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Internal Daylight and Sunlight Report for the Proposed Development at Kirkman House, 12-14 Whitfield Street, London W1T 2RF

Prepared for	**Planning Potential**
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Date	**02 July 2019**
Reference	**77361/PL/SMM**

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Prepared for
lanning Potential

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1. Executive Summary

1.1 Scope

1.1.1 We have been instructed by Planning Potential to determine the levels of daylight and sunlight amenity that will be achieved by the new residential accommodation proposed at the existing mixed-use building at Kirkman House, 12-14 Whitfield Street, London W1T 2RF. The new accommodations will be formed partly in the existing building envelope at roof top level and, partly in a new rear extension.

1.1.2 We have also prepared a daylight and sunlight report advising on the impact of the proposed development on the daylight and sunlight amenity of the existing surrounding buildings. For clarity, we have reported on this matter in a separate document.

1.2 Planning Policy

1.2.1 Camden Council's Local Development Framework, Development Policy, refers to the following documents as those being used to review adequacy of daylight and sunlight.

1.2.2 Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011" ("the BRE Guide").

1.2.3 This Report is therefore based on the BRE guide which contains the accepted methodologies for assessing daylight and sunlight and the recommended targets.

1.2.4 Camden Council's Local Plan (2017) contains the following policy guidance under Section 6 – Protecting Amenity, Policy A1 Managing the Impact of Development:

Sunlight, daylight and overshadowing

> *6.5 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). Further detail can be found within our supplementary planning document Camden Planning Guidance.*

1.3 Assessment Criteria

1.3.1 To ensure that this assessment can be appropriately evaluated against Camden Council's planning policy, daylight and sunlight calculations have been undertaken in accordance with the 'BRE Guide' and also on BS8206–2: 2008 to which the BRE guide refers.

1.3.2 For the Daylight analysis we have used the Average Daylight Factor (ADF) method of assessment as outlined at paragraph 2.1.22 and in Appendix C of the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2nd Edition, 2011 (the "BRE Guide"), focusing on all habitable room types within the proposed units, these being Living rooms, Lounge/Kitchen/Dining (LKD) spaces, Kitchen/Dining (KD) spaces and Bedrooms).

1.3.3 The BRE Guide states that Bedrooms should receive at least 1% ADF, living rooms 1.5% ADF and Kitchens 2% ADF (para 2.1.8). While the BRE Guide does not give advice on appropriate targets to use for rooms which have two or more functions, such as a living/kitchen/dining rooms (LKD rooms), we have used the highest required ADF target for that room function. As such, for all LKD's, kitchen/dining rooms (KD rooms)and Studios, 2% ADF has been used as the target because the ADF for a kitchen area is 2%.

1.3.4 Appendix C of the BRE Guide also notes that the internal daylighting capabilities of a room may be assessed by calculating the Room Depth Ratio (for rooms with windows in one wall only) or by plotting the No Sky Line. We have therefore also undertaken the No Sky Line assessment for the proposed development, which states that at least 80% of a room area should be able to see the sky at table-top height (the 'Working Plane').

1.3.5 For our Sunlight analysis we have adopted the recommended the Annual Probable Sunlight Hours (APSH) method of assessment as outlined in chapter 3 of the BRE Guide, focusing all room types within the proposed units which have a main window facing within 90° of due south.

1.3.6 The BRE Guide states that a dwelling will appear reasonably sunlit provided that at least one main window wall faces within 90° 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 (para 3.1.15).

1.4 Limitations

1.4.1 Our assessment is based on the scheme drawings provided by LAP Architects as listed below:

Title	Date
LAP Architects	
8491 Kirkman House proposed drawings.dwg	15 May 2019
PROMAP.CO.UK	
High Detail 3D Zmap: 203404314_1 77361 - Kirkman House_130519_Solids XY@NE.dwg	13 May 2019

1.5 Summary of Analysis of Daylight, Sunlight and Overshadowing for the New Development

Internal Daylight

1.5.1 The results of our ADF analysis are shown in full in Appendix D. A summary of the results is presented in the table that follows:

Building Address	No. of Rooms Analysed	BRE Compliant Yes	BRE Compliant No	Total Percentage BRE Compliant
Proposed	6	5	1	83
TOTAL	**6**	**5**	**1**	**83**

1.5.2 Of the six habitable rooms assessed for Average Daylight Factor (ADF), five (83%) will meet the BRE's numerical criteria for daylight. Overall the results for the proposed rooms are positive, with all but one room on the first floor not achieving the BRE's ADF criteria.

1.5.3 The window in question serves a LKD and achieves an ADF value of 1.53%, demonstrating that a reasonable level of daylight will be present within the room. For lounge and dining purposes. The main factor limiting the achievement of a higher ADF value within this room is that it sits within a small closed well area. With this in mind, given the city centre location of the application site, we consider the deficiency to be tolerable and a flexible approach should be applied in respect of the BRE's numeric criteria.

1.5.4 The results of our NSL analysis are shown in full in Appendix D. The results are summarised in the table following below.

Building Address	No. of Rooms Analysed	BRE Compliant Yes	BRE Compliant No	Total Percentage BRE Compliant
Proposed	6	2	4	33
TOTAL	**6**	**2**	**4**	**33**

1.5.5 Of the six rooms assessed for No Sky Line (NSL), two (33%) will meet the BRE's numerical criteria for daylight.

1.5.6 The findings of our results illustrate that four rooms within the proposed extension at Kirkman House, will experience levels of daylight distribution below that recommended by the BRE guide. Three of those rooms are designed for use as bedrooms; one is located on the first floor and two are on the second floor. These bedrooms achieve moderately average values to that prescribed by the BRE. It should be noted that the BRE recognises that bedrooms require lower daylight levels due to their nocturnal function. They are not rooms that are designed to be occupied as living rooms as noted in paragraph 2.1.13 of the BRE guide. Therefore inadequacies in daylight distribution predicted as a result of the NSL analysis are considered less critical to determination of this application that would be the case had the proposed rooms been designed as rooms for daytime occupation.

