REPORT

Holborn Hall

London WC1V 7BD

DAYLIGHT & SUNLIGHT
TO
NEIGHBOURING PROPERTIES

June 2018

BVP

BROOKE VINCENT + PARTNERS

RICS

CONTENTS OF REPORT

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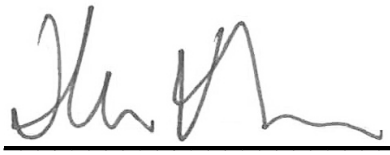
2. Daylight and Sunlight Results – Neighbouring Properties

Drafted by:



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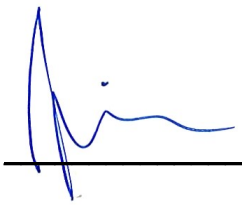

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5nd July 2018

Holborn Hall, London WC1V 7BD

Daylight & Sunlight

We are instructed to report upon the daylight and sunlight aspects of this Planning Application in relation to proposed development and the impact on neighbouring properties.

Our report is based upon the scheme drawings prepared by Garnett & Partners, a site visit, survey information and photographs, plus daylight and sunlight studies.

1.0 SUMMARY

1.1 This report has been drafted by reference to the Building Research Establishment (BRE) publication (2011), *"Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice"* and local planning policy.

1.2 Our studies have confirmed that the amenity values of daylight and sunlight to the neighbouring properties would be retained to a level that satisfies BRE criteria.

1.3 In summary, the scheme has been designed to respect BRE's criteria and therefore the relevant policy within Camden's Local Plan.

2. PLANNING POLICY

2.1. London Borough of Camden

2.1.1. The Camden Local Plan replaced the Council's Core Strategy and Development Policies in July 2017. The relevant policy is listed below:

Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;
…
d. require mitigation measures where necessary.

The factors we will consider include:
…
e. visual privacy, outlook; f. sunlight, daylight and overshadowing;
…

Camden's Local Plan also refer to supplementary planning document Camden Planning Guidance CPG: Amenity, which states as follows:

KEY MESSAGES:
- *The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should be follow the guidance in the BRE's Site layout planning for daylight and sunlight: A guide to good practice.*

- *The 45° and 25° tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.*

- *Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.*

- *The Council may seek independent verification of sunlight and daylight reports if necessary.*

The London Plan 2016 (Including Housing Standards minor alterations - March 2016)

2.2 The London Plan forms part of Lewisham's Development Plan. The Housing Supplementary Planning Guidance (HSPG) 2016, defines in greater detail the London Plan's approach to Housing requirements and standards. Those aspects of the HSPG that are relevant to this report are mostly relevant to the London Plan **Policy 3.5 – Quality and Design of Housing Development**, and as detailed below.

Housing Supplementary Planning Guidance – March 2016

2.3 **Daylight and Sunlight**

Standard 32 – *All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen/dining spaces should preferably receive direct sunlight.*

The explanatory notes that follow Standard 32 include the following comments:

2.3.45 "… In *addition to the above standards, BRE good practice guidelines and methodology can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3*".

Section 1.3 is entitled *'Optimising Housing Potential'* and confirms that *"… 'optimisation' can be defined as 'developing land to the fullest amount consistent with all relevant planning objectives'..."*.

2.3.46 "*Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units would achieve good amenity for residents*…".

2.3.47 "*BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan strategic approach to optimising housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London*".

2.4 Dual Aspect

Standard 29 – *Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.*

The explanatory notes that follow Standard 29 include the following comments:

2.4.37 *"Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods…".*

2.4.39 *"… The design of single aspect flats will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy and daylight and the orientation enhances amenity, including views. North facing single aspect dwellings should be avoided wherever possible. However, in applying this standard consideration should also be given to other planning and design objectives for a site, for example the aim to maximise active frontages and minimise inactive frontages".*

2.4.41 *"In single aspect dwellings with more than two bedrooms it is difficult to achieve adequate natural ventilation and daylight to all rooms in an efficient plan layout which avoids long internal corridors. Single aspect dwellings containing three or more bedrooms*

should therefore be avoided. The design of single aspect ground floor dwellings will require particular consideration to maintain privacy and adequate levels of daylight".

2.5 The London Plan and HSPG do not provide numerical values for daylight or sunlight. Those given in this report are based upon the BRE guidance referred to above, in explanatory note 2.3.47 and more fully detailed in the item that follows this.

3. METHOD OF CALCULATION

Building Research Establishment

3.1 The calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication 2011 ‘’Site Layout Planning to Daylight and Sunlight. A Guide To Good Practice’’. This is referred to by Local Authorities as a means of articulating their policy. BRE confirm that the Guide does not contain mandatory requirements and in the **Introduction** provides a full explanation of its purpose:-

“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.”
“It aims to help rather than constrain the designer.”

“Although it gives numerical guidelines these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.”

“In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.”

3.2 Modelling and Results

3.2.1 Our analysis and subsequent results are produced by the application of our specialist software on our three-dimensional model, images of which are included in Appendix 1. This is based upon survey information, supplemented by photographs, plus the architect’s plan drawings also included in Appendix 1.

3.2.2 In this model, the existing site building is defined in light blue, the parts to be demolished in dark blue, the neighbouring buildings in green and the proposed building in magenta.

3.3 Daylight

3.3.1 Daylight is not specific to a particular direction, as it is received from the dome of the sky.

3.3.2 Reference is made in the BRE report to various methods of assessing the effect a development will have on diffused daylight.

3.3.3 The simplest methods are not appropriate in an urban environment, where the built form is invariably complex. Vertical Sky Component (VSC) is the calculation most readily adopted, as the principles of calculation can be established by relating the location of any particular window to the existing and proposed, built environment.

