Daylight and sunlight report for the proposed development at

8 Great James Street, London WC1N 3DP

Prepared for: Marek Wojciechowski Architects
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Date: 14 December 2020
Reference: 93218/IM/LAT/OW

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Contents

1. Executive summary

1.1. Scope

1.1.1. We have been instructed by Marek Wojciechowski Architects to determine the impact upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at 8 Great James Street, London WC1N 3DA.

1.1.2. We have also undertaken internal daylight and sunlight tests to determine whether the new residential accommodation within proposed building itself will receive sufficient daylight and sunlight.

1.2. Assessment criteria

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

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

1.3.1. Daylight

The proposed new massing on the development site is limited to the addition of two dormer windows at fourth floor level, and as such all neighbouring properties will comply with the BRE recommended preliminary '25 degree line' test and would not experience adverse daylight or sunlight impacts. VSC sample testing undertaken for the immediate overlooking windows has confirmed this.

1.3.2. Sunlight

All neighbouring windows overlooking the additional massing on the development site were found to be facing within 90 degrees of due north, and therefore do not require further testing in-line with BRE guidance as they are not likely to be adversely affected for sunlight amenity.

1.3.3. Overshadowing

The additional massing on the development site would not be visible from any neighbouring external amenity spaces located to the north of the proposed development, and as such sunlight availability to these areas would not be adversely affected.

1.4. Summary of analysis of daylight, sunlight and overshadowing for the new development

1.4.1. Internal daylight

All assessed habitable rooms within the proposed development would meet or exceed the BRE recommended target daylight values for either the Average Daylight Factor (ADF) or Daylight Distribution (DD) tests, and 6 of these habitable rooms will achieve compliance for both tests, including main living space where daylight is considered 'most important' by the BRE guide.

1.4.2. Internal sunlight

The BRE considers that predominately east and west-facing windows will only receive sunlight at certain times of the day, and the BRE targets are therefore unlikely to be achievable in such circumstances. The proposed development is east / west facing, but nonetheless, at least two habitable rooms within the dwelling (bedrooms) will achieve sunlight values that exceed BRE recommendations for both annual and winter sunlight. The first floor main living space and a further bedroom achieve annual sunlight values that we consider to be commensurate with those typically achieved in urban areas and it is considered that the future occupants will therefore have access to good sunlight amenity within the dwelling.

1.4.3. Overshadowing

The ground floor external courtyard would not achieve the BRE recommended sunlight levels on 21 March (the spring equinox, which represents the 'average' levels for a space being used all year round) or on 21 June due to the enclosed nature of the courtyard. However, there are several large public green spaces within close proximity to the proposed development that will provide the future occupants with year-round access to a sunlit outdoor space.

1.5. Overall

Overall, the proposed development would not adversely impact neighbouring daylight and sunlight amenity when assessed in accordance with BRE recommendations, in-line with the London Borough of Camden's Local Plan Policy A1, 'Managing the Impact of Development'.

Within the development itself; taking into account the original residential use of the building (with the windows for most rooms remaining unaltered in the proposals) and the urban location, we consider the daylight and sunlight levels to be adequate when assessed in accordance with BRE recommendations, and will provide the future occupants with a good standard of daylight and sunlight amenity.

2. Introduction

2.1. Scope

2.1.1. We have been instructed by Marek Wojciechowski Architects to determine the impact upon the daylight and sunlight amenity that may arise from the proposed development of 8 Great James Street, London WC1N 3DP in respect of the existing surrounding buildings. We have also undertaken internal daylight and sunlight tests and an overshadowing assessment to determine whether the proposed building will receive sufficient daylight and sunlight.

2.2. Planning policy

2.2.1. The London Borough of Camden's Local Plan (2017) refers to the following documents as those being used to review adequacy of daylight and sunlight. This Report is therefore based on the following publications which contain the accepted standards for assessing daylight and sunlight:

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

2.2.2. The London Borough of Camden's Local Plan, adopted in 2017, contains the following policy guidance under Section 6: Protecting Amenity.