1.5.7 The remaining room which falls short is a LKD which also falls marginally short of the ADF criteria, whilst still demonstrating reasonable results in both assessments.

1.5.8 Therefore, in daylight terms and when considering the city centre location of proposed extension, some deficiencies are unavoidable if the BRE Guides recommendations are applied without flexibility. The author of the BRE Guide acknowledges that the numerical target values are purely advisory as it has been drafted primarily for use in low density suburban developments, and should therefore be interpreted flexibly.

Internal Sunlight

1.5.9 Not all of the twelve windows incorporated in the proposed development face within 90 degrees of due south; they serve a total of six rooms.

1.5.10 Only three of the twelve windows are relevant in relation to sunlight amenity. Each window serves its own room.

1.5.11 The results of our APSH analysis are shown in full in Appendix E. The following table provides a summary of our findings:

Building Address	No. of Rooms Analysed	BRE Compliant Yes	BRE Compliant No	Total Percentage BRE Compliant
Proposed	6	0	6	0
TOTAL	**6**	**0**	**6**	**0**

1.5.12 Of the twelve windows assessed for Annual Probable Sunlight Hours (APSH), all will not meet the BRE's numerical criteria for sunlight. However, in relation to sunlight the BRE Guide notes at paragraph 3.1.2:

"*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….It is viewed as less important in bedrooms and in kitchens, where people prefer it in the morning rather than the afternoon*".

1.5.13 Of the six rooms that fall short of the target criteria, three of these do not receive sunlight during the annual period nor during the winter period. All three of these rooms are fortunately bedrooms where sunlight is less important due to the nocturnal occupation of these rooms. The rooms concerned are:

First floor - Room R2
Second floor - Room R2
Second floor - Room R3

1.5.14 A fourth room, which is also a bedroom, does receive sunlight in the annual and winter period. This is room R1 at second floor level.

1.5.15 The two LKD's (one on the first floor and the other on the third floor) fall short of the BRE target criteria for sunlight, but will enjoy some sunlight amenity, with the APSH percentages of 13% (first floor) and 21% (third floor) respectively.

1.5.16 Given the city centre location of the application site and the nature of the scheme, the BRE guide acknowledges the fact that it would be very difficult to fully satisfy the criteria in flats where north facing rooms are inevitable, particularly with regards to winter sunlight hours, therefore a flexible approach to applying the BRE target criteria should be adopted here.

1.6 Overall

1.6.1 Overall, the results of our detailed technical analysis demonstrate that the proposed residential accommodation at Kirkman House, 12-14 Whitfield Street is broadly compliant with the BRE guide in terms of daylight amenity. The sunlight enjoyed by the proposed accommodation will be more limited, but the rooms that are likely to be occupied by day do benefit from some exposure to sunlight.

1.6.2 Where there are shortfalls in sunlight and daylight amenity these are at a level which are supportable and are in keeping with the wording of the BRE guide, given the city centre location of the application site. The proposals have been considerately designed for the use of future occupiers, particularly as the principal habitable LKD's on the first and third floors have been positioned with their primary windows facing within 90° due south. There is a limit to the extent to which the daylight and sunlight amenity of the proposed development can be improved without compromising other aspect of the design.

1.6.3 Finally, it should be noted that the BRE Guide acknowledges that the numerical target values are purely advisory and have been drafted primarily for use in low density suburban developments, and should therefore be interpreted flexibly, particularly for a city center location such as that occupied by the Application Site. The guide also states that in historic city centers, a higher degree of obstruction may be unavoidable.

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Appendix A

Assessments to be Applied

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Introduction

The main purpose of the guidelines in the Building Research Establishment Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice 2011, 2nd Edition" ("the BRE guide") is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban sites and extensions to existing buildings, a fact recognised by the BRE Report's author in the Introduction where Dr Paul Littlefair says:

'The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not been 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 since natural lighting is only one of many factors in site layout design…… In special circumstances the developer or planning authority may wish to use different target values. 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…..'

In many cases in low-rise housing, meeting the criteria for daylight and sunlight may mean that the BRE criteria for other amenity considerations such as *privacy* and *sense of enclosure* are also satisfied.

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority's policies, vary widely, from 18-35m[1]. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide's daylighting requirements as it complies with the 25^0 rule and will almost certainly satisfy the `Three times height' test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical `minimum' distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25^0 rule.

[1] The commonest minimum privacy distance is 21m (Householder Development Consents Review: Implementation of Recommendations – Department for Communities and Local Government – May 2007)

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Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 and Appendix C of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of tests to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings.

Daylighting Tests

'Three times height' test - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25^0 test will need to be carried out.

25^0 test – a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25^0 to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25^0 then more detailed tests are required, as outlined below.

VSC Test - the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in every direction) is 40%.

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25^0 Test). Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

Daylight Distribution (DD) Test – This test looks at the position of the "No-Sky Line" (NSL) – that is, the line that divides the points on the working plane (0.7m from floor level in offices and 0.85m in dwellings and industrial spaces) which can and cannot see the sky. The BRE guide suggests that areas beyond the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it.

In new developments no more than 20% of a room's area should be beyond the NSL. For existing buildings the BRE guide states that if, following the construction of a new development, the NSL moves so that the area beyond the NSL increases by more than 20%, then daylighting is likely to be seriously affected.

The guide suggests that in houses, living rooms, dining rooms and kitchens should be tested: bedrooms are deemed less important, although should nevertheless be analysed. In other buildings each main room where daylight is expected should be investigated.

ADF Test –The ADF (Average Daylight Factor) test takes account of the interior dimensions and surface reflectance within the room being tested as well as the amount of sky visible from the window. For this reason it is considered a more detailed and representative measure of the adequacy of light. The minimum ADF values recommended in BS8206 Part 2 are: 2% for family kitchens (and rooms containing kitchens); 1.5% for living rooms; and 1% for bedrooms. This is a test used in assessing new developments, although, in certain circumstances, it may be used as a supplementary test in the assessment of daylighting in existing buildings, particularly where more than one window serves a room.