3.3.4 The BRE Guide states *"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^{o} to the horizontal, then the diffused daylighting of the existing building may be adversely affected.*

This will be the case if the Vertical Sky Component measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value".

3.3.5 Where the VSC calculation has been used, BRE also seeks to consider daylight distribution within neighbouring rooms, once again defining an adverse effect as a result that is less than 0.8 the former value. Access is rarely available and we have therefore taken a reasoned approach.

3.4 Sunlight

3.4.1 The BRE *Guide to Good Practice* confirms:

(i) Sunlight is only relevant to neighbouring residential windows which have a view of the proposed development and face within 90^{o} of south, i.e. south of the east-west axis.

(ii) If any part of a new development subtends an angle of more than 25^{o} to the horizontal measured from the centre of the main living room window, a vertical section perpendicular to the window, then the sunlighting in the existing dwelling may be adversely affected.

(iii) Similarly, the sunlight availability to an existing dwelling may be adversely affected if the APSH, when measured at the centre of the window is reduced by more than 4%.

(iv) Should the loss be greater than 4%, then sunlight availability may be adversely affected if the centre of the window receives less than 25% of the annual probable sunlight hours, of which 5% of the annual total should be received between 21 September and 21 March (winter) and less than 0.8 times its former sunlight hours during either period.

(v) Kitchens and bedrooms are less important, although care should be taken not to block too much sun.

4.0 DAYLIGHT RESULTS

Neighbouring Buildings

4.1 Green Dragon House

4.1.1 To the south east of the site, the closest residential accommodation is a block of flats known as Green Dragon House. Only the top floor of the building has a view of the proposal and for the purposes of this report we have analysed those windows to the rear of the property.

4.1.2 The VSC results within appendix 2 confirm that W1 has a result of 26.10 in both the existing and proposed conditions and therefore no adverse effect would occur. The second window (W2) has a result of 30.44 in the existing condition and 30.41 in the proposed condition. This result is well above BRE's recommended value of 27% VSC and no adverse effect would occur.

4.2 Dragon Hall Office

4.2.1 To the south west of the site, there is an office block known as Dragon Hall. We have been requested to provide the results for this property and the windows to the rear of the site have been analysed.

4.2.2 The VSC results confirm that in all locations the values are below 27% in the existing and proposed condition. BRE provides the appropriate advice, which we have reiterated in item 3.3.4 of our report. This states that an adverse effect would occur if the proposed value was not only less than 27% VSC but also less than 0.8 of the former (existing) value. In all locations the values would remain well above 0.8 and there would be no adverse effect.

4.2.3 We have estimated room sizes and Daylight Distribution (DD) within. The results can be referred to in Appendix 2. The results confirm that in all but one location the values would remain well above 0.8 the existing value.

4.2.4 The one exception is at second floor level with a result of 0.78. This result is only marginally below the recommended guideline figure of 0.8 and should not negate a good set of results.

4.3 190 High Holborn

4.3.1 To the west of the site there is a block of offices within a courtyard area and is known as 190 High Holborn. For the purposes of this report, we have included the results for the lower ground floor to the second floor level of the building.

4.3.2 The daylight results in Appendix 2 confirm that VSC values would remain above the benchmark figure of 0.8 the former (existing) value and there would be no adverse effect.

4.3.3 We have estimated room sizes and Daylight Distribution (DD) within. The results can be referred to in Appendix 2. The results confirm that the rooms would remain well above 0.8 the existing value. BRE criterion has been fully satisfied.

5.0 SUNLIGHT RESULTS

Neighbouring Residential Buildings

5.1 The sunlight results are defined by the right hand columns in Appendix 2 and adjacent to VSC results. Windows that do not face within 90° of south are classified as 'north facing'. In these circumstances there is no criterion to meet.

5.2 Windows that face within 90° of south would retain good annual and winter sunlight availability in all locations. There would be no adverse effect.

6.0 Daylight and Sunlight Summary

6.1 Our analysis has confirmed that in all but one location, the daylight and sunlight availability to the neighbouring buildings would be retained in accordance with the BRE recommendations. The one exception is only marginally below the BRE guidelines. This is a very good outcome within a high-density development site in London.

APPENDIX 1

Location Plan

CAD Model

N

KEY:

- Neighbouring Buildings
- Existing Site Building
- To be demolished
- Proposed Extension

Rev.	Date	Description

BVP BROOKE VINCENT + PARTNERS RICS

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Enterprise House The Crest London NW4 2HW
Tel: 020 8202 1013
E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
Garnet & Partners

