THE NETWORK BUILDING (95-100 TOTTENHAM COURT ROAD AND 76-80 WHITFIELD STREET)

DAYLIGHT & SUNLIGHT REPORT

DIRECTOR: NICK LANE
CLIENT: DERWENT VALLEY PROPERTY DEVELOPMENTS LTD
DATE: NOVEMBER 2020
VERSION: PLANNING V1
PROJECT: P1618

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POINT 2

Contents

Appendices

1 Introduction

1.1 Derwent Valley Property Developments Limited ('the Applicant') have instructed Point 2 to undertake a detailed daylight and sunlight assessment for the proposed redevelopment of The Network Building (the 'Proposed Development).

1.2 This report will assess the potential daylight and sunlight effects of the Proposed Development on the surrounding residential properties in the vicinity of the site. The Application Site occupies the southern half of the block bounded by Tottenham Court Road on the east, Whitfield Street to the west and Howland Street to the south. The existing building is a 6 storey office building with retail units at ground floor levels.

1.3 The site is located within the London Borough of Camden ('LBC') and sits within the Central London Activity Zone and the Tottenham Court Road side of the building is within the Central London frontage. The site is also within the Fitzrovia area action plan (2014) ('FAAP').

1.4 The technical assessments have been undertaken by reference to the recommendations and guidance set out in the BRE Guidelines (2011).

1.5 The technical assessments have been based upon a detailed 3D laser scan survey undertaken by Point 2 and supplemented by a wider 3D photogrammetry model provided by Zmapping Ltd. This has been further supplemented by research into publicly available records and site photography.

1.6 In compiling this report, we have used the following information:

Sources of Information

Point 2 Surveyors
3D Laser Scan Measured Survey

Z mapping Ltd
3D photogrammetry model

Piercy & Co Architects
Proposed drawings received 30th October 2020
Drawing no. 201030_NetworkMassing.dwg

Neighbouring Layout Plans
The Royal Borough of Camden (LBC) Planning portal
HM Land Registry

Valuation Office Agency
Property Uses

2 Methodology

2.1 The recognised methodology for undertaking daylight and sunlight assessments is provided by the Building Research Establishment 'Site planning for daylight and sunlight – a guide to good practice'; commonly referred to as 'the BRE Guidelines'.

2.2 When assessing any potential effects on the surrounding properties, the BRE guidelines suggest that only those windows that have a reasonable expectation of daylight or sunlight need to be assessed. In particular the BRE guidelines at paragraph 2.2.2 state:

> *"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."*

2.3 Further to the above statement, it is considered that the vast majority of commercial properties do not have a reasonable expectation of daylight or sunlight. This is because they are generally designed to rely on artificial electric lighting rather than natural light, particularly in urban locations such as this.

2.4 If a property is considered to have a reasonable expectation of daylight or sunlight the following methodology to assess the impacts has been used:

Daylighting

2.5 The BRE guidelines provide two principal measures of daylight in terms of the neighbouring properties – namely Vertical Sky Component (VSC) and No-Sky Line (NSL).

Vertical Sky Component (VSC)

2.6 VSC is a measure of the skylight reaching a point from an overcast sky. For Existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall. The BRE guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the diffuse daylighting of the existing building may be adversely affected.

No-Sky Line (NSL)

2.7 No-Sky Line (NSL) is a measure of the distribution of daylight within a room. As it maps out the region within a room where light can penetrate directly from the sky, it therefore accounts for the size of and number of windows by simple geometry. The BRE suggest the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value.

Sunlighting

Annual Probable Sunlight Hours (APSH)

2.8 The amount of direct sunlight a window can enjoy is dependent on its orientation and the extent of any external obstructions. For example, a window that faces directly north, no matter what external obstructions are present, will not be able to receive good levels of sunlight throughout the year. However, a window that faces directly south with no obstructions will enjoy very high levels of sunlight throughout the year. As the potential to receive sunlight is dependent on a window's orientation, paragraph 3.2.3 of the BRE guidelines state:

"To assess loss of sunlight to an existing building, it is suggested that 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."

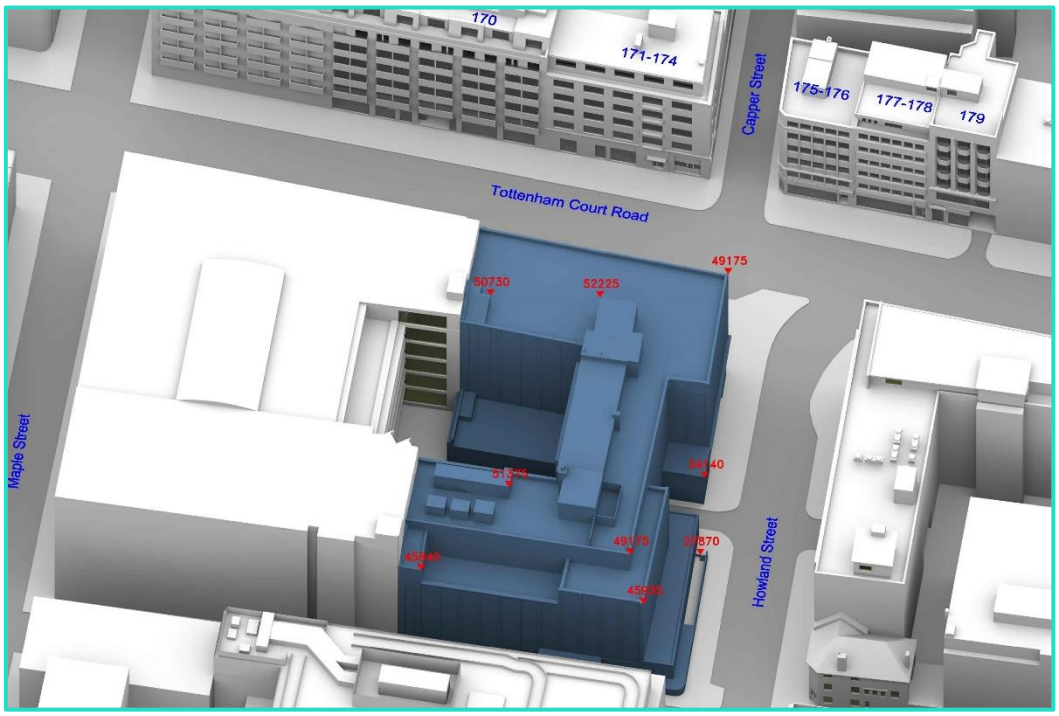
2.9 To consider any sunlight effect to the surrounding properties the BRE guidelines suggest calculating the Annual Probable Sunlight Hours (APSH) at the centre of each window on the outside face of the window wall. Paragraph 3.2.5 of the BRE guidelines suggest that:

"If this window point can receive more than one quarter of APSH (see section 3.1), including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight."

2.10 If the above criteria is not met, the BRE guidelines suggest calculating the APSH at the window in the existing situation, i.e. before redevelopment. If the reduction of APSH between the existing and proposed situations is less than 0.8 times its former value for either the total APSH or in the winter months; and greater than 4% for the total APSH, then the occupants of the adjoining building are likely to notice the reduction in sunlight.

3 The Site and the Proposed Development

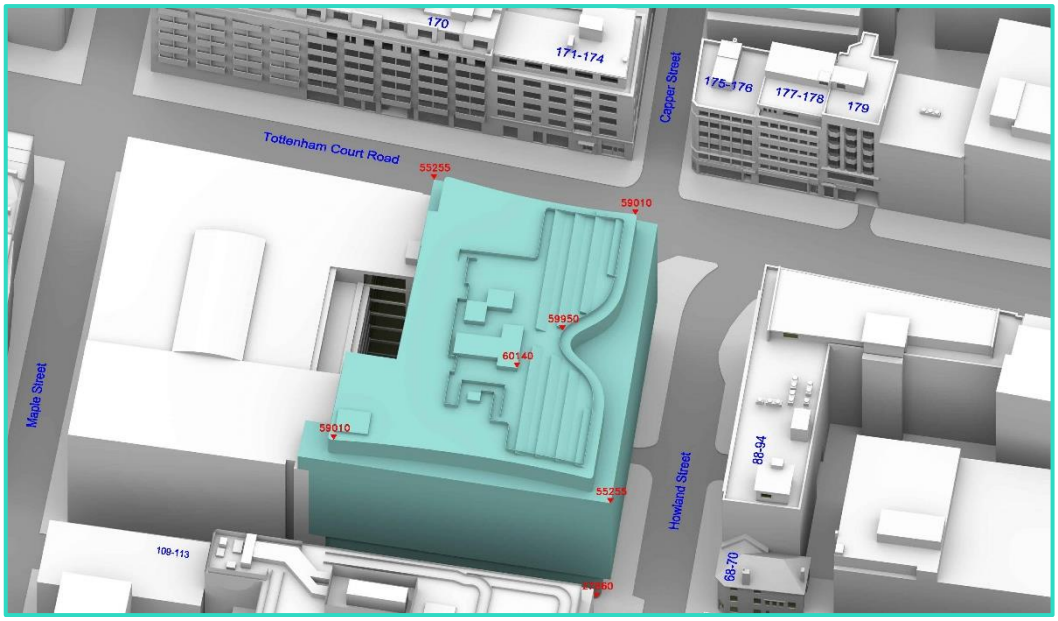
3.1 The Site occupies the southern half of the block bounded by Tottenham Court Road to the east, Whitfield Street to the west and Howland Street to the south. The existing building is the six-storey office building with retail units on the ground floor level. The drawings attached at Appendix 1 (drawings P1618/01-03) illustrate the existing site conditions. A 3D representation of the site is also shown in the image below.