Room depth ratio test - This is a test for new developments looking at the relative dimensions of each room (principally its depth) and its window(s) to ensure that the rear half of a room will receive sufficient daylight so as not to appear gloomy.

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Sunlight

Sunlight is an important 'amenity' in both domestic and non-domestic settings. The way in which a building's windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the United Kingdom is in the northern hemisphere, we receive virtually all of our sunlight from the south. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to the position of due south.

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within 90^0 of due south and no obstruction subtends to angle of more than 25^0 to the horizontal or where the window wall faces within 20^0 of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that the Annual Probable Sunlight Hours (APSH) need to be analysed. APSH means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question. If the APSH tests reveal that the new development will receive at least one quarter of the available APSH, including at least 5% of APSH during the winter months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together.

The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. APSH tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90^0 of due south of an existing building's main window wall and he new building subtends to angle of more tha^n 25^0 to the horizontal;
- The window wall faces within 20^0 of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

Where APSH testing is required it is similar to the test for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

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Sunlight – Gardens and Open Spaces

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guide are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5m tall are also factored into the calculations.

The BRE guidelines state that:

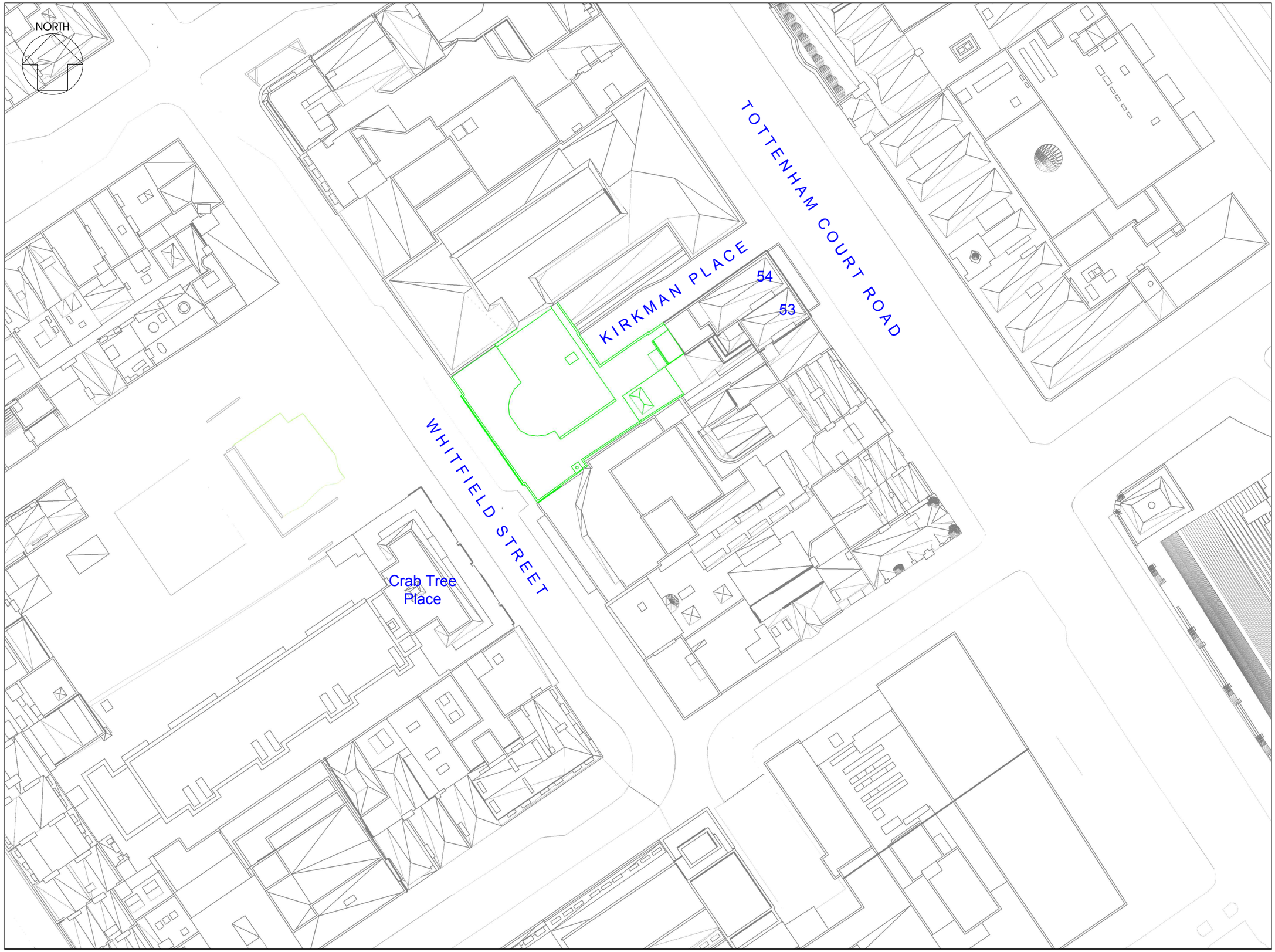
- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;

- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

Appendix G of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

Appendix B

Context Drawings



Existing Site Plan

SOURCES OF INFORMATION:

LAP ARCHITECTS

8491 Kirkman House proposed drawings.dwg
Received 15 May 2019

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Rev.	Date	Amendments	Initial

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ALL DIMENSIONS ARE IN MILLIMETERS ONLY

TITLE
Existing Site Plan

CLIENT
Planning Potential

PROJECT
Kirkman House
12-14 Whitfield Street
London W1T 2RF

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SCALE	DATE
1:500@A3	May 2019