*"*Policy A1 Managing the impact of development

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."*

2.2.3. The policy goes on the state under section 6.5 'Sunlight, daylight and overshadowing';

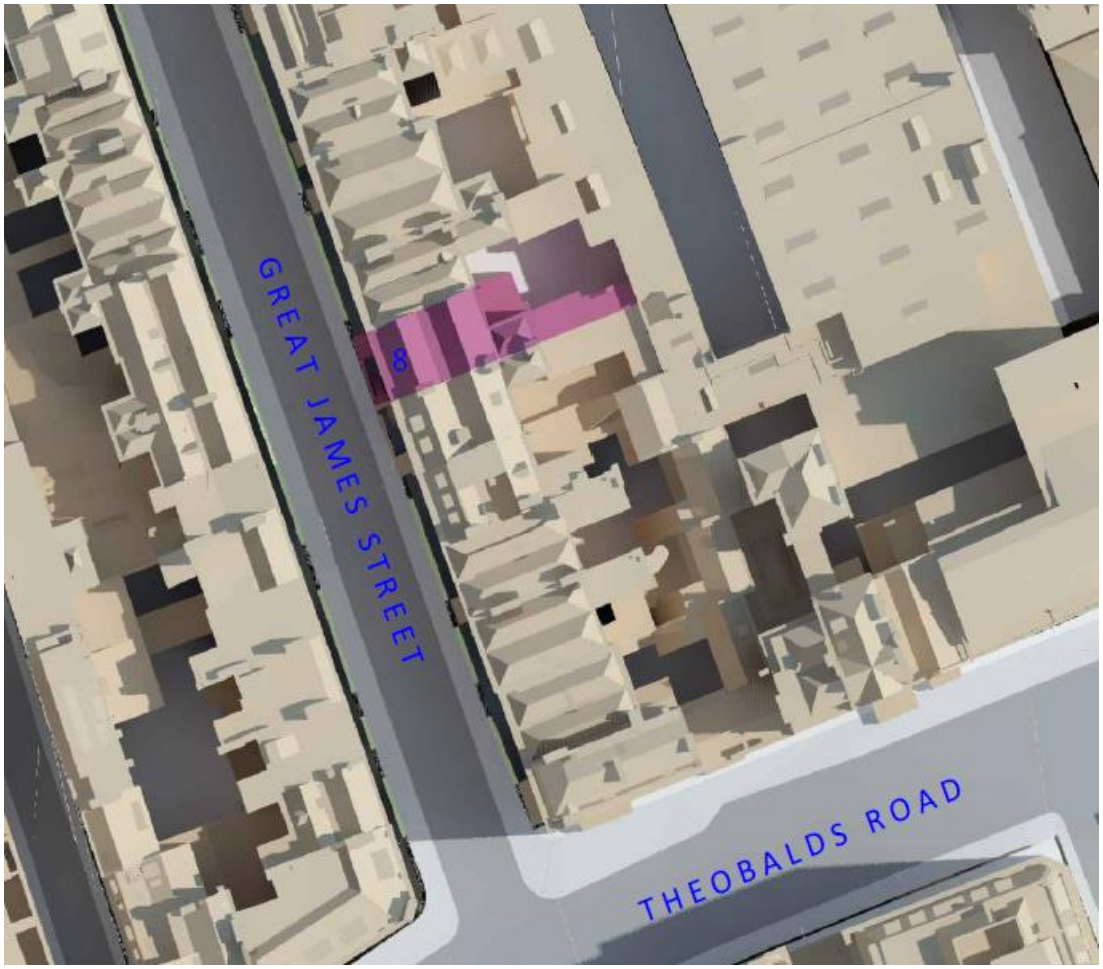
"Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the *Building Research Establishment's Site Layout Pla*nning 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."*

2.3. Assessment criteria

2.3.1. To ensure that this assessment can be appropriately evaluated against best practice standards, daylight and sunlight calculations have been undertaken in accordance with the 'BRE guide' and also on BS8206–2: 2008 to which the BRE guide refers. The standards and tests applied are briefly described in Appendix A.

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

Name/address of building	Assumed use	Position in relation to the development
34 Great James Street	Residential	West



2.4. Limitations

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

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

Title	Date
MWA ARCHITECTS – Proposed Development Drawings	
A1999_Proposed Lower Ground Floor Plan.dwg	12/11/2020
A2000_Proposed Ground Floor Plan.dwg	12/11/2020
A2001_Proposed First Floor Plan.dwg	12/11/2020
A2002_Proposed Second Floor Plan.dwg	12/11/2020
A2003_Proposed Third Floor Plan.dwg	12/11/2020
A2004_Proposed Fourth Floor Plan.dwg	12/11/2020
A2200_Proposed Section AA.dwg	14/11/2020
Vu City - High Detail 3d Map	
200314_Emerald_Street_MASTER.dwg	5/11/2020

2.4.3. A desk-top based site inspection was also undertaken to record the location of windows within the surrounding buildings. Where no elevation survey data has been provided to us, we have estimated approximate window heights and positions in the surrounding existing properties from data gathered from our desktop-based site inspection.

2.4.4. A topographical survey has not been undertaken and all levels and elevation details are approximate, having been obtained from the desktop-based site inspection, OS data and elevation drawings.

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

3.1. Daylight

3.1.1. In accordance with the BRE guide (see also Appendix A), all neighbouring properties will comply with the BRE recommended preliminary '25 degree line' test and would not experience adverse daylight or sunlight impacts.

3.1.2. Nonetheless, due to the urban nature of the proposed development site, we undertook Vertical Sky Component (VSC) testing for the windows opposite at 34 Great James Street as a precaution. Results show that all tested windows will continue to achieve VSC values above 27% (or within at least 0.8 times the former value) and any changes in daylight amenity to these windows would be negligible. On this basis, further testing was not considered necessary. The VSC results can be viewed in Appendix D.

3.2. Sunlight

3.2.1. The BRE sunlight criteria do not apply as there are no residential windows overlooking the development that face within 90 degrees of due south. Further testing for sunlight amenity is therefore not required as per BRE guidance, as sunlight amenity is not likely to be affected.

3.3. Overshadowing

3.3.1. No gardens or amenity spaces, as defined in the BRE guide, would have a view of the additional massing of the proposed development, or are located wholly to the south of the proposed development, and would therefore not be adversely affected by overshadowing.

4. Assessment and results – daylighting, sunlighting and overshadowing issues in the new development

4.1. Internal daylight

4.1.1. ADF tests and Daylight Distribution (DD) tests have been undertaken to all 10 habitable rooms within the proposed development. The full ADF and DD test results are shown in full in Appendix D. Below is a summary of our findings:

Average daylight factor				
Building address	No. of rooms analysed	BRE compliant Yes	No	Total percentage BRE compliant
8 Great James Street	10	9	1	90
TOTAL	10	9	1	90

Daylight distribution				
Building address	No. of rooms analysed	BRE compliant Yes	No	Total percentage BRE compliant
8 Great James Street	9	6	3	67
TOTAL	9	6	3	67

4.1.2. All 10 rooms will achieve or exceed the BRE target values for either the DD and ADF test (with 6 rooms achieving both). Where target values are not met, the following should be taken into account;

- The ground floor kitchen achieves an ADF of 0.62%, compared to the recommended target of 2%. However, this room exceeds the target value for DD, and is directly linked to the breakfast room and dining room; both of which exceed their respective ADF targets.