Existing 3D View of Site

3.2 The Proposed Development comprises the demolition of the existing building and construction of a new building to provide for a maximum of 17,275 sq m (GIA) of E class use floor space along with details of access, scale and landscaping and other works incidental for the application (layout and appearance reserved).

3.3 Our understanding of the Proposed Development is illustrated on drawings P1618/25-27 at Appendix 1 and on the below image for reference.



Proposed 3D View of Site

4 Assessment Results for Impacts to Neighbours

The BRE Guidelines

4.1 The technical assessments considered within this report are based on the criteria set out in the BRE Guidelines. This is a national document that offers advice on site layout design to provide good natural lighting within new developments and the safeguarding of daylight and sunlight within existing buildings. Due to its national application, the framework for designers, practitioners and planning officials to refer is very much a 'one size fits all' approach and is applicable to a variety of built environments.

4.2 It is widely accepted that the technical specification offered by the BRE Guidelines is predicated upon a suburban environment as opposed to a more urban environment such as this. There is a need for a practical and intelligent application of the BRE Guidelines in urban environments and indeed a flexible approach is recommended within the National Planning Policy Framework (NPPF, 2019).

4.3 In fact, the BRE Guidelines repeatedly encourages the user, whether that be designers, consultants or planning officials to apply the guidelines in a manner that is appropriate for a particular situation.

Effects to Neighbouring Properties

4.4 A detailed daylight and sunlight analysis has been undertaken in accordance with the BRE Guidelines. Full detailed results are included within Appendix 2 and window maps are included in Appendix 3 that identify the separate windows that have been analysed.

4.5 The analysis is based upon a detailed 3D survey of the existing site building and its immediate surrounding properties. The model is further supplemented by a 3D photogrammetry model of the wider context.

4.6 To improve the accuracy of the analysis, where available, we have obtained floorplans and elevations for the surrounding properties through our own further research and incorporated that information into our 3D digital context model of the site and surroundings.

4.7 The properties that have been assessed have been confirmed as being residential in use by reference to VOA council tax records. It has been assumed that all other properties are non-residential in use and do not therefore require detailed assessment of daylight and sunlight in accordance with the BRE Guidelines and therefore have been excluded from our assessment.

4.8 To the best of our knowledge, all windows and rooms that could be of habitable use have been assessed to determine the effect of the Proposed Development.

4.9 The location of each of the properties assessed can be seen on the drawings in Appendix 1 and include the following:

- 170 Tottenham Court Road
- 177-178 Tottenham Court Road
- 68-70 Whitfield Street
- 109-113 Whitfield Street

4.10 It is noted that 68-70 Whitfield Street is a public house (The Carpenters Arms). VOA records do not indicate that there is any residential accommodation within the building, however, from external inspection it appears that there may well be some residential accommodation at second floor level of the building, although our research has not been definitive. We have therefore included this property within our daylight and sunlight assessment for absolute completeness, however the effect upon the building should be viewed in this context as it may well be in non-domestic use where there is a much lesser requirement for natural daylight/sunlight.

4.11 All other properties are considered to be located too far away from the Proposed Development to be affected so have also not been included within our technical assessments.

170 Tottenham Court Road

4.12 The results of our detailed technical assessments have indicated that each of the habitable rooms and windows tested within this property would comfortably meet the BRE Guideline numerical targets for both daylight, in terms of the VSC and NSL forms of assessment, and sunlight in terms of the APSH assessment.

4.13 It can therefore be concluded that the proposed development will not give rise to any noticeable effect upon the daylight and sunlight amenity currently enjoyed by this property.

177-18 Tottenham Court Road

4.14 The results of our detailed technical assessments have indicated that each of the habitable rooms and windows tested within this property would comfortably meet the BRE Guideline numerical targets for both daylight, in terms of the VSC and NSL forms of assessment, and sunlight in terms of the APSH assessment.

4.15 It can therefore be concluded that the proposed development will not give rise to any noticeable effect upon the daylight and sunlight amenity currently enjoyed by this property.

109-113 Whitfield Street

4.16 The results of our detailed technical assessments have indicated that each of the habitable rooms and windows tested within this property would comfortably meet the BRE Guideline numerical targets for both daylight, in terms of the VSC and NSL forms of assessment, and sunlight in terms of the APSH assessment. It can therefore be concluded that the proposed development will not give rise to any noticeable effect upon the daylight and sunlight amenity currently enjoyed by this property.

68-70 Whitfield Street

4.17 The ground floor space of this building is occupied by the main bar area of the public house, with the first floor assumed to serve additional accommodation for the public house. There is some uncertainty as to the use of the second-floor level. Whilst it is uncertain as to whether this space serves any residential accommodation (VOA records do not indicate a council tax band), the rooms have been assumed and assessed for absolute completeness.

4.18 In terms of the ground and first floor level, whilst there will be some isolated VSC reductions beyond BRE Guidance to a handful of windows, both the ground floor bar area and first floor space would be served by multiple windows, where the majority would meet BRE numerical targets for VSC. Therefore, when viewed holistically, there would be limited effect upon the view of sky from these rooms. Equally, the NSL form of daylight assessment which provides an indication of the daylight distribution within the room, would be BRE adherent for both the ground floor bar and first floor pub accommodation.

4.19 In terms of sunlight to these spaces, both rooms would meet the BRE Guideline criteria.

4.20 It can therefore be concluded that the ground and first floor levels will experience very limited effect upon the daylight and sunlight amenity currently enjoyed following the implementation of the Proposed Development and any effects are unlikely to be noticeable, particularly given the use of the space.

4.21 At second floor level, there are two windows facing the site that serve one room, which would experience some reductions in VSC beyond the BRE numerical targets, with relative reductions in VSC of 40.22% and 44.19%, resulting in retained VSC levels of 12.10% and 11.09% respectively. These reductions are, however, predominantly a result of the limiting effect of the building's own projecting roof eaves that block out a portion of the view of sky from these windows. This is demonstrated by the fact that the windows have existing VSC levels of 19.87% and 20.24%, compared to existing levels of between 21.7% and 22.28% for the corresponding windows on the floor below, despite their elevated position.

4.22 The photograph below shows the location of the second-floor windows in question (highlighted yellow) and the projecting roof eaves above are clearly visible. Whilst this does not present a material 'self-obstruction', within urban environments these effects can be more noticeable given the naturally tighter building to building relationships.

Streetview image of Carpenters Arms (view from Whitfield St)

4.23 Despite the building's own limiting effect, the daylight distribution within the room in question would remain relatively good with 68% of the working plane retaining a view of sky. This represents a fractional deviation from the BRE Guideline targets with a relative reduction of just 22.4% compared to a target of 20%.

4.24 In a built-up urban environment such as this, reductions beyond BRE Guidance are not uncommon, and a degree of flexibility should be applied particularly where predominantly non-domestic buildings are concerned.

4.25 In terms of sunlight, there are no windows serving the second-floor level of this building that are orientated within 90 degrees due south that require assessment. Therefore, it can be concluded that there will be no effect upon the sunlight amenity currently enjoyed by the second-floor level accommodation within this building.

5 Conclusion

5.1 This report considers the daylight and sunlight effects to the existing surrounding residential properties in regard to the proposed outline application for the redevelopment of The Network Building, 85 -100 Tottenham Court Road and 76-80 Whitfield Street. Our detailed technical assessments have been undertaken in accordance with the methodology set out in the BRE Guidelines.

5.2 The detailed results of our daylight and sunlight assessments demonstrate that the effects caused by the Proposed Development will be almost completely compliant with the BRE numerical targets, with the exception of a small number of windows within The Carpenter's Arms Public House at 68-70 Whitfield Street.

5.3 The majority of this building is in use as a public house and therefore in accordance with the BRE Guidelines does not require a detailed daylight and sunlight assessment, however given the uncertainty surrounding the use of the second-floor accommodation, this building has been included within our technical assessments for absolute completeness.

5.4 The analysis demonstrates that the ground and first floor levels of the public house will generally maintain good levels of daylight and sunlight for an urban environment and the majority of windows and rooms will meet the BRE Guideline criteria. There will however, be some transgressions of the daylight assessments at second-floor level, although this is in part due to the inherent limiting effect of the buildings own projecting roof eaves rather than the Proposed Development. The daylight distribution will remain good for an urban environment and sunlight will be unaffected.

