



DAYLIGHT & SUNLIGHT

INTERNAL DAYLIGHT AND
SUNLIGHT ASSESSMENT

Ingestre Road

16 August 2018

GIA No: **12092**

PROJECT DATA:

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Architect **Barton Willmore**
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CONTENTS

1	EXECUTIVE SUMMARY	2
2	INTRODUCTION	3
3	BRE GUIDELINES	4
4	METHODOLOGY	8
5	CONCLUSIONS	10
6	SITE OVERVIEW	12
7	INTERNAL DAYLIGHT & SUNLIGHT ASSESSMENTS	14
8	OVERSHADOWING ASSESSMENTS	26

1 EXECUTIVE SUMMARY

1.1 EXECUTIVE SUMMARY

The purpose of this report is to establish whether the proposed Ingestre Road development will provide residential accommodation considered acceptable in terms of daylight and sunlight.

The technical assessments undertaken show very good levels of daylight within the proposed habitable rooms. This is demonstrated by 86% of all rooms assessed meeting or exceeding the BRE recommendation for Average Daylight Factor (ADF). In addition, 93% of the rooms have a good daylight distribution as they meet or exceed the No-Sky line (NSL) recommendation, and have been designed in accordance with the Room-Depth Criterion (RDC) where applicable.

The proposed scheme performs very well in terms of Annual Probable Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH). All living rooms assessed enjoy excellent levels of sunlight throughout the year.

An overshadowing assessment has been undertaken for all communal open spaces within the proposed development. The results demonstrate that both open spaces exceed the BRE recommendation, providing well sunlit communal open spaces throughout the year.

Overall, we conclude that the proposed scheme performs very well in terms of daylight, sunlight, and overshadowing.

2 INTRODUCTION

1.1 INTRODUCTION AND OBJECTIVE

GIA has been instructed to provide a report upon the potential availability of Daylight and Sunlight to the proposed accommodation within the residential scheme prepared by Barton Willmore. GIA was specifically instructed to carry out the following:

- To create a 3D computer model of the proposal based upon drawings prepared by Barton Willmore.
- Carry out a daylight assessment using the methodologies set out in the BRE guidance for Average Daylight Factor, No-Sky Line and Room Depth Criterion.
- Carry out a sunlight assessment using the methodologies set out in the BRE guidance for Annual Probable Sunlight Hours (APSH) to the fenestration facing within 90° of due south.
- Carry out an overshadowing assessment using the methodology set out in the BRE guidance for Sun Hours On Ground (SHOG) for all relevant amenity areas.
- Prepare a report setting out the analysis and our findings.

3 BRE GUIDELINES

The Building Research Establishment (BRE) have set out in their handbook 'Site Layout Planning for Daylight and Sunlight a Guide to Good Practice (2011)', guidelines and methodology for the measurement and assessment of daylight and sunlight within proposed buildings.

The guide also provides advice on site layout planning to determine the quality of daylight and sunlight within open spaces between buildings.

It is important to note, however, that this document is a guide and states that its aim *"is to help rather than constrain the designer"*.

The document provides advice, but also clearly states that it *"is not mandatory and this document should not be seen as an instrument of planning policy."* The report also acknowledges in its introduction that *"in special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."*

It is an inevitable consequence of the built up urban environment that daylight and sunlight will be more limited in these areas. It is well acknowledged that in such situations there may be many other conflicting and potentially more important planning and urban design matters to consider other than just the provision of ideal levels of daylight and sunlight.

3.1 DAYLIGHT

The BRE set out various methods for assessing the daylight within a proposed building within section 2.1 and Appendix C of the handbook. These are summarised below.

Vertical Sky Component (VSC)

This method of assessment can be undertaken using a skylight indicator or a Waldram diagram. It measures from a single point, at the centre of the window (if known at the early design stage), the quantum of sky visible taking into account all external obstructions. Whilst these obstructions can be either other buildings or the general landscape, trees are usually ignored unless they form a continuous or dense belt of obstruction.

The VSC method is a useful 'rule of thumb' but has some significant limitations in determining the true quality of daylight within a proposed building. It does not take into account the size of the window, any reflected light off external obstructions, any reflected light within the room, or the use to which that room is put. Appendix C of the guide goes into more detail on these matters and sets forward alternative methods for assessment to overcome these limitations.

Appendix C of the BRE guide: Interior Daylighting Recommendations, states:

"The British Standard Code of practice for daylighting (BS 8206-2) and the CIBSE Lighting Guide LG 10 Daylighting and window design contain advice and guidance on interior daylighting. The guidance contained in this publication (BR 209) is intended to be used with BS 8206-2 and LG 10. Both these publications refer to BR 209."

For skylight BS 8206-2 and LG 10 put forward three main criteria, based on average daylight factor (ADF); room depth; and the position of the no sky line."

These assessments are set out below.

Average Daylight Factor (ADF)

"If a predominantly daylight appearance is required, then the ADF should be 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary electric lighting is provided. There are additional recommendations for dwellings of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms."

These additional recommendations are minimum values of ADF which should be attained even if a predominantly daylit appearance is not achievable."

This method of assessment takes into account the total glazed area to the room, the transmittance quality of the glazing proposed, the total area of the room surfaces including ceilings and floors, and the internal average reflectance for the room being assessed. The method also takes into account the Vertical Sky Component and the quantum of reflected light off external surfaces.

This is, therefore, a significantly more detailed method of assessment than the Vertical Sky Component method set out above.

Room Depth Criterion (RDC)

Where it has access to daylight from windows in one wall only, the depth of a room can become a factor in determining the quantity of light within it. The BRE guidance provides a simple method for examining the ratio of room depth to window area. However, whilst it does take into account internal surface reflections, this method also has significant limitations in that it does not take into account any obstructions outside the window and therefore draws no input from the quantity of light entering the room.

No Sky Line (NSL)

This third method of assessment is a simple test to establish where within the proposed room the sky will be visible through the windows, taking into account external obstructions. The assessment is undertaken at working plane height (850mm above floor level) and the method of calculation is set out in Appendix D of the BRE handbook.

Appendix C of the BRE handbook states *"If a significant area of the working plane (normally more than 20%) lies beyond the no sky line (ie it receives no direct skylight) then the distribution of daylight in the room will look poor and supplementary electric lighting will be required."* To guarantee a satisfactory daylight uniformity, the area which does not receive direct skylight should not exceed 20% of the floor area, as quantified in the BS 8206 Part2 2008.

Summary

The Average Daylight Factor gives a more detailed assessment of the daylight within a room and takes into account the highest number of factors in establishing a quantitative output.

However, the conclusion of Appendix C of the BRE guide states:

"[All three of] the criteria need to be satisfied if the whole of the room is to look adequately daylit. Even if the amount of daylight in a room (given by the Average Daylight Factor) is sufficient, the overall daylight appearance will be impaired if its distribution is poor."

In most urban areas it is important to recognise that the distribution of daylight within a room may be difficult to achieve, given the built up nature of the environment. Consequently, most local authorities seek to ensure that there is sufficient daylight within the room as determined by the Average Daylight Factor calculation. However, the additional recommendations of the BRE and British Standard for residential accommodation, set out above, ought not to be overlooked.

3.2 SUNLIGHT

The BRE provide guidance in respect of sunlight quality for new developments within section 3.1 of the handbook. It is generally acknowledged that the presence of sunlight is more significant in residential accommodation than it is in commercial properties, and this is reflected in the BRE document.

It states, “in housing, the main requirement for sunlight is in living rooms, where it is valued at any time of the 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.”

The BRE guide considers the critical aspects of orientation and overshadowing in determining the availability of sunlight at a proposed development site.

The guide proposes minimizing the number of dwellings whose living room face solely north unless there is some compensating factor such as an appealing view to the north, and it suggests a number of techniques to do so. Further more, it discusses massing solutions with a sensitive approach to overshadowing, so as to maximize access to sunlight.

At the same time it acknowledges that the site’s existing urban environment may impose orientation or overshadowing constraints which may not be possible to overcome.

