

Mr D Peres da Costa
Development Control
London Borough of Camden
5 Pancras Road
London
N1C 4AG

4 October 2018

Dear Mr Peres da Costa

**Proposed redevelopment of the land to the rear of 222 Euston Road (Ref: 2018\2316\IP)
Daylight and Sunlight Amenity**

We have been instructed by Thurston Corporation to advise them in relation to potential daylight and sunlight matters arising from the proposed redevelopment of the land to the rear of 222 Euston Road, London ('the Site').

Thurston Corporation own 222 Euston Road ('the Property') which is directly to the south of the Site and is occupied by University College London ('UCL') as the Institute of Health Informatics. We understand that approval is being sought for the erection of a seven storey building, plus basement for student accommodation/hotel uses ('the Proposed Scheme').

We have been provided with a copy of the council's pre-application response letter to the applicant dated 24 October 2017 and in it we note confirmation that Policy A1 of Camden's Local Plan requires a daylight/sunlight report to accompany the planning application. However, having reviewed the application documents, we note that a daylight and sunlight report has not been submitted. In the absence of this, we have been instructed to undertake technical analysis to assess the impact on the daylight received to the Property and secondly consider the light that will be received to the proposed micro studios within the Proposed Scheme. We deal with each in turn below and refer to the following documents which should be read alongside our findings:

- Appendix 1: GL Hearn Drawings
- Appendix 2: Vertical Sky Component (VSC) results spreadsheet for 222 Euston Road
- Appendix 3: Daylight Distribution (DD) results spreadsheet and contour drawings for 222 Euston Road
- Appendix 4: Average Daylight Factor (ADF) results spreadsheet
- Appendix 5: Annual Probable Sunlight Hours (APSH) results spreadsheet

1. Impact on 222 Euston Road

The applicant's planning statement notes at paragraph 6.3.9 that *"there are no surrounding habitable rooms surrounding the site therefore, a Daylight and Sunlight report is not required."* However, paragraph 6.5 contained within Policy A1 of Camden's Local Plan states:

"Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011)".

Whilst it is recognised that the BRE Guidance document ('the BRE Report') is primarily set up to protect residential amenity, paragraph 2.2.3 of the document confirms the following:

"The guidelines may also be applied to any non-domestic building where occupants have a reasonable expectation of daylight; this will normally include schools, hospitals, hotels and hostels, small workshops and some offices."

We have inspected the Property to confirm the use and internal arrangements of the rooms with windows facing the Proposed Scheme. At lower ground floor there are three teaching rooms and at ground floor a seminar room and public engagement space. On the upper floors are offices and break out areas used by UCL staff. It was evident from our inspection that the Property does contain habitable rooms with windows facing the Site and a daylight and sunlight report should have been submitted. It was further evident that the occupants and visitors of the Property have a reasonable expectation of daylight.

As the windows facing the Site are predominantly north facing, it is acknowledged that sunlight received to the Property would not be adversely affected by the Proposed Scheme. Similarly, our assessment does not include non-habitable rooms such as WCs, corridors and store rooms.

The drawings under Appendix 1 illustrate our 3D assessment model. The Proposed Scheme was modelled in accordance with the applicant's submitted drawings with the Property and other neighbouring buildings based on a 3D photogrammetry model.

The BRE Report states that:

".....the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- the vertical sky component ['VSC'] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; or*
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

Starting with the VSC test and by reference to the results spreadsheet under Appendix 2, it can be seen from the right-hand column that **39 of the 49 windows assessed would not meet the BRE guidelines**. Indeed, the majority of windows experience reductions significantly beyond the guidance values. To give an example, a classroom on the ground floor (Ref: R5) is served by two windows (W5 and W6) which currently receive VSC values of 20.14% and 21.78% respectively. These values would be reduced to 3.64% and 4.70%, approximately **0.2 times their current value**. In other words, the windows experience 80% reductions in the amount of visible sky.

Turning to the area of working plane that can receive direct skylight, by reference to the DD results under Appendix 3, it can be seen that **13 of the 19 rooms assessed would not meet the BRE guidelines** with most rooms experiencing a reduction of at least 50%. Again, using the ground floor classroom as an example, currently 60% of the working plane receives direct sky visibility and this would be reduced to 23%, **0.39 times its current value**. Included at Appendix 3 are contour plots which show the reduction in direct sky visibility to each habitable room, illustrated by yellow hatching.

2. Light within proposed micro studios

We have been provided with a copy of Camden's Design Review Panel Report dated 10 November 2017, on page 3 of which we note that the panel would *"welcome analysis of rights to light to explore basic issues around the habitability of the building, in addition to the potential constraints on future development of 222 Euston Road."* We assume that the Panel's reference to rights to light is intended to be with regard to daylight and sunlight amenity and we have assessed the 30 micro studios from first to sixth floor which are designed to take their light from over the Property.

In terms of daylight, the BRE Report suggests that ADF is used as the measure of general illumination from skylight and that values of at least 1% in bedrooms, 1.5% in living rooms and 2% in kitchens are recommended, even if a predominantly daylit appearance is not required, clearly the micro studios contain all three of these uses.

As can be seen from the ADF results spreadsheet under Appendix 4, all but one of the rooms on first to third floor achieve values between 1% and 2% with five rooms achieving a value between 1% and 1.5%.

In terms of sunlight, it is recommended that interiors in which the occupants have a reasonable expectation of direct sunlight should receive at least 25% of probable sunlight hours with at least 5% received during the winter months. As can be seen from the APSH results under Appendix 5, only one window on the first floor would meet the recommended minimum value for annual or winter sun. On the floors above, where there is greater access to sunlight, there would be greater compliance with the BRE Report guidelines.

3. Conclusion

Whilst it is acknowledged that the numerical guidelines set-out in the BRE Report are purely advisory, our technical analysis confirms that there would be a significant loss of daylight to 222 Euston Road, well in excess of the BRE guidelines. In our opinion, loss could adversely affect the current and potential future use of the building.

Analysis of the light to the rooms within the Proposed Scheme highlights that the extremely narrow gap between the Site and the Property would result in low levels of daylight and sunlight to the proposed single aspect rooms on the lower floors.

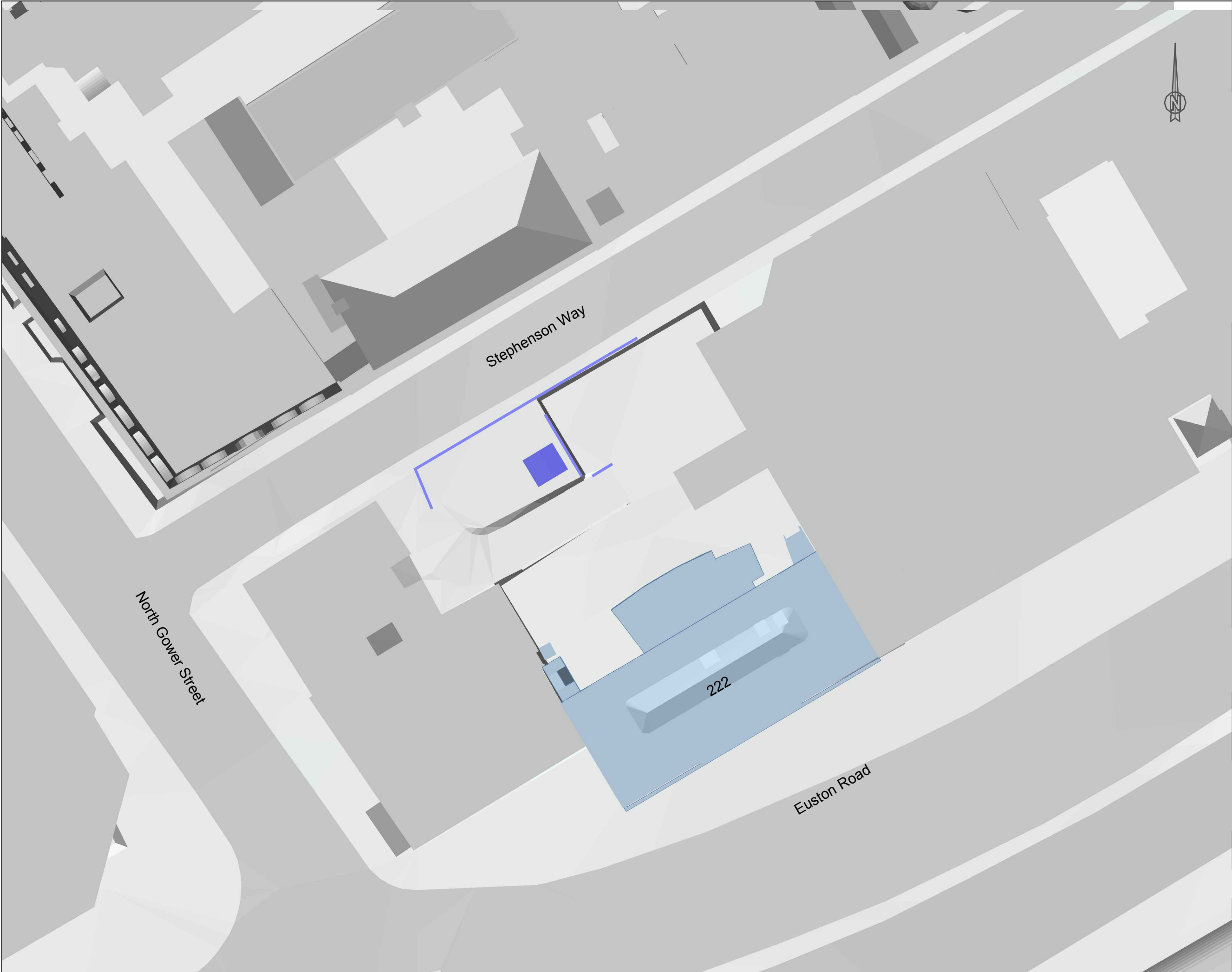
We therefore strongly object to the proposals in daylight and sunlight terms. In the possible event that the proposed scheme is given consent our client will not consent to the interference of their right to light and they fully reserve their position in respect of taking all necessary action to prevent the adverse effect upon their building.

