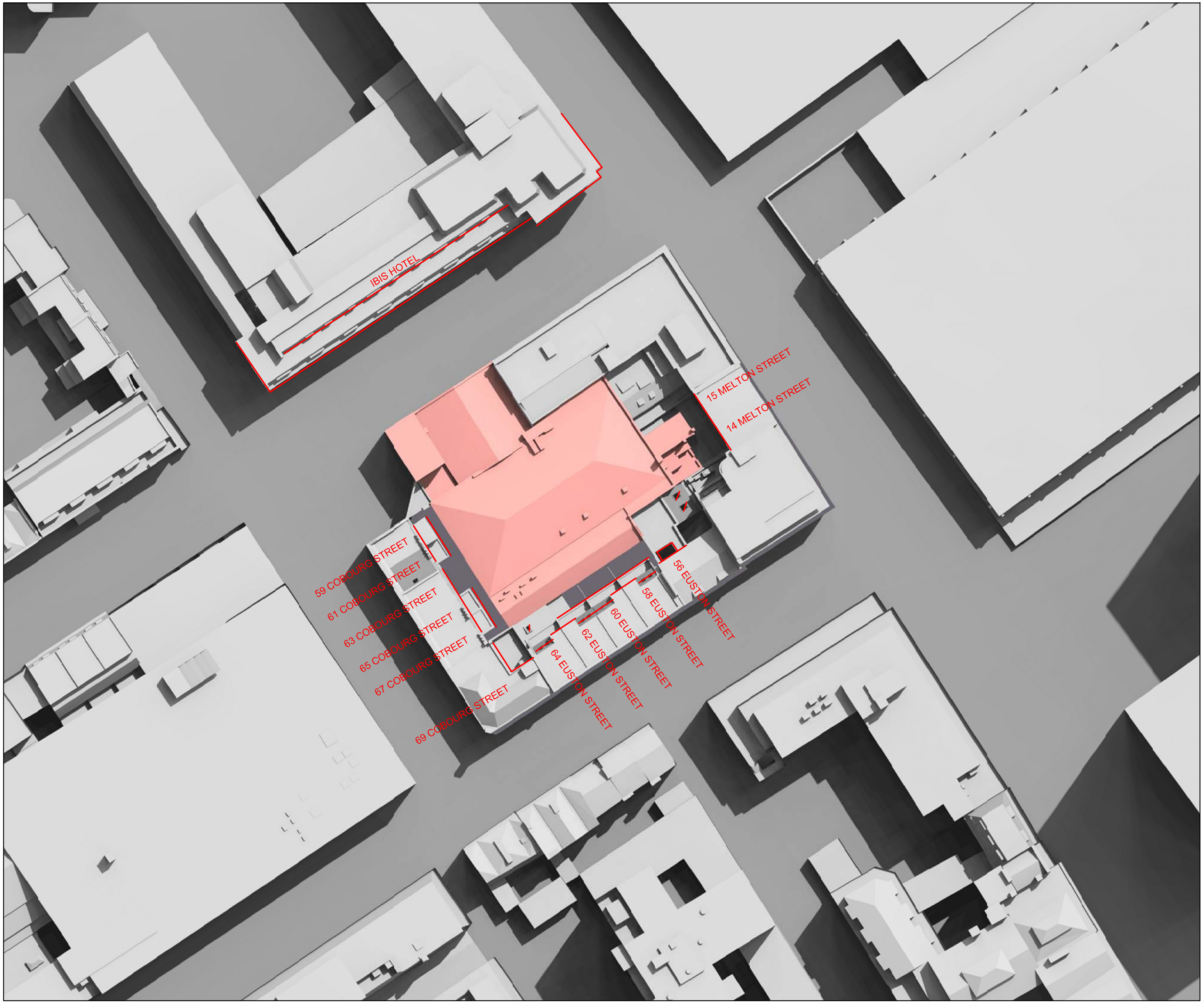
Project No.	Drawing No.	Revision
DR12/38	BRE/373	-

Daylight

A3



Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

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3D survey, MBS April 2015
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Project Name
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Client
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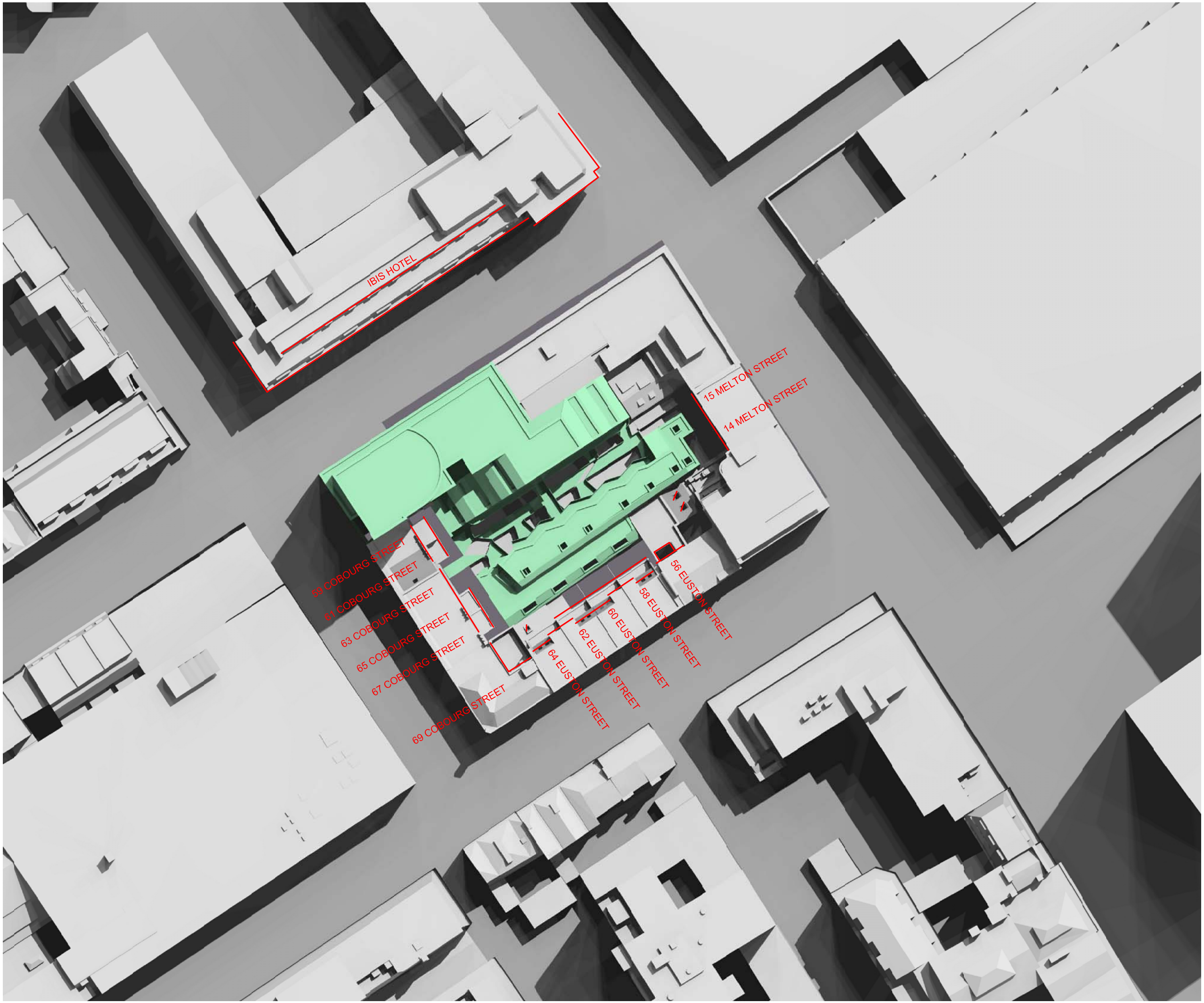
Drawing Title
PLAN VIEW FOR
EXISTING

