## Daylight and Sunlight Report

8-10 Southampton Row London WC1B 4AE

Client	Ide Real Estate
Architect	Matthew Lloyd Architects
Prepared by	James Williamson
Dated	17 April 2019

#### Contents

Section	n	Page
1	INSTRUCTIONS AND BRIEF	3
2	PLANNING POLICY	3
3	GUIDANCE	4
4	ASSESSMENT	8
5	CONCLUSION	10

#### Appendices

#### Appendix A: Drawings

Appendix B: Average Daylight Factor, Daylight Distribution and Annual Probable Sunlight Hours Result Spreadsheets

#### 1 INSTRUCTIONS AND BRIEF

- 1.1 This report has been prepared in support of a planning application by Ide Real Estate for the redevelopment and extension of 8-10 Southampton Row, London ("the development"). The report assesses the daylight and sunlight amenity to the habitable rooms within the proposed residential apartments.
- 1.2 We have received the following documents and used them in preparing this report:
  - Matthew Lloyd Architects proposed scheme drawings received 4 April 2019
  - GL Hearn's 3D analysis model of the existing and surrounding properties received 3 April 2019
- 1.3 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the effect of the development on the daylight and sunlight levels received by the neighbouring buildings using our bespoke software. Our assessment is based on a visual inspection, the information detailed above and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

#### 2 PLANNING POLICY

#### 2.1 <u>National Policy</u>

2.1.1 The revised National Planning Policy Framework ('NPPF') 2019 addresses the need for the flexible application of guidance relating to daylight and sunlight under Section 11 'Making effective use of land'. Paragraph 123.c) under subsection "Achieving appropriate densities" states the following;

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

#### 2.2 <u>Camden Planning Policy</u>

2.2.1 Policy A1 of Camden Council's Local Plan (July 2017): 'Managing the impact of development' of Camden Council's Local Plan (adopted 3 July 2017) states the following in relation to daylight and sunlight amenity;

"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."

"The factors we will consider include: (f) sunlight, daylight and overshadowing."

2.2.2 Camden Council's Local Plan goes on to state:

"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)."

- 2.3 Camden Council's Local Plan references "occupiers" and "habitable spaces" when considering daylight and sunlight amenity, therefore we would only consider residential accommodation to require analysis. Furthermore, Camden Council did not request daylight and sunlight analysis to the hotel accommodation around or within a neighbouring scheme at 2-6 Southampton Row.
- 2.4 As no residential accommodation was identified in the neighbouring properties around the development, the daylight and sunlight amenity to those properties has not been assessed.

#### 3 GUIDANCE

3.1 British Standard 8206: Part 2 British Standard for Daylighting and the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual: Daylighting and window Design provide advice and guidance on interior daylighting. Appendix C of BRE Report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" refers to the aforementioned publications. The BRE Report is intended to be used in conjunction with these documents, and its guidance is intended to fit in with their recommendations.

#### 3.2 Lighting for buildings. Part 2: Code of Practice for daylighting BS 8206-2: 2008

- 3.2.1 Section 2 of the British Standard refers to criteria for the provision of view, for the use of skylight and sunlight for general room lighting and for the design of daylighting for task performance.
- 3.2.2 In terms of daylight, the publication suggests that the average daylight factor is used as the measure of general illumination from skylight. The Average Daylight Factor assessment (ADF) is a more representative indication of daylight adequacy as, unlike the Vertical Sky Component (VSC) (which is a 'spot' daylight reading taken on the face of the window), the assessment takes account of:
  - The amount of light striking the face of the window
  - The size of the window, hence the amount of light able to enter the room
  - The size and surface area of the room being tested
  - Use of the room being tested
  - Reflectance value of the internal room finishes
  - Loss of transmittance through the glazing

#### 3.2.3 In terms of sunlight, BS 8206 states that:

"Interiors in which the occupants have a reasonable expectation of direct sunlight should receive at least 25% of probable sunlight hours. At least 5% of probable sunlight hours should be received during the winter months, between 23 September and 21 March."