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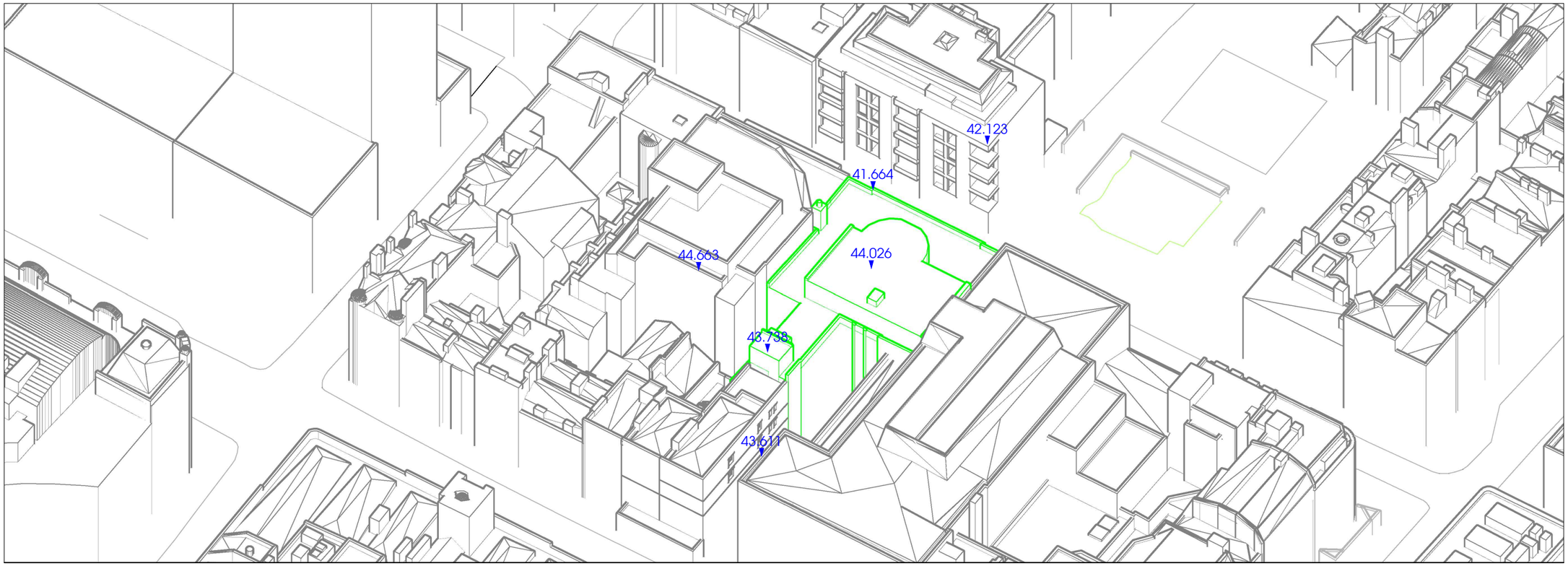
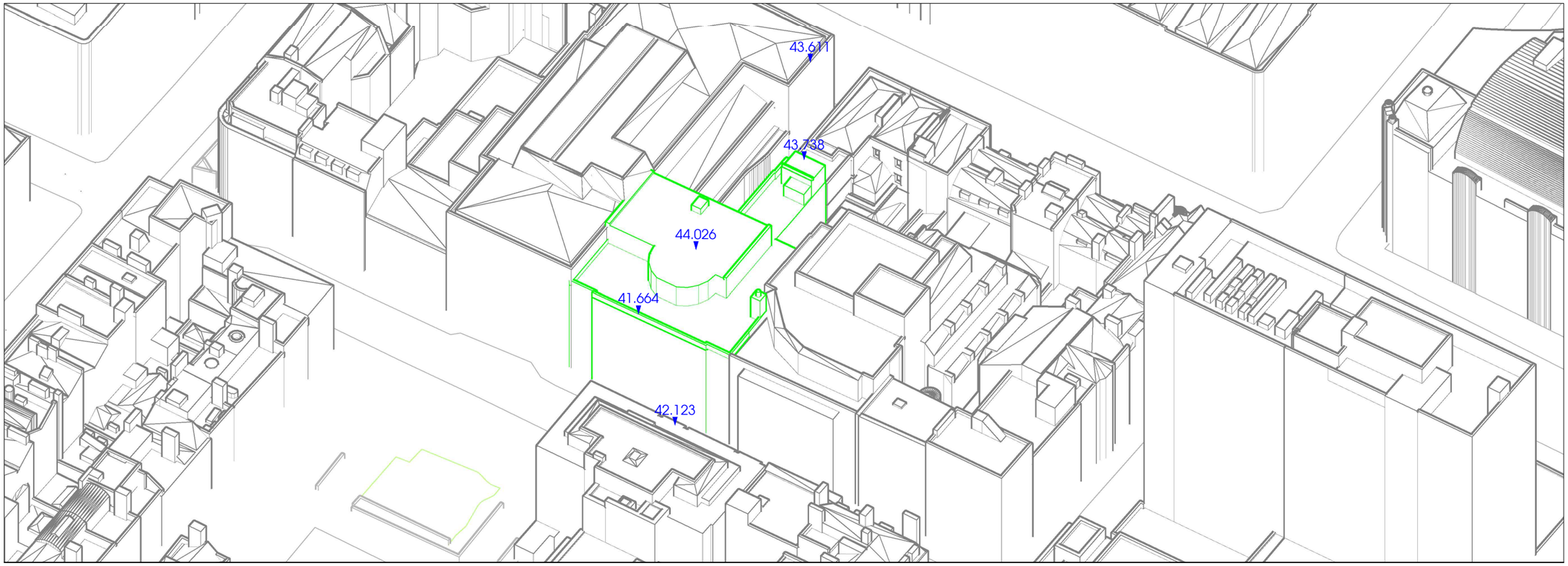


3D Context View - View from North (Existing)



3D Context View - View from South (Existing)