5.5 In the context of a built up urban environment, such as the application site, a degree of flexibility in respect of the BRE daylight and sunlight guidance is recommended, however the vast majority of windows and rooms within the surrounding residential properties will comfortably meet the BRE Guidelines and it can therefore be concluded that the Proposed Development will have limited effect upon the amenity enjoyed by neighbouring properties.

5.6 Overall, it is our view that the level of daylight and sunlight effects arising from the Proposed Development are commensurate with Central London redevelopment and should therefore be considered acceptable.

Appendix 1: Existing & Proposed Drawings

Sources: Point 2 Surveyors
Site Photography
Point Cloud Survey

Piercy & Company
Proposed Received 30/10/20
201030_Network Massing.dwg

Key: Existing Buildings
Proposed Scheme

N

Project: Network Building
London

Title: Site Plan
Existing Buildings

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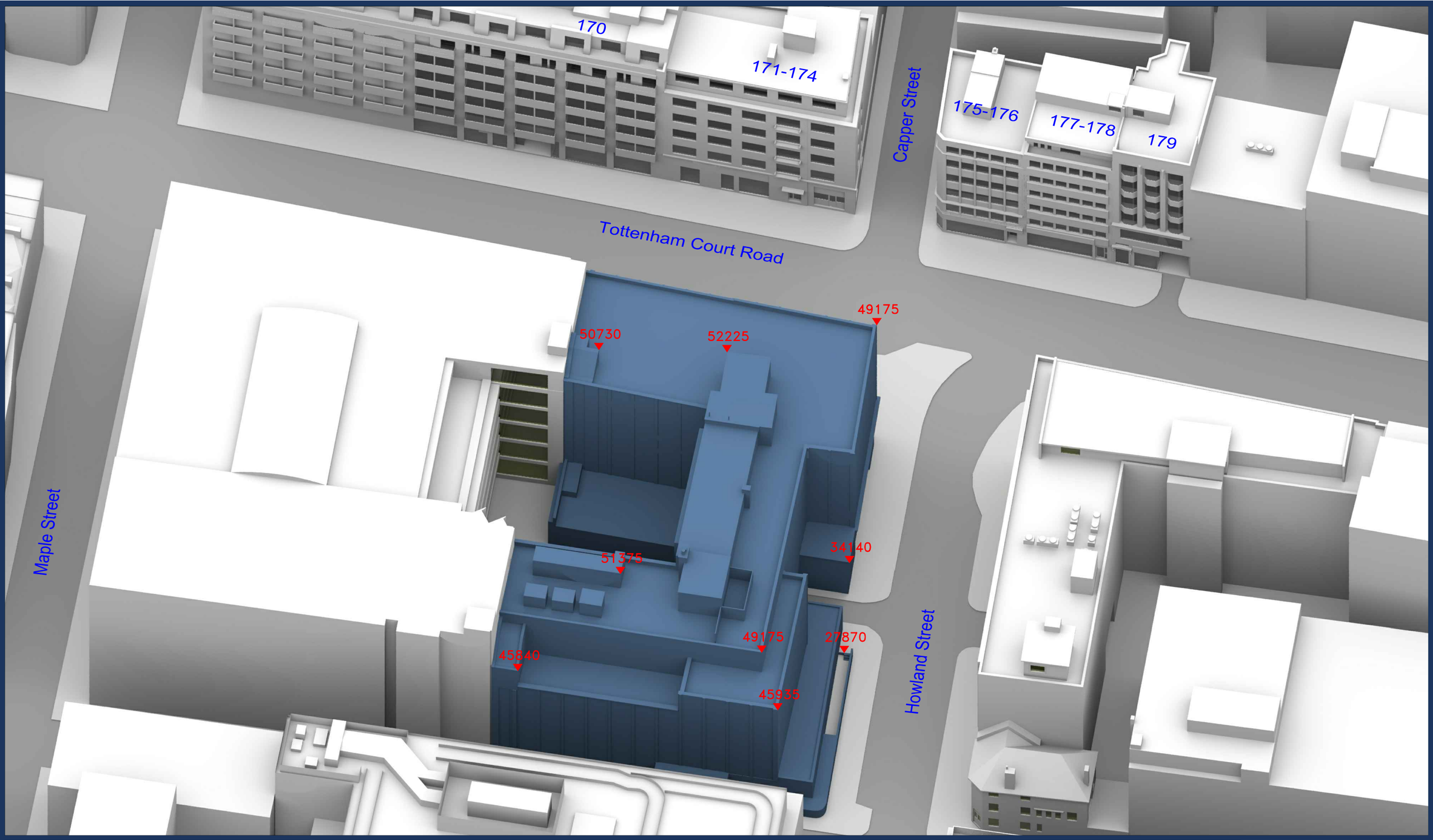

Sources: Point 2 Surveyors
Site Photography
Point Cloud Survey

Piercy & Company
Proposed Received 30/10/20
201030_Network Massing.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Network Building
London

Title: 3D View
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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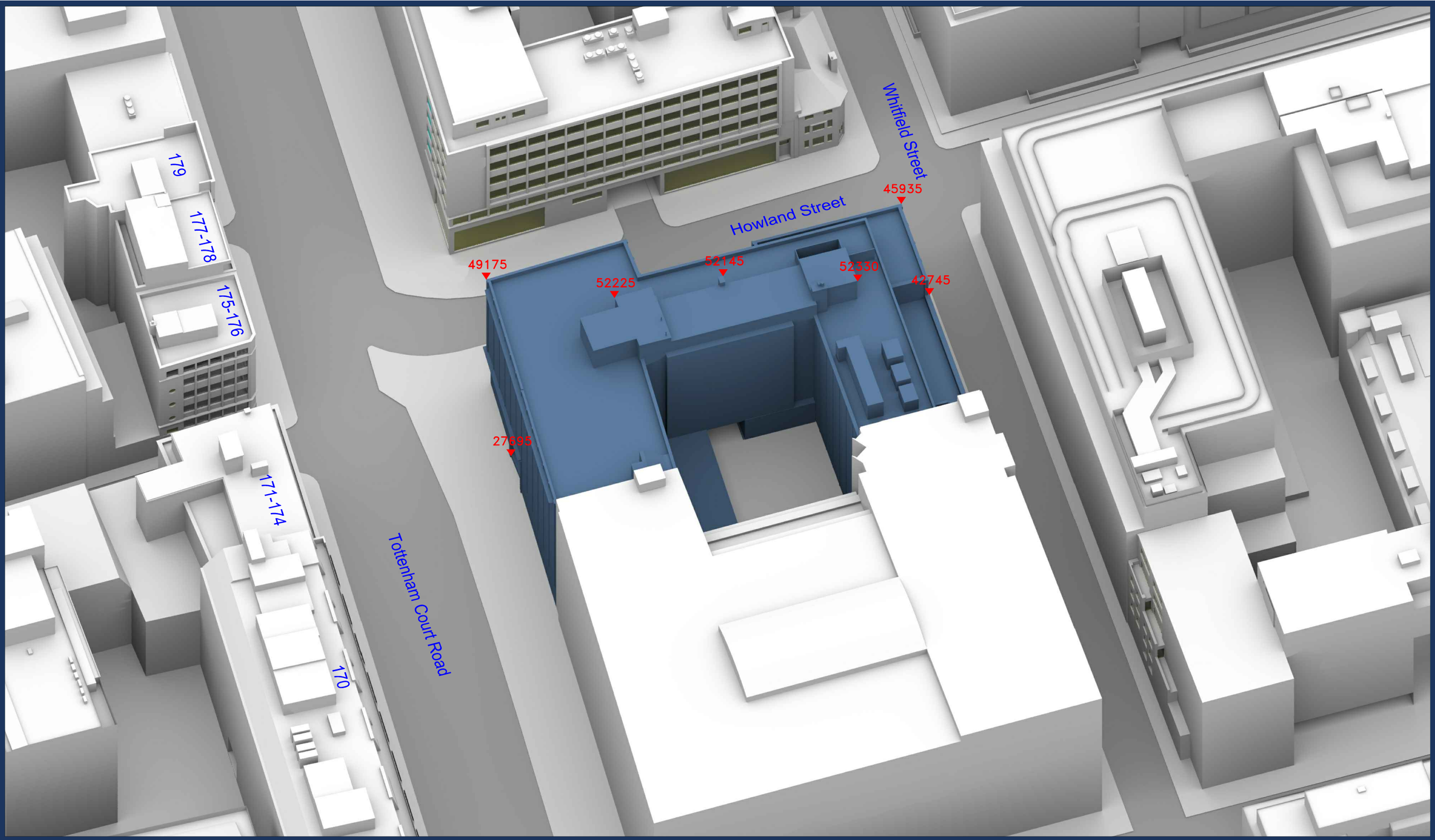

Sources: Point 2 Surveyors
Site Photography
Point Cloud Survey

Piercy & Company
Proposed Received 30/10/20
201030_Network Massing.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Network Building
London