3.2.4 It should be noted that BS8206-2:2008 is intended to provide guidance with regard to building design and access to daylight. The foreword to the British Standard states that:

"The aim of the standard is to give guidance to architects, builders and others who carry out lighting design. It is recognized that lighting is only one of many matters that influence fenestration. These include other aspects of environmental performance (such as noise, thermal equilibrium and the control of energy use), fire hazards, constructional requirements, the external appearance and the surroundings of the site. The best design for a building does not necessarily incorporate the ideal solution for any individual function. For this reason, careful judgement should be exercised when using the criteria given in the standards for other purposes, particularly town planning control."

#### 3.3 Daylighting and Window Design, (CIBSE) Lighting Guide LG 10: 2014 (The Guide)

3.3.1 The publication is primarily intended to provide guidance to those responsible for the design, installation, commissioning, operation and maintenance of building services. Section 1.1 states:

"In modern buildings, good daylighting is a balancing act: on one side is the need for sufficient access to daylight and sunlight, and on the other is the need to control its unwanted effects. The design team need to work together to achieve this balance, exploring the options to arrive at a s satisfactory solution."

3.3.2 Section 2.2.1 states that:

"A well daylit space needs both adequate lighting levels and light that is well distributed. In some rooms, the lighting level at the back falls dramatically below the level close to a window, to such an extent that occupants feel deprived even though their actual task illuminance is otherwise acceptable."

3.3.3 Section 3.4 provides detailed guidance on daylight calculation. Section 3.4.3 provides guidance on the use of ADF calculations and states:

"Average daylight factor calculations can provide a quick overview of the overall level of daylight within a room, and can be useful when comparing different design solutions."

3.3.4 The Guide also states that:

"The BS 8206 code of practice (10) recommends average daylight factors of at least 1% in bedrooms, 1.5% in living rooms and 2% in kitchens, even if a predominantly daylit appearance is not required."

3.4 <u>BRE Report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" Second Edition (2011)</u> ('The Report')

#### 3.4.1 Principles

- 3.4.2 The Second Edition of the Report replaces the 1991 document of the same name with effect from October 2011.
- 3.4.3 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with "special circumstances" for example "in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings." This is amplified by the following extracts from the introduction (P1, para. 6) and Section 2.2:

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design..." (P1, para. 1.6)

*"In special circumstances the Developer or Planning Authority may wish to use different target values." (P1, para. 1.6)* 

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light". (P7 para. 2.2.3)

- 3.4.4 The examples given in the Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.
- 3.4.5 Daylight
- 3.4.6 Appendix C of the Report provides details of BS8206: Part 2 British Standard for Daylighting and the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual: Windows Design which provide advice and guidance on interior daylighting. The BRE Report is intended to be used in conjunction with these documents, and its guidance is intended to fit-in with their recommendations. The British Standard and the CIBSE manual put forward three main criteria for interior daylighting, one of which is the use of the Average Daylight Factor (ADF) calculation.
- 3.4.7 Essentially, the documents recommend that, if a supplementary electric lighting is provided, an ADF value of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms should be attained.

- 3.4.8 The British Standard also suggests, that if a predominately daylit appearance is required, then ADF should be 5% or more if there is no supplementary electric lighting. However, in all modern living accommodation supplementary electric lighting is provided and, as such; ADF values detailed above are used as target values.
- 3.4.9 It should be noted that BRE have recently given the following guidance with reference to the ADF values within rooms that combine uses:

"Although BS8206 recommends that, where a room serves more than one purpose, the value should apply, local authorities often accept the recommended minimum for living rooms of 1.5% where a kitchen and living room are located in the same room, as a small kitchen would not be considered a habitable room. There is also little value to the final occupant in designing a closed- off kitchen with no natural light at all, in order to set a lower compliance standard for the living room space."

3.4.10 Position of the no sky line (daylight distribution) is stated in appendix C of the BRE Report as :

"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."

3.4.11 It also states in appendix D:

"The no sky line divides those areas of the working plane which can receive direct skylight, from those which cannot. It indicates how good the distribution of daylight is in a room. Areas beyond the no sky line will generally look gloomy."

- 3.4.12 Sunlight
- 3.4.13 The BRE Report advises in housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is view as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon.
- 3.4.14 The report states:

"For interiors, access to sunlight can be quantified. BS 8206-2 recommends that interiors where the occupants expect sunlight should receive at least one quarter (25%) of annual probable sunlight hours (APSH) including in the winter months between 21 September and 21 March at least 5% of APSH. Here 'probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question."