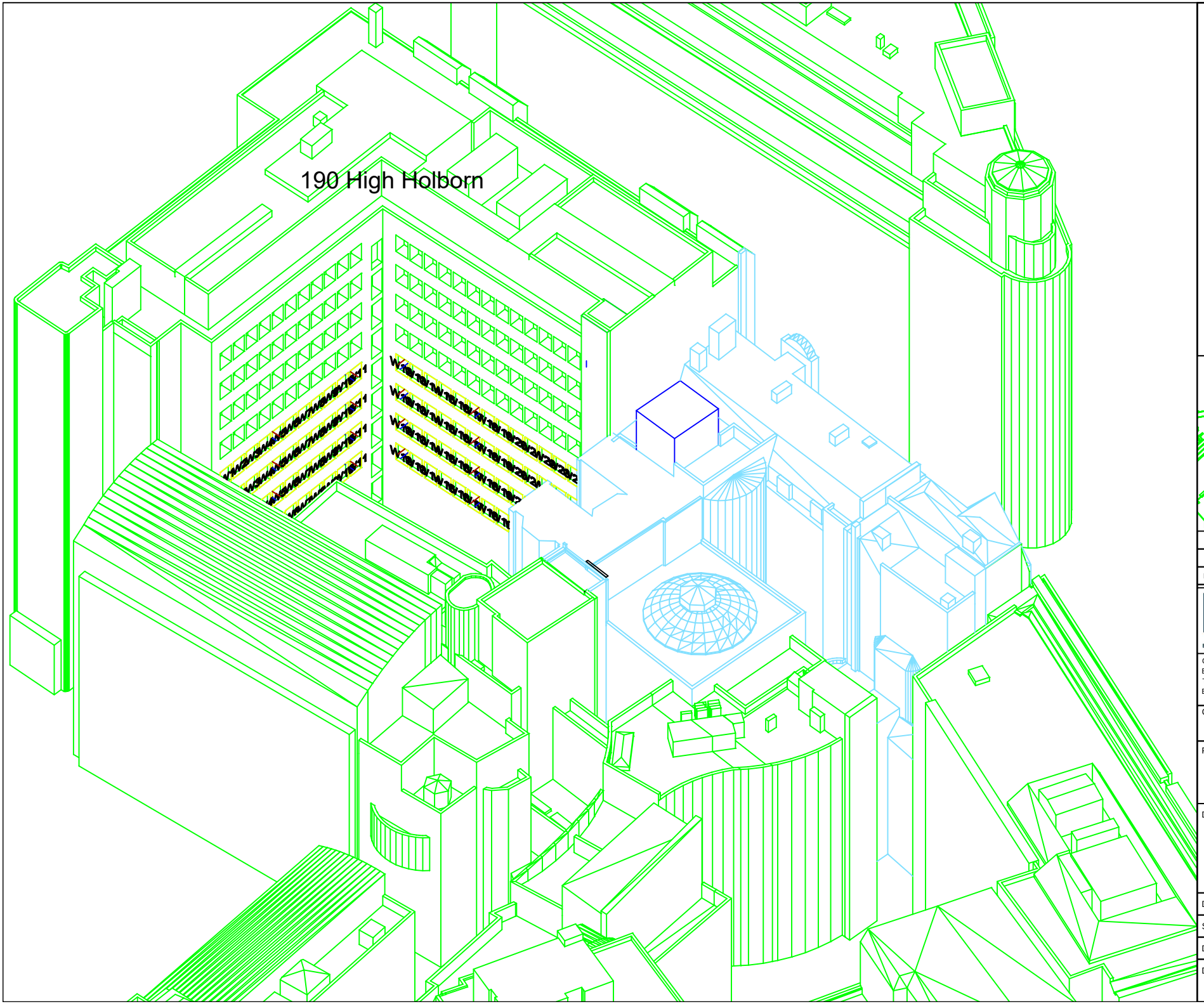
PROJECT:
Holborn Hall
WC1

DRAWING:
Plan View
Existing vs Proposed

DRAWN: HA	PROJECT NO: 11422
SCALE: NTS	
DATE: 05.07.2018	

DRAWING NO: 11422-01

REV:



KEY:

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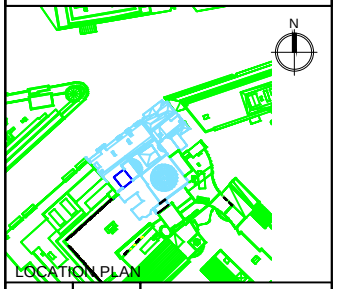
- Existing Site Building
- To be demolished
- Proposed Extension



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Rev.	Date	Description

BVP
BROOKE VINCENT + PARTNERS
RICS

Chartered Building Surveyors
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CLIENT / ARCHITECT:
Garnet & Partners

