



Stage 2 Daylight & Sunlight Report

36-37 Great Russell St
London
WC1B 3PP

November 2022



Stage 2 Daylight & Sunlight Report

36-37 Great Russell St, London, WC1B 3PP

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Checked by Paul Johnson BA

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Reference P2022-0891 / DSO2 / 2022-11-14 / 2

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Stage 2 Daylight & Sunlight Report

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Appendices

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1.0 Executive Summary

- 1.1 The existing site is located at 36-37 Great Russell St, London (WC1B 3PP) on a plot bound by Great Russell Street to the north, 38 Great Russell Street to the east, Bloomsbury Plaza to the south and 20 Bloomsbury Street to the west.
- 1.2 The proposed scheme comprises:

Erection of rear and side extensions at basement to 3rd floor levels to provide enlarged Class E space at basement and ground floor; two new 2-bedroom flats at first and second floors and one new 1-bedroom flat at third floor, associated new internal lift and new staircase. Provision of communal cycle and refuse stores at ground floor. Conversion of two 1 bed flats to one 2-bedroom flat on third floor; retention of existing office use at part 1st and part 2nd floors; creation of new roof terrace at rear 1st floor; replacement of staircase hatch by larger one to existing main roof terrace; and associated external fenestration alterations.
- 1.3 The SDA assessment method was used to measure the adequacy of daylight to new rooms, and the SE method was used to measure the adequacy of sunlight in accordance with BR-209 and BS EN 17037. Overshadowing principles outlined in the BRE guide were applied to assess the adequacy of sunlight to external amenity areas.
- 1.4 SDA illustrated an overall pass rate of 82%, however, a secondary assessment based on target values of 150 lux for all main living rooms illustrated full compliance. This approach is advised at Appendix C of the BRE guide.
- 1.5 The SE assessment illustrated an overall pass rate of 50%, however, it was noted that achieving full compliance in this location is not feasible due to the limited elevations facing due south and the density of surrounding context. Due consideration to the inherent site constraints ought to be given and BRE criteria applied flexibly.
- 1.6 The assessment of sunlight adequacy to the new external amenity area at roof level illustrated full compliance with BRE overshadowing criteria.
- 1.7 Trident have worked closely with the project design team to maximise the provision of new homes, whilst optimising quality through the provision of natural light to all habitable spaces. It is thus considered that the proposed scheme is consistent with the general intentions of the BR-209 guide.

2.0 Introduction

- 2.1 Trident Building Consultancy has been instructed by Entire Houze Limited ("the client") to assess the adequacy of daylight and sunlight to the proposed development at 36-37 Great Russell St, London, WC1B 3PP ("the development").
- 2.2 The assessment results summarised at section 7 have been generated in accordance with the methods outlined in the Building Research Establishment's ("BRE") BR 209 guide – *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2022).
- 2.3 All conclusions herein are based solely on the proposed scheme illustrated on the drawings listed at Figure 1 and should not be interpreted in the context of any other development, unless otherwise confirmed in writing by Trident.

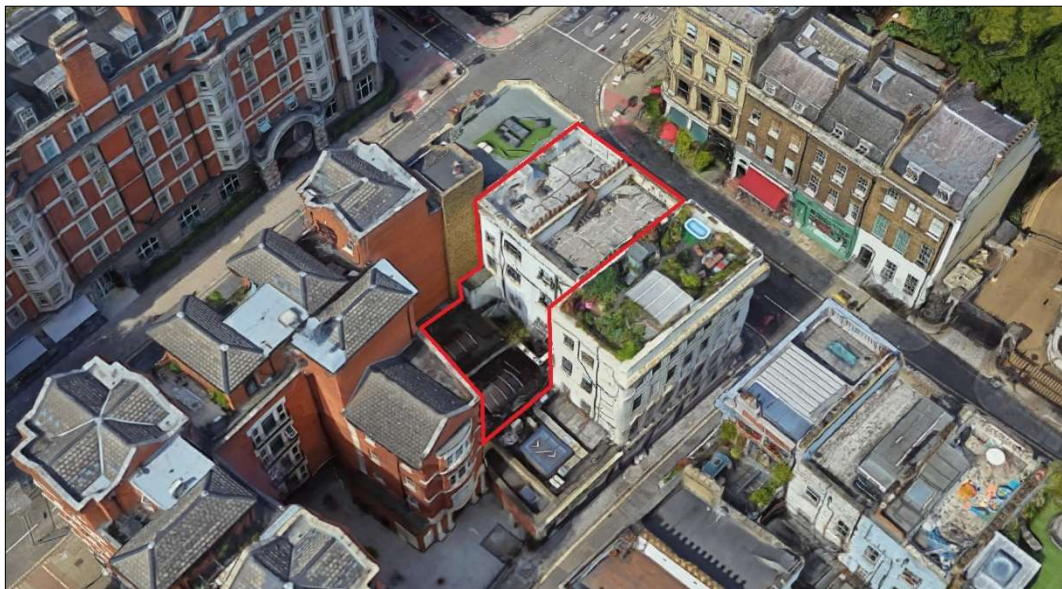
Figure 1 – Proposed scheme drawings provided by Tal Arc Ltd.

