18 STUKELEY STREET, HOLBORN, LONDON, WC2B 5LR

DAYLIGHT & SUNLIGHT REPORT

DIRECTOR: JUSTIN BOLTON
CLIENT: ELLERIC
DATE: MARCH 2021
VERSION: V1
PROJECT: P2660

Point 2 Surveyors Limited,
17 Slingsby Place,
London, WC2E 9AB

0207 836 5828
point2.co.uk

Contents

Appendices

1 Executive Summary

1.1 Point 2 Surveyors have been appointed to review the amenity position in relation to the Proposed Development of 18 Stukeley Street.

1.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE Guidelines".

1.3 For daylight, the VSC results demonstrate that 38 out of 45 windows (84%) will meet the strict application of the BRE Guidelines. Notably, all but 1 window will record change in light within 10% of the BRE's advisory of 20% former value.

1.4 In terms of the NSL, the results demonstrate that 13 out of 14 rooms (93%) will meet the strict application of the BRE Guidelines. The single instance of alteration that does not meet the strict application of the BRE Guidelines records a change that falls within 1.3% beyond the BRE's permissible 20% from former change.

1.5 For sunlight, the results demonstrate very good levels of light, demonstrating full BRE compliance (100%).

1.6 In summary, recognising the extremely urban context of the area, the Proposed Development will relate very well to neighbouring residential properties.

2 Introduction

2.1 Point 2 Surveyors have been appointed to review the amenity position associated with the proposed redevelopment of the 18 Stukeley Street site, located in the London Borough of Camden.

2.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment Guidelines, entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "The BRE Guidelines".

2.3 The extents of the of the current site can be found on drawings P2660/01-03 within Appendix 1. The Proposed Development under assessment has been designed by Elleric which can also be seen on drawings P2660/04-06 within Appendix 1.

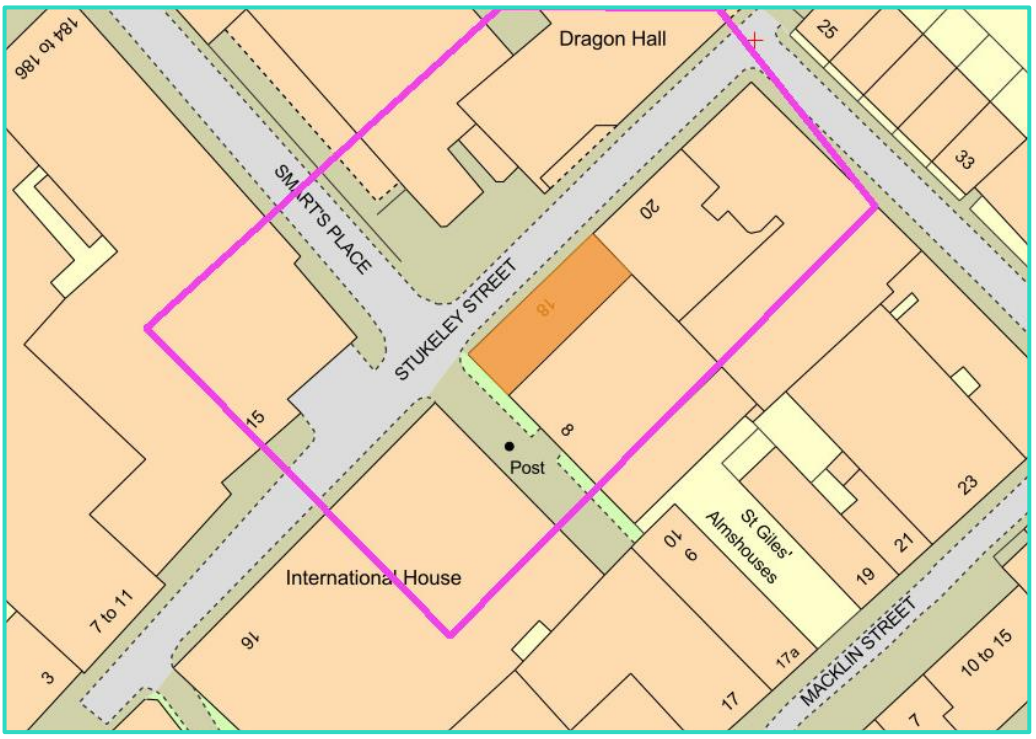


Plate 01 - 18 Stukeley Street - Scope Zone

2.4 The extent of the scope of the review has been determined by considering which neighbouring properties may experience a change in light as a result of the implementation of the Proposed Development. The scope zone (as shown by the pink line on Plate 01 above) considers the size and extent of the proposed Elleric scheme along with the proximity and outlook of neighbouring residential properties or properties that contain a residential component.

3 Guidance

NATIONAL PLANNING POLICY
NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2019

3.1 Page 37 of the NPPF states:

> *"Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site. In these circumstances: …*
>
> *…c) 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)."*

4 Methodology

4.1 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:

4.2 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. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices.

4.3 Further to the above statement, it is considered that most 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.

4.4 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

4.5 It is usual to assess daylight and sunlight in relation to the guidelines set out in the 2011 Building Research Establishment (BRE) Report 'Site layout planning for daylight and sunlight - A guide to good practice' by Paul Littlefair. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme. One of the primary sources for the BRE Report is the more detailed guidance contained within 'British Standard 8206 Part 2:2008'.

4.6 The BRE Guidelines are not mandatory, and they explicitly state that the numerical target values should be interpreted flexibly. While local planning authorities will consider the acceptability of a proposed scheme in relation to BRE guidance, consideration will be given to the context within which a scheme is located, and daylight and sunlight will be one of several planning considerations.

4.7 In relation to the properties surrounding a site, usually the local planning authority will only be concerned with the impact to main habitable accommodation (i.e. living rooms, bedrooms and kitchens) within residential properties.

4.8 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25˚ from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.

4.9 The BRE guidelines provide two principal measures of daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No-Sky Line (NSL). They also detail a third measure of daylight which is primarily used for assessing amenity within proposed accommodation, namely Average Daylight Factor (ADF).

4.10 In terms of sunlight we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE overshadowing guidance.

4.11 These measures of daylight and sunlight are discussed in the following paragraphs -

DIFFUSE DAYLIGHT

4.12 **Vertical Sky Component (VSC)** – VSC is a measure of the direct skylight reaching a point from an overcast sky. It is the ratio of the illuminance at a point on a given vertical plane to the illuminance at a point on a horizontal plane due to an unobstructed sky.

4.13 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.

4.14 The BRE Guidelines state that if the VSC at the centre of a window is less than 27%, and it is less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.

4.15 **No-Sky Line (NSL)** - NSL is a measure of the distribution of daylight within a room. It maps out the region within a room where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.

4.16 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

4.17 **Average Daylight Factor (ADF)** - ADF is a measure of the overall amount of diffuse daylight within a room. It is the average of the daylight factors across the working plane within a room. This equates to the ratio of the average illuminance across the working plane, to the illuminance due to an unobstructed sky.

4.18 In addition to accounting for external obstructions, the ADF accounts for the number of windows and their size in relation to the size of the room, the window transmittance and the reflectance of the internal walls, floor and ceiling.

4.19 While the ADF can be calculated from first principles using a lighting simulation software suite such as Radiance, in simple situations it can approximated using the empirical formula detailed in both British Standard 8206 Part 2:2008 and Appendix C of the BRE Report.

