



Our Ref: LT/lt/17374

5 November 2018

Oliver Coleman
Rolfe Judd
Old Church Court
Claylands Road
London
SW8 1NZ

020 7936 3668
info@delvapatmanredler.co.uk
www.delvapatmanredler.co.uk

BY EMAIL ONLY

Dear Oliver

Morgan House, 1 Lily Place, London, EC1N 8YJ – Additional Neighbouring Daylight & Sunlight Assessment for 63-65, 53-57 Farringdon Road and 32-38 Saffron Hill

Delva Patman Redler LLP have been instructed by H Company 3 Ltd to assess the additional neighbouring daylight & sunlight impacts to determine whether the proposals submitted under planning application 2018/0094/P on the London Borough of Camden planning portal result in effects to neighbouring amenity beyond what is considered reasonable as outlined in the BRE Guide.

This has been specifically requested from the planning officer to be provided before the application is determined.

The assessments have been undertaken in line with guidance in the BRE site layout planning for daylight and sunlight 'A Guide to Good Practice (2011)' (BRE Guide). This is the publication specifically identified in the London Borough of Camden Policy by which daylight should be assessed. Habitable rooms are described within the BRE guide as kitchens; living rooms; dining rooms and bedrooms. The report also makes reference to other property types, which may be regarded as 'sensitive receptors' such as schools, hospitals, hotels and hostels, small workshops and most offices which may be at specific request require consideration.

The BRE guidelines propose several methods for calculating daylight. The two main methods predominantly used are those involving the measurement of the total amount of skylight available (the vertical sky component (VSC)) and its distribution within the building (the No-Sky line or daylight distribution).

The VSC calculation is a general test of potential for daylight to a building, measuring the light available on the outside plane of windows.

The "No-Sky" Line divides those areas of the working plane which can receive direct skylight, from those which cannot. It provides an indication of how good the daylight distribution is within a room.

The third recognised method of assessment for daylight is the Average Daylight Factor (ADF) calculation which assesses the quality and distribution of light within a room served by a window and considers the VSC value, the size and number of the windows and room and the use to which the room is put. ADF assesses actual light distribution within a defined room area whereas the VSC considers potential light. British Standard 8206, Code of Practice for Daylighting recommends ADF values of 1% in bedrooms, 1.5% in living rooms and 2% in kitchens. For other uses, where it is expected that supplementary electric lighting will be used throughout the daytime, such as in offices, the ADF value should be 2%. There is no general requirement within the BRE guidelines to assess ADF values, other than for neighbouring residential buildings.

The BRE have produced sunlight templates for London, Manchester and Edinburgh indicating the Annual Probable Sunlight Hours (APSH) for these regions. The London template has been selected for this study as the London indicator template is the closest of the three available from BRE in terms of latitude.

Sunlight analysis is undertaken by measuring annual probable sunlight hours (APSH) for the main windows of rooms which face within 90° of due south. The maximum number of annual probable sunlight hours for the London orientation is 1,486 hours. The BRE guidelines propose that the appropriate date for undertaking a sunlight assessment is on 21st March, being the spring equinox. Calculations of both summer and winter availability are made with the winter analysis covering the period from the 21st September to 21st March. For residential accommodation, the main requirement for sunlight is in living rooms and it is regarded as less important in bedrooms and kitchens.

Due to orientation and room use not all windows assessed for daylight qualify for sunlight assessment in accordance with BRE Guidance.

The following additional properties have been assessed for the purposes of this addendum report at the specific request of the planning officer:

- 63-65 Farringdon Road (residential)
- 53-57 Farringdon Road (commercial)
- 32-38 Saffron Hill (commercial)

An analysis of the impact of the existing building (the baseline conditions) against which to compare any potential impact arising from the development has been undertaken based on drawing number 17374/SPT/800.

Access has not been sought into any of the additional neighbouring properties and reasonable assumptions as to the room configurations and layouts have been made. However, for all of the additional properties, floor plans from the local planning portal have been obtained and adopted for the purposes of this analysis.

The additional rooms and windows considered for these additional assessments can be seen on drawing numbers 17374/LOC/803-805.

NEIGHBOURING DAYLIGHT – VSC

The full results of the daylight analysis are presented in Appendix B in tabular form. A summary of the results of the results of the Vertical Sky Component (VSC) analysis on the relevant additional overlooking rooms are presented in Table 1 below. This identifies where habitable rooms are left with adequate light.

TABLE 1: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (VSC METHOD)

Address	Total Number of Rooms Tested	Rooms Meeting BRE Guidelines For VSC	Number of Rooms Experiencing Adverse Impacts		
			20-29.9% reduction (minor adverse impact)	30-39.9% reduction (moderate adverse impact)	>40% reduction (substantial adverse impact)
65 Farringdon Road	4	4	0	0	0
63 Farringdon Road	6	6	0	0	0
57 Farringdon Road*	8	8	0	0	0
55 Farringdon Road*	8	3	2	2	1
53 Farringdon Road*	8	6	2	0	0
32-38 Saffron Hill*	19	18	1	0	0
Total	53	45	5	2	1

*Commercial property

Table 1 shows that 45 of the additional 53 (84.9%) rooms assessed will fully comply with the BRE Guidelines in Vertical Sky Component terms.

The 8 transgressions are all situated to commercial properties with 2 of the affected rooms being WCs.

It must be noted that both additional residential properties will remain BRE compliant.

NEIGHBOURING DAYLIGHT – No SKY LINE (NSL)

The full results of the daylight analysis are presented in Appendix B in tabular form. A summary of the results of the No Sky Line (NSL) analysis on the relevant overlooking windows are presented in the Table 2 below. This identifies where habitable rooms/windows are left with adequate light.

TABLE 2: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (NSL METHOD)

Address	Total Number of Rooms Tested	Rooms Meeting BRE Guidelines For NSL	Number of Rooms Experiencing Adverse Impacts		
			20-29.9% reduction (minor adverse impact)	30-39.9% reduction (moderate adverse impact)	>40% reduction (substantial adverse impact)
65 Farringdon Road	4	4	0	0	0
63 Farringdon Road	6	6	0	0	0
57 Farringdon Road*	8	8	0	0	0
55 Farringdon Road*	8	5	1	1	1
53 Farringdon Road*	8	6	0	1	1
32-38 Saffron Hill*	19	17	1	1	0
Total	53	46	2	3	2

*Commercial property

Table 2 shows that 46 of the 53 (86.8%) rooms assessed will fully comply with the BRE Guidelines in Daylight Distribution terms.

The 7 transgressions are all situated to commercial properties and it must be noted that both additional residential properties will remain BRE compliant.

NEIGHBOURING DAYLIGHT – AVERAGE DAYLIGHT FACTOR (ADF)

The full results of the daylight analysis are presented in Appendix B in tabular form. A summary of the results of the Average Daylight Factor (ADF) analysis on the relevant overlooking windows are presented in the Table 4 below. This identifies where habitable rooms/windows are left with adequate light.

