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Daylight and sunlight report for the proposed development at

The Diorama, Park Square East, London NW1 4LH

Prepared for: The Diorama Estates Limited
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Date: 14 February 2020
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1. Executive summary

1.1. Scope

1.1.1. We have been instructed by The Diorama Estates Limited to determine the impact upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at The Diorama, Park Place East, London NW1 4LH.

1.2. Assessment criteria

1.2.1. To ensure that this assessment can be appropriately evaluated against London Borough of Camden's planning policy, daylight and sunlight calculations have been undertaken in accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2nd Edition, 2011 (the "BRE guide") and also British Standard 8206 – 2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE guide refers. The standards and tests applied within this assessment are briefly described in Appendix A.

1.3. Summary of effect of proposed development on existing surrounding buildings

1.3.1. Daylight

All of the surrounding windows and rooms meet the BRE targets for daylight VSC and DD.

1.3.2. Sunlight

As with daylight above, all of the surrounding windows tested meet the BRE target for sunlight APSH.

1.3.3. Overshadowing

The proposals have no effect on shading to the surrounding gardens and amenity spaces on the test date 21 March.

1.4. Overall

1.4.1. Overall, the BRE tests are fully met for all metrics and as such the proposals are BRE compliant. This is because the extensions are set back from the perimeter of the existing buildings and obscured by the existing parapet wall.

2. Introduction

2.1. Scope

2.1.1. We have been instructed by The Diorama Estates Limited to determine the impact upon the daylight and sunlight amenity that may arise from the proposed development of The Diorama, Park Place East, London NW1 4LH in respect of the existing surrounding buildings.

2.2. Planning policy

2.2.1. London Borough of Camden's Local Plan (LP) refers to the following documents as those being used to review adequacy of daylight and sunlight. This Report is therefore based on the following publications which contain the accepted standards for assessing daylight and sunlight:

- Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011" ("the BRE guide")
- BS8206 – Part 2: 2008 Code of Practice for Daylighting.

2.2.2. London Borough of Camden's Local Plan contains the following policy guidance under Policy A1 Managing the impact of development:

Sunlight, daylight and overshadowing

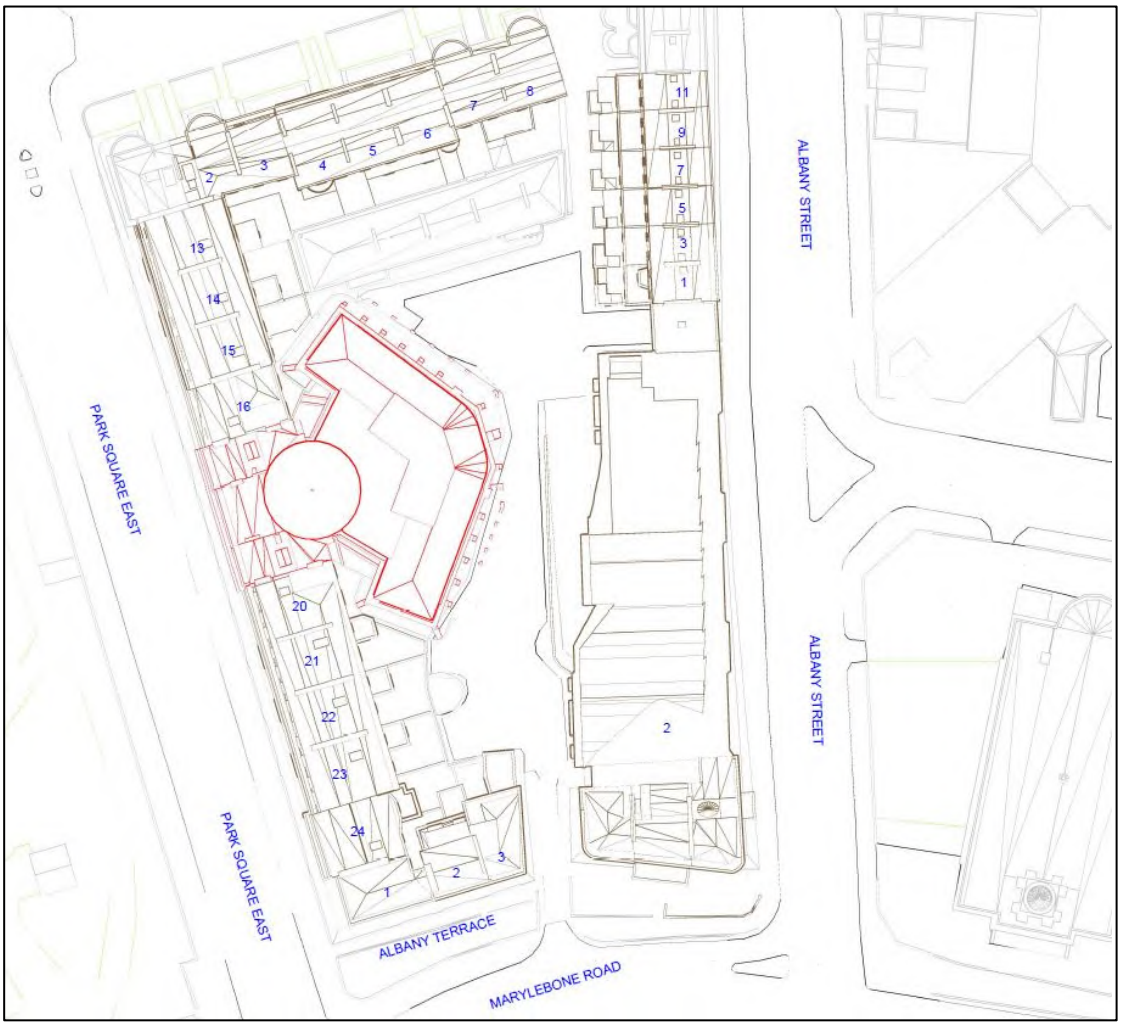
6.5 Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research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

2.3. Assessment criteria

2.3.1. To ensure that this assessment can be appropriately evaluated against London Borough of Camden'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. The standards and tests applied are briefly described in Appendix A.

2.3.2. The existing buildings adjacent to the proposed development site are shown on the site plan (see below) and comprise:

Name/address of building	Assumed use	Position in relation to the development
3 Albany Terrace	Residential	South
2 Albany Terrace	Residential	South
24 Park Square East	Residential	South West
23 Park Square East	Residential	South West
22 Park Square East	Residential	South West
21 Park Square East	Residential	South West
20 Park Square East	Residential	South West
16 Park Square East	Residential	West
15 Park Square East	Residential	West
14 Park Square East	Residential	North West
13 Park Square East	Residential	North West
2 St Andrews Place	Residential	North
3 St Andrews Place	Residential	North
4 St Andrews Place	Residential	North
5 St Andrews Place	Residential	North
6 St Andrews Place	Residential	North
7 St Andrews Place	Residential	North
8 St Andrews Place	Residential	North
3 Albany Street	Residential	North East
1 Albany Street	Residential	North East



2.4. Limitations

2.4.1. We refer you to our daylighting and sunlighting limitations, as provided with our fee proposal.

2.4.2. Our assessment is based on the scheme drawings provided by MW Architects as listed below:

Title	Date
MW Architects	
20710B-1 LAND SURVEY.DWG	14 October 2019
20710B-2 BASEMENT FLOOR PLAN.DWG	14 October 2019
20710B-3 LOWER GROUND FLOOR PLAN.DWG	14 October 2019
20710B-4 UPPER GROUND FLOOR PLAN.DWG	14 October 2019
20710B-5 FIRST FLOOR PLAN.DWG	14 October 2019
20710B-6 SECOND FLOOR PLAN.DWG	14 October 2019
20710B-7 THIRD FLOOR PLAN.DWG	14 October 2019

Title	Date
20710B-8 ROOF PLAN.DWG	14 October 2019
20710B-9 SECTIONS.DWG	14 October 2019
20710B-10 ELEVATIONS.DWG	14 October 2019
20710B-11 ELEVATIONS.DWG	14 October 2019
20710B-12 ELEVATIONS(PRELIM).DWG	14 October 2019
20710B-13 SECTIONS.DWG	14 October 2019
20710B-14 SECTIONS.DWG	14 October 2019
20710B-15 SECTIONS.DWG	14 October 2019
AS PROPOSED_DAYLIGHT MODEL	14 October 2019
MARYLEBONE RD_310118_SOLIDS.DWG	14 October 2019
NO.17 PARK SQUARE STREET DRAWING PACKAGE	08 November 2019
NO.19 PARK SQUARE STREET DRAWINGS PACKAGE	08 November 2019
P_05_PROPOSED THIRD FLOOR PLAN.dwg	11 December 2019
P_07_PROPOSED ROOF PLAN.DWG	11 February 2020

2.4.3. A site inspection was also undertaken to record the location of windows within the surrounding buildings.

3. Assessment & results – impact of new development on existing, surrounding buildings

3.1. Daylight

3.1.1. In accordance with the BRE guide (see also Appendix A) and our site inspection the following buildings required assessment:

- 3 Albany Terrace
- 2 Albany Terrace
- 24 Park Square East
- 23 Park Square East
- 22 Park Square East
- 21 Park Square East
- 20 Park Square East
- 16 Park Square East
- 15 Park Square East
- 14 Park Square East
- 13 Park Square East
- 2 St Andrews Place
- 3 St Andrews Place
- 4 St Andrews Place
- 5 St Andrews Place
- 6 St Andrews Place
- 7 St Andrews Place
- 8 St Andrews Place
- 3 Albany Street
- 1 Albany Street

3.1.2. The results of our VSC analysis are shown in full in Appendix D. The following table is a summary of our findings:

Building Address	No. of Windows Analysed	BRE Compliant Yes	BRE Compliant No	Total Percentage BRE Compliant
3 Albany Terrace	8	8	0	100
2 Albany Terrace	6	6	0	100
24 Park Square East	6	6	0	100
23 Park Square East	8	8	0	100
22 Park Square East	8	8	0	100
21 Park Square East	8	8	0	100
20 Park Square East	6	6	0	100
16 Park Square East	6	6	0	100
15 Park Square East	6	6	0	100
14 Park Square East	7	7	0	100
13 Park Square East	6	6	0	100
2 St Andrews Place	4	4	0	100
3 St Andrews Place	5	5	0	100

Building Address	No. of Windows Analysed	BRE Compliant Yes	No	Total Percentage BRE Compliant
4 St Andrews Place	7	7	0	100
5 St Andrews Place	4	4	0	100
6 St Andrews Place	8	8	0	100
7 St Andrews Place	5	5	0	100
8 St Andrews Place	5	5	0	100
3 Albany Street	6	6	0	100
1 Albany Street	10	10	0	100
Totals	129	129	0	100

3.1.3. Of the 129 windows tested all will continue to meet the target values as set out in the BRE guidelines.

3.1.4. The VSC results are as such because the proposed roof extension is modest in size and set back from the existing building foot-print. Therefore, the existing parapet wall continues to present the predominant sky-line, with most of the proposed extension not visible from many of the existing windows.

3.1.5. Therefore the proposals are considered to have a nil to negligible effect on daylight amenity to the existing surrounding buildings.

3.1.6. The Daylight Distribution (DD) test results are shown in full in Appendix D. Below is a summary of our findings:

Building Address	No. of Rooms Analysed	BRE Compliant Yes	No	Total Percentage BRE Compliant
3 Albany Terrace	7	7	0	100
2 Albany Terrace	6	6	0	100
24 Park Square East	6	6	0	100
23 Park Square East	8	8	0	100
22 Park Square East	8	8	0	100
21 Park Square East	7	7	0	100
20 Park Square East	6	6	0	100
16 Park Square East	6	6	0	100
15 Park Square East	6	6	0	100
14 Park Square East	8	8	0	100
13 Park Square East	5	5	0	100
2 St Andrews Place	4	4	0	100
3 St Andrews Place	5	5	0	100
4 St Andrews Place	4	4	0	100
5 St Andrews Place	5	5	0	100
6 St Andrews Place	8	8	0	100
7 St Andrews Place	5	5	0	100
8 St Andrews Place	5	5	0	100
3 Albany Street	5	5	0	100
1 Albany Street	7	7	0	100
Totals	121	121	0	100

3.1.7. Of the 121 rooms tested all will continue to meet the target values as set out in the BRE guidelines.

3.1.8. As with the VSC results, the DD are as such because the proposed roof extension is modest in size and set back from the existing building foot-print. Therefore, the existing parapet wall continues to present the predominant sky-line, with most of the proposed extension not visible from many of the existing rooms.

3.1.9. Therefore, again, from a DD perspective, the proposals are considered to have a nil to negligible effect on daylight amenity to the existing surrounding buildings.

3.2. Sunlight

3.2.1. In accordance with the BRE Guide, our analysis of the plans provided and our observations on site, a number of the surrounding buildings require Annual Probable Sunlight Hours (APSH) testing – (see Appendix A):

- 3 Albany Terrace
- 21 Park Square East
- 2 St Andrews Place
- 3 St Andrews Place
- 4 St Andrews Place
- 5 St Andrews Place
- 6 St Andrews Place
- 7 St Andrews Place
- 8 St Andrews Place
- 3 Albany Street
- 1 Albany Street

3.2.2. The table below shows a summary of the results of the APSH testing. Full test results are contained in Appendix E.

Building Address	No. of Windows Analysed	BRE Compliant Yes	BRE Compliant No	Total Percentage BRE Compliant
3 Albany Terrace	1	1	0	100
21 Park Square East	1	1	0	100
2 St Andrews Place	4	4	0	100
3 St Andrews Place	5	5	0	100
4 St Andrews Place	7	7	0	100
5 St Andrews Place	4	4	0	100
6 St Andrews Place	8	8	0	100
7 St Andrews Place	5	5	0	100
8 St Andrews Place	5	5	0	100
3 Albany Street	6	6	0	100
1 Albany Street	9	9	0	100
Totals	55	55	0	100

3.2.3. Of the 555 windows tested all will continue to meet the target values as set out in the BRE guidelines.

3.2.4. As with the VSC and DD results, the APSH results are as such for the same reasons. Again, from an APSH perspective, the proposals are considered to have a nil to negligible effect on sunlight amenity to the existing surrounding buildings.

3.3. Overshadowing

3.3.1. In accordance with the BRE guide we have undertaken overshadowing assessments to the following areas:

- 24 Park Square East
- 23 Park Square East
- 22 Park Square East
- 21 Park Square East
- 20 Park Square East
- 16 Park Square East
- 15 Park Square East
- 14 Park Square East

3.3.2. A reference plan and the results of the overshadowing analysis are shown in full in Appendix F. The table below summarises the results:

Building Address	No. of Amenity Areas Analysed	BRE Compliant Yes	BRE Compliant No	Total Percentage BRE Compliant
24 Park Square East	1	1	0	100
23 Park Square East	1	1	0	100
22 Park Square East	1	1	0	100
21 Park Square East	1	1	0	100
20 Park Square East	1	1	0	100
16 Park Square East	1	1	0	100
15 Park Square East	1	1	0	100
14 Park Square East	1	1	0	100
Totals	8	8	0	100

3.3.3. Our results demonstrate that all of the gardens and amenity areas tested meet the BRE target criteria for overshadowing. This is because there is no change in the amount of sunlight received within the gardens/amenity areas on 21 March. Therefore, the proposals have no effect on the amenity areas on the text date.

Appendix A

Test 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 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 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.

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.

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

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^o 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^o (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.

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 than 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.

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:

MWA ARCHITECTS

20710B-1 LAND SURVEY.DWG
20710B-2 BASEMENT FLOOR PLAN.DWG
20710B-3 LOWER GROUND FLOOR PLAN.DWG
20710B-4 UPPER GROUND FLOOR PLAN.DWG
20710B-5 FIRST FLOOR PLAN.DWG
20710B-6 SECOND FLOOR PLAN.DWG
20710B-7 THIRD FLOOR PLAN.DWG
20710B-8 ROOF PLAN.DWG
20710B-9 SECTIONS.DWG
20710B-10 ELEVATIONS.DWG
20710B-11 ELEVATIONS.DWG
20710B-12 ELEVATIONS(PRELIM).DWG
20710B-13 SECTIONS.DWG
20710B-14 SECTIONS.DWG
20710B-15 SECTIONS.DWG
AS PROPOSED_DAYLIGHT MODEL
MARYLEBONE RD_310118_SOLIDS.DWG

RECEIVED 14 OCTOBER 2019

NO.17 PARK SQUARE STREET DRAWING PACKAGE
NO.19 PARK SQUARE STREET DRAWINGS PACKAGE

RECEIVED 08 NOVEMBER 2019

P_07_PROPOSED ROOF PLAN.dwg

RECEIVED 11 FEBRUARY 2020

Rev.	Date	Amendments	Initial

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

TITLE
Existing Site Plan

CLIENT
Marek Wojciehowski Architects

PROJECT
The Diorama
17–19 Park Square East
London

DRAWN BY	CHECKED
CRB/SM	IM
SCALE	DATE
NTS@A3	February 2020

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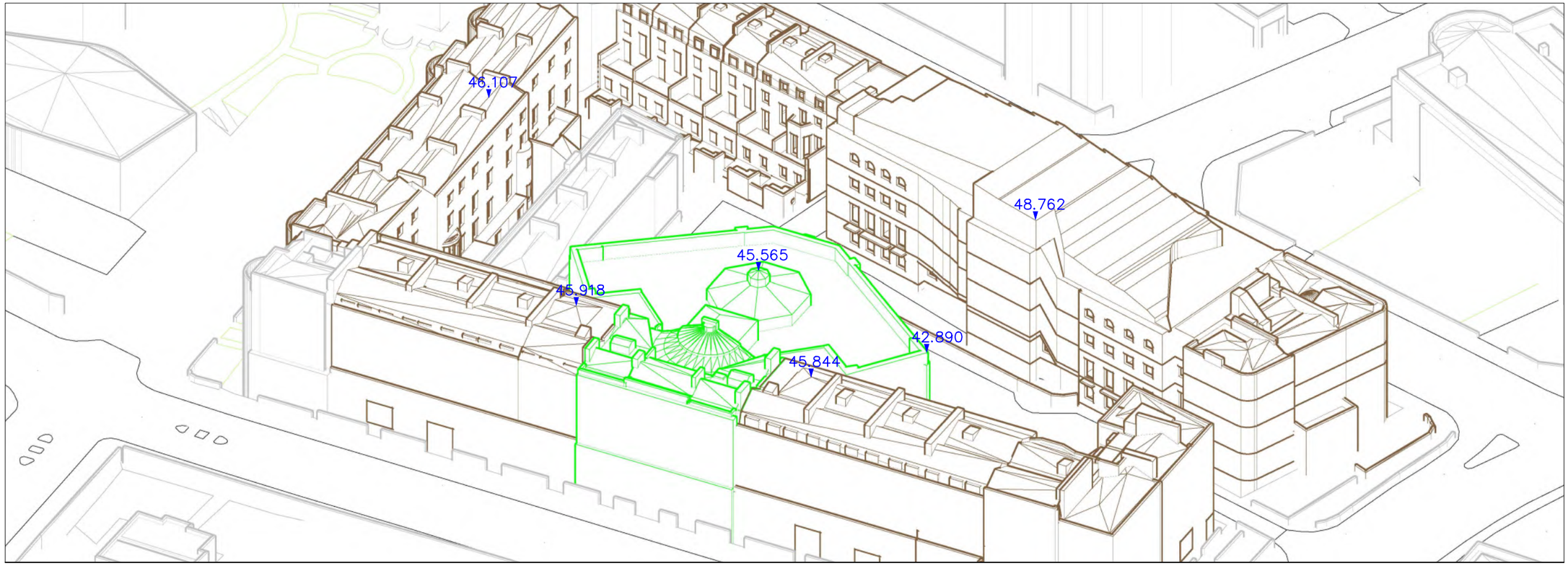
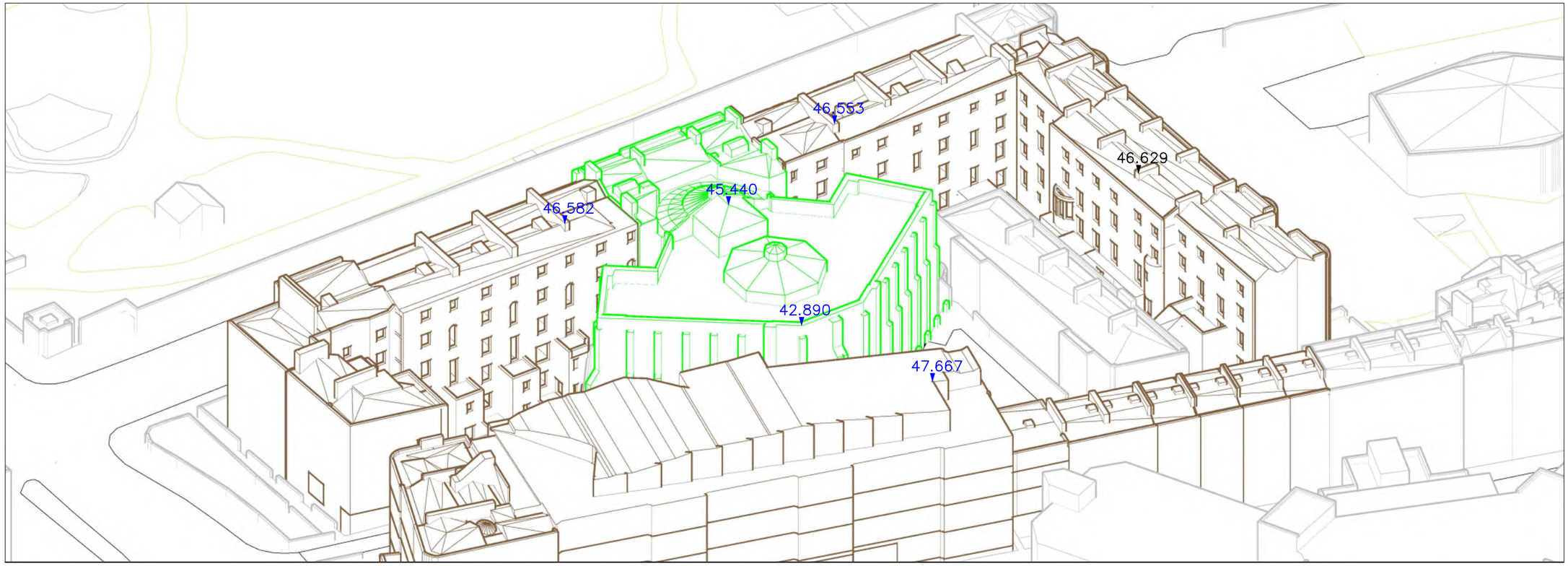


3D Context View – View from South West (Existing)



3D Context View – View from South East (Existing)

ALL HEIGHTS IN METERS AO

SOURCES OF INFORMATION:

MWA ARCHITECTS

20710B-1 LAND SURVEY.DWG
20710B-2 BASEMENT FLOOR PLAN.DWG
20710B-3 LOWER GROUND FLOOR PLAN.DWG
20710B-4 UPPER GROUND FLOOR PLAN.DWG
20710B-5 FIRST FLOOR PLAN.DWG
20710B-6 SECOND FLOOR PLAN.DWG
20710B-7 THIRD FLOOR PLAN.DWG
20710B-8 ROOF PLAN.DWG
20710B-9 SECTIONS.DWG
20710B-10 ELEVATIONS.DWG
20710B-11 ELEVATIONS.DWG
20710B-12 ELEVATIONS(PRELIM).DWG
20710B-13 SECTIONS.DWG
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20710B-15 SECTIONS.DWG
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NO.17 PARK SQUARE STREET DRAWING PACKAGE
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TITLE

