

# 155-157 REGENTS PARK ROAD, LONDON NW1 8BB

## DAYLIGHT AND SUNLIGHT REPORT

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**CLIENT:** UCHAUX LIMITED

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**PROJECT:** P2178

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## Appendices

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# 1 Introduction

- 1.1 This report relates to the Piercy & Co. designed scheme for the redevelopment 155-157 Regents Park Road, London NW1 8BB insofar as it affects the daylight and sunlight amenity to the surrounding residential properties.
- 1.2 The Local Authority will be informed in this by the BRE document entitled Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011 (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 1.3 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located and the daylight and sunlight will be one of a number of planning considerations which the local authority will weigh.

## Sources of Information

In the process of compiling this report, the following sources of information have been used:

### Point 2

Site Photography

### Zmapping Ltd

Photogrammetry 3D Survey

### Ordnance Survey Limited

Digital O/S Extract

### Piercy & Co.

Planning Drawings 12.07.19

## 2 Methodology

- 2.1 It is usual to assess daylight and sunlight in relation to the guidelines set out in the 2011 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme. One of the primary sources for the BRE Report is the more detailed guidance contained within 'British Standard 8206 Part 2:2008'.
- 2.2 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties.
- 2.3 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25° from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.
- 2.4 The BRE guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL). They also detail a third measure of daylight which is primarily used for assessing amenity within proposed accommodation, namely Average Daylight Factor (ADF).
- 2.5 In terms of sunlight we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.
- 2.6 These measures of daylight and sunlight are discussed in the following paragraphs.

### **Diffuse Daylight**

- 2.7 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.
- 2.8 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.
- 2.9 The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.

- 2.10 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.
- 2.11 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).
- 2.12 **Average Daylight Factor (ADF)** - ADF is a measure of the overall amount of diffuse daylight within a room. It is the average of the daylight factors across the working plane within a room. This equates to the ratio of the average illuminance across the working plane, to the illuminance due to an unobstructed sky.
- 2.13 In addition to accounting for external obstructions, the ADF accounts for the number of windows and their size in relation to the size of the room, the window transmittance and the reflectance of the internal walls, floor and ceiling.
- 2.14 While the ADF can be calculated from first principles using a lighting simulation software suite such as Radiance, in simple situations it can be approximated using the empirical formula detailed in both British Standard 8206 Part 2:2008 and Appendix C of the BRE Report.
- 2.15 Both the BRE Report and BS 8206 Part 2:2008 provide guidance for acceptable ADF values in the presence of supplementary electric lighting, depending on the room use. These are 1.0% for a bedroom, 1.5% for a living room and 2.0% for a kitchen.

### Sunlight

- 2.16 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.
- 2.17 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).
- 2.18 The BRE guidelines state that ‘...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun’.
- 2.19 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room based figures.

## 3 Standard Survey Limitations

- 3.1 Although we have undertaken as detailed an inspection as possible, we are required by our professional indemnity insurers to notify you that our report is based upon the Standard Terms and Conditions provided along with our fee proposal. Our understanding of the existing massing, including the surrounding context was established from the sources of information details above.
- 3.2 In addition to our standard limitations the following limitations and assumptions also apply.
- Best estimates were made in establishing building use (residential or commercial) and room uses; generally, these were made from external observations and recourse to planning records where available.
  - When floor plans of surrounding properties were not available, room depths have been assumed from external observations. Where no indicators of room depth were available a standard of 4m, 6m or 8m depths have been used.



## 4 The Site

4.1 The site is located in the London Borough of Camden



*Drawing Number: P2178/03 – 3D View – Existing Building*

4.2 Our understanding of the site location and existing building(s) that occupy the site are illustrated in drawing numbers P2178/01-03 and located within Appendix A.

# 4

## 5 The Proposal



*Drawing Number: P2178/06 – 3D View – Proposed Scheme*

- 5.1 Our understanding of the proposed scheme is illustrated in drawings P2178/04-06 located within Appendix A.
- 5.2 Development Description: *“Redevelopment to provide a ground plus 7-storey building comprising a retail unit at ground, a hotel and single residential unit with associated works.”*

# 5



## 6 The Surrounding Properties

6.1 The following surrounding properties contain residential accommodation and, due to their proximity to the development site, have been assessed in terms of the effects of the proposed development upon their daylight and sunlight amenity:

1. 18/18A Haverstock Hill
2. 4-8 Haverstock Hill
3. 210 Regents Park Road
4. 9 Adelaide Road
5. Bridge House

6.2 The location of these properties can be located via their numerical reference on the plan below:



*Site Plan With Number Referencing*

6.3 Detailed results for each window/room assessed can be found in Appendix B and are summarised below.



### **1. 18/18A Haverstock Hill**

- 6.4 North of the development site and referenced '1' on the site plan this property is identified as containing residential accommodation from first floor. We have not managed to source layouts for the properties thus dimensions are assumed from external observation, being c.4m deep from the site facing windows. There are 6 windows assumed to serve 4 site facing rooms.

#### **Daylight**

- 6.5 All windows retain over 27% VSC in the proposed scenario, thus fully BRE compliant. None of the rooms experience any noticeable changes in NSL. The windows/rooms will continue to receive adequate daylight after construction of the proposed scheme.

#### **Sunlight**

- 6.6 All site facing rooms which have a window orientated within 90 degrees due south experience fully BRE compliant changes in Annual Probable Sunlight Hours (APSH).

### **2. 4-8 Haverstock Hill**

- 6.7 North/north-east of the development site and referenced '2' on the site plan this property is currently under construction which we understand will provide residential accommodation. We have sourced the planning drawings via Hackney's planning portal and the plans have been incorporated into our analysis model. There are 16 windows which will serve 10 site facing rooms, comprising 7 Living/Kitchen/Dining (LKDs) and 3 bedrooms. 6 of these LKDs are served by recessed balconies. In accordance with BRE Guidance, we have calculated the VSCs by removing the balcony<sup>1</sup>

#### **Daylight**

- 6.8 All windows retain over 27% VSC after in the proposed scenario, thus fully BRE compliant. None of the rooms experience any noticeable changes in NSL. The windows/rooms will continue to receive adequate daylight after construction of the proposed scheme.

#### **Sunlight**

- 6.9 All site facing rooms which have a window orientated within 90 degrees due south experience fully BRE compliant changes in Annual Probable Sunlight Hours (APSH).

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<sup>1</sup> BRE Guide 209, paragraph 2.2.11

### **3. 210 Regents Park Road**

- 6.10 South-west of the development site and referenced '3' on the site plan this property is identified as containing residential accommodation. We have managed to source layouts for the property which have been incorporated into our analysis model. There are 20 windows serving 20 site facing bedrooms across first to fourth floor.

#### **Daylight**

- 6.11 All windows and associated rooms experience fully BRE compliant changes in VSC and NSL as a result of the proposed development; the greatest change in VSC being 10.79%.
- 6.12 BRE Guidance concludes reductions up to 20% will be unnoticeable.

#### **Sunlight**

- 6.13 None of the site facing rooms have a window orientated within 90 degrees either side of due south thus not material for assessment.

### **4. 9 Adelaide Road and 151-153 Regents Park Road**

- 6.14 West of the development site and referenced '4' on the site plan this property has a series of flats facing into the rear courtyard. We have managed to source layouts for the flats which have been incorporated into our analysis model. 41 windows have been assessed, serving 20 site facing habitable rooms.

#### **Daylight**

- 6.15 The layouts indicate principal habitable rooms (i.e living rooms) are dual aspect. There are a handful of windows which experience some changes in VSC the BRE Guide considers may be noticeable. However, when one takes into account the other windows not affected by the scheme and the subsequently unnoticeable changes in daylight distribution within the room (NSL), the changes are considered being of minor significance.
- 6.16 There is one bedroom (which in accordance with BRE Guidance are less important<sup>2</sup>) which experiences a reduction in VSC and NSL above default BRE Guidance (23.8% reduction in VSC and 24.9% in NSL). These reductions are minor derogations from the 20% suggested by the BRE.
- 6.17 These levels of change are not uncommon in modern urban development and considered acceptable in the context of this site.

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<sup>2</sup> BRE Guide 209, paragraph 2.2.6

### **Sunlight**

- 6.18 All site facing rooms which have a window orientated within 90 degrees due south experience fully BRE compliant changes in Annual Probable Sunlight Hours (APSH).

### **5. Bridge House**

- 6.19 West of the development site and referenced '5' on the site plan this property is identified as containing residential accommodation. We have not managed to source layouts for the properties thus dimensions are assumed from external observation, being c.4m deep from the site facing windows. There are 24 windows assumed to serve 12 site facing rooms.

### **Daylight**

- 6.20 All windows either retain over 27% VSC in the proposed scenario, thus fully BRE compliant, or experience a change less than 20% its former value and therefore unnoticeable. Moreover, none of the rooms experience any noticeable changes in NSL. The windows/rooms will continue to receive adequate daylight after construction of the proposed scheme.

### **Sunlight**

- 6.21 All site facing rooms which have a window orientated within 90 degrees due south experience fully BRE compliant changes in Annual Probable Sunlight Hours (APSH).