TABLE 3: NUMBER OF ROOMS EXPERIENCING DAYLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (ADF METHOD)

Address	Total Number of Rooms Tested	Rooms Meeting BRE Guidelines For ADF	Number of Rooms Experiencing Adverse Impacts		
			20-29.9% reduction (minor adverse impact)	30-39.9% reduction (moderate adverse impact)	>40% reduction (substantial adverse impact)
65 Farringdon Road	4	4	0	0	0
63 Farringdon Road	6	6	0	0	0
57 Farringdon Road*	8	8	0	0	0
55 Farringdon Road*	8	8	0	0	0
53 Farringdon Road*	8	8	0	0	0
32-38 Saffron Hill*	19	19	0	0	0
Total	53	53	0	0	0

*Commercial property

Table 3 shows that all 53 (100%) rooms assessed will fully comply with the BRE Guidelines in ADF terms.

Overall the daylight analysis demonstrates that generally the quality, quantity and distribution of light within the neighbouring rooms will remain adequate for an urban location such as this.

NEIGHBOURING SUNLIGHT – APSH

The full results of the sunlight analysis are presented in Appendix B in tabular form. A summary of the results of the Annual Probable Sunlight Hours (APSH) analysis on the relevant overlooking windows are presented in the Table 4 below. This identifies where habitable living rooms are left with adequate light. This assessment has been extended to include the office windows within the selected commercial properties.

TABLE 4: NUMBER OF WINDOWS EXPERIENCING SUNLIGHT IMPACTS AS A RESULT OF THE DEVELOPMENT (APSH METHOD)

Address	Total Number of Windows Tested	Windows Meeting BRE Guidelines for APSH	Number of Windows Experiencing Impacts beyond BRE Guidance
65 Farringdon Road	2	2	0
63 Farringdon Road	1	1	0
55 Farringdon Road*	4	4	0
53 Farringdon Road*	3	2	1
Total	10	9	1

*Commercial property

Table 4 shows that all 9 of the 10 (90.0%) windows considered will fully comply with the BRE Guidelines in APSH terms.

The lecture studio which contains the 1 window falling below the guidance is also served by 2 other windows.

Overall the sunlight analysis demonstrates despite some 1 isolated infringement, the majority of the neighbouring windows will remain fully BRE compliant in APSH terms.

CONCLUSIONS

This additional analysis has been provided on specific request from the planning officer.

The methods of assessment used were the Vertical Sky Component (VSC), No Sky Line (NSL) and Average Daylight Factor (ADF) for daylight and Annual Probable Sunlight Hours (APSH) for sunlight.

Overall the additional analysis illustrates that the 2 additional residential properties comfortably comply with the BRE guidelines in both daylight and sunlight terms.

There are a small number of isolated infringements in the VSC and NSL methods of assessment to some of the commercial properties however the ADF assessment fully complies and so generally the quality, quantity and distribution of light within the majority of neighbouring rooms will remain fully BRE compliant.

In addition, it should be noted that the impact measured here to commercial windows/rooms is not considered as sensitive as the impacts to neighbouring habitable residential accommodation adjacent to the site. Commercial properties are typically occupied using electric lighting throughout the day often despite very good levels of natural light entering the rooms. The BRE Guide makes clear that the Guidelines are principally set up to protect the amenity for adjoining dwellings where good natural lighting is desirable however that *“the guidelines may also be applied to any non-domestic building where the occupants have a reasonable expectation of daylight”* which could include some offices.

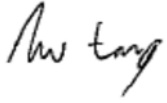
The sunlight analysis demonstrates that despite 1 minor infringement to an lecture studio served by 2 other windows that the majority of neighbouring windows will continue to receive adequate levels of sunlight post development.

Therefore, the scheme proposals by Kyson Architects generally recognise and observe the intentions of the London Borough of Camden and BRE Guidance 209 in daylight and sunlight terms.

Yours sincerely

Oliver Coleman
Rolfe Judd

5 November 2018

A handwritten signature in black ink, appearing to read 'Lok Tang'.