Title: 3D View
Existing Buildings

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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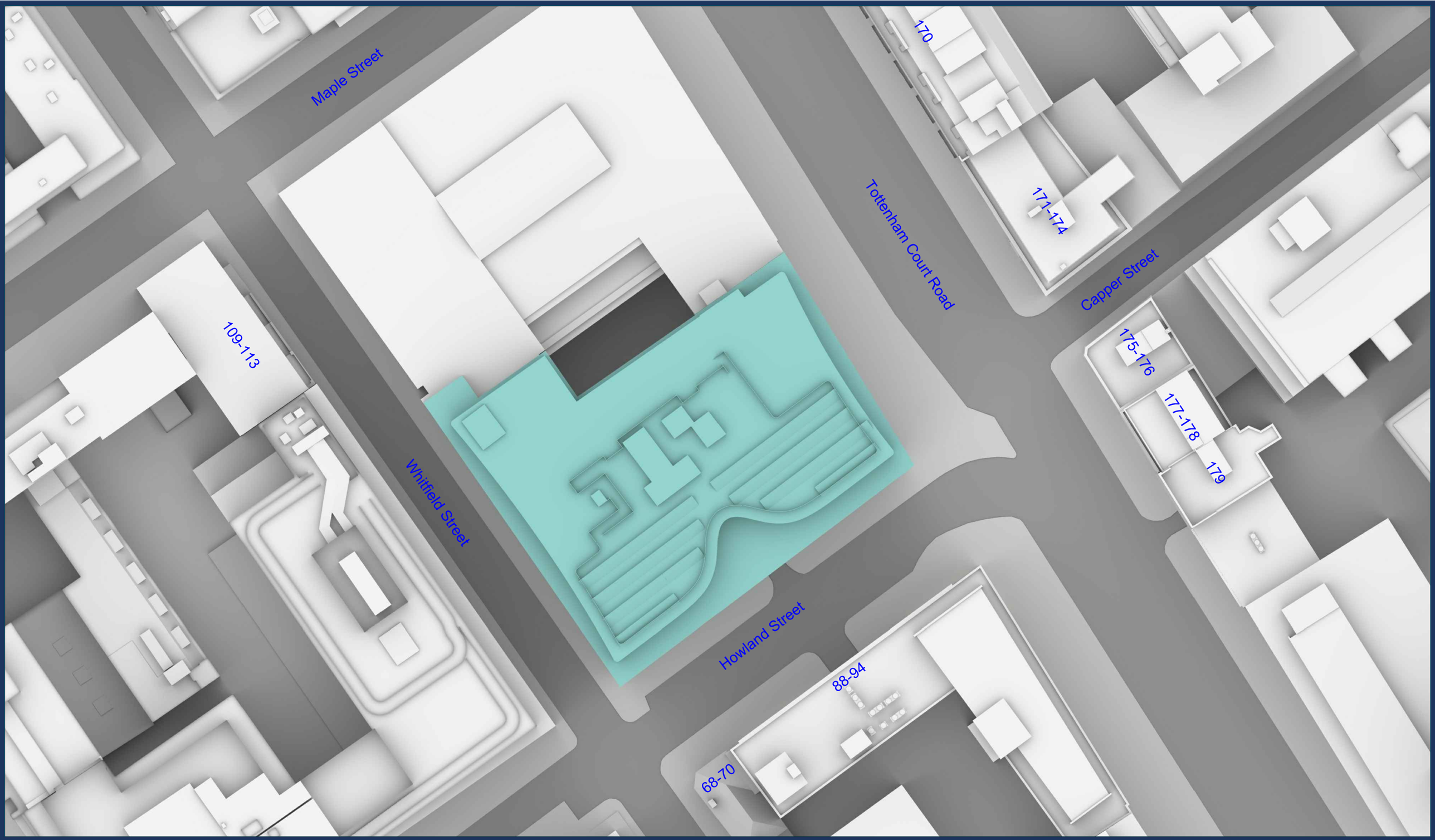

Sources: Point 2 Surveyors
Site Photography
Point Cloud Survey

Piercy & Company
Proposed Received 181120
201117_Network Massing_for Point2.dwg
Proposed Received 181120 RevA
201118_Network Massing_for Point2.dwg

Key: Existing Buildings
Proposed Scheme

N

Project: Network Building
London

Title: Site Plan
Proposed Scheme received 18/11/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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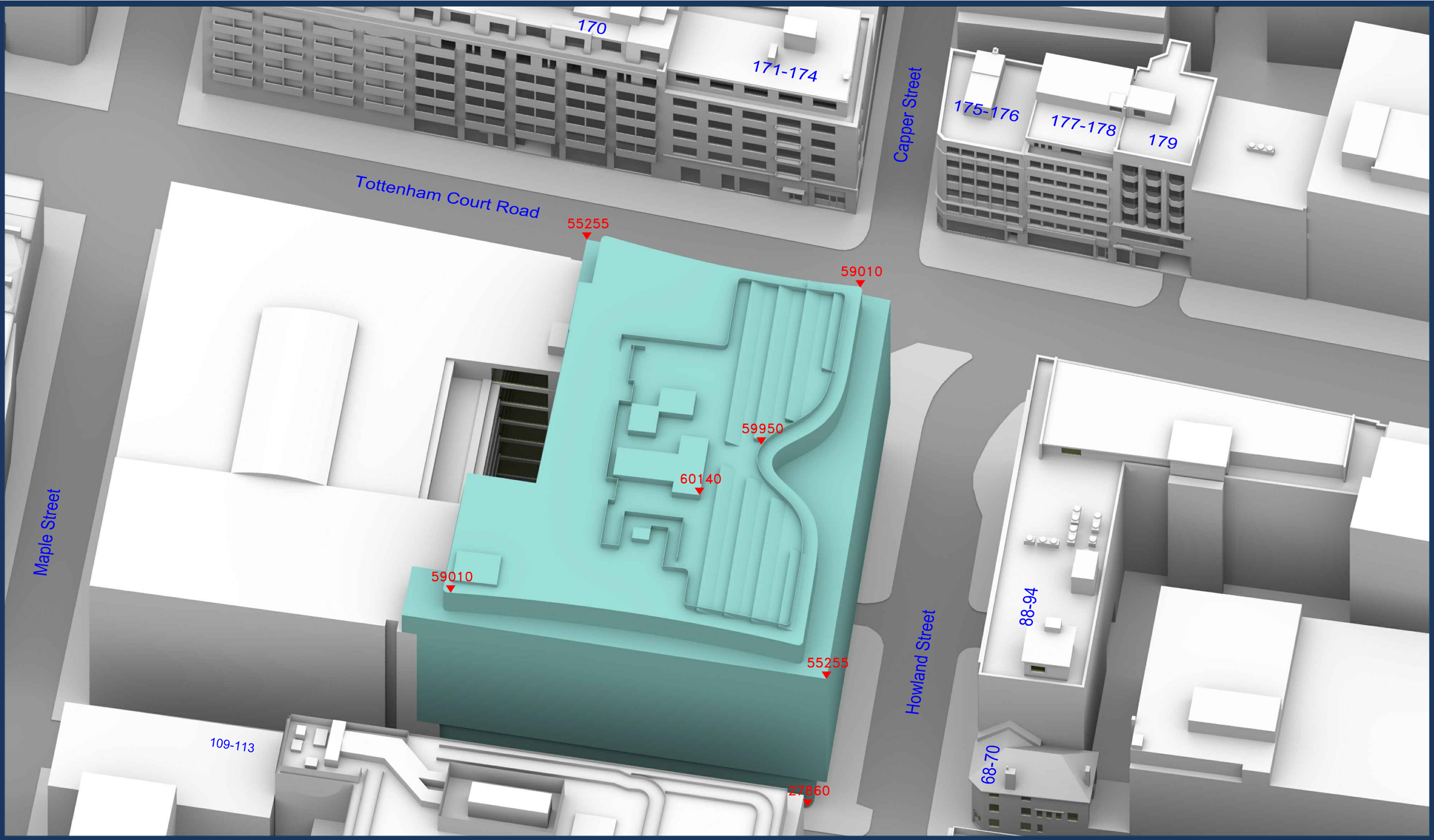

Sources: Point 2 Surveyors
Site Photography
Point Cloud Survey

Piercy & Company
Proposed Received 181120
201117_Network Massing_for Point2.dwg
Proposed Received 181120 RevA
201118_Network Massing_for Point2.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Network Building
London