Drawing No.	Description
36-37GRS-PP2-05	Proposed lower ground to second floor plans
36-37GRS-PP2-06	Proposed third floor and roof plans
36-37GRS-PP2-07	Proposed elevations and sections

3.0 Existing Site

- 3.1 The existing site is located at 36-37 Great Russell St, London (WC1B 3PP) on a plot bound by Great Russell Street to the north, 38 Great Russell Street to the east, Bloomsbury Plaza to the south and 20 Bloomsbury Street to the west.
- 3.2 The plot is roughly rectangular shaped and contains a ground-plus-three-storey building with a flat roof accessed from the north, and rear single-storey addition. The existing building comprises retail at basement and ground floor, B1 office accommodation at first and second, and residential at third. Figure 2 illustrates the existing site and building as edged red, courtesy of Google Maps.

Figure 2 – Aerial imagery illustrating existing building as edged red



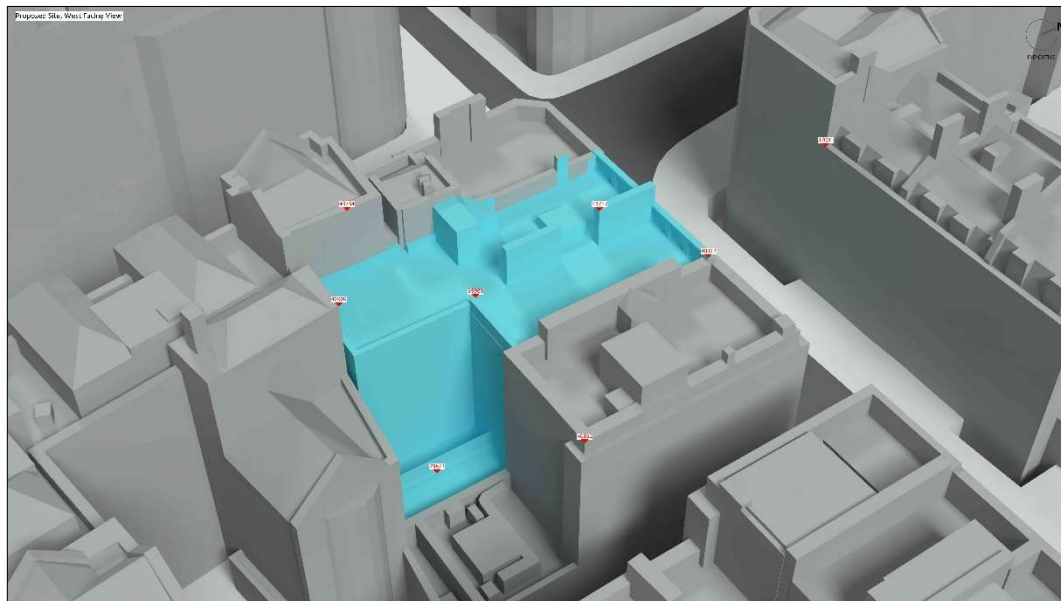
4.0 Proposed Scheme

4.1 The proposed scheme comprises:

Erection of rear and side extensions at basement to 3rd floor levels to provide enlarged Class E space at basement and ground floor; two new 2-bedroom flats at first and second floors and one new 1-bedroom flat at third floor, associated new internal lift and new staircase. Provision of communal cycle and refuse stores at ground floor. Conversion of two 1 bed flats to one 2-bedroom flat on third floor; retention of existing office use at part 1st and part 2nd floors; creation of new roof terrace at rear 1st floor; replacement of staircase hatch by larger one to existing main roof terrace; and associated external fenestration alterations.