4.20 Both the BRE Report and BS 8206 Part 2:2008 provide guidance for acceptable ADF values in the presence of supplementary electric lighting, depending on the room use. These are 1.0% for a bedroom, 1.5% for a living room and 2.0% for a kitchen.

SUNLIGHT

4.21 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

4.22 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).

4.23 The BRE Guidelines state that *'...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun'*.

4.24 The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room-based figures.

APPENDIX F – ALTERNATIVE TARGET VALUES

4.25 The introduction in the 2011 Guidelines makes reference to setting alternative target values. This is described in Appendix F of the 2011 Guidelines (paragraph 1.6) as follows:

> *"Sections 2.1, 2.2 and 2.3 (of the Guide) give numerical target values in assessing how much light from the Sky is blocked by obstructing buildings. These values are purely advisory and different targets may be used based on the special requirements of the proposed development or its locations. (Para F1)"*

4.26 In order to ensure consistency in respect of alternative target value assessments, the 2011 Guidelines state:

> *"Sometimes there may be an extant planning permission for a site but the developer wants to change the design. In assessing the loss of light to existing windows nearby, a local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks. However, since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building, and for the developer to set 0.8 times the values for the permitted scheme as benchmarks (Para F2, appendix F)."*

SOURCES OF INFORMATION

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

Z-Mapping Ltd
3D CAD Model (received 28/10/16)

Elleric
Proposed Info (received 12/03/21)

5 Existing Site & Proposals

5.1 The development site is known as 18 Stukeley Street and is situated in the London borough of Camden.

5.2 The site includes an existing building (see Plate 01 & drawings P2660/01-03 which will be used to establish the potential changes in light when comparing the scheme against the true existing baseline condition.

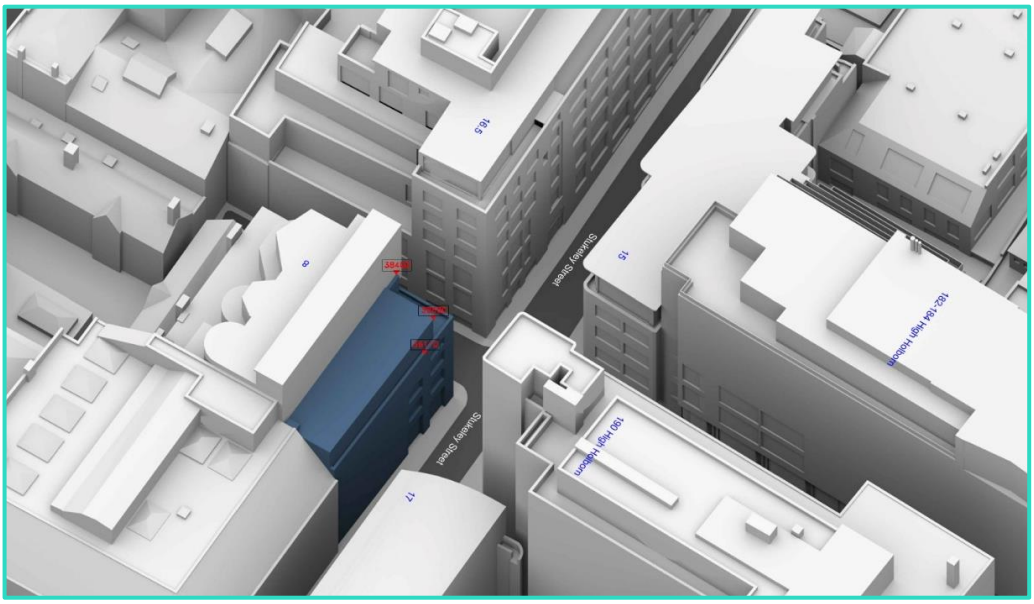


Plate 02 – True Existing Baseline Condition (dark blue)

5.3 Our understanding of the massing of the Proposed Development is shown on drawings P2660/04-06 in Appendix 1. A further 3D view of the Proposed Development is included for ease of reference on Plate 02 below.

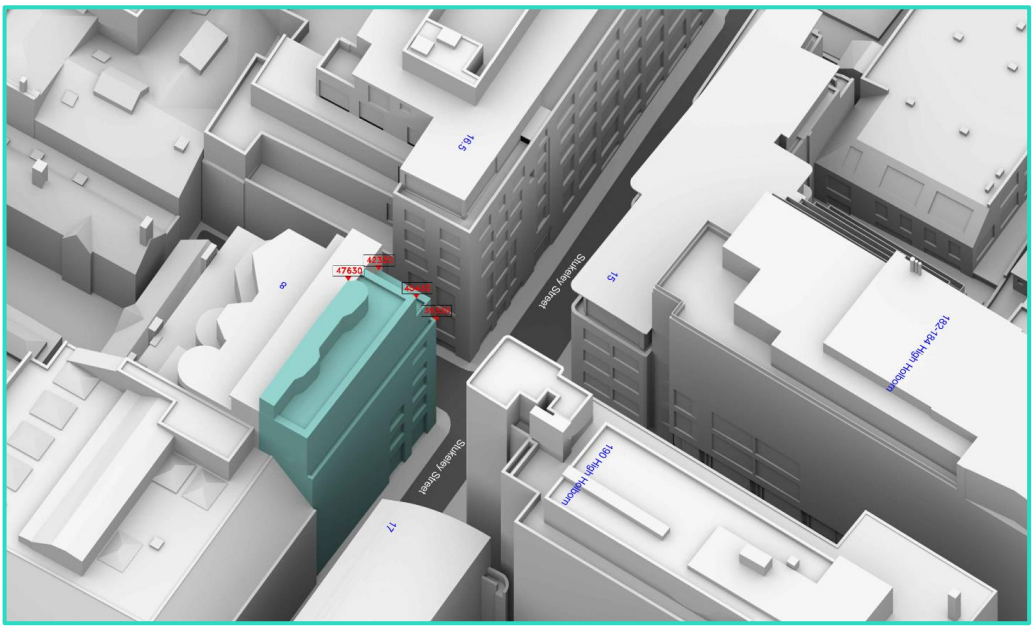


Plate 03 - Proposed Elleric Scheme (highlighted in aqua)

6 Site Context and Scope of Assessment

6.1 It is understood that the following properties are registered with a residential usage or include a residential component which in turn could experience a change in light as a result of the implementation of the proposed scheme:

1. 5-16 Stukeley Street

6.2 A site plan illustrating the above surrounding properties is shown below. The BRE Guidelines mainly focuses on residential properties in terms of daylight and thus this review concentrates on those specific buildings. Those residential receptors (highlighted in aqua) and commercial buildings (highlighted in dark blue) in vicinity of the site (as shown in orange) with a clear view of the proposed massing are shown on Plate 04.