Title: 3D View
Proposed Scheme received 18/11/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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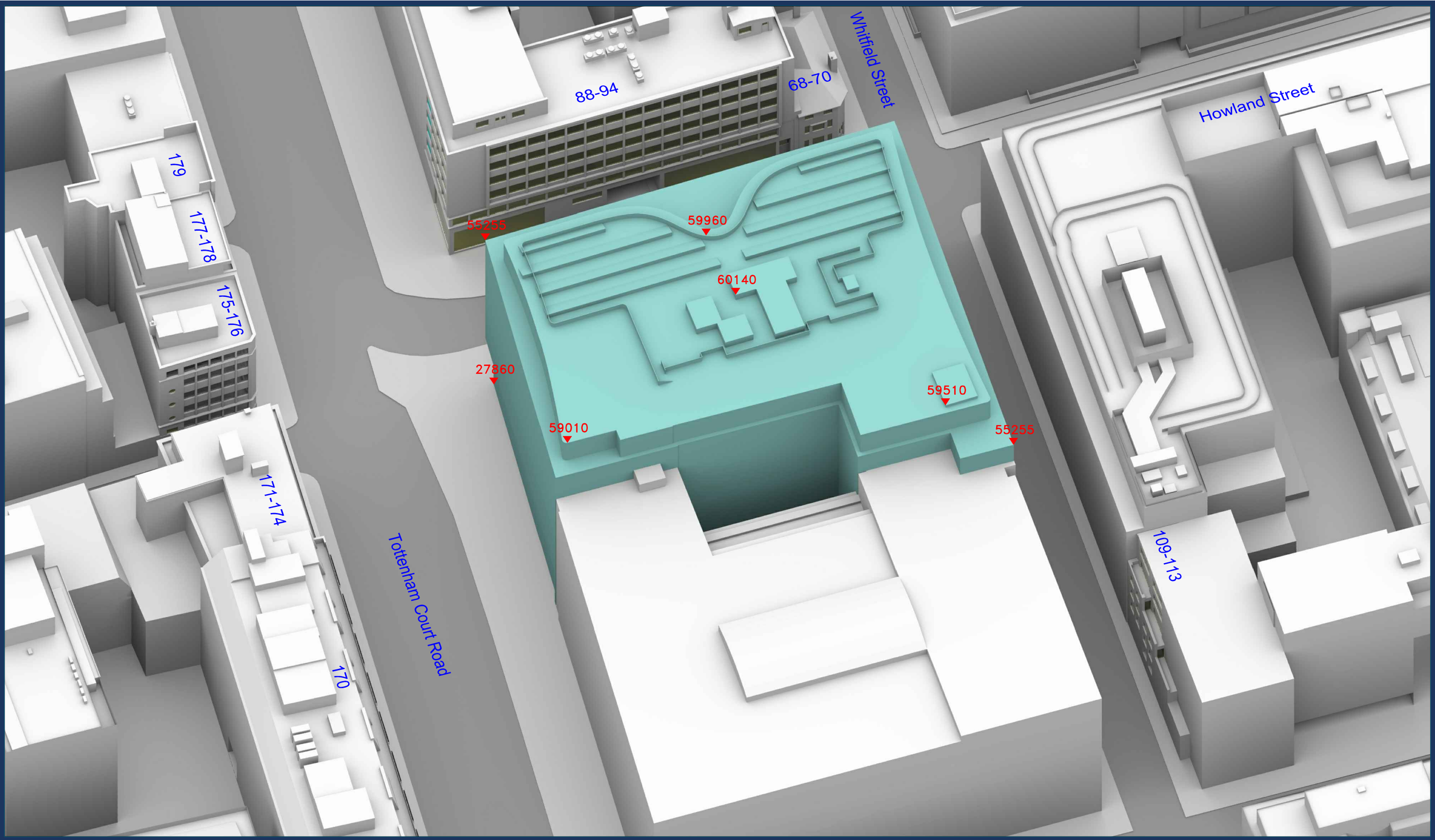

Sources: Point 2 Surveyors
Site Photography
Point Cloud Survey

Piercy & Company
Proposed Received 181120
201117_Network Massing_for Point2.dwg
Proposed Received 181120 RevA
201118_Network Massing_for Point2.dwg

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: Network Building
London

Title: 3D View
Proposed Scheme received 30/10/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	JH	NTS@A3	NOV 20	P1618/33	11

Appendix 2: Daylight and Sunlight Assessment Results

DAYLIGHT ANALYSIS

NETWORKING BUILDING , LONDON

PROPOSED SCHEME DATED 18/11/20

P1618 - rel11

			DAYLIGHT			
Room	**Room Use**	**Window**	**Existing VSC**	**Proposed VSC**	**Loss**	**%Loss**
170 Tottenham Court Road						
R1/36	BEDROOM	W1/36	38.19	36.84	1.35	3.53
R2/36	BEDROOM	W2/36	37.82	36.30	1.52	4.02
R3/36	BEDROOM	W3/36	38.13	36.35	1.78	4.67
R4/36	BEDROOM	W4/36	37.76	35.78	1.98	5.24
R5/36	BEDROOM	W5/36	38.08	35.79	2.29	6.01
R6/36	BEDROOM	W6/36	37.73	35.21	2.52	6.68
R7/36	BEDROOM	W7/36	38.01	35.14	2.87	7.55
177-178 Tottenham Court Road						
R1/56	ASSUMED	W1/56	27.55	25.02	2.53	9.18
R1/56	ASSUMED	W2/56	26.65	24.15	2.50	9.38
R1/56	ASSUMED	W3/56	26.35	23.92	2.43	9.22
R2/56	ASSUMED	W4/56	26.06	23.76	2.30	8.83
R2/56	ASSUMED	W5/56	25.86	23.63	2.23	8.62
R3/56	ASSUMED	W6/56	15.43	13.44	1.99	12.90
68-70 Whitfield Street						
R1/100		W1/100	19.41	12.17	7.24	37.30
R1/100		W2/100	19.79	12.64	7.15	36.13
R1/100		W3/100	20.01	13.43	6.58	32.88
R1/100		W4/100	18.76	16.76	2.00	10.66
R1/100		W5/100	18.49	16.56	1.93	10.44
R1/100		W6/100	19.36	17.31	2.05	10.59
R1/100		W7/100	14.19	14.19	0.00	0.00
R1/100		W8/100	12.35	12.35	0.00	0.00
R2/100	CIRCULATION	W9/100	11.93	11.93	0.00	0.00

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			DAYLIGHT			
Room	Room Use	Window	Existing VSC	Proposed VSC	Loss	%Loss
R1/101		W1/101	21.73	13.62	8.11	37.32
R1/101		W2/101	21.13	13.21	7.92	37.48
R1/101		W3/101	22.28	14.92	7.36	33.03
R1/101		W4/101	16.43	16.43	0.00	0.00
R1/101		W5/101	14.56	14.56	0.00	0.00
R1/101		W6/101	12.93	12.93	0.00	0.00
R1/101		W7/101	13.36	13.36	0.00	0.00
R1/101		W8/101	12.86	12.86	0.00	0.00
R1/101		W9/101	13.60	13.60	0.00	0.00
R1/101		W10/101	5.65	5.65	0.00	0.00
R1/101		W11/101	3.67	3.67	0.00	0.00
R1/102	STORE	W4/102	12.75	12.75	0.00	0.00
R2/102	WC	W3/102	13.72	13.72	0.00	0.00
R3/102	ASSUMED	W1/102	19.87	11.09	8.78	44.19
R3/102	ASSUMED	W2/102	20.24	12.10	8.14	40.22
109-113 Whitfield Street						
R1/111	LKD	W1/111	8.85	8.04	0.81	9.15
R1/111	LKD	W2/111	8.95	8.28	0.67	7.49
R2/111	LKD	W3/111	9.15	8.65	0.50	5.46
R2/111	LKD	W4/111	9.39	8.96	0.43	4.58
R1/112	LKD	W1/112	10.95	10.04	0.91	8.31
R1/112	LKD	W2/112	11.05	10.31	0.74	6.70
R2/112	LKD	W3/112	11.25	10.70	0.55	4.89
R2/112	LKD	W4/112	11.49	11.02	0.47	4.09
R2/112	LKD	W5/112	13.94	13.94	0.00	0.00
R1/113	LKD	W1/113	13.80	12.78	1.02	7.39
R1/113	LKD	W2/113	13.90	13.08	0.82	5.90
R1/113	LKD	W3/113	13.62	13.62	0.00	0.00
R2/113	LKD	W4/113	12.78	12.78	0.00	0.00
R2/113	LKD	W5/113	15.15	14.84	0.31	2.05

DAYLIGHT ANALYSIS

NETWORKING BUILDING , LONDON

PROPOSED SCHEME DATED 18/11/20

P1618 - rel11

			DAYLIGHT			
Room	**Room Use**	**Window**	**Existing VSC**	**Proposed VSC**	**Loss**	**%Loss**
R1/114	LKD	W1/114	16.54	16.01	0.53	3.20
R1/114	LKD	W2/114	18.37	17.51	0.86	4.68
R2/114	LKD	W3/114	19.44	18.67	0.77	3.96
R2/114	LKD	W4/114	19.74	19.08	0.66	3.34
R1/115	RECEPTION	W1/115	22.10	21.40	0.70	3.17
R1/115	RECEPTION	W2/115	23.91	22.88	1.03	4.31
R2/115	BEDROOM	W3/115	24.52	23.62	0.90	3.67
R2/115	BEDROOM	W4/115	24.74	23.96	0.78	3.15
R3/115	WC	W5/115	24.80	24.07	0.73	2.94