Lok Tang (MSc)
Senior Associate

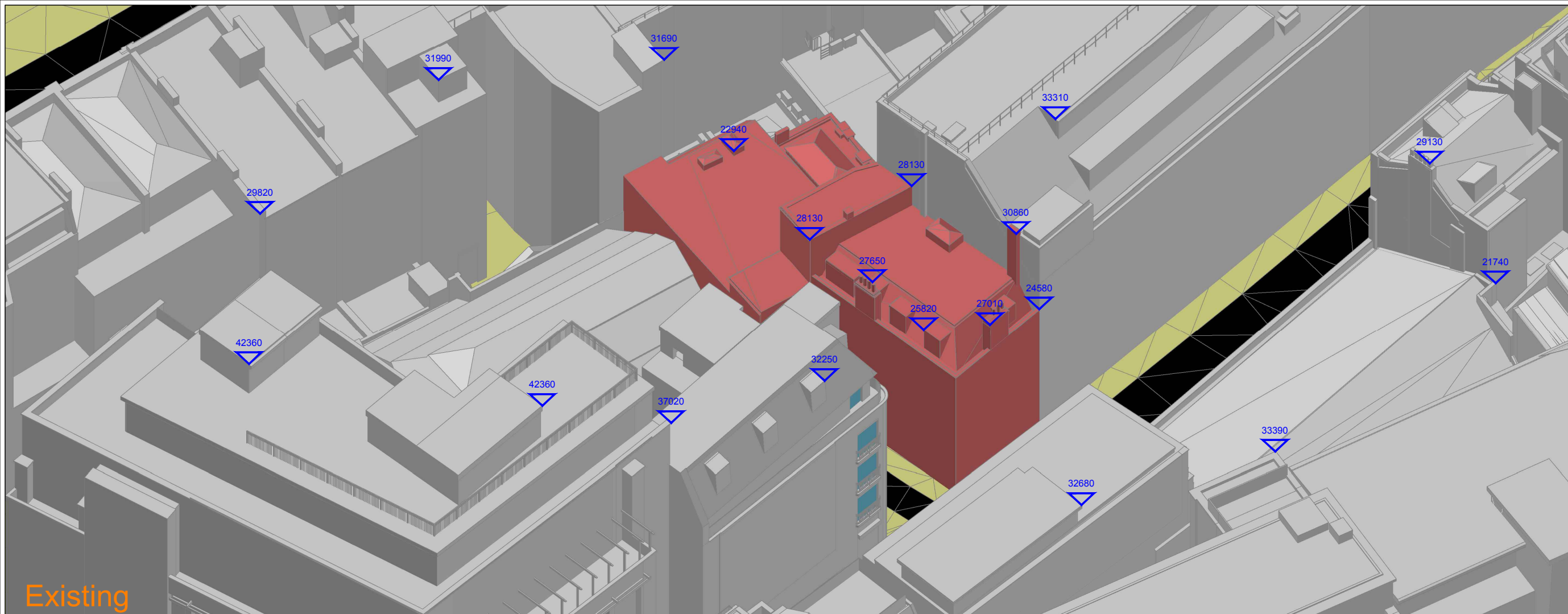
lok.tang@delvapatmanredler.co.uk

APPENDIX A

LOCATION DRAWINGS

17374/LOC/803 – 805

17374/SPT/800



Existing

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing
Proposed
Surrounding

SOURCE DATA

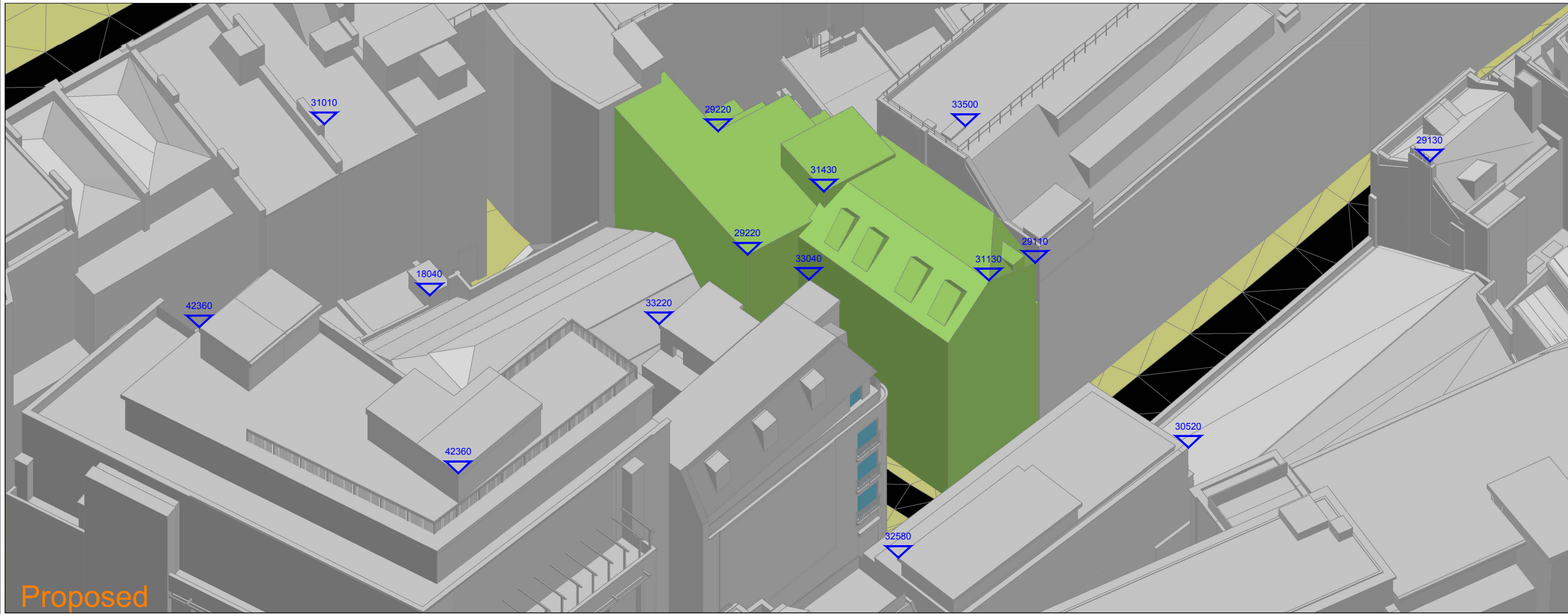
Drawings Used:
Existing and surrounding buildings:
Maltby Surveys:
3D Survey received 26th September 2017
3D Model received from ZMapping (18.08.2017)

Proposed:
Kyson Architects:
3D Model received 27th December 2017
Dwg No's:
426-14 Lily_Place_Proposed_RevB[massing only].dwg

NOTES

All heights are measured in mm AOD.

Site Plan



Proposed



REV	Description	Drawn	Chk'd	Date

DELVA PATMAN REDLER
Chartered Surveyors

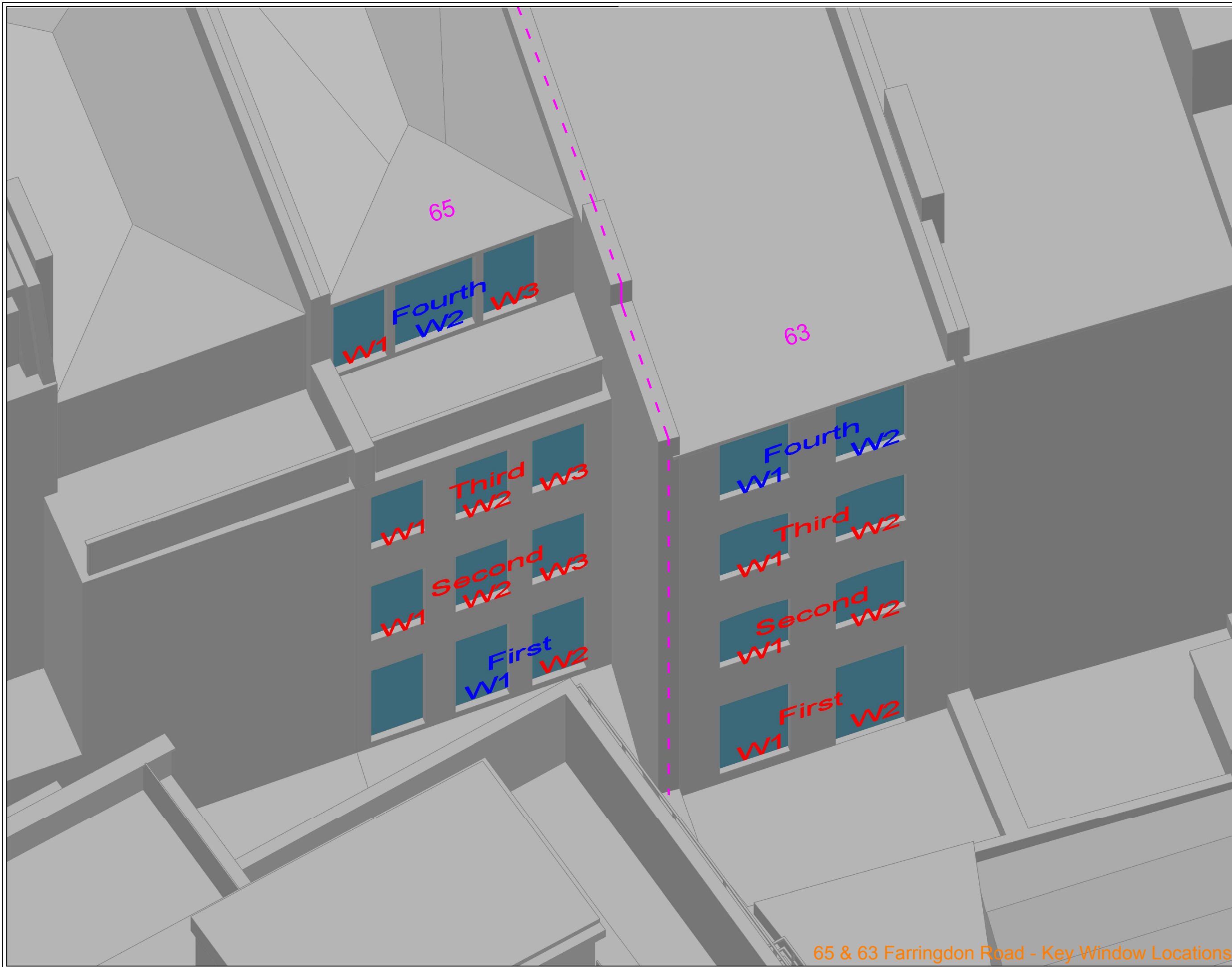
Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA
020 7835 3668
www.delvapatmanredler.co.uk