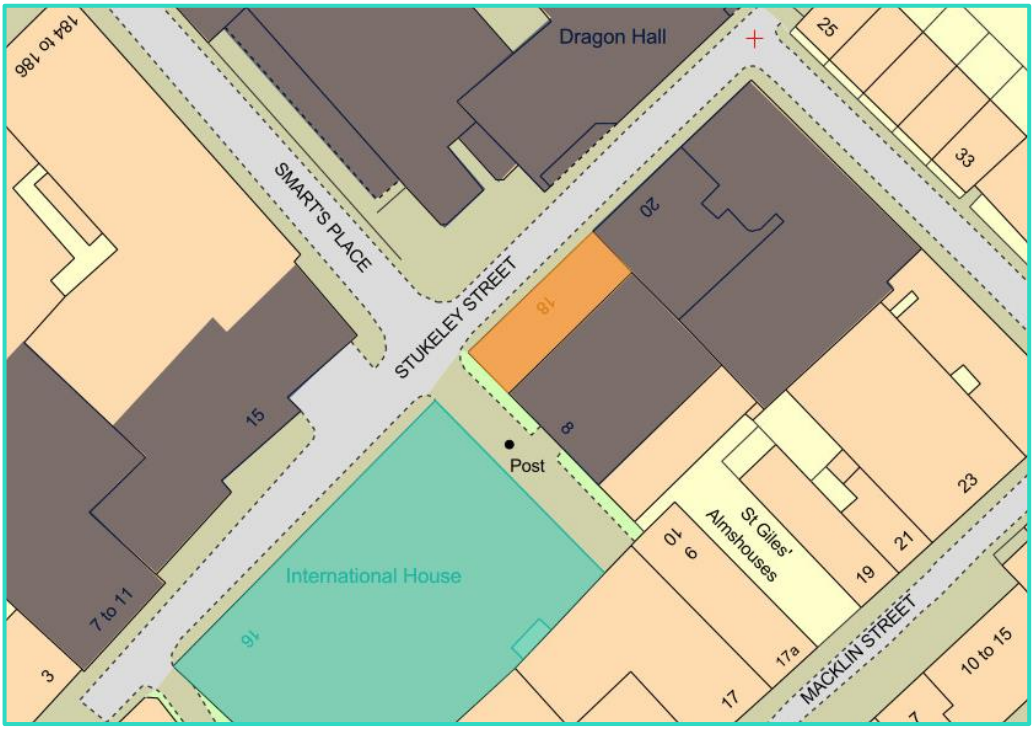


Plate 04 – Plan showing residential (aqua) and commercial (dark blue) properties surrounding the 18 Stukeley Street Site (orange)

7 Assessment for Daylighting & Sunlighting to Neighbouring Buildings

7.1 Following the identification of those properties that are considered to have a reasonable expectation for daylight and sunlight, VSC, NSL, and where appropriate, APSH, tests have been undertaken.

7.2 The tabulated daylight and sunlight results for each window and room can be found in Appendix 2.

DAYLIGHT

7.3 A summary of the VSC impacts has been provided in Table 01 below.

Table 01 -VSC Summary

Address	Total that Meet BRE Guidelines	Below BRE Guidelines				
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	Total No. of Windows
5-16 Stukeley	38	5	2	0	7	45
Total	38	5	2	0	7	45

7.4 The results of the VSC assessment demonstrate that 38 out of 45 windows (84%) will meet the strict application of the BRE Guidelines.

Table 02 – NSL Summary

Address	Total that Meet BRE Guidelines	Below BRE Guidelines				Total No. of Rooms
		20-29% Loss	30-39.9% Loss	>=40% Loss	Total	
5-16 STUKELEY STREET	13	1	0	0	1	14
Total	13	1	0	0	1	14

7.5 The results of the NSL method of daylight demonstrates that 13 out of 14 rooms (93%) will meet the strict application of the BRE Guidelines.

7.6 The assessment has identified that the assessed property records an isolated number of windows and rooms that do not meet the strict application of the BRE Guidelines in relation to the VSC and NSL methodologies. These changes in light are discussed below.

5-16 Stukeley Street

7.7 5-16 Stukeley Street and is situated to the south-west of the Proposed Development and has a number of windows on its flank elevation that will have a view over the development site.

7.8 The technical results of the VSC methodology demonstrates that 38 out of 45 windows (84%) will meet the strict application of the BRE Guidelines. Notably, it is understood that the rooms on the flank elevation of this property are served by multiple windows. This is explored in greater detail in relation to the NSL assessment.

7.9 There are 7 windows that experience changes in VSC beyond the suggested permissible 20% former values, and importantly, in all but 1 case the VSC alteration will be limited to within 10% of the BRE recommendations.

7.10 In terms of the second daylight methodology, the NSL, the results demonstrate that 13 out of 14 rooms (93%) will meet the strict application of the BRE Guidelines. The isolated room that does not meet the strict application of the BRE Guidelines (room ref: R3/312) records a change of 21.3%, falling within 1.3% beyond the BRE's permissible 20% from former value. Plate 06 below shows the isolated room that does not meet the strict application of the BRE Guidelines, highlighted in *amber.*

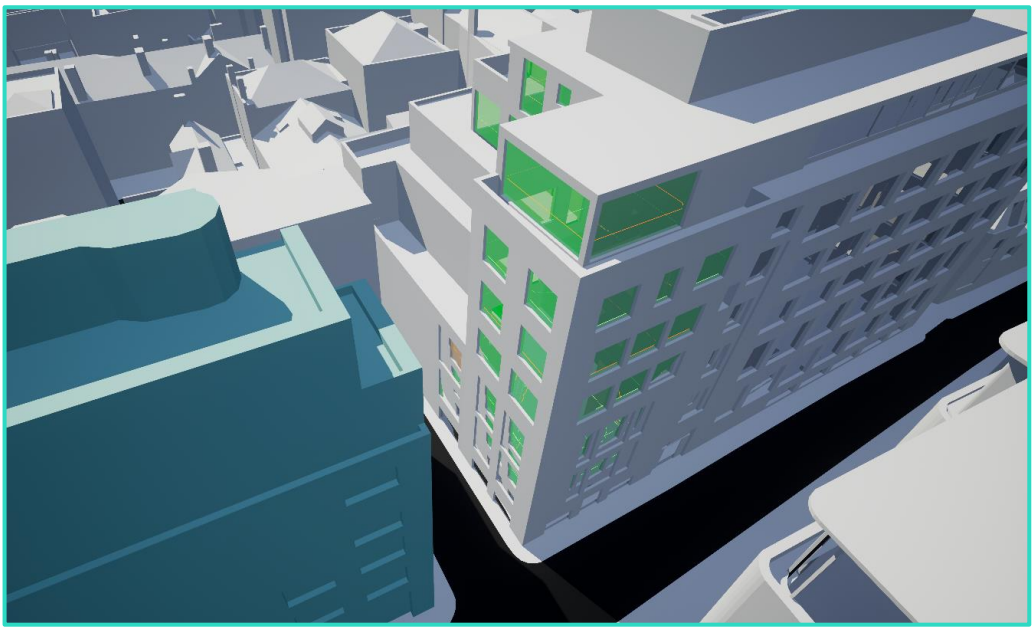


Plate 06 – 5-16 Stukeley Street)– NSL Traffic Light Classification – room ref:R3/312 shown in amber

SUNLIGHT

Table 03 – APSH Summary

Address	Meet BRE Guidelines	No. of rooms below the APSH stated in BRE Guidelines								Total No. Rooms
		Below Threshold for Winter APSH				Below Threshold for Total APSH				
		20-30 %	30-40 %	>40 %	Total	20-30 %	30-40 %	>40 %	Total	
5-16 STUKELEY STREET	6	0	0	0	0	0	0	0	0	6
Total	6	0	0	0	0	0	0	0	0	6

7.11 The results of the sunlight assessment demonstrate full BRE compliance (100%) commensurate with the BRE's permissible 20% from former change.

8 Summary

8.1 Point 2 Surveyors have been appointed to review the amenity position in relation to the Proposed Development of 18 Stukeley Street.

8.2 The assessments contained within this report have been undertaken in accordance with the Building Research Establishment report entitled 'Site layout planning for daylight and sunlight: A guide to good practice', more commonly known as "the BRE Guidelines".