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DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
170 Tottenham Court Road								
R1/36	BEDROOM	W1/36	2.50	2.50	2.43	2.43	0.07	2.76
R2/36	BEDROOM	W2/36	2.90	2.90	2.81	2.81	0.09	3.07
R3/36	BEDROOM	W3/36	2.58	2.58	2.49	2.49	0.09	3.56
R4/36	BEDROOM	W4/36	2.96	2.96	2.84	2.84	0.12	4.02
R5/36	BEDROOM	W5/36	2.60	2.60	2.48	2.48	0.12	4.58
R6/36	BEDROOM	W6/36	2.96	2.96	2.81	2.81	0.15	5.07
R7/36	BEDROOM	W7/36	2.60	2.60	2.45	2.45	0.15	5.70
177-178 Tottenham Court Road								
R1/56	ASSUMED	W1/56	0.47		0.43			
R1/56	ASSUMED	W2/56	0.44		0.40			
R1/56	ASSUMED	W3/56	0.43	1.34	0.40	1.24	0.10	7.70
R2/56	ASSUMED	W4/56	1.08		1.00			
R2/56	ASSUMED	W5/56	1.11	2.19	1.03	2.03	0.17	7.61
R3/56	ASSUMED	W6/56	0.72	0.72	0.65	0.65	0.08	10.39
68-70 Whitfield Street								
R1/100		W1/100	0.18		0.12			
R1/100		W2/100	0.52		0.37			
R1/100		W3/100	0.18		0.13			
R1/100		W4/100	0.10		0.10			
R1/100		W5/100	0.10		0.10			
R1/100		W6/100	0.05		0.05			
R1/100		W7/100	0.32		0.32			
R1/100		W8/100	0.29	1.74	0.29	1.48	0.26	14.93
R2/100	CIRCULATION	W9/100	0.80	0.80	0.80	0.80	0.00	0.00

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/101		W1/101	0.12		0.08			
R1/101		W2/101	0.30		0.20			
R1/101		W3/101	0.12		0.09			
R1/101		W4/101	0.20		0.20			
R1/101		W5/101	0.18		0.18			
R1/101		W6/101	0.08		0.08			
R1/101		W7/101	0.08		0.08			
R1/101		W8/101	0.07		0.07			
R1/101		W9/101	0.19		0.19			
R1/101		W10/101	0.30		0.30			
R1/101		W11/101	0.06	1.69	0.06	1.52	0.17	10.22
R1/102	STORE	W4/102	0.51	0.51	0.51	0.51	0.00	0.00
R2/102	WC	W3/102	1.66	1.66	1.66	1.66	0.00	0.00
R3/102	ASSUMED	W1/102	0.48		0.25			
R3/102	ASSUMED	W2/102	0.48	0.96	0.29	0.53	0.42	44.26
109-113 Whitfield Street								
R1/111	LKD	W1/111	0.32		0.30			
R1/111	LKD	W2/111	0.33	0.65	0.31	0.60	0.05	7.83
R2/111	LKD	W3/111	0.35		0.34			
R2/111	LKD	W4/111	0.36	0.72	0.35	0.69	0.02	3.21
R1/112	LKD	W1/112	0.41		0.38			
R1/112	LKD	W2/112	0.41	0.82	0.39	0.77	0.05	5.75
R2/112	LKD	W3/112	0.41		0.40			
R2/112	LKD	W4/112	0.42		0.41			
R2/112	LKD	W5/112	0.39	1.22	0.39	1.20	0.02	1.80
R1/113	LKD	W1/113	0.49		0.47			
R1/113	LKD	W2/113	0.50		0.48			
R1/113	LKD	W3/113	0.34	1.33	0.34	1.28	0.05	3.47
R2/113	LKD	W4/113	0.84		0.84			
R2/113	LKD	W5/113	0.91	1.75	0.90	1.74	0.01	0.63

DAYLIGHT ANALYSIS

NETWORKING BUILDING , LONDON

PROPOSED SCHEME DATED 18/11/20

P1618 - rel11

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/114	LKD	W1/114	0.98		0.97			
R1/114	LKD	W2/114	1.04	2.02	1.01	1.97	0.05	2.38
R2/114	LKD	W3/114	0.98		0.95			
R2/114	LKD	W4/114	0.99	1.97	0.96	1.91	0.05	2.74
R1/115	RECEPTION	W1/115	1.12		1.11			
R1/115	RECEPTION	W2/115	1.18	2.30	1.14	2.24	0.05	2.35
R2/115	BEDROOM	W3/115	1.83		1.78			
R2/115	BEDROOM	W4/115	1.64	3.47	1.60	3.38	0.09	2.59
R3/115	WC	W5/115	0.25	0.25	0.25	0.25	0.00	0.00

NSL ANALYSIS

NETWORKING BUILDING , LONDON

PROPOSED SCHEME DATED 18/11/20

P1618 - rel11

Room	Room Use	Whole Room sq ft	NSL Existing sq ft	NSL Proposed sq ft	NSL Loss sq ft	NSL %Loss
170 Tottenham Court Road						
R1/36	BEDROOM	171.3	168.8	168.8	0.0	0.0
R2/36	BEDROOM	158.1	155.8	155.8	0.0	0.0
R3/36	BEDROOM	171.5	169.2	169.2	0.0	0.0
R4/36	BEDROOM	153.3	151.3	151.3	0.0	0.0
R5/36	BEDROOM	171.8	169.1	169.1	0.0	0.0
R6/36	BEDROOM	158.1	155.9	155.9	0.0	0.0
R7/36	BEDROOM	170.7	169.1	169.1	0.0	0.0
177-178 Tottenham Court Road						
R1/56	ASSUMED	134.3	132.9	132.9	0.0	0.0
R2/56	ASSUMED	172.0	170.9	170.9	0.0	0.0
R3/56	ASSUMED	131.3	119.1	119.1	0.0	0.0
68-70 Whitfield Street						
R1/100		372.4	356.2	327.8	28.4	8.0
R2/100	CIRCULATION	22.2	15.3	15.3	0.0	0.0
R1/101		751.1	688.7	581.8	106.8	15.5
R1/102	STORE	98.3	29.3	29.3	0.0	0.0
R2/102	WC	16.9	15.6	15.6	0.0	0.0
R3/102	ASSUMED	211.4	184.2	142.9	41.2	22.4
109-113 Whitfield Street						
R1/111	LKD	255.3	59.1	47.8	11.3	19.1
R2/111	LKD	251.1	69.3	62.7	6.6	9.5
R1/112	LKD	255.3	63.5	51.3	12.2	19.2
R2/112	LKD	261.6	150.9	150.4	0.6	0.4
R1/113	LKD	262.9	128.9	126.4	2.5	1.9
R2/113	LKD	221.9	82.7	82.2	0.6	0.7
R1/114	LKD	215.7	78.3	75.8	2.5	3.2
R2/114	LKD	218.4	95.6	91.3	4.3	4.5
R1/115	RECEPTION	208.5	111.4	107.6	3.8	3.4
R2/115	BEDROOM	120.5	95.4	95.0	0.3	0.3
R3/115	WC	33.1	19.9	19.9	0.0	0.0

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SUNLIGHT ANALYSIS

NETWORKING BUILDING , LONDON

PROPOSED SCHEME DATED 18/11/20

P1618 - rel11

APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
170 Tottenham Court Road														
R1/36	W1/36	BEDROOM	22	63	22	63	0.0	0.0	22	63	22	63	0.0	0.0
R2/36	W2/36	BEDROOM	20	61	20	61	0.0	0.0	20	61	20	61	0.0	0.0
R3/36	W3/36	BEDROOM	22	64	21	63	4.5	1.6	22	64	21	63	4.5	1.6
R4/36	W4/36	BEDROOM	20	61	18	59	10.0	3.3	20	61	18	59	10.0	3.3
R5/36	W5/36	BEDROOM	22	64	20	62	9.1	3.1	22	64	20	62	9.1	3.1
R6/36	W6/36	BEDROOM	20	61	17	58	15.0	4.9	20	61	17	58	15.0	4.9
R7/36	W7/36	BEDROOM	22	63	19	60	13.6	4.8	22	63	19	60	13.6	4.8
177-178 Tottenham Court Road														
R1/56	W1/56	ASSUMED	18	45	17	42	5.6	6.7						
R1/56	W2/56	ASSUMED	18	45	17	42	5.6	6.7						
R1/56	W3/56	ASSUMED	18	45	17	42	5.6	6.7	18	45	17	42	5.6	6.7
R2/56	W4/56	ASSUMED	17	44	16	41	5.9	6.8						
R2/56	W5/56	ASSUMED	17	44	16	41	5.9	6.8	17	44	16	41	5.9	6.8

