Project

Former CSM Site, Holborn

Title

Daylight and Sunlight (impact on neighbours)

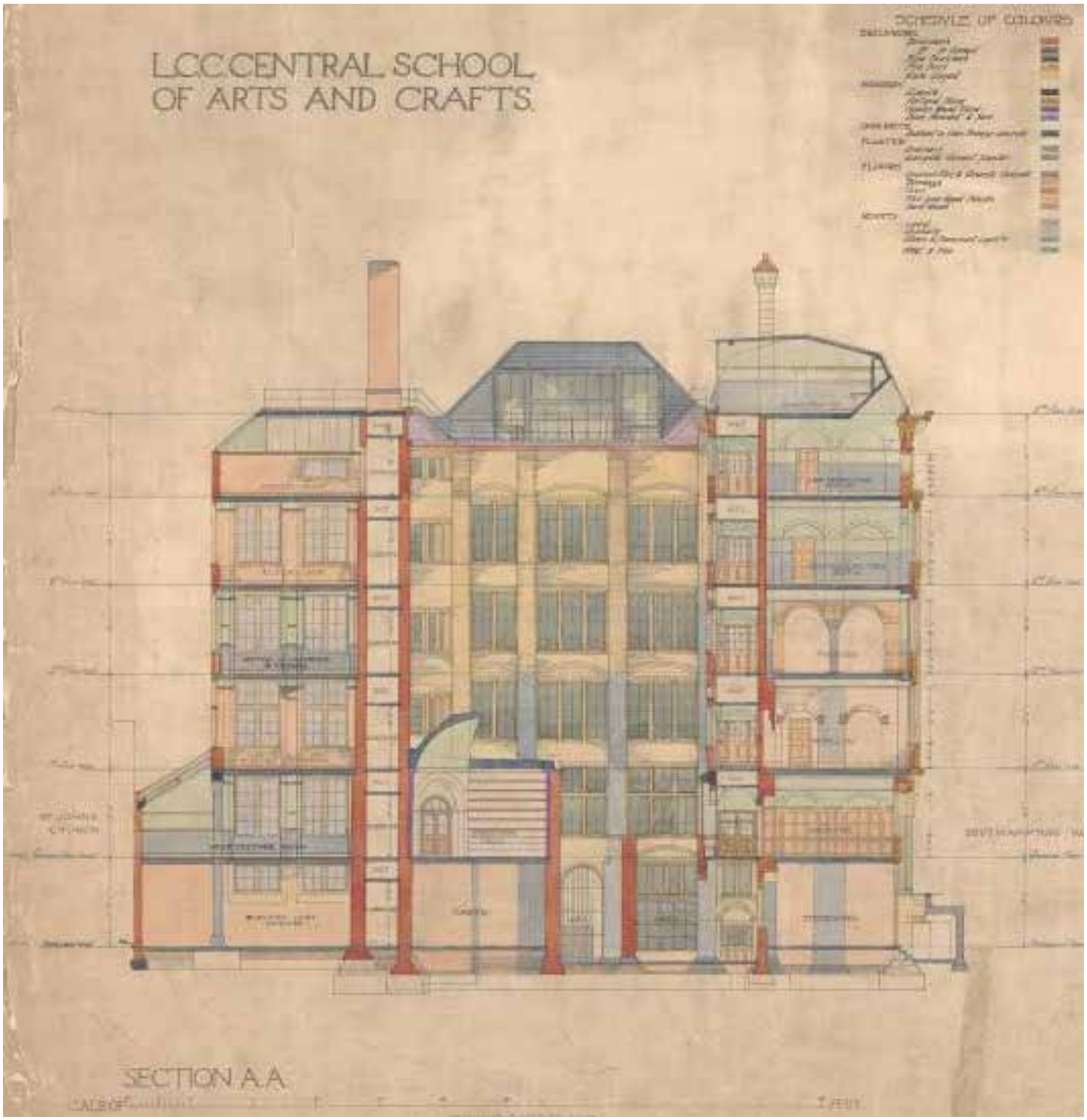

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Figure 1: Oblique aerial photograph of the site looking north (Source: Google)

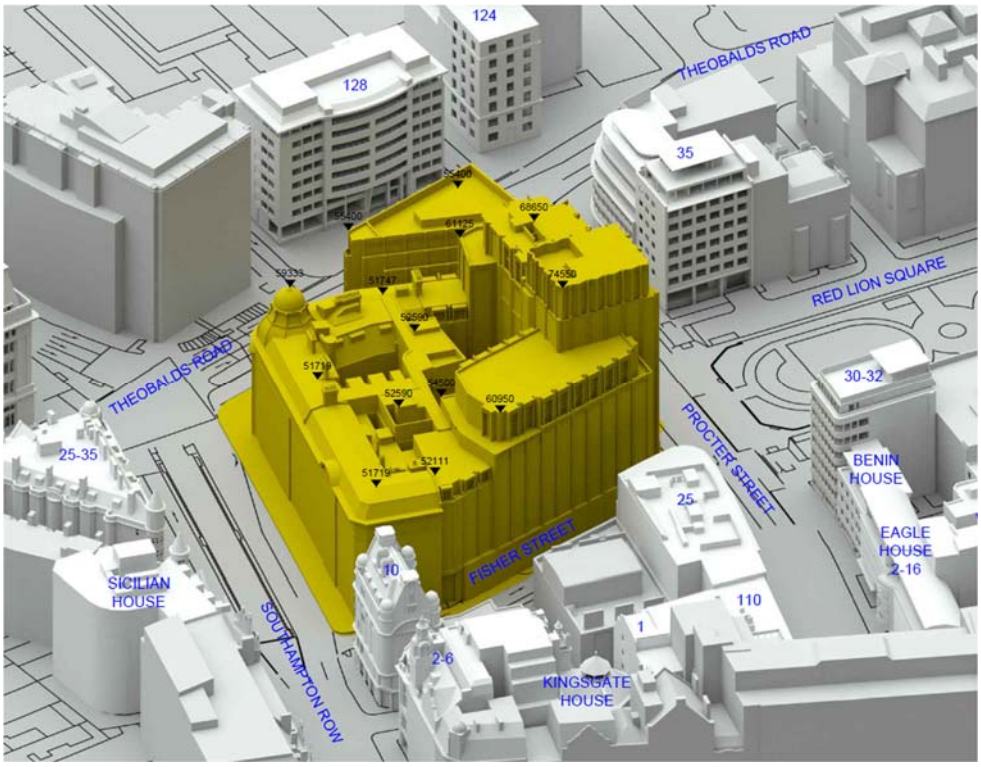


Figure 2: 3D view of computer model in the proposed condition

1. INTRODUCTION

1.1 Globalgrange Hotels Ltd is proposing a development at Former Central St Martins College, 12-42 Southampton Row & 1-4 Red Lion Square Square, WC1B 4AF

1.2 The application site is situated at the southern side of Theobalds Road and the junctions with Southampton Row to the west and Procter Street to the east and is bounded to the south by Fisher Street.

1.3 Globalgrange Hotels Ltd is conscious of the need to minimise impact on the light to neighbouring residential properties and therefore instructed Anstey Horne to work with the project architect, Orms Designers and Architects Ltd, so that the effects of the proposed development could be properly understood and, wherever possible, minimised.

1.4 Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the proposed development upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011).

1.5 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 1.

1.6 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

2. QUALIFICATIONS AND EXPERIENCE

2.1 Anstey Horne is a firm of Chartered Surveyors regulated by the Royal Institution of Chartered Surveyors. We have a long-standing history of advising developers, neighbours and local planning authorities on the effects of proposed development on daylight and sunlight amenity to existing surrounding buildings and on the interior daylight and sunlight conditions within proposed development.

2.2 Anstey Horne's daylighting studies are undertaken using 3D computer modelling and specialist computer software, specifically written for the purposes of carrying out the tests described in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*. Our software has been in use for many years and the technical results have been utilised and accepted by the courts, local planning authorities and other consultants in hundreds of assessments for both common law and town planning purposes.

3. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

3.1 The Revised National Planning Policy Framework (February 2019) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

3.2 Chapter 11 'Making effective use of land' states in paragraph 123(c) that:

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

3.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."

Regional Planning Policy and Guidance

<u>Mayor's London Plan</u>

3.4 The Mayor of London's '*London Plan – The Spatial Strategy for London Consolidated with Alterations since 2011*' (March 2016) sets out the spatial development strategy for London. It forms part of the development plan for Greater London, along with local plans of the London boroughs. *'Minor Alterations to the London Plan'* were published in 2015 and 2016.

3.5 Policy 7.6 (Architecture) states that:

"buildings and structures should … not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate".

3.6 Policy 7.7 (Location and design of tall and large buildings) states that:

"Tall and large buildings should not have an unacceptably harmful impact on their surroundings… Tall buildings: a) Should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference…b) should not impact on local or strategic views adversely".

Mayor's Housing Supplementary Planning Guidance

3.7 The Mayor of London's *'Housing Supplementary Planning Guidance'* (March 2016) provides guidance on how to implement the housing policies in the London Plan. It replaces the 2012 edition.

3.8 Part 1 of the SPG covers housing supply and sets out the Mayor's approach to optimising housing output. In relation to the effect on daylight and sunlight to surrounding properties it advises:

"Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines[1] *to assess the daylight and sunlight impacts of new development on surrounding properties … Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."*

"The degree of harm on adjacent properties … should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."

Local Planning Policy and Guidance

3.9 The development site is located within the London Borough of Camden. Camden's Local Plan 2017 provides details about their planning policies. The Local Plan is valid from 2017 to 2031 and the policies relating to daylight, sunlight and overshadowing are as follows:

[1] BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011).

3.10 Section 6 of the Local Plan deals with the protection of amenity. In relation to managing the impact of development, section 6.2, Policy A1 states the following:

"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity."

It goes on to state that daylight, sunlight and overshadowing are factors that will be considered and more specifically the following:

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

3.11 Under the heading 'Protection of public and private open spaces and land on housing estates', the effects of overshadowing are mentioned as follows:

"6.34 The success and viability of open spaces is closely linked to the scale, character and quality of the adjacent townscape and development. We will resist proposals which would affect the use and enjoyment of an open space through detrimental changes to its setting. This includes changes to the space's appearance or character, effects on the microclimate, levels of external light or noise pollution and overshadowing, overlooking or disruption to views in or out of the space."

3.12 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011).

4. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

4.1 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE report states that:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
- *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

4.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

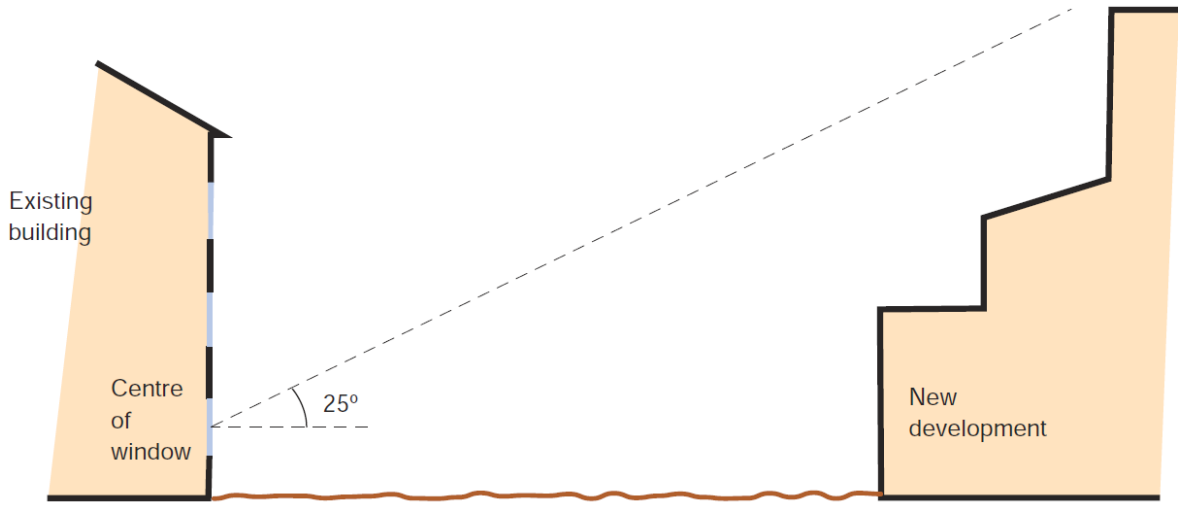


Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Report 209)

4.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.

4.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.

4.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.

4.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.

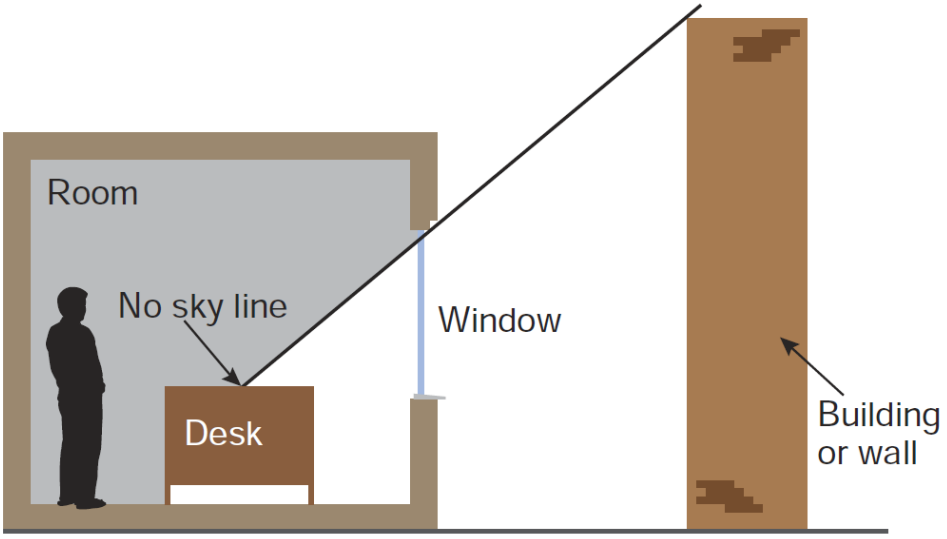


Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight. (© BRE Report 209)

4.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.

4.8 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

4.9 Where rooms will not satisfy the standard numerical guidelines for VSC and/or daylight distribution it can be helpful to calculate the average daylight factor (ADF) for the room with the proposed development in place, so that a comparison may be made with the recommendations in BS8206-2:2008 *Lighting for buildings - Part 2: Code of practice for daylighting*. Appendix C of the BRE Report summarises BS8206, which recommends the following minimum ADFs in dwellings: 1% in bedrooms, 1.5% in living rooms and 2% in kitchens. The ADF test is intended for use in designing new buildings for satisfactory daylight, not for impact assessments. Nevertheless, the results can be of assistance to a local planning authority when judging whether an impact on daylight that is noticeable is nonetheless acceptable when considered in the broader town planning context.

Sunlight to existing surrounding buildings

4.10 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.1 that:

"obstruction to sunlight may become an issue if:

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room."*

4.11 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.

4.12 The guide suggests:

"all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway." (BRE paragraph 3.2.3)

4.13 The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as:

"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)."

4.14 Paragraph 3.2.11 of the BRE Report summarises its sunlight guidance as follows:

"If a living room of an existing dwelling has a main window facing within 90º of due south, and any part of a new development subtends an angle of more than 25º to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*
- *receives less than 0.8 times its former sunlight hours during either period and*
- *has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours".*

Sunlight to existing surrounding gardens and open spaces

4.15 Section 3.3 of the BRE Report makes recommendations concerning the impact of proposed development on sunlight to open spaces between buildings, such as main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. The guide recommends that the level of overshadowing on such areas should be checked on the equinox (21 March).

4.16 The BRE Report recognises that each of these spaces has different sunlighting requirements and that it is difficult to suggest a hard and fast rule. It recommends that at least half of the amenity area should receive at least two hours of sunlight on the equinox on 21 March.

4.17 When assessing the impact of a proposed development on the level of overshadowing of an existing open amenity, the BRE guide recommends that:

"if, as a result of new development the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed".

4.18 Sunlight at an altitude of 10° or less does not count, because it is likely to be blocked by planting anyway. Driveways and hard standing for cars is usually left out of the area calculation. Around housing, front gardens which are relatively small and visible from public footpaths can be omitted with only main back gardens needing to be analysed.

4.19 Fences or walls less than 1.5 metres high can be ignored. The guide notes that:

"normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building".

This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

4.20 Paragraph 3.3.13 of the BRE guide notes that:

"where a large building is proposed which may affect a number of gardens or open spaces, it is often illustrative to plot a shadow plan showing the location of shadows at different times of day and year".

Computer simulation

4.21 Appendix A of the BRE guide describes a method for calculating VSC and APSH using various indicator templates and Appendix D shows how the no-sky line may be plotted inside a room. Where the obstructions on the skyline are complex these manual methods can be difficult to apply and the results can be crude. We therefore prefer to use computer simulation and our specialist software, which is based on the more accurate Waldram method, which is described in Appendix B of the BRE guide.

4.22 The information upon which our computer model was based is explained in the section 6 of this report.

5. APPLICATION OF BRE GUIDELINES

Flexible application of the guidelines

5.1 In its introduction the BRE Report 209 (second edition, 2011) states:

- *(Its) "main aim is … to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)

- *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."* (BRE paragraph 1.6)

- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

5.2 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

Alternative target values

5.3 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes:

"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… The calculation methods … are entirely flexible in this respect." (BRE paragraph 1.6)

5.4 At paragraph 2.2.3 the guide states:

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints."

5.5 Appendix F of the BRE Guide gives advice on setting alternative target values for skylight access. At page 62 it states:

"different targets may be used, based on the special requirements of the proposed development or its location".

5.6 Furthermore, as noted at paragraph 3.8 above, the Mayor of London's *Housing Supplementary Planning Guidance* emphasises that fully optimising housing potential on large sites may necessitate departure from conventional guidelines and the adoption of alternative target values.

5.7 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

Proximity of neighbouring building to the boundary

5.8 The BRE guide permits the reasonableness or otherwise of the distance of the neighbouring building from the boundary to be taken into account. At paragraph 2.2.3 it states:

"Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light".

Interpretation of relative impacts

5.9 Except where the BRE guide's specified minimum values will be retained in the proposed condition (see paragraphs 4.1, 4.14 and 0 above), the guide advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the 'BRE 0.8 guideline'.) Care must be taken when interpreting the 'relative impact' figures (in the columns marked "factor of former value" in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 6% VSC to 3% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 3% VSC is very small and would be barely perceptible.

5.10 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 4.14 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

Balconies, projecting wings and other self-obstructing projections

5.11 The BRE guide acknowledges that balconies and projecting wings to existing neighbouring buildings artificially limit the available daylight and sunlight and, as a consequence, larger relative reductions in light may be unavoidable. More specifically it states:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light." (BRE paragraph 2.2.11)

"A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above." (BRE paragraph 2.2.12)

"Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight." (BRE paragraph 3.2.9)

5.12 Clearly, where windows are inset or self-obstructed by balconies or other projections they will be unusually sensitive to changes in massing opposite and transgressions of the BRE's default numerical guidelines are more likely to arise. In such circumstances flexible application of the guidelines is very important.