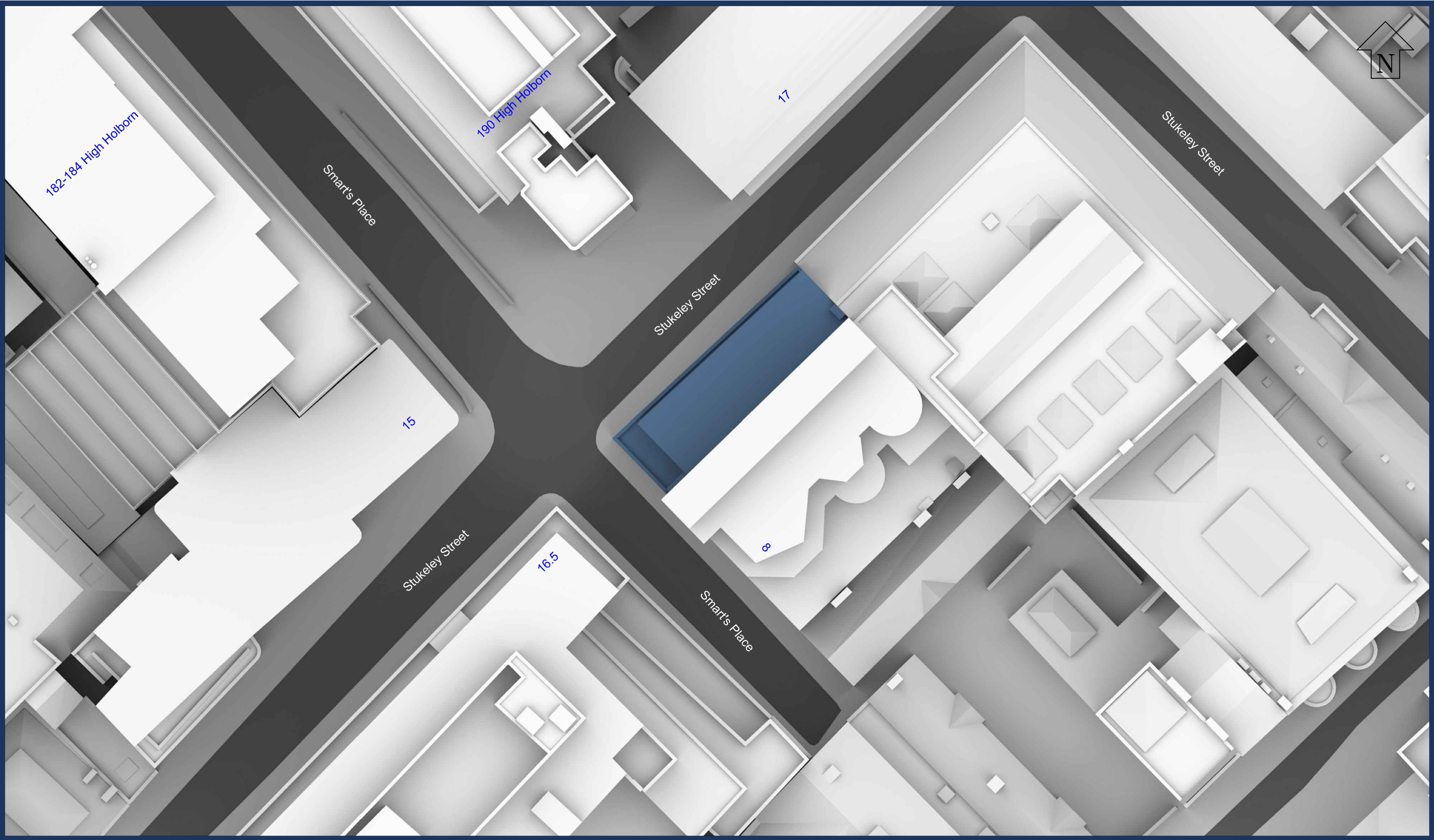
8.3 For daylight, the VSC results demonstrate that 38 out of 45 windows (84%) will meet the strict application of the BRE Guidelines. Notably, all but 1 window will record change in light within 10% of the BRE's advisory of 20% former value.

8.4 In terms of the NSL, the results demonstrate that 13 out of 14 rooms (93%) will meet the strict application of the BRE Guidelines. The single instance of alteration that does not meet the strict application of the BRE Guidelines records a change that falls within 1.3% beyond the BRE's permissible 20% from former change.

8.5 For sunlight, the results demonstrate very good levels of light, demonstrating full BRE compliance (100%).

8.6 In summary, recognising the extremely urban context of the area, the Proposed Development will relate very well to neighbouring residential properties.

Appendix 1:
Site Plan & 3D Drawings



Sources: Z-Mapping LTD
3D CAD Model (received 28/10/16)
181 High Holborn_281016_Solids.dwg

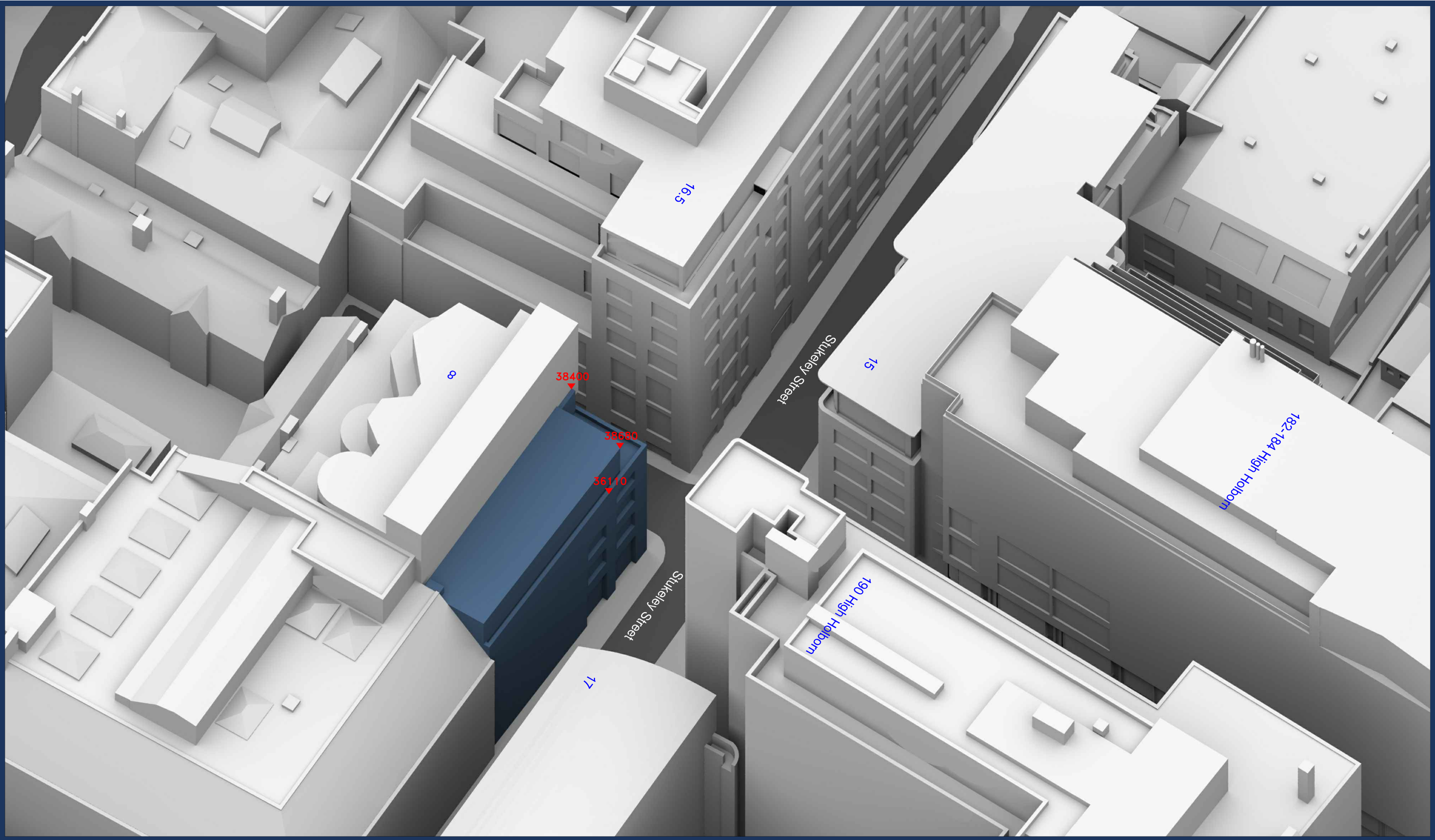
Elleric
Proposed Info (received 12/03/21)
05_210312_design update