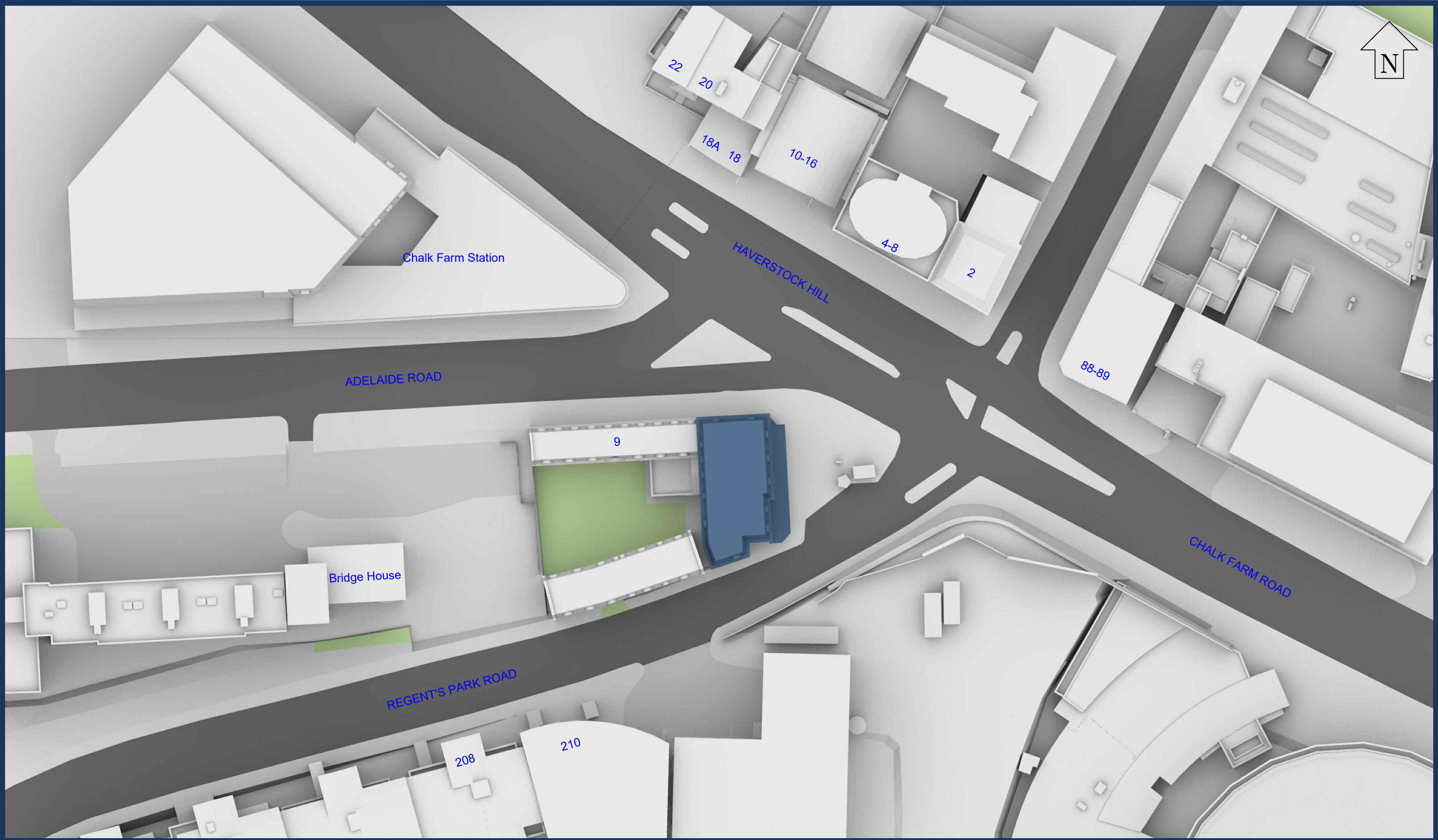
## 7 Conclusion

- 7.1 The proposed scheme has been carefully designed having regard to the existing surrounding residential properties in terms of daylight and sunlight amenity.
- 7.2 18/18A Haverstock Hill, 4-8 Haverstock Hill, 210 Regents Park Road and Bridge House all experience fully BRE compliant changes in daylight and sunlight as a result of the development.
- 7.3 9 Adelaide Road experiences some changes in daylight which exceed default BRE Guidance however, in most cases, the rooms are dual aspect thus the overall impact is ameliorated by non-site facing windows; which is confirmed by the NSL analysis. One single-aspect bedroom in 9 Adelaide experiences some reductions in VSC and NSL respectively, however both reductions are sub 25% and therefore only marginally derogate from the suggested 20% which is not uncommon in modern urban development. It should also be borne that bedrooms possess a lesser expectation of daylight than living rooms.
- 7.4 Overall the proposed scheme demonstrates compliance with current BRE Guidance, with and in our opinion relates well with the surrounding residential context.
- 7.5 We fully support this planning application in terms of daylight and sunlight amenity.



# Appendix 1:

## Drawings





Sources: Piercy&Company  
 Proposed Info: (received 28/06/19)  
 File Name: 13545 Feasibility massing model

Key:  Existing Buildings  
 Proposed Scheme

Project: 155-157 Regent's Park Road  
 London

Title: Site Plan  
 Existing Buildings

Scheme Confirmed: -

Date: -

Drawn By: NI

Scale: 1:500 @ A3

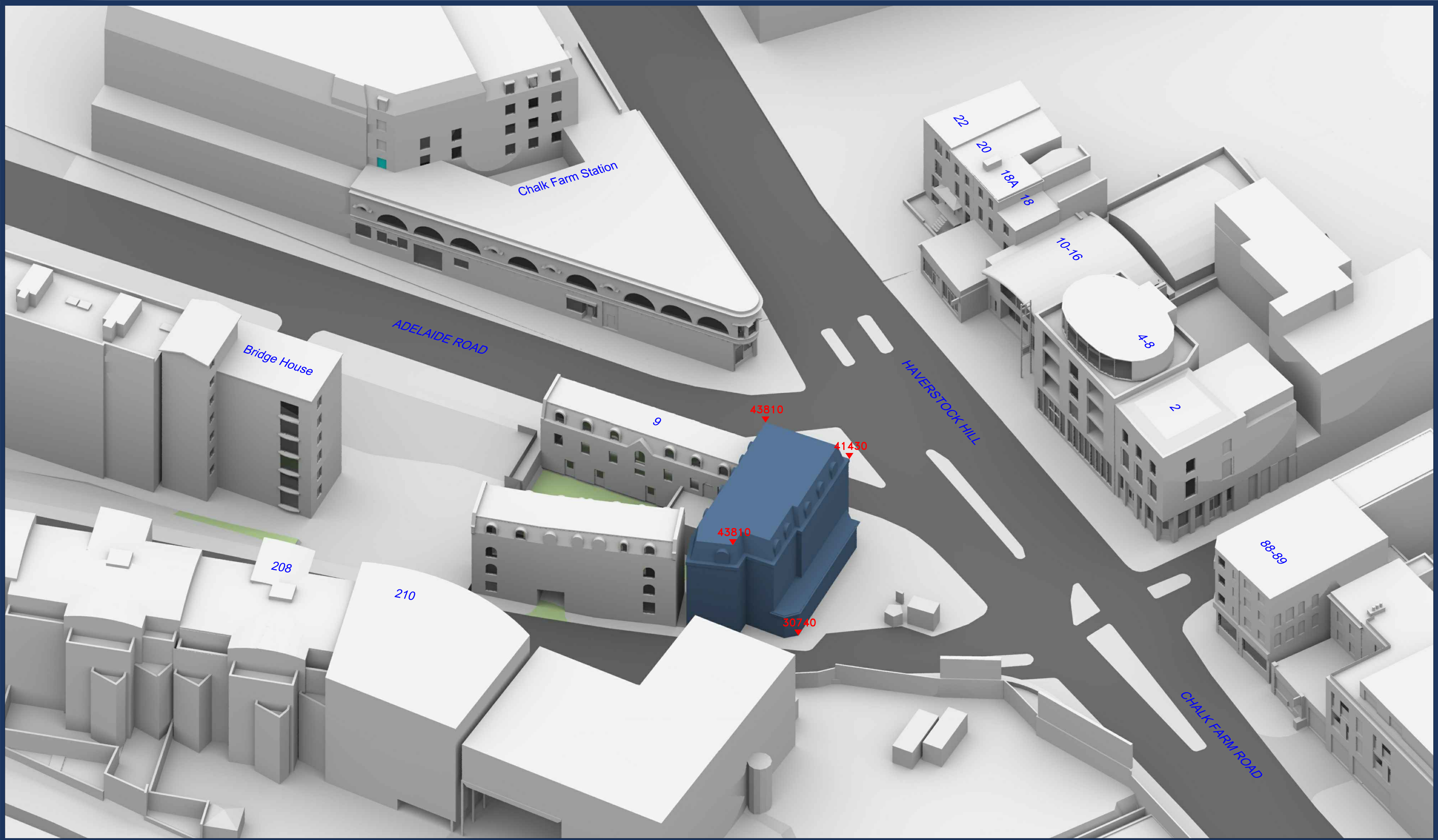
Date: Jul 19

Dwg No: P2178/01

Rel: 01







Sources: Piercy&Company  
 Proposed Info: (received 28/06/19)  
 File Name: 13545 Feasibility massing model