The Plaza
100 Old Hall Street
Liverpool L3 9QJ
0151 242 1980
info@delvapatmanredler.co.uk

TITLE:
MORGAN HOUSE, 1 LILY PLACE
LONDON EC1N 8YJ

DRAWING:
Morgan House, 1 Lily Place
Existing & Proposed Schemes
Key Building Heights

DRAWN: EJ	JOB NO:
SCALE: NTS	17374
DATE: 12/12/2017	
DWG NO: SPT/800	REV: -



Indicative

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

■ Existing	■ Window Tested Daylight only
■ Proposed	■ Window Tested Daylight & Sunlight
■ Surrounding	

SOURCE DATA

Drawings Used:
 Existing and surrounding buildings:
 Maltby Surveys:
 3D Survey received the 26th September.
 3D Model received from ZMapping (18.08.2017)

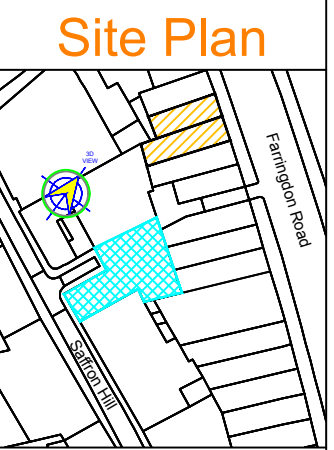
Proposed Scheme:
 Kyson Architects:
 3D Model received 27th December 2017
 Dwg No's:
 426-14_Lily_Place_Proposed_RevB[massing only].dwg

NOTES

Floor plans from planning archives was used for internal configuration.

65 Farringdon Road
 Coupeville Architects;
 Dwg No's: EX-01

63 Farringdone Road
 Ramsden Barrett Architects
 Dwg No's: 2228-201, 2228-202



REV	Description	Drawn	Chk'd	Date

DELVA PATMAN REDLER
 Chartered Surveyors

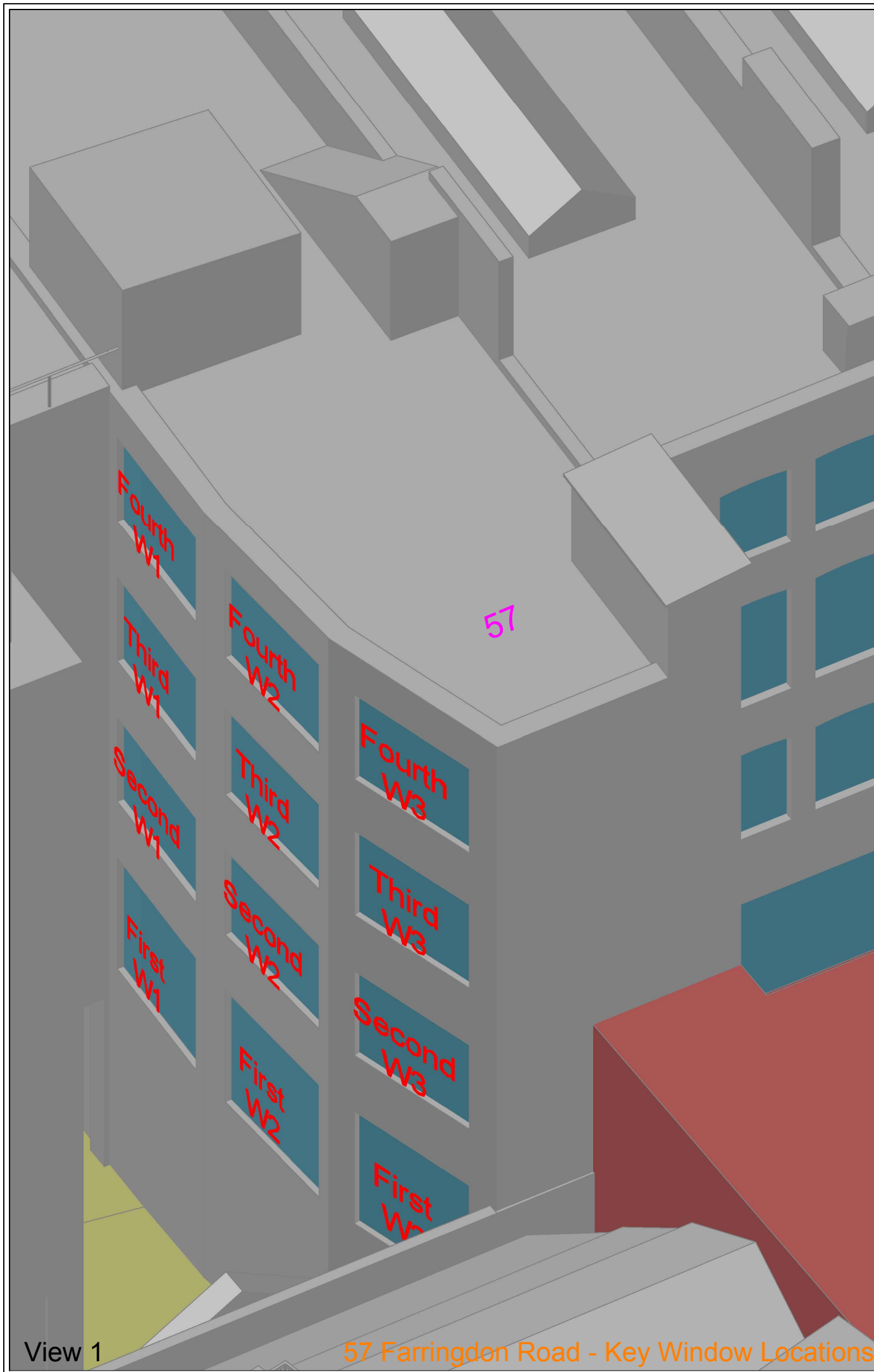
Thavies Inn House 3-4 Holborn Circus London EC1N 2HA 020 7936 3668 www.delvapatmanredler.co.uk	The Plaza 100 Old Hall Street Liverpool L3 9QU 0151 242 0980 info@delvapatmanredler.co.uk
--	---