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3D Views
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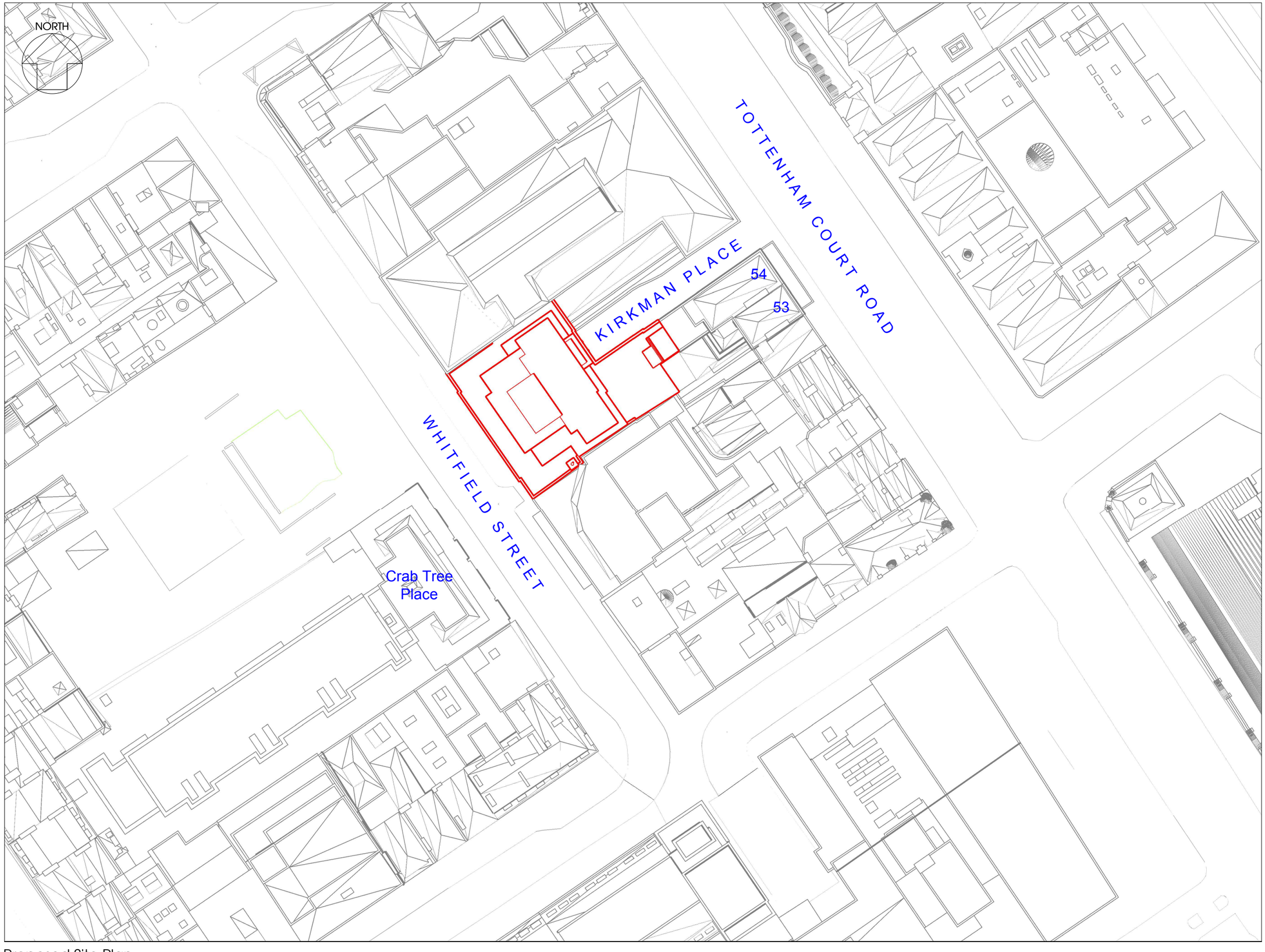