Yours sincerely

GL Hearn

GL Hearn Limited




Appendix 1: GL Hearn Drawings



INFORMATION USED IN ANALYSIS:

Zmap model received 17/09/2018

* = ASSUMED ROOM/LAYOUT

- KEY:
-  Surrounding Buildings and Structures
 -  Analysed Buildings
 -  Existing Building

SITE KEY:

PROJECT:
Land to the rear of 222 Euston Road
London
NW1 2HD

CLIENT:
Thurston Corporation

DRAWING TITLE:
Existing Site Plan

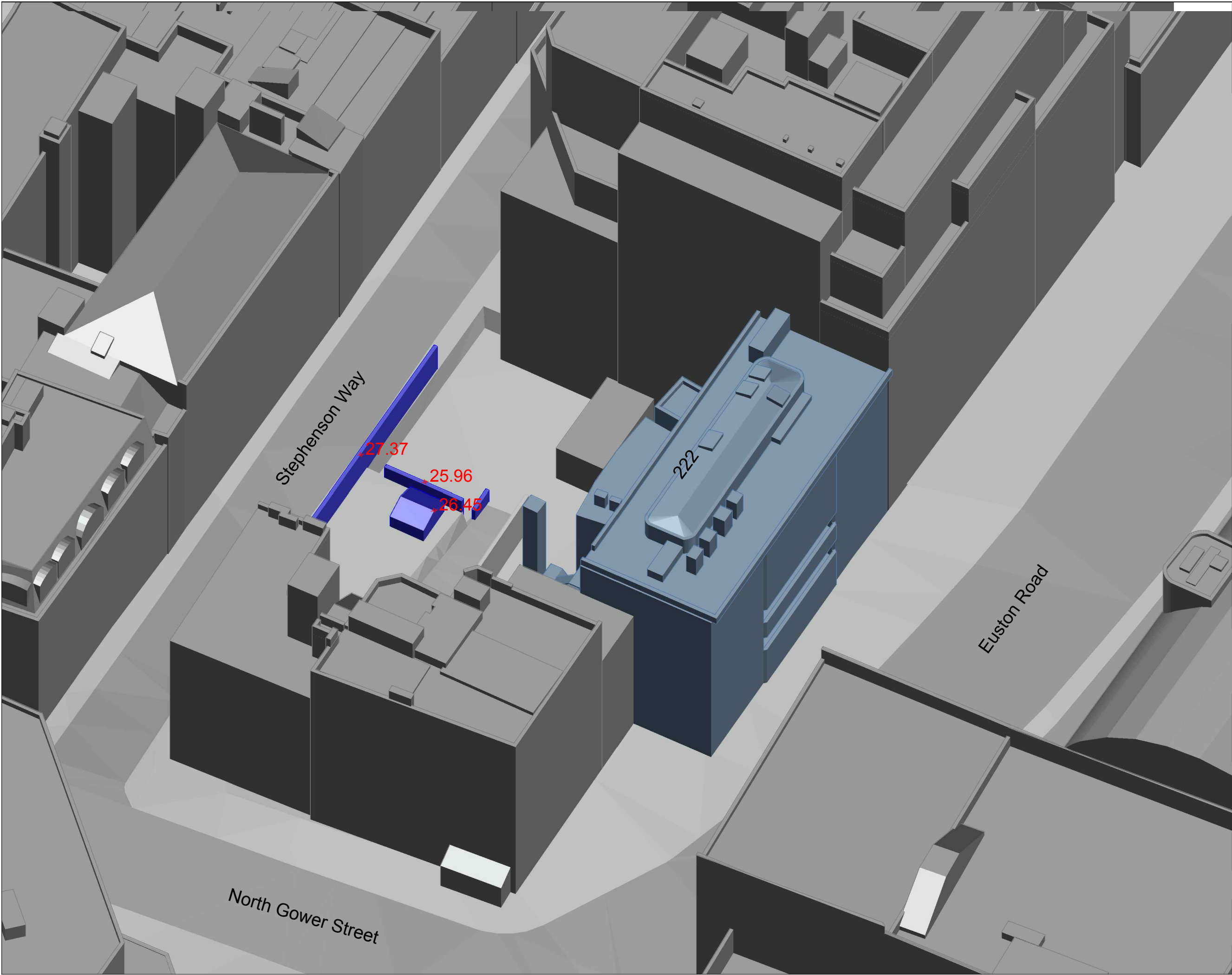
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* = ASSUMED ROOM/LAYOUT

- KEY:
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 -  Analysed Buildings
 -  Existing Building

SITE KEY:

PROJECT:
Land to the rear of 222 Euston Road
London
NW1 2HD

CLIENT:
Thurston Corporation

DRAWING TITLE:
Existing 3D Views

PROJECT NO:	ISS NO	DRAWING NO:	REVISION:
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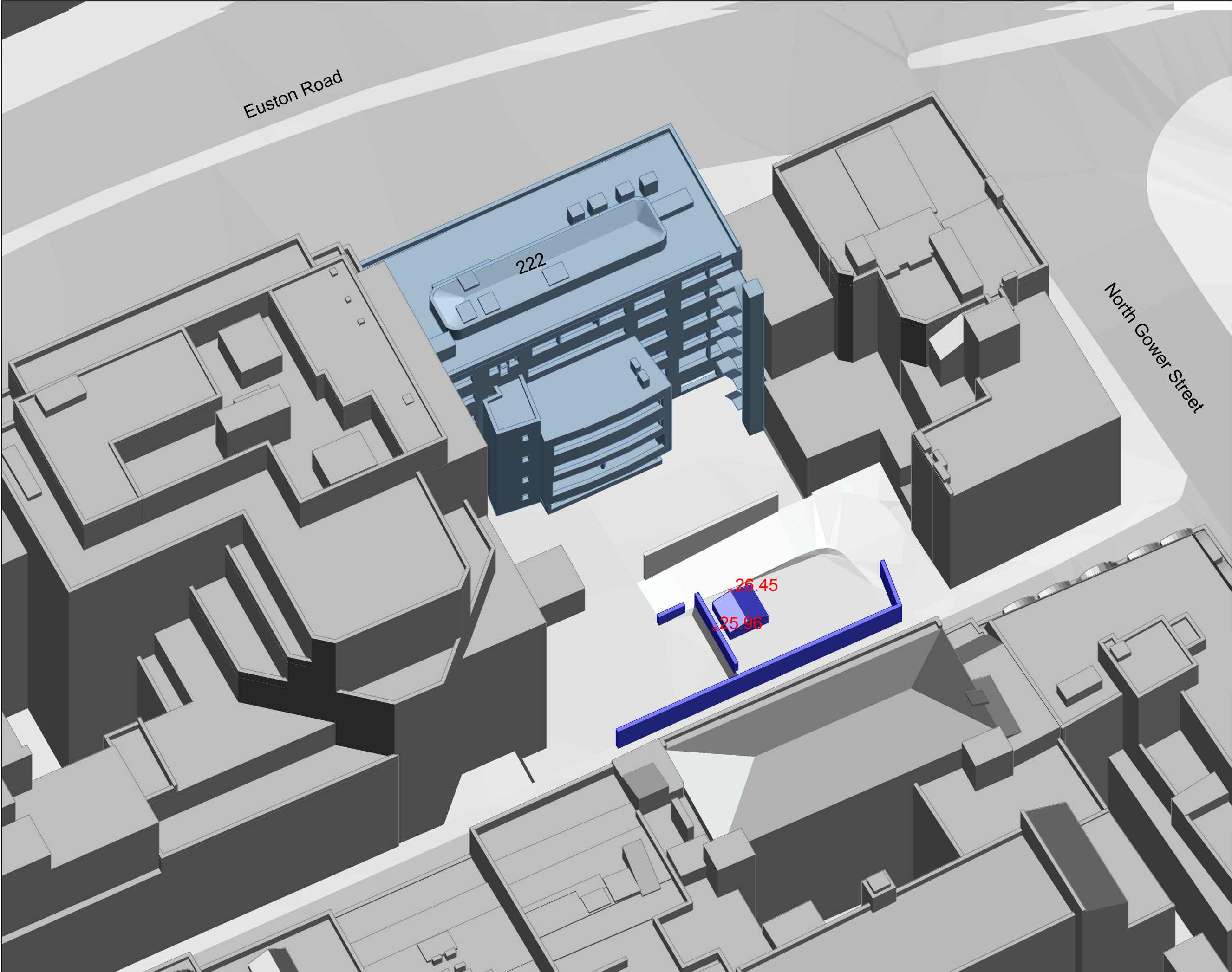
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INFORMATION USED IN ANALYSIS:

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* = ASSUMED ROOM/LAYOUT

- KEY:
-  Surrounding Buildings and Structures
 -  Analysed Buildings
 -  Existing Building

SITE KEY:

PROJECT:
Land to the rear of 222 Euston Road
London
NW1 2HD

CLIENT:
Thurston Corporation

DRAWING TITLE:
Existing 3D Views

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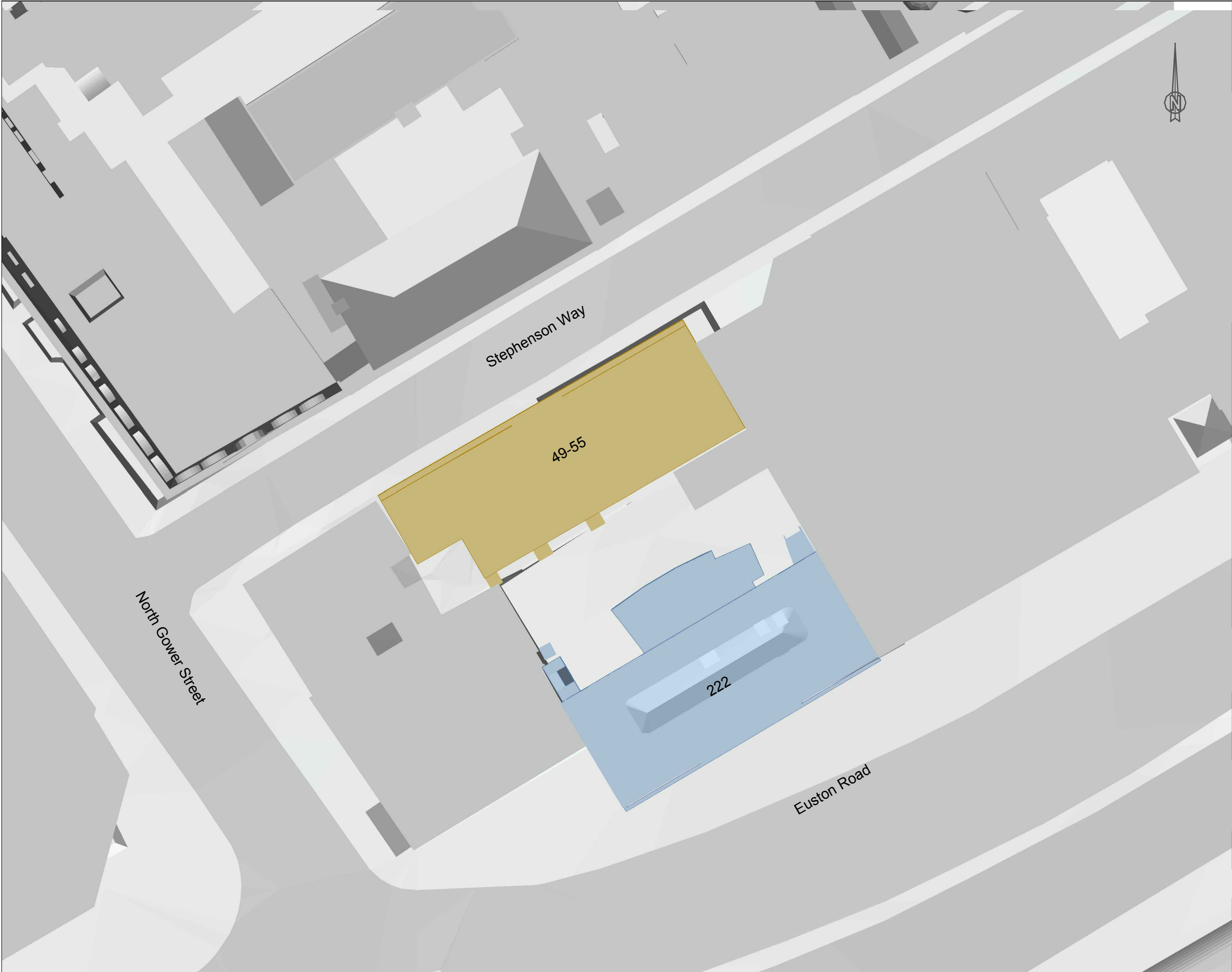
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* = ASSUMED ROOM/LAYOUT

KEY:

-  Surrounding Buildings and Structures
-  Analysed Buildings
-  Proposed Building

SITE KEY:

PROJECT:

Land to the rear of 222 Euston Road
London
NW1 2HD

CLIENT:

Thurston Corporation

DRAWING TITLE:

Proposed Site Plan

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* = ASSUMED ROOM/LAYOUT

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-  Surrounding Buildings and Structures
-  Analysed Buildings
-  Proposed Building

SITE KEY:

PROJECT:

Land to the rear of 222 Euston Road
London
NW1 2HD

CLIENT:

Thurston Corporation

DRAWING TITLE:

Proposed 3D Views

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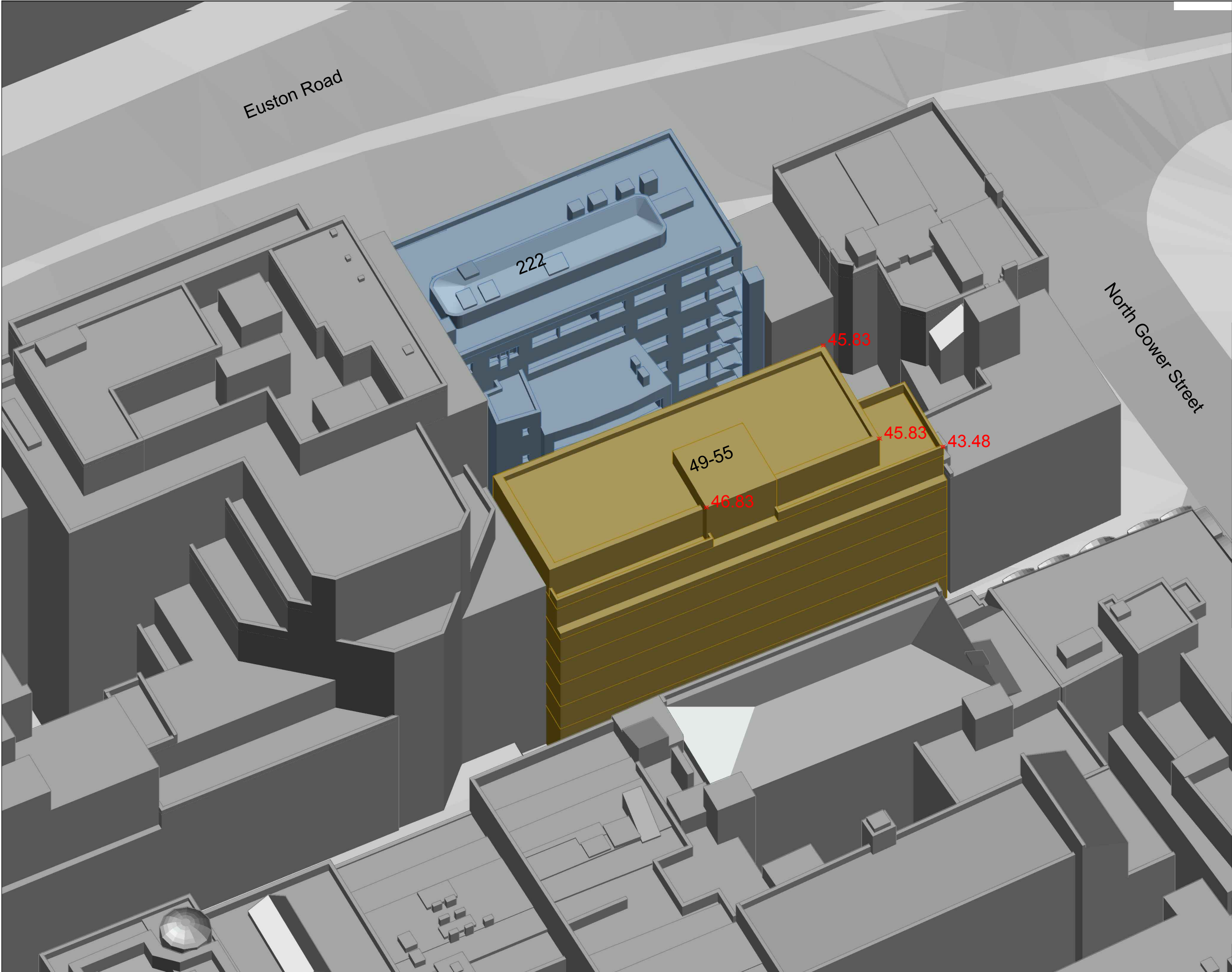
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* = ASSUMED ROOM/LAYOUT

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-  Analysed Buildings
-  Proposed Building

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PROJECT:

Land to the rear of 222 Euston Road
London
NW1 2HD

CLIENT:

Thurston Corporation

DRAWING TITLE:

Proposed 3D Views

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Appendix 2: Vertical Sky Component (VSC) results spreadsheet for 222 Euston Road

Land to the rear of
 222 Euston Road
 London
 NW1 2HD

Sunlight
 VSC Results

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pro Ex	Meets BRE Criteria
222 Euston Road							
Lower Ground	R1	Class Room	W1	Existing	4.70	0.25	NO
				Proposed	1.19		
	R3	Class Room	W3	Existing	12.83	0.01	NO
				Proposed	0.24		
	R5	Class Room	W4	Existing	5.26	0.67	NO
				Proposed	3.53		
			W6	Existing	11.80	0.23	NO
				Proposed	2.78		
Ground	R2	Quiet Room	W2	Existing	5.76	0.30	NO
				Proposed	1.77		
	R5	Class Room	W5	Existing	20.14	0.18	NO
				Proposed	3.64		
			W6	Existing	21.78	0.21	NO
				Proposed	4.70		
	R6	Public Engagement	W7	Existing	11.83	0.42	NO
				Proposed	4.99		
			W8	Existing	14.66	0.31	NO
				Proposed	4.66		
First	R1	Breakout Room	W1	Existing	12.57	0.36	NO
				Proposed	4.63		
			W2	Existing	11.61	0.36	NO
				Proposed	4.19		
			W3	Existing	9.16	0.36	NO
				Proposed	3.33		
			W4	Existing	5.77	0.40	NO
				Proposed	2.31		

Land to the rear of
 222 Euston Road
 London
 NW1 2HD

Sunlight
 VSC Results

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pro Ex	Meets BRE Criteria
First	R4	Office	W7	Existing	22.93	0.21	NO
				Proposed	4.93		
			W8	Existing	24.79	0.25	NO
				Proposed	6.20		
			W12	Existing	15.73	1.00	YES
				Proposed	15.73		
	R5	Office	W13	Existing	14.51	1.00	YES
				Proposed	14.51		
			W14	Existing	17.55	1.00	YES
				Proposed	17.55		
			W9	Existing	14.59	0.50	NO
				Proposed	7.40		
			W10	Existing	17.04	0.41	NO
				Proposed	7.03		
			W11	Existing	11.04	0.36	NO
				Proposed	3.98		
Second	R1	Breakout Room	W1	Existing	15.02	0.50	NO
				Proposed	7.56		
			W2	Existing	14.35	0.50	NO
				Proposed	7.26		
			W3	Existing	11.72	0.51	NO
				Proposed	6.04		
	R4	Office	W4	Existing	7.46	0.53	NO
				Proposed	4.00		
			W7	Existing	26.36	0.28	NO
				Proposed	7.44		
			W8	Existing	28.49	0.31	NO
				Proposed	9.00		
			W12	Existing	17.15	1.00	YES
				Proposed	17.15		
			W13	Existing	15.37	1.00	YES
				Proposed	15.37		
	R5	Office	W14	Existing	18.67	1.00	YES
				Proposed	18.67		
			W9	Existing	21.70	0.62	NO
				Proposed	13.66		
			W10	Existing	21.11	0.52	NO
				Proposed	11.00		

Land to the rear of
 222 Euston Road
 London
 NW1 2HD

Sunlight
 VSC Results

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pro Ex	Meets BRE Criteria
Second	R5	Office	W11	Existing	12.59	0.47	NO
				Proposed	5.99		
Third	R1	Breakout Room	W1	Existing	19.69	0.63	NO
				Proposed	12.56		
	R5	Office	W5	Existing	30.44	0.65	NO
				Proposed	19.92		
	R6	Office	W6	Existing	30.64	0.67	NO
				Proposed	20.76		
			W7	Existing	27.22	0.68	NO
				Proposed	18.67		
			W8	Existing	15.11	0.63	NO
				Proposed	9.64		
Fourth	R1	Office	W1	Existing	21.10	0.76	NO
				Proposed	16.18		
	R3	Office	W2	Existing	24.91	0.76	NO
				Proposed	19.13		
			W7	Existing	32.18	0.77	NO
				Proposed	24.90		
			W8	Existing	33.50	0.77	NO
				Proposed	26.09		
			W9	Existing	34.21	0.78	NO
				Proposed	26.88		
	R4	Office	W9	Existing	34.21	0.78	NO
				Proposed	26.88		
	R5	Office	W10	Existing	34.18	0.79	YES
				Proposed	27.24		
			W11	Existing	31.58	0.81	YES
				Proposed	25.71		
			W12	Existing	30.64	0.87	YES
				Proposed	26.76		