- The lower-ground floor family room and the ground floor dining and breakfast rooms fall below the target for DD due to the restricted daylight availability at lower levels on narrow urban streets, however, as above, all rooms exceed their respective ADF targets.

- The reception room at first floor, which is considered the main living space, will exceed the BRE targets for both DD and ADF, providing future occupants with good daylight where it is considered 'most important'.

4.2. Internal sunlight

4.2.1. APSH tests have been undertaken to all 10 habitable rooms within the proposed development, regardless of orientation. The full APSH test results are shown in full in Appendix E. Below is a summary of our findings:

Building address	No. of rooms analysed	BRE compliant		Total percentage BRE compliant
		Yes	No	
8 Great James Street	10	2	8	20
TOTAL	10	2	8	20

4.2.2. The BRE considers that predominately east and west-facing windows will only receive sunlight at certain times of the day, and the BRE targets are therefore unlikely to be achievable. The property is east/west facing, but nonetheless, 2 bedrooms at third/fourth floor will achieve sunlight values that exceed BRE recommendations for both annual and winter sunlight.

4.2.3. The first floor reception room and a further bedroom achieve annual sunlight values that we consider to be commensurate with those typically achieved in urban areas (ranging from 17% to 21%, compared to the BRE recommended 25%).

4.2.4. Overall, taking into account the original residential use of the building (with the windows for most rooms remaining unaltered in the proposals) and the urban location, we consider the sunlight levels to be adequate, and will provide the future occupants with good sunlight amenity within a number of habitable rooms.

4.3. Overshadowing

4.3.1. The location of the proposed amenity areas within the development are shown on the reference plan in Appendix F.

4.3.2. The ground floor external courtyard would not achieve the BRE recommended sunlight levels on 21 March (the spring equinox, which represents the 'average' levels for a space being used all year round) or on 21 June due to the enclosed nature of the courtyard. However, there are several large public green spaces within close proximity to the proposed development that will provide the future occupants with year-round access to a sunlit outdoor space.

Appendix A

Test to be applied

Introduction

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

'The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design..... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.....'

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

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

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

Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 and Appendix C of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms

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

and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

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

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

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

Daylighting Tests

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

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

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

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

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

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

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

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

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

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

Sunlight

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

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

months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together.

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

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

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

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

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

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

Sunlight – Gardens and Open Spaces

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

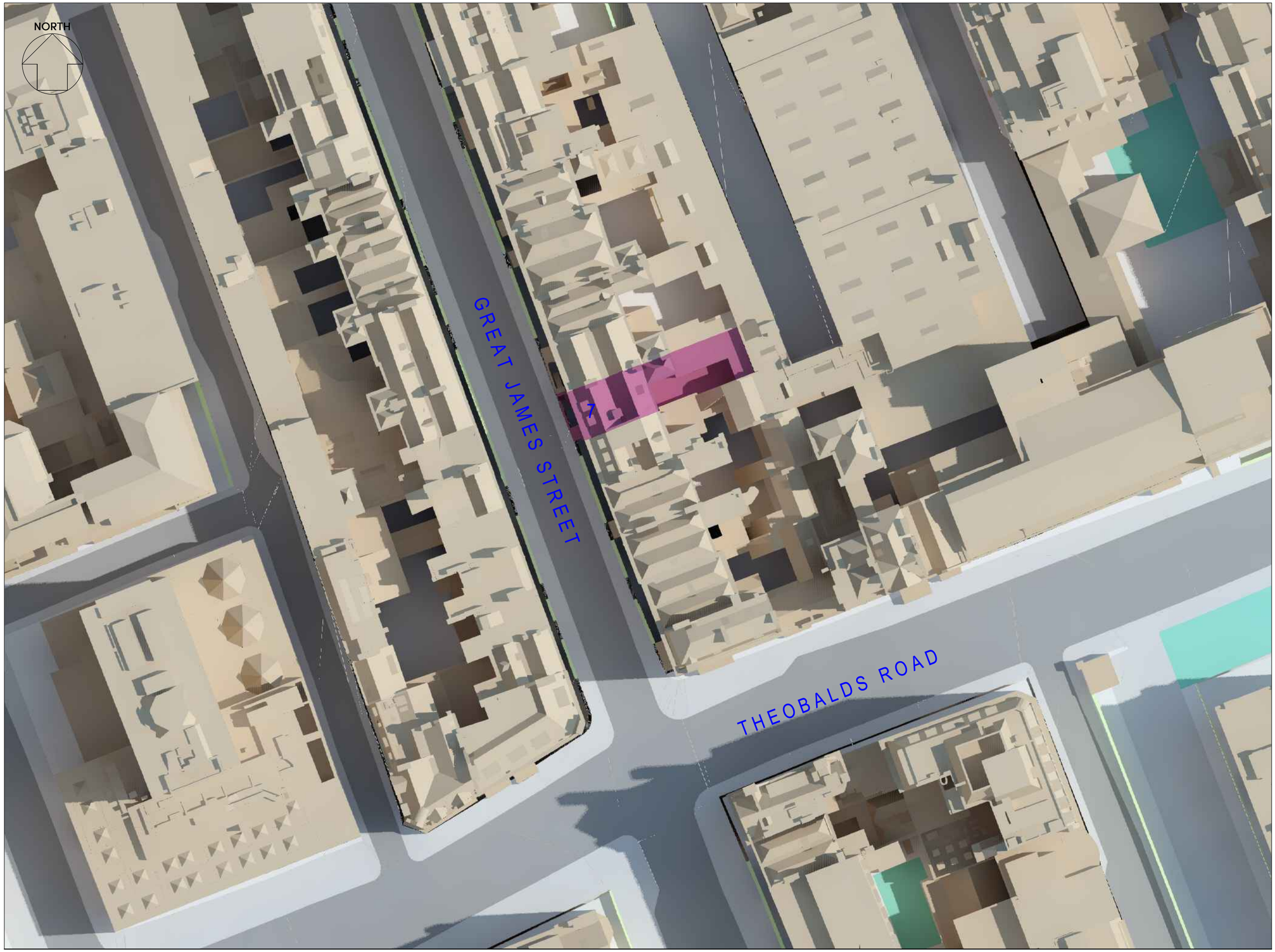
The BRE guidelines state that:

- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;
- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

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

Appendix B

Context drawings



Existing Site Plan

SOURCES OF INFORMATION:

MWA ARCHITECTS

A1999_Proposed Lower Ground Floor Plan.dwg
A2000_Proposed Ground Floor Plan.dwg
A2001_Proposed First Floor Plan.dwg
A2002_Proposed Second Floor Plan.dwg
A2003_Proposed Third Floor Plan.dwg
A2004_Proposed Fourth Floor Plan.dwg
Received 12 November 2020

A2200_Proposed Section AA.dwg
Received 14 November 2020

Vu City

High Detail 3d Map
200314_Emerald_Street_MASTER.dwg
Received 05 November 2020

Surrounding Properties

Existing Site

Proposed Site

Rev.	Date	Amendments	Initial

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

TITLE
Existing Site Plan

CLIENT
Marek Wojciechowski Architects

PROJECT
7, 8, 37 Great James Street
London
WC1N 3HB

DRAWN BY	CHECKED
OW	IM
SCALE	DATE
1:500@A3	November 2020

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DRAWING NO.	RELEASE NO.
93218_CTXT_01	1

3D Context View - View from North East (Existing)

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

SOURCES OF INFORMATION:

MWA ARCHITECTS

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3D Views
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93218_CTXT_02	1

Proposed Site Plan

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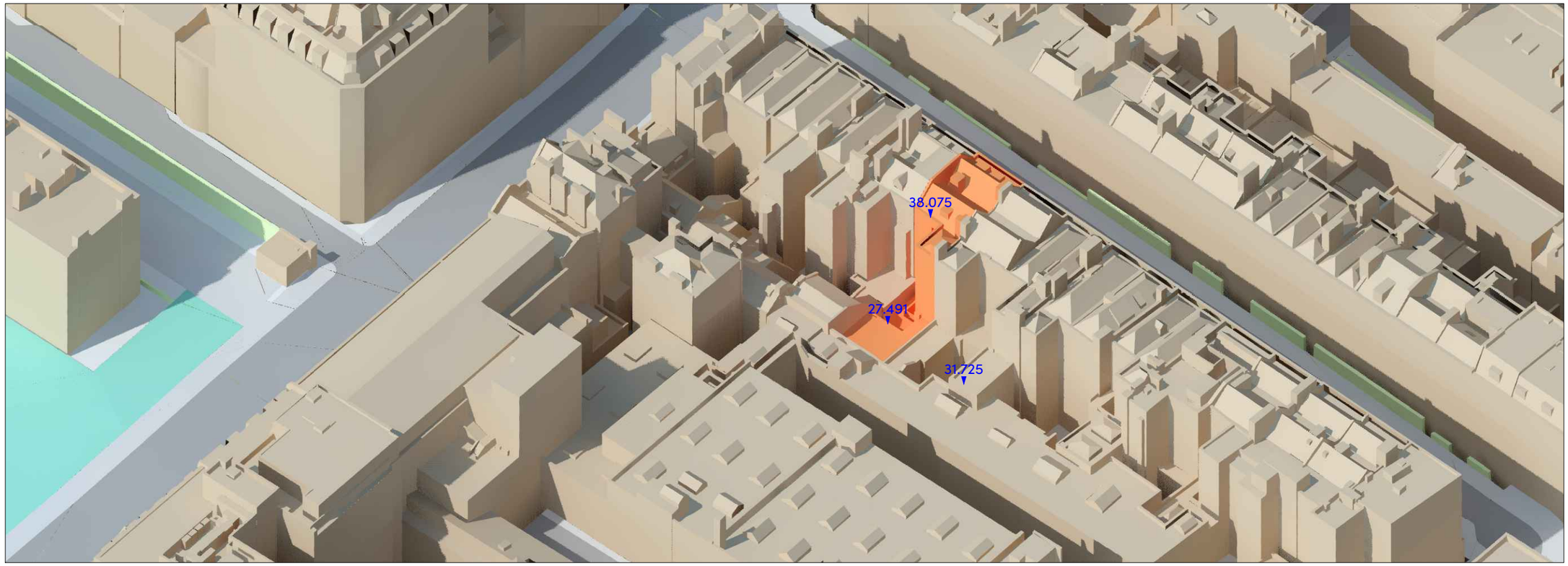

3D Context View - View from North East (Proposed)

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

SOURCES OF INFORMATION:

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93218_CTXT_04	1

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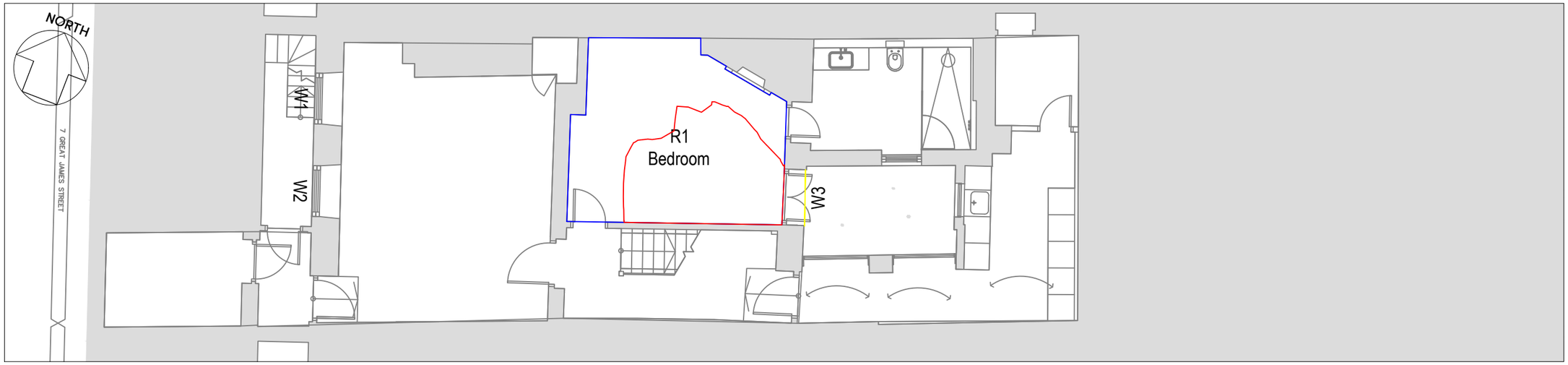
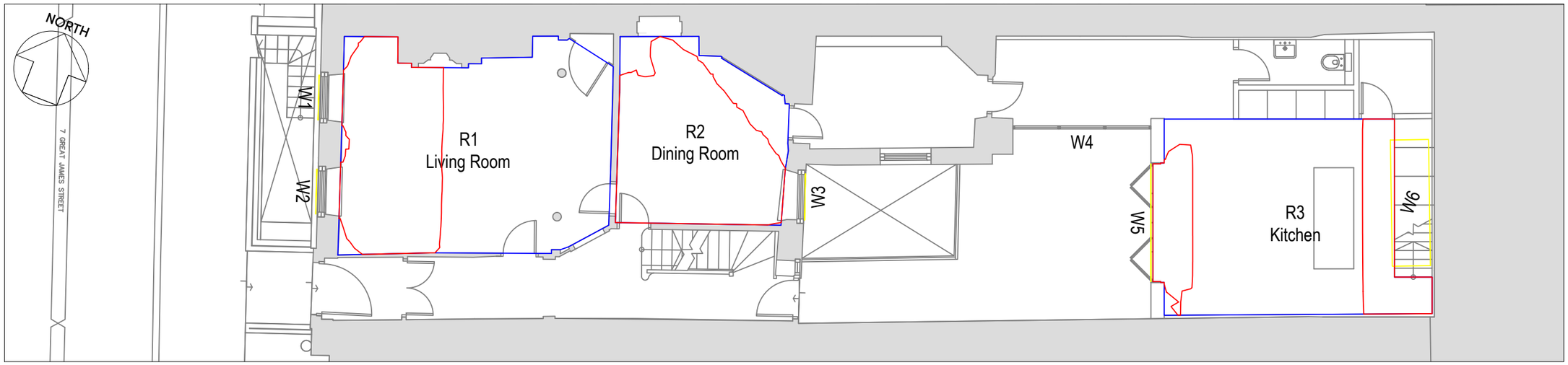
Appendix C

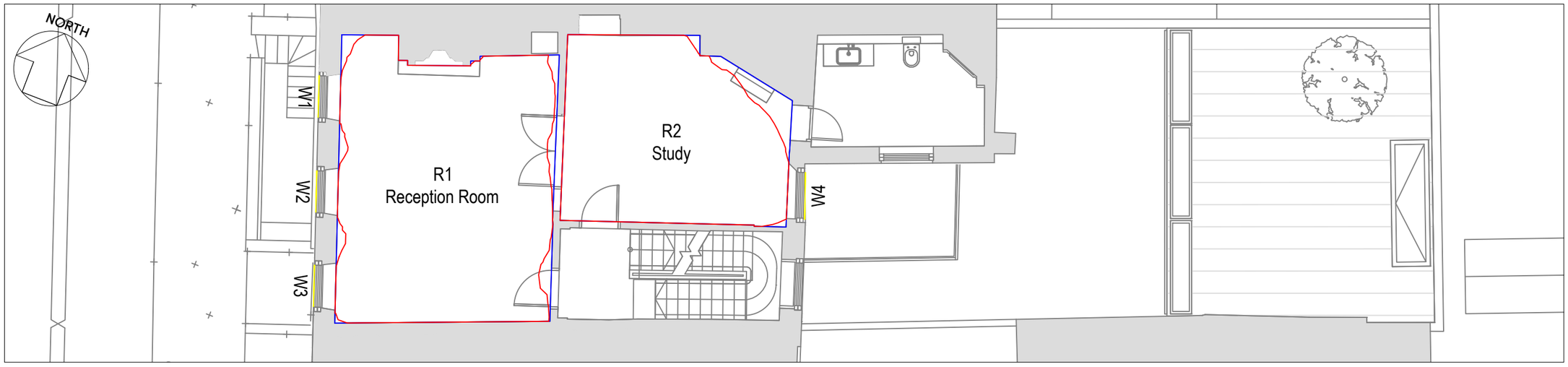
Window/room reference drawings



Proposed - Lower Ground Floor



Proposed - Ground Floor



Proposed - First Floor

SOURCES OF INFORMATION:

MWA ARCHITECTS

A1999_Proposed Lower Ground Floor Plan.dwg
A2000_Proposed Ground Floor Plan.dwg
A2001_Proposed First Floor Plan.dwg
A2002_Proposed Second Floor Plan.dwg
A2003_Proposed Third Floor Plan.dwg
A2004_Proposed Fourth Floor Plan.dwg
Received 12 November 2020

A2200_Proposed Section AA.dwg
Received 14 November 2020

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High Detail 3d Map
200314_Emerald_Street_MASTER.dwg
Received 05 November 2020

KEY

R1

Proposed contour

Subject room

Rev.	Date	Amendments	Initial

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TITLE

Daylight Distribution Contours/Referencing Plans
7 Great James Street

CLIENT

Marek Wojciechowski Architects

PROJECT

7, 8, 37 Great James Street
London
WC1N 3HB

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SCALE	DATE
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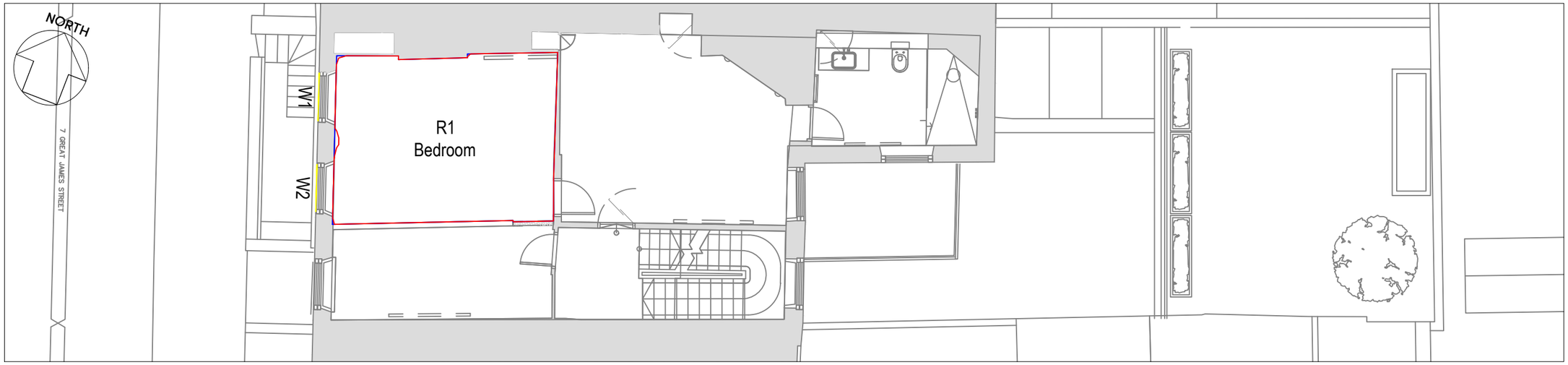
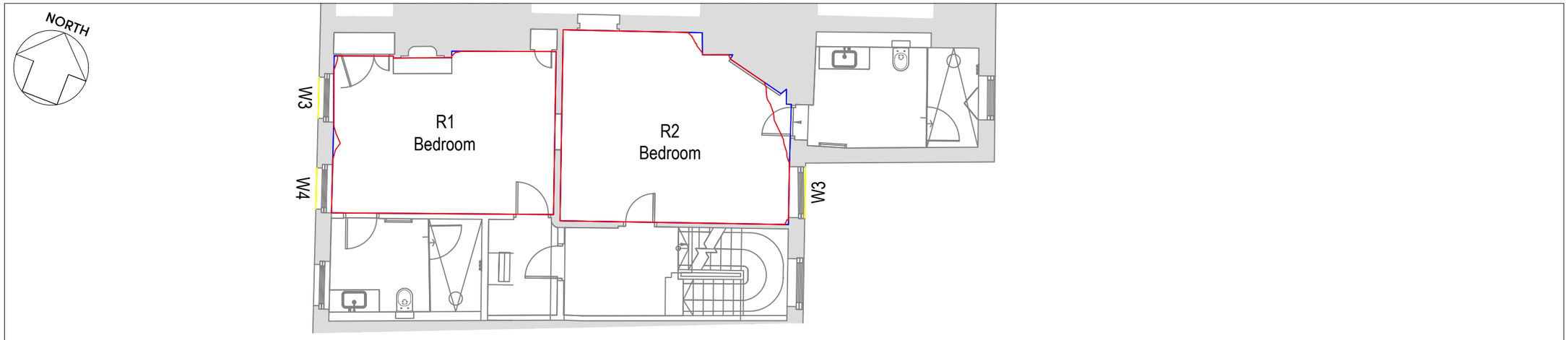
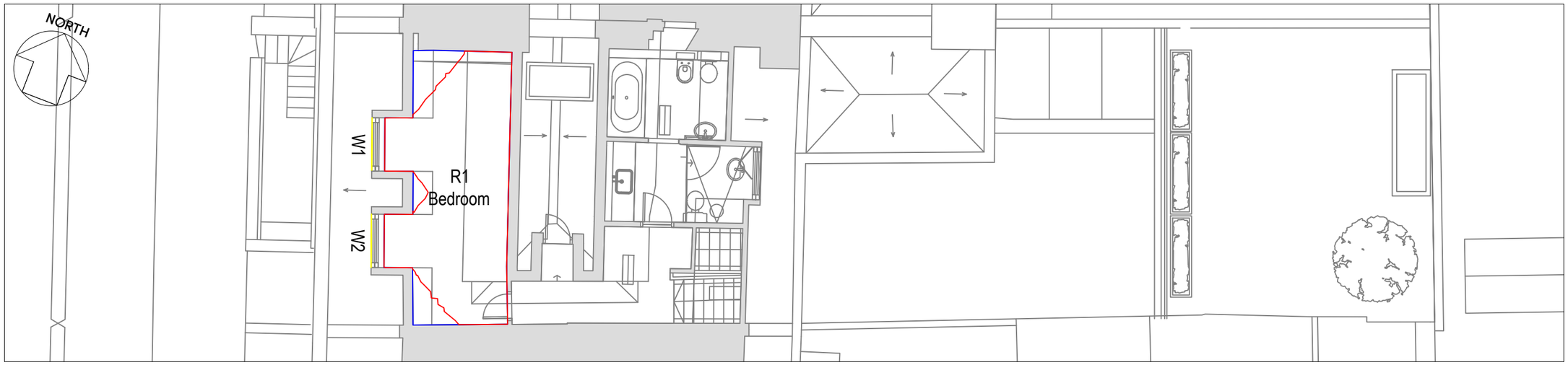