Key: Existing Buildings
Proposed Scheme

Project: 18 Stukeley Street
Camden
London

Title: Site Plan
Existing Building

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	HE	1:250 @ A3	March 21	P2660/01	1



Sources: Z-Mapping LTD
3D CAD Model (received 28/10/16)
181 High Holborn_281016_Solids.dwg

Elleric
Proposed Info (received 12/03/21)
05_210312_design update

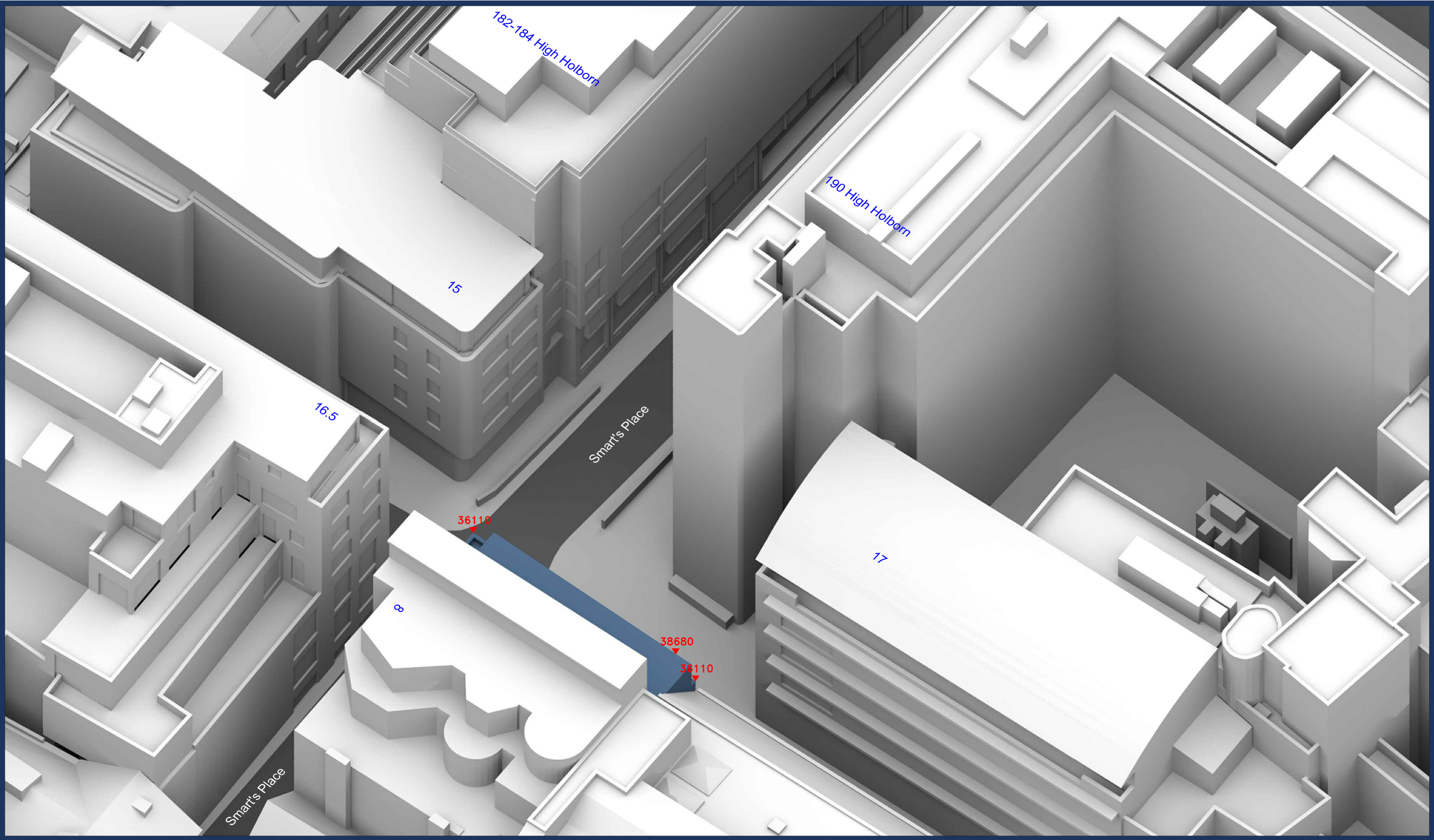
Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 18 Stukeley Street
Camden
London

Title: 3D View
Existing Building

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	HE	NTS	March 21	P2660/02	1



Sources: Z-Mapping LTD
3D CAD Model (received 28/10/16)
181 High Holborn_281016_Solids.dwg

Elleric
Proposed Info (received 12/03/21)
05_210312_design update

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 18 Stukeley Street
Camden
London

Title: 3D View
Existing Building

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
-	-	HE	NTS	March 21	P2660/03	1

Sources: Z-Mapping LTD
3D CAD Model (received 28/10/16)
181 High Holborn_281016_Solids.dwg