TITLE: **MORGAN HOUSE, 1 LILY PLACE**
 LONDON EC1N 8YJ
 -
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
 65 & 63 Farringdon Road
 Daylight / Sunlight Analysis
 Key Window Locations
 -
 -
 -

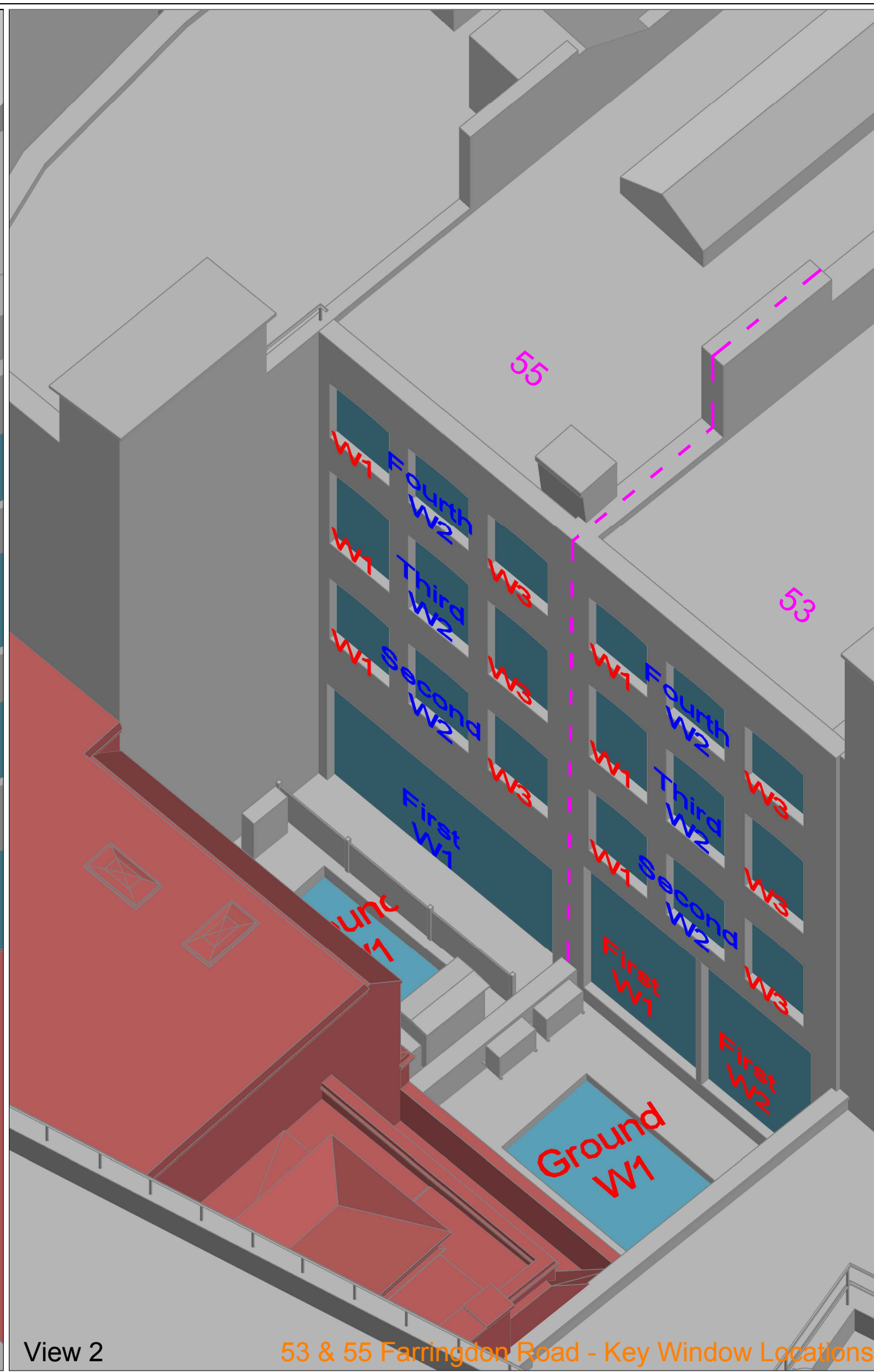
DRAWN: MJ	JOB NO:
SCALE: NTS	17374
DATE: 24/10/2018	
DWG NO: LOC/803	REV: -

65 & 63 Farringdon Road - Key Window Locations



View 1

57 Farringdon Road - Key Window Locations



View 2

53 & 55 Farringdon Road - Key Window Locations

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing	Window Tested Daylight only
Proposed	Window Tested Daylight & Sunlight
Surrounding	

SOURCE DATA

Drawings Used:
 Existing and surrounding buildings:
 Maltby Surveys:
 3D Survey received the 26th September.
 3D Model received from ZMapping (18.08.2017)

Proposed Scheme:
 Kyson Architects:
 3D Model received 27th December 2017
 Dwg No's:
 426-14_Lily_Place_Proposed_RevB[massing only].dwg

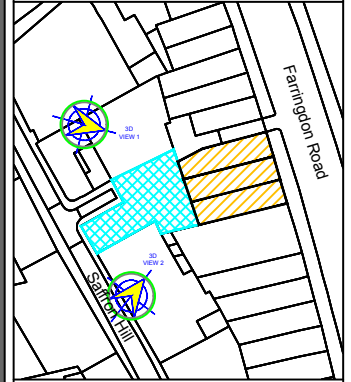
NOTES

Floor plans from planning archives was used for internal configuration.

53 Farringdon Road
 MIDI Architects
 Dwg No's: A1 (00) 001 & A1 (01) 001

55 Farringdon Road
 Living-Architects
 Dwg No's: TRI/921/OD01 Rev A

Site Plan



REV	Description	Drawn	Chk'd	Date

DELVA PATMAN REDLER
 Chartered Surveyors

Thavies Inn House
 3-4 Holborn Circus
 London EC1N 2HA
 020 7936 3668
 www.delvapatmanredler.co.uk

The Plaza
 100 Old Hall Street
 Liverpool L3 9QU
 0151 242 0980
 info@delvapatmanredler.co.uk