4.2 Figure 3 illustrates the model used in the assessment with the proposed scheme highlighted blue (also see LOC-001-002 at Appendix A).

Figure 3 – Assessment model in its proposed condition



5.0 Methodology

5.1 Neighbouring Property Research

- 5.1.1 Desktop research was undertaken using Camden Council's online planning register to establish if any developments are proposed on neighbouring land which might have a bearing on the results of this assessment.

5.2 Technical Analysis

- 5.2.1 The model used in the technical analysis comprised a photogrammetric survey model procured from AccuCities, and a proposed scheme model built from the drawings at Figure 1 as provided by Tal Arc Ltd.
- 5.2.2 The technical analysis was undertaken using specialist daylighting software which functions within AutoCAD (3D). The spatial daylight autonomy ("SDA") method (also known as daylight illuminance) was used to assess the adequacy of daylight to new rooms, and the sunlight exposure ("SE") method was used to assess sunlight adequacy. Figure 5 below lists the settings used in the internal assessments in accordance with BR-209 and BS_EN17037.

Figure 5 – List of technical settings used in assessment

Internal Assessment Settings	
Regulation	BS_EN17037
Sky type	CIE standard overcast
Climate file location	London/Gatwick
Glazing multiplier	0.85
Diffuse glazing transmittance	0.68
Maintenance factor	92 (-8%)
Internal floor reflectance	0.64 (light wood)
Internal wall reflectance	0.81 (cream paint)
Internal ceiling reflectance	0.85 (white paint)
External building reflectance	0.43 (old white paint)
External reflectance general	0.2 (default)

- 5.2.3 The adequacy of sunlight to new external amenity was assessed in accordance with sun-on-ground methodology as outlined in the BRE guide, referred to here as 'overshadowing'.

6.0 Assumptions and Limitations

- 6.1 The 3D model used in the technical assessment was assembled using data obtained from various third-party surveying and architectural sources. Whilst some validation exercises have been undertaken to identify discrepancies, Trident cannot guarantee the absolute accuracy of any modelled elements not produced, materially altered, or positioned in house.
- 6.2 All proposed information relied upon in this assessment is current as of the date of the report to the best of Trident's knowledge. Trident accept no responsibility for any design amendments made without sufficient notification which render the report obsolete. Further advice on the impacts of any such changes can be provided upon request.
- 6.3 Given the extent and location of additional massing being proposed at the site relative to neighbouring windows, it is not anticipated that the development will impact any existing residential amenity beyond BRE guidelines. Further technical studies can however be undertaken, and detailed results provided upon request.

7.0 Assessment Results

7.1 SDA / DF Assessment – Daylight to new rooms

7.1.1 Section 2.1 of the BRE guide provides recommendations for assessing daylight to new rooms in accordance with BS EN 17037 as provided by The British Standard. Section 2.1.8 advises:

*Daylight provision in new rooms may be checked using **either** of the methods in BS EN 17037 Daylight in Buildings: direct prediction of illuminance levels using hourly climate data, or the use of the daylight factor.... Both are measures of the overall amount of daylight in a space.*

7.1.2 And at section 2.1.10:

BS EN 17037 gives a range of recommendations for ‘high’, ‘medium’, and ‘minimum’ daylight provision. The National Annex A of BS EN 17037 also gives minimum values for housing, in living rooms, kitchens, and bedrooms. These are minimum recommended values for locations where a predominantly daylight appearance is not achievable...

7.1.3 For ease of reference, the minimum target values referred to have been set out at Figures 6 and 7 below:

Figure 6 – SDA (daylight illuminance) target values

Room type	SDA target	Required area (%)	Required hours (%)
Bedroom	100	50%	50%
Living room	150	50%	50%
Kitchen	200	50%	50%