Drawn By	Chk'd By	Scale @ A3	Date
AH	-	N/A	14 NOV 2017

Project No.	Drawing No.	Revision
DR12/38	BRE/374	-

Daylight

A3



Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

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PLAN VIEW FOR
PROPOSED

Drawn By	Chk'd By	Scale @ A3	Date
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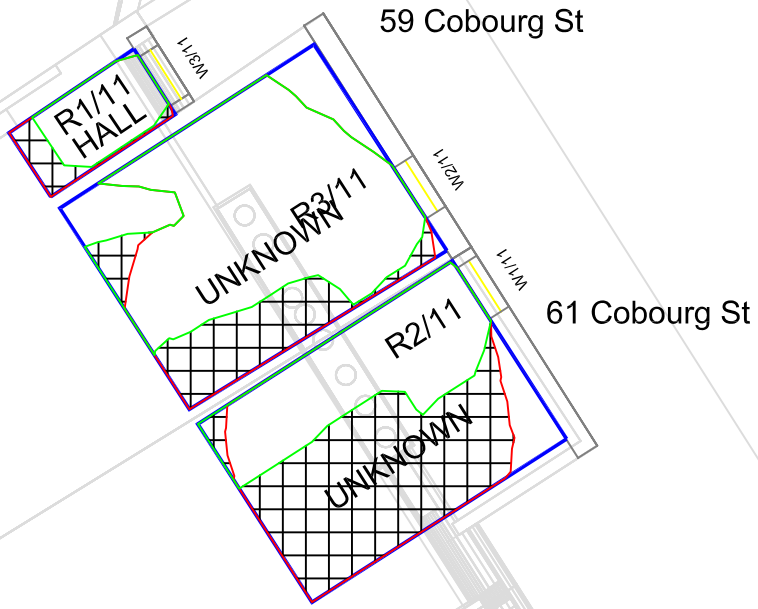
Project No.	Drawing No.	Revision
DR12/38	BRE/375	-

Daylight

A3

Ground floor



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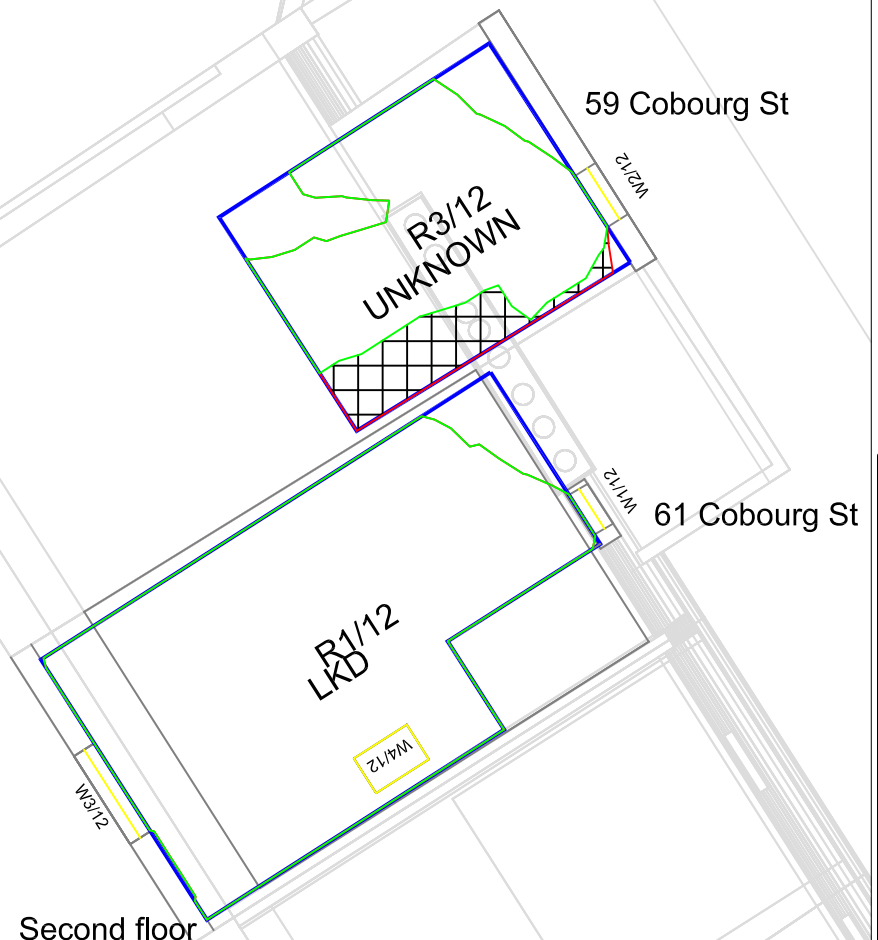