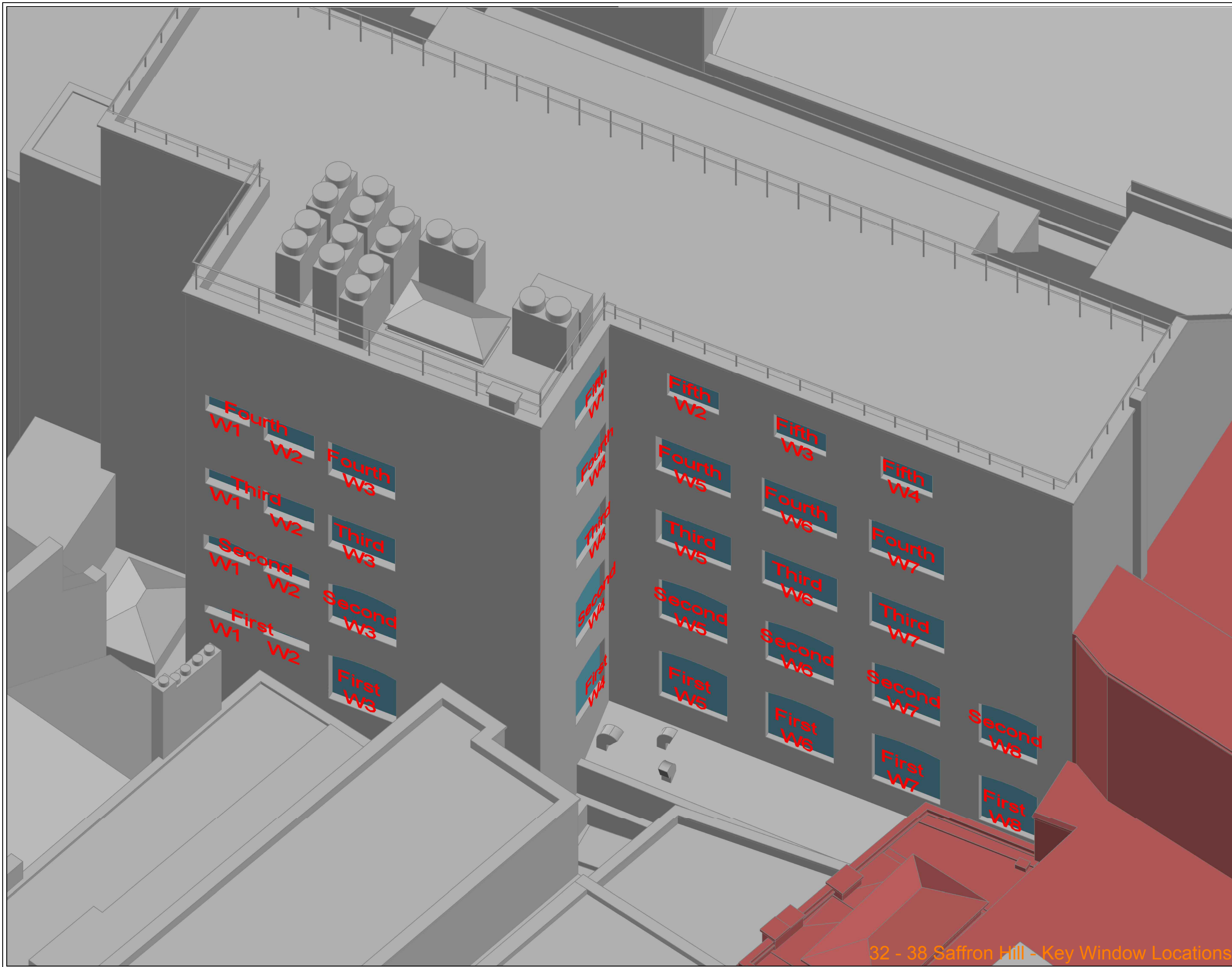
TITLE: **MORGAN HOUSE, 1 LILY PLACE**
 LONDON EC1N 8YJ
 -
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
 57 - 53 Farringdon Road
 Daylight / Sunlight Analysis
 Key Window Locations
 -
 -
 -

DRAWN: MJ
 SCALE: NTS
 DATE: 24/10/2018

JOB NO:
17374

DWG NO: **LOC/804**
 REV: -



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING:

Indicative

Existing	Window Tested Daylight only
Proposed	Window Tested Daylight & Sunlight
Surrounding	

W1106
W1108

SOURCE DATA

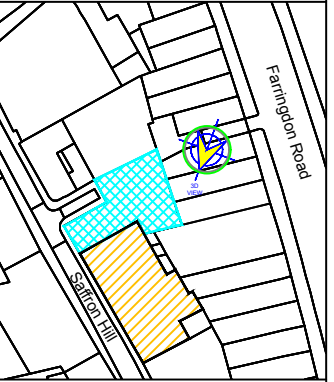
Drawings Used:
Existing and surrounding buildings:
Maltby Surveys:
3D Survey received the 26th September.
3D Model received from ZMapping (18.08.2017)

Proposed Scheme:
Kyson Architects:
3D Model received 27th December 2017
Dwg No's:
426-14_Lily_Place_Proposed_RevB[massing only].dwg

NOTES

Floor plans from planning archives was used for internal configuration.

Site Plan



REV	Description	Drawn	Ch'kd	Date

DELVA PATMAN REDLER
Chartered Surveyors

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA
020 7936 3668
www.delvapatmanredler.co.uk

The Plaza
100 Old Hall Street
Liverpool L3 9QU
0151 242 0980
info@delvapatmanredler.co.uk

TITLE:
MORGAN HOUSE, 1 LILY PLACE
LONDON EC1N 8YJ
-
DAYLIGHT / SUNLIGHT ANALYSIS

DRAWING:
32 - 38 Saffron Hill
Daylight / Sunlight Analysis
Key Window Locations
-
-
-