**Appendix 3: Daylight Distribution (DD) results spreadsheet and contour drawings for
222 Euston Road**

Daylight Distribution
Results

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Proposed Existing	Meets BRE Criteria
222 Euston Road							
Lower Ground	R1	Class Room	Area m2 % of room	22.78 38%	8.68 7%	1.71 0.19	NO
	R3	Class Room	Area m2 % of room	73.58 35%	25.47 16%	11.80 0.46	NO
	R5	Class Room	Area m2 % of room	21.02 60%	12.68 13%	2.64 0.20	NO
Ground	R2	Quiet Room	Area m2 % of room	6.78 71%	4.82 30%	2.06 0.42	NO
	R5	Class Room	Area m2 % of room	78.29 60%	46.79 23%	18.26 0.39	NO
	R6	Public Engagement	Area m2 % of room	50.20 97%	48.53 32%	16.26 0.33	NO
First	R1	Breakout Room	Area m2 % of room	31.64 66%	20.76 17%	5.27 0.25	NO
	R4	Office	Area m2 % of room	133.81 49%	65.58 31%	41.67 0.63	NO
	R5	Office	Area m2 % of room	48.12 83%	39.71 28%	13.60 0.34	NO
Second	R1	Breakout Room	Area m2 % of room	31.64 86%	27.21 24%	7.59 0.27	NO
	R4	Office	Area m2 % of room	133.81 63%	84.33 39%	51.58 0.61	NO
	R5	Office	Area m2 % of room	48.12 99%	47.41 40%	19.01 0.40	NO
Third	R1	Breakout Room	Area m2 % of room	13.03 99%	12.91 44%	5.75 0.44	NO
	R5	Office	Area m2 % of room	35.29 99%	34.87 84%	29.53 0.84	YES
	R6	Office	Area m2 % of room	41.41 99%	41.08 82%	34.04 0.82	YES
Fourth	R1	Office	Area m2 % of room	23.46 89%	20.93 84%	19.63 0.93	YES
	R3	Office	Area m2 % of room	23.54 99%	23.33 92%	21.57 0.92	YES
	R4	Office	Area m2 % of room	9.75 100%	9.70 83%	8.08 0.83	YES
	R5	Office	Area m2 % of room	41.22 99%	40.88 99%	40.62 0.99	YES



INFORMATION USED IN ANALYSIS:

Zmap model received 17/09/2018

KEY:

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

SITE KEY:

PROJECT:

Land to the rear of 222 Euston Road
London
NW1 2HD

CLIENT:

Thurston Corporation

DRAWING TITLE:

Daylight Distribution Contours
222 Euston Road

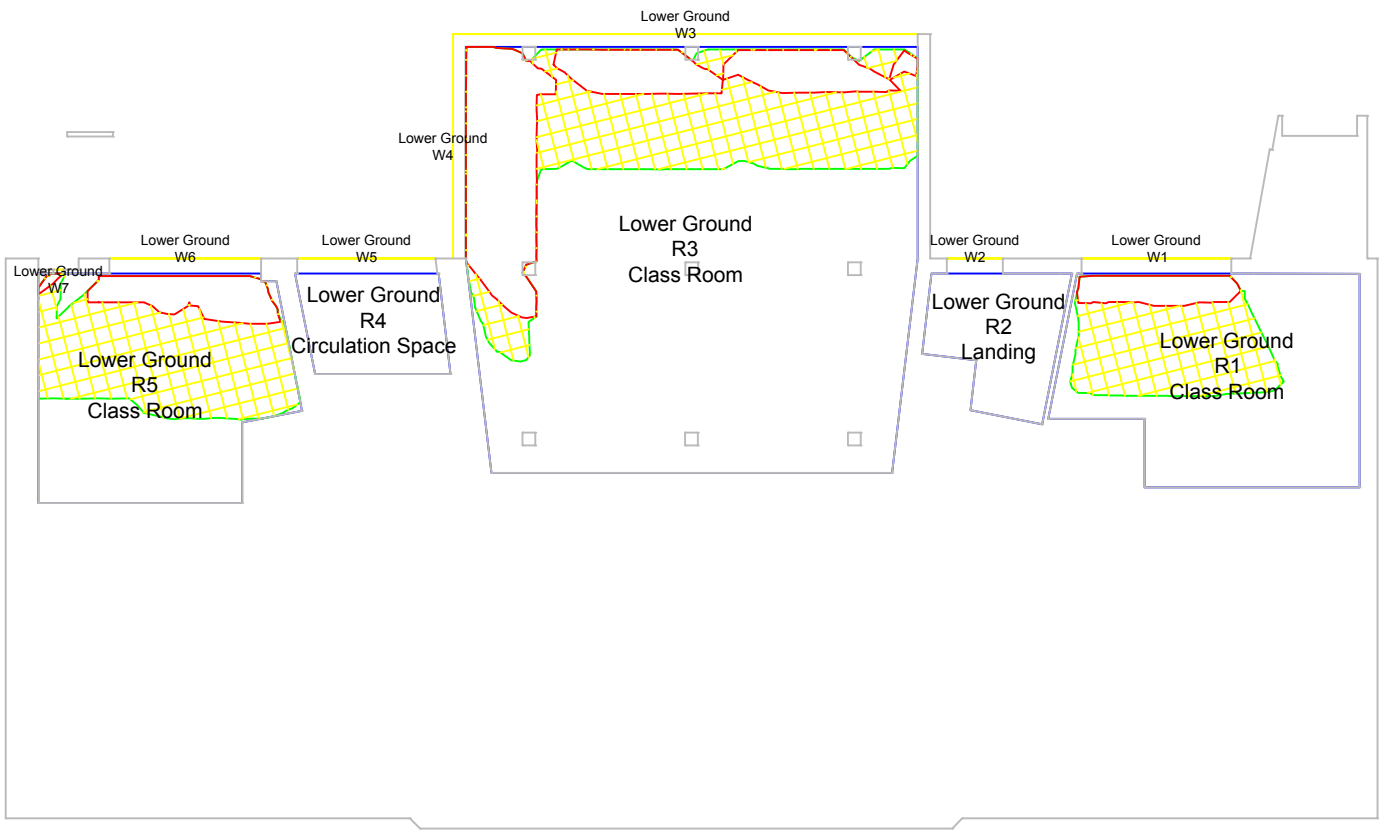
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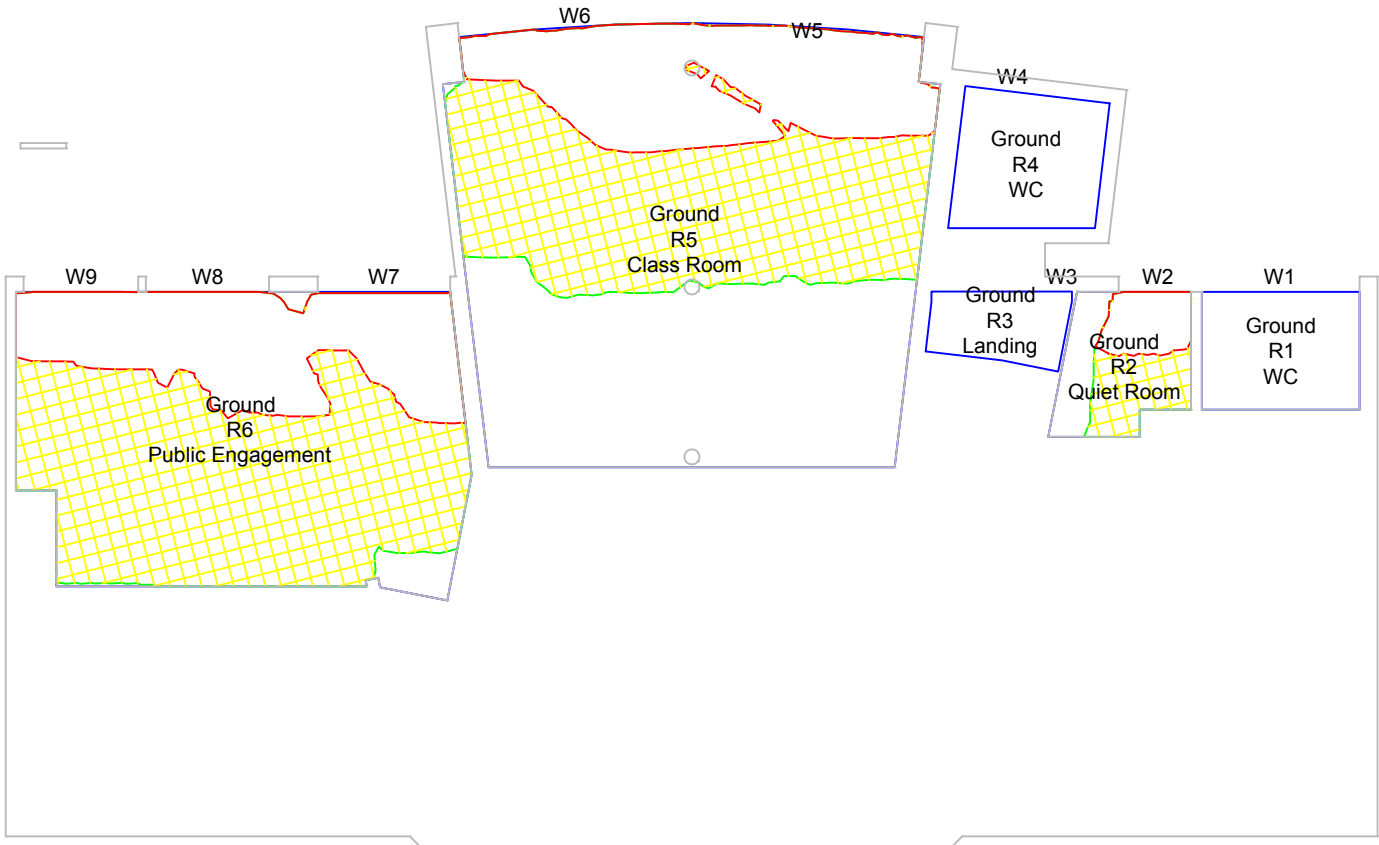
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Lower Ground Floor