Proposed - Second Floor



Proposed - Third Floor



Proposed - Fourth Floor

SOURCES OF INFORMATION:

MWA ARCHITECTS

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A2000_Proposed Ground Floor Plan.dwg
A2001_Proposed First Floor Plan.dwg
A2002_Proposed Second Floor Plan.dwg
A2003_Proposed Third Floor Plan.dwg
A2004_Proposed Fourth Floor Plan.dwg
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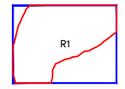

Proposed contour
Subject room

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7 Great James Street

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Appendix D

Daylight study

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Proposed Clear Sky	Proposed ADF	Meets BRE Criteria
7 Great James Street						
Lower Ground	R1	Bedroom	W3-L	24.11	0.05	
Lower Ground	R1	Bedroom	W3-U	N/A	N/R	
				Total	0.05	NO
Ground	R1	Living Room	W1-L	42.37	0.00	
Ground	R1	Living Room	W1-U	43.77	0.83	
Ground	R1	Living Room	W2-L	42.32	0.00	
Ground	R1	Living Room	W2-U	43.73	0.83	
				Total	1.66	YES
Ground	R2	Dining Room	W3-L	39.52	0.00	
Ground	R2	Dining Room	W3-U	40.81	1.30	
				Total	1.30	NO
Ground	R3	Kitchen	W5-L	19.9	0.07	
Ground	R3	Kitchen	W5-U	22.15	0.82	
Ground	R3	Kitchen	W6	99.26	2.51	
				Total	3.40	YES
First	R1	Reception Room	W1	51.9	1.01	
First	R1	Reception Room	W2	51.91	1.00	
First	R1	Reception Room	W3	51.78	1.00	
				Total	3.00	YES
First	R2	Study	W4	45.87	1.29	
				Total	1.29	YES
Second	R1	Bedroom	W1-L	60.37	0.03	
Second	R1	Bedroom	W1-U	62.02	1.60	
Second	R1	Bedroom	W2-L	60.46	0.03	
Second	R1	Bedroom	W2-U	62.16	1.60	
				Total	3.26	YES
Third	R1	Bedroom	W3-L	67.04	0.03	
Third	R1	Bedroom	W3-U	67.51	1.32	
Third	R1	Bedroom	W4-L	67.19	0.03	
Third	R1	Bedroom	W4-U	67.58	1.32	
				Total	2.70	YES
Third	R2	Bedroom	W3-L	53.78	0.03	
Third	R2	Bedroom	W3-U	55.13	1.18	
				Total	1.21	YES
Fourth	R1	Bedroom	W1	72.14	1.38	
Fourth	R1	Bedroom	W2	72	1.38	
				Total	2.76	YES

Floor Ref	Room Ref	Room Use	Room Area (m²)	No Sky Line (m²)	% of Room Area	BRE Compliant
7 Great James Street						
Lower Ground	R1	Bedroom	17.94	7.87	43.88%	NO
Ground	R1	Living Room	27.29	10.07	36.88%	NO
Ground	R2	Dining Room	14.44	11.76	81.44%	YES
Ground	R3	Kitchen	24.36	6.7	27.51%	NO
First	R1	Reception Room	29.6	28.51	96.34%	YES
First	R2	Study	19.91	18.8	94.43%	YES
Second	R1	Bedroom	18.72	18.66	99.71%	YES
Third	R1	Bedroom	18.02	17.95	99.58%	YES
Third	R2	Bedroom	20.47	19.94	97.38%	YES
Fourth	R1	Bedroom	14.93	13.27	88.84%	YES