Deep rooms

5.13 The BRE guide advises that light penetration into deep rooms lit from one side only may be unavoidably affected. At paragraph 2.2.10 it states

"The guidelines … need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable."

6. INFORMATION USED IN THE TECHNICAL STUDY

6.1 In order to carry out the tests recommended in the BRE Report, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme. The computer model is illustrated on the drawings at Appendix A and is based on the information listed below.

Proposed scheme:

- Orm's 3D model of the proposed scheme dated 22 March 2020

Existing building on the site and existing surrounding buildings:

- MBS 3D Land survey received on 17 July 2018
- OS map
- Aerial photography from Microsoft Bing and Google
- Site photographs

Internal arrangements within existing surrounding buildings:

Property	Drawings with planning application ref.
30-32 Procter Street	Assumed
Benin House	Camden planning references 2014/7347/P and 2017/4224/P
10 Southampton Row	Camden planning reference P/9603002

6.2 Where plans of the existing surrounding buildings were not available, we estimated the internal arrangements and room uses based on an external inspection. Where we have had to estimate internal arrangements and room uses, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

7. SCOPE OF TECHNICAL STUDY

7.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. It is also evident in Camden's Local Plan that occupiers of habitable accommodation are the primary consideration. This is the basis on which we have scoped our technical study.

7.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, as explained above in paragraphs 4.1 to 0 and 4.10, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

Table 1 - Scope of assessments

Properties	Daylight	Sunlight	Sunlight to gardens
30-32 Procter Street	Yes	Yes	No
Benin House	Yes	Yes	No
10 Southampton Row	Yes	Yes	No
Red Lion Square	No	No	Yes

7.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc. We were unable to verify the exact use of the assessed rooms within Benin House and also rooms at first, second and sixth floor within 10 Southampton Row. Nonetheless, we have proceeded to assess them for levels of daylight and sunlight as we were not able to rule out a requirement for daylight and sunlight within; the use of these rooms are noted as 'unknown' in the appended results spreadsheets and drawings.

7.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.

7.5 The daylight distribution contour plans at Appendix C show the window positions and room layouts that have been tested in each of the buildings concerned.

7.6 We have calculated the impact of the proposed development on sunlight on 21 March to the outdoor area at Red Lion Square Gardens. The location and the proportion receiving at least two hours of sunlight on 21 March in the existing and proposed conditions is shown on our drawing at Appendix D.

8. IMPACT UPON SURROUNDING PROPERTIES

8.1 In this section of my report we set out our analysis of the results of our impact study under the headings of daylight and sunlight. For each element we will provide commentary on the results taking each property, or groups of properties, in turn.

8.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

Daylight to existing surrounding buildings

8.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are also tabulated at Appendix B and no-sky contour plans are shown on our drawings at Appendix C. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.

<u>30-32 Procter Street and 10 Red Lion Square</u>

8.4 This nine-storey building is located west of the site on the corner of Red Lion Square and Procter Street. Our research revealed that the ground floor is in use as a public house, with flats on the first through to eighth floor. Windows in the west and north elevations serve rooms in view of the proposed site, albeit those orientated north face away from the site and would be largely unaffected by the proposed scheme. The layouts used in the analysis and resulting daylight distribution contours are shown on drawing *no's. 104-01 and 104-02.*

8.5 Our results using the VSC test method show that all 182 (100%) of the assessed windows would continue to adhere to the BRE Report guidelines following introduction of the proposed scheme.

8.6 Our results of the DD test show that all but one of the 47 rooms (98%) would adhere, the exception being a first-floor bedroom (room reference R6 on the appended DD contour drawing and spreadsheets), which is reduced to 0.73 times its the former value. As set out in the BRE guidelines, bedrooms are considered less important than the main habitable living areas and, although slightly below the BRE recommendation of 0.8, 72% of the total room area at working plane height still maintains access to visible sky.

8.7 Although the BRE guidelines do not suggest the use of ADF analysis for neighbouring properties, we have nonetheless carried out this analysis in order to seek to further explain the daylight levels within the neighbouring rooms. When looking at the ADF analysis results, this bedroom R6 at ground floor retains an ADF value of 2.4%, which is well in excess of the BRE recommended 1% guideline for a bedroom. Furthermore, when considering the ADF reduction from the existing to the proposed condition, this bedroom retains 0.9 times its former value. Although referring to a 'pass' when above 0.8 using the ADF test method is not recommended by the BRE, we consider a 10% variation from the existing ADF value to be a minor reduction.

8.8 When considering the above three tests together, there is almost 100% adherence to the BRE guidelines. Although there is a minor transgression to a DD result for one bedroom, the other tests of VSC and ADF show that the light levels at the window and averaged within this bedroom remain high. The fact that the proposed ADF levels do not deviate by more than 10% of the levels achieved currently, and furthermore, all the room uses retaining levels in excess of those prescribed by the BRE for the specific room uses, further justifies our opinion that the changes as a result of the proposed scheme should be considered acceptable and not unreasonable when reviewed alongside the guidelines and Camden's planning policies.

Benin House, 16 Procter Street

8.9 This five-storey building is located west of the site and bounds 30-32 Procter Street (described above) to the south. Our observation from street level together with a floor plan obtained from Camden's online planning applications database (planning ref: 2014/7347P) reveals that there is retail use at ground floor. We were not able to obtain layout information for the upper floors (first to fourth floor), but there is an indication that these floors contain residential accommodation. Windows in the west elevation receive some light from the direction of the proposed site, albeit from an angle of approximately 45 degrees. We have used our professional judgement and assumed the layouts of the assessed rooms within this building and the resulting daylight distribution contours are shown on drawing no's. 105-01 and 105-02.

8.10 Our results using the VSC test method show that 26 of the 31 assessed windows (84%) would continue to adhere to the BRE Report guidelines. The results to the five exceptions can be summarised as follows:

- one first floor window (reference W2 on the appended VSC results spreadsheet) is reduced from 4.16% to 2.82% VSC, representing a ratio reduction of 0.68 the former value; and

- one second floor window (W2) is reduced from 4.59% to 3.16% VSC, representing a ratio reduction of 0.69 times the former value; and

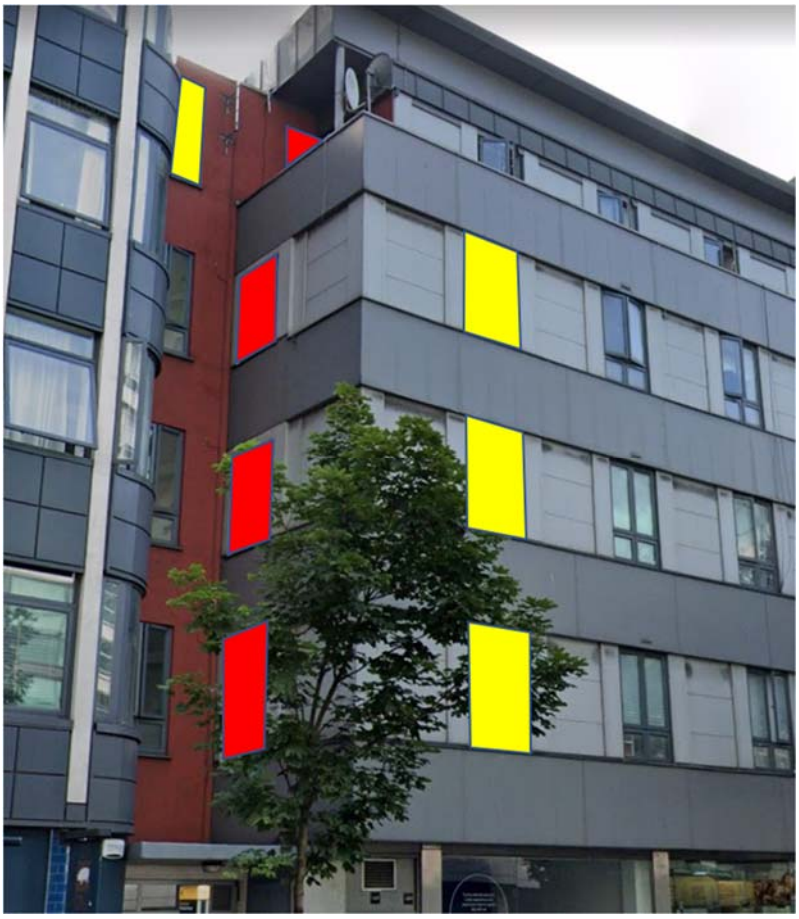
- one third floor window (W2) is reduced from 5.15% to 3.63% VSC, representing a ratio reduction of 0.70 times the former value; and

- two windows at fourth floor (W2 and W3) are reduced from 9.16% and 2.91% to 6.74% and 1.07% VSC, respectively. These respective results represent ratio reductions of 0.74 and 0.37 times the former values.

8.11 Our results of the DD test show that all 20 rooms (100%) would adhere to the BRE guidelines by retaining in excess of 0.8 times their former values.

8.12 Our results using the ADF analysis again show that all the assessed rooms would retain in excess of 0.8 times their former values and all retain at least 1% ADF in the proposed conditions.

8.13 As can be seen from the VSC results summarised above, the five windows that achieve results outside the BRE guidelines receive low levels of daylight in the current conditions (less than 10% VSC). Although beyond the 0.8 times retention factor prescribed by the BRE for this test method, the absolute change in values to these windows is no more than 2.42% VSC. In reality this represents a very small change in daylight and would, in our opinion, be imperceptible to the occupants.



8.14 To illustrate the reasons for the uncharacteristically low existing VSC values, the image above shows the windows that transgress shaded red and the mitigating windows shaded yellow that serve the same rooms at each respective level (the yellow shaded windows remain BRE adherent). The windows shaded red at first to third floor are restricted in the current conditions predominantly due to their proximity to and orientation towards the protruding elevation of the neighbouring building. The window shaded red on the top floor shown above is located beneath the overhanging roof structure and currently restricts the availability of daylight. If the windows that transgress were not so limited in their ability to receive daylight in the current conditions, then the modest absolute VSC changes listed above would be less likely to result in deviations beyond the 0.8 times former value BRE threshold.

8.15 The results of the ADF test also demonstrate that despite levels of daylight being restricted in the current conditions to certain rooms, the daylight levels experienced in the proposed conditions are largely similar to those achieved currently, with the vast majority reducing by no more than 8% from the existing value (one reduces by 10% and two by 11%).

8.16 We do not consider the results of the daylight tests to represent significant changes in light levels, nor unreasonable when reviewed alongside the guidelines and Camden's planning policies.

10 Southampton Row

8.17 This eight-storey building is located south of the site on the corner of Fisher Street and Southampton Row. Our research and observations from street level indicate that the property has been temporarily occupied by Transport for London for use as their offices during delivery of the Crossrail project. On that basis the property would not currently contain residential accommodation and would otherwise be scoped out. We are aware of the intention to revert to residential use and so for the purpose of our analysis, we have reverted to the last known residential layouts, as shown on the drawings contained within the planning application reference no. P/9603002. Windows in the north elevation face the proposed site. The resulting daylight distribution contours are shown on drawing no's. 107-01 and 107-02.

8.18 The plans referred to above show that the ground floor in use as a bar, with similar use indicated on the first floor however, the use of rooms with windows facing the site at first floor are not clearly labelled and although the use is likely to be non-residential, we have included this floor in our assessment as a precaution.

8.19 Our results for VSC analysis show that 50 of the 51 assessed windows (98%) would continue to adhere to the BRE guidelines. The exception is one first floor window, reduced from 8.02% to 6.20% which equates to a ratio reduction of 0.77 and marginally outside the BRE recommendation of 0.8.

8.20 Our results using the DD test show that all 14 rooms (100%) would adhere to the BRE guidelines by retaining at least 0.89 of the value in the current conditions.

8.21 Our results of the ADF analysis show that the 14 rooms assessed would receive ratio reductions of more than 0.94 times their former ADF values. Indeed, 11 of these rooms receive ratio reductions of more than 0.97 times their former ADF values.

8.22 Our results show that all but one window would adhere to the BRE guidelines for daylight using the VSC test. The exception falls marginally outside the recommended threshold by retaining 0.77 of the existing value. Although technically an infringement, in our opinion when considering the absolute reduction of 1.81% VSC, this is unlikely to be noticeable to an occupant. Furthermore, the room served by this window benefits from light through three windows and two of them remain BRE adherent. Although the results of the various tests are not to be considered in isolation, the full compliance of the DD test and also the similar levels achieved using the ADF test in both the existing and proposed conditions, lead us to the view that the accommodation would not be adversely affected by the proposed scheme.

Sunlight to existing surrounding buildings

8.23 The numerical results of the percentage of annual probable sunlight hours ('APSH') test are tabulated at Appendix B. Only those buildings identified by application of the BRE guide's preliminary 25° line test and orientation test, as explained above, have been tested.

30-32 Procter Street and 10 Red Lion Square

8.24 When considering the individual windows serving rooms with at least one window orientated within 90 degrees of due south (the BRE recommends only these instances require assessment), our results show that 104 of the 114 windows assessed would adhere to the BRE guidelines for annual and winter sunlight respectively. That said, it is also relevant to consider the sunlight to all windows serving a room collectively and when assessing the results on a per room basis, all 21 of the assessed rooms would adhere to the BRE guidelines (each of the rooms qualifying for sunlight assessment are served by 2 or more windows).

8.25 On the basis if the results above, the occupants would continue to have access to BRE compliant levels of sunlight with the completed proposed development in place.

Benin House, 16 Procter Street

8.26 Our results show that all 31 (100%) of the assessed windows, and 20 rooms served by them, would adhere with the BRE guidelines.

10 Southampton Row

8.27 Our results show that all 37 (100%) of the assessed windows, and 8 rooms served by them, would adhere with the BRE guidelines.

Sunlight to surrounding gardens and open spaces

8.28 In accordance with the BRE guide we have calculated the effect on the public open space at Red Lion Square by plotting the two-hour sun contour on 21 March in the existing and proposed condition as shown on our drawings at Appendix D. The part of Red Lion Square receiving at least two hours of sunlight is shaded yellow and expressed as a percentage on the drawing. The figures are also set out in Table 2 below, along with the factor by with the existing sunlit area will change as a consequence of the proposed development.

Table 2 - Summary of two-hour sun-on-ground results

Address	Area ref.	Proportion in sun for ≥ 2 hrs on 21 March		Factor of former value
		Existing	Proposed	
Red Lion Square	A1	99.06%	96.02%	0.97

8.29 The results of the two-hour sun contour test confirm that Red Lion Square would adhere to the BRE guidelines and remain largely unaffected by the proposed development when assessed on 21 March.

9. SUMMARY AND CONCLUSION

9.1 Camden's planning policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*.

9.2 We have undertaken a study of the impact of the proposed development on the relevant rooms in the surrounding dwellings. The tests were undertaken in accordance with the BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (second edition, 2011). The BRE guide gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.

9.3 Analysis shows the vast majority of neighbouring rooms and windows will achieve full compliance with the daylight and sunlight guidance given in the BRE Report

9.4 Where windows were found to experience changes in daylight beyond the recommended BRE thresholds, all experience absolute VSC reductions of less than 2.5% which in our opinion is unlikely to be a noticeable change to the occupants of the associated rooms.

9.5 Furthermore, all but one of the rooms assessed using the DD test adhere to the BRE guidelines which demonstrates an exemplary level of adherence in a central location such as this. The only exception is a bedroom within 30-32 Procter Street which we consider a marginal transgression of the BRE guidelines and would not adversely affect the use and enjoyment of the space.

9.6 As mentioned previously, it is not recommended to view the daylight tests in isolation however, in this instance where retained values for one test fall short of the guidelines, the other test shows adherence. This is not to dismiss the results of one test but rather helps to demonstrate that the availability of daylight is not removed to an unreasonable extent and it is more likely the presence of certain elements other than just the influence of the proposed scheme that contribute to the sensitivity in some way.

9.7 In terms of sunlight, the results show that all the qualifying rooms would adhere to the BRE guidelines.

9.8 Having considered the above points in accordance with the BRE Report guidelines, and more importantly the policies for development set out in Camden's Local Plan, in our opinion, the Development would not cause unacceptable harm to the neighbouring residential amenity.

ANSTEY HORNE

3 April 2020

APPENDIX A

-

PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL6071_R11_V01_001 TO 006

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LEGEND:

Existing
Consented
Proposed
Cutback
AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
MBS LAND SURVEYS
Received on 17/07/18

Site and aerial photos.