Key: Existing Buildings  
 Proposed Scheme

All Heights in mm AOD

Project: 155-157 Regent's Park Road  
 London

Title: 3D View  
 Existing Buildings

Scheme Confirmed: -

Date: -

Drawn By: NI

Scale: NTS @ A3

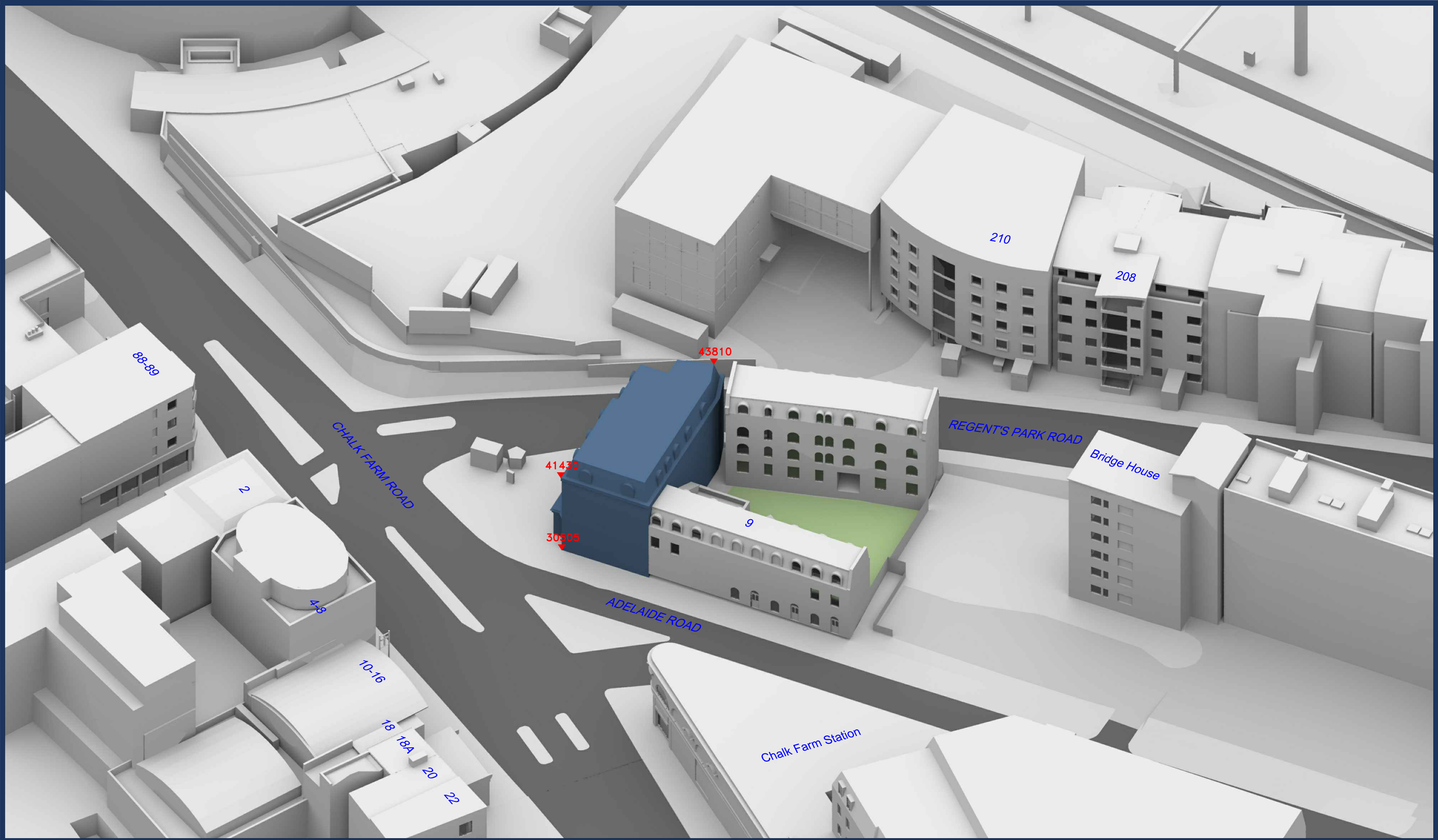
Date: Jul 19

Dwg No: P2178/02

Rel: 01

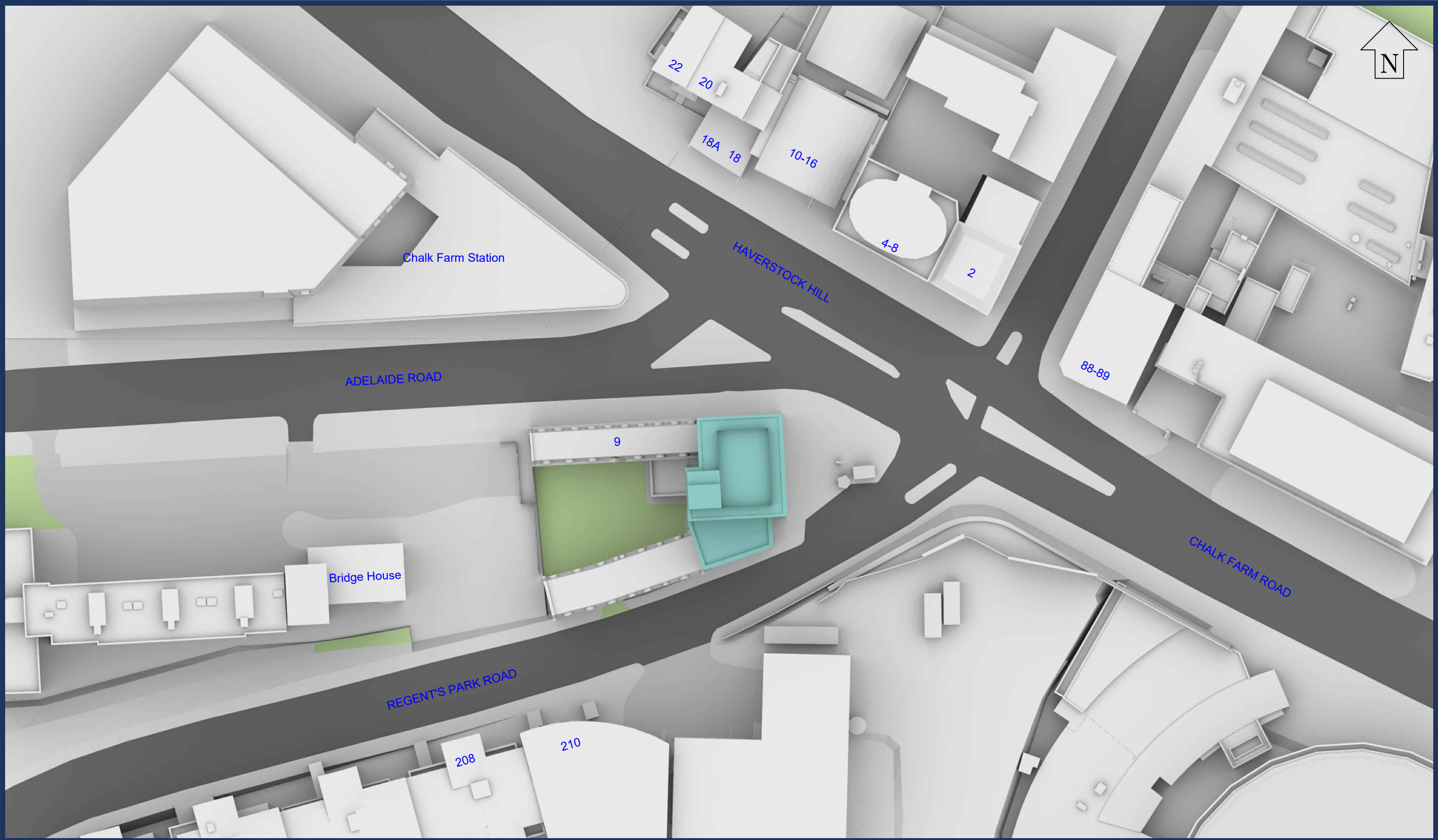








|   |       |   |          |   |                 |                                      |  |
|---|-------|---|----------|---|-----------------|--------------------------------------|--|
| Sources: Piercy&Company<br>Proposed Info: (received 28/06/19)<br>File Name: 13545 Feasibility massing model |       | Key:  Existing Buildings<br>Proposed Scheme |          | Project: 155-157 Regent's Park Road<br>London |                 | Title: 3D View<br>Existing Buildings |  |
| All Heights in mm AOD   |       |   |          |   |                 |                                      |  |
| Scheme Confirmed:   | Date: | Drawn By:                                   | Scale:   | Date:   | Dwg No:         | Rel:                                 |  |
| -   | -     | NI  | NTS @ A3 | Jul 19  | <b>P2178/03</b> | <b>01</b>                            |  |





Sources: Piercy&Company  
 Proposed Info: (received 28/06/19)  
 File Name: 13545 Feasibility massing model