Appendix E

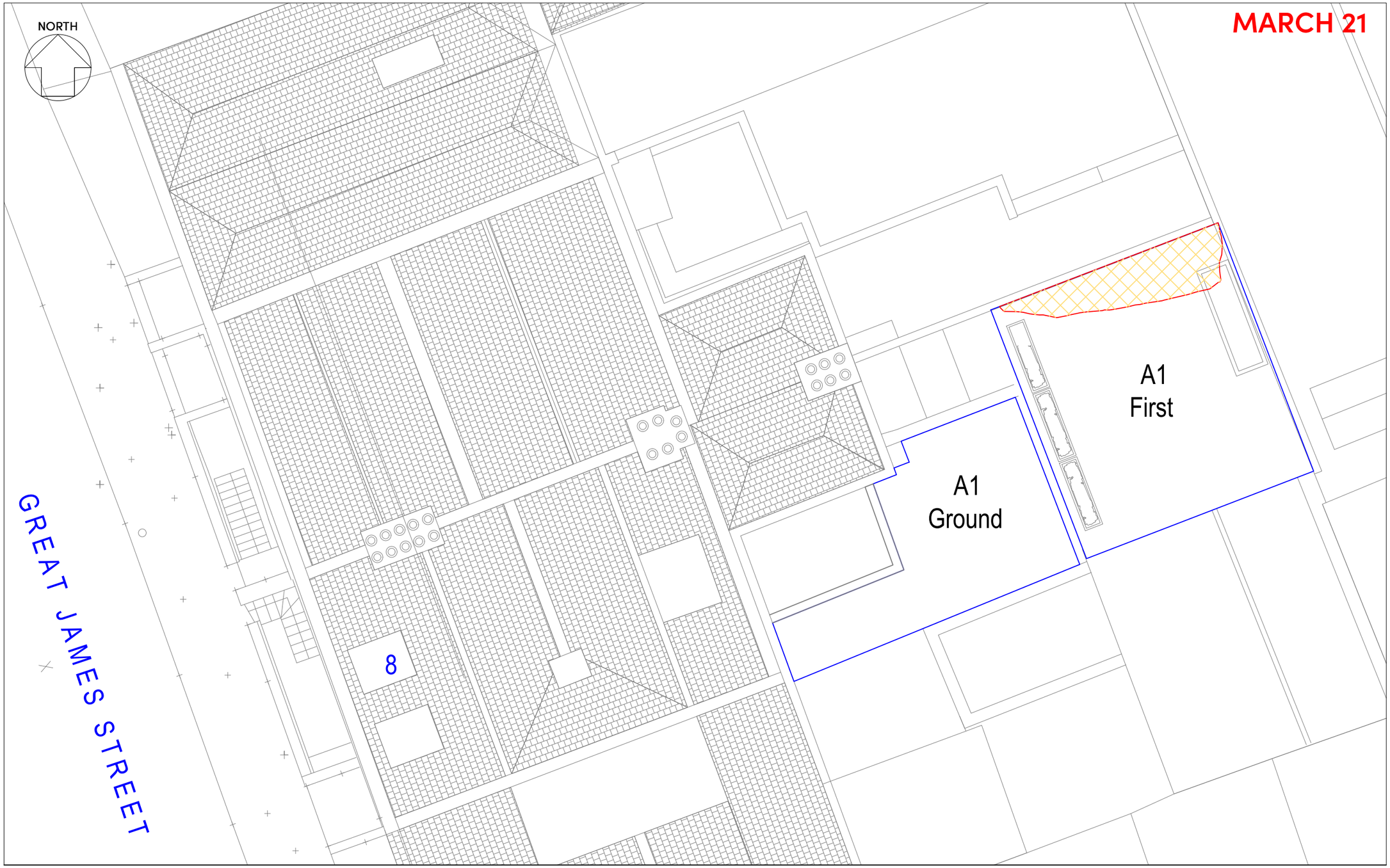
Sunlight study

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Window Orientation	Proposed Window Winter %	Proposed Window Annual %	Proposed Room Winter %	Proposed Room Annual %	Meets BRE Criteria
7 Great James Street									
Lower Ground	R1	Bedroom	W3	70°N	0	0	0	0	NO
Ground	R1	Living Room	W1	250°	0	10			
Ground	R1	Living Room	W2	250°	0	9	0	10	NO
Ground	R2	Dining Room	W3	70°N	0	11	0	11	NO
Ground	R3	Kitchen	W5	249°	0	3			
Ground	R3	Kitchen	W6	90° Hz	0	17	0	17	NO
First	R1	Reception Room	W1	250°	1	17			
First	R1	Reception Room	W2	250°	1	17			
First	R1	Reception Room	W3	250°	1	17	1	17	NO
First	R2	Study	W4	70°N	0	16	0	16	NO
Second	R1	Bedroom	W1	250°	3	26			
Second	R1	Bedroom	W2	250°	4	27	4	28	NO
Third	R1	Bedroom	W3	250°	6	31			
Third	R1	Bedroom	W4	250°	5	31	6	32	YES
Third	R2	Bedroom	W3	70°N	2	21	2	21	NO
Fourth	R1	Bedroom	W1	249°	11	38			
Fourth	R1	Bedroom	W2	249°	10	36	11	38	YES

Appendix F

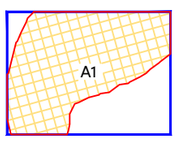
Overshadowing study

Building Ref	Floor Ref	Amenity Ref	Amenity Area	Proposed Lit Area	Proposed %	Meets BRE Criteria
7 Great James Street	Ground	A1	24.4	0.0	0.00%	NO
7 Great James Street	First	A1	42.1	6.0	14.25%	NO



Proposed Amenity Space

KEY



Proposed area receiving over 2 hours of Sun

Amenity area

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Proposed 2hr Sun Contours
March 21st

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