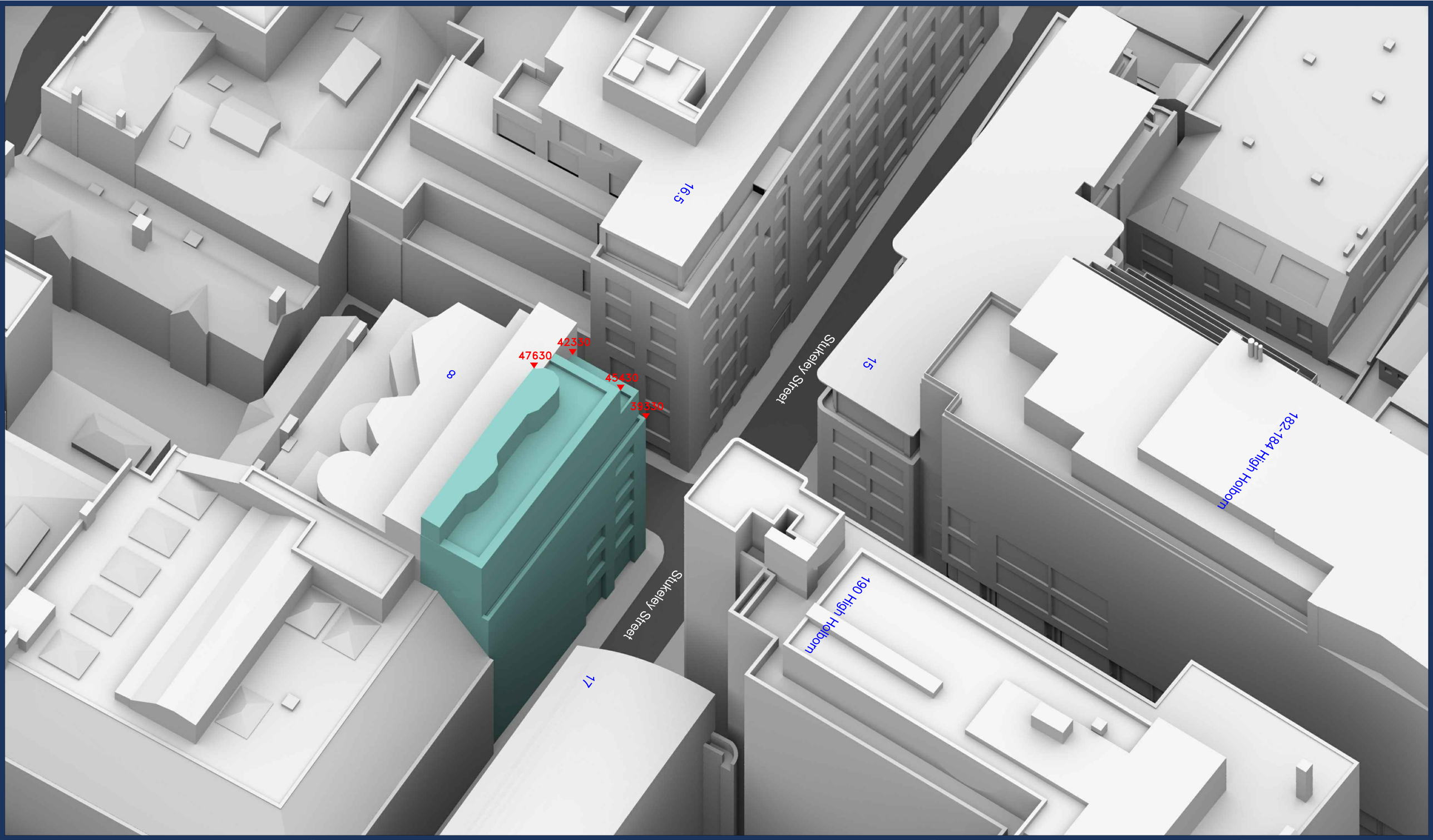
Elleric
Proposed Info (received 12/03/21)
05_210312_design update

Key: Existing Buildings
Proposed Scheme

Project: 18 Stukeley Street
Camden
London

Title: Site Plan
Proposed Scheme Received 12/03/21

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Studio ELCA Ltd	19 March 2021	HE	1:250 @ A3	March 21	P2660/04	1



Sources: Z-Mapping LTD
3D CAD Model (received 28/10/16)
181 High Holborn_281016_Solids.dwg

Elleric
Proposed Info (received 12/03/21)
05_210312_design update

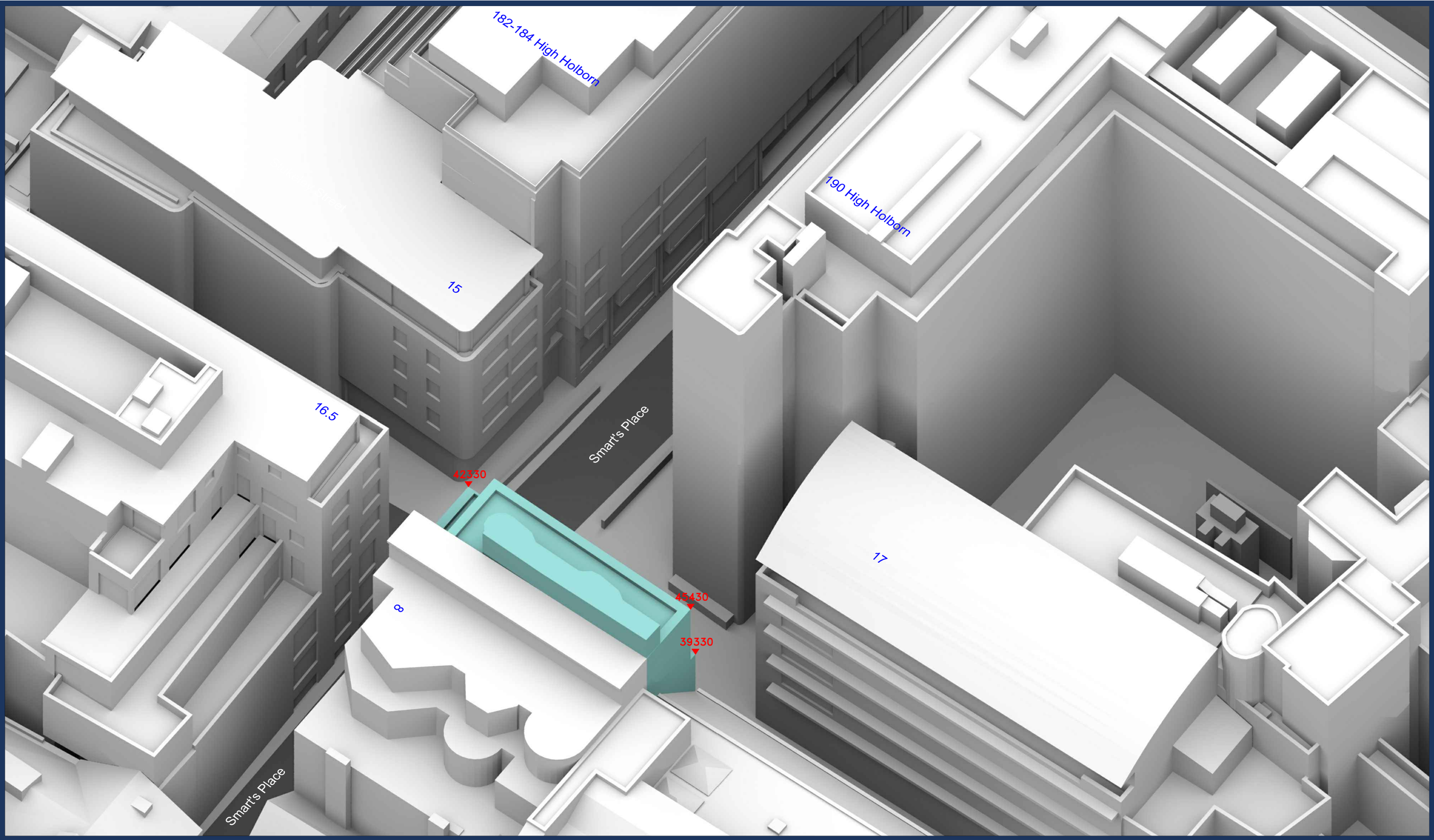
Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 18 Stukeley Street
Camden
London

Title: 3D View
Proposed Scheme Received 12/03/21

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Studio ELCA Ltd	19 March 2021	HE	NTS	March 21	P2660/05	1



Sources: Z-Mapping LTD
3D CAD Model (received 28/10/16)
181 High Holborn_281016_Solids.dwg

Elleric
Proposed Info (received 12/03/21)
05_210312_design update

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 18 Stukeley Street
Camden
London