Key:  Existing Buildings  
 Proposed Scheme

Project: 155-157 Regent's Park Road  
 London

Title: Site Plan  
 Proposed Scheme 28/06/19

Scheme Confirmed: -

Date: -

Drawn By: NI

Scale: 1:500 @ A3

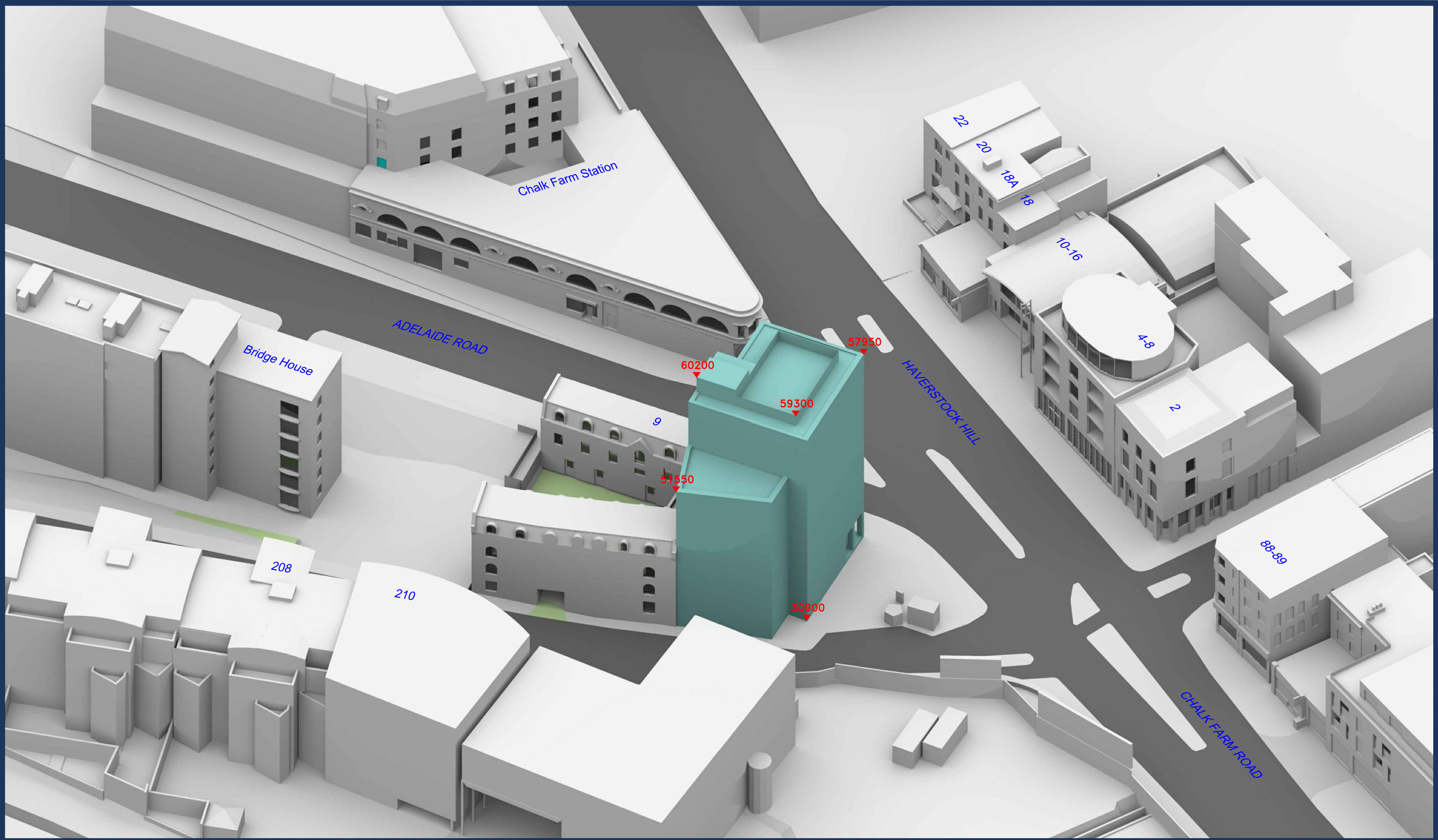
Date: Jul 19

Dwg No: P2178/04

Rel: 01







Sources: Piercy&Company  
 Proposed Info: (received 28/06/19)  
 File Name: 13545 Feasibility massing model

Key: Existing Buildings  
 Proposed Scheme

All Heights in mm AOD

Project: 155-157 Regent's Park Road  
 London

Title: 3D View  
 Proposed Scheme 28/06/19

Scheme Confirmed: -

Date: -

Drawn By: NI

Scale: NTS @ A3

Date: Jul 19

Dwg No: P2178/05

Rel: 01





Sources: Piercy&Company  
 Proposed Info: (received 28/06/19)  
 File Name: 13545 Feasibility massing model

Key: Existing Buildings  
 Proposed Scheme

All Heights in mm AOD

Project: 155-157 Regent's Park Road  
 London

Title: 3D View  
 Proposed Scheme 28/06/19

Scheme Confirmed: -

Date: -

Drawn By: NI

Scale: NTS @ A3

Date: Jul 19

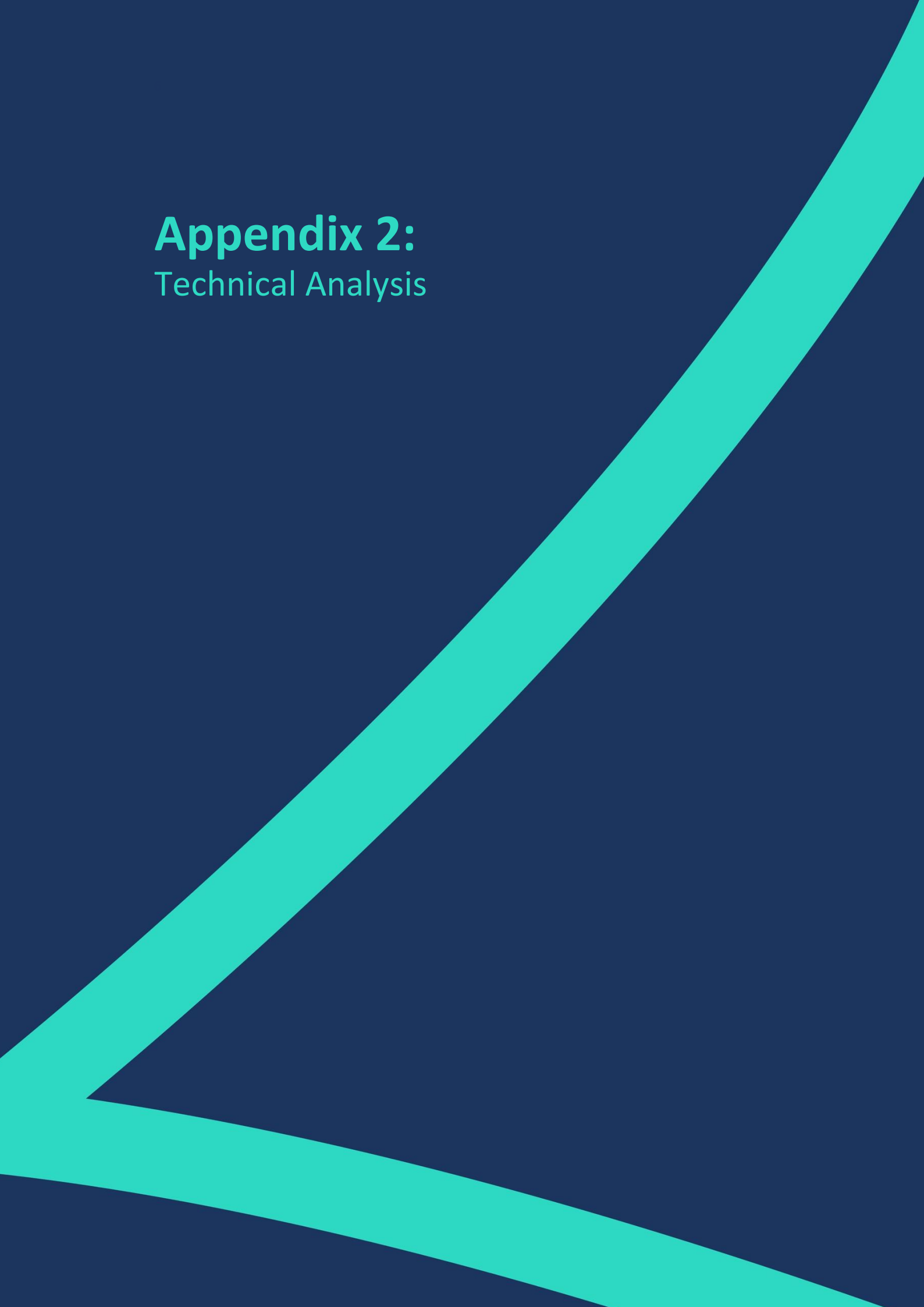
Dwg No: P2178/06

Rel: 01



# Appendix 2:

## Technical Analysis







# DAYLIGHT ANALYSIS

Regent's Park Road Hotel, London  
Existing vs Proposed Scheme 28/06/19  
P2178 - Rel1