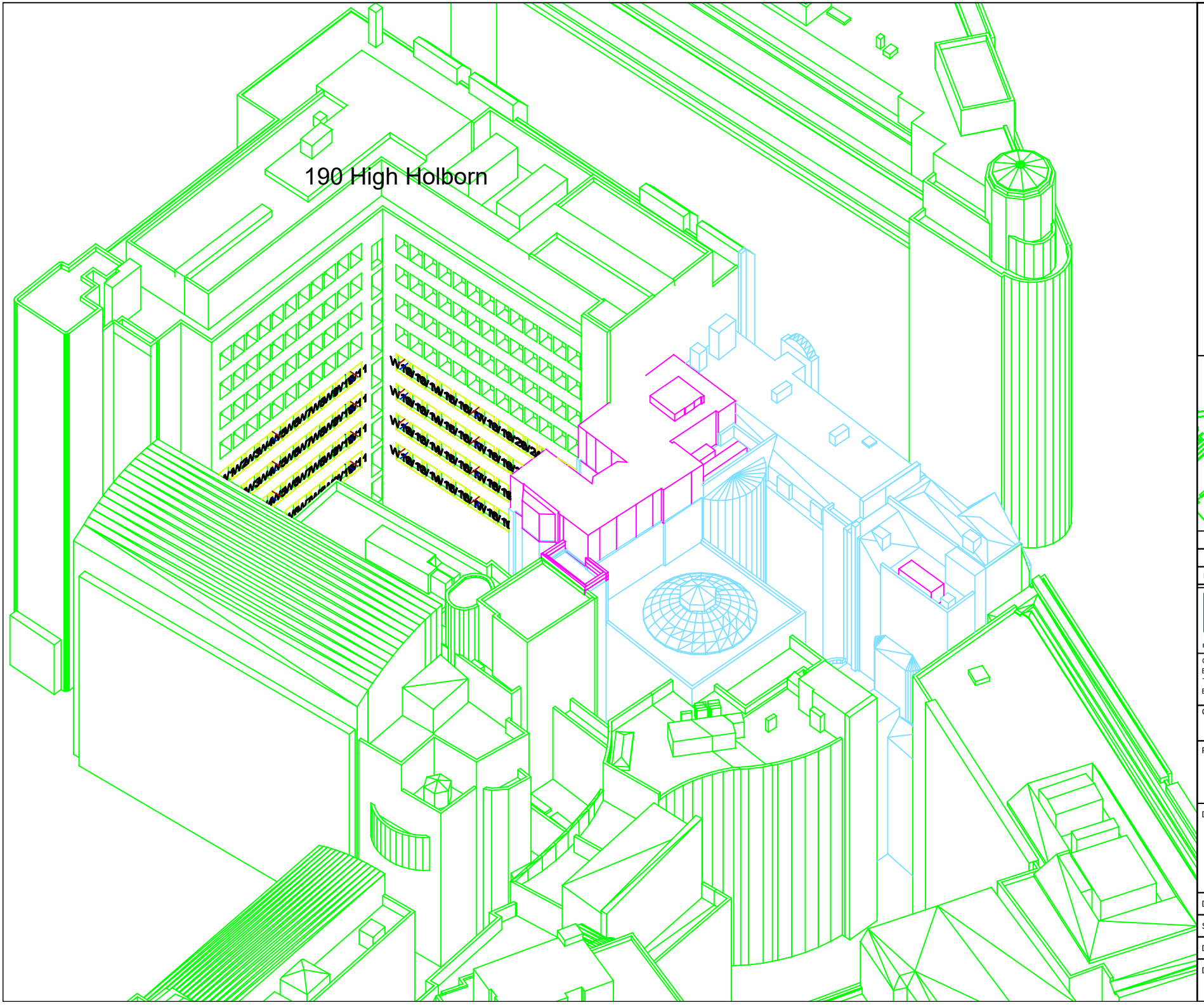
PROJECT:
Holborn Hall
WC1

DRAWING:
Perspective View
Existing

DRAWN: HA	PROJECT NO: 11422
SCALE: NTS	
DATE: 05.07.2018	

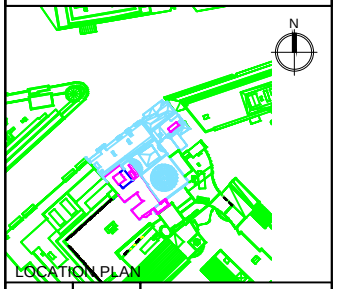
DRAWING NO: 11422-02

REV:



KEY:

- Neighbouring Buildings
- Existing Site Building
- To be demolished
- Proposed Extension



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CLIENT / ARCHITECT:
Garnet & Partners

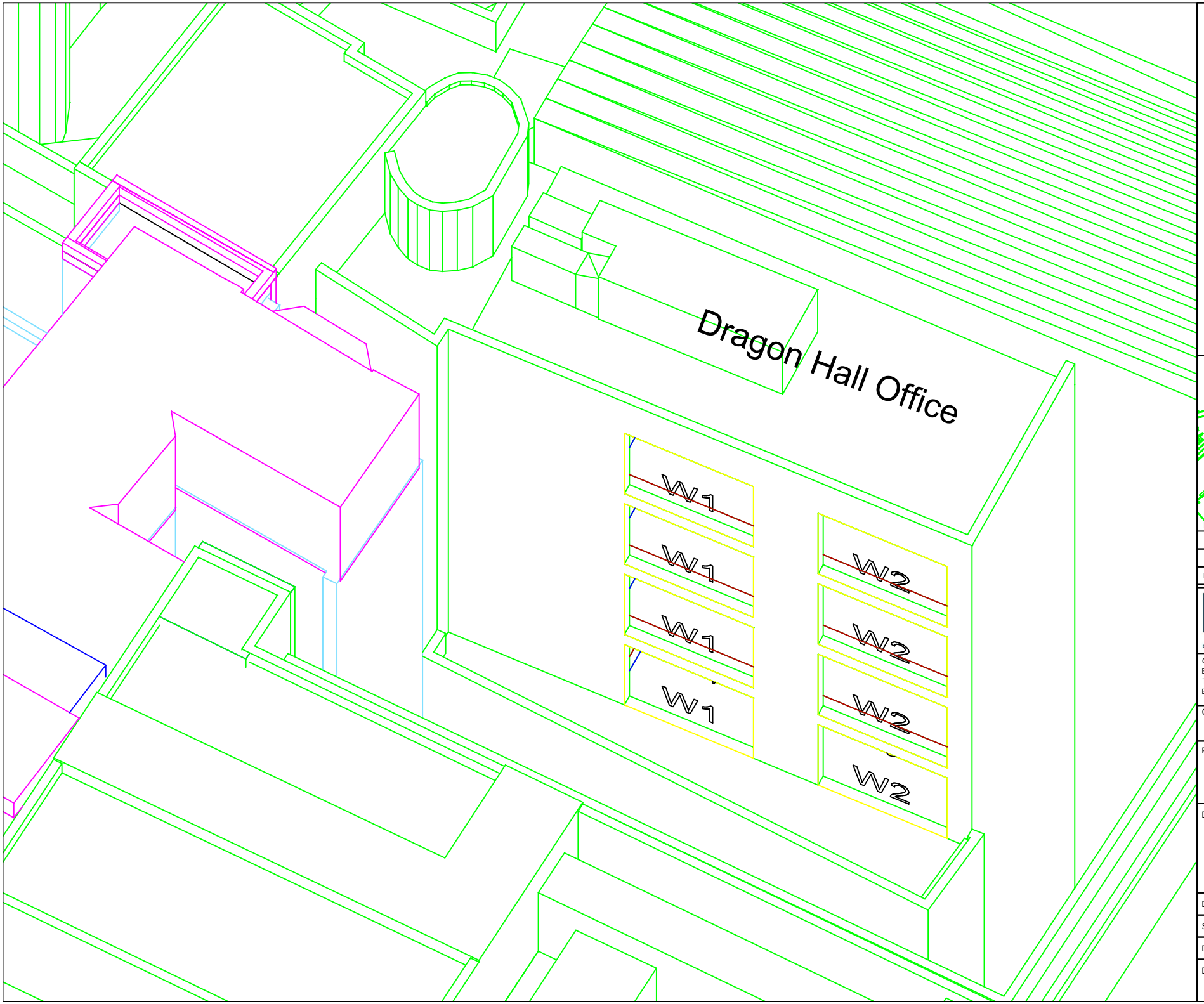
PROJECT:
Holborn Hall
WC1

DRAWING:
Perspective View
Proposed

DRAWN: HA	PROJECT NO: 11422
SCALE: NTS	
DATE: 05.07.2018	

DRAWING NO: 11422-03

REV:



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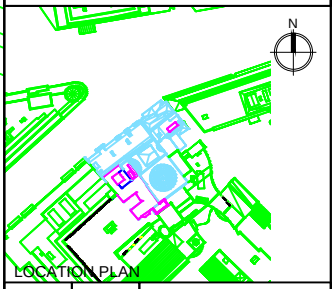
- Neighbouring Buildings
- Existing Site Building
- To be demolished
- Proposed Extension



LOCATION PLAN

Rev.	Date	Description

BVP BROOKE VINCENT + PARTNERS RICS

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Tel: 020 8202 1013
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CLIENT / ARCHITECT:
Garnet & Partners

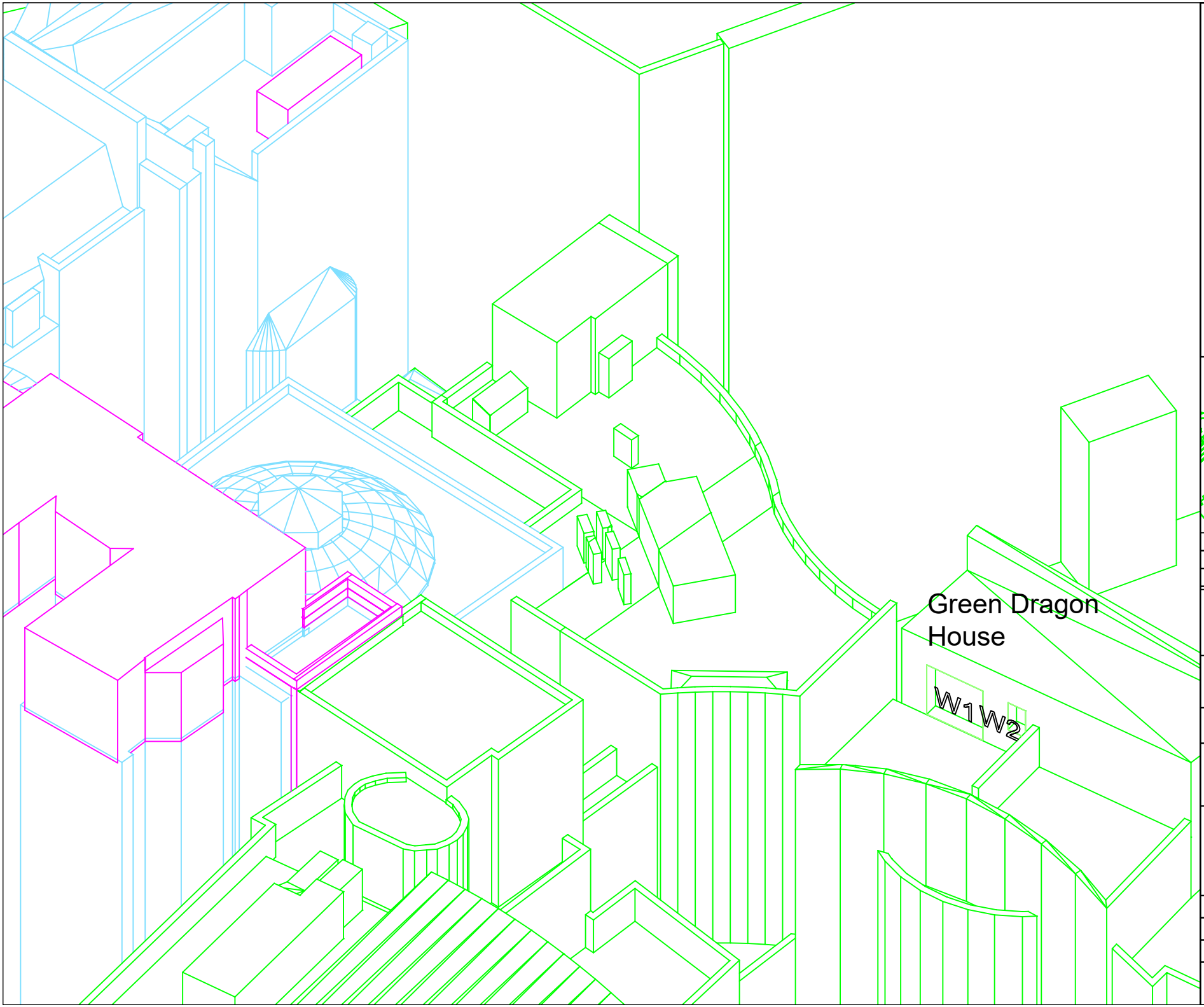
PROJECT:
Holborn Hall
WC1

DRAWING:
Perspective View
Dragon Hall Office

DRAWN: HA	PROJECT NO: 11422
SCALE: NTS	
DATE: 05.07.2018	

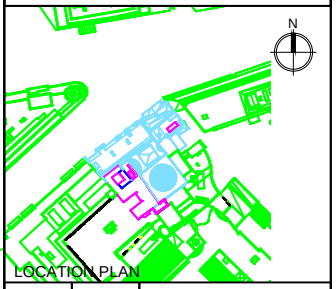
DRAWING NO: 11422-05

REV:



KEY:

- Neighbouring Buildings
- Existing Site Building
- To be demolished
- Proposed Extension



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CLIENT / ARCHITECT:
Garnet & Partners

PROJECT:
Holborn Hall
WC1

DRAWING:
Perspective View
Green Dragon House

DRAWN: HA	PROJECT NO: 11422
SCALE: NTS	
DATE: 05.07.2018	

DRAWING NO: 11422-04

REV:

APPENDIX 2

Daylight & Sunlight
To
Neighbouring Properties

Project Name: High Holborn
Project No.: 11422
Report Title: Daylight & Sunlight - Neighbour Analysis Test
Date of Analysis: 28/06/2018

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Green Dragon House														
Fourth	Resi			W1	Existing	26.10	1.00	YES	57	1.00	YES	22	1.00	YES
					Proposed	26.10			57			22		
	Resi			W2	Existing	30.44	0.99	YES	63	1.00	YES	23	1.00	YES
					Proposed	30.41			63			23		
Dragon Hall Office														
First	R1	Commercial	Office	W1	Existing	6.11	0.91	YES		*North*			*North*	
					Proposed	5.60								
	R2	Commercial	Office	W2	Existing	6.73	0.91	YES		*North*			*North*	
					Proposed	6.17								
Second	R1	Commercial	Office	W1	Existing	8.39	0.89	YES		*North*			*North*	
					Proposed	7.52								
	R2	Commercial	Office	W2	Existing	9.03	0.91	YES		*North*			*North*	
					Proposed	8.29								
Third	R1	Commercial	Office	W1	Existing	11.84	0.87	YES		*North*			*North*	
					Proposed	10.33								
	R2	Commercial	Office	W2	Existing	12.14	0.92	YES		*North*			*North*	
					Proposed	11.19								
Fourth	R1	Commercial	Office	W1	Existing	17.02	0.85	YES		*North*			*North*	
					Proposed	14.53								
	R2	Commercial	Office	W2	Existing	16.22	0.93	YES		*North*			*North*	
					Proposed	15.15								
190 High Holborn														
Lower Ground	R1	Commercial	Office	W1	Existing	8.11	0.92	YES		*North*			*North*	
					Proposed	7.47								
				W2	Existing	8.94	0.92	YES		*North*			*North*	
					Proposed	8.28								
				W3	Existing	9.50	0.92	YES		*North*			*North*	
					Proposed	8.82								
				W4	Existing	9.95	0.92	YES		*North*			*North*	
					Proposed	9.24								
				W5	Existing	10.28	0.92	YES		*North*			*North*	
					Proposed	9.55								
	R2	Commercial	Office	W6	Existing	10.50	0.92	YES		*North*			*North*	
					Proposed	9.76								
				W7	Existing	10.59	0.92	YES		*North*			*North*	
					Proposed	9.83								
				W8	Existing	10.57	0.92	YES		*North*			*North*	
					Proposed	9.80								
				W9	Existing	10.43	0.92	YES		*North*			*North*	
					Proposed	9.67								
				W10	Existing	10.21	0.92	YES		*North*			*North*	
					Proposed	9.44								
				W11	Existing	9.88	0.92	YES		*North*			*North*	
					Proposed	9.12								
	R3	Commercial	Office	W12	Existing	9.41	0.98	YES	8	1.00	YES	0	0.00	YES
					Proposed	9.23			8			0		
				W13	Existing	9.90	0.97	YES	10	1.00	YES	0	0.00	YES
					Proposed	9.69			10			0		
				W14	Existing	10.33	0.97	YES	11	1.00	YES	0	0.00	YES
					Proposed	10.09			11			0		
				W15	Existing	10.67	0.97	YES	10	1.00	YES	0	0.00	YES
					Proposed	10.41			10			0		
				W16	Existing	10.93	0.97	YES	12	1.00	YES	0	0.00	YES
					Proposed	10.64			12			0		
	R4	Commercial	Office	W17	Existing	11.09	0.97	YES	13	1.00	YES	0	0.00	YES
					Proposed	10.79			13			0		
				W18	Existing	11.13	0.97	YES	12	1.00	YES	0	0.00	YES
					Proposed	10.81			12			0		
				W19	Existing	11.07	0.96	YES	13	1.00	YES	0	0.00	YES
					Proposed	10.72			13			0		
				W20	Existing	10.88	0.96	YES	17	1.00	YES	2	1.00	YES
					Proposed	10.52			17			2		
				W21	Existing	10.54	0.96	YES	15	1.00	YES	1	1.00	YES
					Proposed	10.18			15			1		
				W22	Existing	10.05	0.96	YES	15	1.00	YES	1	1.00	YES
					Proposed	9.71			15			1		
				W23	Existing	9.45	0.96	YES	17	1.00	YES	1	1.00	YES
					Proposed	9.14			17			1		
				W24	Existing	8.69	0.97	YES	18	1.00	YES	1	1.00	YES
					Proposed	8.44			18			1		

Project Name: High Holborn
Project No.: 11422
Report Title: Daylight & Sunlight - Neighbour Analysis Test
Date of Analysis: 28/06/2018