DRAWN: MJ
SCALE: NTS
DATE: 24/10/2018

JOB NO:
17374

DWG NO: LOC/805
REV: -

32 - 38 Saffron Hill - Key Window Locations

APPENDIX B

DAYLIGHT & SUNLIGHT ANALYSIS SUMMARY TABLES

				VSC				Daylight Distribution			ADF			APSH												
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	%age Diff							
65 Farringdon Road	First	Living Room/R2	W1	11.94	11.94	0.00%	0.00%	84.08%	84.08%	0.00%	1.65%	1.65%	0.00%	12	12	0.00%	1	1	0.00%							
			W2	8.22	8.22	0.00%								N/A	N/A	N/A	N/A	N/A	N/A							
	Second	Bedroom/R1	W1	16.89	16.89	0.00%	-0.10%	86.62%	86.62%	0.00%	1.95%	1.95%	-0.07%	N/A	N/A	N/A	N/A	N/A	N/A							
			W2	14.71	14.71	0.00%								N/A	N/A	N/A	N/A	N/A								
			W3	10.33	10.33	0.00%								N/A	N/A	N/A	N/A	N/A								
	Third	Bedroom/R1	W1	20.99	20.99	0.00%	0.00%	95.86%	95.86%	0.00%	2.35%	2.35%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A							
			W2	18.49	18.49	0.00%								N/A	N/A	N/A	N/A	N/A								
			W3	12.92	12.92	0.00%								N/A	N/A	N/A	N/A	N/A								
	Fourth	Studio-Apt/R1	W1	25.07	25.07	0.00%	0.00%	71.17%	71.17%	0.00%	1.66%	1.66%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A							
			W2	23.94	23.94	0.00%								33	33	0.00%	4	4	0.00%							
			W3	18.47	18.47	0.00%								N/A	N/A	N/A	N/A	N/A	N/A							
	63 Farringdon Road	First	Bedroom/R1	W1	16.66	16.30	-2.12%	-2.12%	95.54%	95.54%	0.00%	2.17%	2.14%	-1.29%	N/A	N/A	N/A	N/A	N/A	N/A						
Bedroom/R2			W2	17.33	16.81	-2.95%	-2.95%								92.92%	92.92%	0.00%	2.15%	2.12%	-1.78%	N/A	N/A	N/A	N/A	N/A	
Second		Bedroom/R1	W1	20.30	20.09	-1.04%	-1.04%	99.14%	99.14%	0.00%	2.06%	2.05%	-0.68%	N/A	N/A	N/A	N/A	N/A	N/A							
		Bedroom/R2	W2	21.18	20.85	-1.52%								-1.52%	98.61%	98.61%	0.00%	2.00%	1.98%	-1.00%	N/A	N/A	N/A	N/A	N/A	
Third		Bedroom/R1	W1	23.54	23.51	-0.10%	-0.16%	99.21%	99.21%	0.00%	2.67%	2.67%	-0.10%	N/A	N/A	N/A	N/A	N/A	N/A							
			W2	24.43	24.37	-0.22%								-0.22%	99.21%	99.21%	0.00%	2.67%	2.67%	-0.10%	N/A	N/A	N/A	N/A	N/A	
Fourth		Studio-Apt/R1	W1	26.65	26.65	0.00%	0.00%	98.99%	98.99%	0.00%	2.42%	2.42%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A							
			W2	27.55	27.55	0.00%								0.00%	98.99%	98.99%	0.00%	2.42%	2.42%	0.00%	47	47	0.00%	17	17	0.00%
57 Farringdon Road		First	Office/R1	W1	2.96	2.96	0.00%	0.00%	69.89%	69.89%	0.00%	1.50%	1.50%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A						
				W2	11.22	11.22	0.00%								0.00%	69.89%	69.89%	0.00%	1.50%	1.50%	0.00%	N/A	N/A	N/A	N/A	N/A
			Office/R2	W3	15.96	15.89	-0.44%								-0.44%	99.76%	94.13%	-5.64%	2.61%	2.60%	-0.11%	N/A	N/A	N/A	N/A	N/A
		Second	Office/R1	W1	3.99	3.99	0.00%	0.00%	77.42%	77.42%	0.00%	1.53%	1.53%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A						
	W2			13.41	13.41	0.00%	0.00%								77.42%	77.42%	0.00%	1.53%	1.53%	0.00%	N/A	N/A	N/A	N/A	N/A	
	Office/R2	W3	19.79	19.66	-0.68%	-0.68%	99.65%	94.03%	-5.64%	2.64%	2.63%	-0.22%	N/A	N/A	N/A	N/A	N/A	N/A								
		Third	Office/R1	W1	6.18	6.18	0.00%	0.00%	87.47%	87.47%	0.00%	1.84%	1.84%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A						
	W2			16.62	16.62	0.00%	0.00%								87.47%	87.47%	0.00%	1.84%	1.84%	0.00%	N/A	N/A	N/A	N/A	N/A	
	Office/R2	W3	23.99	23.91	-0.32%	-0.32%	99.67%	94.06%	-5.63%	2.99%	2.99%	-0.09%	N/A	N/A	N/A	N/A	N/A	N/A								
		Fourth	Office/R1	W1	14.08	14.08	0.00%	0.00%	97.08%	97.08%	0.00%	2.57%	2.57%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A						
	W2			23.38	23.38	0.00%	0.00%								97.08%	97.08%	0.00%	2.57%	2.57%	0.00%	N/A	N/A	N/A	N/A	N/A	
	Office/R2	W3	29.09	29.08	-0.02%	-0.02%	99.91%	94.30%	-5.62%	3.43%	3.43%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A								
55 Farringdon Road		Ground	Office/R1	W1	19.33	14.29	-26.08%	-26.08%	40.02%	36.90%	-7.80%	0.94%	0.79%	-16.28%	N/A	N/A	N/A	N/A	N/A	N/A						
	First	Office/R1	W1	9.86	5.89	-40.20%	-40.20%	50.23%	32.41%	-35.46%	2.61%	2.01%	-23.19%	17	14	-17.65%	2	2	0.00%							
			Second	Office/R1	W1	14.19	9.44	-33.46%	-33.73%	99.85%	58.43%	-41.48%	2.78%	2.19%	-21.41%	N/A	N/A	N/A	N/A	N/A	N/A					
	W2	17.44			11.51	-34.00%	-34.00%	99.85%	58.43%	-41.48%	2.78%	2.19%	-21.41%	33	33	0.00%	6	6	0.00%							
	WC/R2	W3	W3	18.97	13.28	-30.01%	-30.01%	99.00%	98.51%	-0.50%	4.13%	3.33%	-19.51%	N/A	N/A	N/A	N/A	N/A	N/A							
			Third	Office/R1	W1	17.43	13.57	-22.14%	-21.49%	87.95%	65.80%	-25.19%	1.79%	1.55%	-13.38%	N/A	N/A	N/A	N/A	N/A	N/A					
	W2	21.78			17.24	-20.85%	-20.85%	87.95%	65.80%	-25.19%	1.79%	1.55%	-13.38%	42	37	-11.90%	9	8	-11.11%							
	WC/R2	W3	W3	23.85	19.82	-16.92%	-16.92%	98.84%	98.84%	0.00%	6.80%	6.05%	-11.11%	N/A	N/A	N/A	N/A	N/A	N/A							
			Fourth	Office/R1	W1	20.65	19.25	-6.80%	-5.80%	87.92%	87.68%	-0.27%	1.55%	1.49%	-3.64%	N/A	N/A	N/A	N/A	N/A	N/A					
	W2	26.48			25.22	-4.79%	-4.79%	87.92%	87.68%	-0.27%	1.55%	1.49%	-3.64%	48	48	0.00%	13	12	-7.69%							
	WC/R2	W3	W3	28.79	27.92	-3.03%	-3.03%	98.84%	98.84%	0.00%	5.95%	5.82%	-2.18%	N/A	N/A	N/A	N/A	N/A	N/A							
			53 Farringdon Road	Ground	Office/R1	W1	27.88	24.24	-13.06%	-13.06%	89.47%	89.47%	0.00%	2.67%	2.40%	-10.13%	N/A	N/A	N/A	N/A	N/A	N/A				
First	Kitchen-Commercial/R	W1		13.59	9.87	-27.35%	-27.35%	99.68%	94.89%	-4.81%	4.39%	3.65%	-16.79%	N/A	N/A	N/A	N/A	N/A	N/A							
		WC/R2		W2	13.85	10.57	-23.67%	-23.67%	99.56%	80.79%	-18.85%	3.81%	3.26%	-14.49%	N/A	N/A	N/A	N/A	N/A	N/A						
Second	Lecture Studio/R1	W1		19.64	15.00	-23.62%	-19.79%	72.59%	42.29%	-41.73%	2.00%	1.75%	-12.61%	N/A	N/A	N/A	N/A	N/A	N/A							
		W2		19.51	15.68	-19.63%								-19.63%	72.59%	42.29%	-41.73%	2.00%	1.75%	-12.61%	28	22	-21.43%	3	3	0.00%
		W3		18.97	15.91	-16.13%								-16.13%	72.59%	42.29%	-41.73%	2.00%	1.75%	-12.61%	N/A	N/A	N/A	N/A	N/A	N/A
Third	Lecture Studio/R1	W1		24.59	21.56	-12.29%	-10.97%	98.11%	63.76%	-35.02%	2.15%	1.99%	-7.31%	N/A	N/A	N/A	N/A	N/A	N/A							
		W2		24.41	22.05	-9.66%								-9.66%	98.11%	63.76%	-35.02%	2.15%	1.99%	-7.31%	35	33	-5.71%	6	6	0.00%
		WC/R2		W3	23.80	21.98								-7.66%	-7.66%	99.25%	99.25%	0.00%	4.34%	4.12%	-5.05%	N/A	N/A	N/A	N/A	N/A