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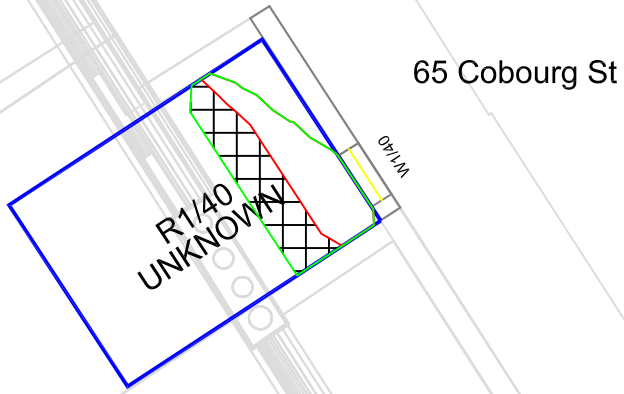
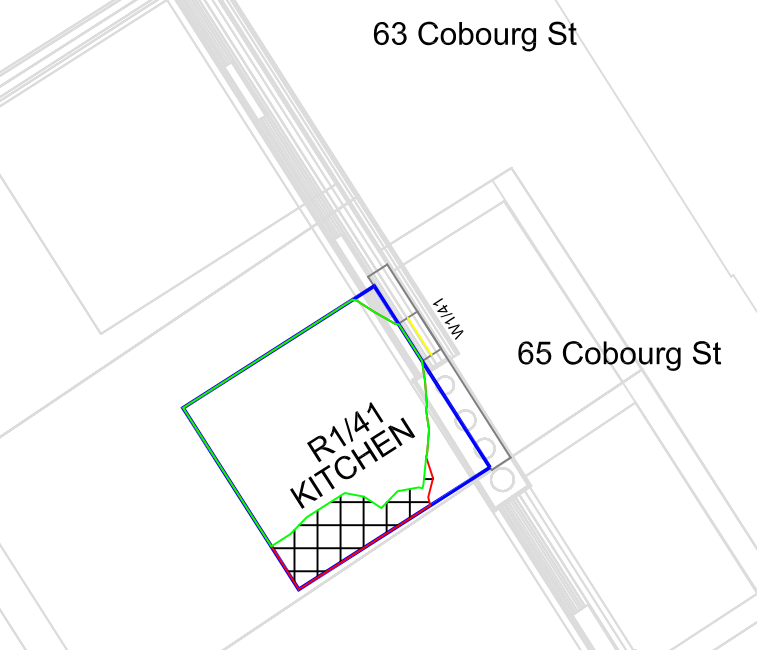
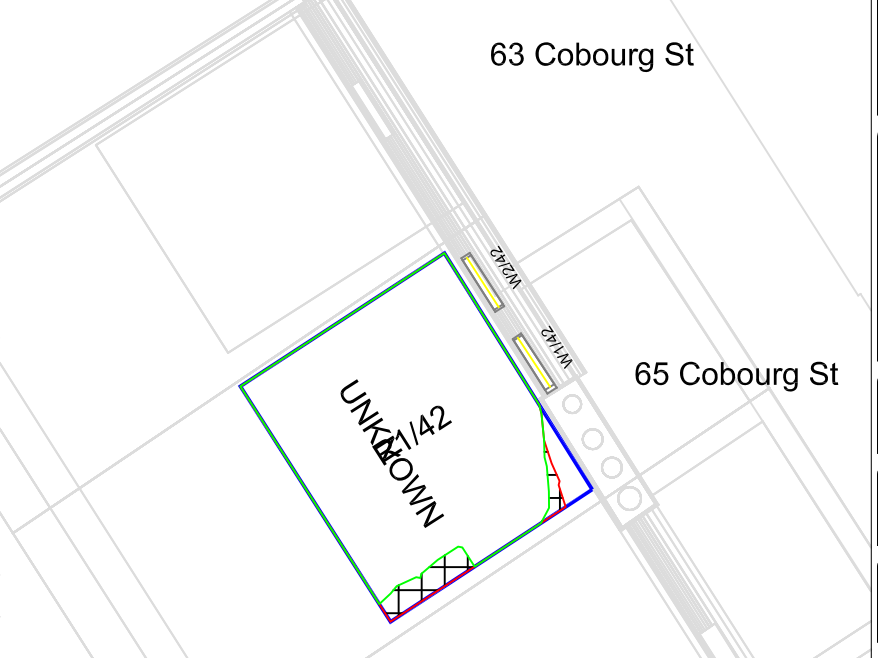


Ground floor



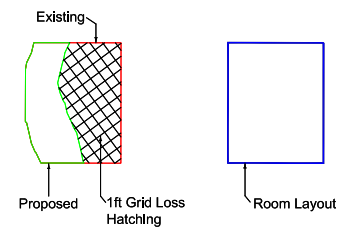
First floor



Second floor

Legend

Daylight



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

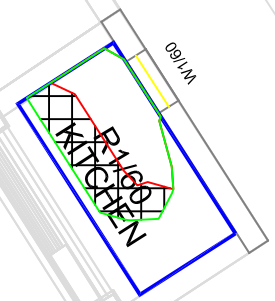
Drawn By	Chk'd By	Scale @ A3	Date
AH		1/100	14 NOV 2017

Project No.	Drawing No.	Revision
DR12/38	BRE376	-

Daylight

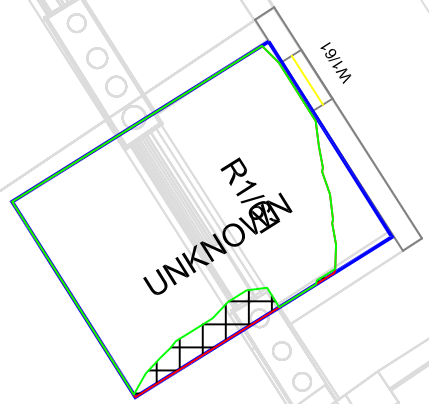
A3

67 Cobourg St



Ground floor

67 Cobourg St



First floor

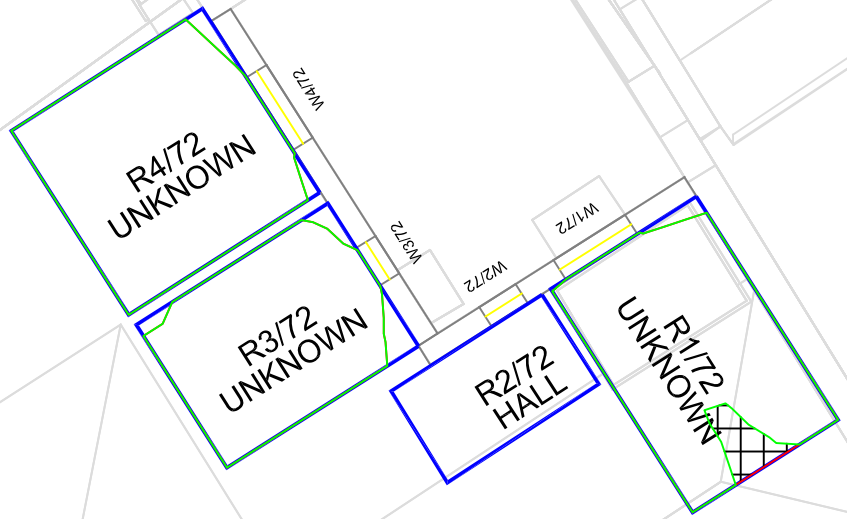
67 Cobourg St

Second floor

69 Cobourg St

First floor

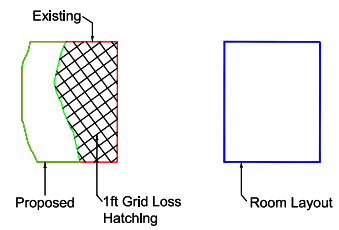
69 Cobourg St



Second floor

Legend

Daylight



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Project Name
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London

Client
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Drawing Title
No Sky Line contours for
67 & 69 Cobourg Street