Title: 3D View
Proposed Scheme Received 12/03/21

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
Studio ELCA Ltd	19 March 2021	HE	NTS	March 21	P2660/06	1

Appendix 2:
Daylight & Sunlight Results

DAYLIGHT ANALYSIS

18 Stukeley Street, London

Existing vs Proposed Scheme 12/03/21

P2660 - rel1

			DAYLIGHT			
Room	**Room Use**	**Window**	**Existing VSC**	**Proposed VSC**	**Loss**	**%Loss**
16-5 STUKELEY STREET						
R1/311	BEDROOM	W1/311	7.73	7.73	0.00	0.00
R2/311	LKD	W2/311	8.19	8.19	0.00	0.00
R2/311	LKD	W3/311	9.11	9.10	0.01	0.11
R2/311	LKD	W4/311	7.38	6.12	1.26	17.07
R2/311	LKD	W5/311	6.48	5.16	1.32	20.37
R3/311	BEDROOM	W6/311	6.39	5.83	0.56	8.76
R1/312	BEDROOM	W1/312	10.99	10.98	0.01	0.09
R2/312	LKD	W2/312	11.40	11.39	0.01	0.09
R2/312	LKD	W3/312	12.23	12.22	0.01	0.08
R2/312	LKD	W4/312	11.00	8.25	2.75	25.00
R2/312	LKD	W5/312	10.08	7.27	2.81	27.88
R3/312	BEDROOM	W6/312	9.31	8.50	0.81	8.70
R1/313	ASSUMED_BEDROOM	W1/313	16.53	16.52	0.01	0.06
R2/313	ASSUMED_LKD	W2/313	17.03	17.02	0.01	0.06
R2/313	ASSUMED_LKD	W3/313	17.69	17.68	0.01	0.06
R2/313	ASSUMED_LKD	W4/313	18.00	12.62	5.38	29.89
R2/313	ASSUMED_LKD	W5/313	16.47	11.30	5.17	31.39
R2/313	ASSUMED_LKD	W6/313	21.08	21.08	0.00	0.00
R2/313	ASSUMED_LKD	W7/313	13.38	13.13	0.25	1.87
R1/314	ASSUMED_BEDROOM	W1/314	22.03	22.03	0.00	0.00
R2/314	ASSUMED_LKD	W2/314	22.02	22.02	0.00	0.00
R2/314	ASSUMED_LKD	W3/314	22.23	22.23	0.00	0.00
R2/314	ASSUMED_LKD	W4/314	23.81	17.74	6.07	25.49
R2/314	ASSUMED_LKD	W5/314	22.33	16.27	6.06	27.14
R2/314	ASSUMED_LKD	W6/314	28.55	28.55	0.00	0.00
R2/314	ASSUMED_LKD	W7/314	23.89	23.89	0.00	0.00
R2/314	ASSUMED_LKD	W8/314	18.99	18.99	0.00	0.00
R1/315	D_ASSUMED_WINDC	W1/315	26.42	26.42	0.00	0.00

DAYLIGHT ANALYSIS

18 Stukeley Street, London

Existing vs Proposed Scheme 12/03/21

P2660 - rel1

			DAYLIGHT			
Room	**Room Use**	**Window**	**Existing VSC**	**Proposed VSC**	**Loss**	**%Loss**
R1/315	D_ASSUMED_WINDC	W2/315	26.15	26.15	0.00	0.00
R1/315	D_ASSUMED_WINDC	W3/315	26.09	26.09	0.00	0.00
R1/315	D_ASSUMED_WINDC	W4/315	28.55	24.63	3.92	13.73
R1/315	D_ASSUMED_WINDC	W5/315	27.82	24.03	3.79	13.62
R1/315	D_ASSUMED_WINDC	W6/315	30.50	30.50	0.00	0.00
R1/315	D_ASSUMED_WINDC	W7/315	22.55	22.55	0.00	0.00
R1/315	D_ASSUMED_WINDC	W8/315	25.22	25.22	0.00	0.00
R1/315	D_ASSUMED_WINDC	W9/315	32.60	32.41	0.19	0.58
R1/315	D_ASSUMED_WINDC	W10/315	34.34	34.22	0.12	0.35
R1/315	D_ASSUMED_WINDC	W11/315	36.67	36.67	0.00	0.00
R1/316	ƆOM_ASSUMED_WIN	W1/316	29.37	29.37	0.00	0.00
R1/316	ƆOM_ASSUMED_WIN	W2/316	34.59	33.37	1.22	3.53
R1/316	ƆOM_ASSUMED_WIN	W3/316	35.70	35.70	0.00	0.00
R2/316	ƆOM_ASSUMED_WIN	W5/316	35.67	35.38	0.29	0.81
R2/316	ƆOM_ASSUMED_WIN	W6/316	36.21	35.89	0.32	0.88
R2/316	ƆOM_ASSUMED_WIN	W7/316	33.52	33.52	0.00	0.00
R3/316	ASSUMED_DRESSING	W4/316	28.92	28.92	0.00	0.00

DAYLIGHT ANALYSIS

18 Stukeley Street, London

Existing vs Proposed Scheme 12/03/21

P2660 - rel1

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
16-5 STUKELEY STREET								
R1/311	BEDROOM	W1/311	0.63	0.63	0.63	0.63	0.00	0.00
R2/311	LKD	W2/311	0.63		0.63			
R2/311	LKD	W3/311	0.30		0.30			
R2/311	LKD	W4/311	0.58		0.51			
R2/311	LKD	W5/311	0.53	2.05	0.44	1.88	0.17	8.15
R3/311	BEDROOM	W6/311	1.28	1.28	1.19	1.19	0.09	6.88
R1/312	BEDROOM	W1/312	0.79	0.79	0.79	0.79	0.00	0.00
R2/312	LKD	W2/312	0.77		0.77			
R2/312	LKD	W3/312	0.36		0.36			
R2/312	LKD	W4/312	0.74		0.61			
R2/312	LKD	W5/312	0.70	2.57	0.56	2.30	0.27	10.53
R3/312	BEDROOM	W6/312	1.94	1.94	1.83	1.83	0.11	5.52
R1/313	ASSUMED_BEDROOM	W1/313	1.72	1.72	1.72	1.72	0.00	0.00
R2/313	ASSUMED_LKD	W2/313	0.49		0.49			
R2/313	ASSUMED_LKD	W3/313	0.50		0.50			
R2/313	ASSUMED_LKD	W4/313	0.59		0.47			
R2/313	ASSUMED_LKD	W5/313	0.56		0.44			
R2/313	ASSUMED_LKD	W6/313	0.39		0.39			
R2/313	ASSUMED_LKD	W7/313	0.54	3.06	0.54	2.82	0.25	8.06
R1/314	ASSUMED_BEDROOM	W1/314	2.05	2.05	2.05	2.05	0.00	0.00
R2/314	ASSUMED_LKD	W2/314	0.59		0.59			
R2/314	ASSUMED_LKD	W3/314	0.60		0.60			
R2/314	ASSUMED_LKD	W4/314	0.64		0.53			
R2/314	ASSUMED_LKD	W5/314	0.61		0.50			
R2/314	ASSUMED_LKD	W6/314	0.31		0.31			
R2/314	ASSUMED_LKD	W7/314	0.40		0.40			
R2/314	ASSUMED_LKD	W8/314	0.67	3.83	0.67	3.60	0.23	5.99
R1/315	D_ASSUMED_WINDO	W1/315	0.39		0.39			