3D Views
Existing Site

CLIENT

Marek Wojciehowski
Architects

PROJECT

The Diorama
17–19 Park Square East
London

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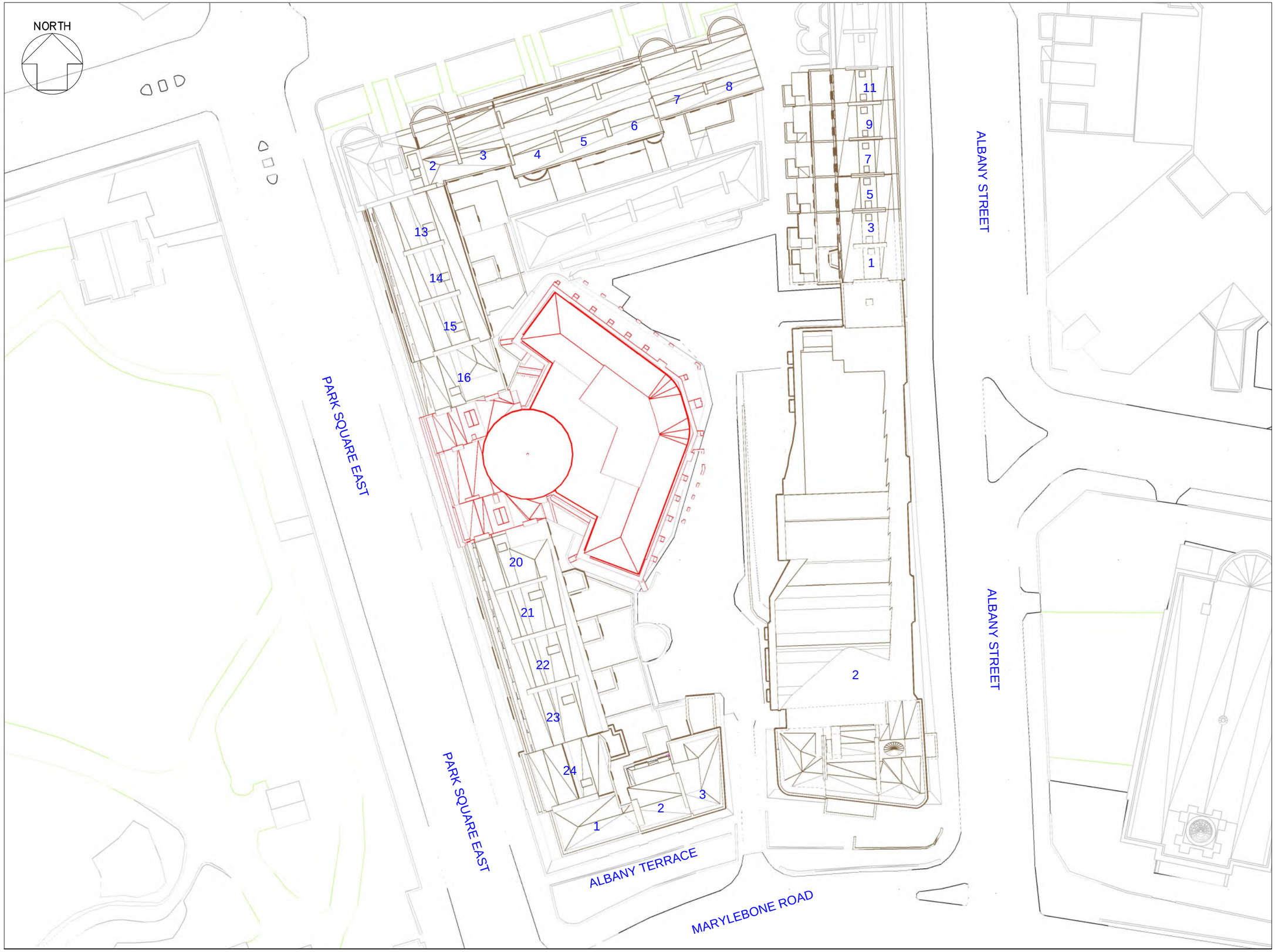
81568_CTXT_02	3



Proposed Site Plan

SOURCES OF INFORMATION:

MWA ARCHITECTS

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20710B-2 BASEMENT FLOOR PLAN.DWG
20710B-3 LOWER GROUND FLOOR PLAN.DWG
20710B-4 UPPER GROUND FLOOR PLAN.DWG
20710B-5 FIRST FLOOR PLAN.DWG
20710B-6 SECOND FLOOR PLAN.DWG
20710B-7 THIRD FLOOR PLAN.DWG
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20710B-9 SECTIONS.DWG
20710B-10 ELEVATIONS.DWG
20710B-11 ELEVATIONS.DWG
20710B-12 ELEVATIONS(PRELIM).DWG
20710B-13 SECTIONS.DWG
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20710B-15 SECTIONS.DWG
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Proposed Site Plan

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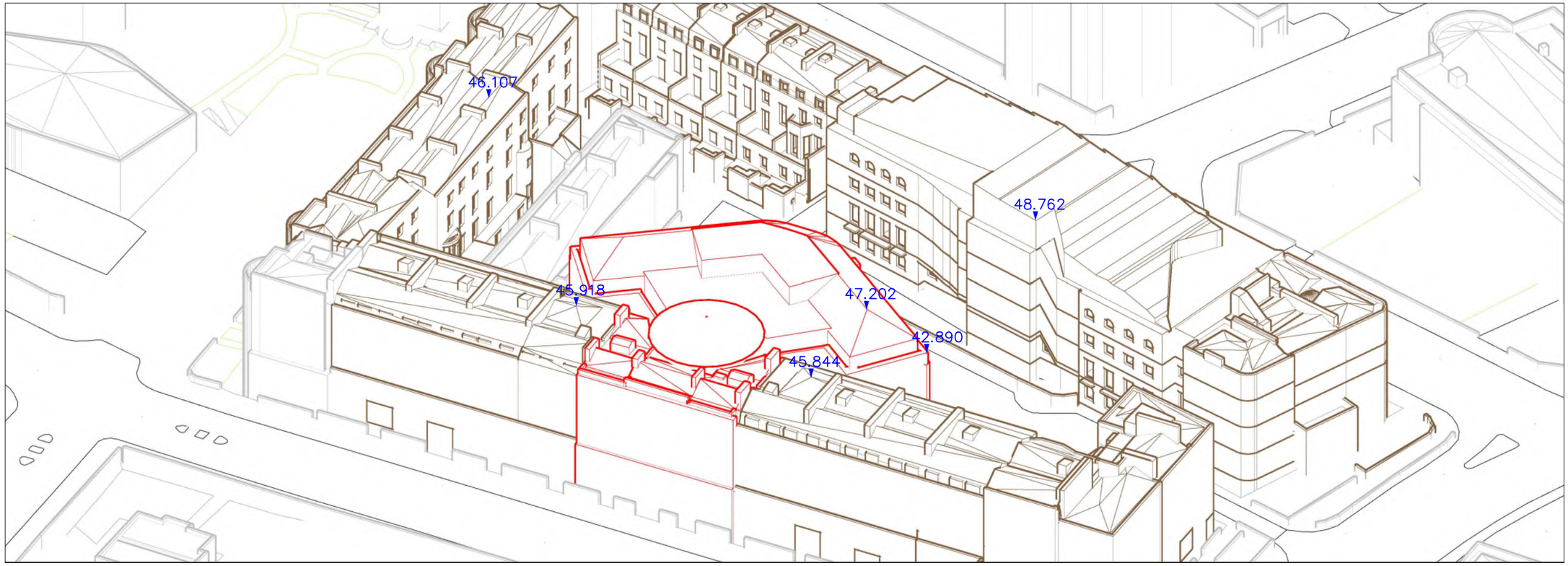
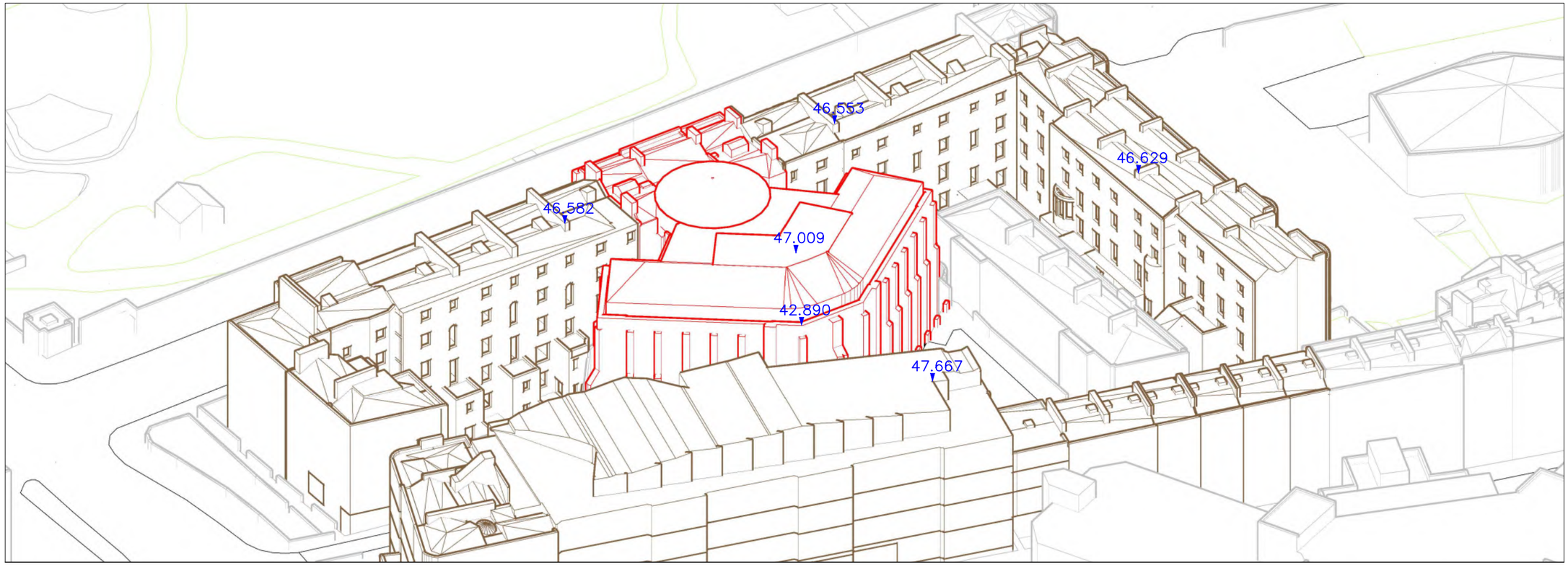
81568_CTXT_03	3



3D Context View – View from South West (Proposed)



3D Context View – View from South East (Proposed)

SOURCES OF INFORMATION:

MWA ARCHITECTS

20710B-1 LAND SURVEY.DWG
20710B-2 BASEMENT FLOOR PLAN.DWG
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20710B-4 UPPER GROUND FLOOR PLAN.DWG
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20710B-15 SECTIONS.DWG
AS PROPOSED_DAYLIGHT MODEL
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3D Views
Proposed Site

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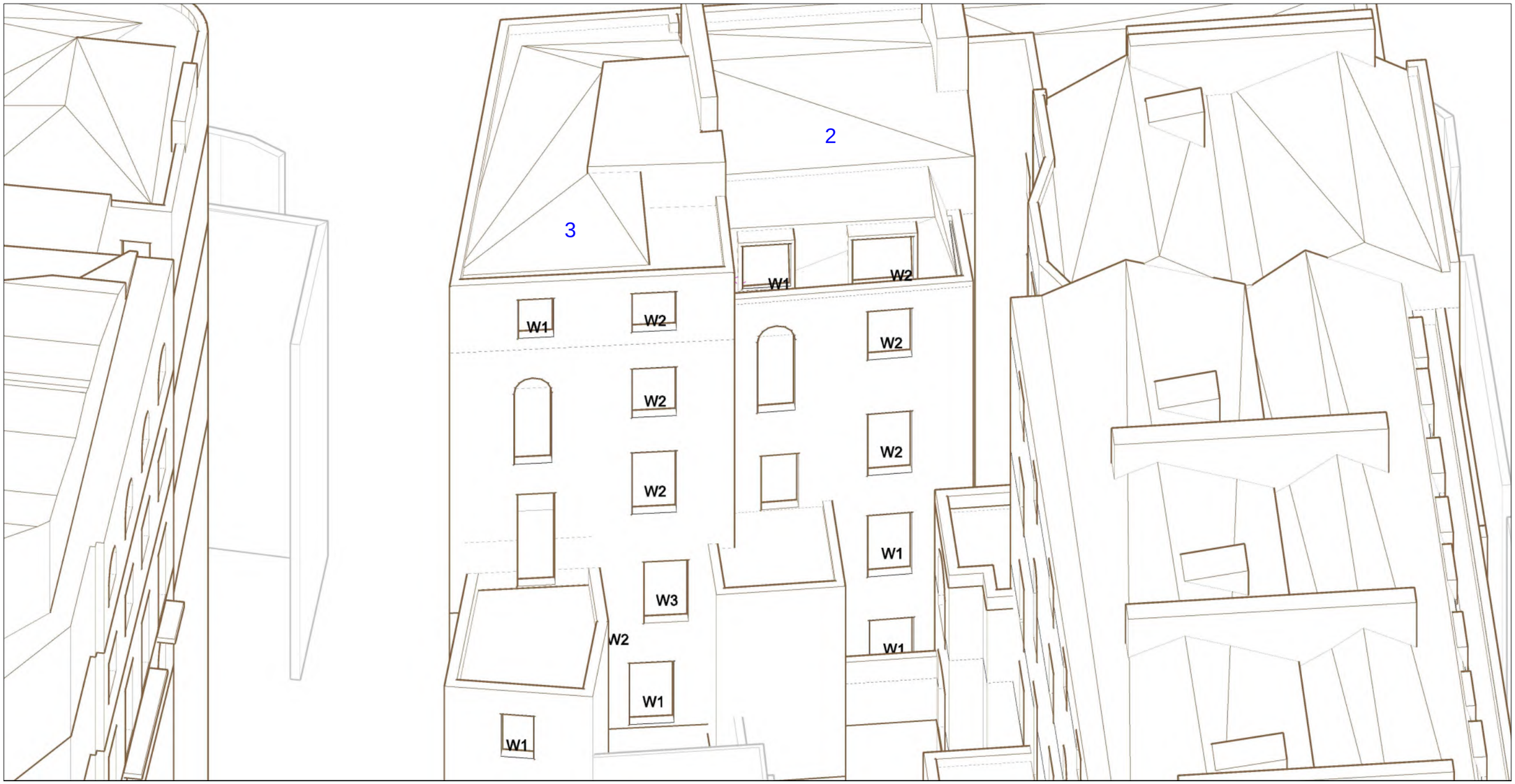
Appendix C

Window/room reference drawings



2 & 3 Albany Terrace

3D Context View – North East

3D Context View – North West

SOURCES OF INFORMATION:

MWA ARCHITECTS

20710B-1 LAND SURVEY.DWG
20710B-2 BASEMENT FLOOR PLAN.DWG
20710B-3 LOWER GROUND FLOOR PLAN.DWG
20710B-4 UPPER GROUND FLOOR PLAN.DWG
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20710B-7 THIRD FLOOR PLAN.DWG
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20710B-11 ELEVATIONS.DWG
20710B-12 ELEVATIONS(PRELIM).DWG
20710B-13 SECTIONS.DWG
20710B-14 SECTIONS.DWG
20710B-15 SECTIONS.DWG
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Window Referencing Diagrams
2 & 3 Albany Terrace

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20 – 24 Park Square East

3D Context View – North East

3D Context View – South East

SOURCES OF INFORMATION:

MWA ARCHITECTS

20710B-1 LAND SURVEY.DWG
20710B-2 BASEMENT FLOOR PLAN.DWG
20710B-3 LOWER GROUND FLOOR PLAN.DWG
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20710B-11 ELEVATIONS.DWG
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20710B-13 SECTIONS.DWG
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Window Referencing Diagrams
20 – 24 Park Square East

CLIENT

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17–19 Park Square East
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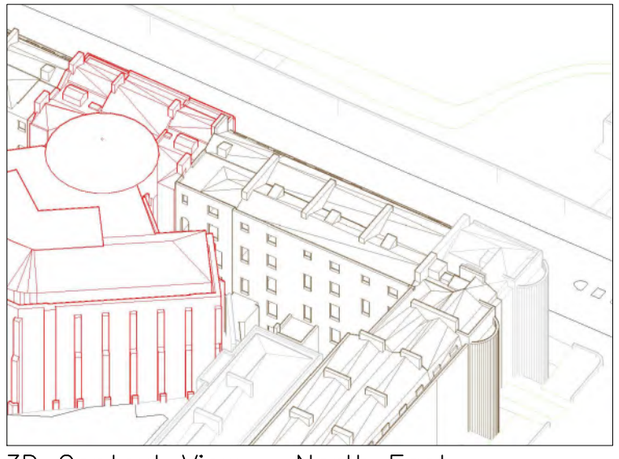
13 – 16 Park Square East



3D Context View – North East

3D Context View – South East

SOURCES OF INFORMATION:

MWA ARCHITECTS

20710B-1 LAND SURVEY.DWG
20710B-2 BASEMENT FLOOR PLAN.DWG
20710B-3 LOWER GROUND FLOOR PLAN.DWG
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AS PROPOSED_DAYLIGHT MODEL
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Window Referencing Diagrams
13 – 16 Park Square East

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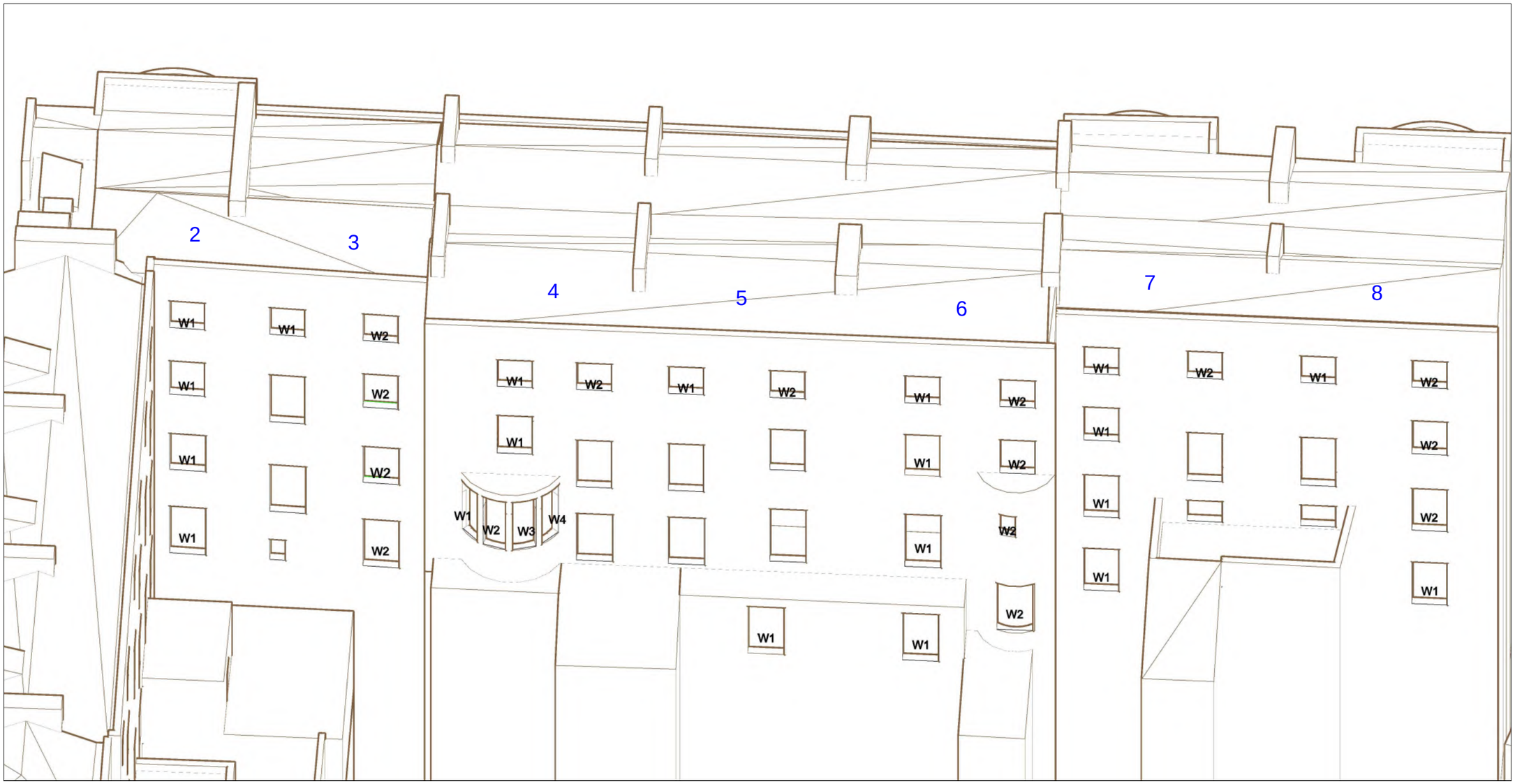

2 – 8 St Andrew's Place

3D Context View – South

3D Context View – South East

SOURCES OF INFORMATION:

MWA ARCHITECTS

20710B–1 LAND SURVEY.DWG
20710B–2 BASEMENT FLOOR PLAN.DWG
20710B–3 LOWER GROUND FLOOR PLAN.DWG
20710B–4 UPPER GROUND FLOOR PLAN.DWG
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AS PROPOSED_DAYLIGHT MODEL
MARYLEBONE RD_310118_SOLIDS.DWG

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Window Referencing Diagrams
2 – 8 St Andrew's Place

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Marek Wojciehowski Architects

PROJECT

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17–19 Park Square East
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1 – 3 Albany Street

3D Context View – South West

3D Context View – North West

SOURCES OF INFORMATION:

MWA ARCHITECTS

20710B-1 LAND SURVEY.DWG
20710B-2 BASEMENT FLOOR PLAN.DWG
20710B-3 LOWER GROUND FLOOR PLAN.DWG
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20710B-15 SECTIONS.DWG
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MARYLEBONE RD_310118_SOLIDS.DWG

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TITLE

Window Referencing Diagrams
1 – 3 Albany Street

CLIENT

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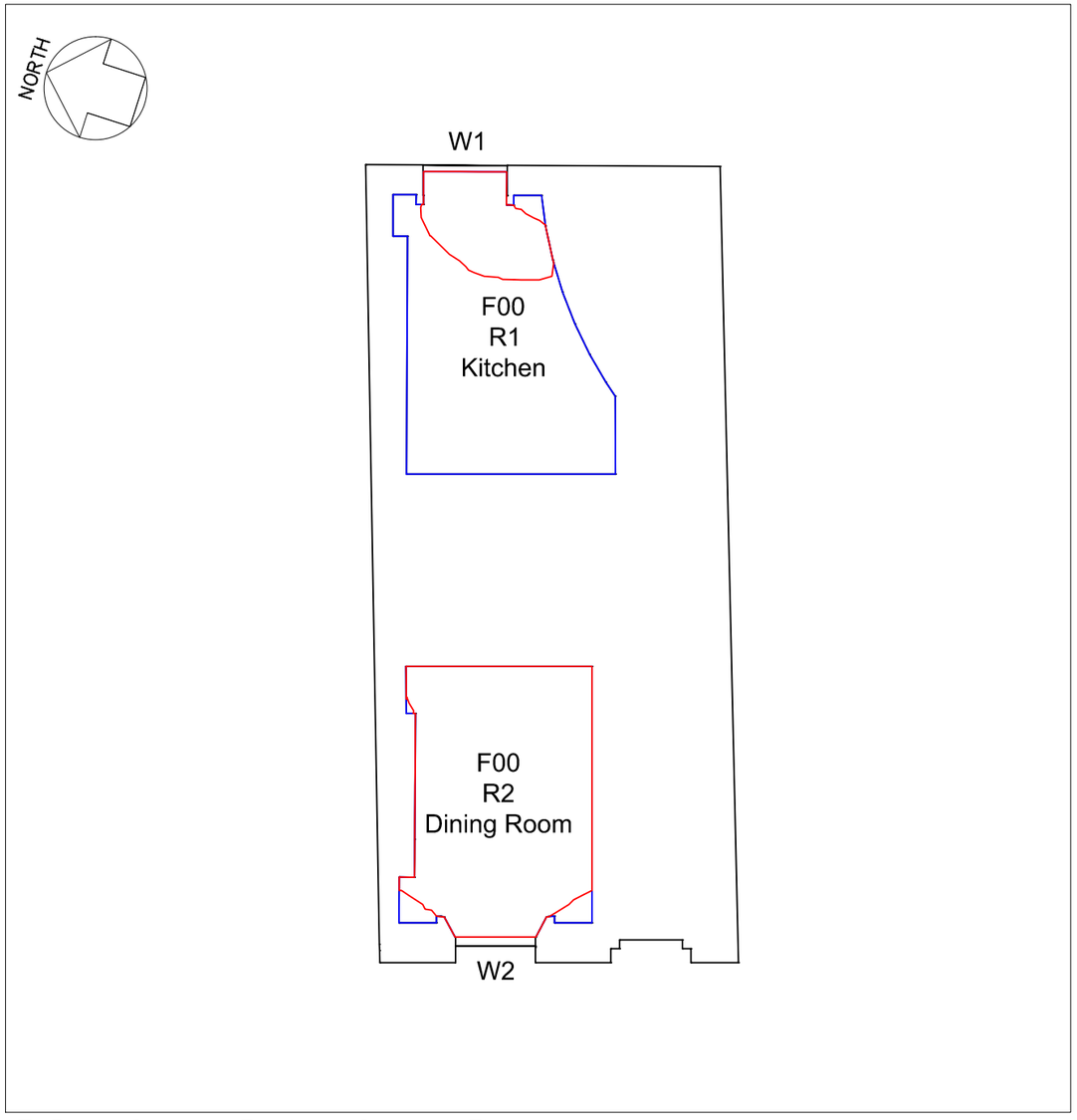
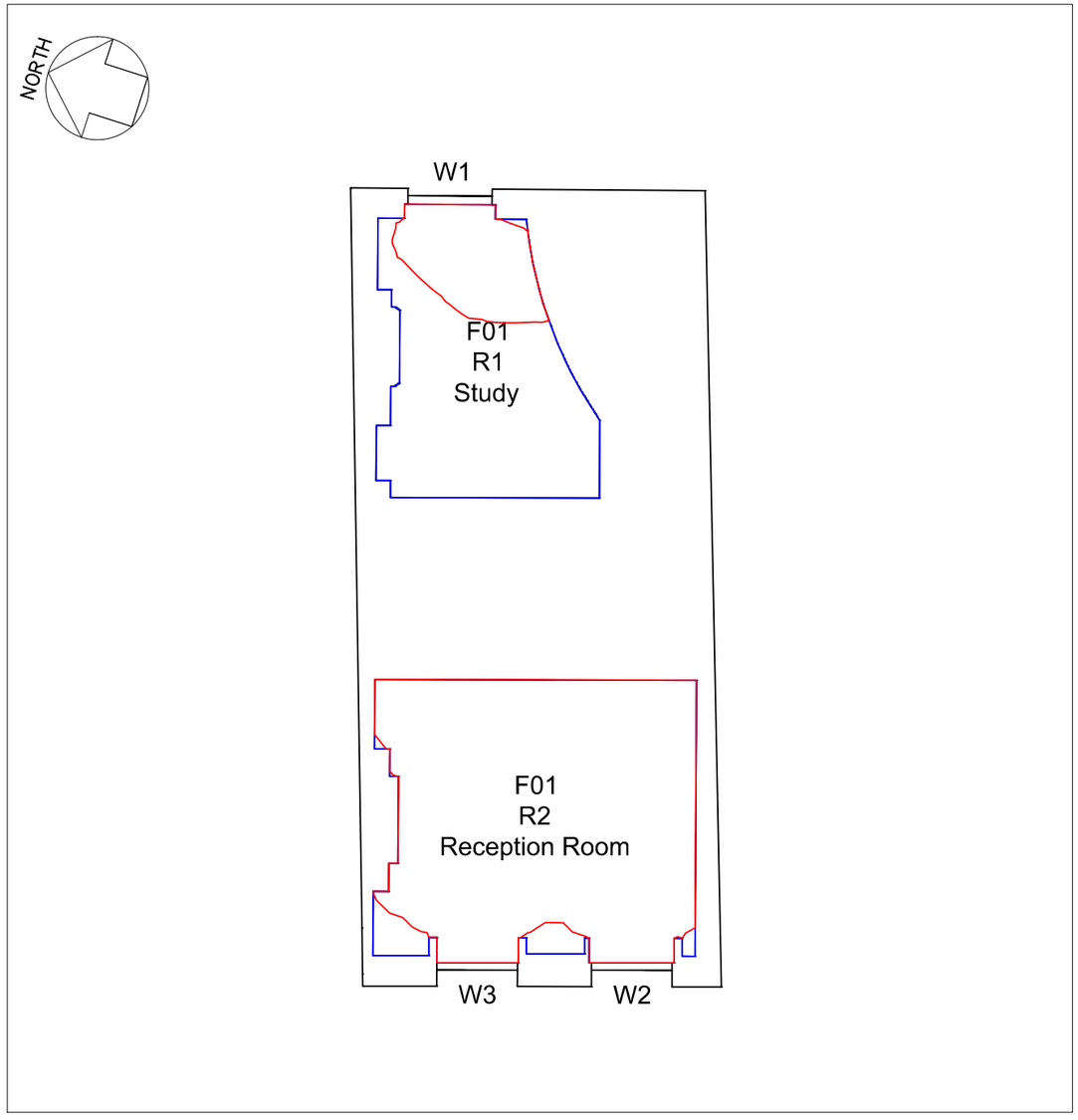
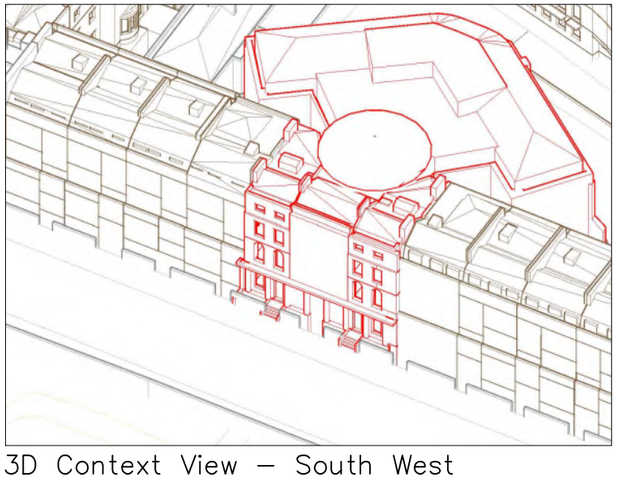