To quantify sunlight access for interiors where sunlight is expected, it refers to the BS 82606-2 criterion of Annual Probable Sunlight Hours. APSH is defined as “the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness at the location in question.” In line with the recommendation, APSH is measured from a point on the inside face of the window, should the locations have been decided. If these are unknown, sunlight availability is checked at points 1.6m above the ground or the lowest storey level on each main window wall, and no more than 5m apart. If a room has multiple windows on the same wall or on adjacent walls, the highest value of APSH should be taken into account. If a room has two windows on opposite walls, the APSH for each can be added together.

The summary of section 3.1 of the guide states as follows:

“In general, a dwelling or non-domestic building which has a particular requirement for sunlight, will appear reasonably sunlit provided that:

- *At least one main window faces within 90 degrees of due south, and*
- *The centre of at least one window to a main living room can receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March. ”*

In paragraph 3.1.11 the BRE guidance suggests that if a room faces significantly North of due East or West it is unlikely to meet the recommended levels proposed by the BS 8206-2. As such, it is clear that only windows facing within 90 degrees of due South can be assessed using this methodology.

It is also worth noting how paragraph 5.3 of the BS 8206-2 suggests that with regards to sunlight duration “the degree of satisfaction is related to the expectation of sunlight. If a room is necessarily north facing or if the building is in a densely-built urban area, the absence of sunlight is more acceptable than when its exclusion seems arbitrary”.

3.3 OVERSHADOWING

The BRE guidance in respect of overshadowing of amenity spaces is set out in section 3.3 of the handbook. Here it states as follows:

"Sunlight in the spaces between buildings has an important impact on the overall appearance and ambiance of a development. It is valuable for a number of reasons, to:

- *provide attractive sunlit views (all year)*
- *make outdoor activities, like sitting out and children's play more pleasant (mainly warmer months)*
- *encourage plant growth (mainly spring and summer)*
- *dry out the ground, reducing moss and slime (mainly in colder months)*
- *melt frost, ice and snow (in winter)*
- *dry clothes (all year)"*

Again, it must be acknowledged that in urban areas the availability of sunlight on the ground is a factor which is significantly controlled by the existing urban fabric around the site in question and so may have very little to do with the form of the development itself. Likewise there may be many other urban design, planning and site constraints which determine and run contrary to the best form, siting and location of a proposed development in terms of availability of sun on the ground.

The summary of section 3.3 of the guide states as follows:

"3. 3 .17 It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March."

3.4 FURTHER RELEVANT INFORMATION

Further information can be found in The Daylight in Urban Areas Design Guide (Energy Saving Trust CE257, 2007) which provides the following recommendation with regards to VSC levels in urban areas:

"If 'theta' (Visible sky angle) is greater than 65° (obstruction angle less than 25° or VSC at least 27 percent) conventional window design will usually give reasonable results.

If 'theta' is between 45° and 65° (obstruction angle between 25° and 45°, VSC between 15 and 27 percent), special measures such as larger windows and changes to room layout are usually needed to provide adequate daylight.

If 'theta' is between 25° and 45° (obstruction angle between 45° and 65°, VSC from 5 to 15 percent), it is very difficult to provide adequate daylight unless very large windows are used.

If 'theta' is less than 25° (obstruction angle more than 65°, VSC less than 5 percent) it is often impossible to achieve reasonable daylight, even if the whole window wall is glazed."

4 METHODOLOGY

In order to undertake the daylight and sunlight assessments set out in the previous pages, we have prepared a three dimensional computer model and used specialist lighting simulation software.

The three dimensional representation of the proposed development has been modelled using the scheme drawings provided to us by Barton Willmore. This has been placed in the context of its surrounding buildings which have been modelled from survey information, photogrammetry, OS and site photographs. This allows for a precise model, which in turn ensures that analysis accurately represents the amount of daylight and sunlight available to the building facades, internal and external spaces, considering all of the surrounding obstructions and orientation.

4.1 SIMULATION ASSUMPTIONS

Where no values for reflectance, transmittance and maintenance factor were specified by the designer the following values from *BS 8206-2:2008, Annex A, tables A.1-A.6* were used for the calculation of Average Daylight Factor values. These values are shown in Table 1.

Table 01: Typical reflectance, transmittance and maintenance factors

REFLECTANCE VALUES:		MAINTENANCE FACTORS: GLAZING TYPE	TV (Normal)	A.3	A.4	A.5	A.6	TV (Total)
Surrounding	0.2	Triple Low-E (frames modelled)	0.63	8	1	1	1	0.58
Pavement	0.2	Triple Low-E (frames not modelled)	0.63	8	1	1	0.8	0.46
Grass	0.1	Triple Low-E (inclined, frames modelled)	0.63	8	2	1	1	0.53
Water	0.1	Triple Low-E (inclined, frames not modelled)	0.63	8	2	1	0.8	0.42
Yellow brick	0.3	Triple Low-E (horizontal, frames modelled)	0.63	8	3	1	1	0.48
Red brick	0.2	Triple Low-E (horizontal, frames not modelled)	0.63	8	3	1	0.8	0.38
Portland Stone	0.6							
Concrete	0.4	Double Low-E (frames modelled)	0.75	8	1	1	1	0.69
Internal walls (light grey)	0.68	Double Low-E (frames not modelled)	0.75	8	1	1	0.8	0.55
Internal ceiling (white paint)	0.85	Double Low-E (inclined, frames modelled)	0.75	8	2	1	1	0.63
Internal floor (medium veneer)	0.3	Double Low-E (inclined, frames not modelled)	0.75	8	2	1	0.8	0.50
Internal floor (light veneer)	0.4	Double Low-E (horizontal, frames modelled)	0.75	8	3	1	1	0.57
		Double Low-E (horizontal, frames not modelled)	0.75	8	3	1	0.8	0.46
TRANSMITTANCE VALUES		TV						
Triple glazing (Low-E): Pilkington K Glass 4/12/4/12/4 Argon filled 90%	0.63	Single (frames modelled)	0.9	8	1	1	1	0.83
Double glazing (Low-E): Pilkington K Glass 4/16/4 Argon filled 90%	0.75	Single (frames not modelled)	0.9	8	1	1	0.8	0.66
Single glazing: Pilkington Optifloat Clear 4mm Annealed	0.90	Single (inclined, frames modelled)	0.9	8	2	1	1	0.76
Translucent glazing (Low-E): Pilkington Optifloat Opal - 4mm K / 16/4mm Opal	0.74	Single (inclined, frames not modelled)	0.9	8	2	1	0.8	0.60
		Single (horizontal, frames modelled)	0.9	8	3	1	1	0.68
		Single (horizontal, frames not modelled)	0.9	8	3	1	0.8	0.55
		Double Translucent Low-E (frames modelled)	0.74	8	1	1	1	0.68
		Double Translucent Low-E (frames not modelled)	0.74	8	1	1	0.8	0.54
		Double Translucent Low-E (inclined, frames modelled)	0.74	8	2	1	1	0.62
		Double Translucent Low-E (inclined, frames not modelled)	0.74	8	2	1	0.8	0.50
		Double Translucent Low-E (horizontal, frames modelled)	0.74	8	3	1	1	0.56
		Double Translucent Low-E (horizontal, frames not modelled)	0.74	8	3	1	0.8	0.45

5 CONCLUSIONS

5.1 CONCLUSIONS ON DAYLIGHT

All rooms within the scheme have been assessed for Average Daylight Factor (ADF), No Sky Line (NSL), and Room Depth Criterion (RDC).

The results given in pages 14-25 show the development's daylight performance. The results of the assessment undertaken demonstrate that the development sees good levels of daylight with 86% of the rooms (136 out of 152) meeting or exceeding the levels of ADF recommended by BRE. In addition, all rooms are designed in accordance with BRE's RDC and have good levels of sky visibility allowing 93% (147 out of 152) of all habitable rooms to meet or exceed the BRE recommendation for NSL.

The 21 rooms that fall short of guidance are open plan living/kitchen/dining rooms. Whilst 16 of these rooms fall short of the 2% ADF recommended for rooms with a kitchen, they meet or exceed the 1.5% ADF level recommended for living areas and occupants can enjoy good levels of light in the front portion of these rooms where the living areas are located. Therefore, these rooms offer future occupants acceptably daylit living spaces.