Figure 7 – DF target values

Location	DF Target for 100 lx (Bedroom)	DF Target for 150 lx (Living room)	DF Target for 200 lx (Kitchen)	Required area (%)
St Peter (Jersey)	0.6%	0.9%	1.2%	50%
London (Gatwick Airport)	0.7%	1.1%	1.4%	50%
Birmingham	0.6%	0.9%	1.2%	50%
Hemsby (Norfolk)	0.6%	0.9%	1.3%	50%
Finningley (Yorkshire)	0.7%	1.0%	1.3%	50%
Aughton (Lancashire)	0.7%	1.1%	1.4%	50%
Belfast	0.7%	1.0%	1.4%	50%
Leuchars (Fife)	0.7%	1.1%	1.4%	50%
Oban	0.8%	1.1%	1.5%	50%
Aberdeen	0.7%	1.1%	1.4%	50%

- 7.1.4 The SDA method has been selected in this instance as preferred to assess daylight provision, the results of which are summarised at Figure 8 below. Please refer to the relevant spreadsheets and drawings at Appendix B for a full breakdown of results.

Figure 8 – SDA results summary table:

Property	No. of Rooms Tested	Rooms satisfying Criteria		Rooms not satisfying Criteria
		No.	%	
36-37 Great Russell St	11	9	82%	2
Total	11	9	82%	2

- 7.1.5 After extensive consultation with the project design team to maximise daylight to new habitable spaces, 9 of the 11 rooms tested for SDA compliance meet BRE criteria and 2 fall just short of the minimum standard. This provides an overall pass rate of 82%.

- 7.1.6 At Appendix C of the BRE guide, however, it states:

(C17) Where a room has a shared use, the highest target should apply. For example, in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design.

- 7.1.7 Given that all rooms illustrating daylight transgressions are LKDs with small kitchenettes at the rear, the above provision applies, and it is advisable that discretion is allowed to avoid further subdivision. A secondary assessment has therefore been carried out, with all LKDs assessed against 'living room' target values (150 lux), and the scheme achieves full compliance on this basis. See updated summary table at Figure 9 below and relevant spreadsheet at Appendix B for completeness.

Figure 9 – SDA results summary table (LKDs assessed at 150 lux):

Property	No. of Rooms Tested	Rooms satisfying Criteria		Rooms not satisfying Criteria
		No.	%	
36-37 Great Russell St	11	11	100%	0
Total	11	11	100%	0

7.2 SE Assessment – Sunlight to new rooms

- 7.2.1 The provision of sunlight is dealt with at section 3.1 of the BRE guide in accordance with recommendations provided in BS EN 17037. It states:

BS EN 17037 recommends that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. It is suggested that 21 March (equinox) be used. The medium level of recommendation is three hours and the high level of recommendation four hours. For dwellings, at least one habitable room, preferably a main living room, should meet at least the minimum criterion.

7.2.2 All main living areas should therefore be assessed to determine the number of hours, on March 21st, direct sunlight can be achieved in accordance with the minimum, medium and high ratings provided in BS EN 17037. This is referred to as a sunlight exposure (“SE”) assessment, the results of which are summarised at Figure 10 below. Please refer to the relevant spreadsheets at Appendix B for a full breakdown of results.

7.2.3 Figure 10 – SE results summary table:

Property	No. of Rooms Tested	Rating				No. of Rooms Satisfying Criteria
		High	Medium	Minimum	Failed	
36-37 Great Russell St	4	1	1	0	2	2
Total	4	1	1	0	2	2

7.2.1 As shown, 1 (25%) of the 4 LKDs assessed achieves high levels of sunlight exposure on 21st March, 1 (25%) achieves a medium level and 2 (50%) fail to meet the minimum standards provided in BS EN 17037.

7.2.2 One should however be mindful when interpreting sunlight results for redevelopment projects in urban locations, that scope to position all living rooms with clear aspect of due south is often severely limited. As shown at Appendix B, both windows falling short of the minimum standards face generally north-west and are positioned at first and second floors within a tight lightwell, which is overshadowed by four-to-six-storey buildings on all sides. Achieving SE compliance at lower levels is therefore unlikely to be feasible in this location, and some flexibility to BRE criteria ought to be applied.

7.3 Overshadowing Analysis – Sunlight to external amenity

7.3.1 Overshadowing refers to the number of hours in a day an external amenity area receives direct sunlight at ground level. For reference, external amenity in the BRE includes the following:

- i. *gardens, such as the main back garden of a house or communal gardens including courtyards and roof terraces*
- ii. *parks and playing fields*
- iii. *children’s playgrounds*
- iv. *outdoor swimming pools and paddling pools, and other areas of recreational water such as marinas and boating lakes*
- v. *sitting out areas such as those between nondomestic buildings and in public squares*

vi. *nature reserves*

7.3.2 The guide suggests that:

As a check, it is recommended that at least half of the amenity areas listed above should receive at least two hours of sunlight on 21 March.