17 Park Square East – Ground Floor



17 Park Square East – First Floor



3D Context View – South West

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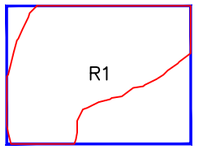
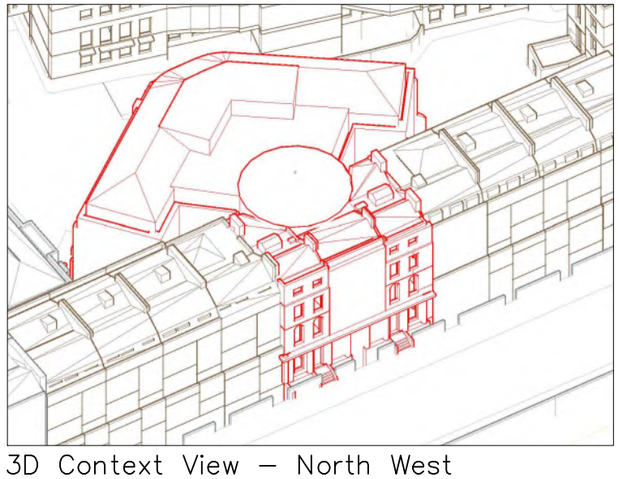


Proposed contour

Subject room



3D Context View – North West

SOURCES OF INFORMATION:

MWA ARCHITECTS

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TITLE

Daylight Distribution
Contours/Referencing Plans
17 Park Square East

CLIENT

Marek Wojciehowski
Architects

PROJECT

The Diorama
17–19 Park Square East
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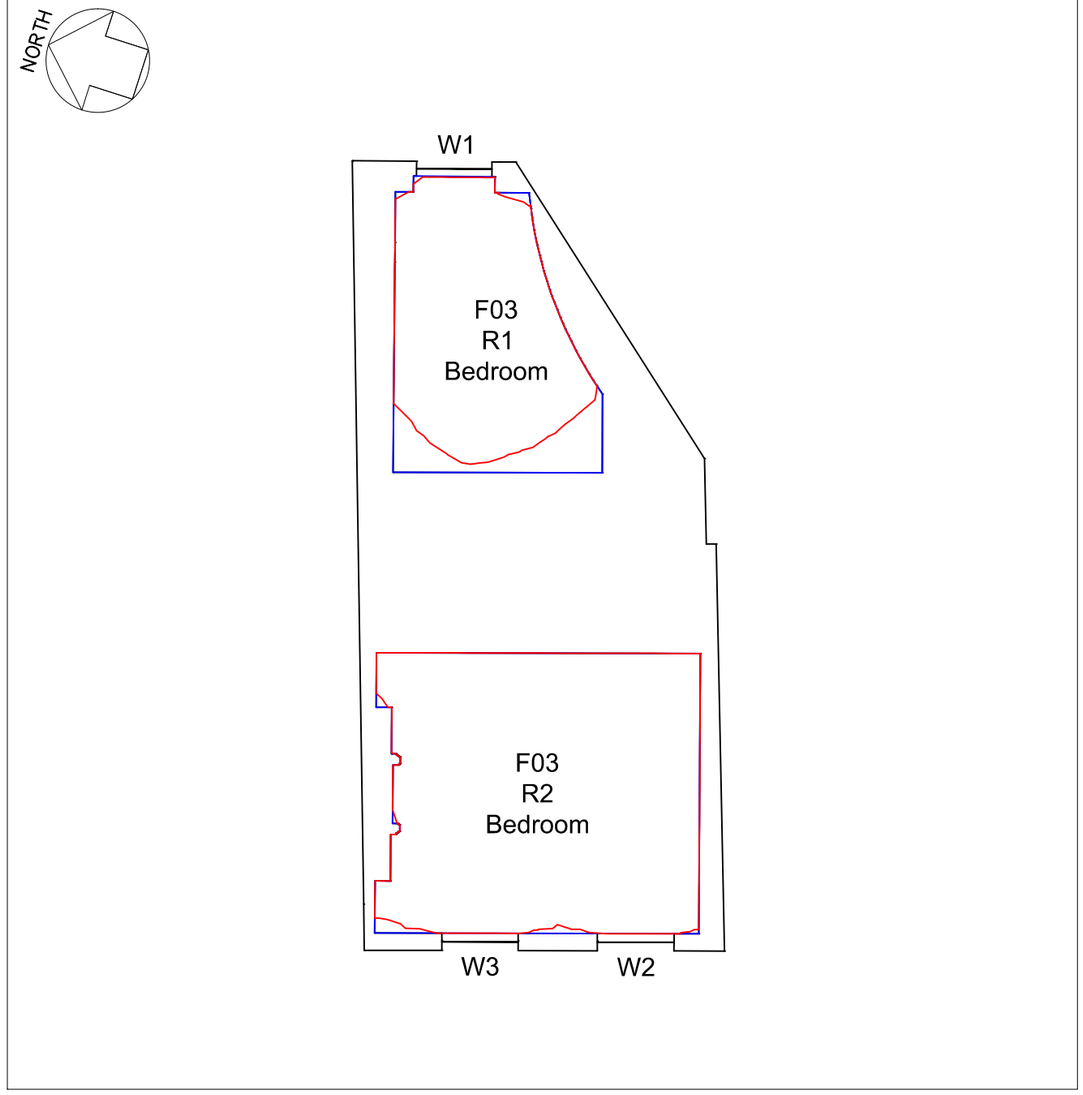
17 Park Square East – Second Floor



17 Park Square East – Third Floor

SOURCES OF INFORMATION:

MWA ARCHITECTS

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20710B-2 BASEMENT FLOOR PLAN.DWG
20710B-3 LOWER GROUND FLOOR PLAN.DWG
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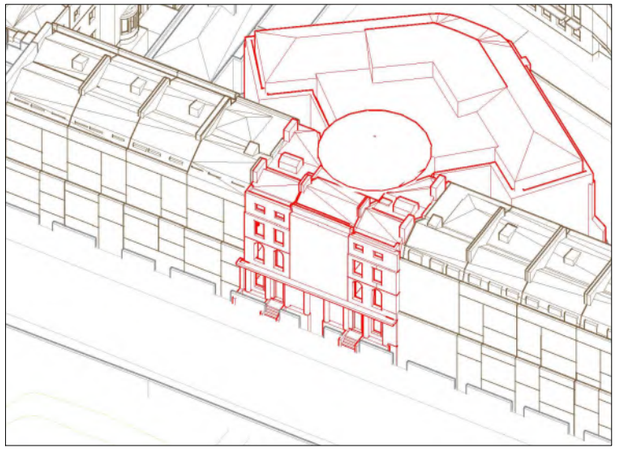

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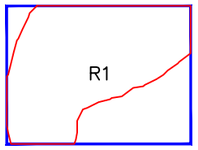
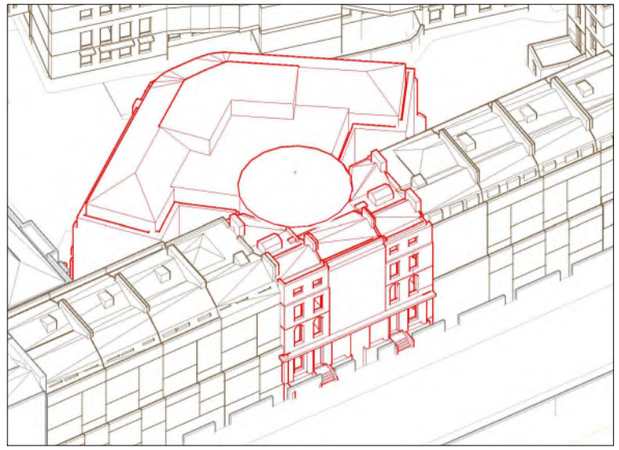


Proposed contour

Subject room



3D Context View – North West

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Daylight Distribution
Contours/Referencing Plans
17 Park Square East

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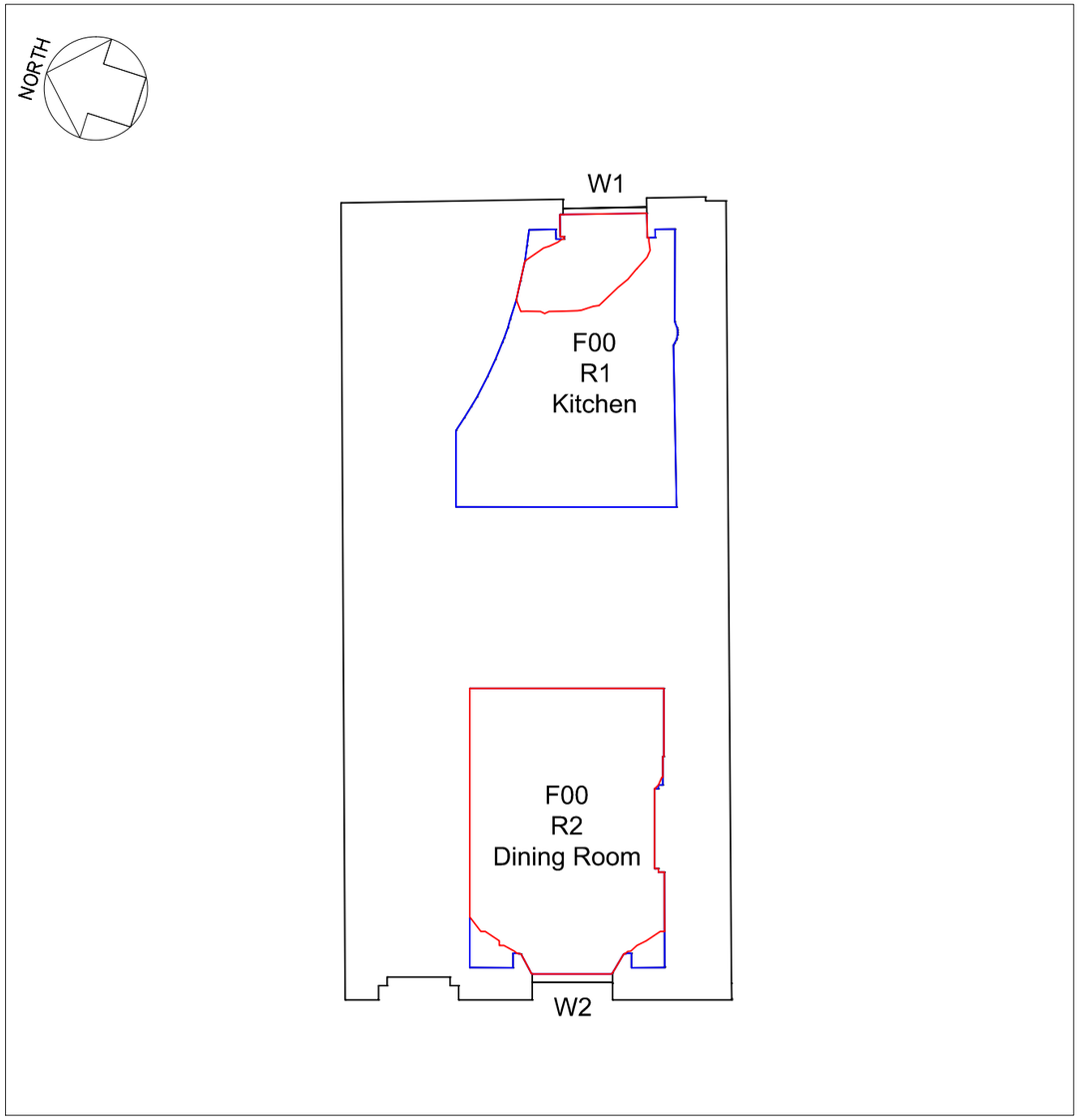
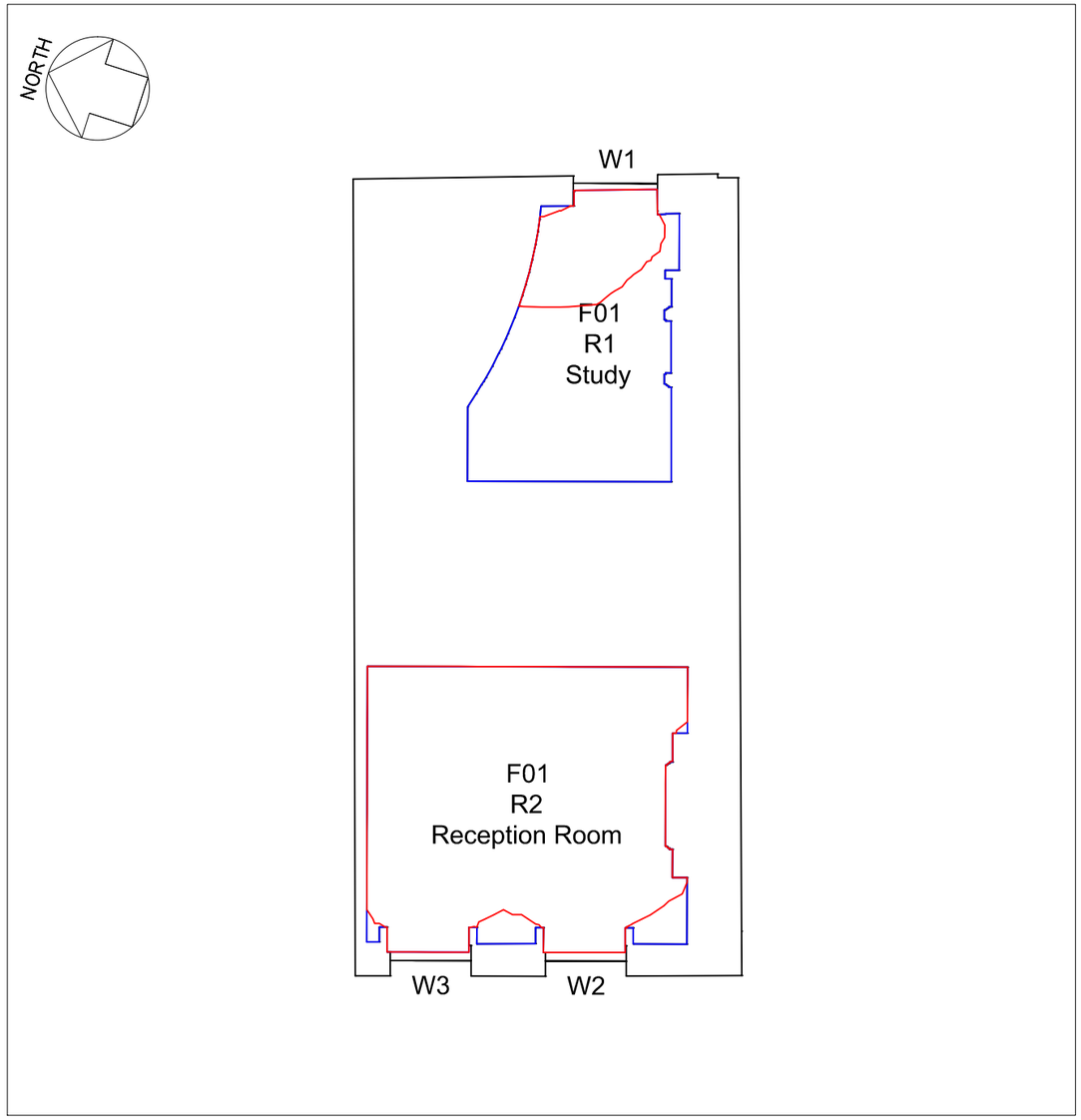


19 Park Square East – Ground Floor



19 Park Square East – First Floor

SOURCES OF INFORMATION:

MWA ARCHITECTS

20710B-1 LAND SURVEY.DWG
20710B-2 BASEMENT FLOOR PLAN.DWG
20710B-3 LOWER GROUND FLOOR PLAN.DWG
20710B-4 UPPER GROUND FLOOR PLAN.DWG
20710B-5 FIRST FLOOR PLAN.DWG
20710B-6 SECOND FLOOR PLAN.DWG
20710B-7 THIRD FLOOR PLAN.DWG
20710B-8 ROOF PLAN.DWG
20710B-9 SECTIONS.DWG
20710B-10 ELEVATIONS.DWG
20710B-11 ELEVATIONS.DWG
20710B-12 ELEVATIONS(PRELIM).DWG
20710B-13 SECTIONS.DWG
20710B-14 SECTIONS.DWG
20710B-15 SECTIONS.DWG
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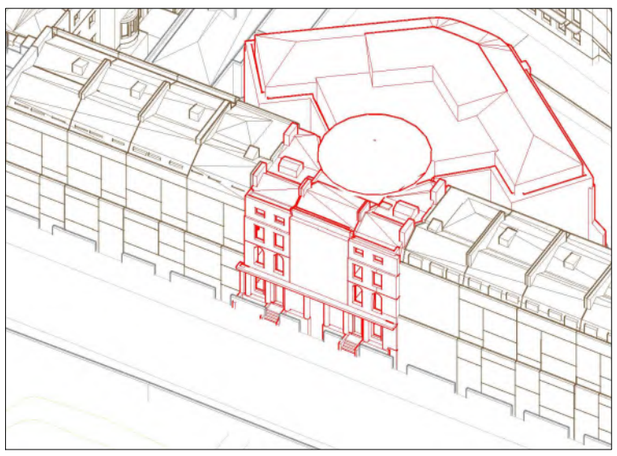
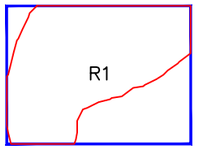