The five remaining living/kitchen/dining areas fall marginally short of the 1.5% recommended for living areas, achieving 1.3% or 1.4% ADF. Lower levels of light are to be expected owing to the provision of private amenity in the form of an inset balcony, this is a common trade-off in amenity within most modern residential schemes. Although balconies offer future occupants a valuable form of amenity, they act as an obstruction and have an impact on the available levels of daylight. Furthermore, all five rooms easily exceed the BRE recommendation for NSL and therefore have good distribution of daylight. Additionally, all other habitable rooms in these units meet and exceed the BRE recommended levels of ADF, thus achieving as a unit, good levels of daylight.

The development delivers well daylit bedrooms with all 107 meeting or exceeding the 1% ADF recommendation.

Overall, the proposed scheme delivers high-quality residential accommodation from a daylight perspective.

5.2 CONCLUSIONS ON SUNLIGHT

BRE guidelines state that sunlight is most appreciated in the living areas of south facing rooms. Therefore, the Annual Probable Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH) assessments have been undertaken for all living room windows within 90° of due south.

The results found on pages 14-25 demonstrate that the proposed scheme delivers well sunlit living areas throughout the year with 100% of the assessed rooms exceeding with BRE recommendations for both APSH and WPSH.

Overall, we conclude that the scheme performs very well in terms of sunlight and the future occupants will enjoy good levels of sunlight throughout the year.

5.3 CONCLUSIONS ON OVERSHADOWING

All communal open spaces within the development have been assessed for Sun Hours on Ground (SHOG). BRE recommends that at least 50% of the open space should receive 2 hours of direct sunlight on the 21st of March.

As shown on pages 26-28, both assessed open spaces easily exceed BRE recommendation. The open space located on the ground floor receives at least two hours of sunlight within 57% of its area, whilst 94% of the first floor open space receives at least two hours of direct sunlight on the 21st of March.

We therefore conclude that the scheme provides future occupants with access to very well sunlit communal open spaces.

6 SITE OVERVIEW



Fig. 01: Top view

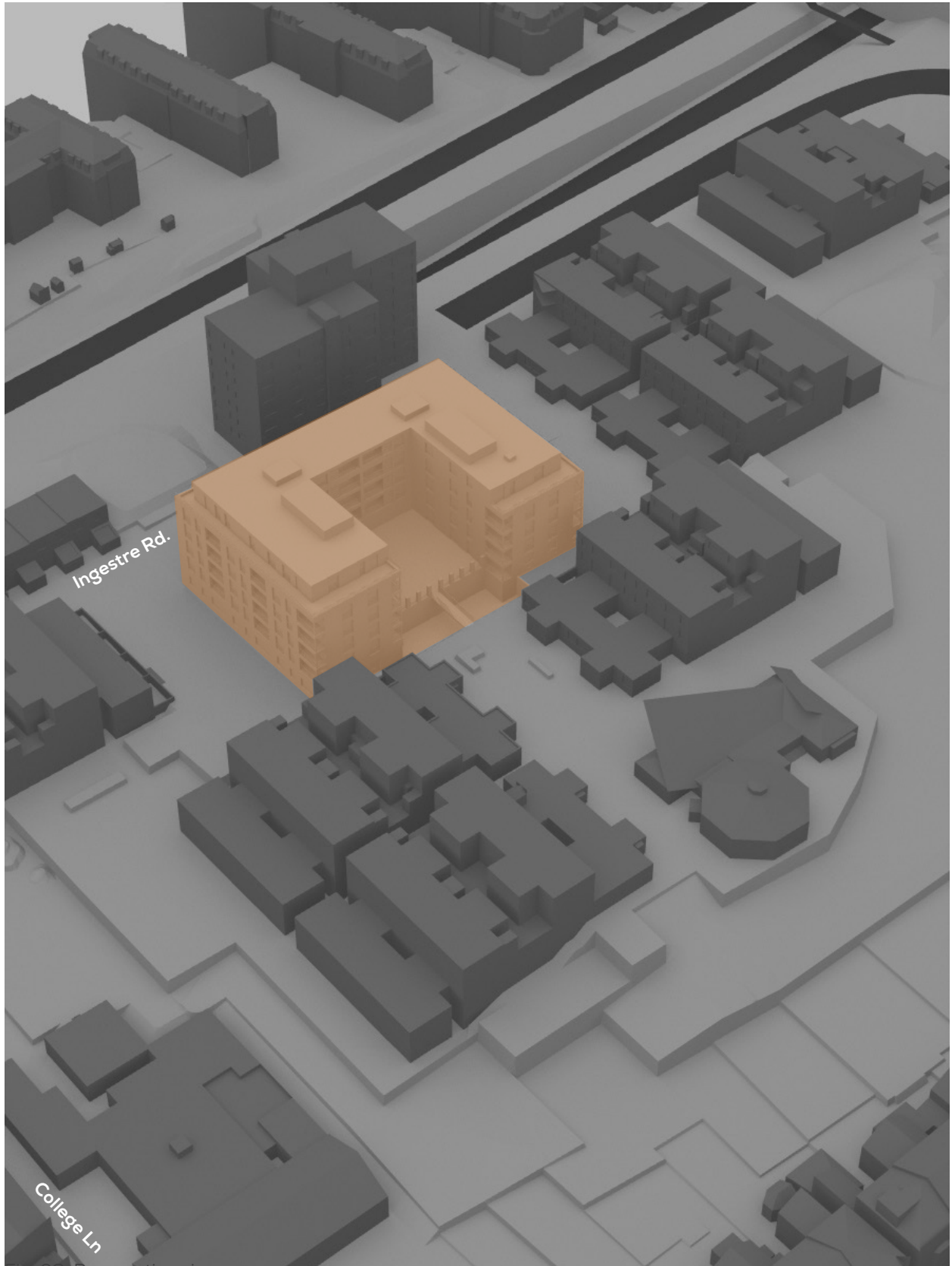


Fig. 02: Perspective view

7 INTERNAL DAYLIGHT & SUNLIGHT ASSESSMENTS

Ground Floor

		DAYLIGHT QUANTUM	DAYLIGHT DISTRIBUTION		SUNLIGHT QUANTUM (PROBABLE SUNLIGHT HOURS)	
ROOM REF.	ROOM USE	ADF (%)	NSL (%)	RDC	ANNUAL	WINTER
GROUND FLOOR						
1	L/K/D	2.7	94	N/A	55	7
2	Bedroom	1.5	80	MET		
3	L/K/D	3	99	N/A	70	8
4	Bedroom	2	99	MET		
5	Bedroom	2.9	99	MET		
6	L/K/D	2.4	20	MET	48	15
7	Bedroom	2.1	98	MET		
8	Bedroom	2.9	99	MET		
9	L/K/D	2.4	20	MET	52	17
10	Bedroom	2.2	98	MET		
11	Bedroom	5.2	99	N/A		