Ground Floor



INFORMATION USED IN ANALYSIS:

Zmap model received 17/09/2018

KEY:

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

SITE KEY:

PROJECT:

Land to the rear of 222 Euston Road
London
NW1 2HD

CLIENT:

Thurston Corporation

DRAWING TITLE:

Daylight Distribution Contours
222 Euston Road

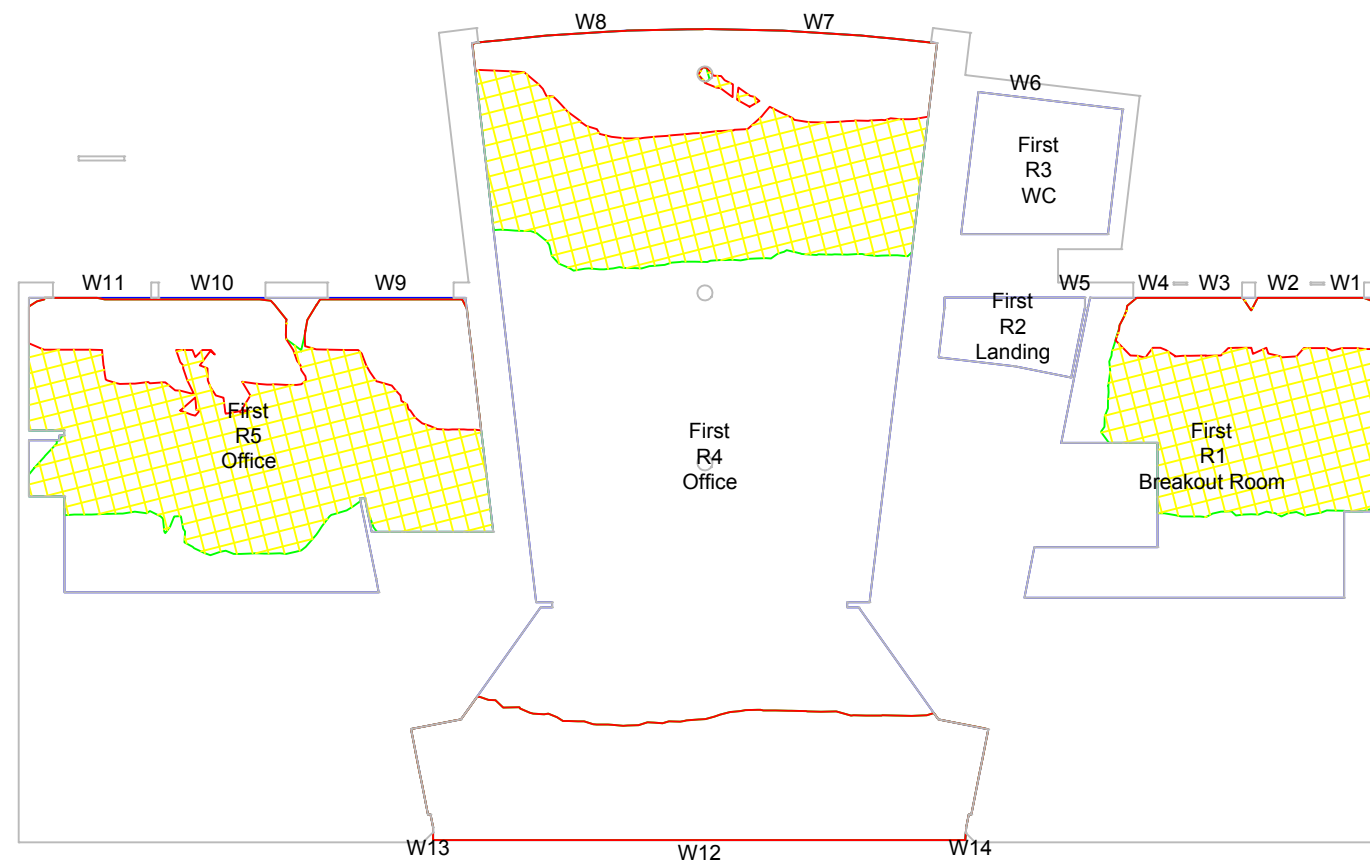
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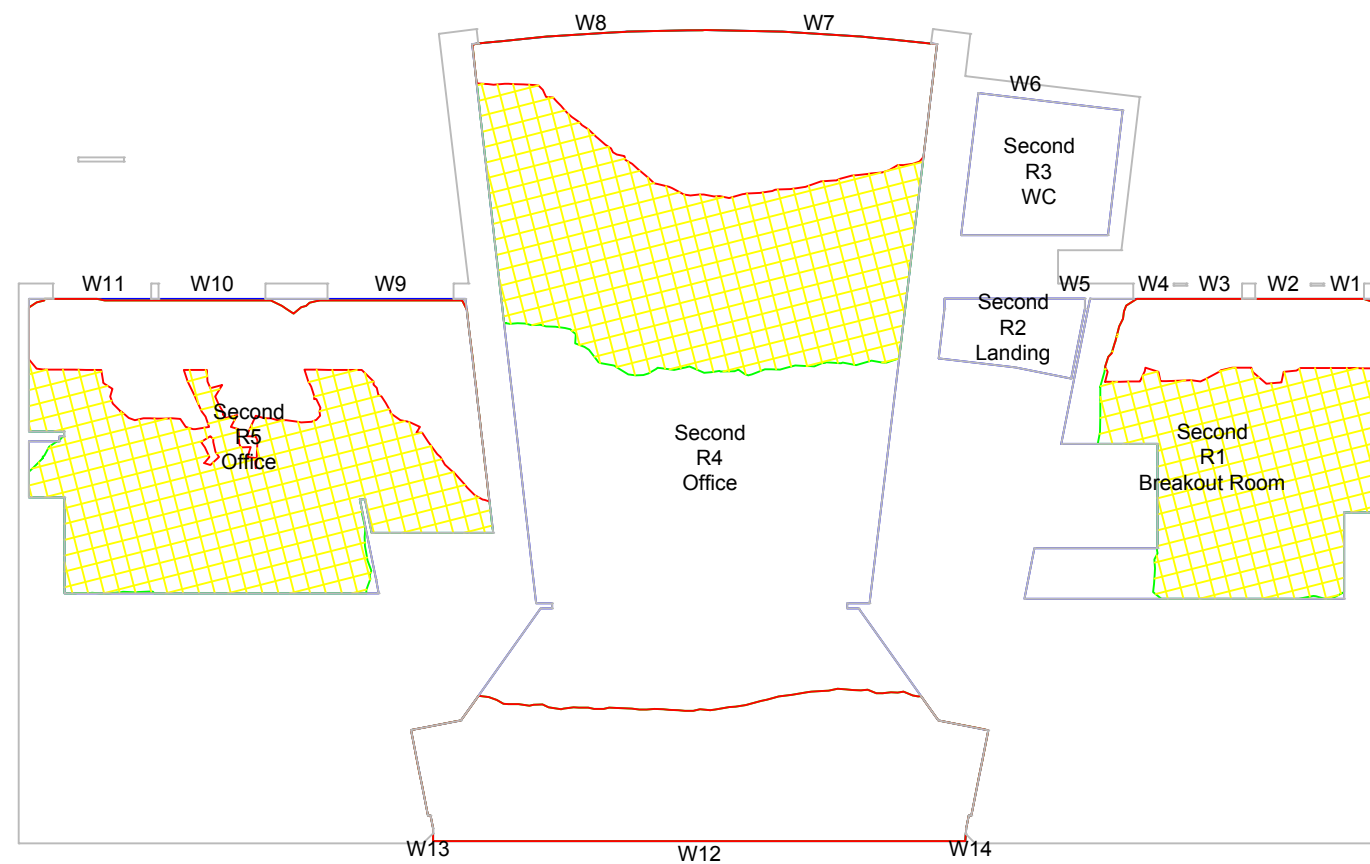
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First Floor