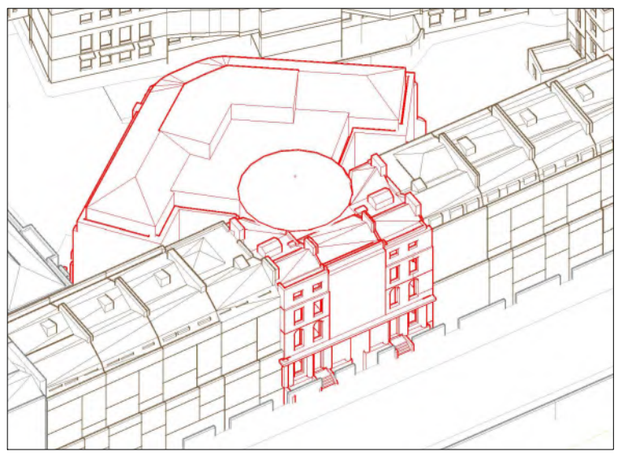
3D Context View – South West

KEY



Proposed contour

Subject room



3D Context View – North West

Rev.	Date	Amendments	Initial

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TITLE

Daylight Distribution
Contours/Referencing Plans
19 Park Square East

CLIENT

Marek Wojciehowski
Architects

PROJECT

The Diorama
17–19 Park Square East
London

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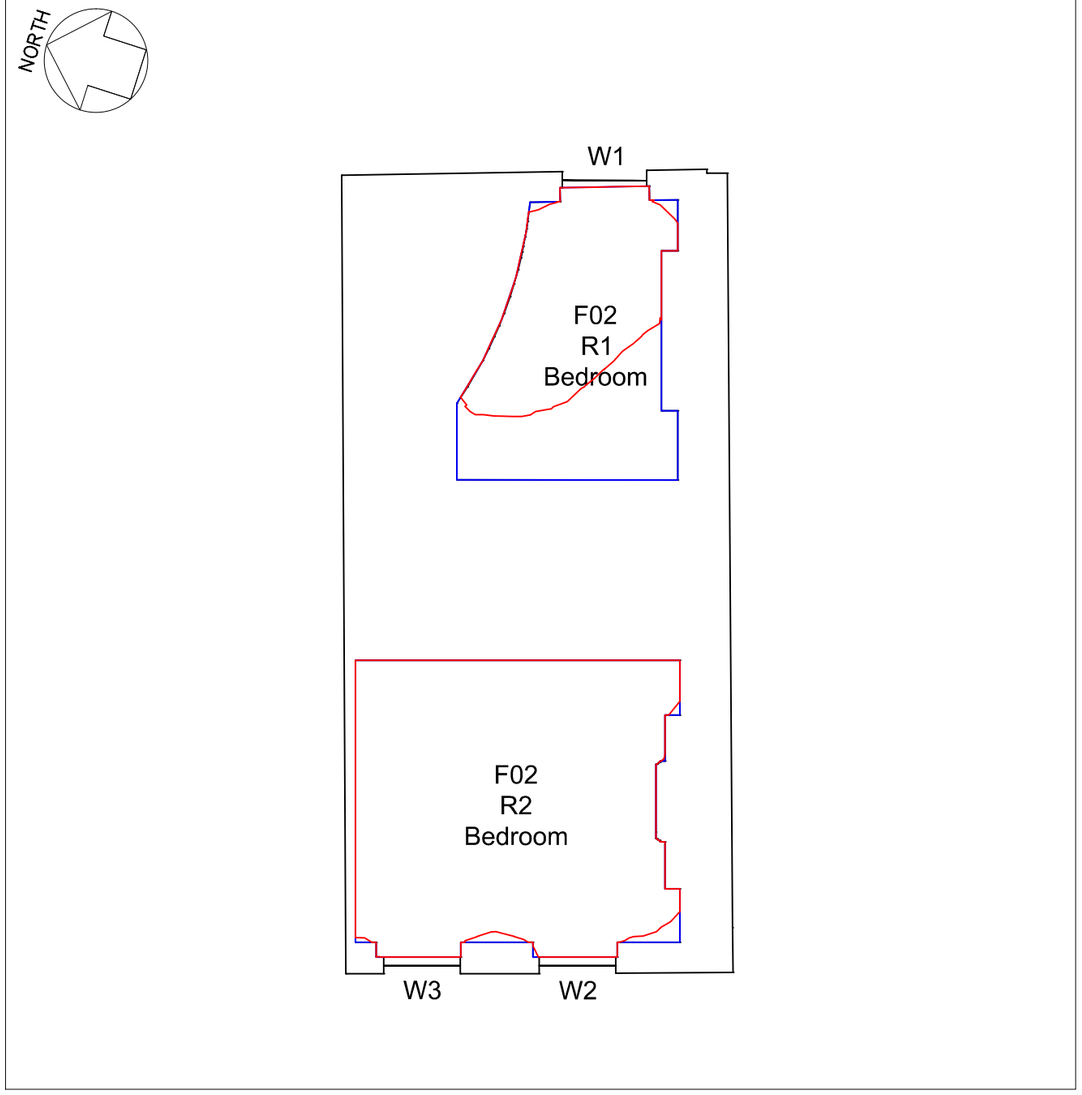
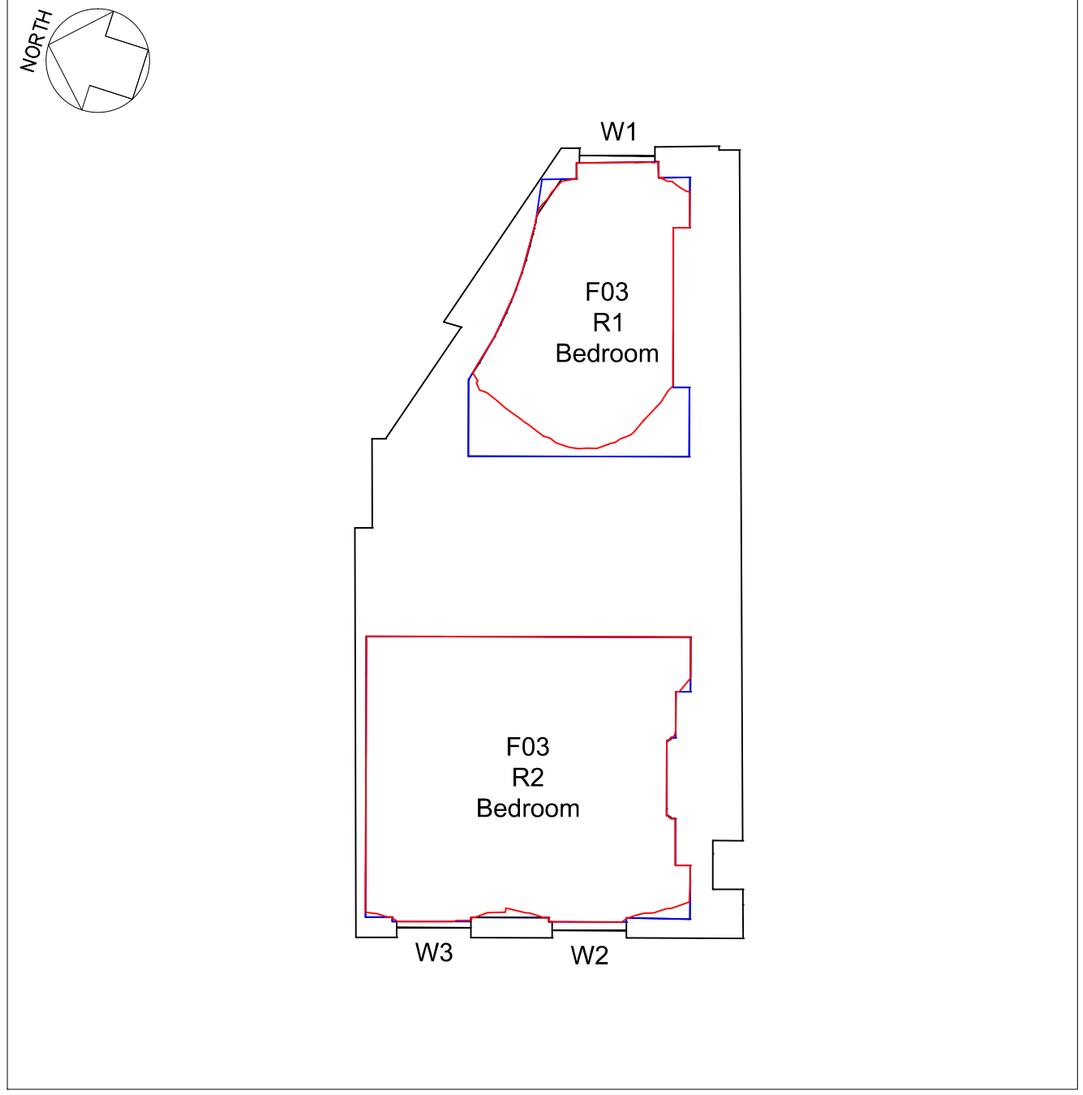


19 Park Square East – Second Floor



19 Park Square East – Third Floor

SOURCES OF INFORMATION:

MWA ARCHITECTS

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20710B-2 BASEMENT FLOOR PLAN.DWG
20710B-3 LOWER GROUND FLOOR PLAN.DWG
20710B-4 UPPER GROUND FLOOR PLAN.DWG
20710B-5 FIRST FLOOR PLAN.DWG
20710B-6 SECOND FLOOR PLAN.DWG
20710B-7 THIRD FLOOR PLAN.DWG
20710B-8 ROOF PLAN.DWG
20710B-9 SECTIONS.DWG
20710B-10 ELEVATIONS.DWG
20710B-11 ELEVATIONS.DWG
20710B-12 ELEVATIONS(PRELIM).DWG
20710B-13 SECTIONS.DWG
20710B-14 SECTIONS.DWG
20710B-15 SECTIONS.DWG
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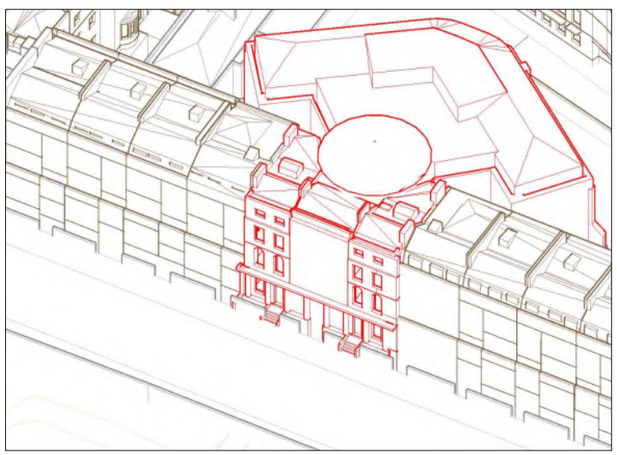

3D Context View – South West

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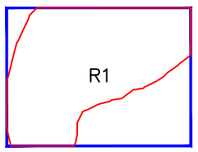
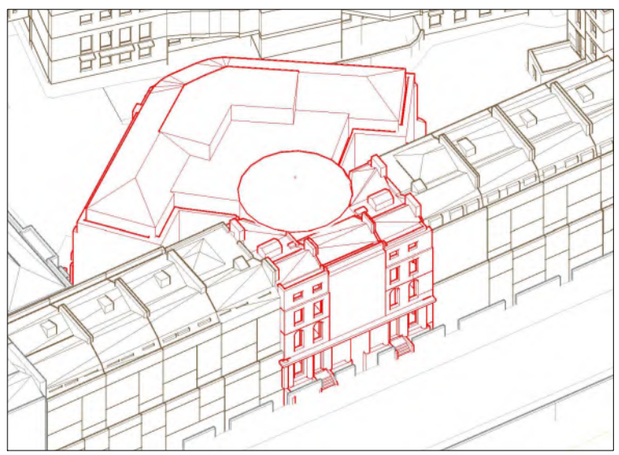


Proposed contour

Subject room



3D Context View – North West

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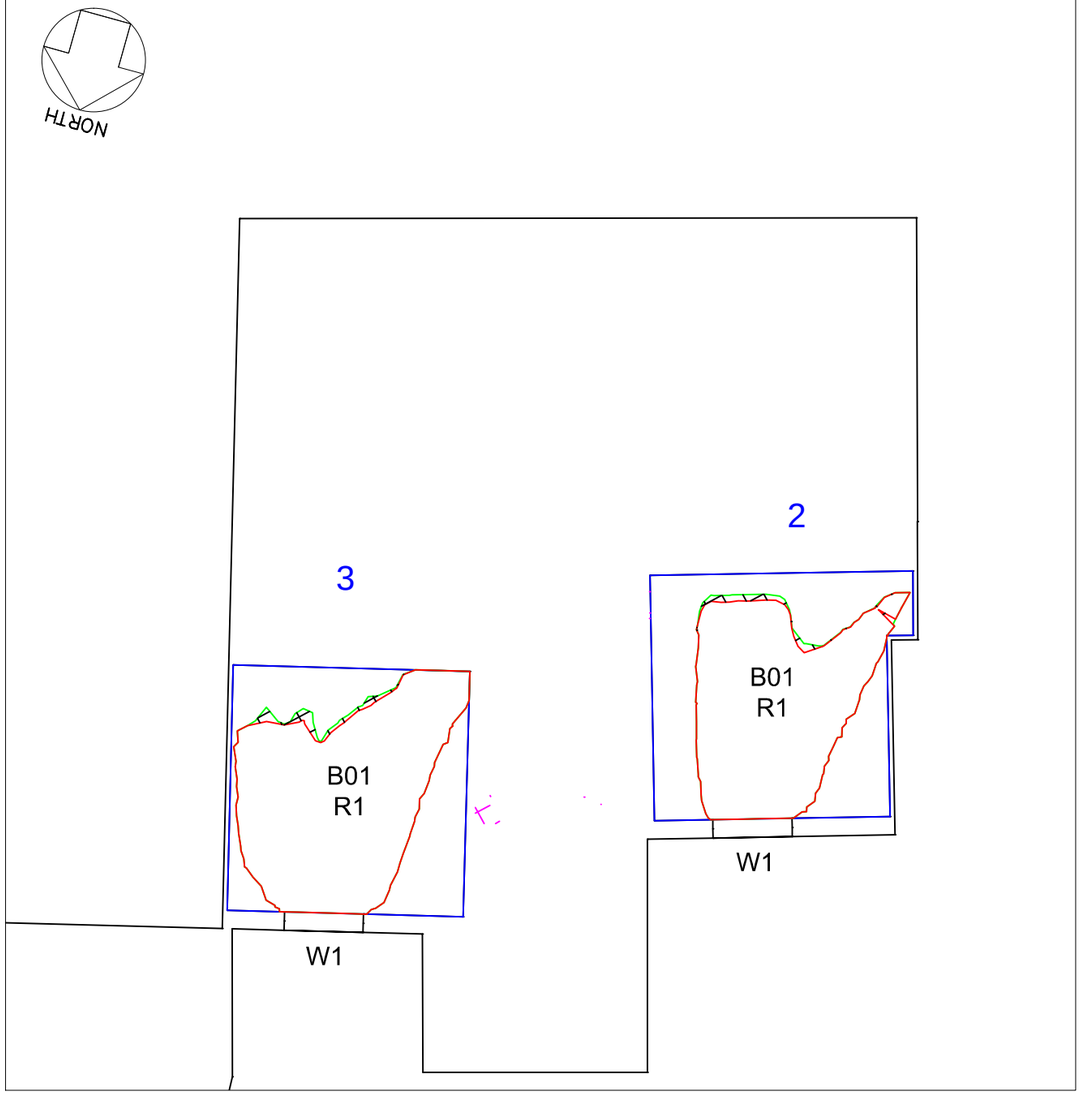
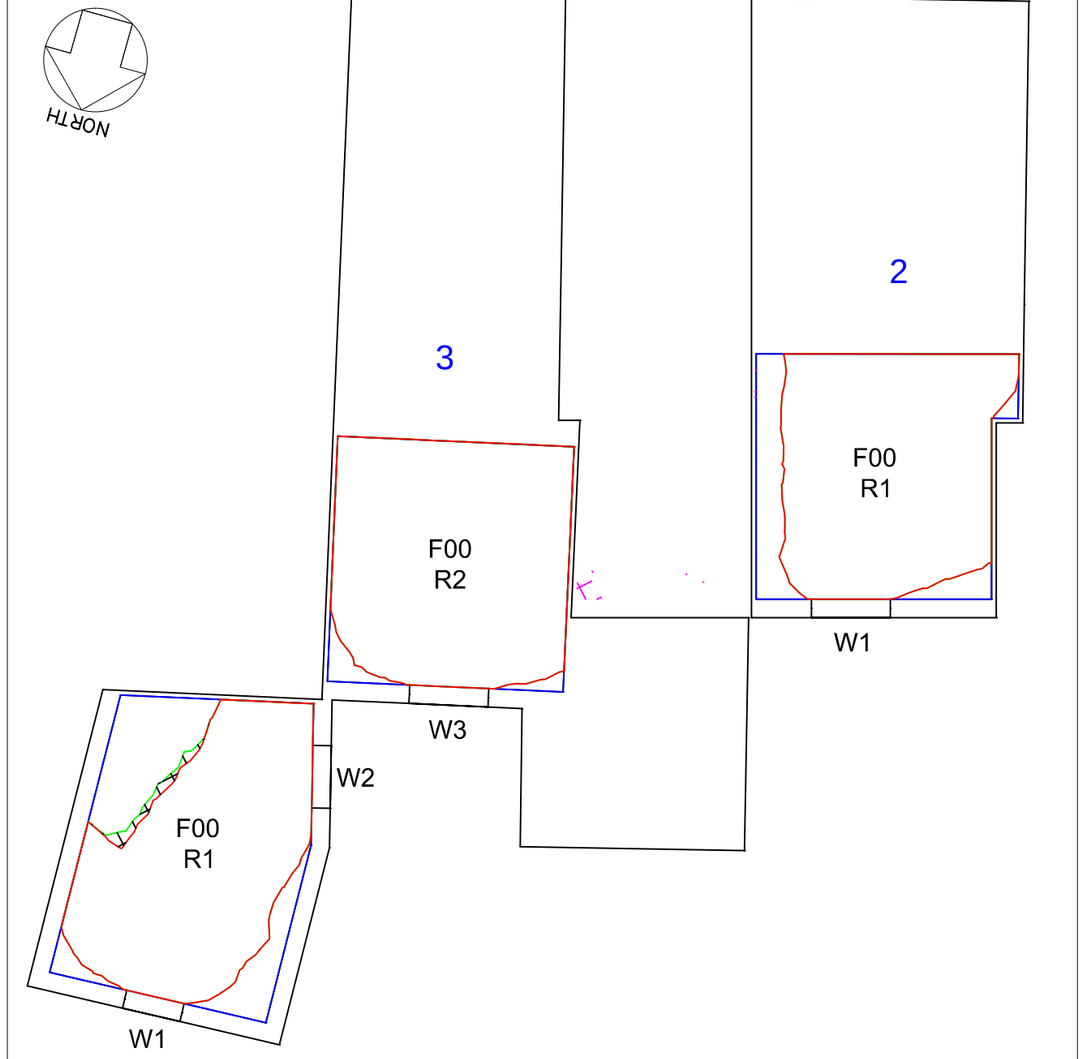


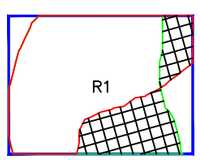
2 – 3 Albany Terrace – Basement



2 – 3 Albany Terrace – Ground Floor

3D Context View – North East

KEY



Existing contour

Proposed contour

Area of loss/gain

Subject room

3D Context View – North West

SOURCES OF INFORMATION:

MWA ARCHITECTS

20710B–1 LAND SURVEY.DWG
20710B–2 BASEMENT FLOOR PLAN.DWG
20710B–3 LOWER GROUND FLOOR PLAN.DWG
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20710B–9 SECTIONS.DWG
20710B–10 ELEVATIONS.DWG
20710B–11 ELEVATIONS.DWG
20710B–12 ELEVATIONS(PRELIM).DWG
20710B–13 SECTIONS.DWG
20710B–14 SECTIONS.DWG
20710B–15 SECTIONS.DWG
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Contours/Referencing Plans
2 – 3 Albany Terrace

CLIENT

Marek Wojciehowski
Architects

PROJECT

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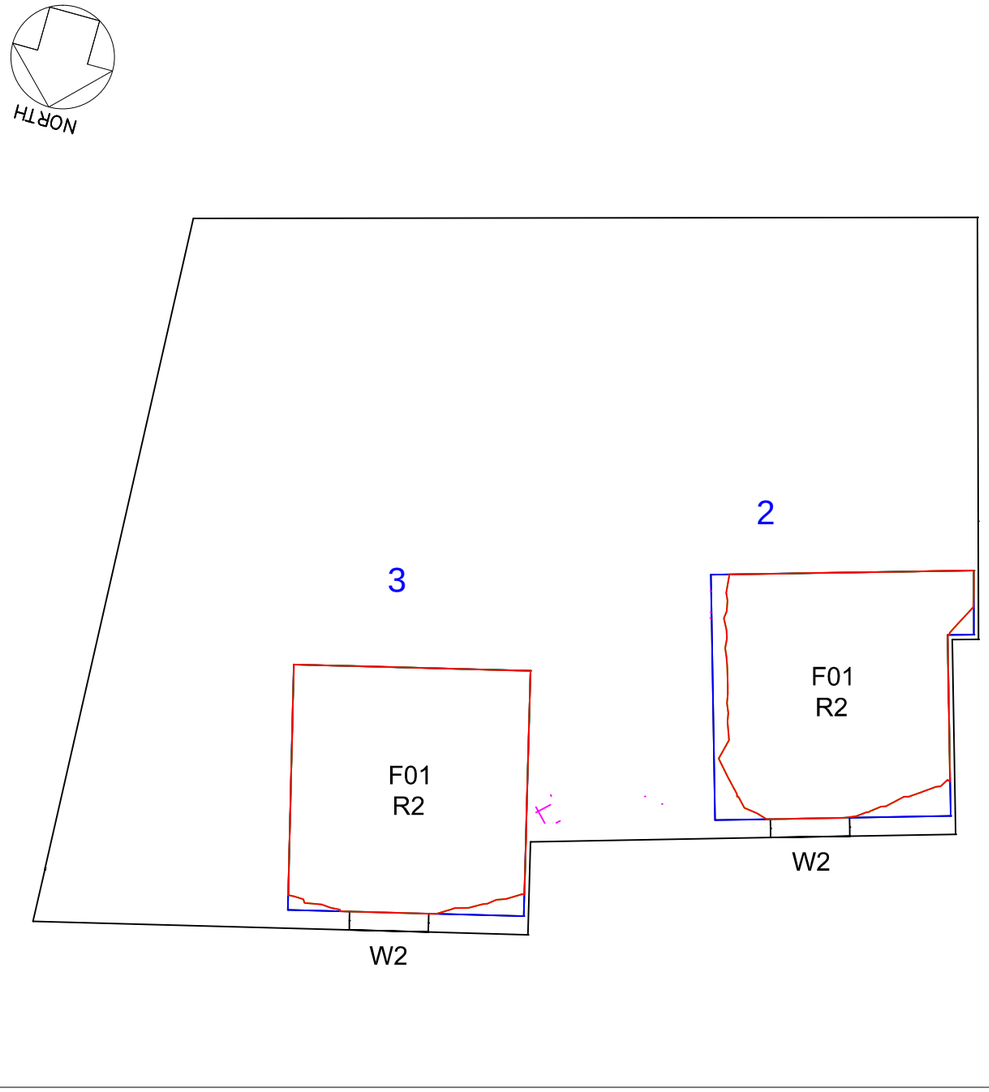
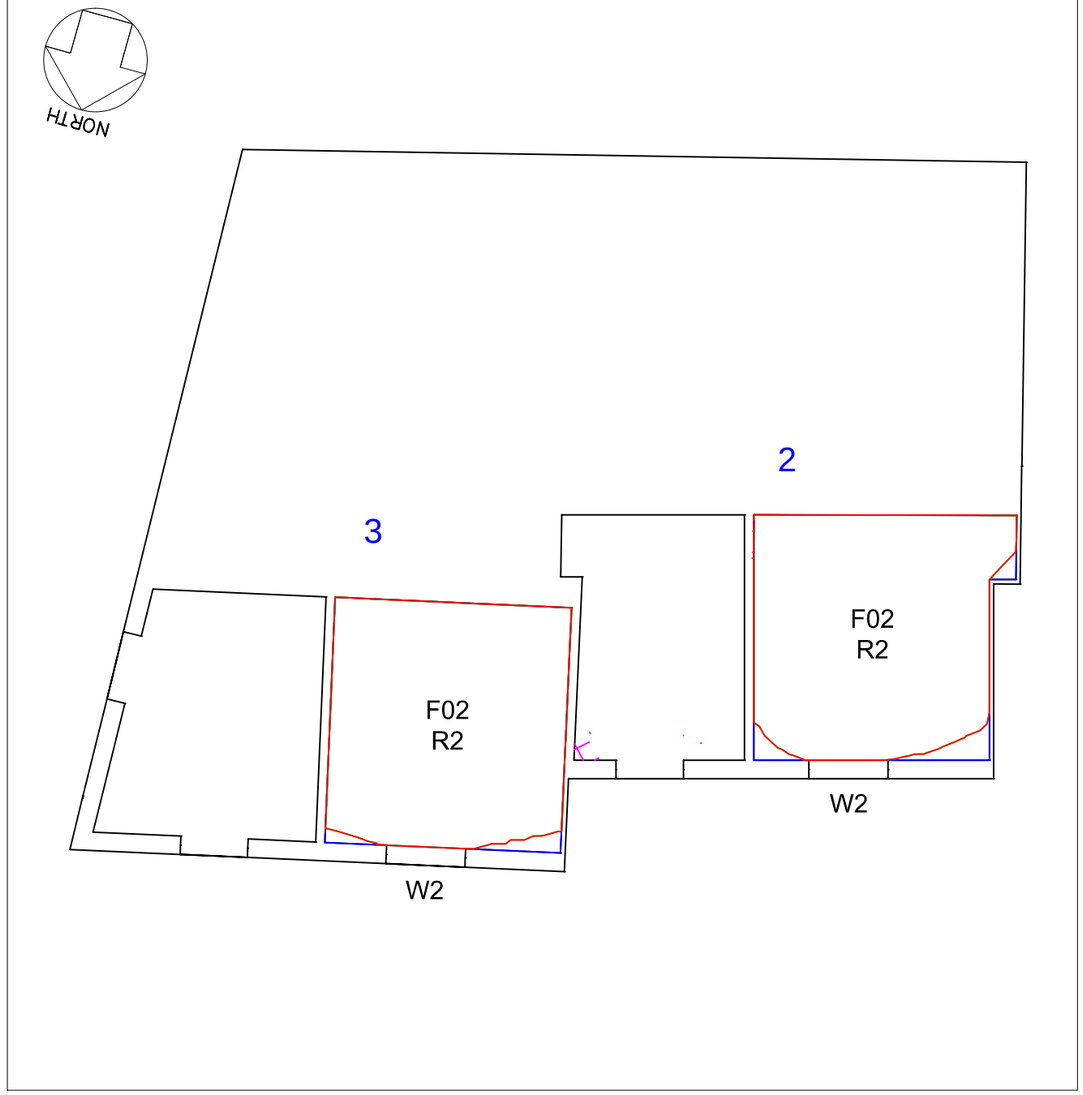


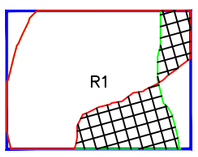
2 – 3 Albany Terrace – First Floor



2 – 3 Albany Terrace – Second Floor

3D Context View – North East

KEY



Existing contour

Proposed contour

Area of loss/gain

Subject room

3D Context View – North West

SOURCES OF INFORMATION:

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20710B–15 SECTIONS.DWG
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2 – 3 Albany Terrace