Table 02: Assessment Data

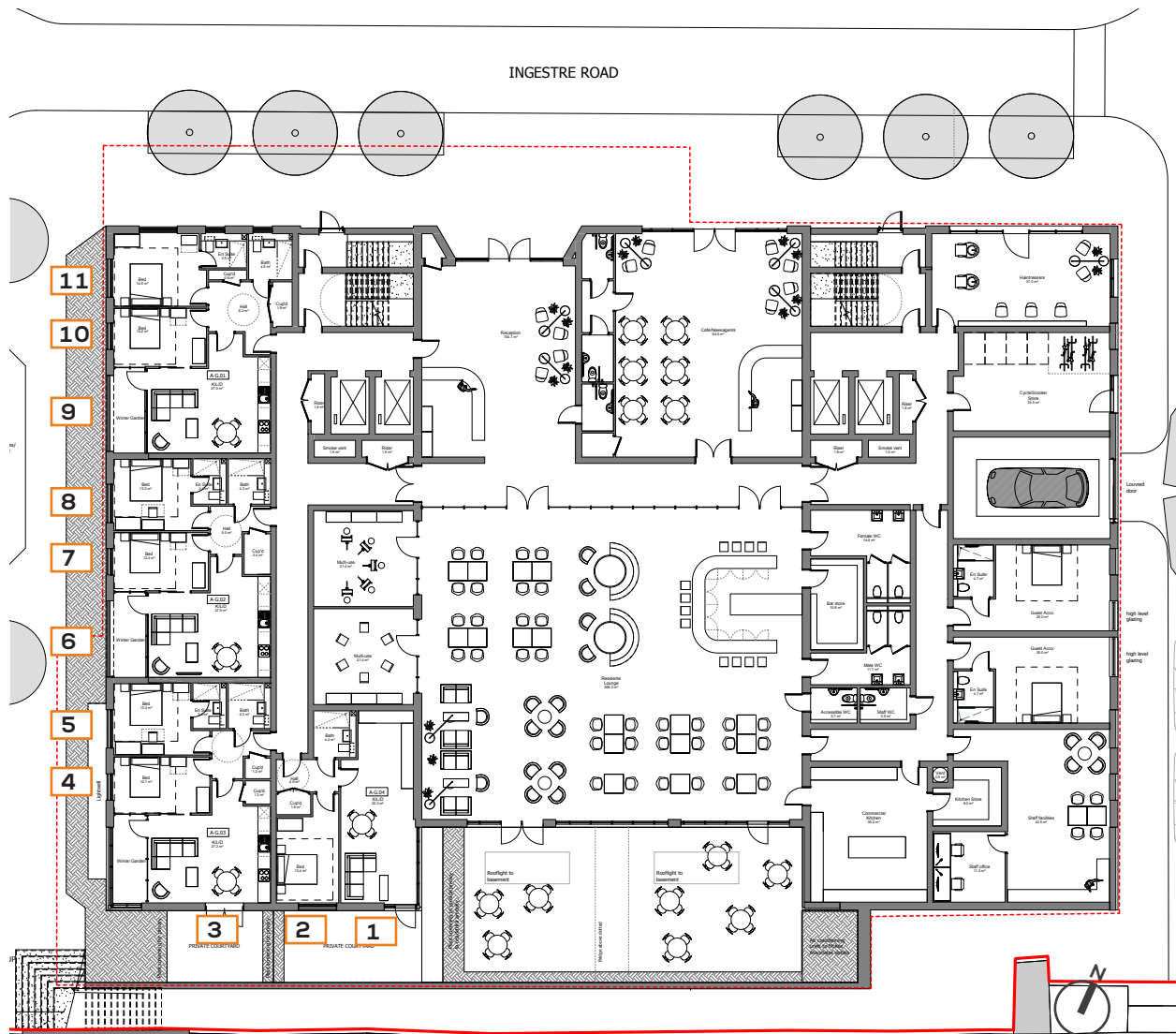
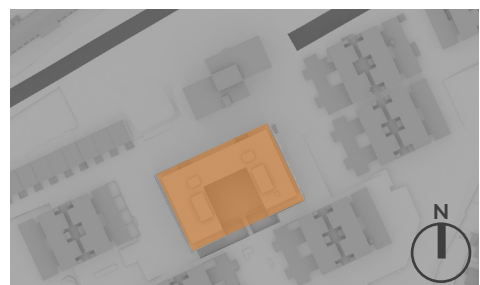


Fig. 03: Floor Plan



First Floor

		DAYLIGHT QUANTUM	DAYLIGHT DISTRIBUTION		SUNLIGHT QUANTUM (PROBABLE SUNLIGHT HOURS)	
ROOM REF.	ROOM USE	ADF (%)	NSL (%)	RDC	ANNUAL	WINTER
FIRST FLOOR						
12	Bedroom	4.2	99	MET		
13	Bedroom	2.6	99	N/A		
14	L/K/D	1.4	99	MET		
15	Bedroom	2.9	99	MET		
16	Bedroom	2.1	99	MET		
17	L/K/D	2.3	19	MET		
18	Bedroom	2.7	99	MET		
19	Bedroom	1.9	99	MET		
20	L/K/D	2.9	79	N/A	58	18
21	L/K/D	2.1	100	N/A	57	21
22	Bedroom	2.2	77	MET		
23	Bedroom	2.2	67	MET		
24	Bedroom	1.9	70	MET		
25	Bedroom	1.9	70	MET		
26	Bedroom	2.1	68	MET		
27	Bedroom	2.1	78	MET		
28	L/K/D	2.2	100	N/A	68	19
29	L/K/D	2.4	100	N/A	83	20
30	Bedroom	2.4	100	MET		
31	Bedroom	3.1	99	MET		
32	L/K/D	1.5	99	MET	34	12
33	Bedroom	2.6	99	N/A		
34	Bedroom	3.2	99	MET		
35	L/K/D	1.5	99	MET	34	12
36	Bedroom	2.7	99	N/A		
37	Bedroom	5.7	100	N/A		