7.3.3 The summary table at Figure 11 below lists the results of the overshadowing analysis in accordance with the above criteria.

Figure 11 – Overshadowing (21st March) summary table:

Floor Ref	Amenity Ref		Amenity Area	Lit Area Proposed	Meets BRE Criteria
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36-37 Great Russell St

Third	A1	Area m2	166.48	136.73	YES
		Percentage		82%	

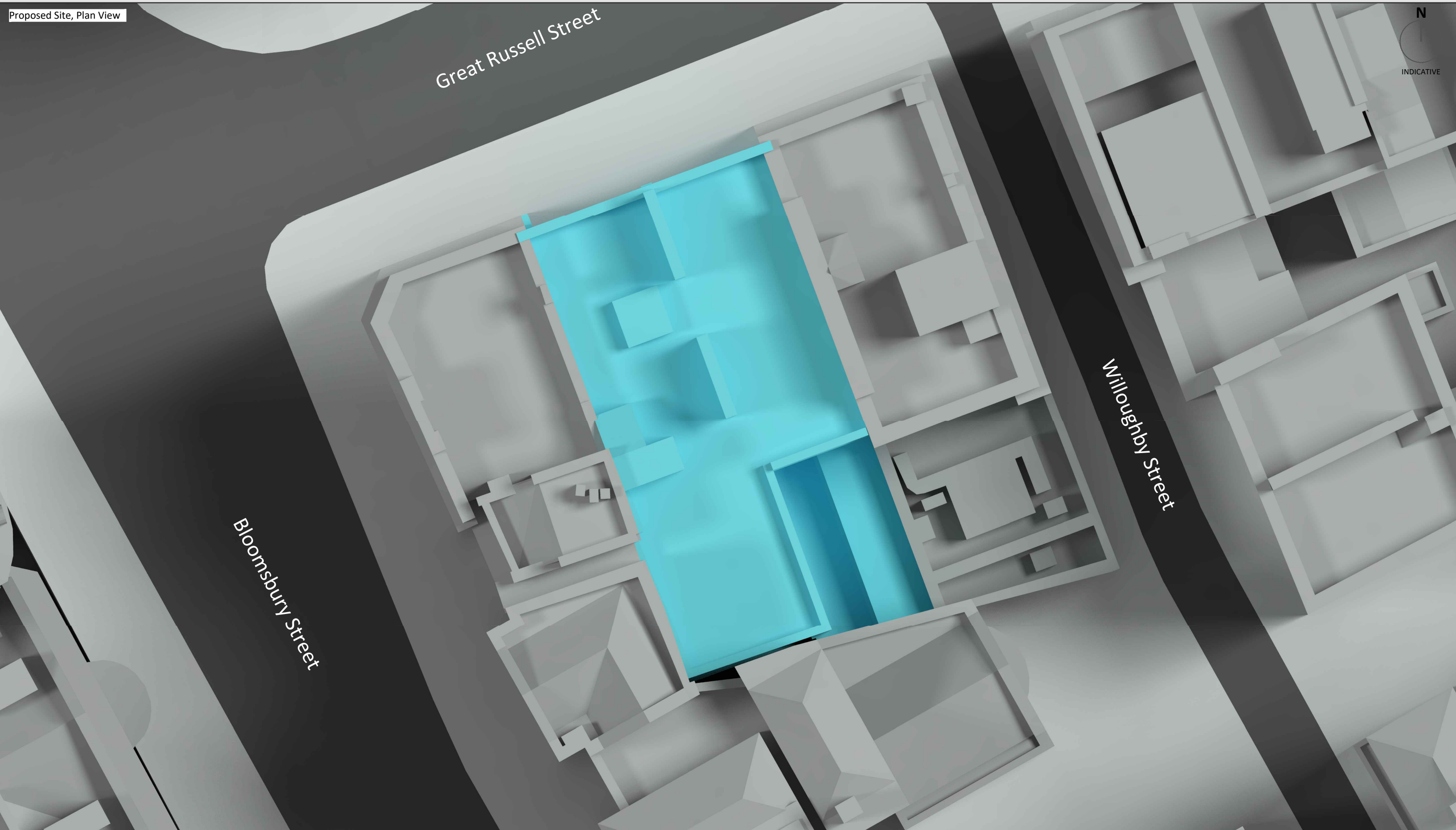
7.3.4 As shown, only 1 external amenity area at roof level has been assessed in accordance with BRE criteria and it comfortably complies on the recommended assessment date.