SUNLIGHT ANALYSIS

NETWORKING BUILDING , LONDON

PROPOSED SCHEME DATED 18/11/20

P1618 - rel11

APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R3/56	W6/56	ASSUMED	10	26	9	22	10.0	15.4	10	26	9	22	10.0	15.4
68-70 Whitfield Street														
R1/100	W1/100		0	9	0	9	-	0.0						
R1/100	W2/100		0	9	0	9	-	0.0						
R1/100	W3/100		0	8	0	8	-	0.0						
R1/100	W4/100		0	13	0	13	-	0.0						
R1/100	W5/100		0	11	0	11	-	0.0						
R1/100	W6/100		0	14	0	14	-	0.0						
R1/100	W7/100		4	23	4	23	0.0	0.0						
R1/100	W8/100		4	19	4	19	0.0	0.0	4	30	4	30	0.0	0.0
R2/100	W9/100	CIRCULATION	4	21	4	21	0.0	0.0	4	21	4	21	0.0	0.0
R1/101	W1/101		0	7	0	7	-	0.0						
R1/101	W2/101		0	8	0	8	-	0.0						
R1/101	W3/101		0	10	0	10	-	0.0						
R1/101	W4/101		7	30	7	30	0.0	0.0						
R1/101	W5/101		6	24	6	24	0.0	0.0						
R1/101	W6/101		6	21	6	21	0.0	0.0						
R1/101	W7/101		6	22	6	22	0.0	0.0						
R1/101	W8/101		6	21	6	21	0.0	0.0						
R1/101	W9/101		6	25	6	25	0.0	0.0						
R1/101	W10/101		2	14	2	14	0.0	0.0						

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SUNLIGHT ANALYSIS

NETWORKING BUILDING , LONDON

PROPOSED SCHEME DATED 18/11/20

P1618 - rel11

APSH

Room	Window	Room Use	Window						Room					
			Existing		Proposed		Winter %Loss	Annual %Loss	Existing		Proposed		Winter %Loss	Annual %Loss
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/101	W11/101		0	8	0	8	-	0.0	7	40	7	40	0.0	0.0
R1/102	W4/102	STORE	5	21	5	21	0.0	0.0	5	21	5	21	0.0	0.0
R2/102	W3/102	WC	6	25	6	25	0.0	0.0	6	25	6	25	0.0	0.0

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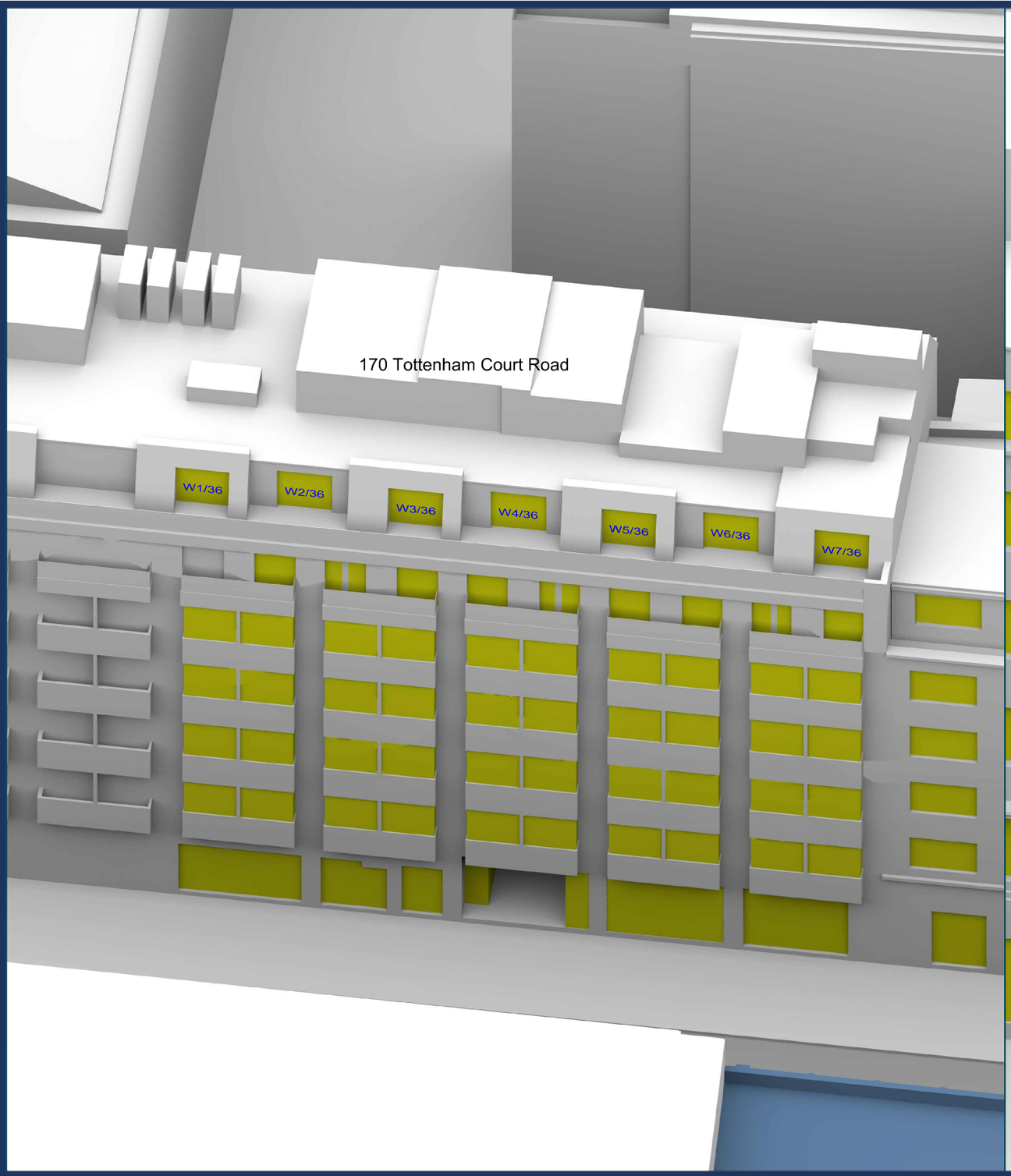
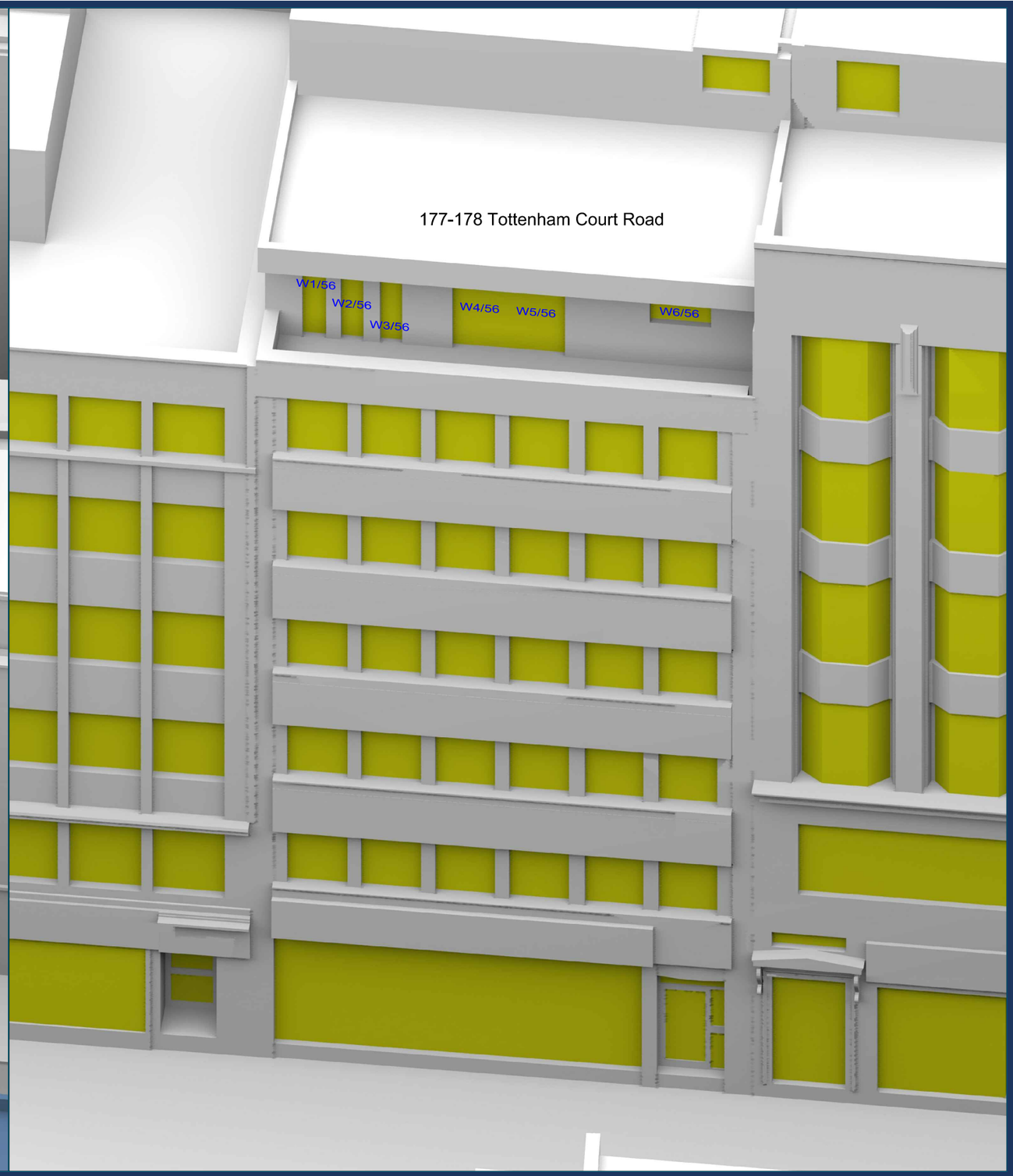
Appendix 3: Window Maps