Drawn By	Chk'd By	Scale @ A3	Date
AH		1/100	14 NOV 2017

Project No.	Drawing No.	Revision
DR12/38	BRE377	-

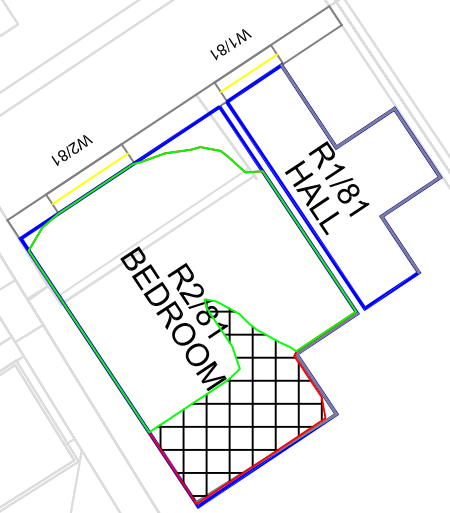
Daylight

A3

64 Euston St

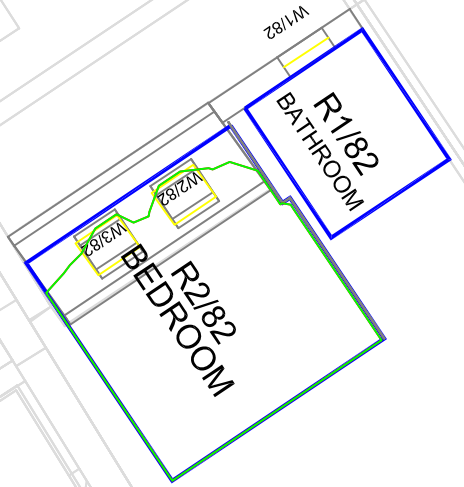
Ground floor

64 Euston St



First floor

64 Euston St



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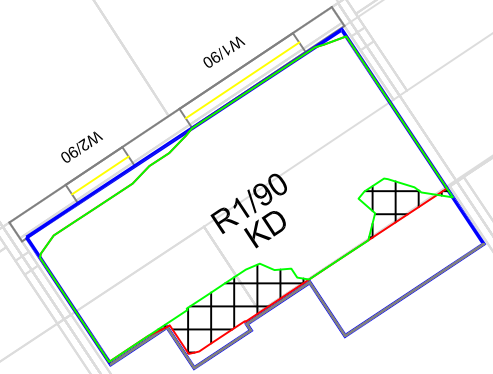
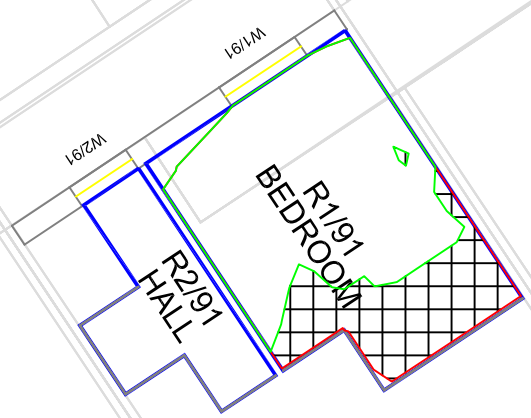
62 Euston St



Ground floor

62 Euston St



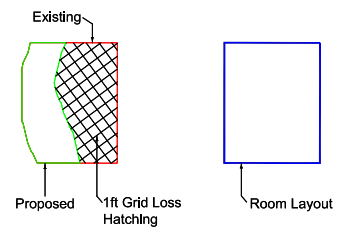
First floor

62 Euston St

Second floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

SURROUNDING BUILDINGS
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

PROPOSED BUILDING
INFO 13 NOV 2017
2049_Tower 10 storey_20171113

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

Project Name
Drummond Street
London

Client
Mr L Krendel

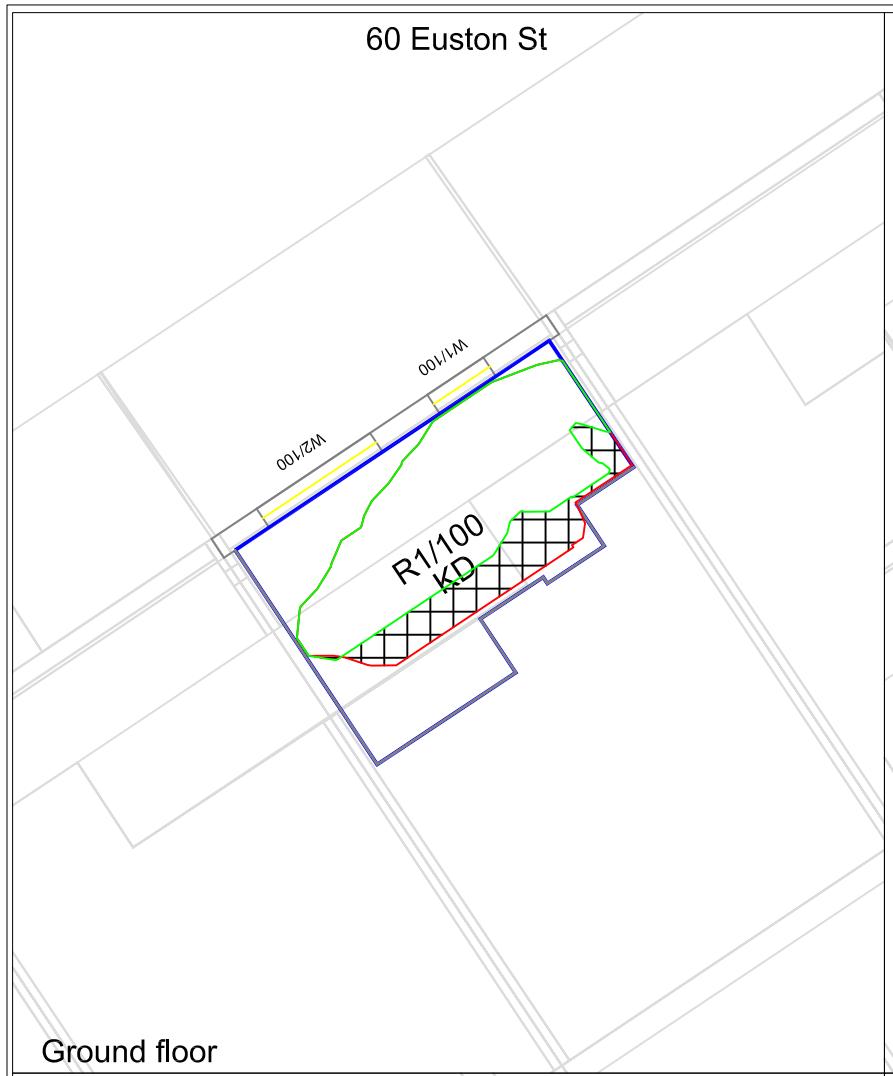
Drawing Title
No Sky Line contours for
62 & 64 Euston Street

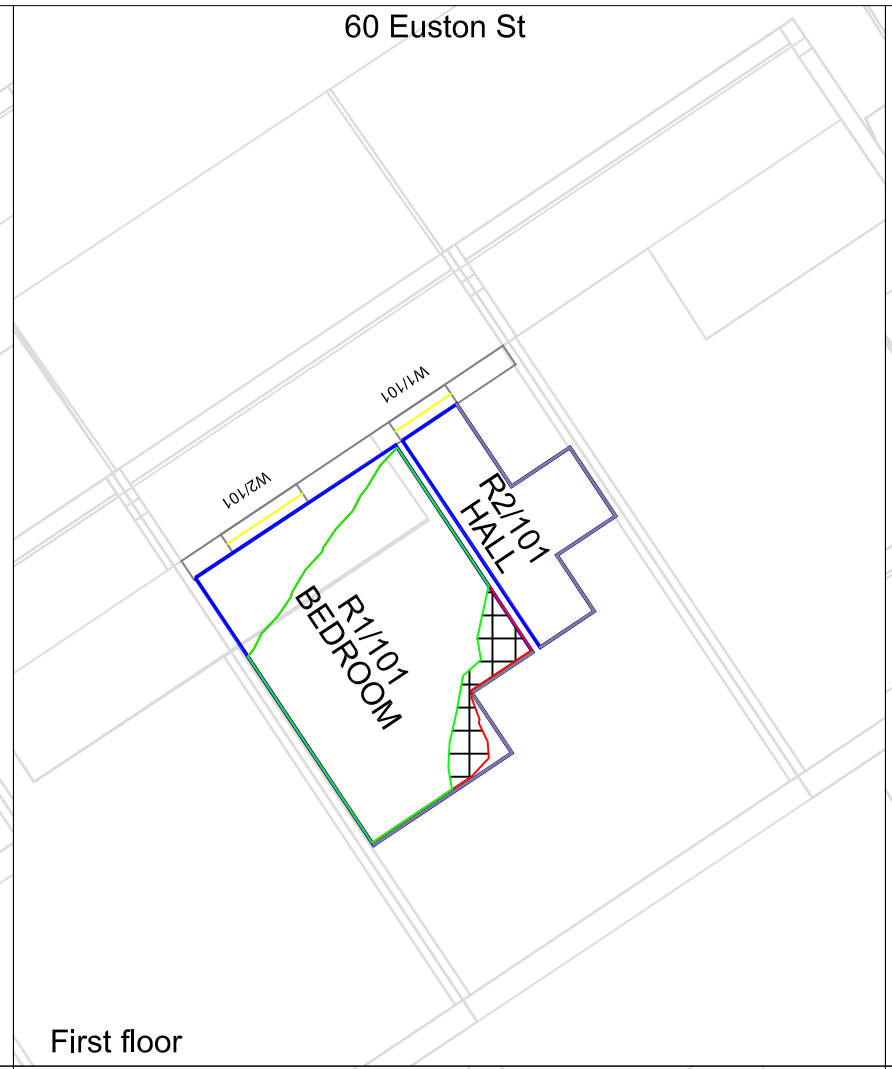
Drawn By	Chk'd By	Scale @ A3	Date
AH		1/100	14 NOV 2017