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Ground	R1	Commercial	Office	W1	Existing	10.55	0.93	YES		*North*			*North*	
					Proposed	9.83								
				W2	Existing	11.61	0.93	YES		*North*			*North*	
					Proposed	10.86								
				W3	Existing	12.35	0.93	YES		*North*			*North*	
					Proposed	11.57								
				W4	Existing	12.93	0.93	YES		*North*			*North*	
					Proposed	12.11								
				W5	Existing	13.31	0.93	YES		*North*			*North*	
					Proposed	12.46								
	R2	Commercial	Office	W6	Existing	13.51	0.93	YES		*North*			*North*	
					Proposed	12.64								
				W7	Existing	13.55	0.93	YES		*North*			*North*	
					Proposed	12.66								
				W8	Existing	13.42	0.93	YES		*North*			*North*	
					Proposed	12.52								
				W9	Existing	13.15	0.93	YES		*North*			*North*	
					Proposed	12.25								
				W10	Existing	12.75	0.92	YES		*North*			*North*	
					Proposed	11.85								
				W11	Existing	12.24	0.92	YES		*North*			*North*	
					Proposed	11.35								
	R3	Commercial	Office	W12	Existing	11.72	0.98	YES	16	1.00	YES	0	0.00	YES
					Proposed	11.50			16			0		
				W13	Existing	12.43	0.97	YES	16	1.00	YES	0	0.00	YES
					Proposed	12.18			16			0		
				W14	Existing	13.07	0.97	YES	18	1.00	YES	1	1.00	YES
					Proposed	12.77			18			1		
				W15	Existing	13.60	0.97	YES	21	1.00	YES	2	1.00	YES
					Proposed	13.27			21			2		
				W16	Existing	14.02	0.97	YES	23	1.00	YES	2	1.00	YES
					Proposed	13.64			23			2		
	R4	Commercial	Office	W17	Existing	14.31	0.97	YES	24	1.00	YES	2	1.00	YES
					Proposed	13.89			24			2		
				W18	Existing	14.45	0.96	YES	24	1.00	YES	2	1.00	YES
					Proposed	13.99			24			2		
				W19	Existing	14.45	0.96	YES	25	1.00	YES	2	1.00	YES
					Proposed	13.95			25			2		
				W20	Existing	14.28	0.96	YES	27	1.00	YES	4	1.00	YES
					Proposed	13.74			27			4		
				W21	Existing	13.87	0.95	YES	26	1.00	YES	3	1.00	YES
					Proposed	13.31			26			3		
				W22	Existing	13.26	0.95	YES	24	1.00	YES	2	1.00	YES
					Proposed	12.69			24			2		
				W23	Existing	12.48	0.95	YES	25	1.00	YES	2	1.00	YES
					Proposed	11.94			25			2		
				W24	Existing	11.44	0.96	YES	26	1.00	YES	2	1.00	YES
					Proposed	11.00			26			2		
First	R1	Commercial	Office	W1	Existing	14.13	0.94	YES		*North*			*North*	
					Proposed	13.35								
				W2	Existing	15.42	0.94	YES		*North*			*North*	
					Proposed	14.60								
				W3	Existing	16.30	0.94	YES		*North*			*North*	
					Proposed	15.44								
				W4	Existing	16.92	0.94	YES		*North*			*North*	
					Proposed	16.02								
				W5	Existing	17.31	0.94	YES		*North*			*North*	
					Proposed	16.37								
	R2	Commercial	Office	W6	Existing	17.42	0.94	YES		*North*			*North*	
					Proposed	16.46								
				W7	Existing	17.29	0.94	YES		*North*			*North*	
					Proposed	16.31								
				W8	Existing	16.97	0.94	YES		*North*			*North*	
					Proposed	15.97								
				W9	Existing	16.46	0.93	YES		*North*			*North*	
					Proposed	15.45								
				W10	Existing	15.81	0.93	YES		*North*			*North*	
					Proposed	14.79								
				W11	Existing	15.01	0.93	YES		*North*			*North*	
					Proposed	14.01								

Project Name: High Holborn
Project No.: 11422
Report Title: Daylight & Sunlight - Neighbour Analysis Test
Date of Analysis: 28/06/2018