Proposed Site Plan

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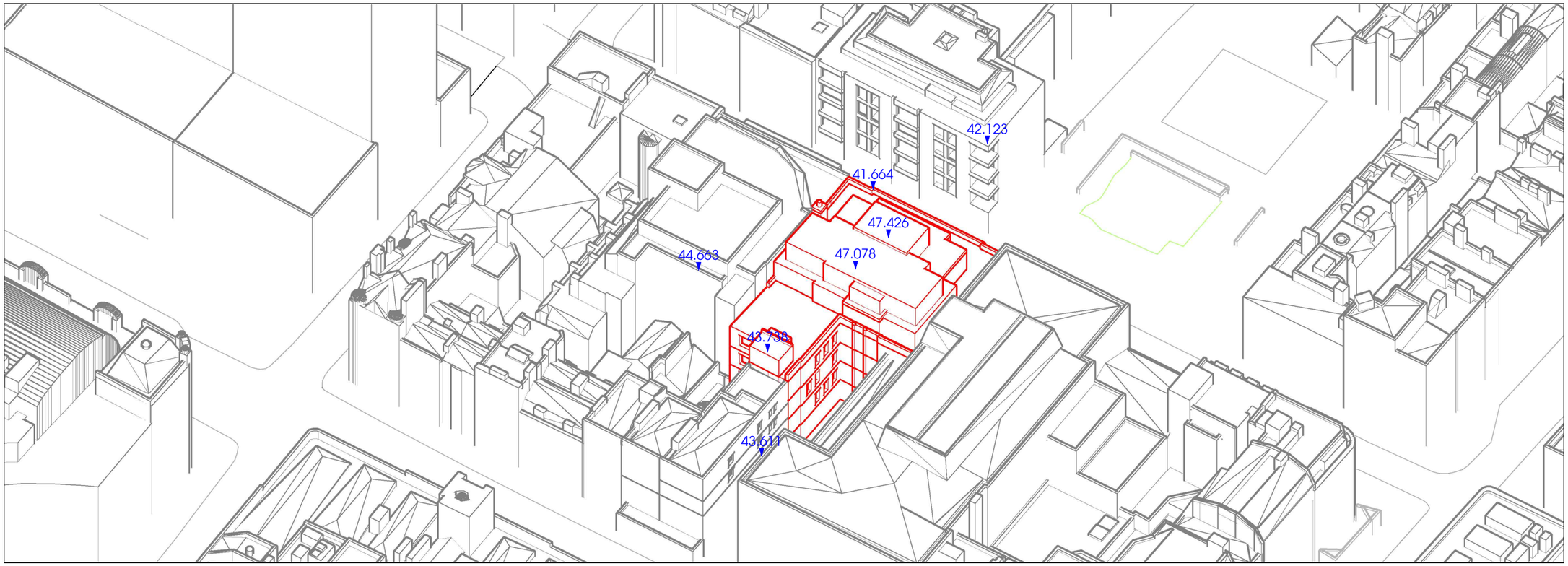
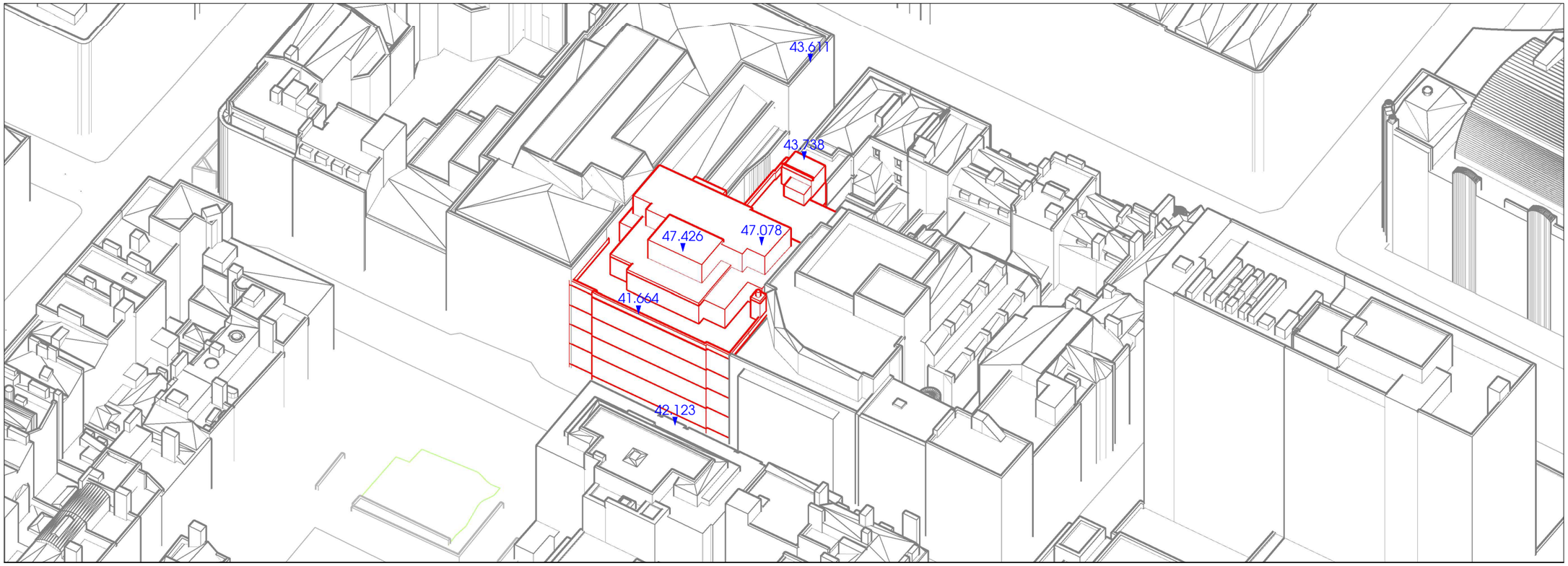


3D Context View - View from North (Proposed)



3D Context View - View from South (Proposed)