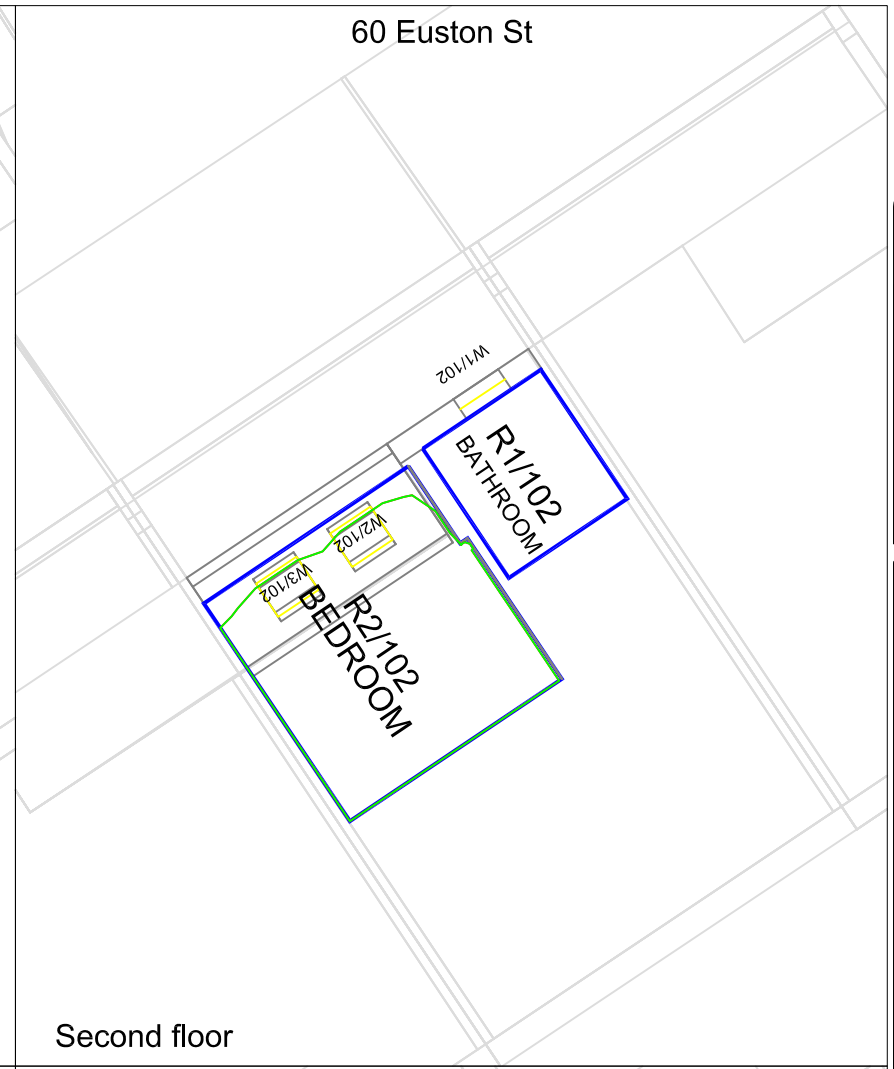
Project No.	Drawing No.	Revision
DR12/38	BRE378	-