Table 03: Assessment Data

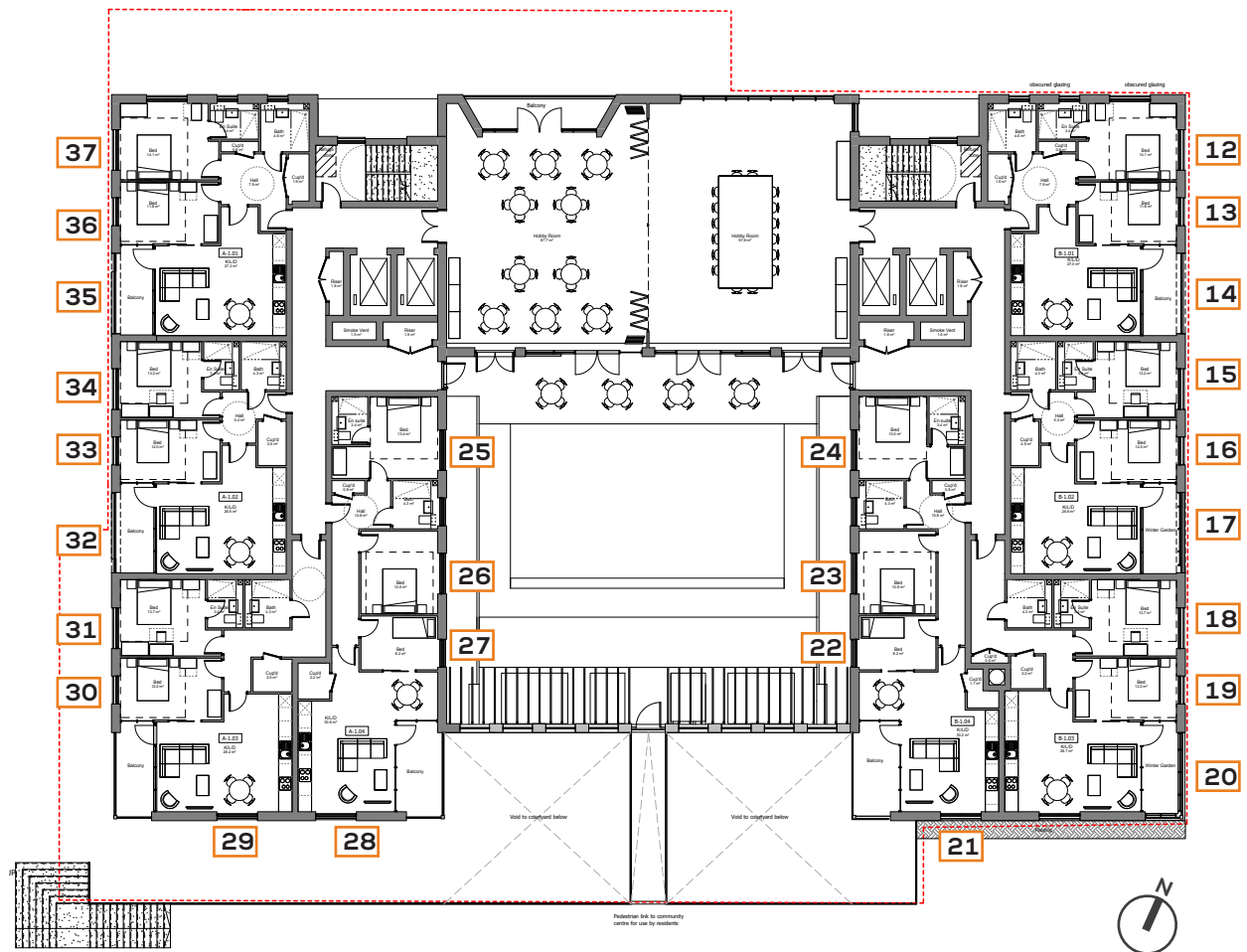


Fig. 04: Floor Plan



Second Floor

		DAYLIGHT QUANTUM	DAYLIGHT DISTRIBUTION		SUNLIGHT QUANTUM (PROBABLE SUNLIGHT HOURS)	
ROOM REF.	ROOM USE	ADF (%)	NSL (%)	RDC	ANNUAL	WINTER
SECOND FLOOR						
38	Bedroom	3.1	95	N/A		
39	L/K/D	1.5	99	N/A	36	12
40	L/K/D	1.3	100	N/A	33	14
41	Bedroom	2	93	N/A		
42	Bedroom	4.4	99	N/A		
43	Bedroom	2.7	99	N/A		
44	L/K/D	1.5	99	MET		
45	Bedroom	3.3	99	MET		
46	Bedroom	2.5	99	N/A		
47	L/K/D	1.3	99	MET		
48	Bedroom	3.1	99	MET		
49	Bedroom	2.3	99	N/A		
50	L/K/D	2.3	99	N/A	66	18
51	L/K/D	2.6	100	N/A	75	25
52	Bedroom	2.4	87	MET		
53	Bedroom	2.5	80	MET		
54	Bedroom	2.2	84	MET		
55	Bedroom	2.7	96	MET		
56	Bedroom	2.6	96	MET		
57	Bedroom	2.2	83	MET		
58	Bedroom	2.4	80	MET		
59	Bedroom	2.4	87	MET		
60	L/K/D	2.6	100	N/A	73	24
61	L/K/D	2.8	100	N/A	92	27
62	Bedroom	2.6	100	N/A		
63	Bedroom	3.3	99	MET		
64	L/K/D	1.6	99	MET	35	13
65	Bedroom	2.7	99	N/A		
66	Bedroom	3.3	99	MET		
67	L/K/D	1.6	99	MET	36	14
68	Bedroom	2.7	99	N/A		
69	Bedroom	5.9	100	N/A		

Table 04: Assessment Data

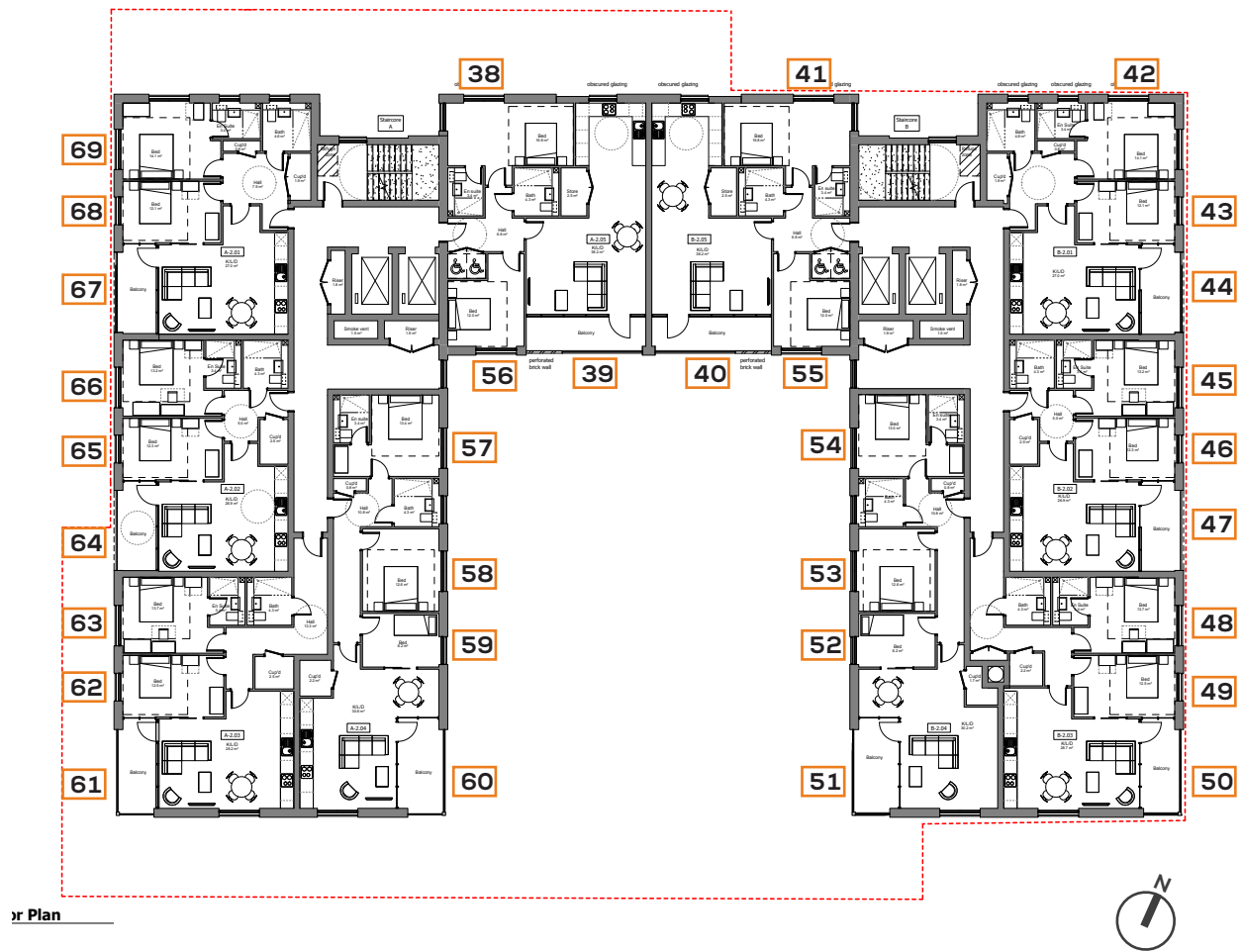
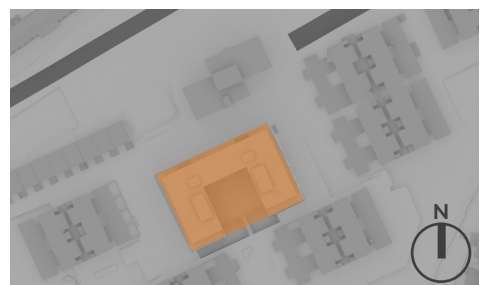


Fig. 05: Floor Plan



Third Floor

		DAYLIGHT QUANTUM	DAYLIGHT DISTRIBUTION		SUNLIGHT QUANTUM (PROBABLE SUNLIGHT HOURS)	
ROOM REF.	ROOM USE	ADF (%)	NSL (%)	RDC	ANNUAL	WINTER
THIRD FLOOR						
70	Bedroom	3.3	95	N/A		
71	L/K/D	1.6	99	N/A	39	15
72	L/K/D	1.5	100	N/A	36	17
73	Bedroom	2.3	94	N/A		
74	Bedroom	4.7	99	N/A		
75	Bedroom	2.7	99	N/A		
76	L/K/D	1.5	99	MET		
77	Bedroom	3.4	99	MET		
78	Bedroom	2.6	99	N/A		
79	L/K/D	1.4	99	MET		
80	Bedroom	3.2	99	MET		
81	Bedroom	2.5	100	N/A		
82	L/K/D	2.7	100	N/A	75	25
83	L/K/D	2.9	100	N/A	84	27
84	Bedroom	2.7	98	MET		
85	Bedroom	2.8	98	MET		
86	Bedroom	2.5	98	MET		
87	Bedroom	2.9	98	MET		
88	Bedroom	2.8	97	MET		
89	Bedroom	2.5	98	MET		
90	Bedroom	2.7	98	MET		
91	Bedroom	2.6	99	MET		
92	L/K/D	2.9	100	N/A	76	27
93	L/K/D	3.1	100	N/A	95	30
94	Bedroom	2.8	100	N/A		
95	Bedroom	3.3	99	MET		
96	L/K/D	1.6	99	MET	35	13
97	Bedroom	2.8	99	N/A		
98	Bedroom	3.4	99	MET		
99	L/K/D	1.6	99	MET	36	14
100	Bedroom	2.8	99	N/A		
101	Bedroom	6	100	N/A		