PROPOSED BUILDINGS
ORMS ARCHITECTS
Received on 22/03/2020

0m 10m 20m 30m 40m 50m

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

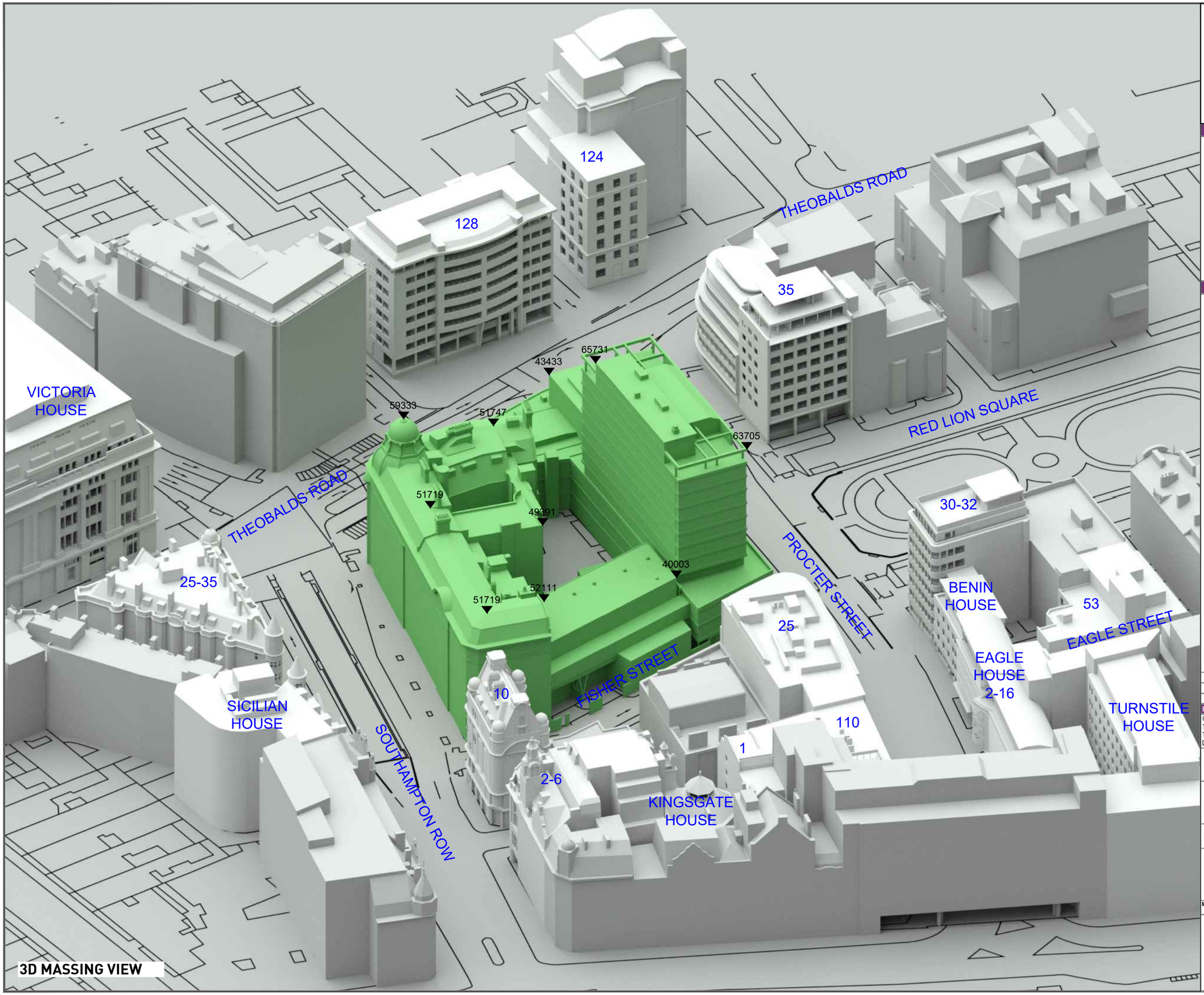
SCHEME REF: SCHEME RECEIVED: 22/03/2020

DRAWING TITLE: SITE PLAN VIEW EXISTING CONDITION

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	1:1000	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	001

Site Plan



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ORMS ARCHITECTS
Received on 22/03/2020

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

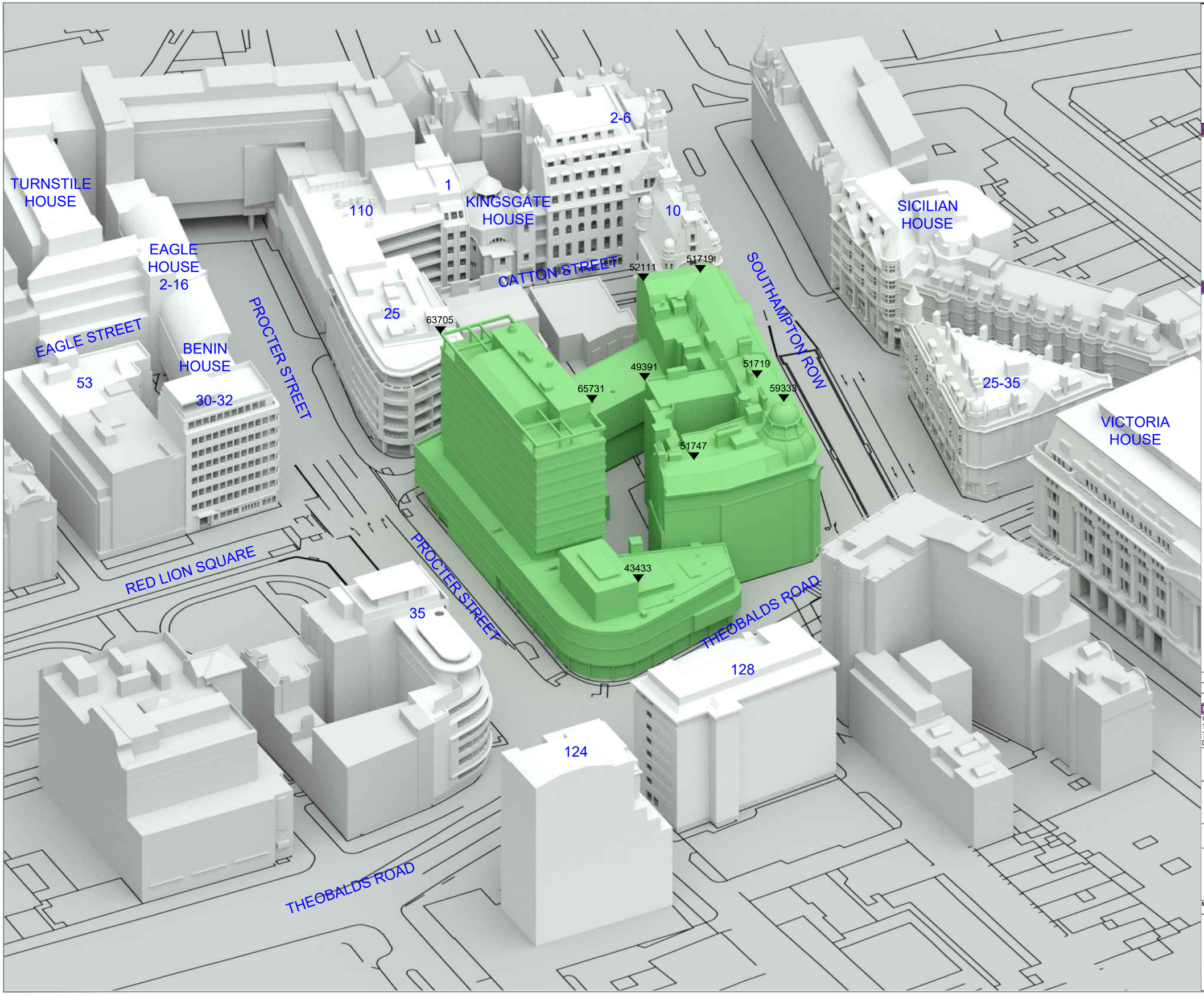
SCHEME REF: SCHEME RECEIVED: 22/03/2020

DRAWING TITLE: 3D MASSING MODEL VIEW EXISTING CONDITION

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	N.T.S.	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	002

3D Massing Model



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LEGEND:

Existing
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Received on 22/03/2020

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

SCHEME REF: SCHEME RECEIVED: 22/03/2020

DRAWING TITLE: 3D MASSING MODEL VIEW EXISTING CONDITION

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	N.T.S.	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	003

3D Massing Model

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AOD Height (mm)

SOURCES OF INFORMATION:

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PROPOSED BUILDINGS

ORMS ARCHITECTS
Received on 22/03/2020

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

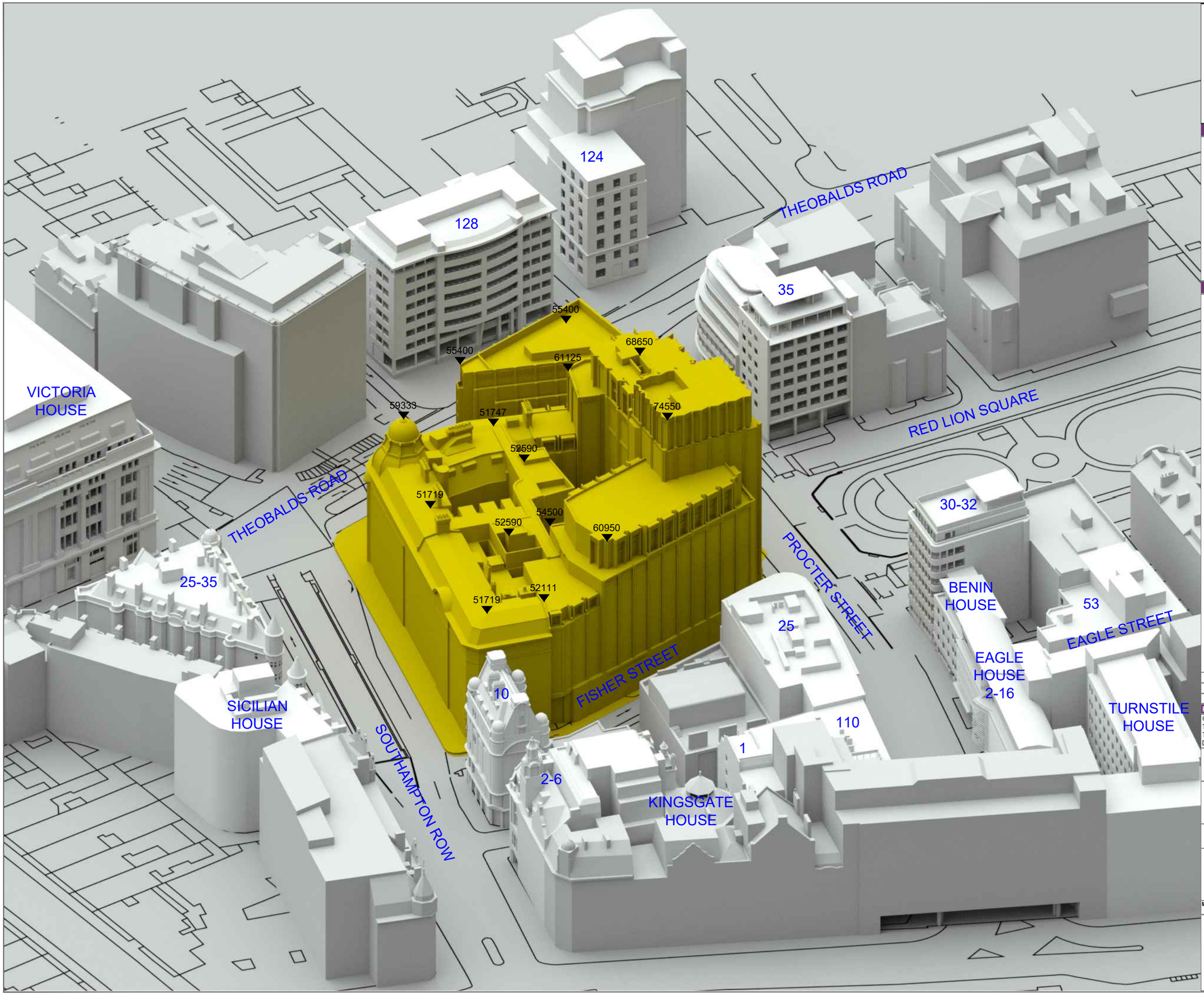
SCHEME REF: SCHEME RECEIVED: 22/03/2020

DRAWING TITLE: SITE PLAN VIEW PROPOSED CONDITION

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	N.T.S.	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	004

Site Plan



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AOD Height (mm)

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REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

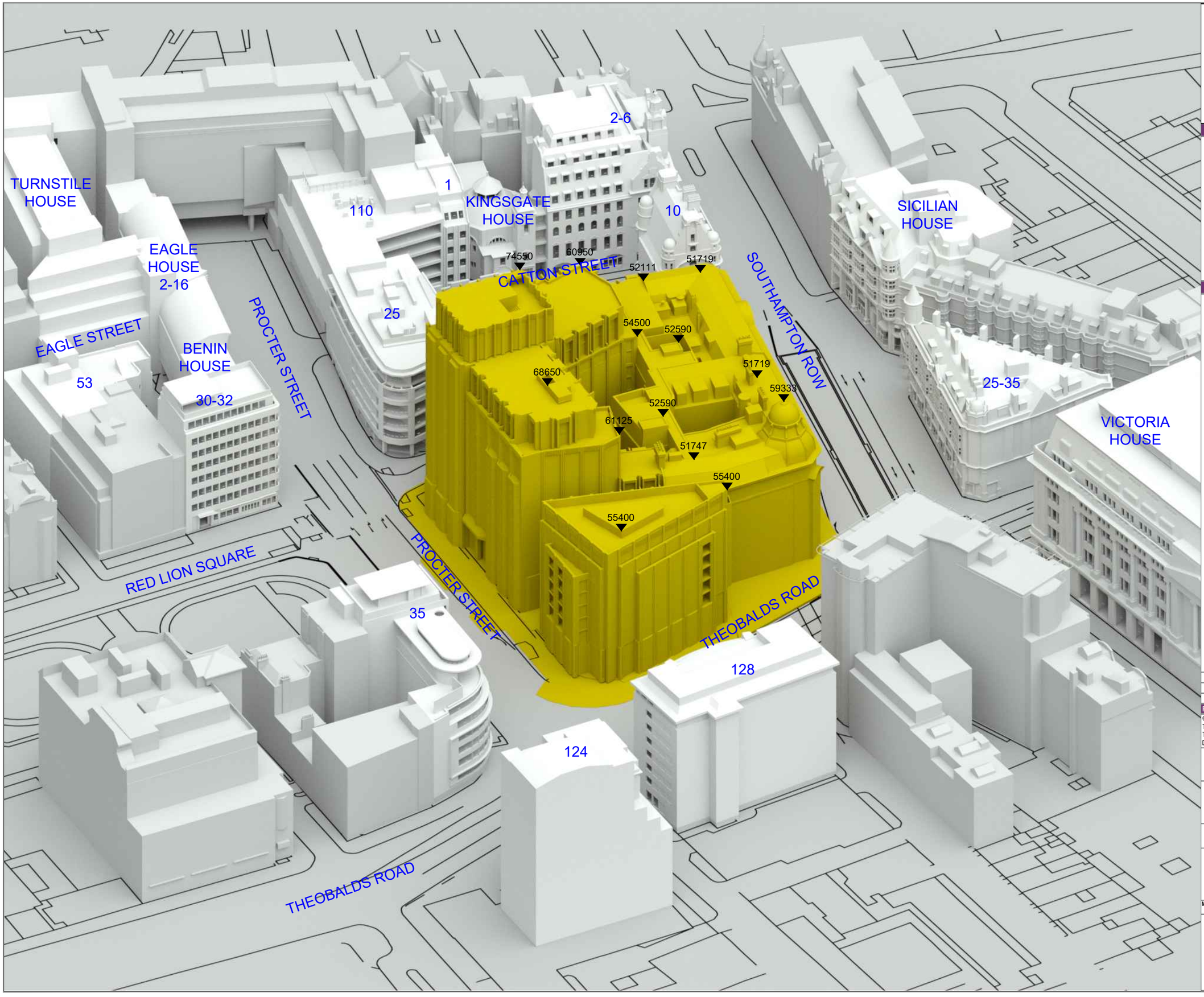
SCHEME REF: SCHEME RECEIVED: 22/03/2020

DRAWING TITLE: 3D MASSING MODEL VIEW PROPOSED CONDITION

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	N.T.S.	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	005

3D Massing Model



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MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	N.T.S.	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	006

3D Massing Model

APPENDIX B

-

COMBINED DAYLIGHT AND SUNLIGHT TABLE

ROL6071 - R11 - V01
Central Southhampton Row
01/04/2020

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

				VSC			WINDOW						ROOM						DD			
							ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)						
Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
30-32 Procter Street																						
1st Floor																						
R1	RESIDENTIAL	BEDROOM	W1	30.40	29.28	N/A																
R1	RESIDENTIAL	BEDROOM	W2	30.23	29.06	N/A													10.93	10.79	10.78	1.00
R2	RESIDENTIAL	BEDROOM	W3	30.11	28.88	N/A																
R2	RESIDENTIAL	BEDROOM	W4	29.98	28.69	N/A													9.41	9.33	9.33	1.00
R3	RESIDENTIAL	LD	W5	29.86	28.49	N/A																
R3	RESIDENTIAL	LD	W6	29.72	28.29	N/A																
R3	RESIDENTIAL	LD	W7	29.56	28.07	N/A													22.35	22.28	22.28	1.00
R4	RESIDENTIAL	BEDROOM	W8	29.38	27.83	N/A																
R4	RESIDENTIAL	BEDROOM	W9	29.19	27.55	N/A																
R4	RESIDENTIAL	BEDROOM	W10	28.97	27.25	N/A													13.23	13.11	13.11	1.00
R5	RESIDENTIAL	LD	W11	28.72	26.95	0.94	6	2	0.33	0	0	-										
R5	RESIDENTIAL	LD	W12	28.47	26.61	0.93	6	2	0.33	0	0	-										
R5	RESIDENTIAL	LD	W13	26.69	23.92	0.90	10	6	0.60	0	0	-										
R5	RESIDENTIAL	LD	W14	23.41	19.26	0.82	23	19	0.83	2	2	1.00										
R5	RESIDENTIAL	LD	W15	22.90	18.74	0.82	40	35	N/A	10	10	N/A										
R5	RESIDENTIAL	LD	W16	23.03	19.04	0.83	42	38	N/A	10	10	N/A										
R5	RESIDENTIAL	LD	W17	23.08	19.16	0.83	42	38	N/A	10	10	N/A										
R5	RESIDENTIAL	LD	W18	23.11	19.29	0.83	41	38	N/A	10	10	N/A	43	39	N/A	10	10	N/A	24.87	24.87	24.87	1.00
R6	RESIDENTIAL	BEDROOM	W19	23.12	19.48	0.84	39	37	N/A	10	10	N/A										
R6	RESIDENTIAL	BEDROOM	W20	23.09	19.65	0.85	39	37	N/A	10	10	N/A	39	37	N/A	10	10	N/A	12.71	12.47	9.14	0.73
R7	RESIDENTIAL	BEDROOM	W21	23.05	19.82	0.86	39	36	N/A	10	10	N/A										
R7	RESIDENTIAL	BEDROOM	W22	22.94	19.94	0.87	36	33	N/A	9	9	N/A										
R7	RESIDENTIAL	BEDROOM	W23	21.80	19.61	0.90	33	30	N/A	7	7	N/A										
R7	RESIDENTIAL	BEDROOM	W24	14.09	13.66	0.97	29	26	N/A	5	5	N/A										
R7	RESIDENTIAL	BEDROOM	W25	5.93	5.93	1.00	19	19	1.00	2	2	1.00										
R7	RESIDENTIAL	BEDROOM	W26	2.25	2.25	1.00	10	10	1.00	0	0	-	41	37	N/A	10	10	N/A	17.47	17.28	16.86	0.98
2nd Floor																						
R1	RESIDENTIAL	BEDROOM	W1	31.66	30.55	N/A																
R1	RESIDENTIAL	BEDROOM	W2	31.49	30.33	N/A													10.93	10.79	10.79	1.00
R2	RESIDENTIAL	BEDROOM	W3	31.37	30.14	N/A																
R2	RESIDENTIAL	BEDROOM	W4	31.24	29.95	N/A													9.41	9.33	9.33	1.00
R3	RESIDENTIAL	LD	W5	31.11	29.74	N/A																
R3	RESIDENTIAL	LD	W6	30.97	29.53	N/A																
R3	RESIDENTIAL	LD	W7	30.81	29.30	N/A													22.35	22.28	22.28	1.00
R4	RESIDENTIAL	BEDROOM	W8	30.63	29.04	N/A																
R4	RESIDENTIAL	BEDROOM	W9	30.43	28.76	N/A																
R4	RESIDENTIAL	BEDROOM	W10	30.22	28.45	N/A													13.23	13.11	13.11	1.00
R5	RESIDENTIAL	LD	W11	29.97	28.14	N/A	8	4	0.50	1	0	0.00										
R5	RESIDENTIAL	LD	W12	29.71	27.79	N/A	8	4	0.50	1	0	0.00										
R5	RESIDENTIAL	LD	W13	28.03	25.18	0.90	11	7	0.64	1	0	0.00										
R5	RESIDENTIAL	LD	W14	25.15	20.89	0.83	26	22	0.85	5	4	0.80										
R5	RESIDENTIAL	LD	W15	24.99	20.75	0.83	44	40	N/A	13	13	N/A										
R5	RESIDENTIAL	LD	W16	25.20	21.13	0.84	47	42	N/A	14	13	N/A										
R5	RESIDENTIAL	LD	W17	25.30	21.29	0.84	47	43	N/A	14	13	N/A										
R5	RESIDENTIAL	LD	W18	25.38	21.48	0.85	46	43	N/A	13	13	N/A	48	44	N/A	14	13	N/A	24.87	24.87	24.87	1.00
R6	RESIDENTIAL	BEDROOM	W19	25.45	21.72	0.85	45	43	N/A	13	13	N/A										
R6	RESIDENTIAL	BEDROOM	W20	25.49	21.94	0.86	46	43	N/A	13	13	N/A	46	43	N/A	13	13	N/A	12.71	12.61	11.63	0.92
R7	RESIDENTIAL	BEDROOM	W21	25.51	22.15	0.87	45	42	N/A	13	13	N/A										
R7	RESIDENTIAL	BEDROOM	W22	25.45	22.29	0.88	43	40	N/A	11	11	N/A										
R7	RESIDENTIAL	BEDROOM	W23	24.39	22.06	0.90	39	37	N/A	10	10	N/A										
R7	RESIDENTIAL	BEDROOM	W24	16.16	15.69	0.97	35	33	N/A	8	8	N/A										
R7	RESIDENTIAL	BEDROOM	W25	7.20	7.20	1.00	23	23	1.00	4	4	1.00										
R7	RESIDENTIAL	BEDROOM	W26	3.03	3.03	1.00	11	11	1.00	1	1	1.00	46	44	N/A	13	13	N/A	17.47	17.40	17.33	1.00