## DAYLIGHT

| Room                       | Room Use         | Window  | Existing VSC | Proposed VSC | Loss | %Loss |
|----------------------------|------------------|---------|--------------|--------------|------|-------|
| <b>9 ADELAIDE ROAD</b>     |                  |         |              |              |      |       |
| R1/431                     | LKD              | W1/431  | 26.56        | 25.11        | 1.45 | 5.46  |
| R1/431                     | LKD              | W10/431 | 32.16        | 32.16        | 0.00 | 0.00  |
| R1/431                     | LKD              | W11/431 | 31.85        | 31.85        | 0.00 | 0.00  |
| R2/431                     | BEDROOM          | W2/431  | 25.94        | 24.01        | 1.93 | 7.44  |
| R3/431                     | BEDROOM          | W3/431  | 25.08        | 22.47        | 2.61 | 10.41 |
| R4/431                     | BEDROOM          | W4/431  | 22.52        | 18.29        | 4.23 | 18.78 |
| R5/431                     | BEDROOM          | W5/431  | 20.62        | 15.72        | 4.90 | 23.76 |
| R6/431                     | LKD              | W6/431  | 20.09        | 14.68        | 5.41 | 26.93 |
| R6/431                     | LKD              | W7/431  | 16.69        | 12.26        | 4.43 | 26.54 |
| R6/431                     | LKD              | W8/431  | 34.21        | 34.19        | 0.02 | 0.06  |
| R6/431                     | LKD              | W9/431  | 34.12        | 34.12        | 0.00 | 0.00  |
| R1/432                     | LKD              | W1/432  | 31.00        | 29.34        | 1.66 | 5.35  |
| R1/432                     | LKD              | W7/432  | 35.39        | 35.39        | 0.00 | 0.00  |
| R1/432                     | LKD              | W8/432  | 35.64        | 35.64        | 0.00 | 0.00  |
| R1/432                     | LKD              | W9/432  | 35.84        | 35.84        | 0.00 | 0.00  |
| R2/432                     | BATHROOM         | W2/432  | 30.86        | 28.54        | 2.32 | 7.52  |
| R3/432                     | HALL             | W3/432  | 30.47        | 27.26        | 3.21 | 10.53 |
| R4/432                     | HALL             | W4/432  | 28.94        | 22.90        | 6.04 | 20.87 |
| R5/432                     | BATHROOM         | W5/432  | 27.31        | 19.73        | 7.58 | 27.76 |
| R6/432                     | LKD              | W6/432  | 22.92        | 15.23        | 7.69 | 33.55 |
| R6/432                     | LKD              | W10/432 | 36.38        | 36.38        | 0.00 | 0.00  |
| R6/432                     | LKD              | W11/432 | 36.36        | 36.33        | 0.03 | 0.08  |
| R6/432                     | LKD              | W12/432 | 34.72        | 34.61        | 0.11 | 0.32  |
| <b>18A HAVERSTOCK HILL</b> |                  |         |              |              |      |       |
| R1/31                      | ASSUMED_PCD_RESI | W1/31   | 34.93        | 33.43        | 1.50 | 4.29  |
| R1/31                      | ASSUMED_PCD_RESI | W2/31   | 34.65        | 33.09        | 1.56 | 4.50  |
| R1/32                      | ASSUMED_PCD_RESI | W1/32   | 36.36        | 34.92        | 1.44 | 3.96  |
| R1/32                      | ASSUMED_PCD_RESI | W2/32   | 36.36        | 34.86        | 1.50 | 4.13  |
| <b>18 HAVERSTOCK HILL</b>  |                  |         |              |              |      |       |
| R1/41                      | ASSUMED_RESI     | W1/41   | 28.27        | 27.54        | 0.73 | 2.58  |
| R1/42                      | ASSUMED_RESI     | W1/42   | 35.45        | 33.80        | 1.65 | 4.65  |



# DAYLIGHT ANALYSIS

Regent's Park Road Hotel, London  
Existing vs Proposed Scheme 28/06/19  
P2178 - Rel1

## DAYLIGHT

| Room                                 | Room Use | Window | Existing VSC | Proposed VSC | Loss | %Loss |
|--------------------------------------|----------|--------|--------------|--------------|------|-------|
| <b>4-8 HAVERSTOCK HILL - NO BALC</b> |          |        |              |              |      |       |
| R1/81                                | LKD      | W1/81  | 34.99        | 31.02        | 3.97 | 11.35 |
| R2/81                                | BEDROOM  | W2/81  | 35.08        | 31.03        | 4.05 | 11.55 |
| R3/81                                | LKD      | W3/81  | 35.14        | 31.25        | 3.89 | 11.07 |
| R1/82                                | LKD      | W1/82  | 36.58        | 32.53        | 4.05 | 11.07 |
| R2/82                                | BEDROOM  | W2/82  | 36.65        | 32.54        | 4.11 | 11.21 |
| R3/82                                | LKD      | W3/82  | 36.72        | 32.79        | 3.93 | 10.70 |
| R1/83                                | LKD      | W1/83  | 37.69        | 33.93        | 3.76 | 9.98  |
| R2/83                                | BEDROOM  | W2/83  | 37.78        | 33.95        | 3.83 | 10.14 |
| R3/83                                | LKD      | W3/83  | 37.85        | 34.18        | 3.67 | 9.70  |
| R1/84                                | LKD      | W1/84  | 38.56        | 36.45        | 2.11 | 5.47  |
| R1/84                                | LKD      | W2/84  | 38.57        | 35.76        | 2.81 | 7.29  |
| R1/84                                | LKD      | W3/84  | 38.63        | 35.57        | 3.06 | 7.92  |
| R1/84                                | LKD      | W4/84  | 38.68        | 35.61        | 3.07 | 7.94  |
| R1/84                                | LKD      | W5/84  | 38.73        | 35.88        | 2.85 | 7.36  |
| R1/84                                | LKD      | W6/84  | 38.87        | 36.49        | 2.38 | 6.12  |
| R1/84                                | LKD      | W7/84  | 39.00        | 37.52        | 1.48 | 3.79  |

## 4-8 HAVERSTOCK HILL

|       |         |       |       |       |      |       |
|-------|---------|-------|-------|-------|------|-------|
| R1/81 | LKD     | W1/81 | 11.63 | 8.09  | 3.54 | 30.44 |
| R2/81 | BEDROOM | W2/81 | 35.08 | 31.03 | 4.05 | 11.55 |
| R3/81 | LKD     | W3/81 | 9.89  | 6.39  | 3.50 | 35.39 |
| R1/82 | LKD     | W1/82 | 12.65 | 9.09  | 3.56 | 28.14 |
| R2/82 | BEDROOM | W2/82 | 36.65 | 32.54 | 4.11 | 11.21 |
| R3/82 | LKD     | W3/82 | 10.86 | 7.36  | 3.50 | 32.23 |
| R1/83 | LKD     | W1/83 | 11.34 | 8.04  | 3.30 | 29.10 |
| R2/83 | BEDROOM | W2/83 | 37.78 | 33.95 | 3.83 | 10.14 |
| R3/83 | LKD     | W3/83 | 9.80  | 6.58  | 3.22 | 32.86 |
| R1/84 | LKD     | W1/84 | 38.56 | 36.45 | 2.11 | 5.47  |



# DAYLIGHT ANALYSIS

Regent's Park Road Hotel, London  
Existing vs Proposed Scheme 28/06/19  
P2178 - Rel1

## DAYLIGHT

| Room  | Room Use | Window | Existing VSC | Proposed VSC | Loss | %Loss |
|-------|----------|--------|--------------|--------------|------|-------|
| R1/84 | LKD      | W2/84  | 38.57        | 35.76        | 2.81 | 7.29  |
| R1/84 | LKD      | W3/84  | 38.63        | 35.57        | 3.06 | 7.92  |
| R1/84 | LKD      | W4/84  | 38.68        | 35.61        | 3.07 | 7.94  |
| R1/84 | LKD      | W5/84  | 38.73        | 35.88        | 2.85 | 7.36  |
| R1/84 | LKD      | W6/84  | 38.87        | 36.49        | 2.38 | 6.12  |
| R1/84 | LKD      | W7/84  | 39.00        | 37.52        | 1.48 | 3.79  |