3.4.15 It should be noted that the BRE Report discussed the British Standard APSH recommendations, but highlights the limitations (paragraph 3.1.11):

"The BS8206:2 criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west it is unlikely to be met."

#### 4 ASSESSMENT

- 4.1 The BRE considers that daylight is most valued by the occupants within their living rooms and kitchens, and sunlight in the living rooms. Bedrooms are considered by the BRE as less important in terms of daylight and sunlight expectations. The measure of daylight and sunlight within residential accommodation is therefore often primarily based on the performance of the main living space per unit, with bedrooms as a secondary consideration.
- 4.2 We have analysed the daylight and sunlight amenity to all habitable rooms in the nine flats within the development using the Average Daylight Factor (ADF), Daylight Distribution (DD) and Annual Probable Sunlight Hours (APSH) assessments, in-line with BRE guidance.
- 4.3 The location of the tested rooms and window references are shown on the drawings appended to this report; the results are also included in the appendices and relevant spread sheets.
- 4.4 Daylight
- 4.4.1 For the ADF calculation, the following surface reflectance values have been applied;
  - Floor: Light veneer flooring = 0.40
  - Walls: White paint = 0.70
  - Ceiling: White paint = 0.80
- 4.5 The resultant average surface reflectance values are weighted according to the wall to floor / ceiling area ratio, and therefore differ per room. This information on a per room basis can be viewed in the appended ADF result spreadsheet.
- 4.6 A maintenance factor of 0.92 has been applied to allow for typical accumulation of dirt on external surfaces, based on the BS 8206-2:2008 values for unobstructed vertical glazing in an urban area, taking into account a good maintenance plan.
- 4.7 The location of the tested units, rooms and window references are shown on the drawings appended to this report.
- 4.8 As shown in the appended ADF result spreadsheet, six of the nine living/kitchen/dining rooms (LKDs) will exceed the BRE recommended minimum target ADF of 2% for kitchens. The remaining three LKD's will exceed the minimum target ADF of 1.5% for living rooms. Recent advice from the BRE has supported the application of the lower target value of 1.5% to open plan kitchen and living spaces (instead of the higher value of 2% for kitchens) where the smaller kitchen area would not be considered a habitable room in itself.

- 4.9 It should be borne in mind that the ADF value is a calculated average of the daylight levels with a room, and therefore larger rooms will yield a lower ADF result than a smaller room with the same access to daylight. Reducing the room size for the sole purpose of achieving the ADF target values would not be desirable to future occupants, who would most likely favour a larger space.
- 4.10 Five of the ten bedrooms tested would exceed the BRE recommended minimum target ADF of 1%. As evidenced above, the occupiers of all the flats would have good access to daylight in the living rooms, where it is considered more important by the BRE.
- 4.11 For Daylight Distribution (DD), the analysis results show that fourteen of the nineteen rooms assessed would comply with BRE recommendations, receiving direct daylight to in excess of 80% of each rooms area. Seven of the nine LKD's would comply with this test, the remaining two LKD's would receive direct daylight to 51% and 73% of the room areas, figures not uncommon in urban environments.
- 4.12 <u>Sunlight</u>
- 4.13 The appended APSH result spreadsheet demonstrates that all seven LKDs with at least one window orientated in a southerly direction will exceed the BRE recommendation of 25% APSH. Of these LKDs, six also comply with the BRE recommendation for winter sunlight receiving in excess of 5% APSH during the winter months.
- 4.14 The results show that two of the seven bedrooms with at least one window orientated in a southerly direction will exceed the BRE recommendation for annual and winter sunlight. The BRE report states that sunlight is 'less important in bedrooms' and the apartments have therefore been designed to maximise sunlight to the LKDs.