Table 05: Assessment Data

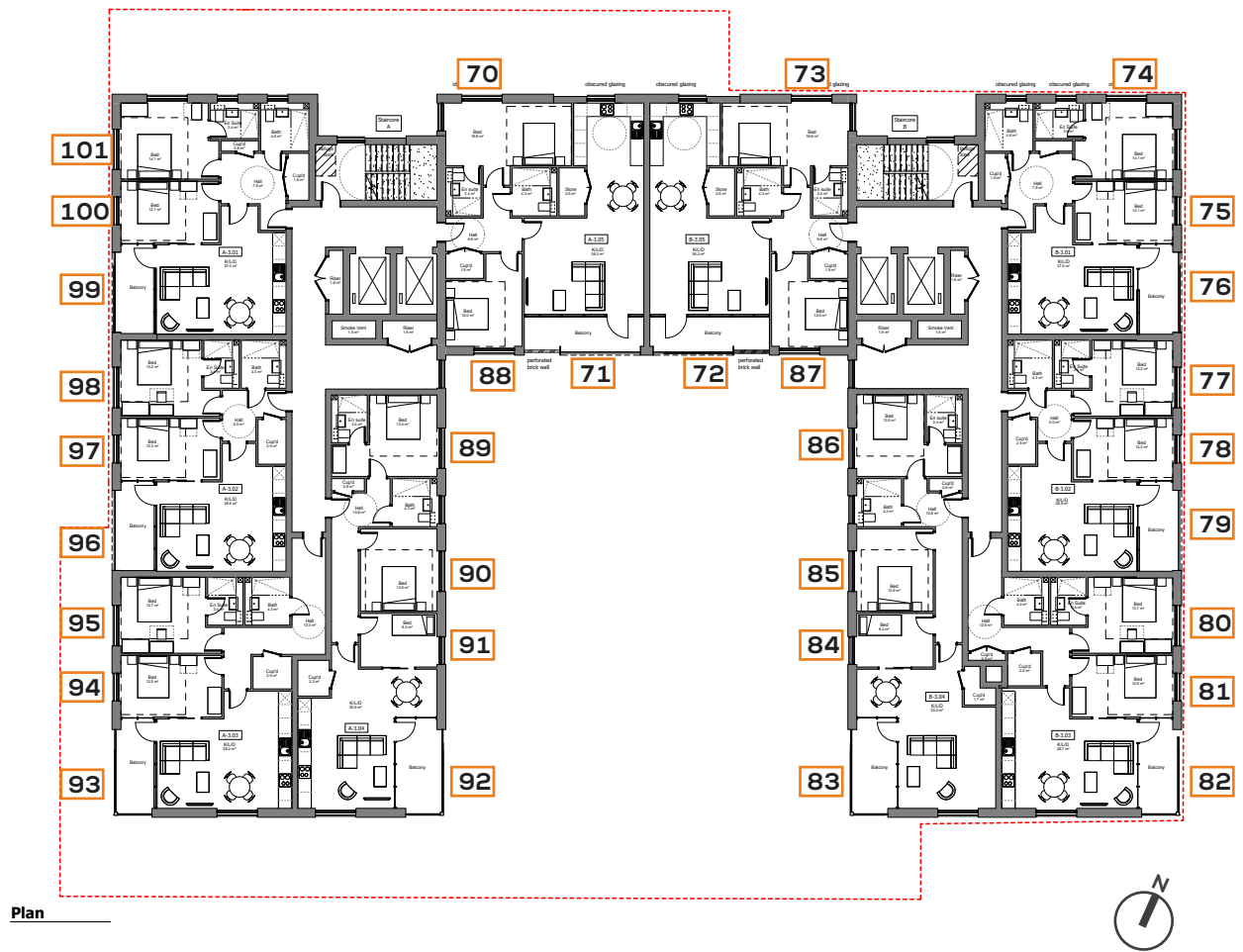
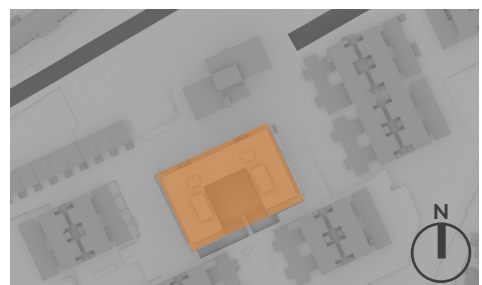


Fig. 06: Floor Plan



Fourth Floor

		DAYLIGHT QUANTUM	DAYLIGHT DISTRIBUTION		SUNLIGHT QUANTUM (PROBABLE SUNLIGHT HOURS)	
ROOM REF.	ROOM USE	ADF (%)	NSL (%)	RDC	ANNUAL	WINTER
FOURTH FLOOR						
102	Bedroom	3.6	100	N/A		
103	L/K/D	1.7	100	N/A	44	18
104	L/K/D	1.6	100	N/A	43	20
105	Bedroom	2.8	100	N/A		
106	Bedroom	5	99	N/A		
107	Bedroom	2.7	99	N/A		
108	L/K/D	1.5	99	MET		
109	Bedroom	3.4	99	MET		
110	Bedroom	2.7	99	N/A		
111	L/K/D	1.4	99	MET		
112	Bedroom	3.2	99	MET		
113	Bedroom	2.7	100	N/A		
114	L/K/D	3	100	N/A	77	27
115	L/K/D	3.1	100	N/A	89	29
116	Bedroom	2.9	98	MET		
117	Bedroom	3.1	98	MET		
118	Bedroom	2.9	98	MET		
119	Bedroom	3.1	98	MET		
120	Bedroom	3.1	98	MET		
121	Bedroom	3	98	MET		
122	Bedroom	3.1	99	MET		
123	Bedroom	2.9	99	MET		
124	L/K/D	3.1	100	N/A	76	27
125	L/K/D	3.3	100	N/A	95	30
126	Bedroom	2.8	100	N/A		
127	Bedroom	3.3	99	MET		
128	L/K/D	1.6	99	MET	35	13
129	Bedroom	2.8	99	N/A		
130	Bedroom	3.4	99	MET		
131	L/K/D	1.6	99	MET	36	14
132	Bedroom	2.8	99	N/A		
133	Bedroom	6.1	100	N/A		

Table 06: Assessment Data

Fifth Floor

		DAYLIGHT QUANTUM	DAYLIGHT DISTRIBUTION		SUNLIGHT QUANTUM (PROBABLE SUNLIGHT HOURS)	
ROOM REF.	ROOM USE	ADF (%)	NSL (%)	RDC	ANNUAL	WINTER
FIFTH FLOOR						
134	Bedroom	3	94	N/A		
135	L/K/D	2.7	100	N/A	51	22
136	L/K/D	2.6	100	N/A	50	23
137	Bedroom	2.7	93	N/A		
138	L/K/D	2.6	98	N/A		
139	Bedroom	2.4	96	MET		
140	Bedroom	2.3	98	MET		
141	Bedroom	3	98	MET		
142	Bedroom	3.3	98	MET		
143	L/K/D	3	99	N/A	77	27
144	L/K/D	3.2	99	N/A	96	29
145	Bedroom	3.3	98	MET		
146	Bedroom	3.3	98	MET		
147	Bedroom	3.3	99	N/A		
148	Bedroom	3.2	99	N/A		
149	Bedroom	3.3	98	MET		
150	Bedroom	3.2	98	MET		
151	L/K/D	3.2	99	N/A	78	28
152	L/K/D	3	99	N/A	97	30
153	Bedroom	3.3	98	MET		
154	Bedroom	3	98	MET		
155	Bedroom	2.3	98	MET		
156	Bedroom	2.5	97	MET		
157	L/K/D	2.9	99	N/A	54	18