8.0 Conclusions

- 8.1 Trident were instructed to assess the adequacy of daylight and sunlight to the proposed development at 36-37 Great Russell St, London, WC1B 3PP. It is not considered that an assessment of impacts on existing amenity is required due to the extent and location of additional massing relative to neighbouring receptors.
- 8.2 The SDA assessment method was used to measure the adequacy of daylight to new rooms, and the SE method was used to measure the adequacy of sunlight in accordance with BR-209 and BS EN 17037. Overshadowing principles outlined in the BRE guide were applied to assess the adequacy of sunlight to external amenity areas.
- 8.3 SDA illustrated an overall pass rate of 82%, however, a secondary assessment based on target values of 150 lux for all main living rooms illustrated full compliance. This approach is advised at Appendix C of the BRE guide.
- 8.4 The SE assessment illustrated an overall pass rate of 50%, however, it was noted that achieving full compliance in this location is not feasible due to the limited elevations facing due south and the density of surrounding context. Due consideration to the inherent site constraints ought to be given and BRE criteria applied flexibly.
- 8.5 The assessment of sunlight adequacy to the new external amenity area at roof level illustrated full compliance with BRE overshadowing criteria.
- 8.6 Trident have worked closely with the project design team to maximise the provision of new homes, whilst optimising quality through the provision of natural light to all habitable spaces. It is thus considered that the proposed scheme is consistent with the general intentions of the BR-209 guide.

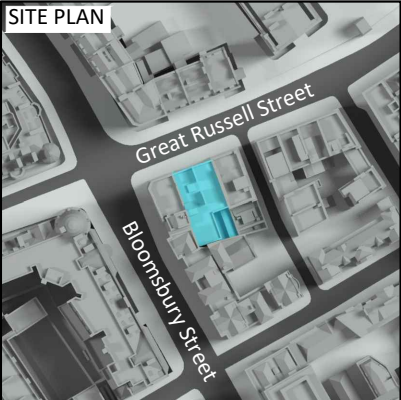
Appendices




Appendix A – Location Drawings





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Tel: 020 7280 8181
info@tridentbc.com
www.tridentbc.com