#### 5 CONCLUSION

- 5.1 Our analysis shows that six of the nine LKDs will exceed the BRE recommended minimum target ADF of 2% for kitchens. The remaining three LKD's will exceed the minimum target ADF of 1.5% for living rooms.
- 5.2 The APSH results demonstrate that all LKDs will meet the recommended APSH figure given in the BRE report. Eight of the nine LKDs assessed will also comply with the recommended APSH during the winter months.
- 5.3 Whilst there are transgressions of the daylight and sunlight guidance to a number of the bedrooms, the occupiers of the flats would have good access to daylight and sunlight amenity in the living rooms.
- 5.4 It is therefore considered that, when assessed according to BRE principles, adequate levels of daylight and sunlight will be achieved.

APPENDIX A

DRAWINGS









DO NOT SCALE CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND ANY DISCREPANCIES ARE TO BE REPORTED TO CONSIL. NO DIMENSIONS SHOULD BE SCALED FROM THIS DRAWING.

#### URCES OF INFORMATION:

GL HEARN 3D ANALYSIS MODEL 2017-01-30 - Fisher Street.dwg

MATTHEW LLOYD ARCHITECTS PROPOSAL DRAWINGS (200-Ground Floor to 210-Roof) Plan.dwg(s) (250-South to 254-West) Elevation 190405.dwg(s) RECEIVED 04/04/19

# EXISTING BUILDINGS IN GREEN CONSENTED MASSING IN MAGENTA ALL HEIGHTS IN MM AOD

REV	DETAILS	DATE	BY
Α	*	*	*

IDE REAL ESTATE

OB TITLE 8-10 SOUTHAMPTON ROW LONDON, WC1B 4AE

ARAWING TITLE 3D VIEW EXISTING BUILDINGS

ICALE NTS 11/04/19 CHECKED BY DRAWN BY MG OB No 01/03 A

CONS

FISHER STREET CATTON STREET SOUTHAMPTON ROW 2-6 SOUTHAMPTON ROW

CENTRAL SAINT MARTINS COLLEGE









DO NOT SCALE CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND ANY DISCREPANCIES ARE TO BE REPORTED TO CONSIL. NO DIMENSIONS SHOULD BE SCALED FROM THIS DRAWING.

#### URCES OF INFORMATION:

GL HEARN 3D ANALYSIS MODEL 2017-01-30 - Fisher Street.dwg

MATTHEW LLOYD ARCHITECTS PROPOSAL DRAWINGS (200-Ground Floor to 210-Roof) Plan.dwg(s) (250-South to 254-West) Elevation 190405.dwg(s) RECEIVED 04/04/19

#### PROPOSED SCHEME IN BLUE CONSENTED MASSING IN MAGENTA ALL HEIGHTS IN MM AOD

REV	DETAILS	DATE	BY
A	*	*	*

IDE REAL ESTATE

OB TITLE 8-10 SOUTHAMPTON ROW LONDON, WC1B 4AE

OB No

С

3D VIEW 3D VIEW MATTHEW LLOYD ARCHITECTS SCHEME RECEIVED 04/04/19

NTS 11/04/19 CHECKED BY DRAWN BY MG



ONS



![](_page_18_Figure_0.jpeg)

![](_page_19_Figure_0.jpeg)

![](_page_20_Figure_0.jpeg)

![](_page_21_Figure_0.jpeg)

![](_page_22_Figure_0.jpeg)

![](_page_23_Figure_0.jpeg)

COPYRIGHT NOTICE THIS DRAWING MAY NOT BE COPIED (IN WHOLE OR IN PART), RETAINED OR DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF CONSLI

DO NOT SCALE CONTRACTORS MUST VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND ANY DISCREPANCIES ARE TO BE REPORTED TO CONSIL NO DIMENSIONS SHOULD BE SCALED FROM THIS DRAWING.

SOURCES OF INFORMATION:

GL HEARN 3D ANALYSIS MODEL 2017-01-30 - Fisher Street.dwg

MATHEW LLOYD ARCHITECTS PROPOSAL DRAWINGS (200-Ground Floor to 210-Roof) Plan.dwg(s) (250-South to 254-West) Elevation 190405.dwg(s) RECEIVED 04/04/19

#### PROPOSED DD CONTOUR

REV	DETAILS	DATE	BY
А	*	*	*

#### IDE REAL ESTATE

OB TITLE 8-10 SOUTHAMPTON ROW LONDON, WC1B 4AE

#### RAWING TITLE

INTERNAL ADF VALUES & DAYLIGHT DISTRIBUTION CONTOURS

![](_page_23_Picture_14.jpeg)