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
3rd Floor																						
R1	RESIDENTIAL	BEDROOM	W1	32.90	31.81	N/A																
R1	RESIDENTIAL	BEDROOM	W2	32.74	31.60	N/A													10.93	10.79	10.79	1.00
R2	RESIDENTIAL	BEDROOM	W3	32.62	31.41	N/A																
R2	RESIDENTIAL	BEDROOM	W4	32.49	31.20	N/A													9.41	9.33	9.33	1.00
R3	RESIDENTIAL	LD	W5	32.36	30.99	N/A																
R3	RESIDENTIAL	LD	W6	32.22	30.77	N/A																
R3	RESIDENTIAL	LD	W7	32.05	30.53	N/A													22.35	22.28	22.28	1.00
R4	RESIDENTIAL	BEDROOM	W8	31.88	30.27	N/A																
R4	RESIDENTIAL	BEDROOM	W9	31.69	29.99	N/A																
R4	RESIDENTIAL	BEDROOM	W10	31.48	29.67	N/A													13.23	13.11	13.11	1.00
R5	RESIDENTIAL	LD	W11	31.23	29.36	N/A	9	4	0.44	1	0	0.00										
R5	RESIDENTIAL	LD	W12	30.98	28.99	N/A	8	4	0.50	1	0	0.00										
R5	RESIDENTIAL	LD	W13	29.41	26.49	0.90	12	7	0.58	1	0	0.00										
R5	RESIDENTIAL	LD	W14	26.96	22.62	0.84	28	23	0.82	6	5	N/A										
R5	RESIDENTIAL	LD	W15	27.17	22.86	0.84	47	43	N/A	16	15	N/A										
R5	RESIDENTIAL	LD	W16	27.44	23.31	0.85	49	45	N/A	16	15	N/A										
R5	RESIDENTIAL	LD	W17	27.59	23.54	0.85	49	45	N/A	16	15	N/A										
R5	RESIDENTIAL	LD	W18	27.73	23.79	0.86	49	45	N/A	16	15	N/A	50	46	N/A	16	15	N/A	24.87	24.87	24.87	1.00
R6	RESIDENTIAL	BEDROOM	W19	27.87	24.06	0.86	48	45	N/A	15	15	N/A										
R6	RESIDENTIAL	BEDROOM	W20	27.97	24.31	0.87	49	47	N/A	15	15	N/A	49	47	N/A	15	15	N/A	12.71	12.65	12.65	1.00
R7	RESIDENTIAL	BEDROOM	W21	28.07	24.57	0.88	49	48	N/A	15	15	N/A										
R7	RESIDENTIAL	BEDROOM	W22	28.10	24.78	0.88	49	47	N/A	14	14	N/A										
R7	RESIDENTIAL	BEDROOM	W23	27.55	25.06	0.91	46	45	N/A	12	12	N/A										
R7	RESIDENTIAL	BEDROOM	W24	20.24	19.72	0.97	43	42	N/A	11	11	N/A										
R7	RESIDENTIAL	BEDROOM	W25	11.08	11.08	1.00	30	30	N/A	6	6	N/A										
R7	RESIDENTIAL	BEDROOM	W26	5.96	5.96	1.00	21	21	1.00	3	3	1.00	51	50	N/A	16	16	N/A	17.47	17.41	17.41	1.00
4th Floor																						
R1	RESIDENTIAL	BEDROOM	W1	34.11	33.05	N/A																
R1	RESIDENTIAL	BEDROOM	W2	33.97	32.85	N/A													10.93	10.79	10.79	1.00
R2	RESIDENTIAL	BEDROOM	W3	33.85	32.66	N/A																
R2	RESIDENTIAL	BEDROOM	W4	33.72	32.45	N/A													9.41	9.33	9.33	1.00
R3	RESIDENTIAL	LD	W5	33.60	32.24	N/A																
R3	RESIDENTIAL	LD	W6	33.46	32.02	N/A																
R3	RESIDENTIAL	LD	W7	33.30	31.78	N/A													22.35	22.28	22.28	1.00
R4	RESIDENTIAL	BEDROOM	W8	33.13	31.52	N/A																
R4	RESIDENTIAL	BEDROOM	W9	32.95	31.23	N/A																
R4	RESIDENTIAL	BEDROOM	W10	32.74	30.91	N/A													13.23	13.11	13.11	1.00
R5	RESIDENTIAL	LD	W11	32.51	30.59	N/A	10	5	0.50	1	0	0.00										
R5	RESIDENTIAL	LD	W12	32.25	30.21	N/A	9	5	0.56	1	0	0.00										
R5	RESIDENTIAL	LD	W13	30.83	27.83	N/A	12	8	0.67	1	0	0.00										
R5	RESIDENTIAL	LD	W14	28.81	24.40	0.85	29	25	N/A	7	6	N/A										
R5	RESIDENTIAL	LD	W15	29.35	25.00	0.85	48	44	N/A	17	16	N/A										
R5	RESIDENTIAL	LD	W16	29.68	25.53	0.86	51	47	N/A	18	17	N/A										
R5	RESIDENTIAL	LD	W17	29.89	25.81	0.86	52	47	N/A	18	17	N/A										
R5	RESIDENTIAL	LD	W18	30.07	26.11	0.87	51	47	N/A	18	17	N/A	53	48	N/A	18	17	N/A	24.87	24.87	24.87	1.00
R6	RESIDENTIAL	BEDROOM	W19	30.26	26.42	0.87	52	49	N/A	18	17	N/A										
R6	RESIDENTIAL	BEDROOM	W20	30.42	26.71	0.88	52	51	N/A	18	17	N/A	52	51	N/A	18	17	N/A	12.71	12.65	12.65	1.00
R7	RESIDENTIAL	BEDROOM	W21	30.58	27.00	0.88	51	51	N/A	17	17	N/A										
R7	RESIDENTIAL	BEDROOM	W22	30.71	27.28	N/A	52	51	N/A	17	17	N/A										
R7	RESIDENTIAL	BEDROOM	W23	31.02	28.41	N/A	55	53	N/A	17	17	N/A										
R7	RESIDENTIAL	BEDROOM	W24	27.89	27.33	N/A	65	63	N/A	17	17	N/A										
R7	RESIDENTIAL	BEDROOM	W25	22.30	22.29	1.00	55	55	N/A	15	15	N/A										
R7	RESIDENTIAL	BEDROOM	W26	14.49	14.49	1.00	38	38	N/A	10	10	N/A	65	63	N/A	17	17	N/A	17.47	17.44	17.44	1.00
5th Floor																						
R1	RESIDENTIAL	BEDROOM	W1	35.29	34.25	N/A																
R1	RESIDENTIAL	BEDROOM	W2	35.16	34.07	N/A													10.93	10.79	10.79	1.00
R2	RESIDENTIAL	BEDROOM	W3	35.06	33.88	N/A																

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R2	RESIDENTIAL	BEDROOM	W4	34.93	33.68	N/A													9.41	9.33	9.33	1.00
R3	RESIDENTIAL	LD	W5	34.82	33.47	N/A																
R3	RESIDENTIAL	LD	W6	34.68	33.25	N/A																
R3	RESIDENTIAL	LD	W7	34.53	33.02	N/A													22.35	22.28	22.28	1.00
R4	RESIDENTIAL	BEDROOM	W8	34.37	32.75	N/A																
R4	RESIDENTIAL	BEDROOM	W9	34.20	32.46	N/A																
R4	RESIDENTIAL	BEDROOM	W10	34.01	32.14	N/A													13.23	13.11	13.11	1.00
R5	RESIDENTIAL	LD	W11	33.78	31.83	N/A	11	6	0.55	2	0	0.00										
R5	RESIDENTIAL	LD	W12	33.53	31.45	N/A	9	6	0.67	1	0	0.00										
R5	RESIDENTIAL	LD	W13	32.25	29.20	N/A	14	10	0.71	2	1	0.50										
R5	RESIDENTIAL	LD	W14	30.63	26.18	0.85	31	27	N/A	8	7	N/A										
R5	RESIDENTIAL	LD	W15	31.43	27.07	N/A	50	45	N/A	18	17	N/A										
R5	RESIDENTIAL	LD	W16	31.81	27.67	N/A	53	49	N/A	19	18	N/A										
R5	RESIDENTIAL	LD	W17	32.05	27.99	N/A	53	50	N/A	19	18	N/A										
R5	RESIDENTIAL	LD	W18	32.27	28.31	N/A	53	51	N/A	19	18	N/A	56	53	N/A	21	19	N/A	24.87	24.87	24.87	1.00
R6	RESIDENTIAL	BEDROOM	W19	32.49	28.64	N/A	53	52	N/A	19	19	N/A										
R6	RESIDENTIAL	BEDROOM	W20	32.70	28.95	N/A	54	53	N/A	19	19	N/A	54	53	N/A	19	19	N/A	12.71	12.65	12.65	1.00
R7	RESIDENTIAL	LD	W21	32.90	29.25	N/A	54	53	N/A	19	19	N/A										
R7	RESIDENTIAL	LD	W22	33.07	29.55	N/A	54	54	N/A	19	19	N/A										
R7	RESIDENTIAL	LD	W23	33.79	31.08	N/A	62	61	N/A	23	23	N/A										
R7	RESIDENTIAL	LD	W24	34.64	34.05	N/A	80	79	N/A	26	26	N/A										
R7	RESIDENTIAL	LD	W25	34.80	34.79	N/A	85	85	N/A	26	26	N/A										
R7	RESIDENTIAL	LD	W26	34.87	34.87	N/A	79	79	N/A	25	25	N/A										
R7	RESIDENTIAL	LD	W27	34.88	34.88	N/A	79	79	N/A	25	25	N/A										
R7	RESIDENTIAL	LD	W28	34.90	34.90	N/A	79	79	N/A	25	25	N/A	90	89	N/A	26	26	N/A	24.48	24.48	24.48	1.00
6th Floor																						
R1	RESIDENTIAL	BEDROOM	W1	36.30	35.32	N/A																
R1	RESIDENTIAL	BEDROOM	W2	36.20	35.15	N/A													10.93	10.79	10.79	1.00
R2	RESIDENTIAL	BEDROOM	W3	36.11	34.98	N/A																
R2	RESIDENTIAL	BEDROOM	W4	36.01	34.80	N/A													9.41	9.33	9.33	1.00
R3	RESIDENTIAL	LD	W5	35.90	34.60	N/A																
R3	RESIDENTIAL	LD	W6	35.78	34.39	N/A																
R3	RESIDENTIAL	LD	W7	35.65	34.17	N/A													22.35	22.28	22.28	1.00
R4	RESIDENTIAL	BEDROOM	W8	35.51	33.91	N/A																
R4	RESIDENTIAL	BEDROOM	W9	35.35	33.63	N/A																
R4	RESIDENTIAL	BEDROOM	W10	35.17	33.32	N/A													13.23	13.11	13.11	1.00
R5	RESIDENTIAL	LD	W11	34.95	33.00	N/A	11	6	0.55	2	0	0.00										
R5	RESIDENTIAL	LD	W12	34.73	32.63	N/A	12	7	0.58	2	0	0.00										
R5	RESIDENTIAL	LD	W13	33.62	30.55	N/A	16	11	0.69	3	1	0.33										
R5	RESIDENTIAL	LD	W14	32.24	27.81	N/A	34	29	N/A	10	8	N/A										
R5	RESIDENTIAL	LD	W15	33.08	28.77	N/A	53	48	N/A	20	18	N/A										
R5	RESIDENTIAL	LD	W16	33.47	29.39	N/A	56	52	N/A	21	19	N/A										
R5	RESIDENTIAL	LD	W17	33.72	29.74	N/A	56	52	N/A	21	19	N/A										
R5	RESIDENTIAL	LD	W18	33.95	30.08	N/A	56	52	N/A	21	19	N/A	57	53	N/A	21	19	N/A	24.87	24.87	24.87	1.00
R6	RESIDENTIAL	BEDROOM	W19	34.18	30.43	N/A	56	53	N/A	21	20	N/A										
R6	RESIDENTIAL	BEDROOM	W20	34.39	30.76	N/A	56	54	N/A	21	20	N/A	56	54	N/A	21	20	N/A	12.71	12.65	12.65	1.00
R7	RESIDENTIAL	LD	W21	34.58	31.07	N/A	56	55	N/A	21	20	N/A										
R7	RESIDENTIAL	LD	W22	34.76	31.38	N/A	56	55	N/A	21	20	N/A										
R7	RESIDENTIAL	LD	W23	35.46	32.89	N/A	64	63	N/A	25	25	N/A										
R7	RESIDENTIAL	LD	W24	36.21	35.68	N/A	82	81	N/A	28	28	N/A										
R7	RESIDENTIAL	LD	W25	36.36	36.35	N/A	87	87	N/A	28	28	N/A										
R7	RESIDENTIAL	LD	W26	36.41	36.41	N/A	80	80	N/A	26	26	N/A										
R7	RESIDENTIAL	LD	W27	36.42	36.42	N/A	80	80	N/A	26	26	N/A										
R7	RESIDENTIAL	LD	W28	36.44	36.44	N/A	81	81	N/A	27	27	N/A	93	92	N/A	29	29	N/A	24.48	24.48	24.48	1.00
7th Floor																						
R1	RESIDENTIAL	BEDROOM	W1	37.12	36.17	N/A																
R1	RESIDENTIAL	BEDROOM	W2	37.04	36.02	N/A																
R1	RESIDENTIAL	BEDROOM	W3	36.96	35.86	N/A																
R1	RESIDENTIAL	BEDROOM	W4	36.87	35.69	N/A													19.42	19.42	19.42	1.00