## 210 REGENT'S PARK ROAD

|        |         |        |       |       |      |       |
|--------|---------|--------|-------|-------|------|-------|
| R2/120 | BEDROOM | W3/120 | 0.95  | 0.83  | 0.12 | 12.63 |
| R2/120 | BEDROOM | W4/120 | 0.87  | 0.87  | 0.00 | 0.00  |
| R3/120 | BEDROOM | W5/120 | 0.22  | 0.15  | 0.07 | 31.82 |
| R1/121 | BEDROOM | W1/121 | 27.61 | 24.63 | 2.98 | 10.79 |
| R2/121 | BEDROOM | W2/121 | 28.92 | 26.03 | 2.89 | 9.99  |
| R4/121 | BEDROOM | W5/121 | 28.76 | 26.78 | 1.98 | 6.88  |
| R5/121 | BEDROOM | W6/121 | 29.28 | 27.79 | 1.49 | 5.09  |
| R6/121 | BEDROOM | W7/121 | 29.60 | 28.51 | 1.09 | 3.68  |
| R1/122 | BEDROOM | W1/122 | 31.36 | 28.12 | 3.24 | 10.33 |
| R2/122 | BEDROOM | W2/122 | 32.71 | 29.53 | 3.18 | 9.72  |
| R4/122 | BEDROOM | W5/122 | 32.13 | 29.85 | 2.28 | 7.10  |
| R5/122 | BEDROOM | W6/122 | 32.38 | 30.65 | 1.73 | 5.34  |
| R6/122 | BEDROOM | W7/122 | 32.42 | 31.14 | 1.28 | 3.95  |
| R1/123 | BEDROOM | W1/123 | 34.88 | 31.57 | 3.31 | 9.49  |
| R2/123 | BEDROOM | W2/123 | 36.11 | 32.84 | 3.27 | 9.06  |
| R4/123 | BEDROOM | W5/123 | 35.26 | 32.82 | 2.44 | 6.92  |
| R5/123 | BEDROOM | W6/123 | 35.26 | 33.39 | 1.87 | 5.30  |
| R6/123 | BEDROOM | W7/123 | 35.05 | 33.66 | 1.39 | 3.97  |
| R1/124 | BEDROOM | W1/124 | 37.27 | 34.35 | 2.92 | 7.83  |
| R2/124 | BEDROOM | W2/124 | 37.72 | 34.85 | 2.87 | 7.61  |
| R4/124 | BEDROOM | W5/124 | 36.60 | 34.47 | 2.13 | 5.82  |





# DAYLIGHT ANALYSIS

Regent's Park Road Hotel, London  
Existing vs Proposed Scheme 28/06/19  
P2178 - Rel1

## DAYLIGHT

| Room | Room Use | Window | Existing VSC | Proposed VSC | Loss | %Loss |
|------|----------|--------|--------------|--------------|------|-------|
|------|----------|--------|--------------|--------------|------|-------|

|        |         |        |       |       |      |      |
|--------|---------|--------|-------|-------|------|------|
| R5/124 | BEDROOM | W6/124 | 36.77 | 35.13 | 1.64 | 4.46 |
| R6/124 | BEDROOM | W7/124 | 36.61 | 35.41 | 1.20 | 3.28 |

### BRIDGE HOUSE, ADELAIDE ROAD

|        |                  |        |       |       |      |      |
|--------|------------------|--------|-------|-------|------|------|
| R1/110 | ASSUMED_RESI     | W1/110 | 20.69 | 20.69 | 0.00 | 0.00 |
| R1/110 | ASSUMED_RESI     | W2/110 | 28.46 | 26.30 | 2.16 | 7.59 |
| R2/110 | ASSUMED_RESI_PCD | W3/110 | 31.00 | 30.70 | 0.30 | 0.97 |
| R2/110 | ASSUMED_RESI_PCD | W4/110 | 30.98 | 30.69 | 0.29 | 0.94 |
| R1/111 | ASSUMED_RESI     | W1/111 | 23.48 | 23.48 | 0.00 | 0.00 |
| R1/111 | ASSUMED_RESI     | W2/111 | 31.29 | 29.04 | 2.25 | 7.19 |
| R2/111 | ASSUMED_RESI_PCD | W3/111 | 33.08 | 32.78 | 0.30 | 0.91 |
| R2/111 | ASSUMED_RESI_PCD | W4/111 | 33.03 | 32.74 | 0.29 | 0.88 |
| R1/112 | ASSUMED_RESI     | W1/112 | 26.49 | 26.49 | 0.00 | 0.00 |
| R1/112 | ASSUMED_RESI     | W2/112 | 33.90 | 31.61 | 2.29 | 6.76 |
| R2/112 | ASSUMED_RESI_PCD | W3/112 | 34.84 | 34.55 | 0.29 | 0.83 |
| R2/112 | ASSUMED_RESI_PCD | W4/112 | 34.79 | 34.51 | 0.28 | 0.80 |
| R1/113 | ASSUMED_RESI     | W1/113 | 29.52 | 29.52 | 0.00 | 0.00 |
| R1/113 | ASSUMED_RESI     | W2/113 | 36.14 | 33.94 | 2.20 | 6.09 |
| R2/113 | ASSUMED_RESI_PCD | W3/113 | 36.22 | 35.95 | 0.27 | 0.75 |
| R2/113 | ASSUMED_RESI_PCD | W4/113 | 36.17 | 35.91 | 0.26 | 0.72 |
| R1/114 | ASSUMED_RESI     | W1/114 | 32.58 | 32.58 | 0.00 | 0.00 |
| R1/114 | ASSUMED_RESI     | W2/114 | 37.83 | 35.97 | 1.86 | 4.92 |
| R2/114 | ASSUMED_RESI_PCD | W3/114 | 37.40 | 37.17 | 0.23 | 0.61 |
| R2/114 | ASSUMED_RESI_PCD | W4/114 | 37.36 | 37.14 | 0.22 | 0.59 |
| R1/115 | ASSUMED_RESI     | W1/115 | 36.73 | 36.73 | 0.00 | 0.00 |
| R1/115 | ASSUMED_RESI     | W2/115 | 38.78 | 37.35 | 1.43 | 3.69 |
| R2/115 | ASSUMED_RESI_PCD | W3/115 | 38.32 | 38.14 | 0.18 | 0.47 |
| R2/115 | ASSUMED_RESI_PCD | W4/115 | 38.29 | 38.11 | 0.18 | 0.47 |



# NSL ANALYSIS

Regent's Park Road Hotel, London  
Existing vs Proposed Scheme 28/06/19  
P2178 - Rel1

| NSL                           |                  |                  |                |                |            |       |
|-------------------------------|------------------|------------------|----------------|----------------|------------|-------|
| Room                          | Room Use         | Whole Room sq ft | Existing sq ft | Proposed sq ft | Loss sq ft | %Loss |
| <b>9 ADELAIDE ROAD</b>        |                  |                  |                |                |            |       |
| R1/431                        | LKD              | 222.9            | 221.2          | 221.2          | 0.0        | 0.0   |
| R2/431                        | BEDROOM          | 63.3             | 59.0           | 58.9           | 0.1        | 0.2   |
| R3/431                        | BEDROOM          | 110.3            | 85.8           | 85.0           | 0.8        | 0.9   |
| R4/431                        | BEDROOM          | 110.2            | 74.6           | 61.1           | 13.5       | 18.1  |
| R5/431                        | BEDROOM          | 63.3             | 50.6           | 38.0           | 12.6       | 24.9  |
| R6/431                        | LKD              | 221.8            | 220.7          | 219.4          | 1.3        | 0.6   |
| R1/432                        | LKD              | 274.5            | 271.5          | 271.5          | 0.0        | 0.0   |
| R2/432                        | BATHROOM         | 31.4             | 29.1           | 28.7           | 0.4        | 1.4   |
| R3/432                        | HALL             | 37.8             | 25.8           | 22.2           | 3.6        | 14.0  |
| R4/432                        | HALL             | 37.9             | 25.0           | 20.2           | 4.8        | 19.2  |
| R5/432                        | BATHROOM         | 31.6             | 28.3           | 22.2           | 6.1        | 21.6  |
| R6/432                        | LKD              | 260.2            | 254.5          | 253.9          | 0.5        | 0.2   |
| <b>18A HAVERSTOCK HILL</b>    |                  |                  |                |                |            |       |
| R1/31                         | ASSUMED_PCD_RESI | 152.1            | 149.3          | 149.3          | 0.0        | 0.0   |
| R1/32                         | ASSUMED_PCD_RESI | 152.1            | 149.3          | 149.3          | 0.0        | 0.0   |
| <b>18 HAVERSTOCK HILL</b>     |                  |                  |                |                |            |       |
| R1/41                         | ASSUMED_RESI     | 117.1            | 111.9          | 108.7          | 3.2        | 2.9   |
| R1/42                         | ASSUMED_RESI     | 117.1            | 114.6          | 114.0          | 0.6        | 0.5   |
| <b>4-8 HAVERSTOCK HILL</b>    |                  |                  |                |                |            |       |
| R1/81                         | LKD              | 259.5            | 252.7          | 252.7          | 0.0        | 0.0   |
| R2/81                         | BEDROOM          | 129.2            | 127.8          | 127.4          | 0.4        | 0.3   |
| R3/81                         | LKD              | 298.3            | 296.2          | 289.9          | 6.3        | 2.1   |
| R1/82                         | LKD              | 259.5            | 252.7          | 252.7          | 0.0        | 0.0   |
| R2/82                         | BEDROOM          | 129.2            | 127.8          | 127.4          | 0.4        | 0.3   |
| R3/82                         | LKD              | 298.3            | 296.2          | 290.9          | 5.2        | 1.8   |
| R1/83                         | LKD              | 259.5            | 254.4          | 254.4          | 0.0        | 0.0   |
| R2/83                         | BEDROOM          | 129.2            | 127.8          | 127.4          | 0.4        | 0.3   |
| R3/83                         | LKD              | 298.3            | 296.2          | 291.4          | 4.8        | 1.6   |
| R1/84                         | LKD              | 450.1            | 449.6          | 449.6          | 0.0        | 0.0   |
| <b>210 REGENT'S PARK ROAD</b> |                  |                  |                |                |            |       |
| R2/120                        | BEDROOM          | 91.8             | 67.2           | 61.9           | 5.3        | 7.9   |
| R3/120                        | BEDROOM          | 177.2            | 93.6           | 91.7           | 1.9        | 2.0   |
| R1/121                        | BEDROOM          | 172.0            | 160.1          | 150.7          | 9.4        | 5.9   |
| R2/121                        | BEDROOM          | 137.3            | 132.9          | 121.0          | 11.8       | 8.9   |
| R4/121                        | BEDROOM          | 160.6            | 134.3          | 134.3          | 0.0        | 0.0   |
| R5/121                        | BEDROOM          | 125.3            | 117.6          | 117.6          | 0.0        | 0.0   |