![](_page_23_Picture_15.jpeg)

APPENDIX B

#### AVERAGE DAYLIGHT FACTOR, DAYLIGHT DISTRIBUTION AND ANNUAL PROBABLE SUNLIGHT HOURS RESULT SPREADSHEETS

## 8-10 Southampton Row, London WC1B 4AE - Average Daylight Factor Results Spreadsheet Rel 01

Matthew Lloyd Architects proposed scheme received on 4 April 2019

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	ADF Proposed		
Proposed Residential Rooms							
Second	R6	Bedroom	W8-L	0.68	0.11		
			W8-U	0.68	0.00		
					0.11		
Second	R7	LKD	W9-L	0.68	0.04		
			W9-U	0.68	0.00		
			W10-L	0.68	0.15		
			W10-U	0.68	0.79		
			W11-L	0.68	0.14		
			W11-U	0.68	0.74		
					1.86		
Third	R7	Bedroom	W8-L	0.68	0.14		
			W8-U	0.68	0.06		
					0.21		
Third	R8	LKD	W9-L	0.68	0.06		
			W9-U	0.68	0.03		
			W10-L	0.68	0.17		
			W10-U	0.68	0.90		
			W11-L	0.68	0.16		
			W11-U	0.68	0.86		
					2.17		
Fourth	R7	Bedroom	W8-L	0.68	0.17		
			W8-U	0.68	0.30		
					0.47		
Fourth	R8	LKD	W9-L	0.68	0.07		
			W9-U	0.68	0.07		
			W10-L	0.68	0.19		
			W10-U	0.68	1.03		
			W11-L	0.68	0.18		
			W11-U	0.68	1.00		
					2.55		
Fifth	R7	Bedroom	W8-L	0.68	0.19		
			W8-U	0.68	0.47		
					0.66		
Fifth	R8	LKD	W9-L	0.68	0.08		
			W9-U	0.68	0.16		
			W10-L	0.68	0.22		
			W10-U	0.68	1.16		
			W11-L	0.68	0.21		
			W11-U	0.68	1.14		
					2.97		
Sixth	R7	Bedroom	W8-L	0.68	0.20		
			W8-U	0.68	0.59		
					0.79		

8-10 Southampton Row, London WC1B 4AE - Average Daylight Factor Results Spreadsheet Rel 01

Matthew Lloyd Architects proposed scheme received on 4 April 2019

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	ADF Proposed
Sixth	R8	LKD	W9-L	0.68	0.10
			W9-U	0.68	0.26
			W10-L	0.68	0.24
			W10-U	0.68	1.28
			W11-L	0.68	0.23
			W11-U	0.68	1.25
					3.36
Seventh	R4	Bedroom	W5-L	0.68	0.22
			W5-U	0.68	0.86
					1.08
Seventh	R5	LKD	W6-L	0.68	0.18
			W6-U	0.68	0.69
			W7-L	0.68	0.19
			W7-U	0.68	0.74
					1.80
Seventh	R6	Studio-Apt	W8-L	0.68	0.13
			W8-U	0.68	0.52
			W9-L	0.68	0.12
			W9-U	0.68	0.48
			W10-L	0.68	0.12
			W10-U	0.68	0.47
					1.84
Eighth	R1	Bedroom	W1-L	0.68	0.34
			W1-U	0.68	1.58
					1.92
Eighth	R2	Bedroom	W2-L	0.68	0.38
			W2-U	0.68	1.81
					2.19
Eighth	R3	LKD	W3-L	0.68	0.26
			W3-U	0.68	1.21
			W4-L	0.68	0.23
			W4-U	0.68	1.03
					2.72
Eighth	R4	LKD	W5-L	0.68	0.24
			W5-U	0.68	0.92
			W6-L	0.68	0.23
			W6-U	0.68	0.87
					2.26
Eighth	R5	Bedroom	W7-L	0.68	0.34
			W7-U	0.68	1.26
					1.60
Eighth	R6	Bedroom	W8-L	0.68	0.28
			W8-U	0.68	1.05
					1.32