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SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R2	RESIDENTIAL	BEDROOM	W5	36.79	35.53	N/A																
R2	RESIDENTIAL	BEDROOM	W6	36.69	35.31	N/A																
R2	RESIDENTIAL	BEDROOM	W7	36.58	35.11	N/A																
R2	RESIDENTIAL	BEDROOM	W8	36.46	34.88	N/A													15.04	15.03	15.03	1.00
R3	RESIDENTIAL	LIVING ROOM	W9	36.33	34.61	N/A	13	8	0.62	2	0	0.00										
R3	RESIDENTIAL	LIVING ROOM	W10	36.17	34.33	N/A	13	8	0.62	2	0	0.00										
R3	RESIDENTIAL	LIVING ROOM	W11	35.99	34.02	N/A	13	8	0.62	2	0	0.00										
R3	RESIDENTIAL	LIVING ROOM	W12	34.87	31.01	N/A	55	51	N/A	21	19	N/A										
R3	RESIDENTIAL	LIVING ROOM	W13	35.08	31.33	N/A	55	51	N/A	21	19	N/A										
R3	RESIDENTIAL	LIVING ROOM	W14	35.27	31.64	N/A	55	52	N/A	21	20	N/A										
R3	RESIDENTIAL	LIVING ROOM	W15	35.45	31.94	N/A	56	53	N/A	21	20	N/A	57	54	N/A	21	20	N/A	30.53	30.53	30.53	1.00
R4	RESIDENTIAL	DINING ROOM	W16	35.63	32.23	N/A	56	53	N/A	21	20	N/A										
R4	RESIDENTIAL	DINING ROOM	W17	35.79	32.52	N/A	56	54	N/A	21	21	N/A										
R4	RESIDENTIAL	DINING ROOM	W18	35.94	32.81	N/A	56	55	N/A	21	21	N/A										
R4	RESIDENTIAL	DINING ROOM	W19	37.48	37.48	N/A	81	81	N/A	27	27	N/A										
R4	RESIDENTIAL	DINING ROOM	W20	37.48	37.48	N/A	81	81	N/A	27	27	N/A	94	92	N/A	29	29	N/A	15.98	15.98	15.98	1.00
8th Floor																						
R1	RESIDENTIAL	BEDROOM	W1	20.09	19.39	0.97	6	3	0.50	0	0	-										
R1	RESIDENTIAL	BEDROOM	W2	29.19	26.97	0.92	46	41	N/A	20	19	N/A	49	44	N/A	20	19	N/A	17.51	17.50	17.50	1.00
Benin House																						
1st Floor																						
R1	RESIDENTIAL	UNKNOWN	W1	9.88	8.46	0.86	10	8	0.80	0	0	-	10	8	0.80	0	0	-	6.56	5.45	5.24	0.96
R2	RESIDENTIAL	UNKNOWN	W2	4.16	2.82	0.68	5	3	0.60	0	0	-										
R2	RESIDENTIAL	UNKNOWN	W3	22.30	20.16	0.90	35	33	N/A	9	9	N/A	37	34	N/A	9	9	N/A	15.71	14.27	12.68	0.89
R3	RESIDENTIAL	UNKNOWN	W4	22.28	20.48	0.92	35	34	N/A	9	9	N/A	35	34	N/A	9	9	N/A	12.18	8.65	8.38	0.97
R4	RESIDENTIAL	UNKNOWN	W5	22.23	20.68	0.93	33	33	N/A	8	8	N/A	33	33	N/A	8	8	N/A	12.85	8.90	8.75	0.98
R5	RESIDENTIAL	UNKNOWN	W6	22.09	20.80	0.94	30	30	N/A	6	6	N/A										
R5	RESIDENTIAL	UNKNOWN	W7	21.96	20.75	0.94	28	28	N/A	5	5	N/A										
R5	RESIDENTIAL	UNKNOWN	W8	21.48	20.34	0.95	27	27	N/A	5	5	N/A	30	30	N/A	6	6	N/A	22.24	15.80	15.21	0.96
2nd Floor																						
R1	RESIDENTIAL	UNKNOWN	W1	11.36	9.86	0.87	12	11	0.92	0	0	-	12	11	0.92	0	0	-	6.56	5.53	5.43	0.98
R2	RESIDENTIAL	UNKNOWN	W2	4.59	3.16	0.69	6	5	0.83	0	0	-										
R2	RESIDENTIAL	UNKNOWN	W3	24.99	22.59	0.90	43	40	N/A	12	12	N/A	43	40	N/A	12	12	N/A	15.71	15.18	14.14	0.93
R3	RESIDENTIAL	UNKNOWN	W4	25.04	22.97	0.92	41	39	N/A	11	11	N/A	41	39	N/A	11	11	N/A	12.18	11.01	10.87	0.99
R4	RESIDENTIAL	UNKNOWN	W5	25.04	23.20	0.93	39	38	N/A	9	9	N/A	39	38	N/A	9	9	N/A	12.85	11.46	11.22	0.98
R5	RESIDENTIAL	UNKNOWN	W6	24.94	23.37	0.94	38	38	N/A	9	9	N/A										
R5	RESIDENTIAL	UNKNOWN	W7	24.79	23.33	0.94	35	35	N/A	7	7	N/A										
R5	RESIDENTIAL	UNKNOWN	W8	24.28	22.89	0.94	32	32	N/A	6	6	N/A	38	38	N/A	9	9	N/A	22.24	20.26	19.68	0.97
3rd Floor																						
R1	RESIDENTIAL	UNKNOWN	W1	14.55	12.98	0.89	19	18	0.95	0	0	-	19	18	0.95	0	0	-	6.56	5.75	5.74	1.00
R2	RESIDENTIAL	UNKNOWN	W2	5.15	3.63	0.70	6	5	0.83	0	0	-										
R2	RESIDENTIAL	UNKNOWN	W3	27.81	25.11	0.90	47	44	N/A	15	15	N/A	47	44	N/A	15	15	N/A	15.71	15.40	15.28	0.99
R3	RESIDENTIAL	UNKNOWN	W4	27.94	25.54	0.91	47	45	N/A	15	15	N/A	47	45	N/A	15	15	N/A	12.18	12.02	12.02	1.00
R4	RESIDENTIAL	UNKNOWN	W5	27.99	25.82	0.92	46	44	N/A	14	14	N/A	46	44	N/A	14	14	N/A	12.85	12.68	12.68	1.00
R5	RESIDENTIAL	UNKNOWN	W6	27.98	26.08	0.93	45	42	N/A	12	12	N/A										
R5	RESIDENTIAL	UNKNOWN	W7	27.82	26.03	0.94	41	39	N/A	10	10	N/A										
R5	RESIDENTIAL	UNKNOWN	W8	26.65	24.97	0.94	33	32	N/A	8	8	N/A	45	42	N/A	12	12	N/A	22.24	22.16	22.16	1.00
4th Floor																						
R1	RESIDENTIAL	UNKNOWN	W1	20.66	19.02	0.92	32	31	N/A	5	5	N/A										
R1	RESIDENTIAL	UNKNOWN	W2	9.16	6.74	0.74	11	8	0.73	0	0	-										
R1	RESIDENTIAL	UNKNOWN	W3	2.91	1.07	0.37	5	2	0.40	1	1	1.00	34	31	N/A	5	5	N/A	10.55	9.03	9.00	1.00
R2	RESIDENTIAL	UNKNOWN	W4	29.20	26.40	0.90	43	41	N/A	13	13	N/A	43	41	N/A	13	13	N/A	12.30	11.80	11.80	1.00
R3	RESIDENTIAL	UNKNOWN	W5	29.30	26.75	0.91	44	41	N/A	13	13	N/A	44	41	N/A	13	13	N/A	9.76	9.48	9.48	1.00
R4	RESIDENTIAL	UNKNOWN	W6	29.22	26.91	0.92	45	42	N/A	14	14	N/A	45	42	N/A	14	14	N/A	9.69	9.40	9.40	1.00
R5	RESIDENTIAL	UNKNOWN	W7	27.70	25.60	0.92	36	32	N/A	10	10	N/A	36	32	N/A	10	10	N/A	12.43	11.82	11.64	0.98

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
10 Southampton Row																						
1st Floor																						
R1	RESIDENTIAL	UNKNOWN	W1	8.02	6.20	0.77																
R1	RESIDENTIAL	UNKNOWN	W2	0.22	0.22	1.00																
R1	RESIDENTIAL	UNKNOWN	W3	13.23	12.59	0.95													26.01	15.43	15.18	0.98
R2	RESIDENTIAL	UNKNOWN	W4	11.89	11.44	0.96													13.16	9.98	9.92	0.99
R3	RESIDENTIAL	UNKNOWN	W5	18.25	17.98	0.99	1	1	1.00	0	0	-										
R3	RESIDENTIAL	UNKNOWN	W6	13.26	13.26	1.00	3	3	1.00	0	0	-										
R3	RESIDENTIAL	UNKNOWN	W7	20.87	20.87	1.00	5	5	1.00	0	0	-										
R3	RESIDENTIAL	UNKNOWN	W8	15.61	15.61	1.00	11	11	1.00	0	0	-										
R3	RESIDENTIAL	UNKNOWN	W9	23.72	23.72	1.00	22	22	1.00	2	2	1.00										
R3	RESIDENTIAL	UNKNOWN	W10	23.59	23.59	1.00	28	28	N/A	6	6	N/A	31	31	N/A	6	6	N/A	26.54	26.21	26.21	1.00
2nd Floor																						
R1	RESIDENTIAL	BEDROOM	W1	19.07	17.19	0.90																
R1	RESIDENTIAL	BEDROOM	W2	13.18	11.55	0.88																
R1	RESIDENTIAL	BEDROOM	W3	16.13	15.53	0.96													13.00	10.55	10.15	0.96
R3	RESIDENTIAL	UNKNOWN	W6	20.97	20.71	0.99	0	0	-	0	0	-										
R3	RESIDENTIAL	UNKNOWN	W7	23.80	23.80	1.00	3	3	1.00	0	0	-										
R3	RESIDENTIAL	UNKNOWN	W8	25.49	25.49	1.00	9	9	1.00	0	0	-										
R3	RESIDENTIAL	UNKNOWN	W9	27.65	27.65	N/A	25	25	N/A	2	2	1.00	26	26	N/A	2	2	1.00	19.18	15.83	15.83	1.00
3rd Floor																						
R1	RESIDENTIAL	BEDROOM	W1	25.58	24.18	0.95																
R1	RESIDENTIAL	BEDROOM	W2	23.49	21.77	0.93																
R1	RESIDENTIAL	BEDROOM	W3	13.85	12.52	0.90																
R1	RESIDENTIAL	BEDROOM	W4	12.68	11.88	0.94													12.18	9.69	8.64	0.89
R3	RESIDENTIAL	LKD	W7	20.50	20.48	1.00	0	0	-	0	0	-										
R3	RESIDENTIAL	LKD	W8	24.14	24.14	1.00	1	1	1.00	0	0	-										
R3	RESIDENTIAL	LKD	W9	26.80	26.80	1.00	10	10	1.00	0	0	-										
R3	RESIDENTIAL	LKD	W10	25.44	25.44	1.00	22	22	1.00	1	1	1.00										
R3	RESIDENTIAL	LKD	W11	29.77	29.77	N/A	30	30	N/A	5	5	N/A										
R3	RESIDENTIAL	LKD	W12	29.71	29.71	N/A	30	30	N/A	5	5	N/A	31	31	N/A	5	5	N/A	29.12	28.21	28.21	1.00
4th Floor																						
R1	RESIDENTIAL	BEDROOM	W1	18.54	17.09	0.92																
R1	RESIDENTIAL	BEDROOM	W2	19.09	18.58	0.97													12.52	9.75	8.93	0.92
R3	RESIDENTIAL	LKD	W4	23.22	22.96	0.99	0	0	-	0	0	-										
R3	RESIDENTIAL	LKD	W5	26.60	26.60	1.00	8	8	1.00	0	0	-										
R3	RESIDENTIAL	LKD	W6	30.61	30.61	N/A	26	26	N/A	3	3	1.00										
R3	RESIDENTIAL	LKD	W7	26.92	26.92	1.00	37	37	N/A	10	10	N/A	37	37	N/A	10	10	N/A	29.18	28.81	28.81	1.00
5th Floor																						
R1	RESIDENTIAL	BEDROOM	W1	27.04	27.04	N/A	24	24	1.00	3	3	1.00										
R1	RESIDENTIAL	BEDROOM	W2	29.37	28.28	N/A	11	11	1.00	0	0	-										
R1	RESIDENTIAL	BEDROOM	W3	23.14	21.76	0.94	0	0	-	0	0	-										
R1	RESIDENTIAL	BEDROOM	W4	19.33	18.57	0.96	0	0	-	0	0	-	29	29	N/A	3	3	1.00	13.64	11.05	10.84	0.98
R3	RESIDENTIAL	LKD	W6	23.30	23.21	1.00	0	0	-	0	0	-										
R3	RESIDENTIAL	LKD	W7	28.08	28.08	N/A	10	10	1.00	0	0	-										
R3	RESIDENTIAL	LKD	W8	26.68	26.68	1.00	28	28	N/A	4	4	1.00										
R3	RESIDENTIAL	LKD	W9	34.92	34.92	N/A	35	35	N/A	8	8	N/A										
R3	RESIDENTIAL	LKD	W10	34.91	34.91	N/A	35	35	N/A	8	8	N/A	36	36	N/A	8	8	N/A	22.94	22.85	22.85	1.00
6th Floor																						
R1	RESIDENTIAL	UNKNOWN	W1	18.56	18.56	1.00	3	3	1.00	2	2	1.00										
R1	RESIDENTIAL	UNKNOWN	W2	19.57	18.66	0.95	5	5	1.00	0	0	-										
R1	RESIDENTIAL	UNKNOWN	W3	15.77	14.24	0.90	0	0	-	0	0	-										
R1	RESIDENTIAL	UNKNOWN	W4	13.54	13.04	0.96	0	0	-	0	0	-	8	8	1.00	2	2	1.00	6.21	5.84	5.79	0.99
R2	RESIDENTIAL	KITCHEN	W5	28.87	28.02	N/A													4.80	4.68	4.68	1.00

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R3	RESIDENTIAL	UNKNOWN	W6	19.05	18.84	0.99	0	0	-	0	0	-										
R3	RESIDENTIAL	UNKNOWN	W7	21.83	21.83	1.00	10	10	1.00	0	0	-										
R3	RESIDENTIAL	UNKNOWN	W8	21.84	21.84	1.00	23	23	1.00	6	6	N/A										
R3	RESIDENTIAL	UNKNOWN	W9	21.86	21.86	1.00	23	23	1.00	16	16	N/A	38	38	N/A	18	18	N/A	5.86	5.06	5.06	1.00

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

Project Name: ROL6071 - R11 - V01
Project No.: Central Southhampton Row
Report Title: Average Daylight Analysis (ADF)- Neighbour
Date: 01/04/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex
30-32 Procter Street									
1st Floor	R1		Residential	Bedroom	W1	1.84	1.80		
					W2	1.83	1.78		
						3.67	3.57	1.00	0.97
1st Floor	R2		Residential	Bedroom	W3	2.03	1.97		
					W4	2.03	1.97		
						4.05	3.94	1.00	0.97
1st Floor	R3		Residential	LD	W5	1.08	1.05		
					W6	1.08	1.04		
					W7	1.07	1.03		
						3.23	3.12	1.50	0.97
1st Floor	R4		Residential	Bedroom	W8	1.56	1.50		
					W9	1.55	1.49		
					W10	1.53	1.47		
						4.63	4.46	1.00	0.96
1st Floor	R5		Residential	LD	W11	0.97	0.93		
					W12	0.97	0.92		
					W13	0.31	0.29		
					W14	0.62	0.54		
					W15	0.31	0.27		
					W16	0.84	0.74		
					W17	0.83	0.73		
					W18	0.83	0.74		
						5.68	5.17	1.50	0.91
1st Floor	R6		Residential	Bedroom	W19	1.34	1.20		
					W20	1.33	1.20		
						2.68	2.40	1.00	0.90
1st Floor	R7		Residential	Bedroom	W21	1.09	0.99		
					W22	1.10	1.00		
					W23	0.40	0.37		
					W24	0.68	0.67		
					W25	0.15	0.15		
					W26	0.29	0.29		
						3.71	3.47	1.00	0.94
2nd Floor	R1		Residential	Bedroom	W1	1.90	1.85		
					W2	1.89	1.84		
						3.79	3.69	1.00	0.97
2nd Floor	R2		Residential	Bedroom	W3	2.10	2.04		
					W4	2.09	2.03		
						4.19	4.07	1.00	0.97
2nd Floor	R3		Residential	LD	W5	1.11	1.08		
					W6	1.11	1.08		
					W7	1.10	1.07		
						3.33	3.22	1.50	0.97
2nd Floor	R4		Residential	Bedroom	W8	1.61	1.55		
					W9	1.60	1.53		
					W10	1.58	1.52		
						4.78	4.60	1.00	0.96
2nd Floor	R5		Residential	LD	W11	1.00	0.96		
					W12	1.00	0.95		
					W13	0.33	0.30		
					W14	0.65	0.57		
					W15	0.33	0.29		
					W16	0.89	0.79		
					W17	0.88	0.78		

Project Name: ROL6071 - R11 - V01
Project No.: Central Southhampton Row
Report Title: Average Daylight Analysis - Neighbour
Date: 01/04/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex
					W18	0.89	0.79		
						5.96	5.44	1.50	0.91
2nd Floor	R6		Residential	Bedroom	W19	1.43	1.29		
					W20	1.43	1.29		
						2.86	2.57	1.00	0.90
2nd Floor	R7		Residential	Bedroom	W21	1.17	1.06		
					W22	1.18	1.08		
					W23	0.43	0.40		
					W24	0.74	0.72		
					W25	0.17	0.17		
					W26	0.35	0.35		
						4.03	3.78	1.00	0.94
3rd Floor	R1		Residential	Bedroom	W1	1.96	1.91		
					W2	1.95	1.89		
						3.91	3.81	1.00	0.97
3rd Floor	R2		Residential	Bedroom	W3	2.16	2.10		
					W4	2.16	2.09		
						4.32	4.20	1.00	0.97
3rd Floor	R3		Residential	LD	W5	1.15	1.11		
					W6	1.15	1.11		
					W7	1.14	1.10		
						3.44	3.32	1.50	0.97
3rd Floor	R4		Residential	Bedroom	W8	1.66	1.60		
					W9	1.65	1.58		
					W10	1.63	1.56		
						4.94	4.74	1.00	0.96
3rd Floor	R5		Residential	LD	W11	1.03	0.99		
					W12	1.03	0.98		
					W13	0.34	0.31		
					W14	0.68	0.60		
					W15	0.35	0.31		
					W16	0.95	0.84		
					W17	0.94	0.84		
					W18	0.94	0.85		
						6.26	5.72	1.50	0.91
3rd Floor	R6		Residential	Bedroom	W19	1.53	1.38		
					W20	1.52	1.38		
						3.05	2.75	1.00	0.90
3rd Floor	R7		Residential	Bedroom	W21	1.25	1.13		
					W22	1.26	1.15		
					W23	0.47	0.44		
					W24	0.85	0.83		
					W25	0.21	0.21		
					W26	0.51	0.51		
						4.55	4.29	1.00	0.94
4th Floor	R1		Residential	Bedroom	W1	2.02	1.97		
					W2	2.01	1.95		
						4.03	3.93	1.00	0.98
4th Floor	R2		Residential	Bedroom	W3	2.23	2.17		
					W4	2.22	2.16		
						4.45	4.33	1.00	0.97
4th Floor	R3		Residential	LD	W5	1.19	1.15		
					W6	1.18	1.15		
					W7	1.18	1.13		
						3.55	3.43	1.50	0.97
4th Floor	R4		Residential	Bedroom	W8	1.71	1.65		
					W9	1.70	1.63		

Project Name: ROL6071 - R11 - V01
Project No.: Central Southhampton Row
Report Title: Average Daylight Analysis - Neighbour
Date: 01/04/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex
					W10	1.68	1.61		
						5.10	4.89	1.00	0.96
4th Floor	R5		Residential	LD	W11	1.07	1.02		
					W12	1.06	1.01		
					W13	0.35	0.32		
					W14	0.72	0.64		
					W15	0.37	0.33		
					W16	1.00	0.90		
					W17	0.99	0.89		
					W18	1.00	0.90		
						6.57	6.01	1.50	0.92
4th Floor	R6		Residential	Bedroom	W19	1.63	1.47		
					W20	1.62	1.47		
						3.25	2.94	1.00	0.90
4th Floor	R7		Residential	Bedroom	W21	1.33	1.21		
					W22	1.35	1.23		
					W23	0.51	0.48		
					W24	1.06	1.04		
					W25	0.31	0.31		
					W26	0.84	0.84		
						5.39	5.11	1.00	0.95
5th Floor	R1		Residential	Bedroom	W1	2.08	2.03		
					W2	2.07	2.01		
						4.15	4.05	1.00	0.98
5th Floor	R2		Residential	Bedroom	W3	2.30	2.23		
					W4	2.29	2.23		
						4.59	4.46	1.00	0.97
5th Floor	R3		Residential	LD	W5	1.22	1.19		
					W6	1.22	1.18		
					W7	1.21	1.17		
						3.66	3.54	1.50	0.97
5th Floor	R4		Residential	Bedroom	W8	1.76	1.70		
					W9	1.75	1.68		
					W10	1.74	1.66		
						5.26	5.05	1.00	0.96
5th Floor	R5		Residential	LD	W11	1.10	1.05		
					W12	1.10	1.05		
					W13	0.36	0.34		
					W14	0.75	0.67		
					W15	0.39	0.35		
					W16	1.06	0.95		
					W17	1.05	0.95		
					W18	1.06	0.96		
						6.88	6.30	1.50	0.92
5th Floor	R6		Residential	Bedroom	W19	1.72	1.56		
					W20	1.72	1.56		
						3.44	3.12	1.00	0.91
5th Floor	R7		Residential	LD	W21	1.08	0.98		
					W22	1.10	1.00		
					W23	0.42	0.39		
					W24	0.96	0.95		
					W25	0.31	0.31		
					W26	1.15	1.15		
					W27	1.15	1.15		
					W28	1.93	1.93		
						8.10	7.87	1.50	0.97
6th Floor	R1		Residential	Bedroom	W1	2.14	2.09		