# NSL ANALYSIS

Regent's Park Road Hotel, London  
Existing vs Proposed Scheme 28/06/19

P2178 - Rel1

| Room   | Room Use | Whole Room sq ft | NSL            |                | Loss sq ft | %Loss |
|--------|----------|------------------|----------------|----------------|------------|-------|
|        |          |                  | Existing sq ft | Proposed sq ft |            |       |
| R6/121 | BEDROOM  | 159.7            | 154.6          | 154.6          | 0.0        | 0.0   |
| R1/122 | BEDROOM  | 172.0            | 162.7          | 153.3          | 9.4        | 5.8   |
| R2/122 | BEDROOM  | 137.3            | 132.9          | 122.7          | 10.2       | 7.7   |
| R4/122 | BEDROOM  | 160.6            | 156.1          | 156.1          | 0.0        | 0.0   |
| R5/122 | BEDROOM  | 125.3            | 122.9          | 122.9          | 0.0        | 0.0   |
| R6/122 | BEDROOM  | 159.7            | 154.4          | 154.4          | 0.0        | 0.0   |
| R1/123 | BEDROOM  | 172.0            | 162.5          | 154.5          | 8.0        | 4.9   |
| R2/123 | BEDROOM  | 137.3            | 132.6          | 124.2          | 8.5        | 6.4   |
| R4/123 | BEDROOM  | 160.6            | 155.9          | 155.9          | 0.0        | 0.0   |
| R5/123 | BEDROOM  | 125.3            | 122.6          | 122.6          | 0.0        | 0.0   |
| R6/123 | BEDROOM  | 159.7            | 154.4          | 154.4          | 0.0        | 0.0   |
| R1/124 | BEDROOM  | 172.0            | 162.5          | 157.8          | 4.7        | 2.9   |
| R2/124 | BEDROOM  | 137.3            | 132.5          | 128.6          | 4.0        | 3.0   |
| R4/124 | BEDROOM  | 160.6            | 155.8          | 155.8          | 0.0        | 0.0   |
| R5/124 | BEDROOM  | 125.3            | 122.4          | 122.4          | 0.0        | 0.0   |
| R6/124 | BEDROOM  | 159.7            | 154.4          | 154.4          | 0.0        | 0.0   |

## BRIDGE HOUSE, ADELAIDE ROAD

|        |                  |       |       |       |     |     |
|--------|------------------|-------|-------|-------|-----|-----|
| R1/110 | ASSUMED_RESI     | 179.9 | 172.5 | 170.1 | 2.4 | 1.4 |
| R2/110 | ASSUMED_RESI_PCD | 136.5 | 126.6 | 126.6 | 0.0 | 0.0 |
| R1/111 | ASSUMED_RESI     | 179.9 | 174.0 | 174.0 | 0.0 | 0.0 |
| R2/111 | ASSUMED_RESI_PCD | 136.5 | 127.8 | 127.8 | 0.0 | 0.0 |
| R1/112 | ASSUMED_RESI     | 179.9 | 175.8 | 175.8 | 0.0 | 0.0 |
| R2/112 | ASSUMED_RESI_PCD | 136.5 | 127.7 | 127.7 | 0.0 | 0.0 |
| R1/113 | ASSUMED_RESI     | 179.9 | 178.2 | 178.2 | 0.0 | 0.0 |
| R2/113 | ASSUMED_RESI_PCD | 136.5 | 127.8 | 127.8 | 0.0 | 0.0 |
| R1/114 | ASSUMED_RESI     | 179.9 | 178.4 | 178.4 | 0.0 | 0.0 |
| R2/114 | ASSUMED_RESI_PCD | 136.5 | 127.8 | 127.8 | 0.0 | 0.0 |
| R1/115 | ASSUMED_RESI     | 179.9 | 178.3 | 178.3 | 0.0 | 0.0 |
| R2/115 | ASSUMED_RESI_PCD | 136.5 | 127.8 | 127.8 | 0.0 | 0.0 |



# SUNLIGHT ANALYSIS

Regent's Park Road Hotel, London  
Existing vs Proposed Scheme 28/06/19

P2178 - Rel1

| APSH |        |          |             |             |             |             |              |              |             |             |             |             |              |              |
|------|--------|----------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|
| Room | Window | Room Use | Window      |             |             |             | Winter %Loss | Annual %Loss | Room        |             |             |             | Winter %Loss | Annual %Loss |
|      |        |          | Existing    |             | Proposed    |             |              |              | Existing    |             | Proposed    |             |              |              |
|      |        |          | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              |

## 9 ADELAIDE ROAD

|        |         |         |    |    |    |    |      |      |    |    |    |    |      |      |
|--------|---------|---------|----|----|----|----|------|------|----|----|----|----|------|------|
| R1/431 | W1/431  | LKD     | 13 | 68 | 13 | 57 | 0.0  | 16.2 |    |    |    |    |      |      |
| R1/431 | W10/431 | LKD     | 0  | 11 | 0  | 11 | -    | 0.0  |    |    |    |    |      |      |
| R1/431 | W11/431 | LKD     | 0  | 11 | 0  | 11 | -    | 0.0  | 13 | 79 | 13 | 68 | 0.0  | 13.9 |
| R2/431 | W2/431  | BEDROOM | 14 | 68 | 14 | 57 | 0.0  | 16.2 | 14 | 68 | 14 | 57 | 0.0  | 16.2 |
| R3/431 | W3/431  | BEDROOM | 12 | 65 | 11 | 52 | 8.3  | 20.0 | 12 | 65 | 11 | 52 | 8.3  | 20.0 |
| R4/431 | W4/431  | BEDROOM | 9  | 54 | 9  | 43 | 0.0  | 20.4 | 9  | 54 | 9  | 43 | 0.0  | 20.4 |
| R5/431 | W5/431  | BEDROOM | 8  | 48 | 6  | 37 | 25.0 | 22.9 | 8  | 48 | 6  | 37 | 25.0 | 22.9 |
| R6/431 | W6/431  | LKD     | 6  | 44 | 6  | 35 | 0.0  | 20.5 |    |    |    |    |      |      |
| R6/431 | W7/431  | LKD     | 6  | 40 | 5  | 32 | 16.7 | 20.0 |    |    |    |    |      |      |
| R6/431 | W8/431  | LKD     | 0  | 11 | 0  | 11 | -    | 0.0  |    |    |    |    |      |      |
| R6/431 | W9/431  | LKD     | 0  | 11 | 0  | 11 | -    | 0.0  | 6  | 55 | 6  | 46 | 0.0  | 16.4 |
| R1/432 | W1/432  | LKD     | 22 | 79 | 21 | 67 | 4.5  | 15.2 |    |    |    |    |      |      |
| R1/432 | W7/432  | LKD     | 0  | 8  | 0  | 8  | -    | 0.0  |    |    |    |    |      |      |
| R1/432 | W8/432  | LKD     | 0  | 8  | 0  | 8  | -    | 0.0  |    |    |    |    |      |      |



# SUNLIGHT ANALYSIS

Regent's Park Road Hotel, London  
Existing vs Proposed Scheme 28/06/19

P2178 - Rel1

| APSH   |         |          |             |             |             |             |              |              |             |             |             |             |              |              |
|--------|---------|----------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|
| Room   | Window  | Room Use | Window      |             |             |             | Winter %Loss | Annual %Loss | Room        |             |             |             | Winter %Loss | Annual %Loss |
|        |         |          | Existing    |             | Proposed    |             |              |              | Existing    |             | Proposed    |             |              |              |
|        |         |          | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              |
| R1/432 | W9/432  | LKD      | 0           | 8           | 0           | 8           | -            | 0.0          | 22          | 87          | 21          | 75          | 4.5          | 13.8         |
| R2/432 | W2/432  | BATHROOM | 22          | 79          | 21          | 65          | 4.5          | 17.7         | 22          | 79          | 21          | 65          | 4.5          | 17.7         |
| R3/432 | W3/432  | HALL     | 19          | 76          | 18          | 60          | 5.3          | 21.1         | 19          | 76          | 18          | 60          | 5.3          | 21.1         |
| R4/432 | W4/432  | HALL     | 18          | 72          | 15          | 50          | 16.7         | 30.6         | 18          | 72          | 15          | 50          | 16.7         | 30.6         |
| R5/432 | W5/432  | BATHROOM | 16          | 62          | 13          | 45          | 18.8         | 27.4         | 16          | 62          | 13          | 45          | 18.8         | 27.4         |
| R6/432 | W6/432  | LKD      | 13          | 51          | 9           | 36          | 30.8         | 29.4         |             |             |             |             |              |              |
| R6/432 | W10/432 | LKD      | 0           | 8           | 0           | 8           | -            | 0.0          |             |             |             |             |              |              |
| R6/432 | W11/432 | LKD      | 0           | 7           | 0           | 7           | -            | 0.0          |             |             |             |             |              |              |
| R6/432 | W12/432 | LKD      | 0           | 5           | 0           | 5           | -            | 0.0          | 13          | 59          | 9           | 44          | 30.8         | 25.4         |