8-10 Southampton Row, London WC1B 4AE - Internal Daylight Distribution Results Spreadsheet Rel 01

#### CONSIL

Matthew Lloyd Architects proposed scheme received on 4 April 2019

Proposed Residential Rooms     Second   R6   Residential   Bedroom   Area m2   13.06   1.93     Second   R7   Residential   LKD   Area m2   26.10   13.43
Second R6 Residential Bedroom Area m2 13.06 1.93   Second R7 Residential LKD Area m2 26.10 13.43
% of room 15% Second R7 Residential LKD Area m3 26.10 13.43
Second R7 Residential LKD Area m2 26.10 12.42
Jecona ny nesidentiai LND Alea IIIZ 20.19 15.45
% of room 51%
ThirdR7ResidentialBedroomArea m213.064.19
% of room 32%
ThirdR8ResidentialLKDArea m225.9918.86
% of room 73%
FourthR7ResidentialBedroomArea m213.068.06
% of room 62%
FourthR8ResidentialLKDArea m225.9924.72
% of room 95%
FifthR7ResidentialBedroomArea m213.0610.80
% of room 83%
FifthR8ResidentialLKDArea m225.9925.49
% of room 98%
Sixth R7 Residential Bedroom Area m2 13.06 12.21
% of room 94%
Sixth R8 Residential LKD Area m2 25.99 25.49
% of room 98%
Seventh R4 Residential Bedroom Area m2 15.66 14.17
% of room 90%
Seventh R5 Residential LKD Area m2 20.75 20.08
% of room 97%
Seventh R6 Residential Studio-Apt Area m2 31.42 30.78
% of room 98%
Lighth R1 Residential Bedroom Area m2 12.80 12.43
% of room 9/%
Eighth R2 Residential Bedroom Area m2 10.17 9.71
% of room 95%
Eighth R3 Residential LKD Area m2 17.65 17.34
% OT room 98%   Fighth D4 Decidential 1//D Area m2 10.50 17.00
Eighun K4 Kesidenual LKD Area m2 18.56 17.99
% Of routin 97%   Fighth PE Pedroom Area m2 10.02 10.02
Eightin Ko Kesidentilai Bedroofin Area mz 10.92 10.62
Fighth R6 Residential Redroom Area m2 12.94 12.40
% of room 98%

# 8-10 Southampton Row, London WC1B 4AE - APSH Results Spreadsheet Rel 01

#### Matthew Lloyd Architects proposed scheme received on 4 April 2019

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual APSH	Winter APSH	
	Proposed Residential Rooms						
Second	R6	Residential	Bedroom	W8	0	0	
Second	R7	Residential	LKD	W9	*North*	*North*	
				W10	23	1	
				W11	22	0	
Third	R7	Residential	Bedroom	W8	1	1	
Third	R8	Residential	LKD	W9	*North*	*North*	
				W10	34	2	
				W11	34	3	
Fourth	R7	Residential	Bedroom	W8	3	3	
Fourth	R8	Residential	LKD	W9	*North*	*North*	
				W10	43	6	
				W11	41	6	
Fifth	R7	Residential	Bedroom	W8	3	3	
Fifth	R8	Residential	LKD	W9	*North*	*North*	
				W10	49	11	
				W11	49	11	
Sixth	R7	Residential	Bedroom	W8	4	4	
Sixth	R8	Residential	LKD	W9	*North*	*North*	
				W10	55	17	
				W11	53	15	
Seventh	R4	Residential	Bedroom	W5	*North*	*North*	
Seventh	R5	Residential	LKD	W6	*North*	*North*	
				W7	*North*	*North*	
Seventh	R6	Residential	Studio-Apt	W8	*North*	*North*	
				W9	21	13	
				W10	20	12	
Eighth	R1	Residential	Bedroom	W1	*North*	*North*	
Eighth	R2	Residential	Bedroom	W2	*North*	*North*	
Eighth	R3	Residential	LKD	W3	*North*	*North*	
				W4	*North*	*North*	
Eighth	R4	Residential	LKD	W5	*North*	*North*	
				W6	29	16	
Eighth	R5	Residential	Bedroom	W7	29	16	
Eighth	R6	Residential	Bedroom	W8	29	16	