Project Name: ROL6071 - R11 - V01
Project No.: Central Southhampton Row
Report Title: Average Daylight Analysis - Neighbour
Date: 01/04/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex
					W2	2.12	2.07		
						4.26	4.16	1.00	0.98
6th Floor	R2		Residential	Bedroom	W3	2.36	2.30		
					W4	2.36	2.29		
						4.72	4.59	1.00	0.97
6th Floor	R3		Residential	LD	W5	1.26	1.22		
					W6	1.26	1.22		
					W7	1.25	1.20		
						3.76	3.64	1.50	0.97
6th Floor	R4		Residential	Bedroom	W8	1.82	1.75		
					W9	1.81	1.73		
					W10	1.79	1.71		
						5.41	5.19	1.00	0.96
6th Floor	R5		Residential	LD	W11	1.13	1.08		
					W12	1.13	1.08		
					W13	0.38	0.35		
					W14	0.78	0.70		
					W15	0.40	0.36		
					W16	1.11	1.00		
					W17	1.10	0.99		
					W18	1.11	1.00		
						7.14	6.55	1.50	0.92
6th Floor	R6		Residential	Bedroom	W19	1.80	1.63		
					W20	1.79	1.63		
						3.59	3.27	1.00	0.91
6th Floor	R7		Residential	LD	W21	1.13	1.03		
					W22	1.14	1.05		
					W23	0.43	0.41		
					W24	1.00	0.99		
					W25	0.32	0.32		
					W26	1.20	1.20		
					W27	1.20	1.20		
					W28	2.01	2.01		
						8.43	8.20	1.50	0.97
7th Floor	R1		Residential	Bedroom	W1-L	0.16	0.16		
					W1-U	1.46	1.43		
					W2-L	0.16	0.16		
					W2-U	1.47	1.43		
					W3-L	0.15	0.15		
					W3-U	1.38	1.34		
					W4-L	0.15	0.15		
					W4-U	1.36	1.33		
						6.28	6.14	1.00	0.98
7th Floor	R2		Residential	Bedroom	W5-L	0.17	0.17		
					W5-U	1.62	1.57		
					W6-L	0.18	0.17		
					W6-U	1.64	1.59		
					W7-L	0.17	0.17		
					W7-U	1.58	1.52		
					W8-L	0.16	0.16		
					W8-U	1.53	1.47		
						7.05	6.83	1.00	0.97
7th Floor	R3		Residential	Living Room	W9-L	0.09	0.09		
					W9-U	0.86	0.83		
					W10-L	0.10	0.10		
					W10-U	0.97	0.93		
					W11-L	0.10	0.10		

Project Name: ROL6071 - R11 - V01
Project No.: Central Southhampton Row
Report Title: Average Daylight Analysis - Neighbour
Date: 01/04/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex
					W11-U	0.96	0.92		
					W12-L	0.10	0.10		
					W12-U	0.88	0.80		
					W13-L	0.10	0.10		
					W13-U	0.88	0.80		
					W14-L	0.10	0.10		
					W14-U	0.91	0.83		
					W15-L	0.10	0.10		
					W15-U	0.89	0.81		
						7.07	6.62	1.50	0.94
7th Floor	R4		Residential	Dining Room	W16-L	0.17	0.17		
					W16-U	1.55	1.42		
					W17-L	0.17	0.17		
					W17-U	1.53	1.40		
					W18-L	0.17	0.17		
					W18-U	1.65	1.53		
					W19-L	0.16	0.16		
					W19-U	1.58	1.58		
					W20-L	0.07	0.07		
					W20-U	0.76	0.76		
						7.81	7.43	1.50	0.95
8th Floor	R1		Residential	Bedroom	W1-L	0.71	0.70		
					W1-U	1.73	1.70		
					W2-L	0.45	0.43		
					W2-U	1.08	1.01		
						3.98	3.84	1.00	0.96
				Benin House					
1st Floor	R1		Residential	Unknown	W1	1.09	1.00		
						1.09	1.00	-1.00	0.92
1st Floor	R2		Residential	Unknown	W2	0.37	0.29		
					W3	0.97	0.90		
						1.33	1.19	-1.00	0.89
1st Floor	R3		Residential	Unknown	W4	1.16	1.09		
						1.16	1.09	-1.00	0.94
1st Floor	R4		Residential	Unknown	W5	1.18	1.12		
						1.18	1.12	-1.00	0.95
1st Floor	R5		Residential	Unknown	W6	0.74	0.71		
					W7	0.75	0.72		
					W8	0.72	0.70		
						2.21	2.12	-1.00	0.96
2nd Floor	R1		Residential	Unknown	W1	1.17	1.08		
						1.17	1.08	-1.00	0.93
2nd Floor	R2		Residential	Unknown	W2	0.38	0.31		
					W3	1.00	0.94		
						1.39	1.24	-1.00	0.89
2nd Floor	R3		Residential	Unknown	W4	1.23	1.16		
						1.23	1.16	-1.00	0.94
2nd Floor	R4		Residential	Unknown	W5	1.21	1.15		
						1.21	1.15	-1.00	0.95
2nd Floor	R5		Residential	Unknown	W6	0.82	0.78		
					W7	0.79	0.75		
					W8	0.78	0.75		
						2.38	2.28	-1.00	0.96
3rd Floor	R1		Residential	Unknown	W1	1.36	1.27		
						1.36	1.27	-1.00	0.94

Project Name: ROL6071 - R11 - V01
Project No.: Central Southhampton Row
Report Title: Average Daylight Analysis - Neighbour
Date: 01/04/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex
3rd Floor	R2		Residential	Unknown	W2	0.42	0.34		
					W3	1.14	1.05		
						1.55	1.40	-1.00	0.90
3rd Floor	R3		Residential	Unknown	W4	1.33	1.24		
						1.33	1.24	-1.00	0.94
3rd Floor	R4		Residential	Unknown	W5	1.28	1.21		
						1.28	1.21	-1.00	0.94
3rd Floor	R5		Residential	Unknown	W6	0.87	0.83		
					W7	0.86	0.82		
					W8	0.82	0.78		
						2.55	2.43	-1.00	0.95
4th Floor	R1		Residential	Unknown	W1	1.21	1.15		
					W2-L	0.04	0.03		
					W2-U	0.30	0.25		
					W3	0.04	0.03		
						1.60	1.47	-1.00	0.92
4th Floor	R2		Residential	Unknown	W4	1.30	1.20		
						1.30	1.20	-1.00	0.93
4th Floor	R3		Residential	Unknown	W5	1.52	1.42		
						1.52	1.42	-1.00	0.93
4th Floor	R4		Residential	Unknown	W6	1.47	1.38		
						1.47	1.38	-1.00	0.94
4th Floor	R5		Residential	Unknown	W7	1.20	1.13		
						1.20	1.13	-1.00	0.94
			10 Southampton Row						
1st Floor	R1		Residential	Unknown	W1	0.10	0.08		
					W2	0.01	0.01		
					W3-L	0.03	0.03		
					W3-U	0.42	0.41		
						0.56	0.53	-1.00	0.94
1st Floor	R2		Residential	Unknown	W4-L	0.09	0.09		
					W4-U	1.44	1.43		
						1.53	1.52	-1.00	0.99
1st Floor	R3		Residential	Unknown	W5-L	0.04	0.04		
					W5-U	0.51	0.50		
					W6	0.13	0.13		
					W7	0.18	0.18		
					W8	0.13	0.13		
					W9-L	0.03	0.03		
					W9-U	0.57	0.57		
					W10-L	0.06	0.06		
					W10-U	1.33	1.33		
						2.96	2.96	-1.00	1.00
2nd Floor	R1		Residential	Bedroom	W1-L	0.00	0.00		
					W1-U	0.21	0.19		
					W2-L	0.00	0.00		
					W2-U	0.18	0.16		
					W3-L	0.00	0.00		
					W3-U	0.42	0.42		
						0.82	0.78	1.00	0.95
2nd Floor	R3		Residential	Unknown	W6-L	0.00	0.00		
					W6-U	0.44	0.44		
					W7-L	0.00	0.00		
					W7-U	0.18	0.18		
					W8-L	0.00	0.00		

Project Name: ROL6071 - R11 - V01
Project No.: Central Southhampton Row
Report Title: Average Daylight Analysis - Neighbour
Date: 01/04/2020

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex
					W8-U	0.20	0.20		
					W9-L	0.01	0.01		
					W9-U	0.54	0.54		
						1.37	1.37	-1.00	1.00
3rd Floor	R1		Residential	Bedroom	W1-L	0.00	0.00		
					W1-U	0.43	0.42		
					W2-L	0.00	0.00		
					W2-U	0.39	0.37		
					W3-L	0.00	0.00		
					W3-U	0.26	0.24		
					W4-L	0.00	0.00		
					W4-U	0.22	0.22		
						1.31	1.25	1.00	0.96
3rd Floor	R3		Residential	LKD	W7-L	0.00	0.00		
					W7-U	0.17	0.17		
					W8-L	0.00	0.00		
					W8-U	0.19	0.19		
					W9-L	0.00	0.00		
					W9-U	0.19	0.19		
					W10-L	0.00	0.00		
					W10-U	0.17	0.17		
					W11-L	0.00	0.00		
					W11-U	0.52	0.52		
					W12-L	0.00	0.00		
					W12-U	0.52	0.52		
						1.77	1.77	2.00	1.00
4th Floor	R1		Residential	Bedroom	W1	0.35	0.33		
					W2-L	0.00	0.00		
					W2-U	0.38	0.38		
						0.73	0.70	1.00	0.97
4th Floor	R3		Residential	LKD	W4-L	0.00	0.00		
					W4-U	0.24	0.24		
					W5	0.22	0.22		
					W6	0.27	0.27		
					W7	0.71	0.71		
						1.44	1.44	2.00	1.00
5th Floor	R1		Residential	Bedroom	W1-L	0.01	0.01		
					W1-U	0.30	0.30		
					W2-L	0.01	0.01		
					W2-U	0.31	0.31		
					W3-L	0.00	0.00		
					W3-U	0.25	0.24		
					W4-L	0.00	0.00		
					W4-U	0.22	0.22		
						1.10	1.07	1.00	0.98
5th Floor	R3		Residential	LKD	W6-L	0.00	0.00		
					W6-U	0.17	0.17		
					W7-L	0.00	0.00		
					W7-U	0.19	0.19		
					W8-L	0.00	0.00		
					W8-U	0.17	0.17		
					W9-L	0.01	0.01		
					W9-U	0.61	0.61		
					W10-L	0.01	0.01		
					W10-U	0.60	0.60		
						1.77	1.77	2.00	1.00
6th Floor	R1		Residential	Unknown	W1	0.04	0.04		

Project Name: ROL6071 - R11 - V01
Project No.: Central Southhampton Row
Report Title: Average Daylight Analysis - Neighbour
Date: 01/04/2020

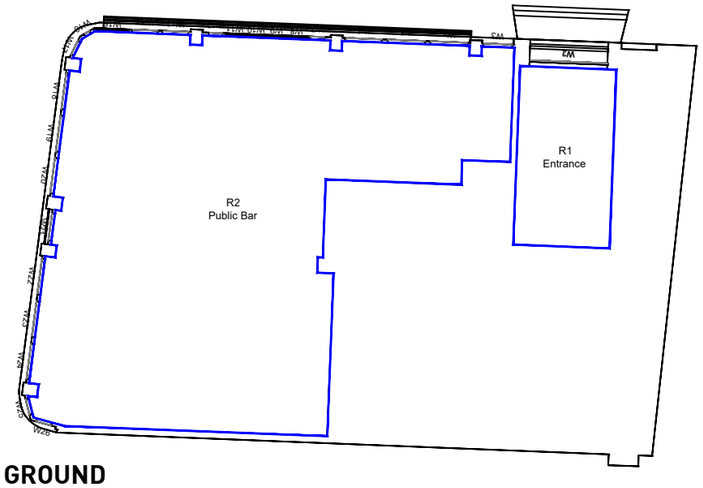
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.	Window Ref.	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex
					W2	0.04	0.04		
					W3	0.04	0.04		
					W4	0.03	0.03		
						0.16	0.15	-1.00	0.97
6th Floor	R2		Residential	Kitchen	W5-L	0.04	0.04		
					W5-U	1.77	1.73		
						1.81	1.77	2.00	0.98
6th Floor	R3		Residential	Unknown	W6	0.04	0.04		
					W7	0.04	0.04		
					W8	0.04	0.04		
					W9	0.04	0.04		
						0.17	0.17	-1.00	1.00

APPENDIX C

-

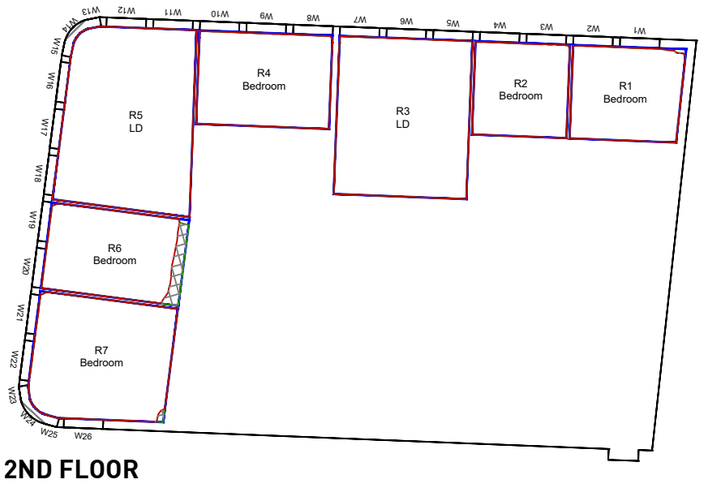
DAYLIGHT DISTRIBUTION CONTOUR PLANS

DRAWING NOS. ROL6071_11_104, 105 and 107



GROUND

1ST FLOOR



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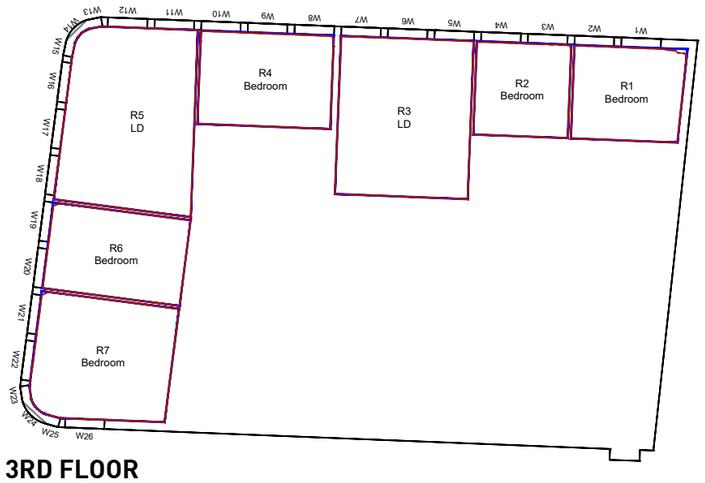

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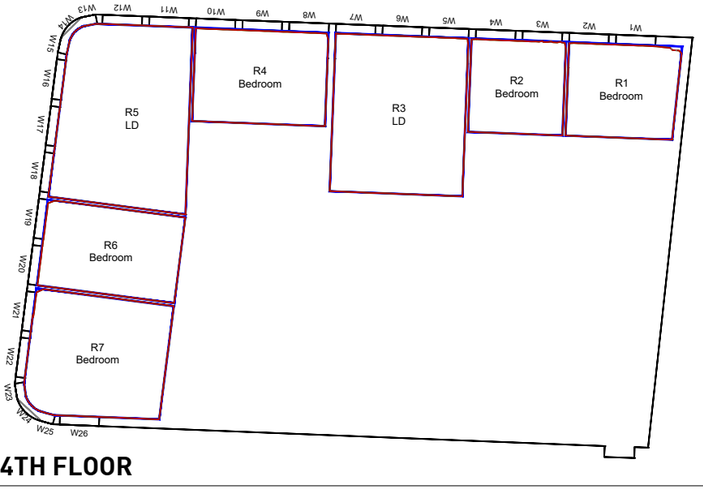

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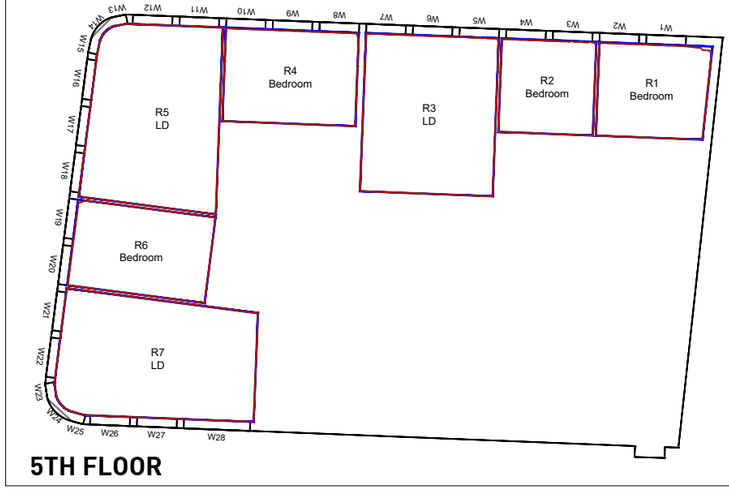


5TH FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London
020 7065 2770
Birmingham
0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS LAND SURVEYS
Received on 17/07/18

Site and aerial photos.