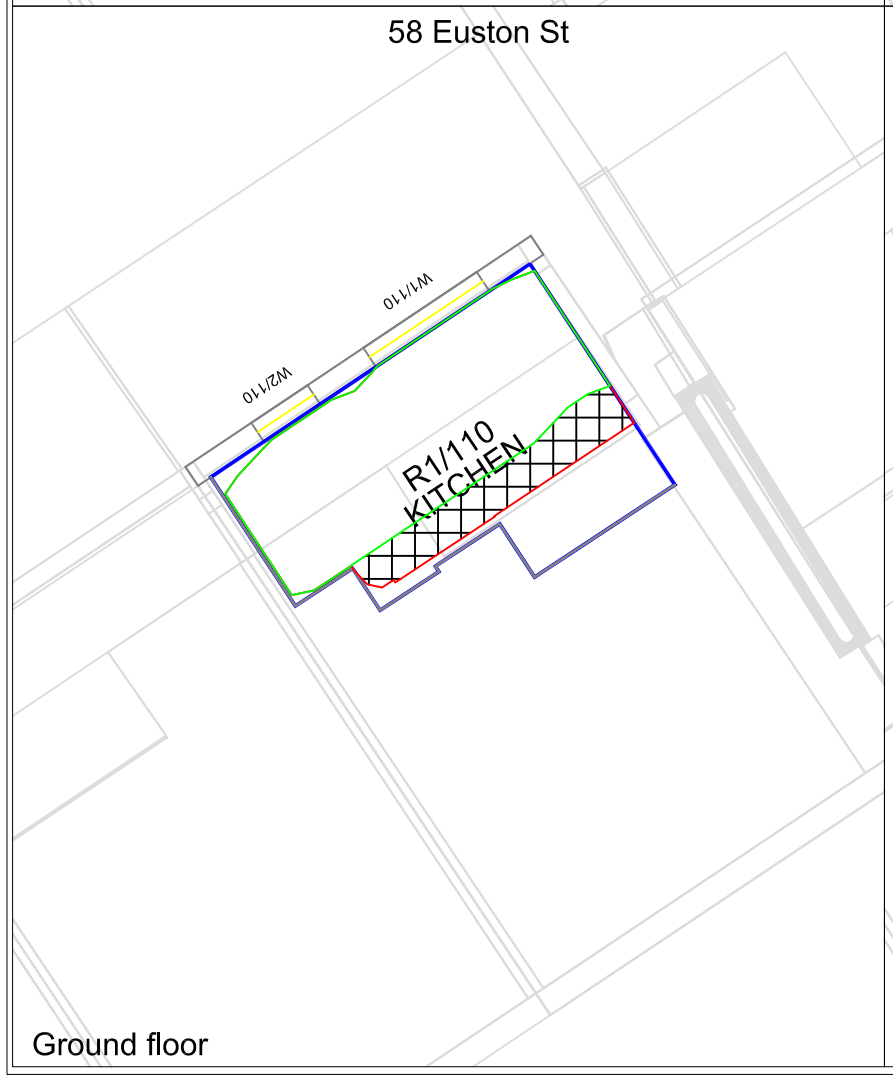
Daylight

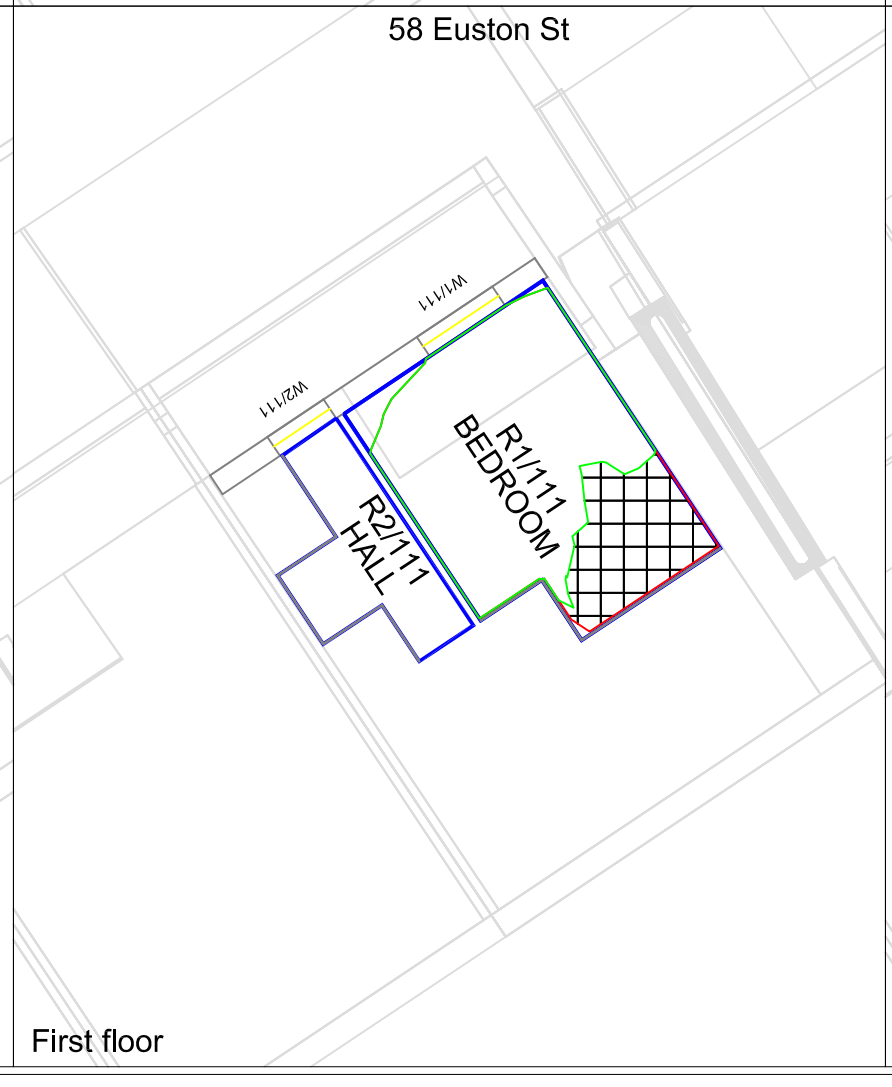
A3

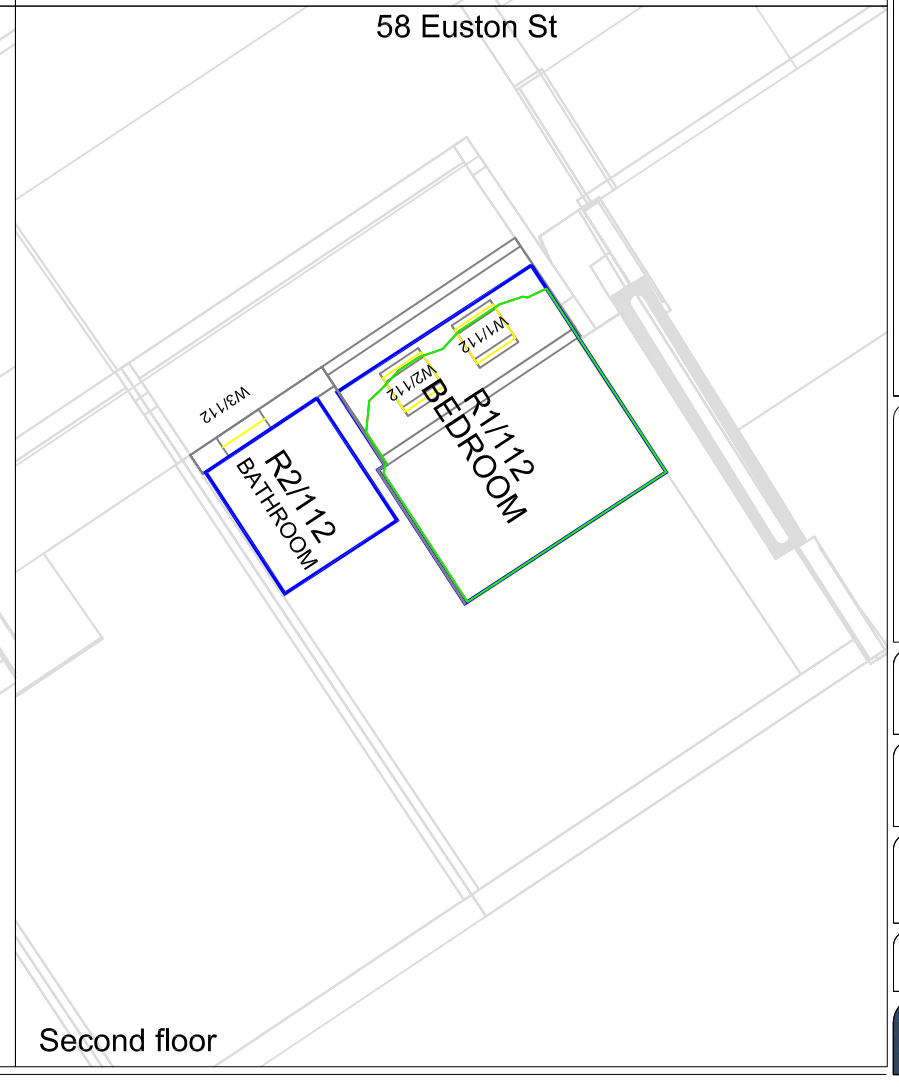






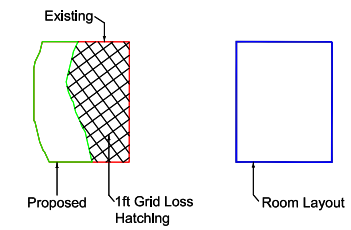






Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

SURROUNDING BUILDINGS
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

PROPOSED BUILDING
INFO 13 NOV 2017
2049_Tower 10 storey_20171113

GVA
An APLEONA company

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

Project Name
Drummond Street
London

Client
Mr L Krendel

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

Drawn By	Chk'd By	Scale @ A3	Date