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R3	Commercial	Office	W12	Existing	14.42	0.98	YES	20	1.00	YES	1	1.00	YES
					Proposed	14.16			20			1		
				W13	Existing	15.43	0.98	YES	22	1.00	YES	1	1.00	YES
					Proposed	15.13			22			1		
				W14	Existing	16.36	0.97	YES	24	1.00	YES	2	1.00	YES
					Proposed	16.00			24			2		
				W15	Existing	17.16	0.97	YES	27	1.00	YES	3	1.00	YES
					Proposed	16.75			27			3		
				W16	Existing	17.82	0.97	YES	30	1.00	YES	3	1.00	YES
					Proposed	17.34			30			3		
	R4	Commercial	Office	W17	Existing	18.33	0.96	YES	30	1.00	YES	2	1.00	YES
					Proposed	17.77			30			2		
				W18	Existing	18.64	0.96	YES	31	1.00	YES	2	1.00	YES
					Proposed	18.00			31			2		
				W19	Existing	18.77	0.96	YES	32	1.00	YES	3	1.00	YES
					Proposed	18.03			32			3		
				W20	Existing	18.65	0.95	YES	33	1.00	YES	5	1.00	YES
					Proposed	17.83			33			5		
				W21	Existing	18.25	0.95	YES	34	1.00	YES	5	1.00	YES
					Proposed	17.34			34			5		
				W22	Existing	17.55	0.94	YES	35	1.00	YES	6	1.00	YES
					Proposed	16.60			35			6		
				W23	Existing	16.57	0.94	YES	33	1.00	YES	6	1.00	YES
					Proposed	15.63			33			6		
				W24	Existing	15.17	0.94	YES	32	1.00	YES	5	1.00	YES
					Proposed	14.36			32			5		
Second	R1	Commercial	Office	W1	Existing	19.56	0.95	YES		*North*			*North*	
					Proposed	18.76								
				W2	Existing	20.91	0.95	YES		*North*			*North*	
					Proposed	20.06								
				W3	Existing	21.73	0.95	YES		*North*			*North*	
					Proposed	20.84								
				W4	Existing	22.19	0.95	YES		*North*			*North*	
					Proposed	21.25								
				W5	Existing	22.33	0.95	YES		*North*			*North*	
					Proposed	21.35								
	R2	Commercial	Office	W6	Existing	22.22	0.95	YES		*North*			*North*	
					Proposed	21.21								
				W7	Existing	21.83	0.95	YES		*North*			*North*	
					Proposed	20.79								
				W8	Existing	21.19	0.94	YES		*North*			*North*	
					Proposed	20.12								
				W9	Existing	20.33	0.94	YES		*North*			*North*	
					Proposed	19.25								
				W10	Existing	19.30	0.94	YES		*North*			*North*	
					Proposed	18.21								
				W11	Existing	18.09	0.94	YES		*North*			*North*	
					Proposed	17.01								
	R3	Commercial	Office	W12	Existing	17.31	0.98	YES	29	1.00	YES	3	1.00	YES
					Proposed	17.02			29			3		
				W13	Existing	18.73	0.98	YES	28	0.96	YES	3	1.00	YES
					Proposed	18.39			27			3		
				W14	Existing	20.03	0.97	YES	31	0.96	YES	4	1.00	YES
					Proposed	19.62			30			4		
				W15	Existing	21.19	0.97	YES	35	1.00	YES	6	1.00	YES
					Proposed	20.71			35			6		
				W16	Existing	22.18	0.97	YES	35	1.00	YES	6	1.00	YES
					Proposed	21.60			35			6		
	R4	Commercial	Office	W17	Existing	22.97	0.96	YES	38	1.00	YES	7	1.00	YES
					Proposed	22.27			38			7		
				W18	Existing	23.53	0.96	YES	40	1.00	YES	7	1.00	YES
					Proposed	22.68			40			7		
				W19	Existing	23.85	0.95	YES	43	0.97	YES	8	1.00	YES
					Proposed	22.82			42			8		
				W20	Existing	23.91	0.94	YES	47	0.93	YES	10	1.00	YES
					Proposed	22.70			44			10		
				W21	Existing	23.64	0.94	YES	43	0.95	YES	9	1.00	YES
					Proposed	22.23			41			9		
				W22	Existing	23.00	0.93	YES	44	0.95	YES	10	1.00	YES
					Proposed	21.39			42			10		
				W23	Existing	21.92	0.92	YES	44	0.90	YES	9	1.00	YES
					Proposed	20.21			40			9		
				W24	Existing	20.16	0.92	YES	41	0.97	YES	9	1.00	YES
					Proposed	18.56			40			9		

Project Name: High Holborn
Project No.: 11422
Report Title: **Daylight Distribution** Analysis - Neighbour
Test Date of Analysis: 28/06/2018

Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Dragon Hall Office									
First	R1	Commercial	Office	Area m2	20.61	13.06	10.75		
				% of room		63%	52%	0.82	YES
	R2	Commercial	Office	Area m2	20.61	11.65	10.54		
				% of room		57%	51%	0.90	YES
Second	R1	Commercial	Office	Area m2	20.61	13.70	10.73		
				% of room		66%	52%	0.78	MARGINAL
	R2	Commercial	Office	Area m2	20.61	11.25	10.16		
				% of room		55%	49%	0.90	YES
Third	R1	Commercial	Office	Area m2	20.61	17.62	14.10		
				% of room		85%	68%	0.80	YES
	R2	Commercial	Office	Area m2	20.61	13.71	12.87		
				% of room		67%	62%	0.93	YES
Fourth	R1	Commercial	Office	Area m2	20.61	18.59	18.58		
				% of room		90%	90%	0.99	YES
	R2	Commercial	Office	Area m2	20.61	16.05	16.04		
				% of room		78%	78%	0.99	YES
190 High Holborn									
Lower Ground	R1	Commercial	Office	Area m2	34.77	23.61	22.54		
				% of room		68%	65%	0.95	YES
	R2	Commercial	Office	Area m2	39.86	26.87	25.85		
				% of room		67%	65%	0.96	YES
	R3	Commercial	Office	Area m2	34.77	19.57	19.57		
				% of room		56%	56%	0.99	YES
	R4	Commercial	Office	Area m2	53.45	30.56	30.56		
				% of room		57%	57%	0.99	YES
Ground	R1	Commercial	Office	Area m2	34.77	29.48	27.98		
				% of room		85%	80%	0.94	YES
	R2	Commercial	Office	Area m2	39.86	33.87	32.12		
				% of room		85%	81%	0.94	YES
	R3	Commercial	Office	Area m2	34.77	24.93	24.93		
				% of room		72%	72%	0.99	YES
	R4	Commercial	Office	Area m2	53.45	39.05	39.05		
				% of room		73%	73%	0.99	YES
First	R1	Commercial	Office	Area m2	34.77	34.77	34.77		
				% of room		100%	100%	0.99	YES
	R2	Commercial	Office	Area m2	39.86	39.86	39.61		
				% of room		100%	99%	0.99	YES
	R3	Commercial	Office	Area m2	34.77	34.50	34.50		
				% of room		99%	99%	0.99	YES
	R4	Commercial	Office	Area m2	53.45	52.98	52.98		
				% of room		99%	99%	0.99	YES
Second	R1	Commercial	Office	Area m2	34.77	34.77	34.77		
				% of room		100%	100%	1.00	YES
	R2	Commercial	Office	Area m2	39.86	39.86	39.86		
				% of room		100%	100%	1.00	YES
	R3	Commercial	Office	Area m2	34.77	34.77	34.77		
				% of room		100%	100%	0.99	YES
	R4	Commercial	Office	Area m2	53.45	53.45	53.45		
				% of room		100%	100%	0.99	YES