Second Floor



INFORMATION USED IN ANALYSIS:

Zmap model received 17/09/2018

KEY:

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

SITE KEY:

PROJECT:

Land to the rear of 222 Euston Road
London
NW1 2HD

CLIENT:

Thurston Corporation

DRAWING TITLE:

Daylight Distribution Contours
222 Euston Road

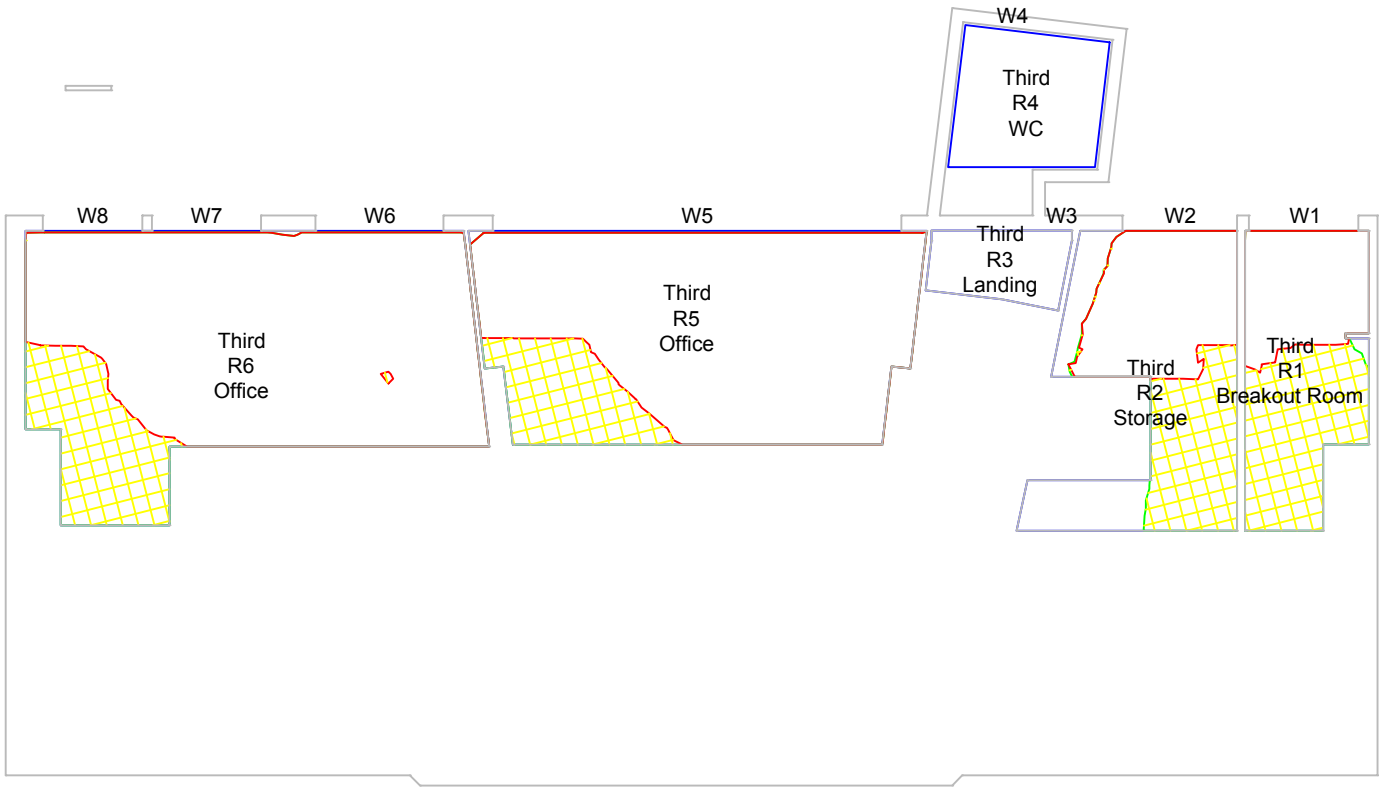
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A41264	01	203	-

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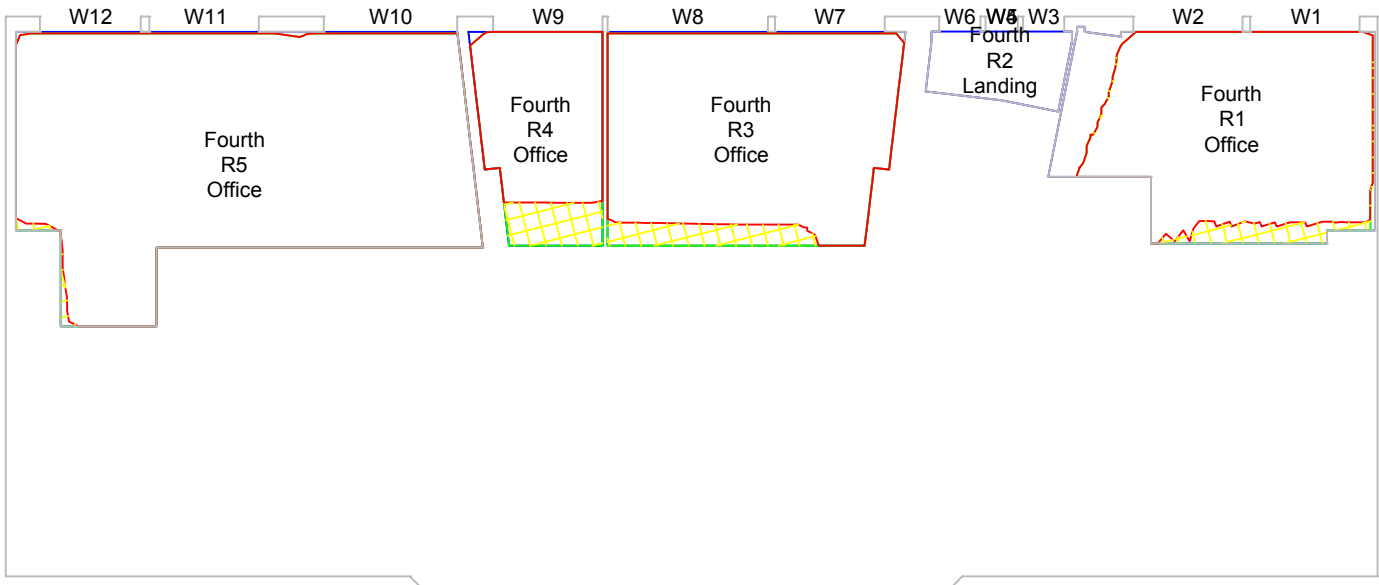
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Third Floor