AH		1/100	14 NOV 2017

Project No.	Drawing No.	Revision
DR12/38	BRE379	-

Daylight

A3

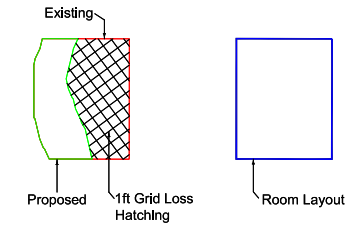
First floor

Second floor

Lower Ground floor

Legend

Daylight



Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

SURROUNDING BUILDINGS
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

PROPOSED BUILDING
INFO 13 NOV 2017
2049_Tower 10 storey_20171113

GVA
An APLEONA company

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

Project Name
Drummond Street
London

Client
Mr L Krendel

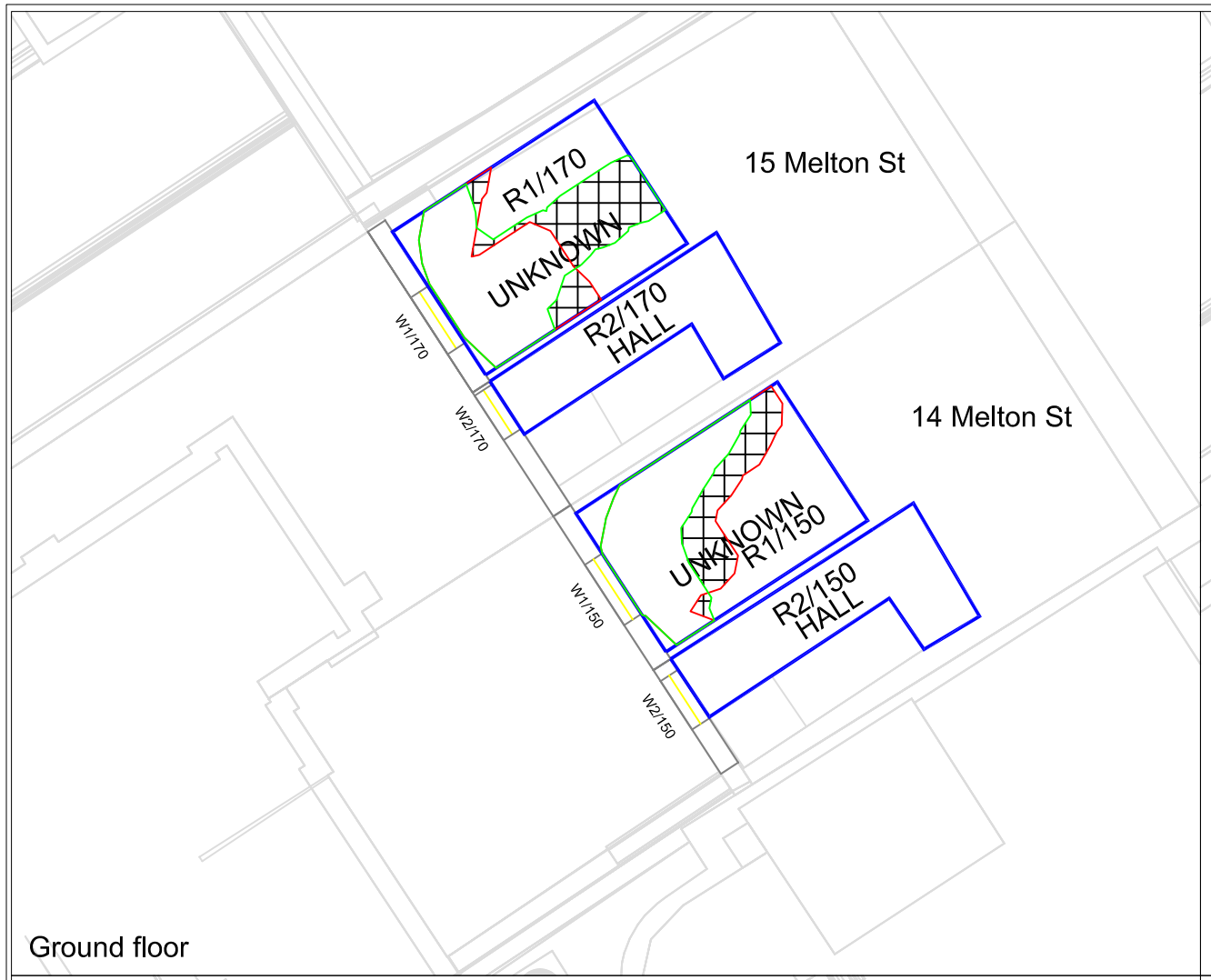
Drawing Title
No Sky Line contours for
54 & 56 Euston Street