Sources: Point 2 Surveyors
Site Photography
Point Cloud Survey

Piercy & Company
Proposed Received 30/10/20
201030_Network Massing.dwg

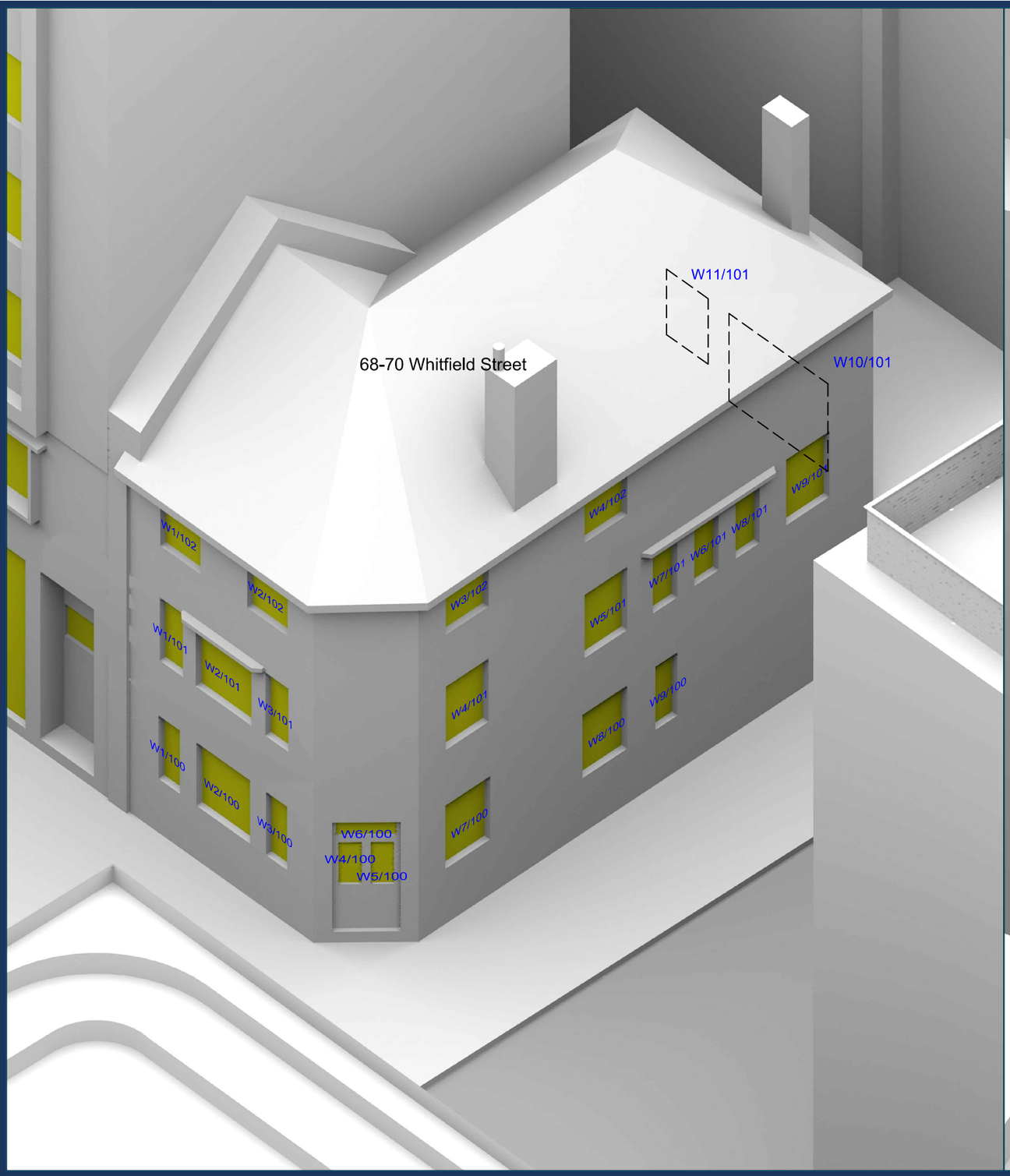
Key:

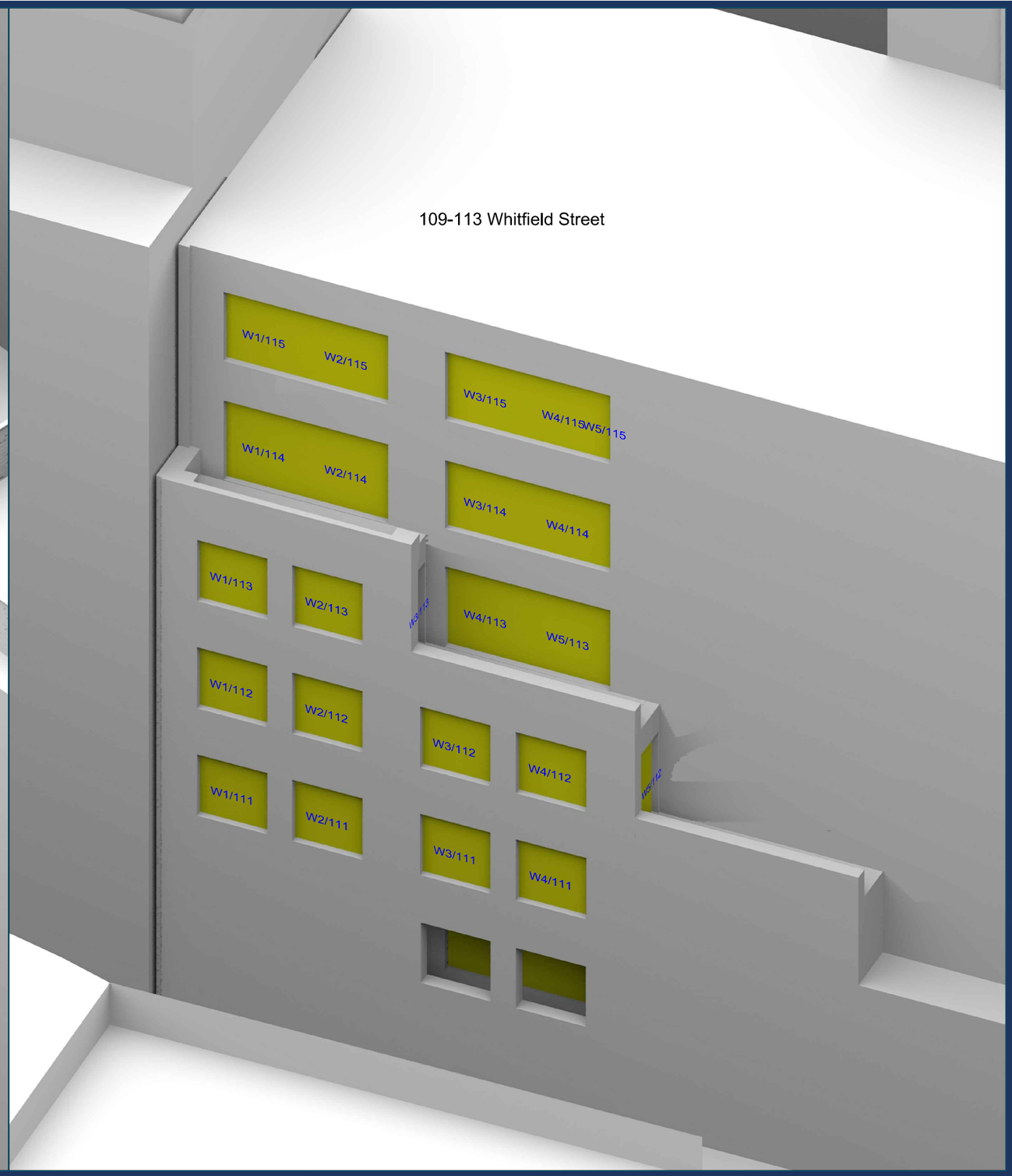
Project: Network Building
London

Title: Window Map
170 Tottenham Court Road and
177-178 Tottenham Court Road

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	JF	NTS@A3	OCT 20	P1618/WM01	10

Point 2 Surveyors Limited, 17 Slingsby Place, London, WC2E 9AB | 0207 836 5828 | point2.co.uk





Sources: Point 2 Surveyors
Site Photography
Point Cloud Survey

Piercy & Company
Proposed Received 30/10/20
201030_Network Massing.dwg

Key:

Project: Network Building
London

Title: Window Map
68-70 Whitfield Street and
109-113 Whitfield Street

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	JF	NTS@A3	OCT 20	P1618/WM02	10