CLIENT

Marek Wojciehowski
Architects

PROJECT

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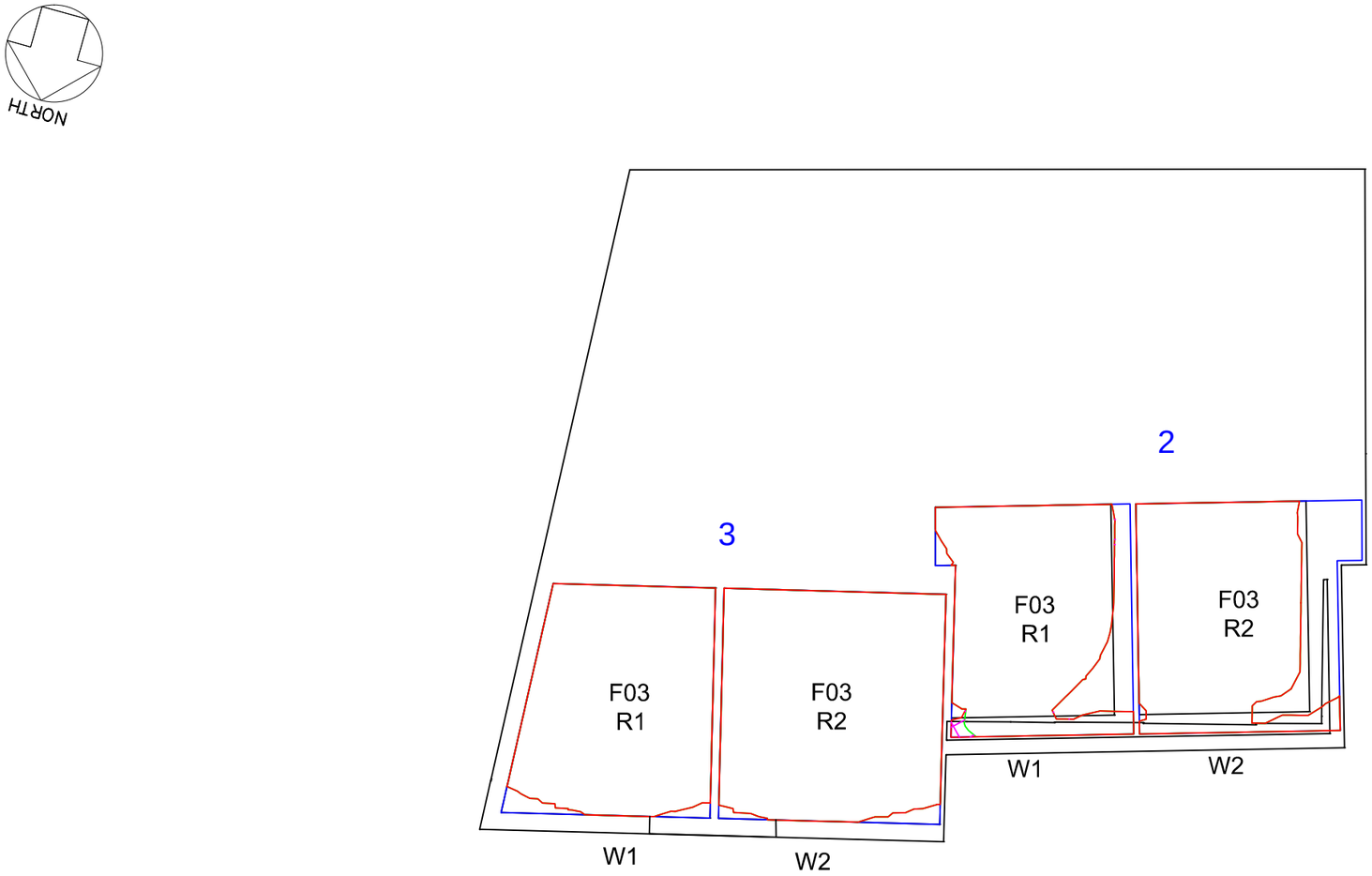
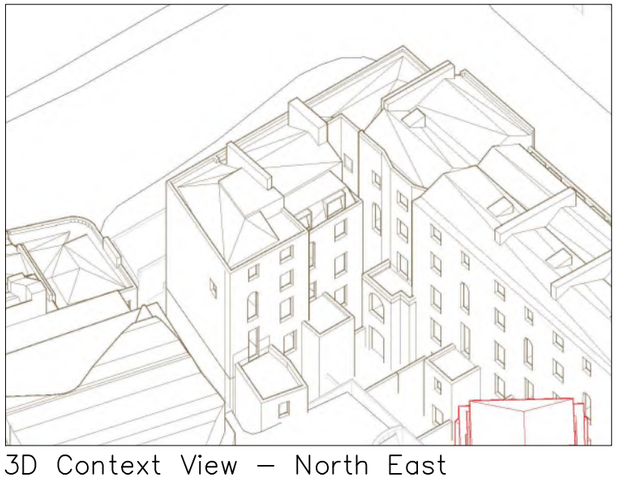


2 – 3 Albany Terrace – Third Floor



3D Context View – North East

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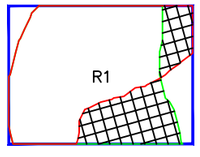
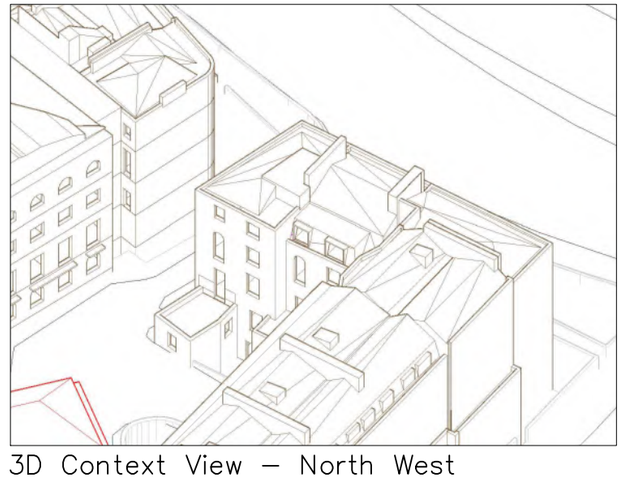


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View – North West

SOURCES OF INFORMATION:

MWA ARCHITECTS

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20710B–13 SECTIONS.DWG
20710B–14 SECTIONS.DWG
20710B–15 SECTIONS.DWG
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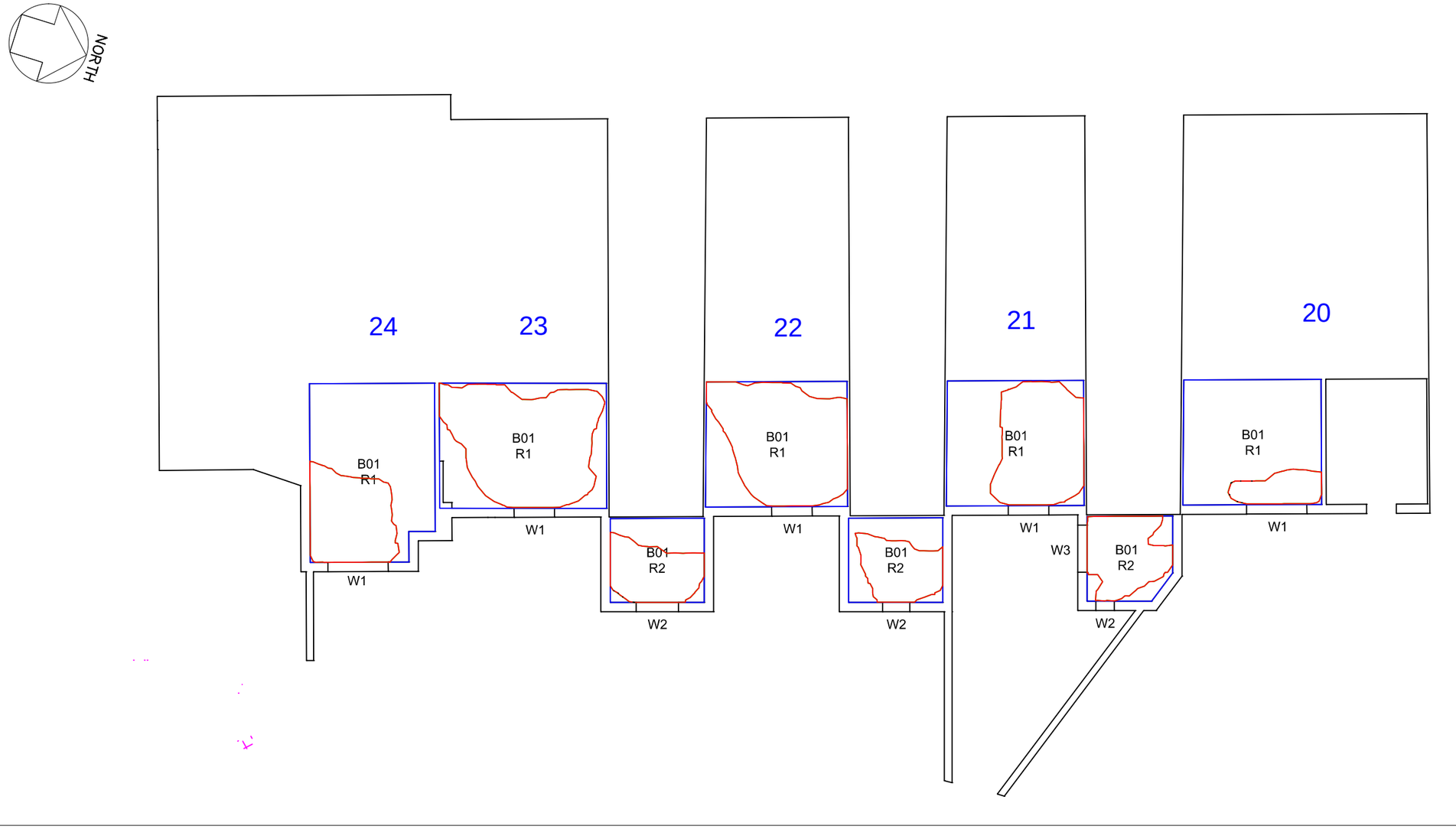
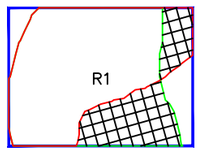


20 – 24 Park Square East – Basement

3D Context View – North East

KEY

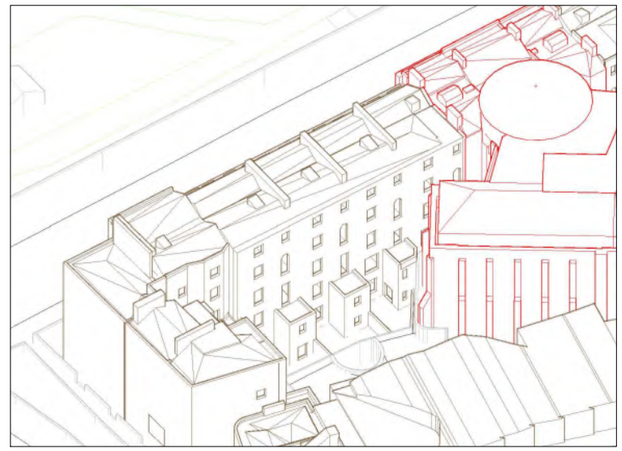


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View – South East

SOURCES OF INFORMATION:

MWA ARCHITECTS

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20710B–2 BASEMENT FLOOR PLAN.DWG
20710B–3 LOWER GROUND FLOOR PLAN.DWG
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20710B–7 THIRD FLOOR PLAN.DWG
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20710B–9 SECTIONS.DWG
20710B–10 ELEVATIONS.DWG
20710B–11 ELEVATIONS.DWG
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CLIENT

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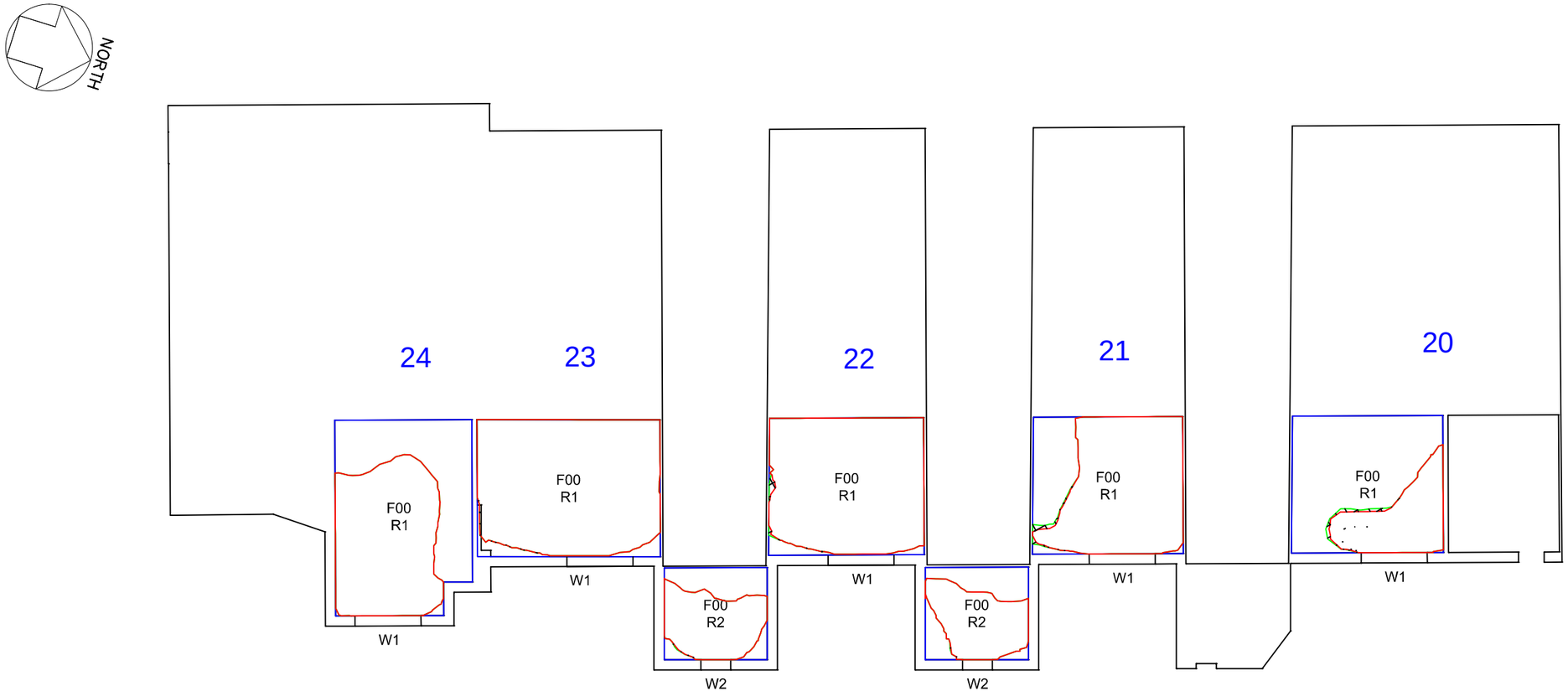

20 – 24 Park Square East – Ground Floor

3D Context View – North East

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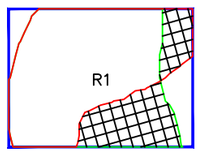
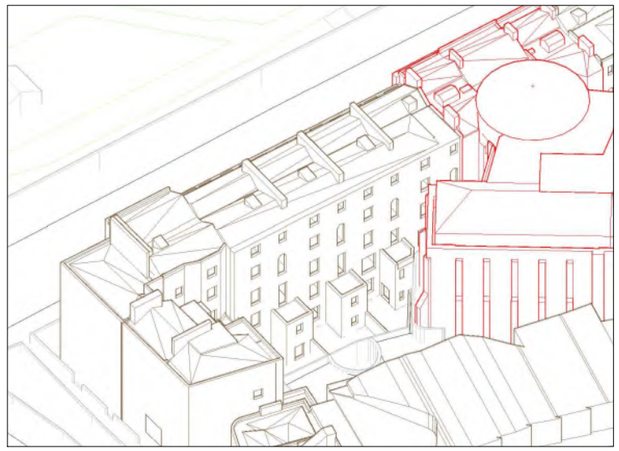


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View – South East

SOURCES OF INFORMATION:

MWA ARCHITECTS

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Architects

PROJECT

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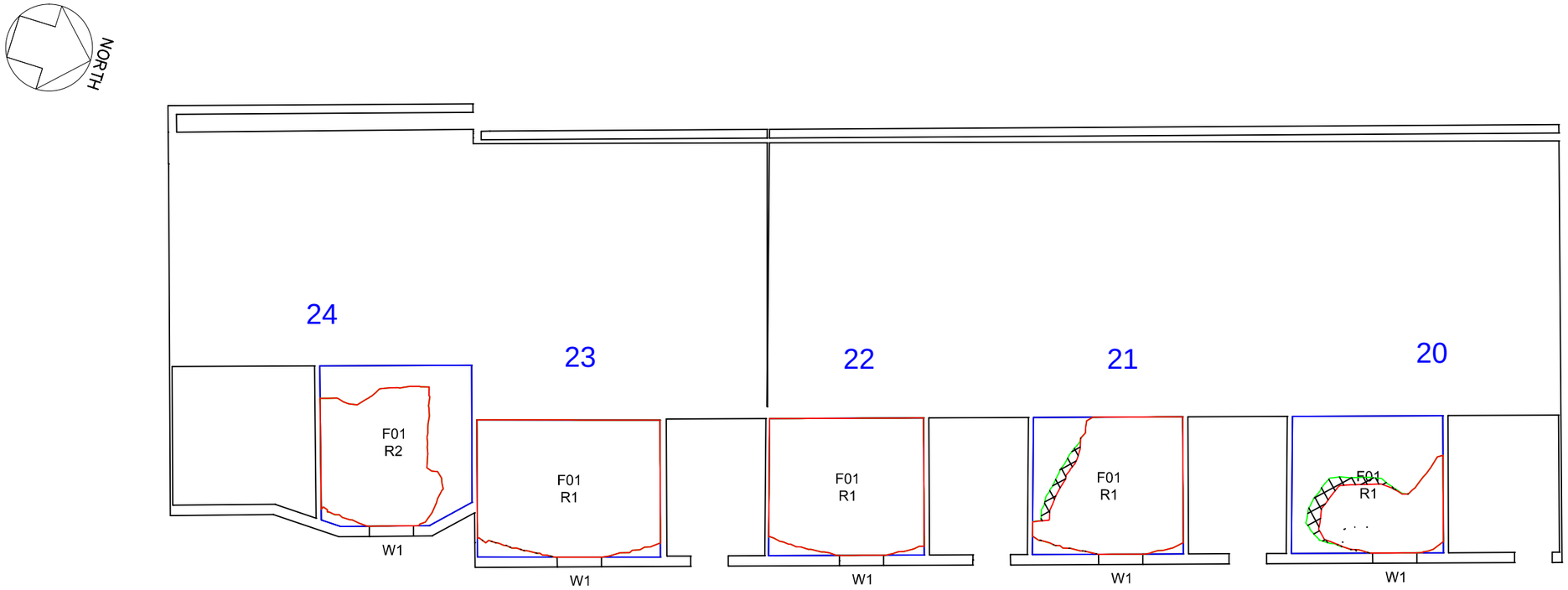
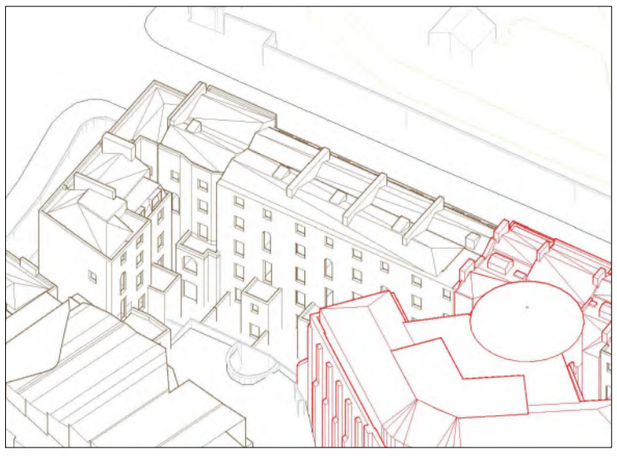


20 – 24 Park Square East – First Floor



3D Context View – North East

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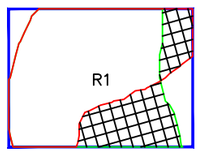
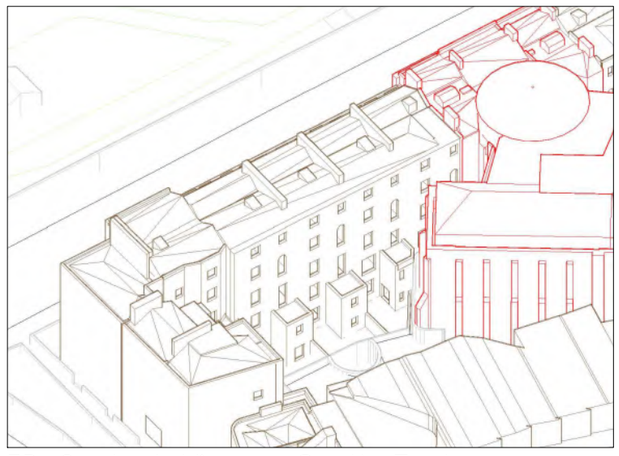


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View – South East

SOURCES OF INFORMATION:

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20710B–12 ELEVATIONS(PRELIM).DWG
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20710B–14 SECTIONS.DWG
20710B–15 SECTIONS.DWG
AS PROPOSED_DAYLIGHT MODEL
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TITLE

Daylight Distribution
Contours/Referencing Plans
20 – 24 Park Square East

CLIENT

Marek Wojciehowski
Architects

PROJECT

The Diorama
17–19 Park Square East
London

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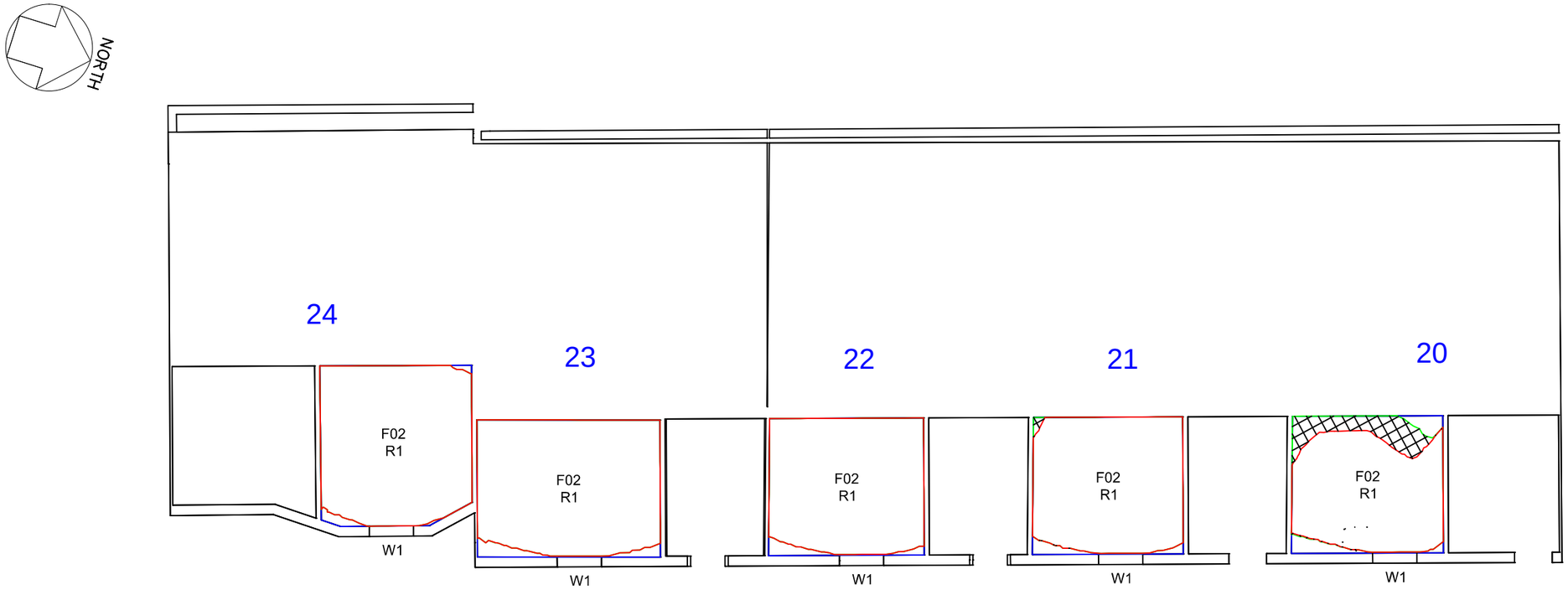
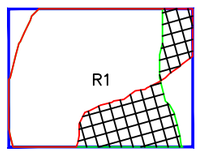


20 – 24 Park Square East – Second Floor

3D Context View – North East

KEY

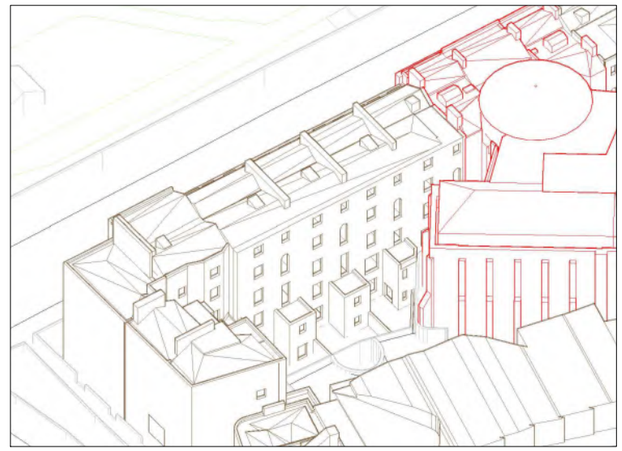


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View – South East

SOURCES OF INFORMATION:

MWA ARCHITECTS

20710B–1 LAND SURVEY.DWG
20710B–2 BASEMENT FLOOR PLAN.DWG
20710B–3 LOWER GROUND FLOOR PLAN.DWG
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20710B–15 SECTIONS.DWG
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CLIENT