Drawn By	Chk'd By	Scale @ A3	Date
AH		1/100	14 NOV 2017

Project No.	Drawing No.	Revision
DR12/38	BRE380	-

A3

Daylight



Ground floor

First floor

Second floor

Third floor

Legend

Daylight

Existing

Proposed

1ft Grid Loss Hatching

Room Layout

Existing No-Sky Line Contour

Proposed No-Sky Line Contour

Sources of Information

EXISTING BUILDING
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

SURROUNDING BUILDINGS
3D survey, MBS April 2015
MBS15_457 Drummond St 16.04.2015

PROPOSED BUILDING
INFO 13 NOV 2017
2049_Tower 10 storey_20171113

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

Project Name
Drummond Street
London

Client
Mr L Krendel

Drawing Title
No Sky Line contours for
14 & 15 Melton Street

Drawn By	Chk'd By	Scale @ A3	Date
AH			14 NOV 2017

Project No.	Drawing No.	Revision
DR12/38	BRE/381	-

Daylight

A3

Drummond Street

Daylight analysis results for 10 storey scheme
Job 38
14-Nov-17

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
59 Cobourg Street										
Gnd Floor										
R2/10	UNKNOWN	W2/10	6.50	6.68	-2.77%	0.31	0.35	-13.83%	21.39%	-121.80%
1st Floor										
R1/11	HALL	W3/11	15.42	3.27	78.79%	2.29	0.94	59.21%	75.58%	23.72%
R3/11	UNKNOWN	W2/11	27.43	17.81	35.07%	0.99	0.75	24.21%	70.34%	16.60%
R3/12	UNKNOWN	W2/12	34.16	20.67	39.49%	0.78	0.56	27.88%	67.66%	19.36%
61 Cobourg Street										
Gnd Floor										
R1/10	UNKNOWN	W1/10	6.75	12.46	-84.59%	0.35	0.63	-81.45%	31.95%	-281.19%
1st Floor										
R2/11	UNKNOWN	W1/11	27.63	20.79	24.76%	1.08	0.91	15.15%	40.08%	56.41%
R1/12	LKD	W1/12	31.44	24.40	22.39%	1.45	1.34	7.26%	95.72%	0.00%
		W3/12	33.54	32.64	>27					
		W4/12	87.71	73.66	>27					
65 Cobourg Street										
Gnd Floor										
R1/40	UNKNOWN	W1/40	7.80	11.55	-48.08%	0.43	0.65	-52.47%	26.85%	-99.40%
R1/41	KITCHEN	W1/41	26.65	22.48	15.65%	0.64	0.60	6.22%	75.08%	16.57%
R1/42	UNKNOWN	W1/42	32.70	28.19	>27	1.87	1.73	7.75%	92.77%	4.76%
		W2/42	33.99	28.95	>27					
67 Cobourg Street										
Gnd Floor										
R1/60	KITCHEN	W1/60	8.42	11.50	-36.58%	0.57	0.79	-38.35%	59.50%	-92.00%
R1/61	UNKNOWN	W1/61	30.74	26.64	13.34%	1.01	0.93	7.73%	87.38%	6.20%
R1/62	UNKNOWN	W1/62	32.01	29.31	>27	0.90	0.87	3.76%	76.26%	0.00%
69 Cobourg Street										
1st Floor										
R1/71	UNKNOWN	W1/71	14.19	7.44	47.57%	0.45	0.26	41.56%	31.66%	48.87%
R3/71	UNKNOWN	W3/71	25.95	24.30	6.36%	0.64	0.63	2.49%	74.79%	0.00%
R1/72	UNKNOWN	W1/72	28.81	22.13	23.19%	1.88	1.53	18.40%	91.62%	6.86%
R3/72	UNKNOWN	W3/72	26.51	25.05	5.51%	0.97	0.95	1.55%	93.63%	0.00%
R4/72	UNKNOWN	W4/72	31.66	29.99	>27	1.95	1.89	3.23%	97.75%	0.00%
64 Euston Street										
Gnd Floor										
R1/80		W1/80	69.35	62.54	>27	0.30	0.28	6.62%	94.08%	5.92%
R2/81	BEDROOM	W2/81	28.51	20.30	28.80%	1.15	0.88	23.17%	72.12%	23.80%
R2/82	BEDROOM	W2/82	49.80	41.27	>27	1.55	1.34	13.49%	90.84%	0.00%
		W3/82	50.77	42.34	>27					

Room/Floor	Room Use	Window	%VSC			% Daylight Factor			Proposed No Sky	
			Exist	Prop	% Loss	Exist	Prop	% Loss	% of Room Area	% Loss of Existing
62 Euston Street										
Gnd Floor										
R1/90	KD	W1/90	19.41	16.62	14.37%	2.06	1.75	14.74%	72.78%	11.08%
		W2/90	21.82	17.35	20.49%					
R1/91	BEDROOM	W1/91	31.39	23.19	26.12%	1.25	0.98	21.93%	69.29%	28.15%
R1/92	BEDROOM	W1/92	57.87	49.31	>27	1.59	1.37	13.50%	91.57%	0.00%
		W2/92	53.33	44.75	>27					
60 Euston Street										
Gnd Floor										
R1/100	KD	W1/100	22.05	18.21	17.41%	0.50	0.42	17.50%	49.58%	23.62%
R1/101	BEDROOM	W1/101	30.81	23.02	25.28%	1.08	0.85	21.31%	74.28%	9.40%
R2/102	BEDROOM	W2/102	53.67	45.43	>27	1.68	1.46	13.06%	91.48%	0.00%
		W3/102	58.30	49.91	>27					
58 Euston Street										
Gnd Floor										
R1/110	KITCHEN	W1/110	17.88	16.00	10.51%	2.06	1.82	11.89%	65.54%	18.69%
		W2/110	21.78	18.26	16.16%					
R1/111	BEDROOM	W1/111	30.27	23.22	23.29%	1.23	0.99	18.99%	73.40%	23.47%
R1/112	BEDROOM	W1/112	57.05	50.39	>27	1.78	1.60	10.12%	90.84%	0.00%
		W2/112	52.83	45.90	>27					
56 Euston Street										
1st Floor										
R1/121	LIVING	W1/121	11.96	11.79	1.42%	14.85	13.66	8.02%	99.93%	0.00%
		W2/121	30.79	24.10	21.73%					
		W3/121	72.36	67.81	>27					
R1/122		W2/122	33.29	27.98	>27	3.75	3.25	13.36%	99.11%	0.00%
54 Euston Street										
Base Floor										
R2/129	UNKNOWN	W2/129	37.68	34.68	>27	0.43	0.40	5.18%	84.10%	0.00%
		W3/129	36.31	31.69	>27					
14 Melton Street										
Gnd Floor										
R1/150	UNKNOWN	W1/150	12.37	10.24	17.22%	0.85	0.73	13.85%	39.51%	29.94%
1st Floor										
R1/151	UNKNOWN	W1/151	18.74	17.63	5.92%	1.34	1.27	5.01%	74.17%	23.64%
2nd Floor										
R1/152	UNKNOWN	W1/152	28.59	24.49	14.34%	1.88	1.67	11.08%	97.24%	0.00%
3rd Floor										
R1/153	UNKNOWN	W1/153	33.14	29.86	>27	1.05	0.95	8.80%	95.03%	1.03%
15 Melton Street										
Gnd Floor										
R1/170	UNKNOWN	W1/170	11.18	10.36	7.33%	0.84	0.77	7.43%	57.69%	-32.03%
1st Floor										
R1/171	UNKNOWN	W1/171	18.06	17.50	3.10%	1.18	1.14	3.23%	80.24%	0.27%
2nd Floor										
R1/172	UNKNOWN	W1/172	30.96	26.68	13.82%	1.24	1.09	11.66%	93.59%	2.99%
3rd Floor										
R1/173		W1/173	35.48	31.22	>27	0.90	0.80	11.18%	91.45%	5.10%

Drummond Street

Sunlight analysis results for 10 storey tower scheme
Job 38
14-Nov-17

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

		Existing %			Proposed %					
Room use	Window Ref	Summer	Winter	Total	Summer	Winter	Total	% Loss of Summer	% Loss of Winter	% Loss of Total
61 Cobourg Street										
LKD	W3/12	42.00	20.00	62.00	42.00	20.00	62.00	0.00%	0.00%	0.00%
LKD	W4/12	49.00	6.00	55.00	49.00	6.00	55.00	0.00%	0.00%	0.00%
14 Melton Street										
Gnd Floor										
UNKNOWN	W1/150	15.00	2.00	17.00	8.00	1.00	9.00	46.67%	50.00%	47.06%
1st Floor										
UNKNOWN	W1/151	20.00	4.00	24.00	17.00	3.00	20.00	15.00%	25.00%	16.67%
2nd Floor										
UNKNOWN	W1/152	30.00	8.00	38.00	26.00	4.00	30.00	13.33%	50.00%	21.05%
3rd Floor										
UNKNOWN	W1/153	35.00	13.00	48.00	30.00	13.00	43.00	14.29%	0.00%	10.42%
15 Melton Street										
Gnd Floor										
UNKNOWN	W1/170	12.00	2.00	14.00	10.00	0.00	10.00	16.67%	100.00%	28.57%
1st Floor										
UNKNOWN	W1/171	27.00	2.00	29.00	24.00	2.00	26.00	11.11%	0.00%	10.34%
2nd Floor										
UNKNOWN	W1/172	41.00	9.00	50.00	33.00	10.00	43.00	19.51%	-11.11%	14.00%
3rd Floor										
W1/173		42.00	18.00	60.00	37.00	16.00	53.00	11.90%	11.11%	11.67%