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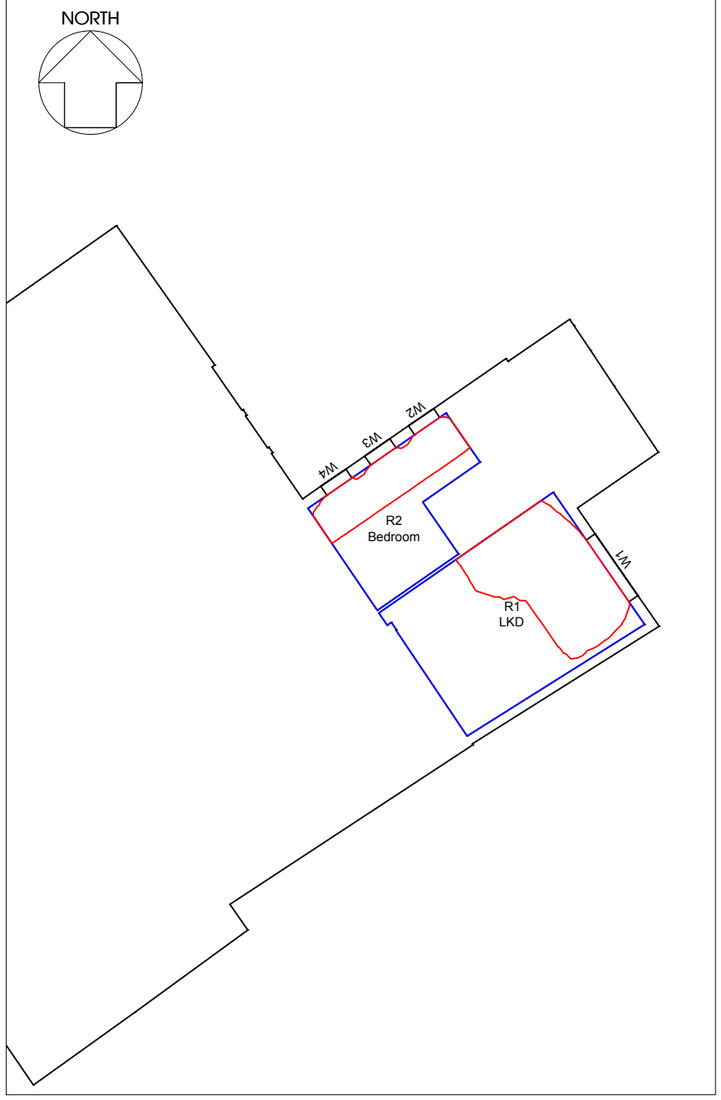
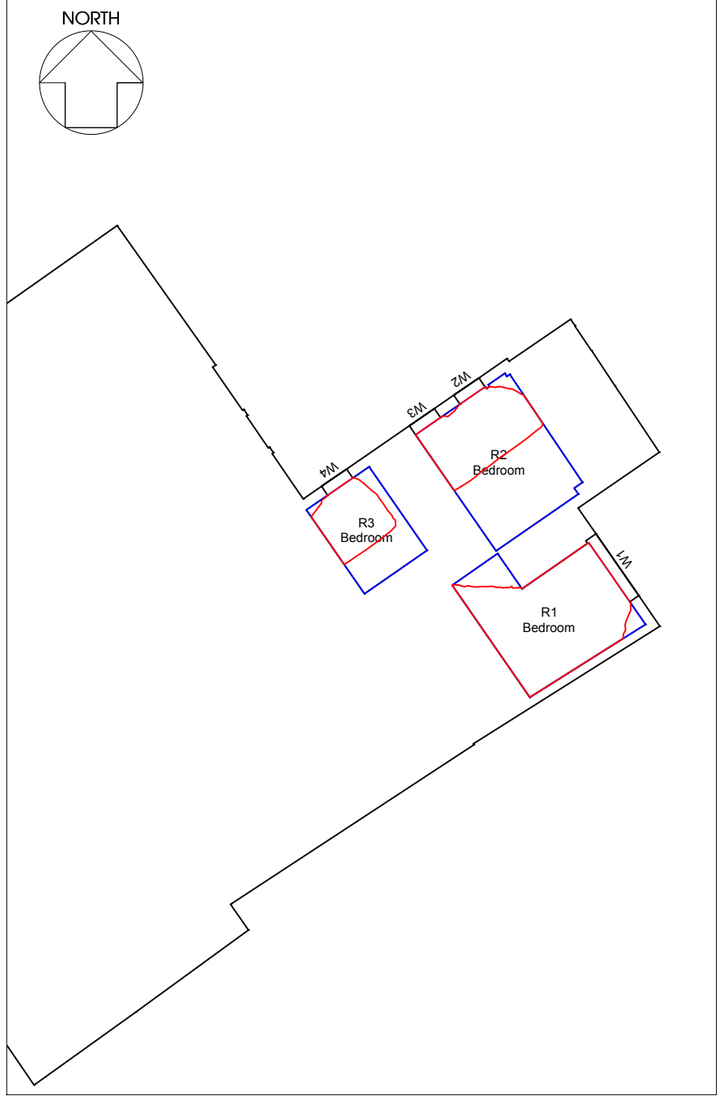
Appendix C