PROPOSED BUILDINGS

ORMS ARCHITECTS
Received on 22/03/2020

0m 2m 4m 6m 8m 10m

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

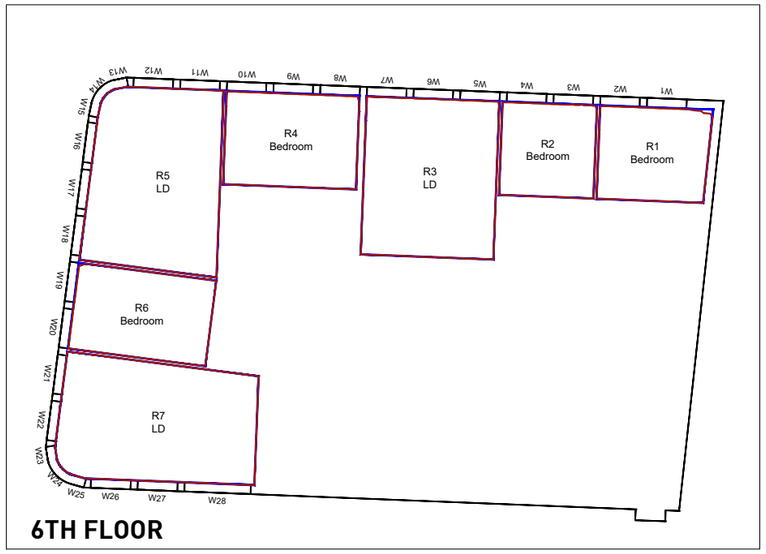
SCHEME REF: SCHEME RECEIVED: 22/03/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 30-32 PROCTOR STREET & 10 RED LION SQUARE

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	1:200	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	104-01

Daylight & Sunlight



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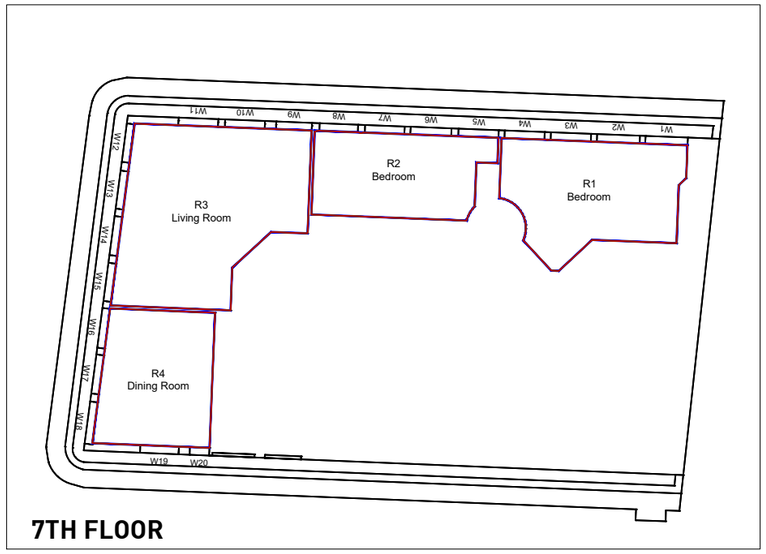

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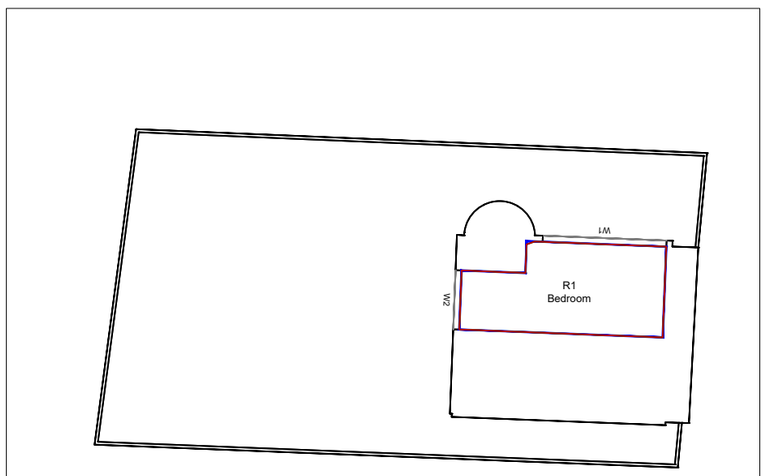


8TH FLOOR

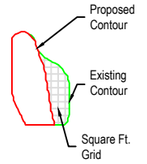
AnsteyHorne
CHARTERED SURVEYORS
London
020 7065 2770
Birmingham
0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

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Site and aerial photos.

PROPOSED BUILDINGS

ORMS ARCHITECTS
Received on 22/03/2020

0m 2m 4m 6m 8m 10m

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

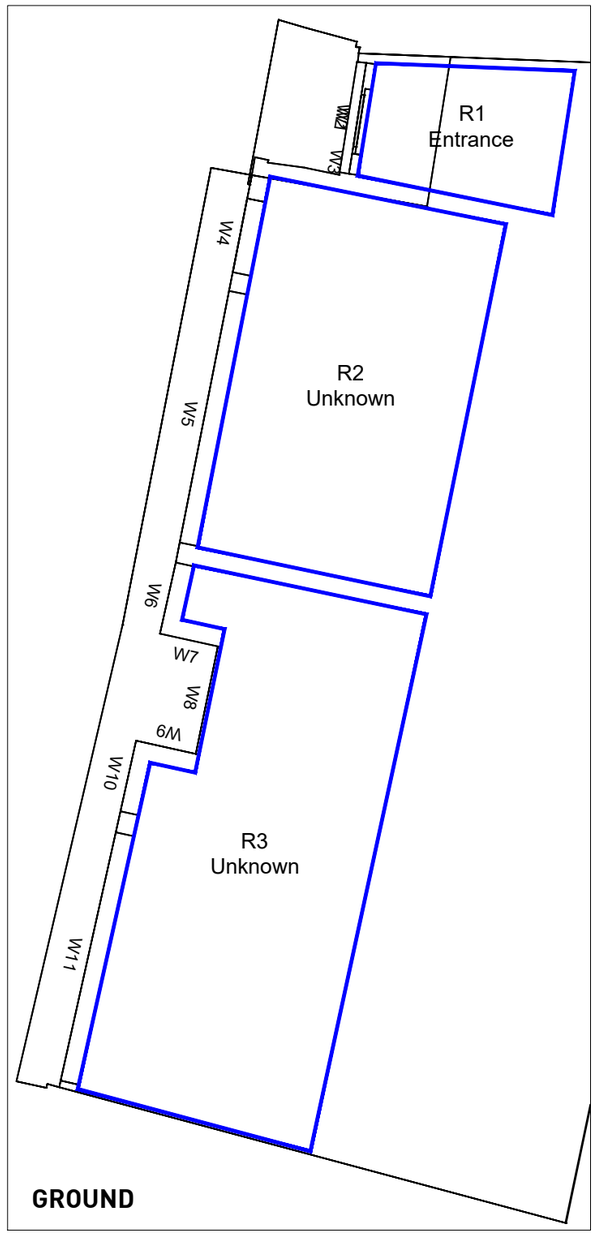
SCHEME REF: SCHEME RECEIVED: 22/03/2020

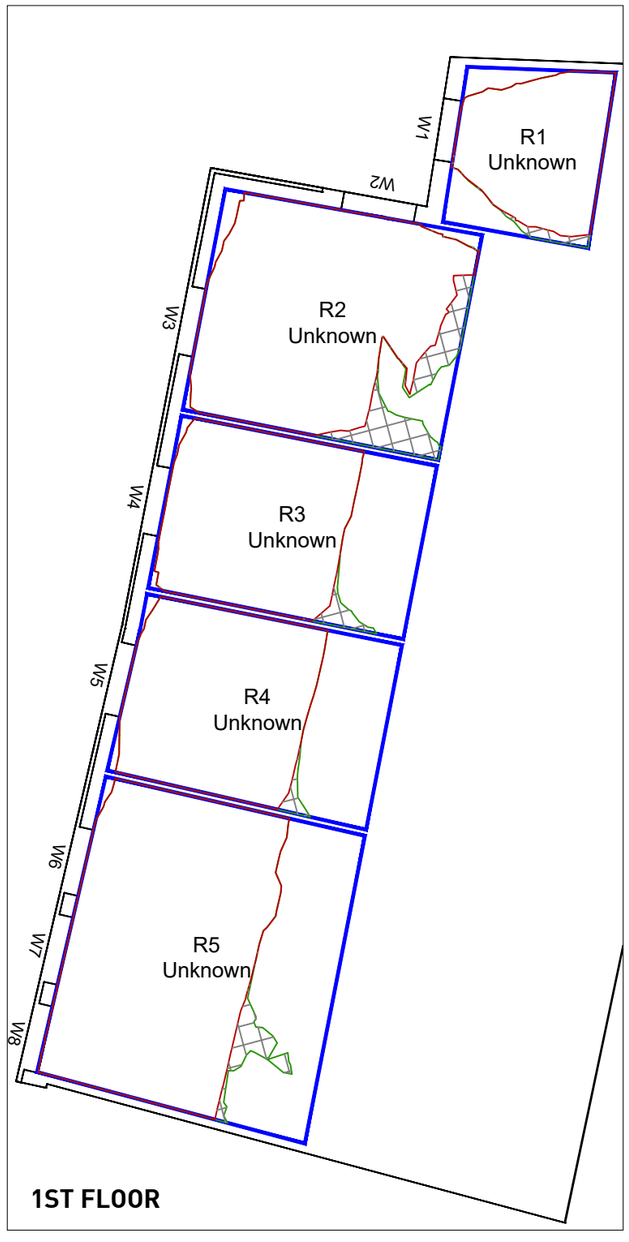
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 30-32 PROCTOR STREET & 10 RED LION SQUARE

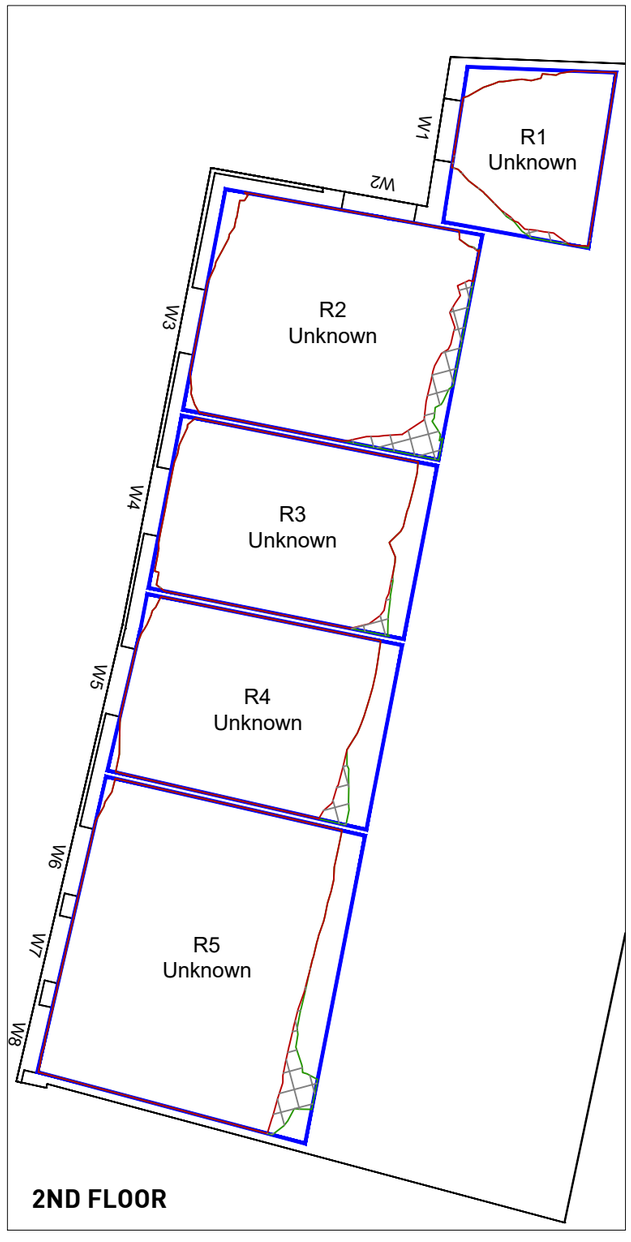
MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	1:200	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	104-02

Daylight & Sunlight







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Birmingham
0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
MBS LAND SURVEYS
Received on 17/07/18

Site and aerial photos.

PROPOSED BUILDINGS
ORMS ARCHITECTS
Received on 22/03/2020

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

SCHEME REF: SCHEME RECEIVED: 22/03/2020

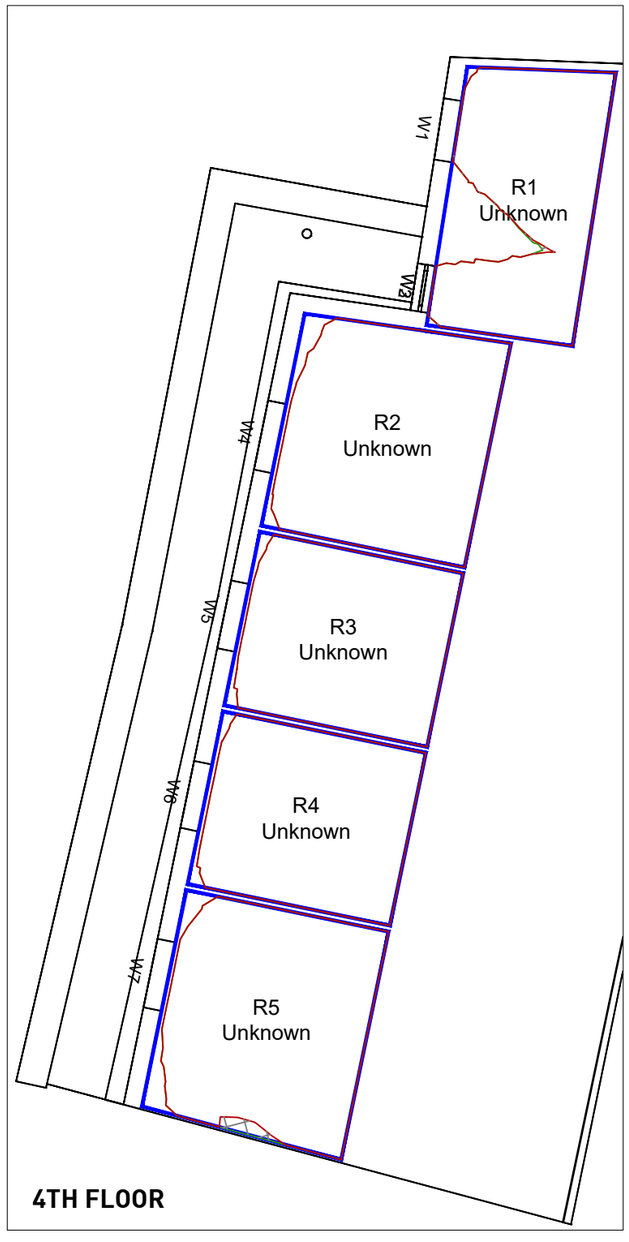
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
BENIN HOUSE
PROCTER STREET

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	1:100	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	105-01

Daylight & Sunlight

3RD FLOOR



4TH FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London
020 7065 2770
Birmingham
0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

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Site and aerial photos.

PROPOSED BUILDINGS

ORMS ARCHITECTS
Received on 22/03/2020

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

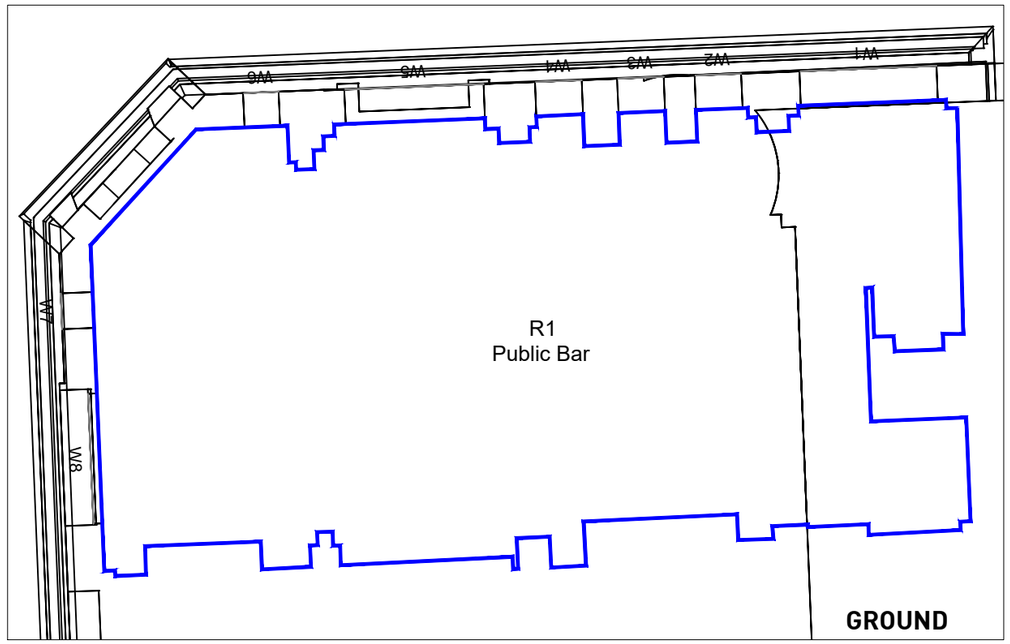
SCHEME REF: SCHEME RECEIVED: 22/03/2020

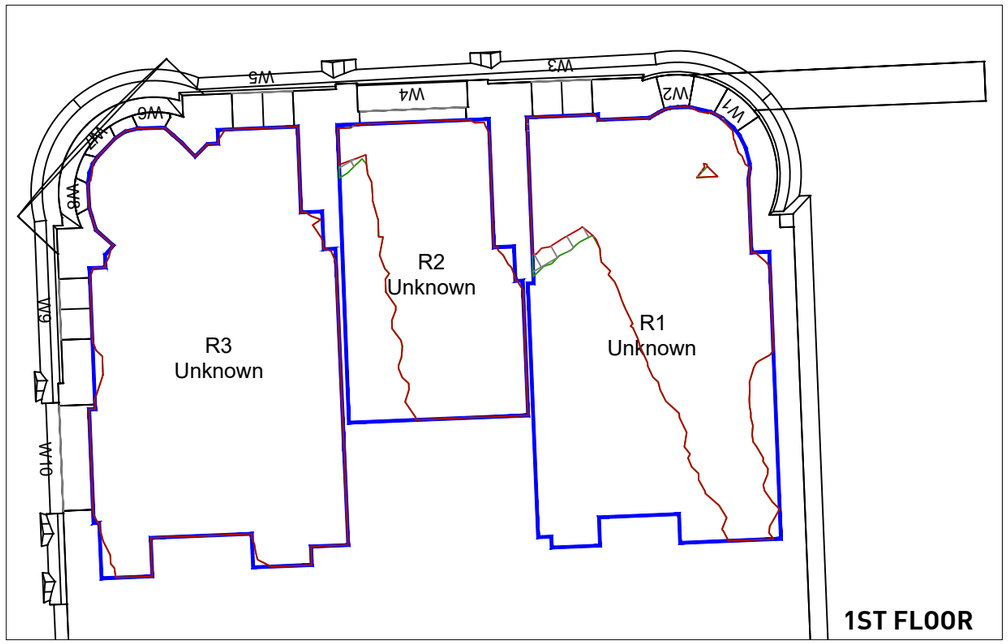
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
BENIN HOUSE
PROCTER STREET