Fourth Floor

Appendix 4: Average Daylight Factor (ADF) results spreadsheet

Land to the rear of 222 Euston Road,
 London
 NW1 2HD

 Average Daylight Factor
 Results

Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	Meets BRE Criteria
Proposed Scheme at land to the rear of 222 Euston Road						
First	R1	MicroStudio	W1-L	0.01	2.00	NO
			W1-U	0.49		
			W2-L	0.01		
			W2-U	0.68		
				1.20		
First	R2	MicroStudio	W3-L	0.01	2.00	NO
			W3-U	0.59		
			W4-L	0.02		
			W4-U	0.82		
				1.44		
First	R3	MicroStudio	W5-L	0.01	2.00	NO
			W5-U	0.62		
			W6-L	0.02		
			W6-U	0.86		
				1.51		
First	R4	MicroStudio	W7-L	0.01	2.00	NO
			W7-U	0.63		
			W8-L	0.02		
			W8-U	0.88		
				1.55		
First	R5	MicroStudio	W9-L	0.01	2.00	NO
			W9-U	0.60		
			W10-L	0.02		
			W10-U	0.86		
				1.49		
Second	R1	MicroStudio	W1-L	0.05	2.00	NO
			W1-U	0.54		
			W2	0.72		
				1.31		
Second	R2	MicroStudio	W3-L	0.06	2.00	NO
			W3-U	0.65		
			W4	0.88		
				1.59		
Second	R3	MicroStudio	W5-L	0.06	2.00	NO
			W5-U	0.69		
			W6	0.93		
				1.69		
Second	R4	MicroStudio	W7-L	0.07	2.00	NO
			W7-U	0.71		
			W8	0.96		
				1.74		
Second	R5	MicroStudio	W9-L	0.06	2.00	NO
			W9-U	0.69		
			W10	0.94		
				1.70		
Third	R1	MicroStudio	W1-L	0.06	2.00	NO
			W1-U	0.61		
			W2	0.82		
				1.48		
Third	R2	MicroStudio	W3-L	0.07	2.00	NO
			W3-U	0.75		
			W4	1.01		
				1.83		
Third	R3	MicroStudio	W5-L	0.07	2.00	NO
			W5-U	0.80		
			W6	1.08		
				1.96		

Land to the rear of 222 Euston Road,
 London
 NW1 2HD

Average Daylight Factor Results

Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	Meets BRE Criteria
Third	R4	MicroStudio	W7-L	0.08	2.00	YES
			W7-U	0.83		
			W8	1.13		
				2.04		
Third	R5	MicroStudio	W9-L	0.08	2.00	NO
			W9-U	0.81		
			W10	1.11		
				1.99		
Fourth	R1	MicroStudio	W1-L	0.06	2.00	NO
			W1-U	0.65		
			W2	0.89		
				1.60		
Fourth	R2	MicroStudio	W3-L	0.08	2.00	YES
			W3-U	0.82		
			W4	1.11		
				2.01		
Fourth	R3	MicroStudio	W5-L	0.08	2.00	YES
			W5-U	0.88		
			W6	1.18		
				2.15		
Fourth	R4	MicroStudio	W7-L	0.09	2.00	YES
			W7-U	0.92		
			W8	1.24		
				2.24		
Fourth	R5	MicroStudio	W9-L	0.08	2.00	YES
			W9-U	0.89		
			W10	1.23		
				2.21		
Fifth	R1	MicroStudio	W1-L	0.01	2.00	NO
			W1-U	0.68		
			W2-L	0.02		
			W2-U	0.96		
Fifth	R2	MicroStudio	W3-L	0.02	2.00	YES
			W3-U	0.87		
			W4-L	0.02		
			W4-U	1.22		
Fifth	R3	MicroStudio	W5-L	0.02	2.00	YES
			W5-U	0.93		
			W6-L	0.02		
			W6-U	1.30		
Fifth	R4	MicroStudio	W7-L	0.02	2.00	YES
			W7-U	0.97		
			W8-L	0.03		
			W8-U	1.37		
Fifth	R5	MicroStudio	W9-L	0.02	2.00	YES
			W9-U	0.97		
			W10-L	0.03		
			W10-U	1.38		
Sixth	R1	MicroStudio	W1-L	0.01	2.00	NO
			W1-U	0.72		
			W2-L	0.01		
			W2-U	1.02		
Sixth	R2	MicroStudio	W3-L	0.01	2.00	YES
			W3-U	0.93		
			W4-L	0.02		
			W4-U	1.31		
				2.27		

Average Daylight Factor
Results

Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Proposed	Req'd Value	Meets BRE Criteria
Sixth	R3	MicroStudio	W5-L	0.01	2.00	YES
			W5-U	0.99		
			W6-L	0.02		
			W6-U	1.38		
				2.40		
Sixth	R4	MicroStudio	W7-L	0.01	2.00	YES
			W7-U	1.02		
			W8-L	0.02		
			W8-U	1.44		
				2.49		
Sixth	R5	MicroStudio	W9-L	0.01	2.00	YES
			W9-U	1.03		
			W10-L	0.02		
			W10-U	1.46		
				2.53		

Appendix 5: Annual Probable Sunlight Hours (APSH) results spreadsheet

Daylight and Sunlight
APSH Results

Land to the rear of
222 Euston Road,
London
NW1 2HD

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Available Sunlight Hours			
				Annual (%)	Meets BRE Criteria	Winter (%)	Meets BRE Criteria
Proposed Scheme at land to the rear of 222 Euston Road							
First	R1	MicroStudio	W1	24	NO	2	NO
			W2	19	NO	1	NO
	R2	MicroStudio	W3	26	YES	2	NO
			W4	22	NO	2	NO
	R3	MicroStudio	W5	22	NO	0	NO
			W6	19	NO	0	NO
	R4	MicroStudio	W7	24	NO	0	NO
			W8	18	NO	0	NO
	R5	MicroStudio	W9	19	NO	0	NO
			W10	15	NO	0	NO
Second	R1	MicroStudio	W1	26	YES	2	NO
			W2	21	NO	1	NO
	R2	MicroStudio	W3	32	YES	3	NO
			W4	27	YES	2	NO
	R3	MicroStudio	W5	29	YES	0	NO
			W6	25	YES	0	NO
	R4	MicroStudio	W7	33	YES	0	NO
			W8	28	YES	0	NO
	R5	MicroStudio	W9	29	YES	0	NO
			W10	27	YES	0	NO
Third	R1	MicroStudio	W1	31	YES	6	YES
			W2	25	YES	4	NO
	R2	MicroStudio	W3	38	YES	7	YES
			W4	33	YES	5	YES
	R3	MicroStudio	W5	39	YES	5	YES
			W6	36	YES	4	NO
	R4	MicroStudio	W7	42	YES	4	NO
			W8	37	YES	4	NO
	R5	MicroStudio	W9	40	YES	2	NO
			W10	37	YES	4	NO
Fourth	R1	MicroStudio	W1	35	YES	10	YES
			W2	30	YES	8	YES

Daylight and Sunlight
APSH Results

Land to the rear of
 222 Euston Road,
 London
 NW1 2HD

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Available Sunlight Hours			
				Annual (%)	Meets BRE Criteria	Winter (%)	Meets BRE Criteria
Fourth	R2	MicroStudio	W3	43	YES	11	YES
			W4	37	YES	9	YES
	R3	MicroStudio	W5	47	YES	11	YES
			W6	41	YES	9	YES
	R4	MicroStudio	W7	48	YES	10	YES
			W8	43	YES	8	YES
	R5	MicroStudio	W9	48	YES	8	YES
			W10	44	YES	6	YES
Fifth	R1	MicroStudio	W1	38	YES	13	YES
			W2	32	YES	10	YES
	R2	MicroStudio	W3	44	YES	11	YES
			W4	38	YES	9	YES
	R3	MicroStudio	W5	50	YES	12	YES
			W6	45	YES	10	YES
	R4	MicroStudio	W7	53	YES	13	YES
			W8	47	YES	12	YES
	R5	MicroStudio	W9	56	YES	12	YES
			W10	49	YES	9	YES
Sixth	R1	MicroStudio	W1	39	YES	13	YES
			W2	35	YES	11	YES
	R2	MicroStudio	W3	49	YES	15	YES
			W4	42	YES	12	YES
	R3	MicroStudio	W5	54	YES	14	YES
			W6	47	YES	11	YES
	R4	MicroStudio	W7	60	YES	16	YES
			W8	53	YES	13	YES
	R5	MicroStudio	W9	61	YES	16	YES
			W10	53	YES	12	YES