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Architects

PROJECT

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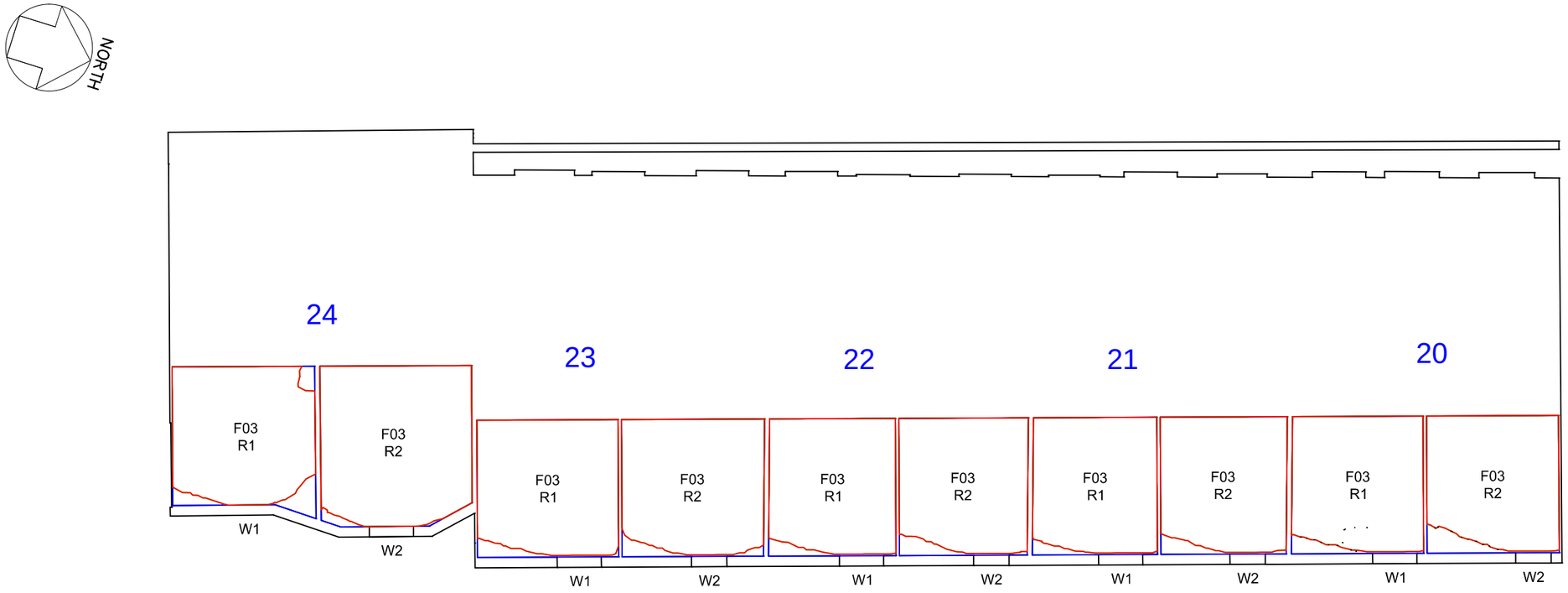
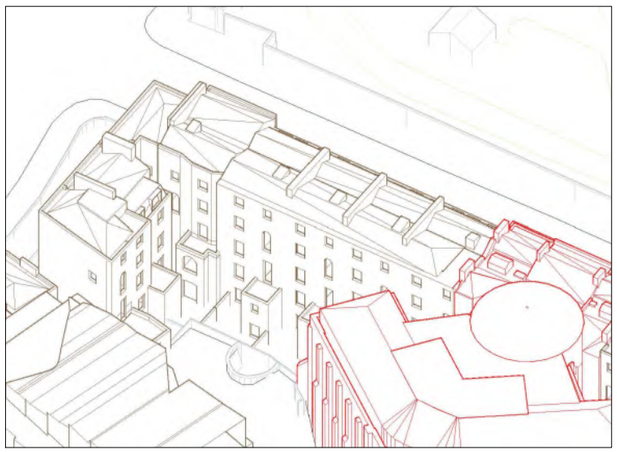


20 – 24 Park Square East – Third Floor



3D Context View – North East

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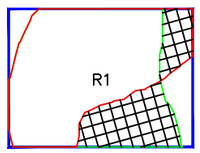
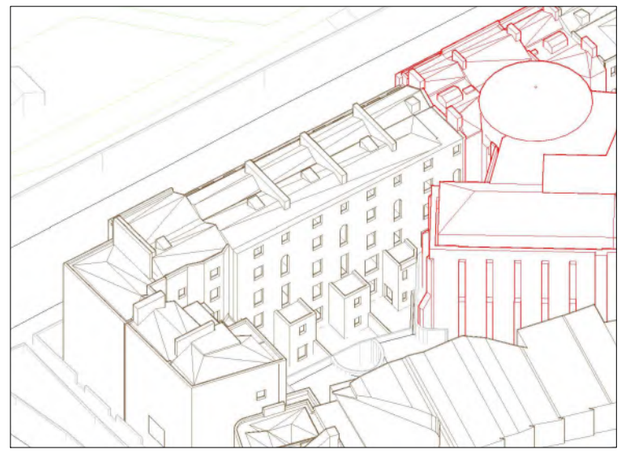


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View – South East

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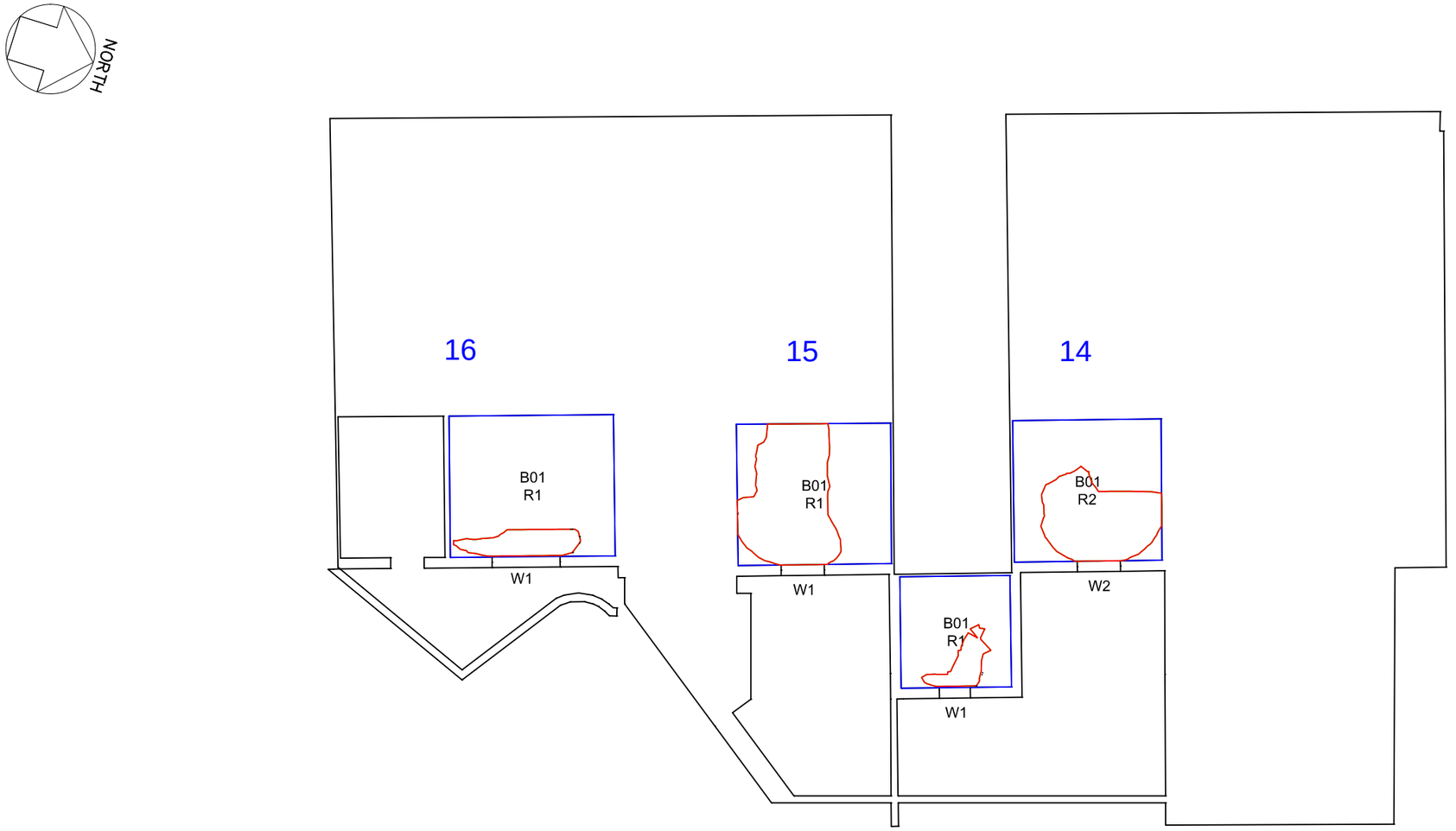
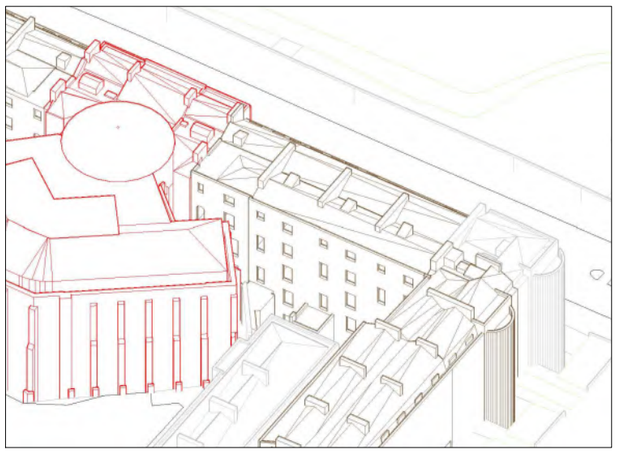


13 – 16 Park Square East – Basement



3D Context View – North East

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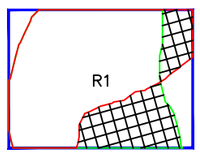

Existing contour

Proposed contour

Area of loss/gain

Subject room

3D Context View – South East

SOURCES OF INFORMATION:

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CLIENT

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Architects

PROJECT

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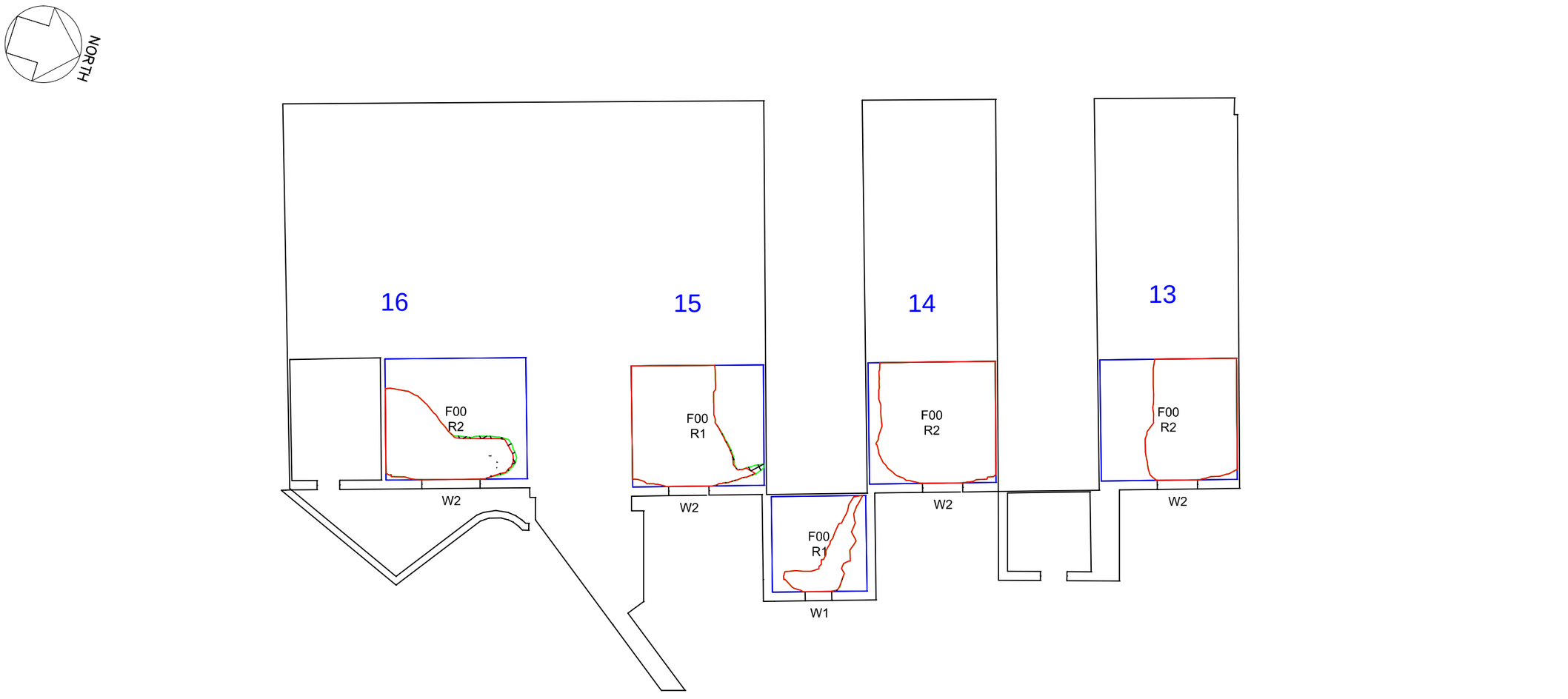
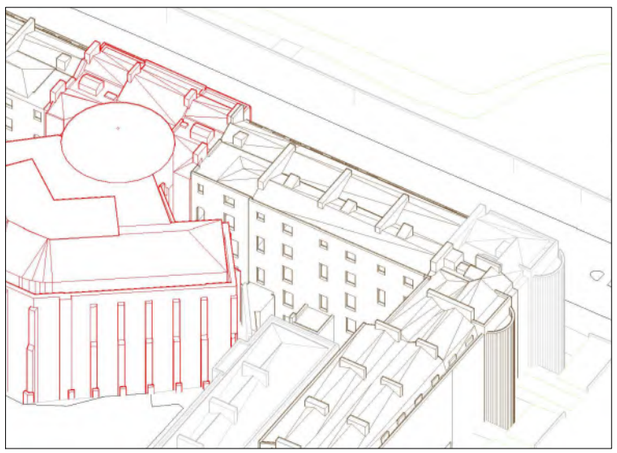


13 – 16 Park Square East – Ground Floor



3D Context View – North East

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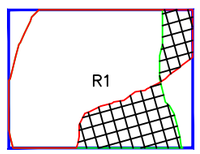

Existing contour

Proposed contour

Area of loss/gain

Subject room

3D Context View – South East

SOURCES OF INFORMATION:

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CLIENT

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Architects

PROJECT

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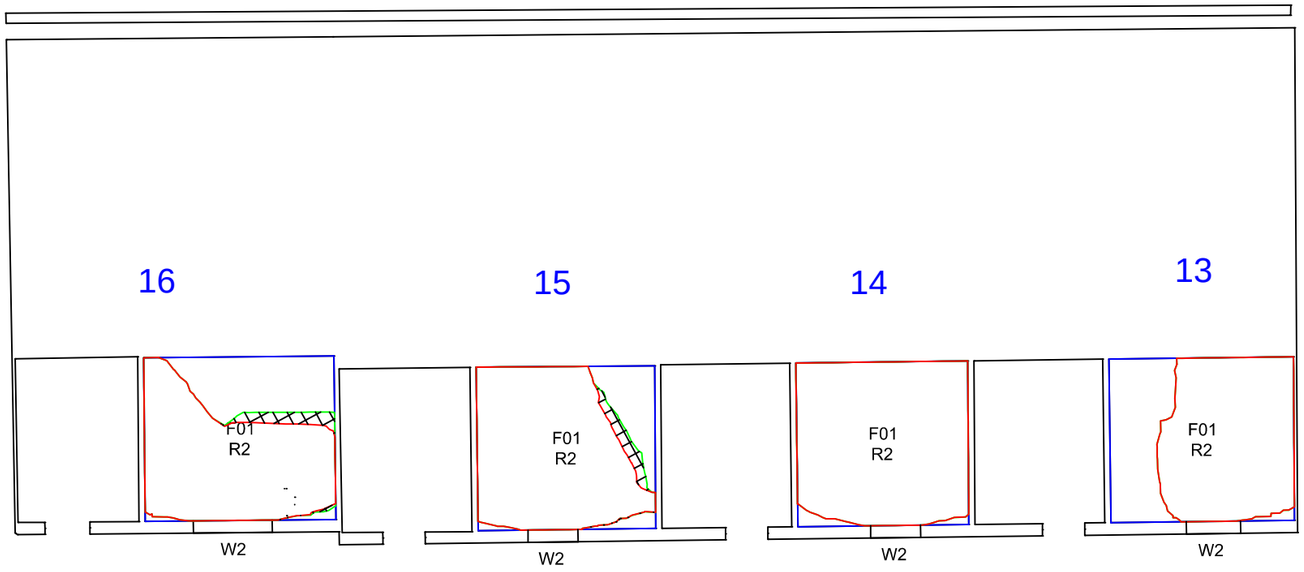
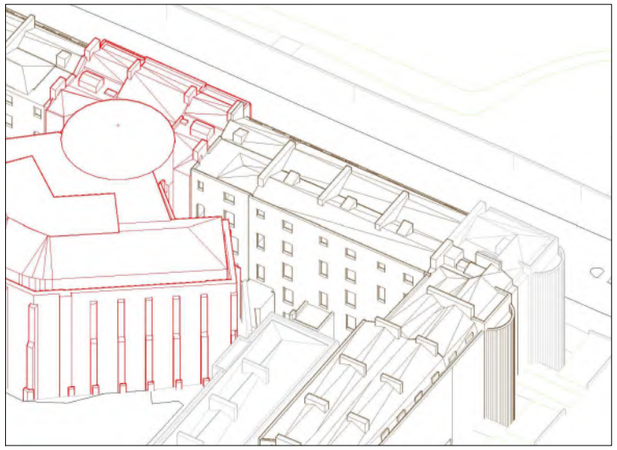


13 – 16 Park Square East – First Floor



3D Context View – North East

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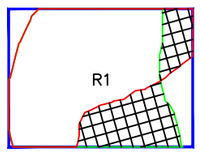

Existing contour

Proposed contour

Area of loss/gain

Subject room

3D Context View – South East

SOURCES OF INFORMATION:

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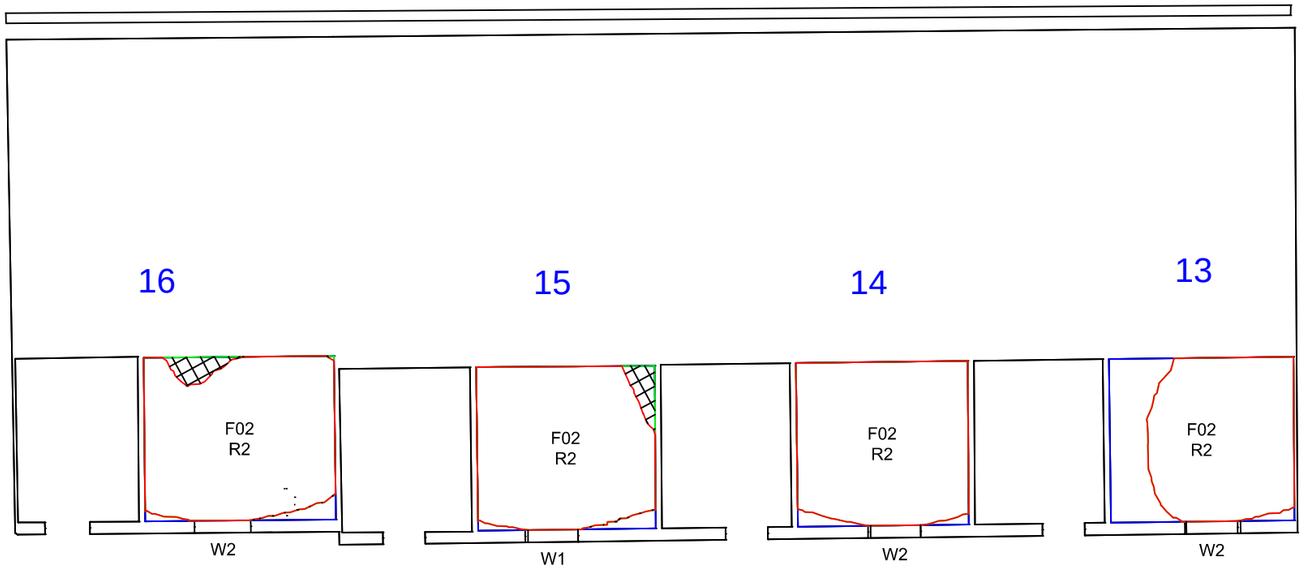
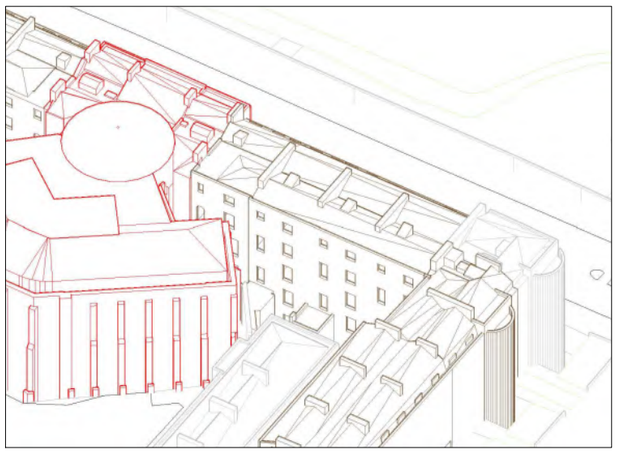


13 – 16 Park Square East – Second Floor



3D Context View – North East

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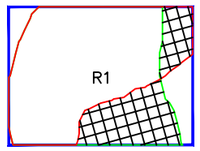

Existing contour

Proposed contour

Area of loss/gain

Subject room

3D Context View – South East

SOURCES OF INFORMATION:

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CLIENT

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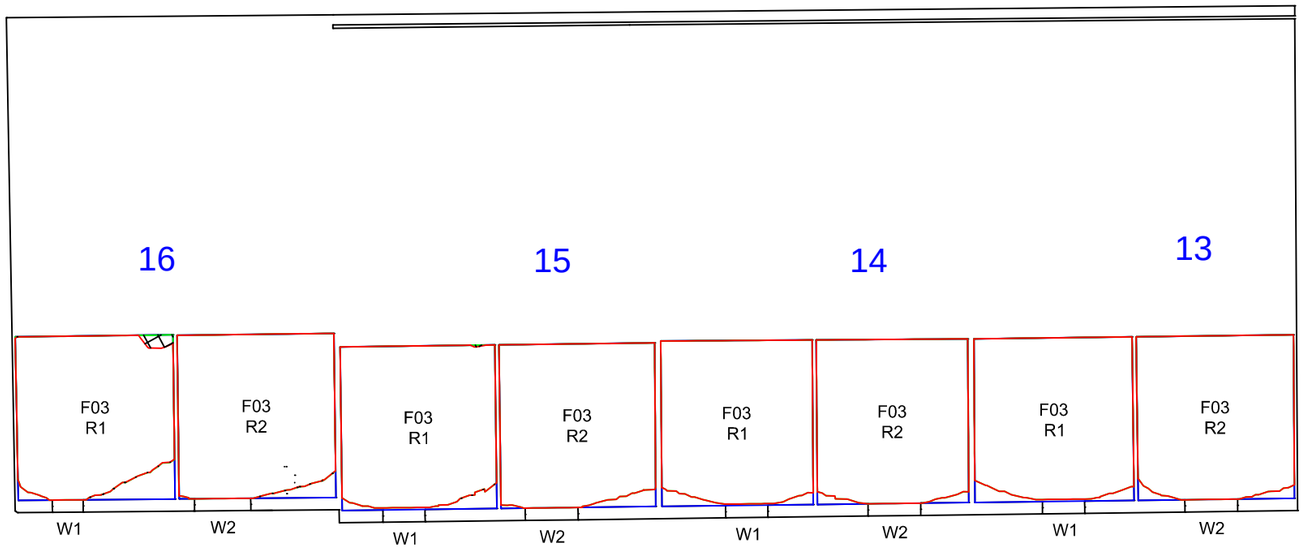
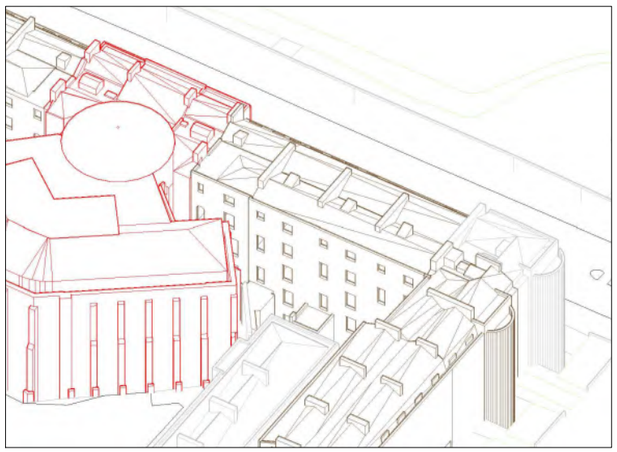


13 – 16 Park Square East – Third Floor



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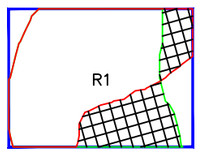