## 18A HAVERSTOCK HILL

|       |       |                  |    |    |    |    |     |     |    |    |    |    |     |     |
|-------|-------|------------------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R1/31 | W1/31 | ASSUMED_PCD_RESI | 24 | 75 | 23 | 74 | 4.2 | 1.3 |    |    |    |    |     |     |
| R1/31 | W2/31 | ASSUMED_PCD_RESI | 24 | 75 | 22 | 73 | 8.3 | 2.7 | 24 | 75 | 23 | 74 | 4.2 | 1.3 |
| R1/32 | W1/32 | ASSUMED_PCD_RESI | 25 | 76 | 24 | 75 | 4.0 | 1.3 |    |    |    |    |     |     |
| R1/32 | W2/32 | ASSUMED_PCD_RESI | 25 | 77 | 23 | 75 | 8.0 | 2.6 | 25 | 77 | 24 | 76 | 4.0 | 1.3 |



# SUNLIGHT ANALYSIS

Regent's Park Road Hotel, London  
Existing vs Proposed Scheme 28/06/19

P2178 - Rel1

| APSH |        |          |             |             |             |             |              |              |             |             |             |             |              |              |
|------|--------|----------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|
| Room | Window | Room Use | Window      |             |             |             | Winter %Loss | Annual %Loss | Room        |             |             |             | Winter %Loss | Annual %Loss |
|      |        |          | Existing    |             | Proposed    |             |              |              | Existing    |             | Proposed    |             |              |              |
|      |        |          | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              |

## 18 HAVERSTOCK HILL

|       |       |              |    |    |    |    |     |     |    |    |    |    |     |     |
|-------|-------|--------------|----|----|----|----|-----|-----|----|----|----|----|-----|-----|
| R1/41 | W1/41 | ASSUMED_RESI | 13 | 54 | 12 | 53 | 7.7 | 1.9 | 13 | 54 | 12 | 53 | 7.7 | 1.9 |
| R1/42 | W1/42 | ASSUMED_RESI | 25 | 76 | 23 | 74 | 8.0 | 2.6 | 25 | 76 | 23 | 74 | 8.0 | 2.6 |

## 4-8 HAVERSTOCK HILL

|       |       |         |    |    |    |    |      |      |    |    |    |    |      |      |
|-------|-------|---------|----|----|----|----|------|------|----|----|----|----|------|------|
| R1/81 | W1/81 | LKD     | 16 | 19 | 11 | 14 | 31.3 | 26.3 | 16 | 19 | 11 | 14 | 31.3 | 26.3 |
| R2/81 | W2/81 | BEDROOM | 25 | 77 | 20 | 71 | 20.0 | 7.8  | 25 | 77 | 20 | 71 | 20.0 | 7.8  |
| R3/81 | W3/81 | LKD     | 9  | 16 | 6  | 11 | 33.3 | 31.3 | 9  | 16 | 6  | 11 | 33.3 | 31.3 |
| R1/82 | W1/82 | LKD     | 17 | 20 | 11 | 14 | 35.3 | 30.0 | 17 | 20 | 11 | 14 | 35.3 | 30.0 |
| R2/82 | W2/82 | BEDROOM | 28 | 81 | 22 | 75 | 21.4 | 7.4  | 28 | 81 | 22 | 75 | 21.4 | 7.4  |
| R3/82 | W3/82 | LKD     | 11 | 18 | 7  | 14 | 36.4 | 22.2 | 11 | 18 | 7  | 14 | 36.4 | 22.2 |
| R1/83 | W1/83 | LKD     | 16 | 17 | 12 | 13 | 25.0 | 23.5 | 16 | 17 | 12 | 13 | 25.0 | 23.5 |



# SUNLIGHT ANALYSIS

Regent's Park Road Hotel, London  
Existing vs Proposed Scheme 28/06/19

P2178 - Rel1

| APSH  |        |          |             |             |             |             |              |              |             |             |             |             |              |              |
|-------|--------|----------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|
| Room  | Window | Room Use | Window      |             |             |             | Winter %Loss | Annual %Loss | Room        |             |             |             | Winter %Loss | Annual %Loss |
|       |        |          | Existing    |             | Proposed    |             |              |              | Existing    |             | Proposed    |             |              |              |
|       |        |          | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              |
| R2/83 | W2/83  | BEDROOM  | 28          | 81          | 24          | 77          | 14.3         | 4.9          | 28          | 81          | 24          | 77          | 14.3         | 4.9          |
| R3/83 | W3/83  | LKD      | 12          | 15          | 7           | 10          | 41.7         | 33.3         | 12          | 15          | 7           | 10          | 41.7         | 33.3         |
| R1/84 | W1/84  | LKD      | 21          | 62          | 18          | 59          | 14.3         | 4.8          |             |             |             |             |              |              |
| R1/84 | W2/84  | LKD      | 26          | 73          | 23          | 70          | 11.5         | 4.1          |             |             |             |             |              |              |
| R1/84 | W3/84  | LKD      | 28          | 80          | 25          | 77          | 10.7         | 3.8          |             |             |             |             |              |              |
| R1/84 | W4/84  | LKD      | 28          | 82          | 24          | 78          | 14.3         | 4.9          |             |             |             |             |              |              |
| R1/84 | W5/84  | LKD      | 30          | 85          | 27          | 82          | 10.0         | 3.5          |             |             |             |             |              |              |
| R1/84 | W6/84  | LKD      | 30          | 89          | 26          | 85          | 13.3         | 4.5          |             |             |             |             |              |              |
| R1/84 | W7/84  | LKD      | 30          | 89          | 26          | 85          | 13.3         | 4.5          | 30          | 99          | 29          | 98          | 3.3          | 1.0          |

## BRIDGE HOUSE, ADELAIDE ROAD

|        |        |              |    |    |    |    |     |      |    |    |    |    |     |     |
|--------|--------|--------------|----|----|----|----|-----|------|----|----|----|----|-----|-----|
| R1/110 | W1/110 | ASSUMED_RESI | 7  | 59 | 7  | 59 | 0.0 | 0.0  |    |    |    |    |     |     |
| R1/110 | W2/110 | ASSUMED_RESI | 4  | 35 | 4  | 32 | 0.0 | 8.6  | 10 | 65 | 10 | 62 | 0.0 | 4.6 |
| R1/111 | W1/111 | ASSUMED_RESI | 11 | 63 | 11 | 63 | 0.0 | 0.0  |    |    |    |    |     |     |
| R1/111 | W2/111 | ASSUMED_RESI | 6  | 39 | 6  | 35 | 0.0 | 10.3 | 13 | 69 | 13 | 65 | 0.0 | 5.8 |
| R1/112 | W1/112 | ASSUMED_RESI | 16 | 68 | 16 | 68 | 0.0 | 0.0  |    |    |    |    |     |     |



# SUNLIGHT ANALYSIS

Regent's Park Road Hotel, London  
Existing vs Proposed Scheme 28/06/19

P2178 - Rel1

| APSH   |        |              |             |             |             |             |              |              |             |             |             |             |              |              |
|--------|--------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|-------------|-------------|-------------|--------------|--------------|
| Room   | Window | Room Use     | Window      |             |             |             | Winter %Loss | Annual %Loss | Room        |             |             |             | Winter %Loss | Annual %Loss |
|        |        |              | Existing    |             | Proposed    |             |              |              | Existing    |             | Proposed    |             |              |              |
|        |        |              | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              | Winter APSH | Annual APSH | Winter APSH | Annual APSH |              |              |
| R1/112 | W2/112 | ASSUMED_RESI | 9           | 44          | 9           | 41          | 0.0          | 6.8          | 17          | 74          | 17          | 71          | 0.0          | 4.1          |
| R1/113 | W1/113 | ASSUMED_RESI | 21          | 73          | 21          | 73          | 0.0          | 0.0          |             |             |             |             |              |              |
| R1/113 | W2/113 | ASSUMED_RESI | 12          | 47          | 12          | 44          | 0.0          | 6.4          | 23          | 80          | 23          | 77          | 0.0          | 3.8          |
| R1/114 | W1/114 | ASSUMED_RESI | 28          | 80          | 28          | 80          | 0.0          | 0.0          |             |             |             |             |              |              |
| R1/114 | W2/114 | ASSUMED_RESI | 13          | 48          | 13          | 47          | 0.0          | 2.1          | 28          | 85          | 28          | 84          | 0.0          | 1.2          |
| R1/115 | W1/115 | ASSUMED_RESI | 29          | 83          | 29          | 83          | 0.0          | 0.0          |             |             |             |             |              |              |
| R1/115 | W2/115 | ASSUMED_RESI | 14          | 48          | 14          | 48          | 0.0          | 0.0          | 29          | 88          | 29          | 88          | 0.0          | 0.0          |