DAYLIGHT ANALYSIS

18 Stukeley Street, London

Existing vs Proposed Scheme 12/03/21

P2660 - rel1

DAYLIGHT

Room	Room Use	Window	Existing		Proposed		Total Loss	%Loss
			ADF	Total	ADF	Total		
R1/315	D_ASSUMED_WINDO	W2/315	0.20		0.20			
R1/315	D_ASSUMED_WINDO	W3/315	0.39		0.39			
R1/315	D_ASSUMED_WINDO	W4/315	0.44		0.40			
R1/315	D_ASSUMED_WINDO	W5/315	0.44		0.40			
R1/315	D_ASSUMED_WINDO	W6/315	0.67		0.67			
R1/315	D_ASSUMED_WINDO	W7/315	0.23		0.23			
R1/315	D_ASSUMED_WINDO	W8/315	0.29		0.29			
R1/315	D_ASSUMED_WINDO	W9/315	0.72		0.71			
R1/315	D_ASSUMED_WINDO	W10/315	0.94		0.93			
R1/315	D_ASSUMED_WINDO	W11/315	0.79	5.48	0.79	5.39	0.09	1.70
R1/316	OOM_ASSUMED_WIN	W1/316	4.08		4.08			
R1/316	OOM_ASSUMED_WIN	W2/316	5.06		4.96			
R1/316	OOM_ASSUMED_WIN	W3/316	0.38	9.51	0.38	9.41	0.10	1.03
R2/316	OOM_ASSUMED_WIN	W5/316	0.41		0.41			
R2/316	OOM_ASSUMED_WIN	W6/316	2.29		2.28			
R2/316	OOM_ASSUMED_WIN	W7/316	2.12	4.83	2.12	4.80	0.02	0.44
R3/316	ASSUMED_DRESSING	W4/316	0.98	0.98	0.98	0.98	0.00	0.00

NSL ANALYSIS

18 Stukeley Street, London

Existing vs Proposed Scheme 12/03/21

P2660 - rel1

		NSL				
Room	**Room Use**	**Whole Room sq ft**	**Existing sq ft**	**Proposed sq ft**	**Loss sq ft**	**%Loss**
16-5 STUKELEY STREET						
R1/311	BEDROOM	123.9	46.2	46.2	0.0	0.0
R2/311	LKD	410.8	298.2	283.9	14.3	4.8
R3/311	BEDROOM	161.8	44.4	37.4	7.0	15.8
R1/312	BEDROOM	123.9	64.5	64.5	0.0	0.0
R2/312	LKD	410.8	362.3	327.5	34.9	9.6
R3/312	BEDROOM	161.8	83.9	66.0	17.9	21.3
R1/313	ASSUMED_BEDROOM	123.9	101.7	101.7	0.0	0.0
R2/313	ASSUMED_LKD	653.1	529.7	529.7	0.1	0.0
R1/314	ASSUMED_BEDROOM	123.9	121.1	121.1	0.0	0.0
R2/314	ASSUMED_LKD	602.6	600.5	598.7	1.9	0.3
R1/315	LKD_ASSUMED_WINDOW	987.7	987.6	987.6	0.0	0.0
R1/316	EDROOM_ASSUMED_WINDO\	284.7	282.8	282.8	0.0	0.0
R2/316	EDROOM_ASSUMED_WINDO\	225.6	225.5	225.5	0.0	0.0
R3/316	ASSUMED_DRESSING	57.8	48.5	48.5	0.0	0.0

SUNLIGHT ANALYSIS

18 Stukeley Street, London

Existing vs Proposed Scheme 12/03/21

P2660 - rel1

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		
16-5 STUKELEY STREET														
R2/313	W2/313	ASSUMED_LKD	2	14	2	14	0.0	0.0						
R2/313	W3/313	ASSUMED_LKD	2	13	2	13	0.0	0.0						
R2/313	W4/313	ASSUMED_LKD	4	16	4	16	0.0	0.0						
R2/313	W5/313	ASSUMED_LKD	4	20	4	20	0.0	0.0						
R2/313	W6/313	ASSUMED_LKD	5	31	5	31	0.0	0.0						
R2/313	W7/313	ASSUMED_LKD	3	24	3	24	0.0	0.0	7	48	7	48	0.0	0.0
R2/314	W2/314	ASSUMED_LKD	2	17	2	17	0.0	0.0						
R2/314	W3/314	ASSUMED_LKD	2	17	2	17	0.0	0.0						
R2/314	W4/314	ASSUMED_LKD	4	18	4	18	0.0	0.0						
R2/314	W5/314	ASSUMED_LKD	4	22	4	22	0.0	0.0						
R2/314	W6/314	ASSUMED_LKD	9	45	9	45	0.0	0.0						
R2/314	W7/314	ASSUMED_LKD	5	34	5	34	0.0	0.0						
R2/314	W8/314	ASSUMED_LKD	4	26	4	26	0.0	0.0	11	62	11	62	0.0	0.0
R1/315	W1/315	LKD_ASSUMED_WINDOW	2	19	2	19	0.0	0.0						
R1/315	W2/315	LKD_ASSUMED_WINDOW	2	19	2	19	0.0	0.0						
R1/315	W3/315	LKD_ASSUMED_WINDOW	2	19	2	19	0.0	0.0						
R1/315	W4/315	LKD_ASSUMED_WINDOW	4	22	4	22	0.0	0.0						
R1/315	W5/315	LKD_ASSUMED_WINDOW	4	24	4	24	0.0	0.0						
R1/315	W6/315	LKD_ASSUMED_WINDOW	9	48	9	48	0.0	0.0						
R1/315	W7/315	LKD_ASSUMED_WINDOW	5	30	5	30	0.0	0.0						
R1/315	W8/315	LKD_ASSUMED_WINDOW	4	26	4	26	0.0	0.0						
R1/315	W9/315	LKD_ASSUMED_WINDOW	4	27	4	27	0.0	0.0						

SUNLIGHT ANALYSIS

18 Stukeley Street, London

Existing vs Proposed Scheme 12/03/21

P2660 - rel1

APSH

Room	Window	Room Use	Window				Winter %Loss	Annual %Loss	Room				Winter %Loss	Annual %Loss
			Existing		Proposed				Existing		Proposed			
			Winter APSH	Annual APSH	Winter APSH	Annual APSH			Winter APSH	Annual APSH	Winter APSH	Annual APSH		
R1/315	W10/315	LKD_ASSUMED_WINDOW	4	27	4	27	0.0	0.0						
R1/315	W11/315	LKD_ASSUMED_WINDOW	23	72	23	72	0.0	0.0	25	91	25	91	0.0	0.0
R1/316	W1/316	BEDROOM_ASSUMED_WINDOW	2	19	2	19	0.0	0.0						
R1/316	W2/316	BEDROOM_ASSUMED_WINDOW	4	26	4	26	0.0	0.0						
R1/316	W3/316	BEDROOM_ASSUMED_WINDOW	16	61	16	61	0.0	0.0	18	80	18	80	0.0	0.0
R2/316	W5/316	BEDROOM_ASSUMED_WINDOW	4	27	4	27	0.0	0.0						
R2/316	W6/316	BEDROOM_ASSUMED_WINDOW	4	27	4	27	0.0	0.0						
R2/316	W7/316	BEDROOM_ASSUMED_WINDOW	14	58	14	58	0.0	0.0	14	58	14	58	0.0	0.0
R3/316	W4/316	ASSUMED_DRESSING	7	44	7	44	0.0	0.0	7	44	7	44	0.0	0.0