Red Text Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement
in the natural lighting conditions

				VSC				Daylight Distribution			ADF			APSH					
Address	Floor Level	Room Name	Window ID	Existing	Proposed	Window %age Diff	Room %age Diff	Existing	Proposed	%age Diff	Existing	Proposed	%age Diff	APSH Existing	APSH Proposed	%age Diff	Winter Existing	Winter Proposed	%age Diff
53 Farringdon Road	Fourth	Lecture Studio/R1	W1	29.42	28.64	-2.67%	-2.57%	92.85%	86.31%	-7.05%	1.56%	1.53%	-1.88%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	29.26	28.54	-2.46%								44	43	-2.27%	8	8	0.00%
		Staircore/R2	W3	28.75	28.14	-2.13%	-2.13%	99.56%	99.56%	0.00%	3.75%	3.69%	-1.56%	N/A	N/A	N/A	N/A	N/A	N/A
32-38 Saffron Hill	First	Office/R1	W1	12.54	12.49	-0.45%	-0.51%	0.00%	0.00%	N/A	0.19%	0.19%	-2.16%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	13.64	13.56	-0.57%								N/A	N/A	N/A	N/A	N/A	N/A
		Office/R2	W3	12.66	12.52	-1.10%	-10.61%	85.25%	73.46%	-13.83%	2.09%	1.96%	-6.07%	N/A	N/A	N/A	N/A	N/A	N/A
			W4	13.34	10.66	-20.11%								N/A	N/A	N/A	N/A	N/A	N/A
		Office/R3	W5	14.01	12.90	-7.95%	-9.47%	44.17%	30.22%	-31.58%	0.78%	0.73%	-5.89%	N/A	N/A	N/A	N/A	N/A	N/A
			W6	17.29	15.39	-10.99%								N/A	N/A	N/A	N/A	N/A	N/A
		Office/R4	W7	18.16	15.16	-16.50%	-19.45%	89.94%	88.11%	-2.04%	2.36%	2.08%	-11.69%	N/A	N/A	N/A	N/A	N/A	N/A
			W8	15.50	12.03	-22.40%								N/A	N/A	N/A	N/A	N/A	N/A
	Second	Office/R1	W1	19.00	18.97	-0.14%	-0.17%	75.68%	75.68%	0.00%	0.83%	0.83%	-0.15%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	20.20	20.16	-0.20%								N/A	N/A	N/A	N/A	N/A	N/A
		Office/R2	W3	19.17	19.09	-0.42%	-5.78%	90.57%	89.49%	-1.20%	2.33%	2.25%	-3.36%	N/A	N/A	N/A	N/A	N/A	N/A
			W4	15.84	14.07	-11.15%								N/A	N/A	N/A	N/A	N/A	N/A
		Office/R3	W5	18.05	17.26	-4.37%	-5.73%	54.39%	40.71%	-25.15%	0.78%	0.75%	-3.70%	N/A	N/A	N/A	N/A	N/A	N/A
			W6	22.24	20.66	-7.09%								N/A	N/A	N/A	N/A	N/A	N/A
		Office/R4	W7	24.01	20.59	-14.25%	-21.81%	99.43%	99.27%	-0.16%	2.53%	2.17%	-14.56%	N/A	N/A	N/A	N/A	N/A	N/A
			W8	24.73	17.46	-29.37%								N/A	N/A	N/A	N/A	N/A	N/A
	Third	Office/R1	W1	26.21	26.20	-0.04%	-0.05%	90.87%	90.87%	0.00%	1.43%	1.43%	-0.05%	N/A	N/A	N/A	N/A	N/A	N/A
			W2	26.58	26.56	-0.07%								N/A	N/A	N/A	N/A	N/A	N/A
		Office/R2	W3	25.99	25.96	-0.11%	-1.78%	90.11%	90.11%	0.00%	1.96%	1.94%	-0.88%	N/A	N/A	N/A	N/A	N/A	N/A
			W4	17.97	17.35	-3.46%								N/A	N/A	N/A	N/A	N/A	N/A
		Office/R3	W5	22.50	22.18	-1.42%	-2.14%	75.27%	65.87%	-12.49%	0.81%	0.80%	-1.49%	N/A	N/A	N/A	N/A	N/A	N/A
			W6	27.42	26.64	-2.85%								N/A	N/A	N/A	N/A	N/A	N/A
		Office/R4	W7	29.30	27.05	-7.68%	-7.68%	86.42%	86.39%	-0.03%	1.41%	1.33%	-5.68%	N/A	N/A	N/A	N/A	N/A	N/A
	Fourth	Office/R1	W1	33.04	33.04	0.00%	0.00%	91.04%	91.04%	0.00%	1.70%	1.70%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A
W2			32.71	32.71	0.00%	N/A								N/A	N/A	N/A	N/A	N/A	
Office/R2		W3	32.18	32.18	-0.01%	-0.01%	92.76%	92.76%	0.00%	2.28%	2.28%	-0.02%	N/A	N/A	N/A	N/A	N/A	N/A	
		W4	20.81	20.81	-0.02%								N/A	N/A	N/A	N/A	N/A	N/A	
Office/R3		W5	27.07	27.07	-0.01%	-0.03%	78.13%	78.13%	0.00%	0.93%	0.93%	-0.01%	N/A	N/A	N/A	N/A	N/A	N/A	
		W6	32.50	32.48	-0.06%								N/A	N/A	N/A	N/A	N/A	N/A	
Office/R4	W7	34.19	33.83	-1.03%	-1.03%	87.01%	87.01%	0.00%	1.60%	1.58%	-1.02%	N/A	N/A	N/A	N/A	N/A	N/A		
Fifth	Office/R1	W1	26.48	26.48	0.00%	0.00%	93.85%	93.85%	0.00%	0.98%	0.98%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		W2	33.29	33.29	0.00%								N/A	N/A	N/A	N/A	N/A	N/A	
	Office/R2	W3	36.84	36.84	0.00%	0.00%	76.24%	76.24%	0.00%	0.48%	0.48%	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	
		W4	37.50	37.50	0.00%								N/A	N/A	N/A	N/A	N/A	N/A	

Red Text Cells do not meet the BRE recommendations
Positive %age figures indicate an improvement
in the natural lighting conditions