Table 07: Assessment Data

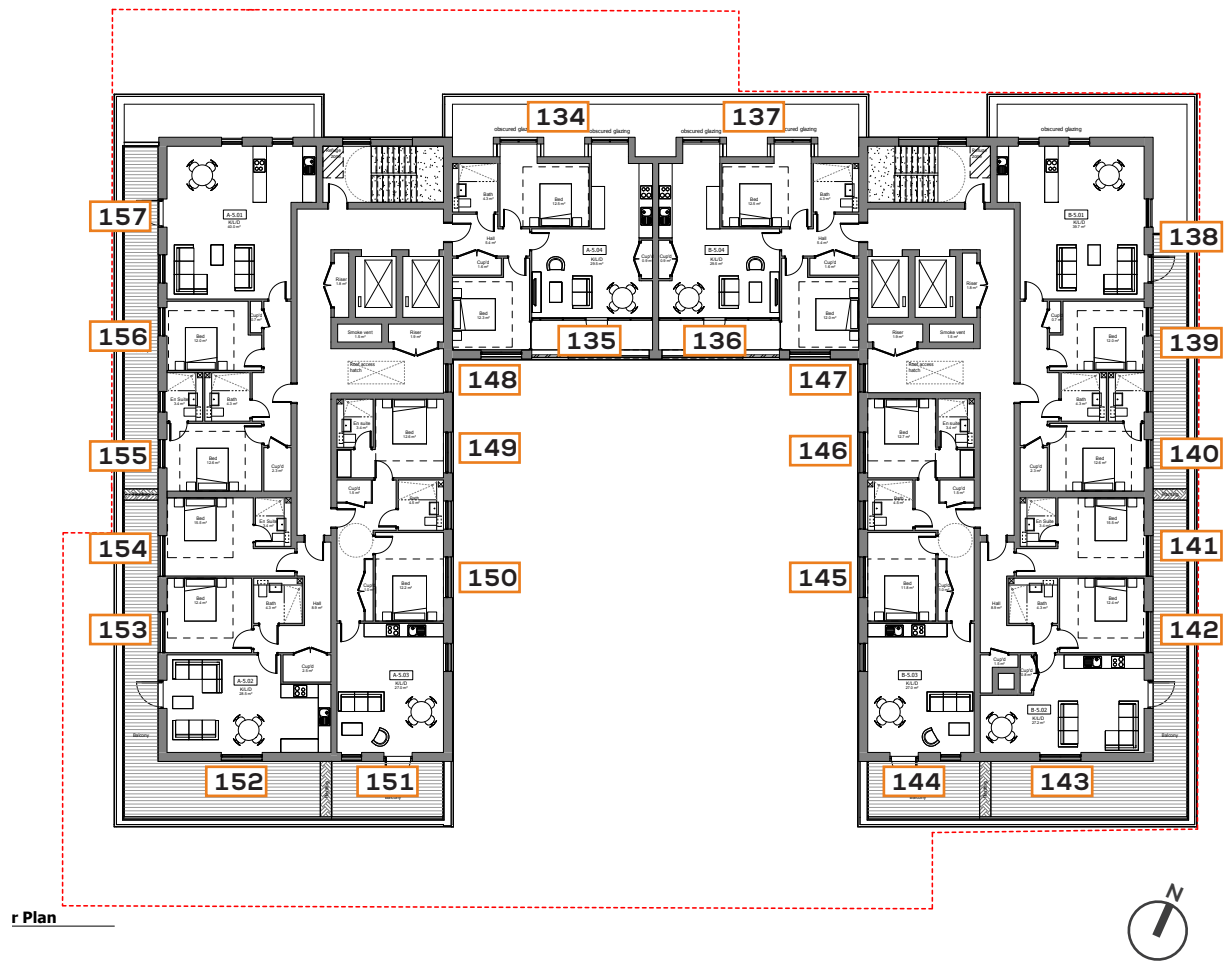


Fig. 08: Floor Plan



8 OVERSHADOWING ASSESSMENTS

Ground Floor (Area 1)

Percentage of area seeing at least 2 hours of sun on the 21st March: **57%**

First Floor (Area 2)

Percentage of area seeing at least 2 hours of sun on the 21st March: **94%**

OVERSHADOWING ASSESSMENT
SUN HOURS ON GROUND - BRE COMPLIANCE

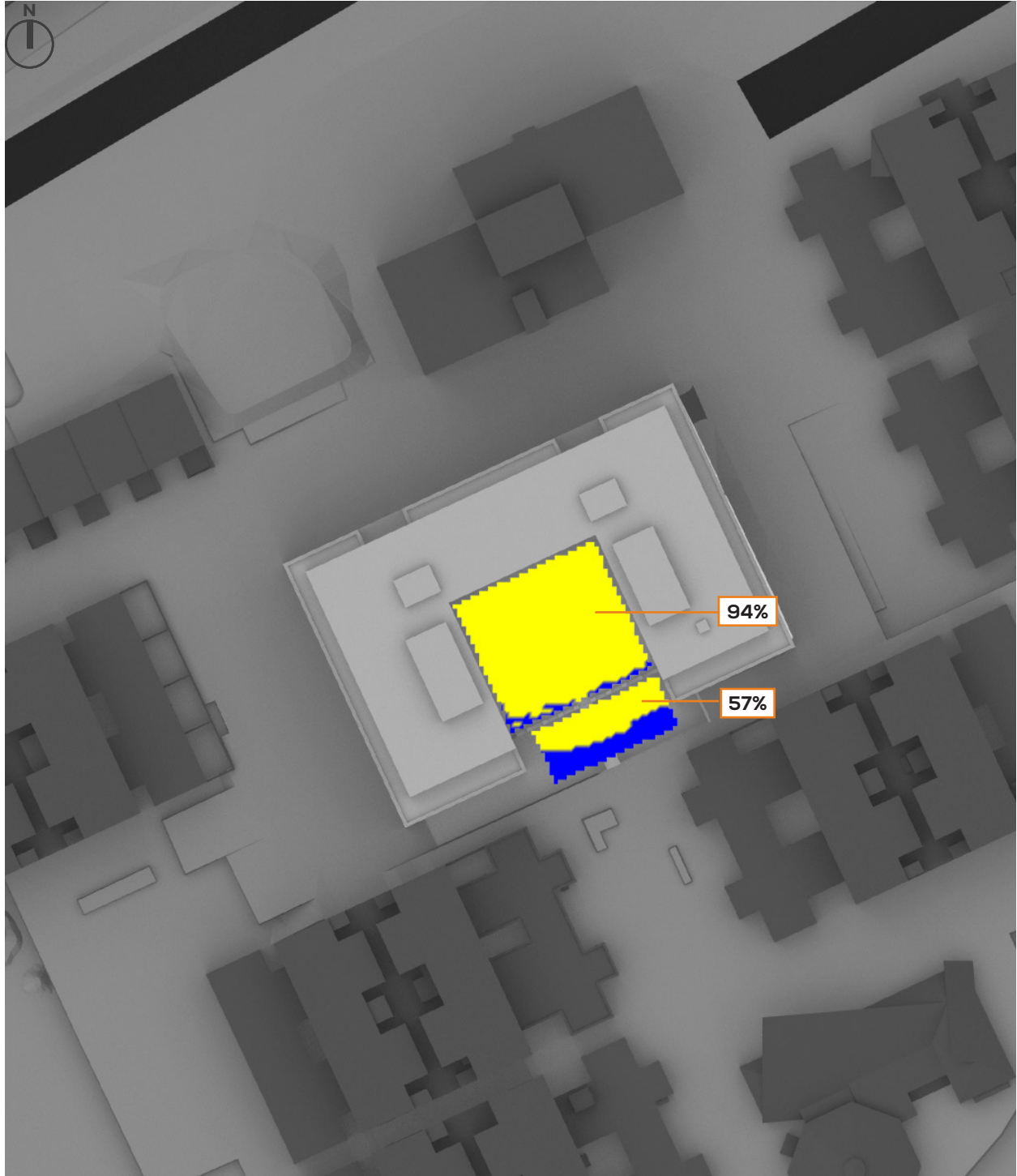
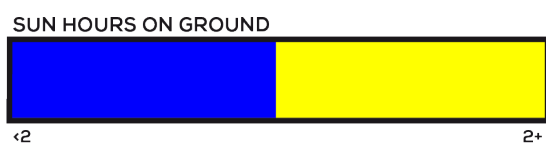