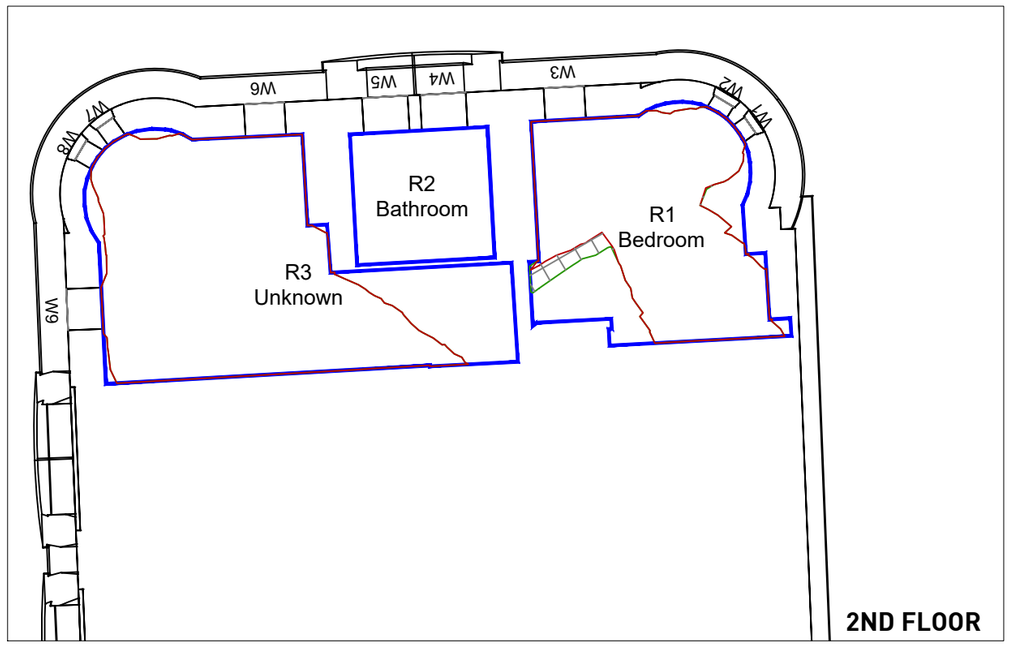
MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	1:100	A3

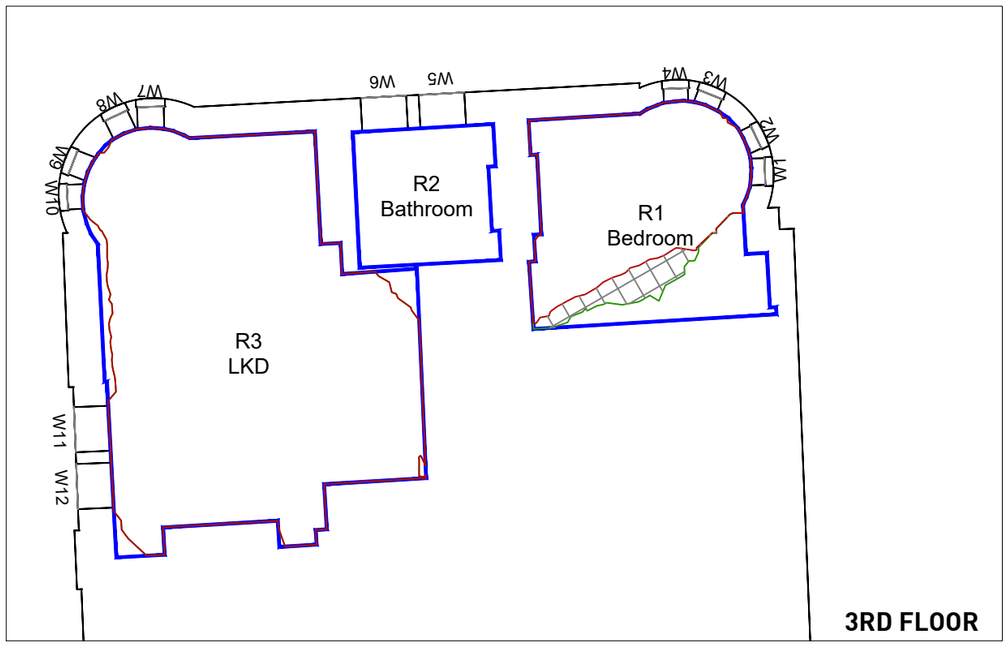
PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	105-02

Daylight & Sunlight









AnsteyHorne
CHARTERED SURVEYORS
London
020 7065 2770
Birmingham
0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS LAND SURVEYS
Received on 17/07/18

Site and aerial photos.

PROPOSED BUILDINGS

ORMS ARCHITECTS
Received on 22/03/2020

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

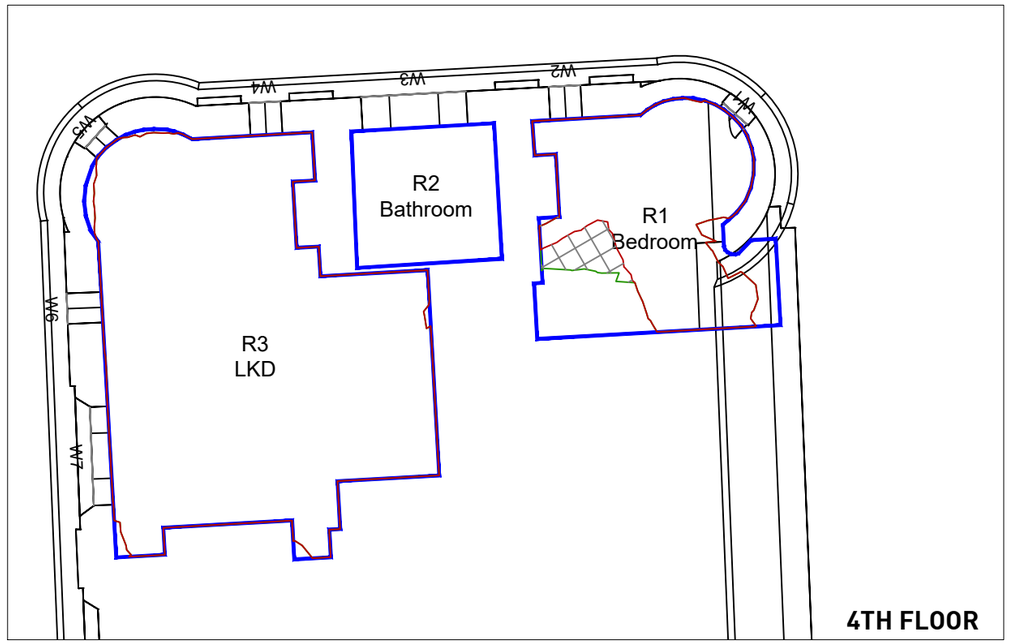
SCHEME REF: SCHEME RECEIVED: 22/03/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 10 SOUTHAMPTON ROW

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	1:100	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	107-01

Daylight & Sunlight



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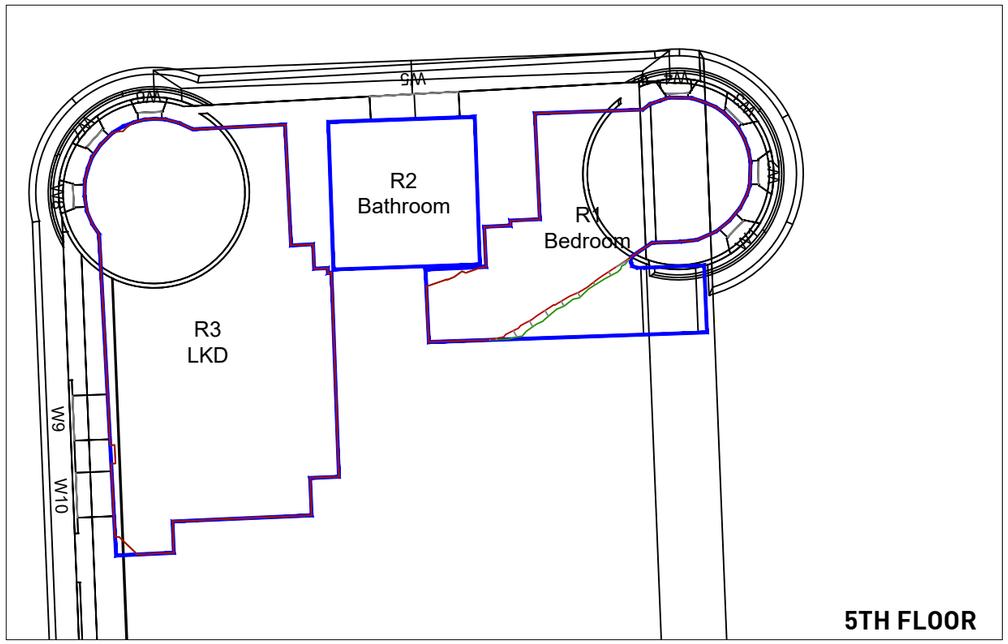

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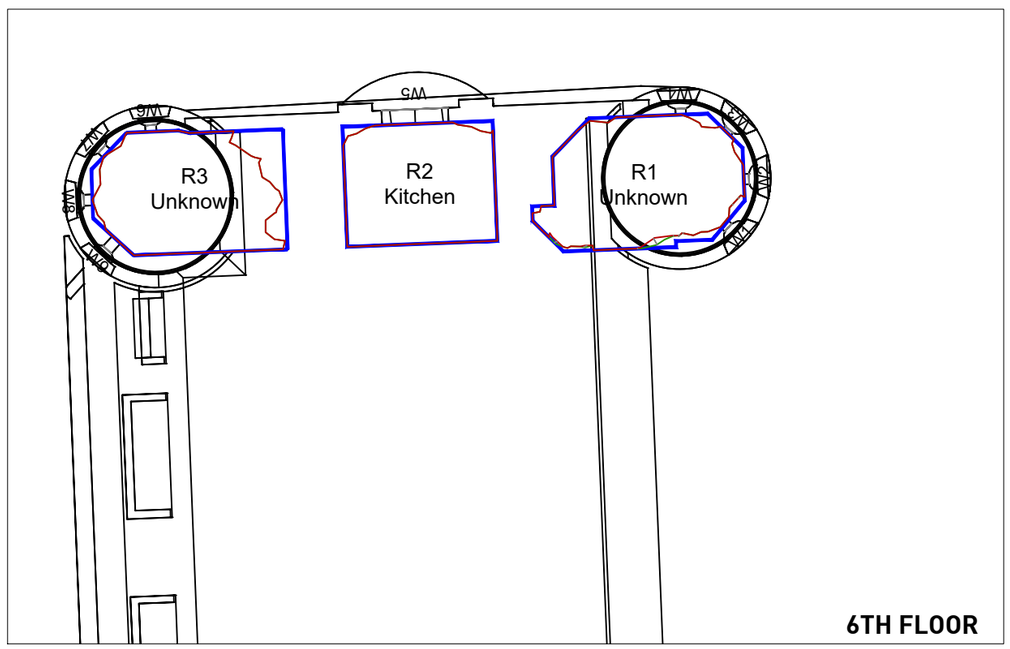
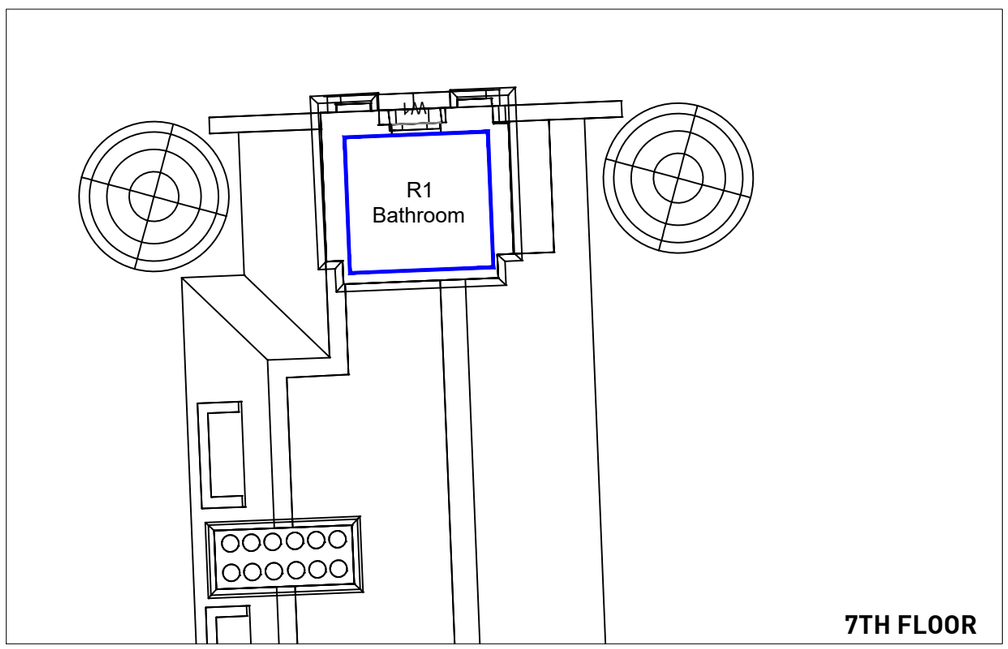


6TH FLOOR



7TH FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London
020 7065 2770
Birmingham
0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

MBS LAND SURVEYS
Received on 17/07/18

Site and aerial photos.

PROPOSED BUILDINGS

ORMS ARCHITECTS
Received on 22/03/2020

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

SCHEME REF: SCHEME RECEIVED: 22/03/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS 10 SOUTHAMPTON ROW

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	1:100	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	107-02

Daylight & Sunlight

APPENDIX D

-

TWO-HOUR SUN CONTOUR ON 21 MARCH DRAWINGS

DRAWING NOS. ROL6071_11_301_01 AND 02

SITE PLAN VIEW

AnsteyHorne

CHARTERED SURVEYORS

London
020 7065 2770

Birmingham
0121 667 9902

www.ansteyhorne.co.uk

LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March
- Area receiving < 2hr Sunlight on 21st March

X% - Percentage of Amenity Space receiving ≥ 2hr Sunlight on 21st March

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
MBS LAND SURVEYS
Received on 17/07/18

Site and aerial photos.

PROPOSED BUILDINGS
ORMS ARCHITECTS
Received on 22/03/2020

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

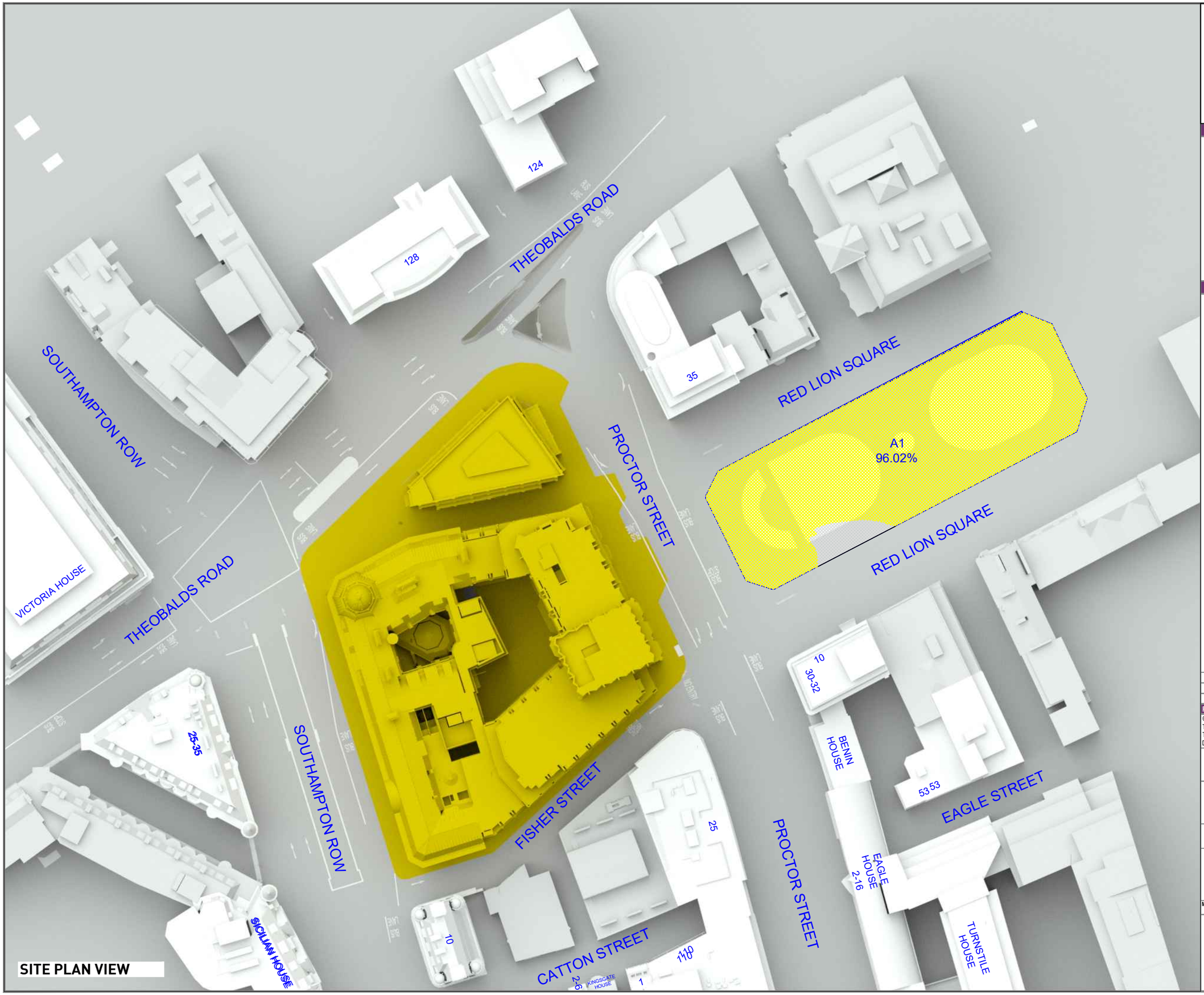
SCHEME REF: SCHEME RECEIVED: 22/03/2020

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST EXISTING CONDITION

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	N.T.S.	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	301-01

2Hr Sun-On-Ground



AnsteyHorne

CHARTERED SURVEYORS
London
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Birmingham
0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Area receiving ≥ 2hr Sunlight on 21st March
- Area receiving < 2hr Sunlight on 21st March

X% - Percentage of Amenity Space receiving ≥ 2hr Sunlight on 21st March

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
MBS LAND SURVEYS
Received on 17/07/18

Site and aerial photos.

PROPOSED BUILDINGS
ORMS ARCHITECTS
Received on 22/03/2020

REV	DESCRIPTION	DATE

CLIENT: GRANGE HOTELS

PROJECT TITLE: SOUTHAMPTON ROW/ CENTRAL ST. MARTINS

SCHEME REF: SCHEME RECEIVED: 22/03/2020

DRAWING TITLE: TWO-HOUR SUNLIGHT TEST PROPOSED CONDITION

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
MZ/BS	01/04/2020	N.T.S.	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL6071_R11_V01_	301-02

2Hr Sun-On-Ground

AnsteyHorne

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510 Bristol Business Park, Bristol BS16 1EJ
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Chartered Surveyors

Rights of Light | Party Walls | Building Surveying | Neighbourly Liaison

expertise *applied*