Existing contour

Proposed contour

Area of loss/gain

Subject room

3D Context View – South East

SOURCES OF INFORMATION:

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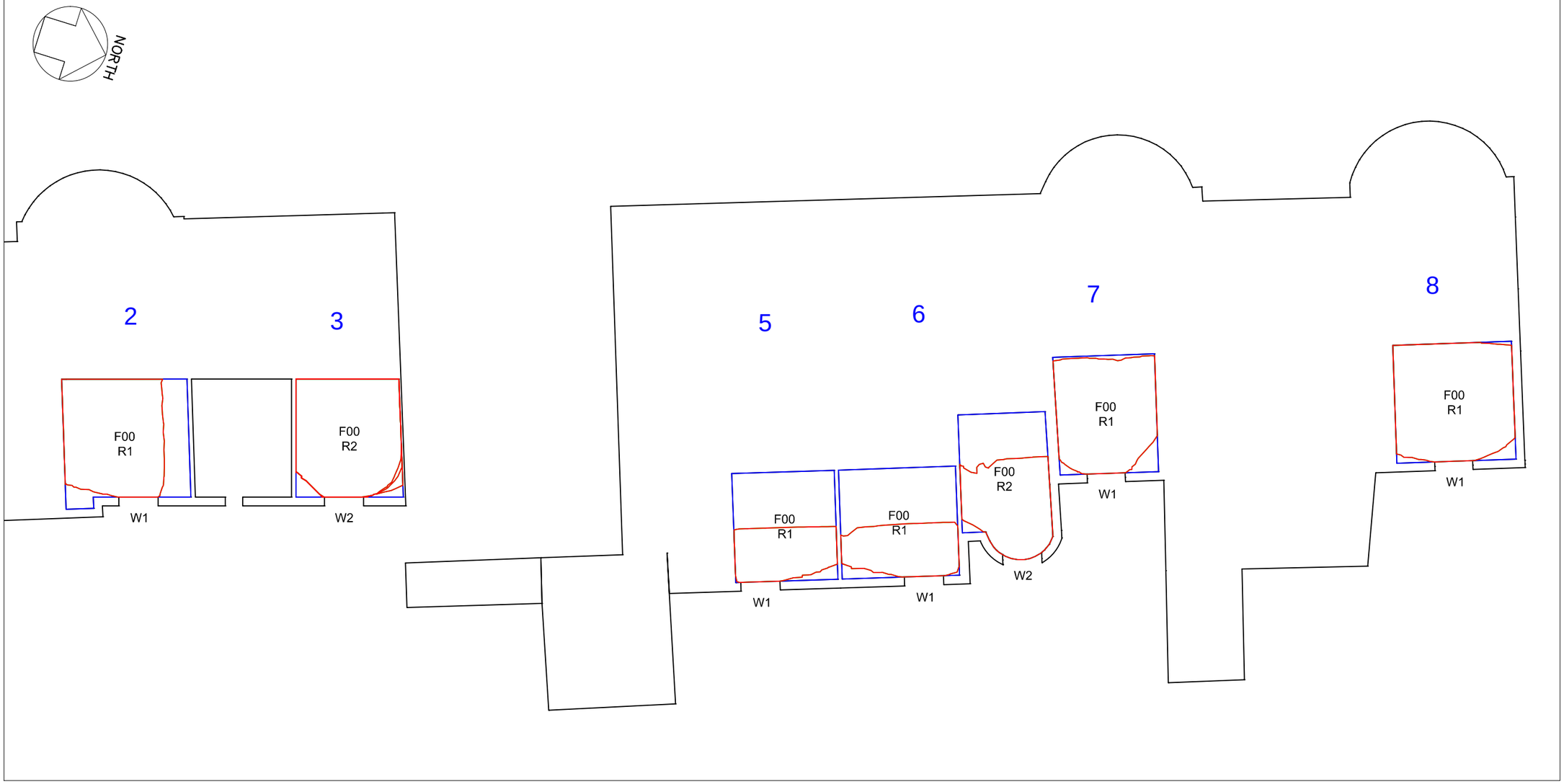
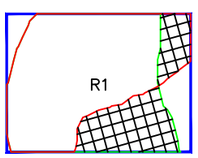


2 – 8 St Andrews Place – Ground Floor

3D Context View – South

KEY



Existing contour

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Area of loss/gain

Subject room

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SOURCES OF INFORMATION:

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20710B–15 SECTIONS.DWG
AS PROPOSED_DAYLIGHT MODEL
MARYLEBONE RD_310118_SOLIDS.DWG

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NO.17 PARK SQUARE STREET DRAWING PACKAGE
NO.19 PARK SQUARE STREET DRAWINGS PACKAGE

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TITLE

Daylight Distribution
Contours/Referencing Plans
2 – 8 St Andrews Place

CLIENT

Marek Wojciehowski
Architects

PROJECT

The Diorama
17–19 Park Square East
London

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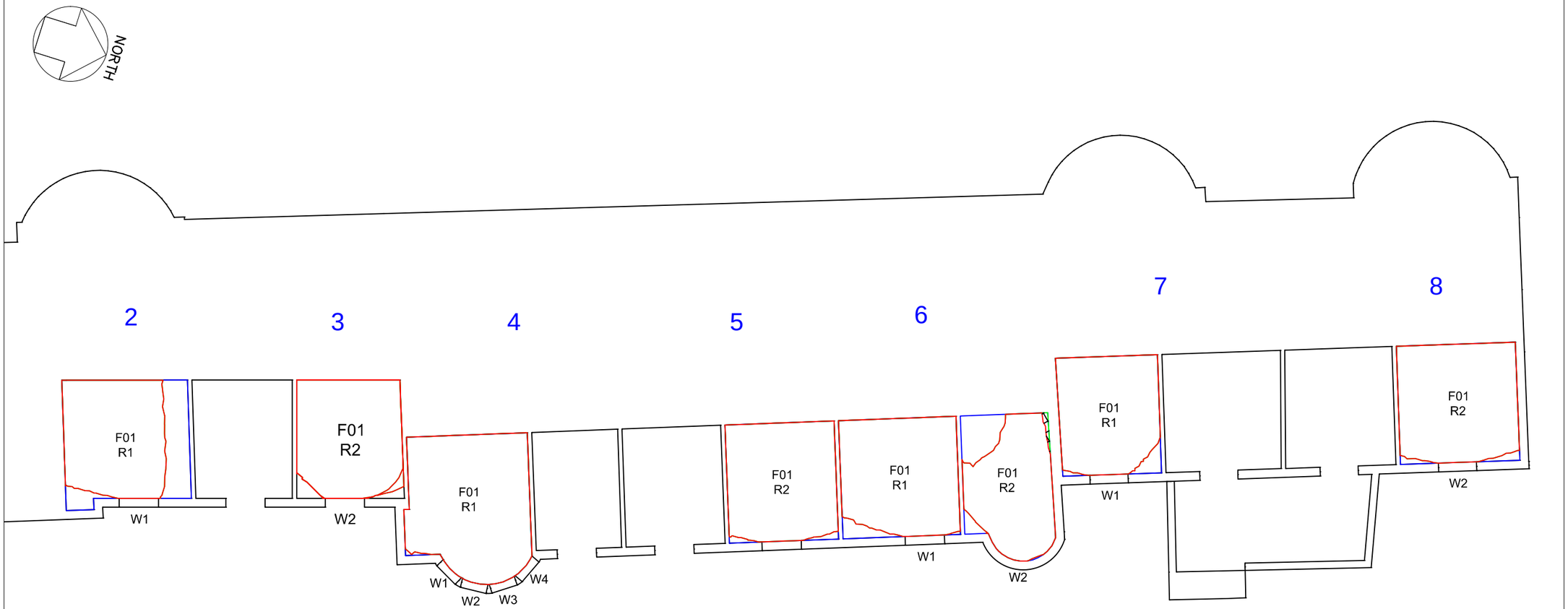
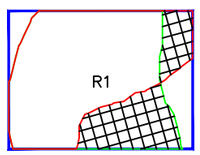
81568_DD_14	3



2 – 8 St Andrews Place – First Floor

3D Context View – South

KEY



Existing contour

Proposed contour

Area of loss/gain

Subject room

3D Context View – South East

SOURCES OF INFORMATION:

MWA ARCHITECTS

20710B–1 LAND SURVEY.DWG
20710B–2 BASEMENT FLOOR PLAN.DWG
20710B–3 LOWER GROUND FLOOR PLAN.DWG
20710B–4 UPPER GROUND FLOOR PLAN.DWG
20710B–5 FIRST FLOOR PLAN.DWG
20710B–6 SECOND FLOOR PLAN.DWG
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20710B–9 SECTIONS.DWG
20710B–10 ELEVATIONS.DWG
20710B–11 ELEVATIONS.DWG
20710B–12 ELEVATIONS(PRELIM).DWG
20710B–13 SECTIONS.DWG
20710B–14 SECTIONS.DWG
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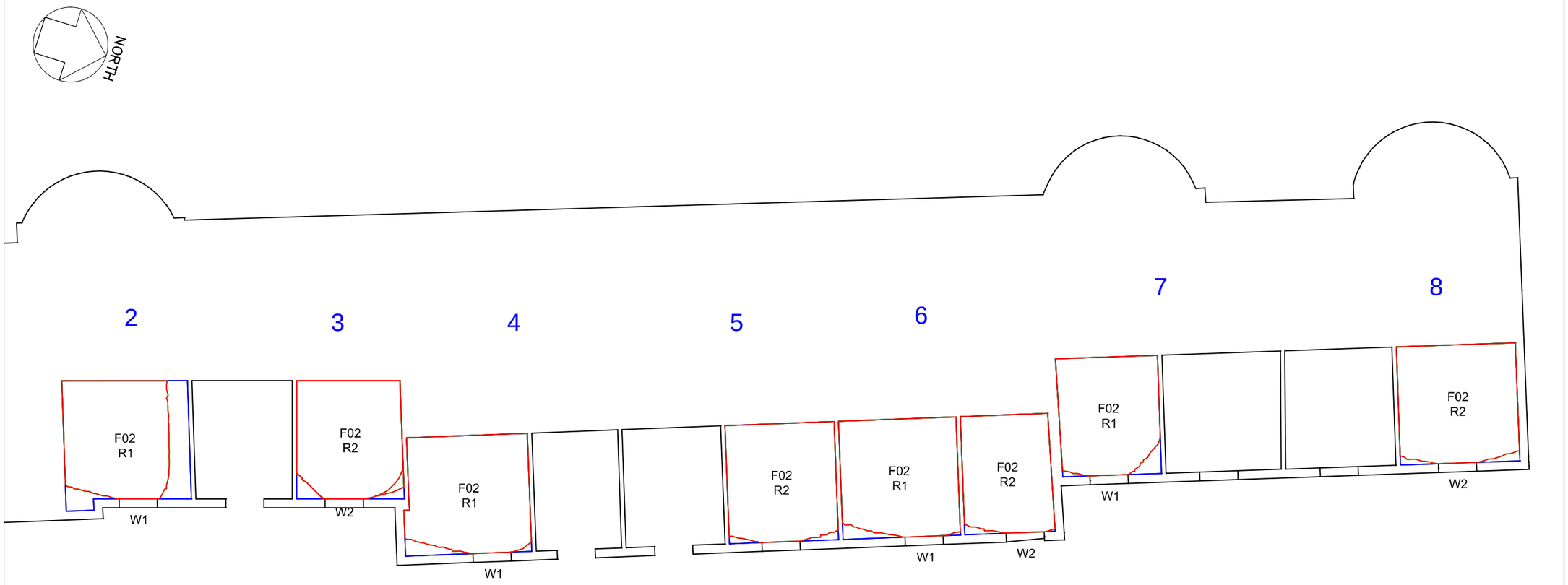
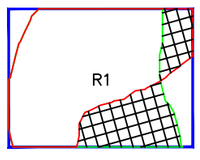


2 – 8 St Andrews Place – Second Floor

3D Context View – South

KEY



Existing contour

Proposed contour

Area of loss/gain

Subject room

3D Context View – South East

SOURCES OF INFORMATION:

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20710B–1 LAND SURVEY.DWG
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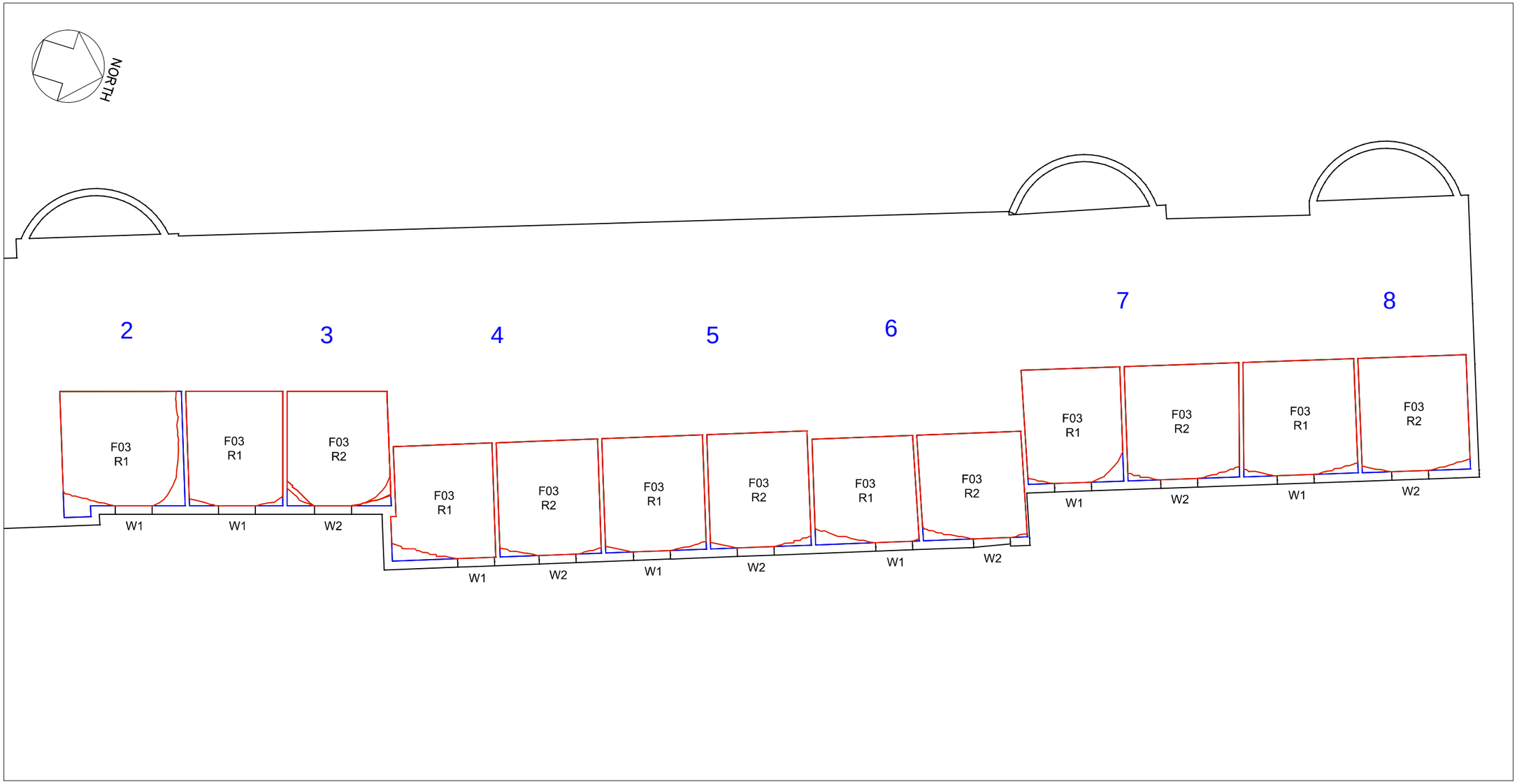
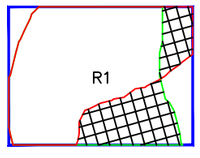


2 – 8 St Andrews Place – Third Floor

3D Context View – South

KEY



Existing contour

Proposed contour

Area of loss/gain

Subject room

3D Context View – South East

SOURCES OF INFORMATION:

MWA ARCHITECTS

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20710B–4 UPPER GROUND FLOOR PLAN.DWG
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20710B–6 SECOND FLOOR PLAN.DWG
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20710B–10 ELEVATIONS.DWG
20710B–11 ELEVATIONS.DWG
20710B–12 ELEVATIONS(PRELIM).DWG
20710B–13 SECTIONS.DWG
20710B–14 SECTIONS.DWG
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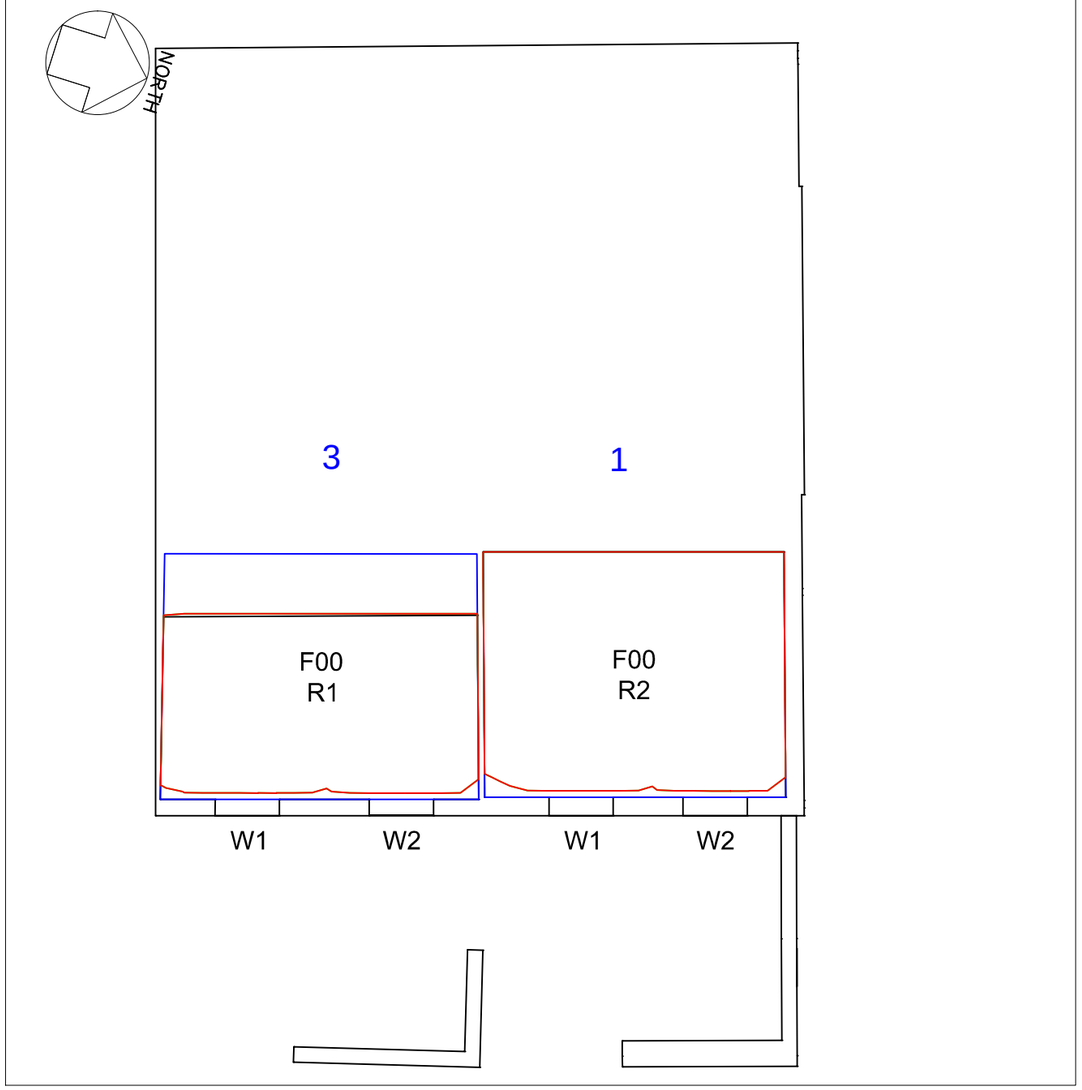
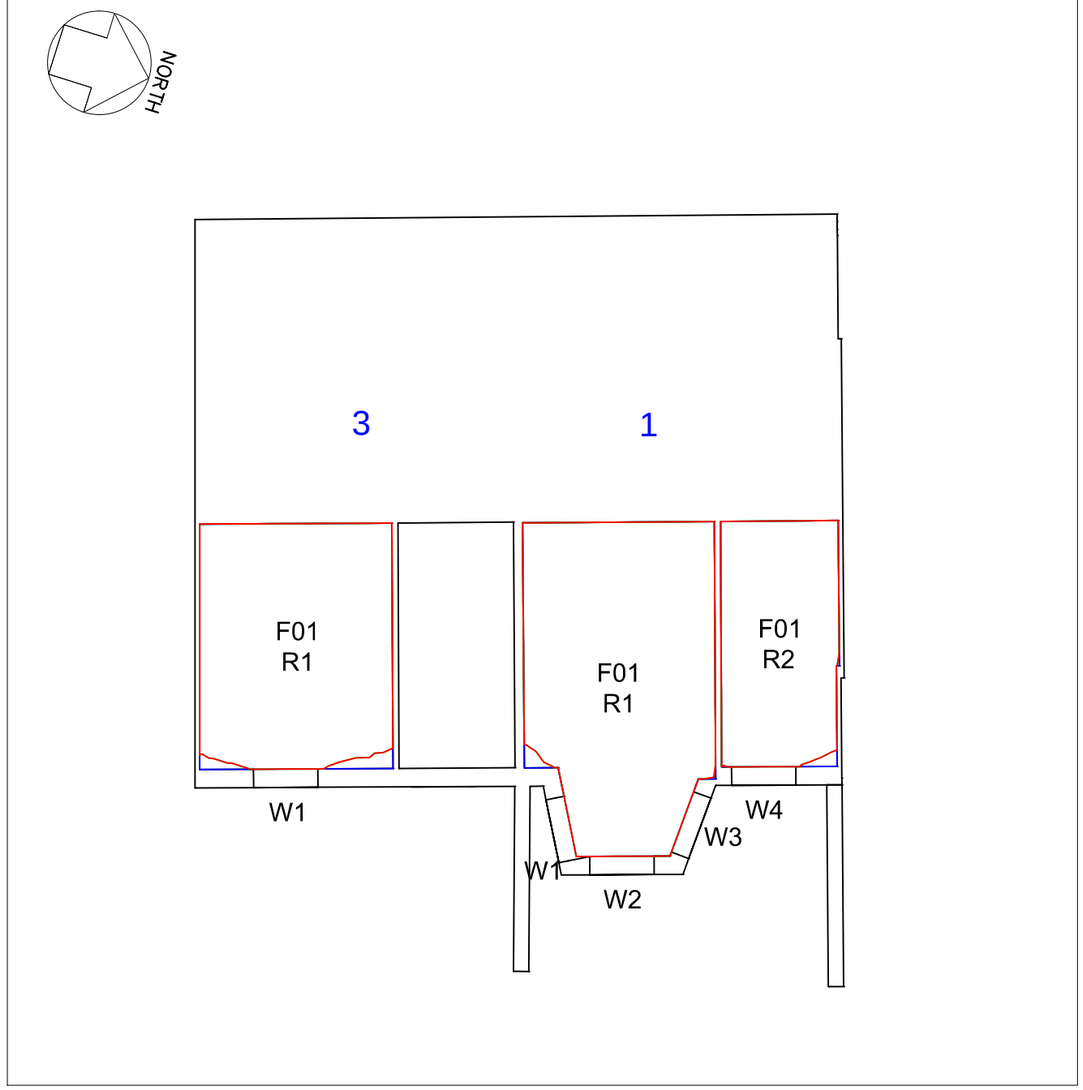


1 – 3 Albany Street – Ground Floor



1 – 3 Albany Street – First Floor

SOURCES OF INFORMATION:

MWA ARCHITECTS

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20710B–2 BASEMENT FLOOR PLAN.DWG
20710B–3 LOWER GROUND FLOOR PLAN.DWG
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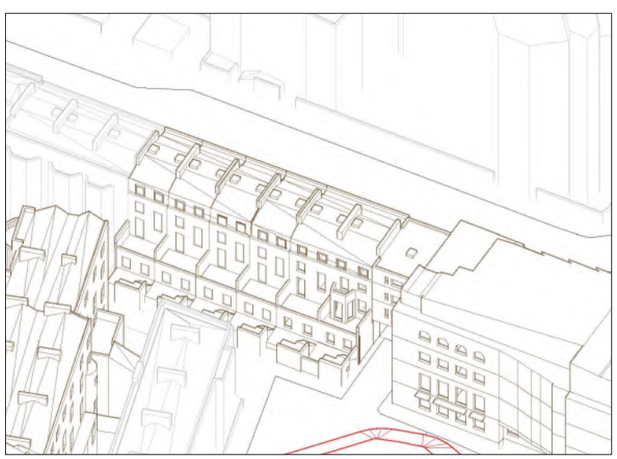
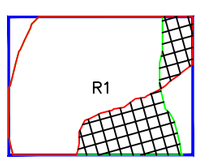