Fig. 09: Top view



OVERSHADOWING ASSESSMENT
SUNLIGHT EXPOSURE - 21ST MARCH

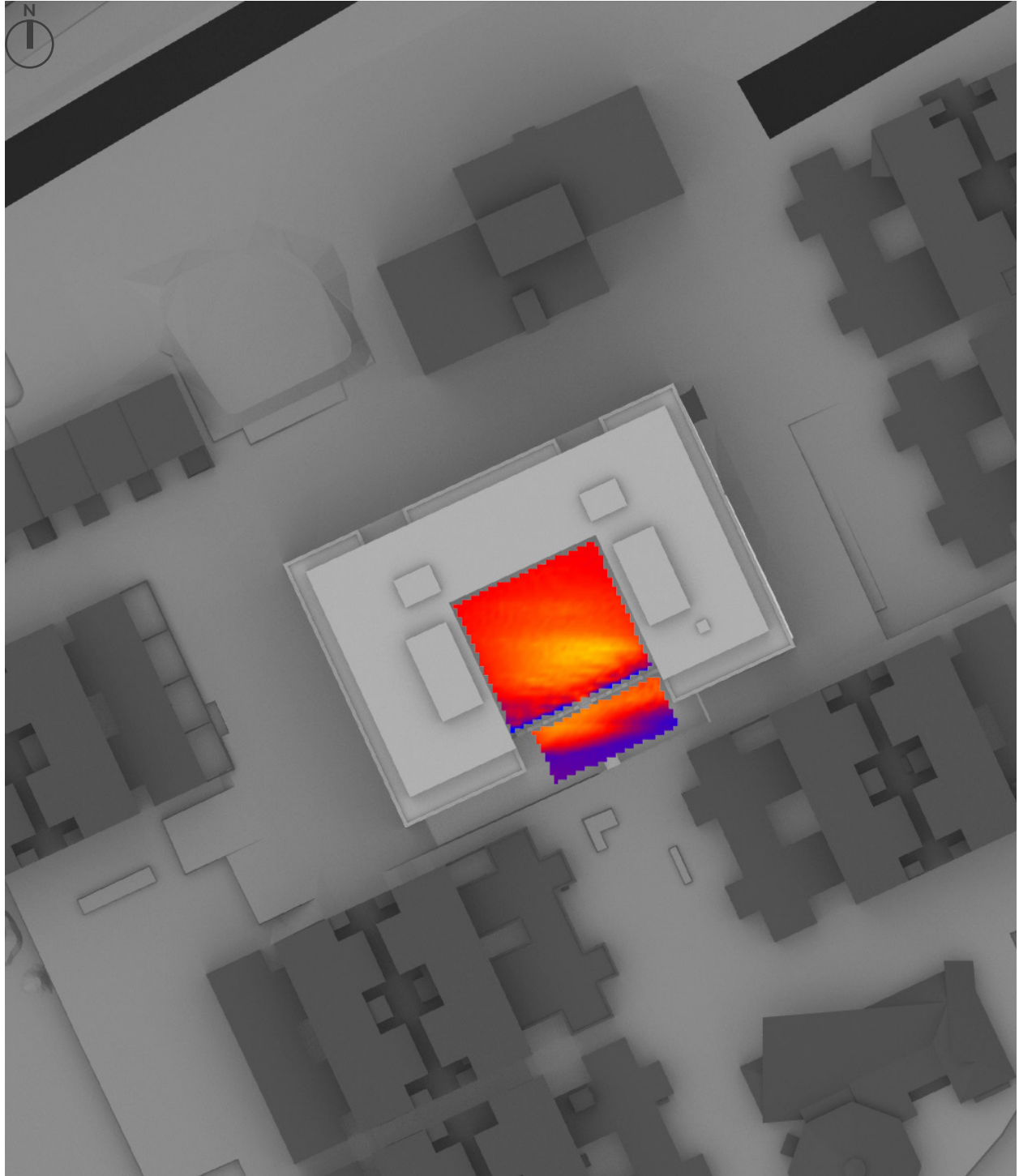
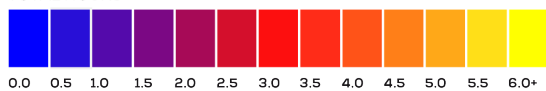


Fig. 10: Top view

SUN EXPOSURE
TOTAL HOURS



21st MARCH
(SPRING EQUINOX)

LONDON

Latitude: 51.4
Longitude: 0.0
Sunrise: 06:08 GMT
Sunset: 18:05 GMT

**Total Available
Sunlight:**
11hrs 57mins

OVERSHADOWING ASSESSMENT
SUNLIGHT EXPOSURE - 21ST JUNE

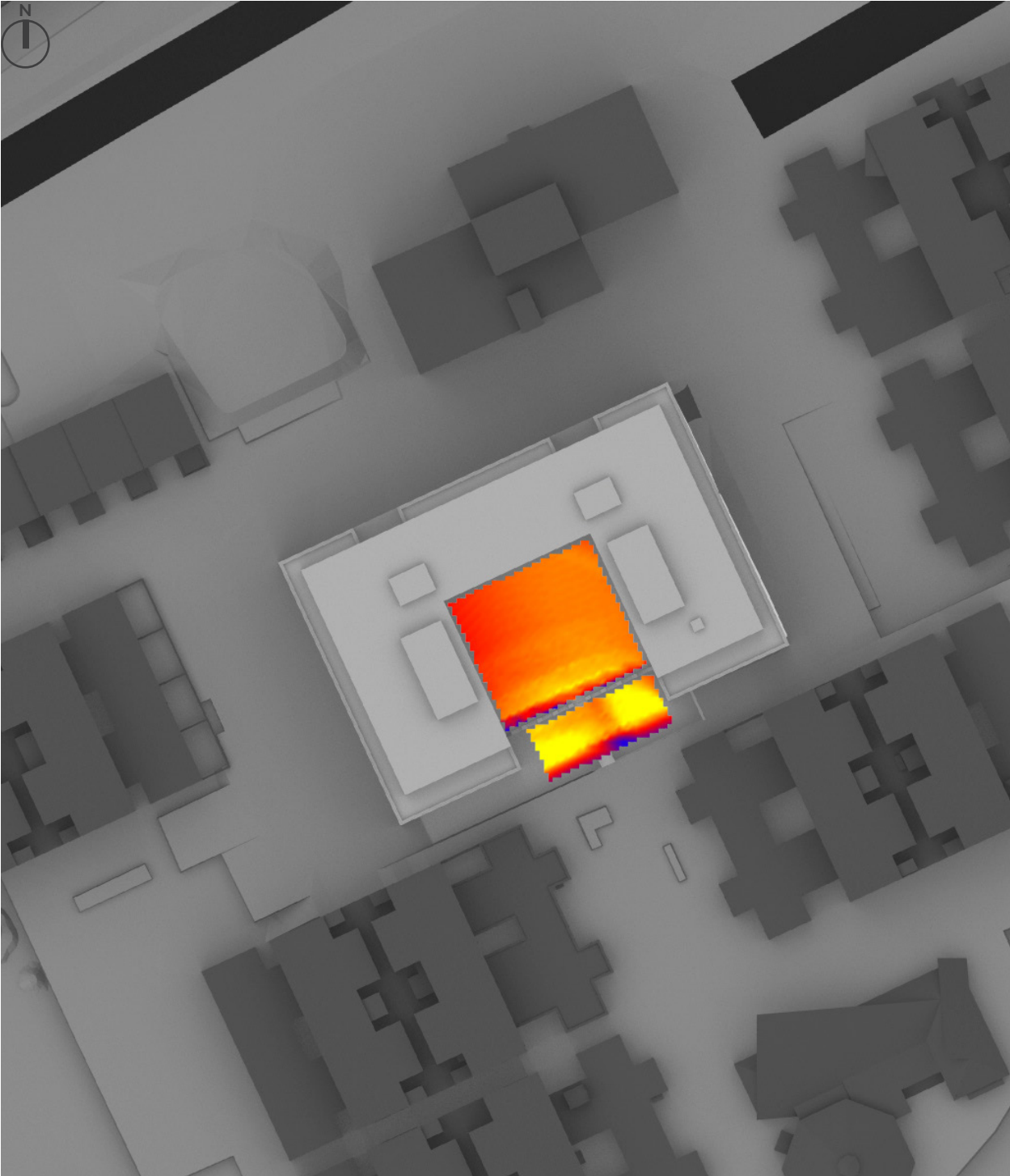
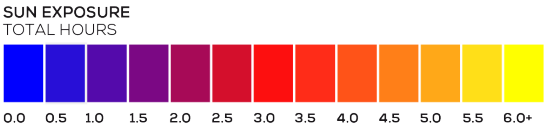


Fig. 11: Top view



21st JUNE
(SUMMER SOLSTICE)
LONDON
Latitude: 51.4
Longitude: 0.0
Sunrise: 03:50 GMT
Sunset: 20:13 GMT
Total Available Sunlight:
16hrs 23mins

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