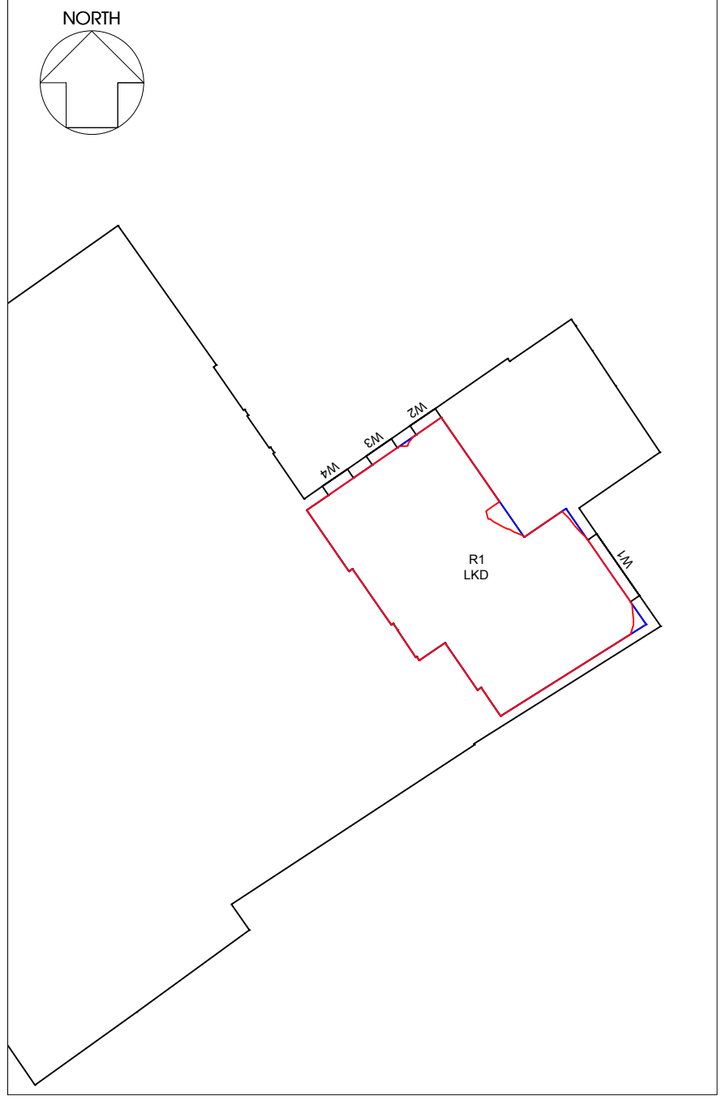
Window/Room Reference Drawings



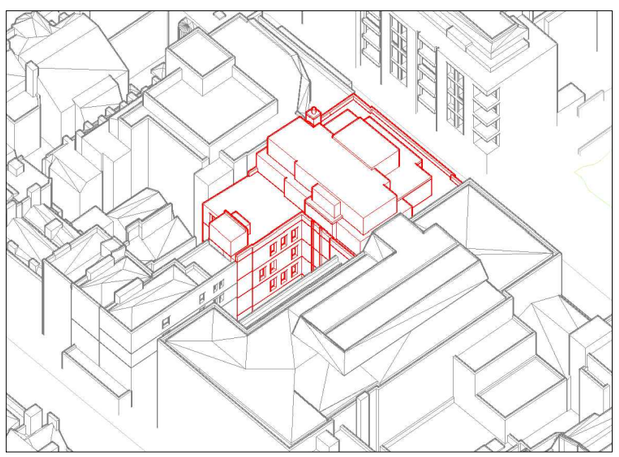
Proposed- First Floor



Proposed- Second Floor

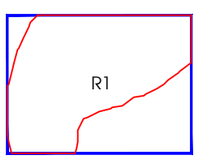


Proposed- Third Floor



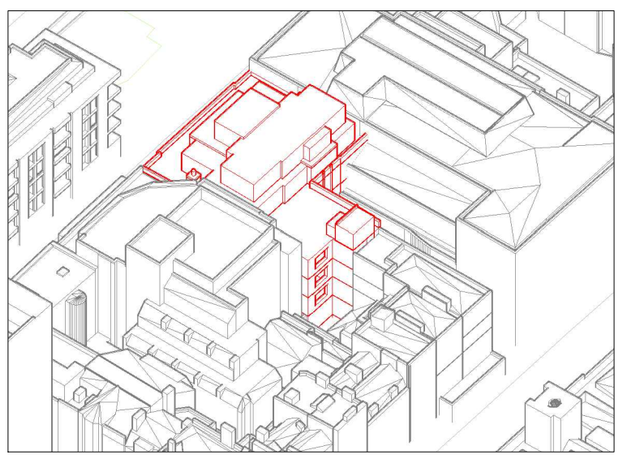
3D Context View - North

KEY



Proposed contour

Subject room



3D Context View - East

SOURCES OF INFORMATION:

LAP ARCHITECTS

8491 Kirkman House proposed drawings.dwg
Received 15 May 2019

PROMAP.CO.UK

High Detail 3D Zmap:
203404314_1 77361 - Kirkman House_130519_Solids XY@NE.dwg
Received 13 May 2019

Rev.	Date	Amendments	Initial

MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
ALL DIMENSIONS ARE IN MILLIMETERS ONLY

TITLE

Daylight Distribution Contours/Referencing Plans Proposed

CLIENT

Planning Potential

PROJECT

Kirkman House
12-14 Whitfield Street
London W1T 2RF

DRAWN BY	CHECKED
OW	XXX
SCALE	DATE
1:500@A3	May 2019

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DRAWING NO.	RELEASE NO.
77361_DDINT_01	1

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Appendix D

Daylight Study

Floor Ref	Room Ref	Room Use	Room Area (m²)	No Sky Line (m²)	% of Room Area	BRE Compliant
Proposed						
First	R1	LKD	34.67	14.99	43.23%	NO
First	R2	Bedroom	17.34	7.4	42.65%	NO
Second	R1	Bedroom	16.54	14.94	90.32%	YES
Second	R2	Bedroom	16.55	7.56	45.68%	NO
Second	R3	Bedroom	8.23	4.45	54.09%	NO
Third	R1	LKD	51.93	51.1	98.41%	YES

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Proposed Clear Sky	Proposed ADF	Meets BRE Criteria
Proposed						
First	R1	LKD	W1-L	39.73	0.01	
First	R1	LKD	W1-U	41.59	1.52	
				Total	**1.53**	**NO**
First	R2	Bedroom	W2-L	31.07	0.02	
First	R2	Bedroom	W2-U	33.31	0.72	
First	R2	Bedroom	W3-L	29.37	0.02	
First	R2	Bedroom	W3-U	31.56	0.69	
First	R2	Bedroom	W4-L	26.89	0.02	
First	R2	Bedroom	W4-U	28.89	0.63	
				Total	**2.09**	**YES**
Second	R1	Bedroom	W1-L	49.62	0.03	
Second	R1	Bedroom	W1-U	51.93	3.03	
				Total	**3.06**	**YES**
Second	R2	Bedroom	W2-L	43.2	0.03	
Second	R2	Bedroom	W2-U	45.44	1.05	
Second	R2	Bedroom	W3-L	41.87	0.03	
Second	R2	Bedroom	W3-U	44.01	1.02	
				Total	**2.13**	**YES**
Second	R3	Bedroom	W4-L	36.13	0.04	
Second	R3	Bedroom	W4-U	38.08	1.44	
				Total	**1.48**	**YES**
Third	R1	LKD	W1-L	61.81	0.01	
Third	R1	LKD	W1-U	64.64	1.61	
Third	R1	LKD	W2-L	51.57	0.01	
Third	R1	LKD	W2-U	53.87	0.51	
Third	R1	LKD	W3-L	48.96	0.01	
Third	R1	LKD	W3-U	51.1	0.49	
Third	R1	LKD	W4-L	44.62	0.01	
Third	R1	LKD	W4-U	46.54	0.44	
				Total	**3.10**	**YES**

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Appendix E

Sunlight Study

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Proposed Window Winter %	Proposed Window Annual %	Proposed Room Winter %	Proposed Room Annual %	Meets BRE Criteria
Proposed								
First	R1	LKD	W1	0	13	0	13	NO
First	R2	Bedroom	W2	0	0			
First	R2	Bedroom	W3	0	0			
First	R2	Bedroom	W4	0	0	0	0	NO
Second	R1	Bedroom	W1	1	16	1	16	NO
Second	R2	Bedroom	W2	0	0			
Second	R2	Bedroom	W3	0	0	0	0	NO
Second	R3	Bedroom	W4	0	0	0	0	NO
Third	R1	LKD	W1	2	21			
Third	R1	LKD	W2	0	0			
Third	R1	LKD	W3	0	0			
Third	R1	LKD	W4	0	0	2	21	NO