3D Context View – South West

KEY

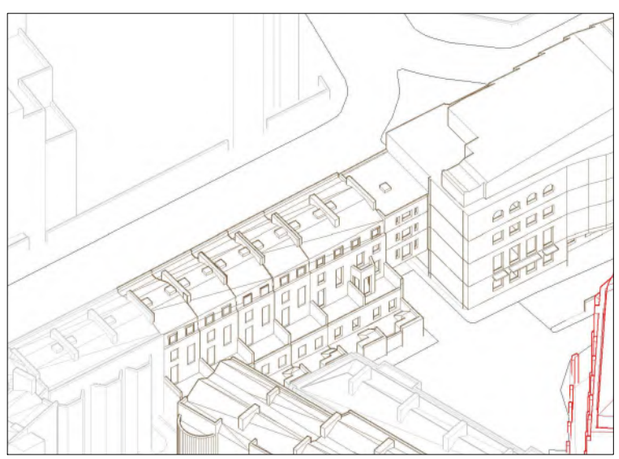


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View – North West

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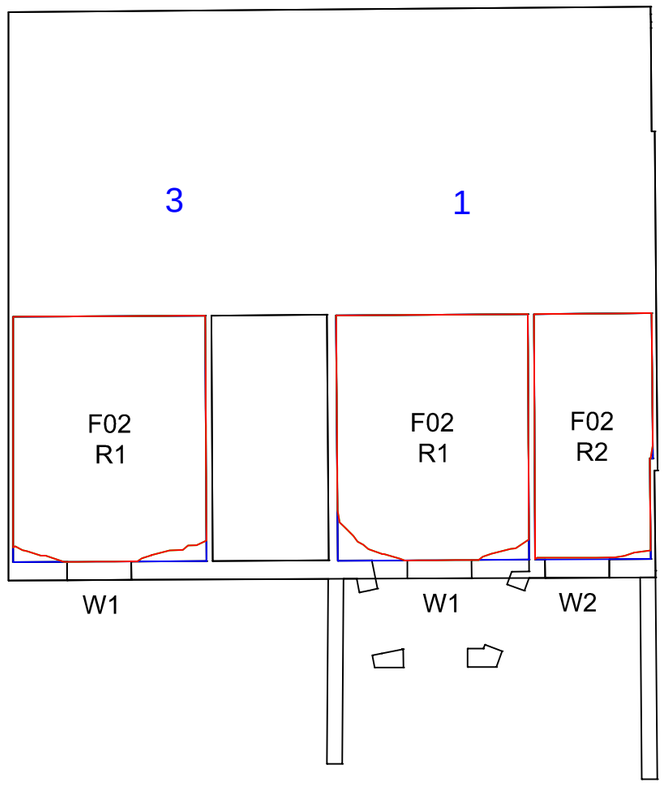

1 – 3 Albany Street – Second Floor

1 – 3 Albany Street – Third Floor

SOURCES OF INFORMATION:

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20710B–1 LAND SURVEY.DWG
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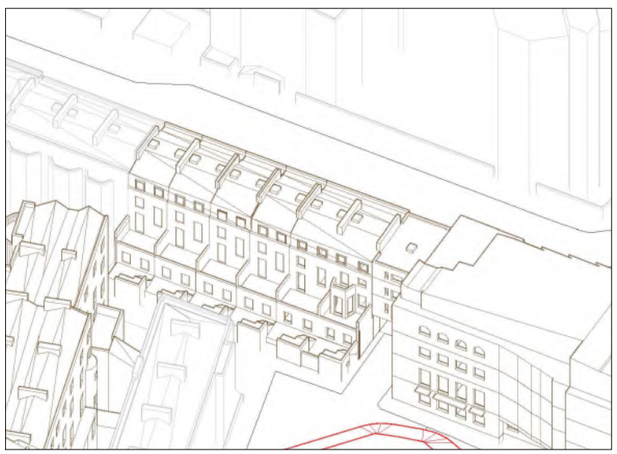
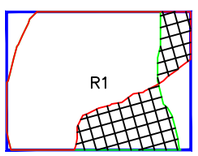


3D Context View – South West

KEY

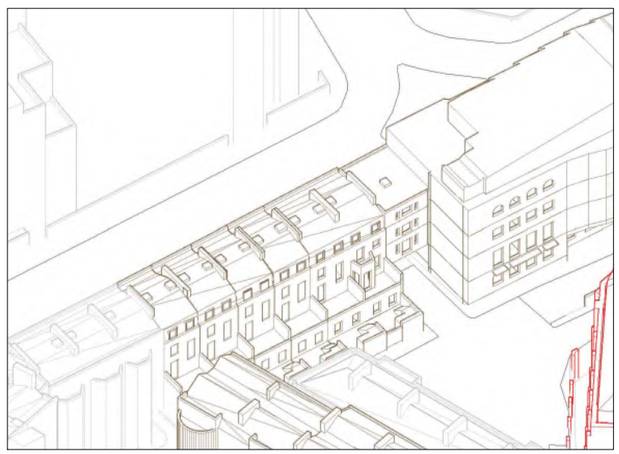


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View – North West

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Appendix D

Daylight study

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
3 Albany Terrace					
B01	W1	10.32	9.96	0.97	Yes
F00	W1	19.26	18.81	0.98	Yes
F00	W2	6.34	6.25	0.99	Yes
F00	W3	20.14	19.57	0.97	Yes
F01	W2	25.13	24.33	0.97	Yes
F02	W2	29.37	28.37	0.97	Yes
F03	W1	32.59	31.66	0.97	Yes
F03	W2	32.93	31.93	0.97	Yes
2 Albany Terrace					
B01	W1	6.99	6.82	0.97	Yes
F00	W1	12.57	12.08	0.96	Yes
F01	W2	18.74	18.09	0.97	Yes
F02	W2	23.60	22.85	0.97	Yes
F03	W1	25.58	24.86	0.97	Yes
F03	W2	28.85	28.10	0.97	Yes
24 Park Square East					
B01	W1	9.41	9.26	0.98	Yes
F00	W1	14.54	14.20	0.98	Yes
F01	W1	18.51	18.13	0.98	Yes
F02	W1	25.83	25.42	0.98	Yes
F03	W1	27.17	26.89	0.99	Yes
F03	W2	31.71	31.30	0.99	Yes
23 Park Square East					
B01	W1	11.81	11.62	0.98	Yes
B01	W2	14.52	14.26	0.98	Yes
F00	W1	19.93	19.46	0.98	Yes
F00	W2	17.85	17.70	0.99	Yes
F01	W1	25.00	24.38	0.98	Yes
F02	W1	30.90	30.21	0.98	Yes
F03	W1	33.85	33.28	0.98	Yes
F03	W2	33.50	32.97	0.98	Yes
22 Park Square East					
B01	W1	11.51	11.22	0.98	Yes
B01	W2	12.03	11.99	1.00	Yes
F00	W1	20.34	19.76	0.97	Yes
F00	W2	15.28	15.15	0.99	Yes
F01	W1	25.36	24.53	0.97	Yes
F02	W1	31.04	29.84	0.96	Yes
F03	W1	33.97	32.95	0.97	Yes
F03	W2	33.49	32.18	0.96	Yes
21 Park Square East					
B01	W1	8.07	7.91	0.98	Yes
B01	W2	5.64	5.57	0.99	Yes
B01	W3	7.47	7.62	1.02	Yes
F00	W1	14.84	14.61	0.98	Yes
F01	W1	20.05	19.15	0.96	Yes
F02	W1	28.80	26.52	0.92	Yes
F03	W1	33.97	31.87	0.94	Yes
F03	W2	33.49	30.85	0.92	Yes

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
20 Park Square East					
B01	W1	1.36	1.22	0.90	Yes
F00	W1	5.70	5.38	0.94	Yes
F01	W1	11.24	10.44	0.93	Yes
F02	W1	21.81	18.65	0.85	Yes
F03	W1	33.84	30.11	0.89	Yes
F03	W2	33.11	28.13	0.85	Yes
16 Park Square East					
B01	W1	1.08	0.95	0.88	Yes
F00	W2	4.57	4.23	0.92	Yes
F01	W2	11.51	10.66	0.93	Yes
F02	W2	22.07	19.03	0.86	Yes
F03	W1	32.26	26.89	0.83	Yes
F03	W2	33.77	30.12	0.89	Yes
15 Park Square East					
B01	W1	5.58	5.51	0.99	Yes
F00	W2	13.39	13.09	0.98	Yes
F01	W2	20.17	19.32	0.96	Yes
F02	W1	28.20	26.15	0.93	Yes
F03	W1	32.85	30.66	0.93	Yes
F03	W2	33.55	32.00	0.95	Yes
14 Park Square East					
B01	W1	2.00	2.05	1.03	Yes
F00	W1	5.09	5.12	1.00	Yes
F00	W2	15.15	14.68	0.97	Yes
F01	W2	24.49	23.73	0.97	Yes
F02	W2	29.44	28.38	0.96	Yes
F03	W1	32.49	31.74	0.98	Yes
F03	W2	32.84	32.18	0.98	Yes
13 Park Square East					
F00	W1	37.22	37.15	1.00	Yes
F00	W2	13.60	13.20	0.97	Yes
F01	W2	17.72	17.23	0.97	Yes
F02	W2	21.05	20.54	0.98	Yes
F03	W1	31.15	30.74	0.99	Yes
F03	W2	27.92	27.52	0.99	Yes
2 St Andrews Place					
F00	W1	12.71	12.15	0.96	Yes
F01	W1	16.25	15.54	0.96	Yes
F02	W1	19.09	18.23	0.95	Yes
F03	W1	23.38	22.78	0.97	Yes
3 St Andrews Place					
F00	W2	12.55	12.35	0.98	Yes
F01	W2	20.09	19.57	0.97	Yes
F02	W2	25.52	24.80	0.97	Yes
F03	W1	31.64	30.85	0.98	Yes
F03	W2	29.37	28.54	0.97	Yes
4 St Andrews Place					
F01	W1	18.51	18.02	0.97	Yes
F01	W2	23.73	22.97	0.97	Yes
F01	W3	26.90	26.07	0.97	Yes
F01	W4	24.70	24.07	0.97	Yes

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
F02	W1	31.86	30.41	0.95	Yes
F03	W1	34.40	33.16	0.96	Yes
F03	W2	34.57	33.30	0.96	Yes
5 St Andrews Place					
F00	W1	9.58	9.26	0.97	Yes
F01	W2	27.02	26.21	0.97	Yes
F02	W2	33.00	31.44	0.95	Yes
F03	W2	34.68	33.52	0.97	Yes
6 St Andrews Place					
F00	W1	9.41	9.12	0.97	Yes
F00	W2	14.38	14.20	0.99	Yes
F01	W1	26.72	25.88	0.97	Yes
F01	W2	21.04	20.17	0.96	Yes
F02	W1	33.28	31.80	0.96	Yes
F02	W2	34.65	33.76	0.97	Yes
F03	W1	34.69	33.63	0.97	Yes
F03	W2	34.69	33.70	0.97	Yes
7 St Andrews Place					
F00	W1	10.99	10.82	0.98	Yes
F01	W1	24.61	23.83	0.97	Yes
F02	W1	27.52	26.53	0.96	Yes
F03	W1	29.49	28.79	0.98	Yes
F03	W2	34.49	33.72	0.98	Yes
8 St Andrews Place					
F00	W1	18.41	18.13	0.98	Yes
F01	W2	29.35	28.62	0.97	Yes
F02	W2	33.19	32.26	0.97	Yes
F03	W1	34.66	33.92	0.98	Yes
F03	W2	34.59	33.90	0.98	Yes
3 Albany Street					
F00	W1	24.47	23.55	0.96	Yes
F00	W2	25.51	24.62	0.96	Yes
F01	W1	28.87	27.79	0.96	Yes
F02	W1	31.64	30.52	0.96	Yes
F03	W1	32.77	32.02	0.98	Yes
F03	W2	32.79	31.84	0.97	Yes
1 Albany Street					
F00	W1	25.77	24.86	0.96	Yes
F00	W2	25.18	24.25	0.96	Yes
F01	W1	9.54	9.36	0.98	Yes
F01	W2	28.50	27.29	0.96	Yes
F01	W3	13.89	12.98	0.93	Yes
F01	W4	23.11	21.96	0.95	Yes
F02	W1	30.87	29.53	0.96	Yes
F02	W2	29.40	28.13	0.96	Yes
F03	W1	32.41	31.42	0.97	Yes
F03	W2	31.31	30.20	0.96	Yes

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
3 Albany Terrace							
B01	R1	Unknown	10.0	9.7	0.98	2	YES
F00	R1	Unknown	13.2	13.0	0.98	2	YES
F00	R2	Unknown	14.9	14.9	1	0	YES
F01	R2	Unknown	15.1	15.1	1	0	YES
F02	R2	Unknown	15.1	15.1	1	0	YES
F03	R1	Unknown	12.5	12.5	1	0	YES
F03	R2	Unknown	15.1	15.1	1	0	YES
2 Albany Terrace							
B01	R1	Unknown	8.5	8.2	0.97	2	YES
F00	R1	Unknown	13.4	13.4	1	0	YES
F01	R2	Unknown	14.2	14.2	1	0	YES
F02	R2	Unknown	15.1	15.1	1	0	YES
F03	R1	Unknown	10.7	10.8	1.01	-1	YES
F03	R2	Unknown	11.2	11.2	1	0	YES
24 Park Square East							
B01	R1	Unknown	7.5	7.5	1	0	YES
F00	R1	Unknown	13.0	13.0	1	0	YES
F01	R2	Unknown	12.1	12.1	1	0	YES
F02	R1	Unknown	19.8	19.8	1	0	YES
F03	R1	Unknown	15.6	15.6	1	0	YES
F03	R2	Unknown	19.9	19.9	1	0	YES
23 Park Square East							
B01	R1	Unknown	15.8	15.8	1	0	YES
B01	R2	Unknown	5.0	5.0	1	0	YES
F00	R1	Unknown	20.2	20.2	1	0	YES
F00	R2	Unknown	5.2	5.2	1	0	YES
F01	R1	Unknown	20.5	20.5	1	0	YES
F02	R1	Unknown	20.4	20.4	1	0	YES
F03	R1	Unknown	15.8	15.8	1	0	YES
F03	R2	Unknown	15.8	15.8	1	0	YES
22 Park Square East							
B01	R1	Unknown	14.0	14.0	1	0	YES
B01	R2	Unknown	4.5	4.5	1	0	YES
F00	R1	Unknown	17.4	17.3	0.99	1	YES
F00	R2	Unknown	5.0	5.0	1	0	YES
F01	R1	Unknown	17.4	17.4	1	0	YES
F02	R1	Unknown	17.4	17.4	1	0	YES
F03	R1	Unknown	14.2	14.2	1	0	YES
F03	R2	Unknown	14.2	14.2	1	0	YES
21 Park Square East							
B01	R1	Unknown	10.1	10.1	1	0	YES
B01	R2	Unknown	5.7	5.7	1	0	YES
F00	R1	Unknown	13.7	13.5	0.99	1	YES
F01	R1	Unknown	14.3	13.8	0.96	4	YES
F02	R1	Unknown	16.9	16.8	0.99	1	YES
F03	R1	Unknown	14.0	14.0	1	0	YES
F03	R2	Unknown	14.0	14.0	1	0	YES
20 Park Square East							
B01	R1	Unknown	2.6	2.6	1	0	YES
F00	R1	Unknown	5.6	5.4	0.97	3	YES
F01	R1	Unknown	7.8	6.8	0.87	13	YES

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
F02	R1	Unknown	16.4	13.7	0.84	16	YES
F03	R1	Unknown	14.6	14.6	1	0	YES
F03	R2	Unknown	14.3	14.3	1	0	YES
16 Park Square East							
B01	R1	Unknown	2.1	2.1	1	0	YES
F00	R2	Unknown	8.1	7.9	0.97	3	YES
F01	R2	Unknown	13.3	12.5	0.94	6	YES
F02	R2	Unknown	18.0	17.3	0.96	4	YES
F03	R1	Unknown	14.3	14.0	0.98	2	YES
F03	R2	Unknown	14.8	14.8	1	0	YES
15 Park Square East							
B01	R1	Unknown	9.0	9.0	1	0	YES
F00	R1	Unknown	12.0	11.9	0.99	1	YES
F01	R2	Unknown	14.4	13.8	0.96	4	YES
F02	R2	Unknown	16.8	16.1	0.96	4	YES
F03	R1	Unknown	14.5	14.5	1	0	YES
F03	R2	Unknown	14.7	14.7	1	0	YES
14 Park Square East							
B01	R1	Unknown	1.4	1.4	1	0	YES
B01	R2	Unknown	6.6	6.6	1	0	YES
F00	R1	Unknown	2.6	2.6	1	0	YES
F00	R2	Unknown	14.8	14.8	1	0	YES
F01	R2	Unknown	16.3	16.3	1	0	YES
F02	R2	Unknown	16.3	16.3	1	0	YES
F03	R1	Unknown	14.4	14.4	1	0	YES
F03	R2	Unknown	14.5	14.5	1	0	YES
13 Park Square East							
F00	R2	Unknown	11.2	11.2	1	0	YES
F01	R2	Unknown	12.3	12.3	1	0	YES
F02	R2	Unknown	13.3	13.3	1	0	YES
F03	R1	Unknown	14.9	14.9	1	0	YES
F03	R2	Unknown	15.0	15.0	1	0	YES
2 St Andrews Place							
F00	R1	Unknown	13.1	13.1	1	0	YES
F01	R1	Unknown	13.2	13.2	1	0	YES
F02	R1	Unknown	13.7	13.7	1	0	YES
F03	R1	Unknown	15.5	15.5	1	0	YES
3 St Andrews Place							
F00	R2	Unknown	13.4	13.4	1	0	YES
F01	R2	Unknown	13.5	13.5	1	0	YES
F02	R2	Unknown	13.7	13.7	1	0	YES
F03	R1	Unknown	13.1	13.1	1	0	YES
F03	R2	Unknown	13.8	13.8	1	0	YES
4 St Andrews Place							
F01	R1	Unknown	19.1	19.1	1	0	YES
F02	R1	Unknown	15.9	15.9	1	0	YES
F03	R1	Unknown	13.5	13.5	1	0	YES
F03	R2	Unknown	13.9	13.9	1	0	YES
5 St Andrews Place							
F00	R1	Unknown	5.8	5.8	1	0	YES
F01	R2	Unknown	14.5	14.5	1	0	YES
F02	R2	Unknown	14.5	14.5	1	0	YES
F03	R1	Unknown	13.8	13.8	1	0	YES
F03	R2	Unknown	13.8	13.8	1	0	YES

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
6 St Andrews Place							
F00	R1	Unknown	6.4	6.4	1	0	YES
F00	R2	Unknown	8.7	8.7	1	0	YES
F01	R1	Unknown	15.2	15.2	1	0	YES
F01	R2	Unknown	11.5	11.3	0.99	1	YES
F02	R1	Unknown	15.4	15.4	1	0	YES
F02	R2	Bedroom	11.8	11.8	1	0	YES
F03	R1	Unknown	12.7	12.7	1	0	YES
F03	R2	Unknown	13.1	13.1	1	0	YES
7 St Andrews Place							
F00	R1	Unknown	12.5	12.5	1	0	YES
F01	R1	Unknown	12.9	12.9	1	0	YES
F02	R1	Unknown	12.9	12.9	1	0	YES
F03	R1	Unknown	13.1	13.1	1	0	YES
F03	R2	Unknown	15.5	15.5	1	0	YES
8 St Andrews Place							
F00	R1	Unknown	15.5	15.5	1	0	YES
F01	R2	Unknown	15.7	15.7	1	0	YES
F02	R2	Unknown	15.7	15.7	1	0	YES
F03	R1	Unknown	15.4	15.4	1	0	YES
F03	R2	Unknown	14.8	14.8	1	0	YES
3 Albany Street							
F00	R1	Unknown	15.0	15.0	1	0	YES
F01	R1	Unknown	12.3	12.3	1	0	YES
F02	R1	Unknown	12.3	12.3	1	0	YES
F03	R1	Unknown	12.0	12.0	1	0	YES
F03	R2	Unknown	7.4	7.4	1	0	YES
1 Albany Street							
F00	R2	Unknown	19.0	19.0	1	0	YES
F01	R1	Unknown	15.2	15.2	1	0	YES
F01	R2	Unknown	7.5	7.5	1	0	YES
F02	R1	Unknown	12.1	12.1	1	0	YES
F02	R2	Unknown	7.5	7.5	1	0	YES
F03	R1	Unknown	12.0	12.0	1	0	YES
F03	R2	Unknown	7.5	7.5	1	0	YES

Appendix E

Sunlight study

Floor Ref.	Window Ref.	Existing Winter %	Existing Annual %	Proposed Winter %	Proposed Annual %	Winter Times Former Value	Annual Times Former Value	BRE Compliant
3 Albany Terrace								
F00	W2	0	0	0	0	1.00	1.00	YES
21 Park Square East								
B01	W3	1	15	1	15	1.00	1.00	YES
2 St Andrews Place								
F00	W1	3	30	3	30	1.00	1.00	YES
F01	W1	7	37	6	36	0.86	0.97	YES
F02	W1	9	39	9	39	1.00	1.00	YES
F03	W1	14	50	14	50	1.00	1.00	YES
3 St Andrews Place								
F00	W2	2	25	2	25	1.00	1.00	YES
F01	W2	11	39	11	39	1.00	1.00	YES
F02	W2	18	57	17	56	0.94	0.98	YES
F03	W1	21	71	21	71	1.00	1.00	YES
F03	W2	23	59	23	59	1.00	1.00	YES
4 St Andrews Place								
F01	W1	12	40	9	37	0.75	0.93	YES
F01	W2	17	58	14	55	0.82	0.95	YES
F01	W3	15	57	15	57	1.00	1.00	YES
F01	W4	8	43	8	43	1.00	1.00	YES
F02	W1	22	72	21	71	0.95	0.99	YES
F03	W1	24	74	24	74	1.00	1.00	YES
F03	W2	26	76	26	76	1.00	1.00	YES
5 St Andrews Place								
F00	W1	0	24	0	24	1.00	1.00	YES
F01	W2	14	64	13	63	0.93	0.98	YES
F02	W2	24	74	23	73	0.96	0.99	YES
F03	W2	26	76	26	76	1.00	1.00	YES
6 St Andrews Place								
F00	W1	0	22	0	22	1.00	1.00	YES
F00	W2	1	41	1	41	1.00	1.00	YES
F01	W1	13	62	13	62	1.00	1.00	YES
F01	W2	19	47	17	45	0.89	0.96	YES
F02	W1	25	75	25	75	1.00	1.00	YES
F02	W2	26	84	26	84	1.00	1.00	YES
F03	W1	25	75	25	75	1.00	1.00	YES
F03	W2	25	75	25	75	1.00	1.00	YES
7 St Andrews Place								
F00	W1	1	20	1	20	1.00	1.00	YES
F01	W1	17	54	16	53	0.94	0.98	YES
F02	W1	18	55	18	55	1.00	1.00	YES
F03	W1	18	56	18	56	1.00	1.00	YES
F03	W2	26	76	26	76	1.00	1.00	YES
8 St Andrews Place								
F00	W1	4	34	4	34	1.00	1.00	YES
F01	W2	20	68	20	68	1.00	1.00	YES
F02	W2	25	75	24	74	0.96	0.99	YES
F03	W1	26	76	26	76	1.00	1.00	YES
F03	W2	26	76	26	76	1.00	1.00	YES

Floor Ref.	Window Ref.	Existing Winter %	Existing Annual %	Proposed Winter %	Proposed Annual %	Winter Times Former Value	Annual Times Former Value	BRE Compliant
3 Albany Street								
F00	W1	7	31	6	29	0.86	0.94	YES
F00	W2	4	30	4	29	1.00	0.97	YES
F01	W1	6	33	4	31	0.67	0.94	YES
F02	W1	7	36	6	35	0.86	0.97	YES
F03	W1	10	38	8	36	0.80	0.95	YES
F03	W2	8	37	7	36	0.88	0.97	YES
1 Albany Street								
F00	W1	4	29	3	28	0.75	0.97	YES
F00	W2	3	26	2	25	0.67	0.96	YES
F01	W2	3	30	2	29	0.67	0.97	YES
F01	W3	3	27	2	26	0.67	0.96	YES
F01	W4	2	25	2	25	1.00	1.00	YES
F02	W1	5	34	4	33	0.80	0.97	YES
F02	W2	3	29	2	28	0.67	0.97	YES
F03	W1	8	37	6	35	0.75	0.95	YES
F03	W2	5	34	3	32	0.60	0.94	YES

Appendix F

Overshadowing study

Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
24 Park Square East	B01	A8	28.5	0.0	0.0	0.00%	0.00%	1	YES
23 Park Square East	B01	A7	37.0	0.0	0.0	0.00%	0.00%	1	YES
22 Park Square East	B01	A6	44.8	0.0	0.0	0.00%	0.00%	1	YES
21 Park Square East	B01	A5	33.1	2.7	2.7	8.04%	8.04%	1	YES
20 Park Square East	B01	A4	14.7	0.0	0.0	0.00%	0.00%	1	YES
16 Park Square East	B01	A3	11.7	0.0	0.0	0.00%	0.00%	1	YES
15 Park Square East	B01	A2	24.1	0.0	0.0	0.00%	0.00%	1	YES
14 Park Square East	B01	A1	35.5	0.0	0.0	0.00%	0.00%	1	YES