- KEY
-  Existing Buildings
 -  Proposed Buildings
 -  Surrounding Buildings

SOURCE INFORMATION

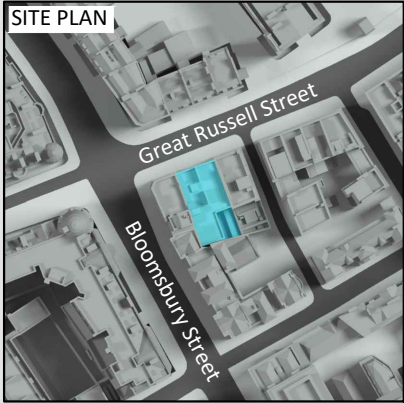
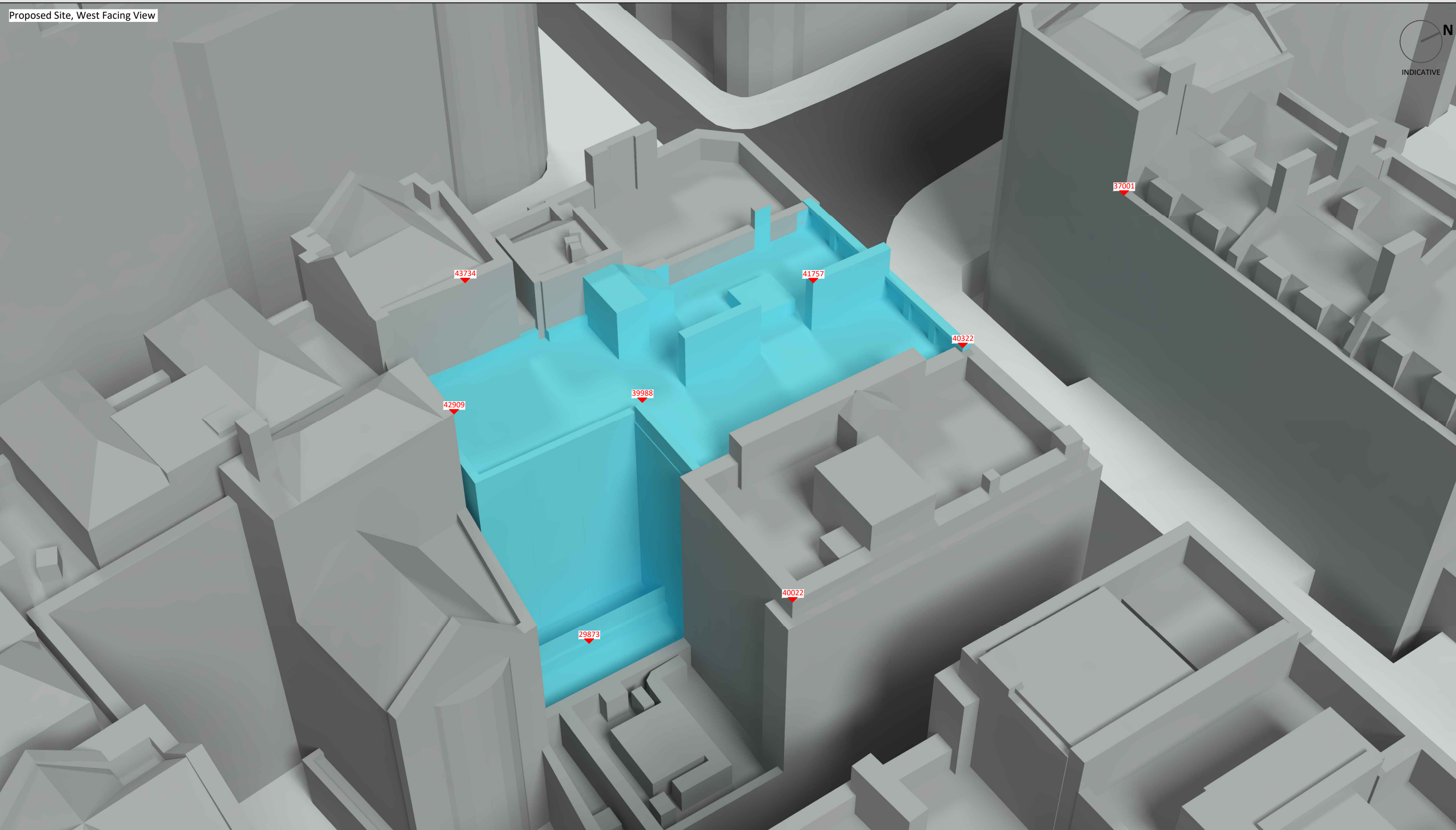
Proposed Building(s):
Tal Arc Ltd:
221102-36-37GRS-PP2-05, 221102-36-37GRS-PP1-06,
221102-36-37GRS-PP1-07

Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS		DESCRIPTION	DB	CB
REV	DATE			
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SITE LOCATION DRAWING			
TITLE		Proposed Site, Plan View	
PROJECT		36-37 Great Russell St, London WC1B 3PP	
CLIENT		Entire Houze Limited	
DRAWN BY SA		CHECKED BY PJ	DATE 11.11.2022
SCALE @ A3 1:150	DRAWING NUMBER LOC-001	PROJECT NUMBER P2022-0891	REV -

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- KEY
- Existing Buildings
 - Proposed Buildings
 - Surrounding Buildings
 - AOD (mm)

SOURCE INFORMATION

Proposed Building(s):
Tal Arc Ltd:
221102-36-37GRS-PP2-05, 221102-36-37GRS-PP1-06,
221102-36-37GRS-PP1-07

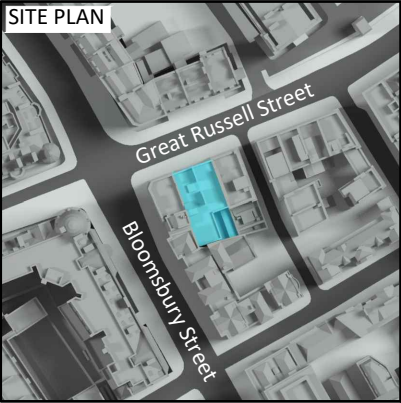
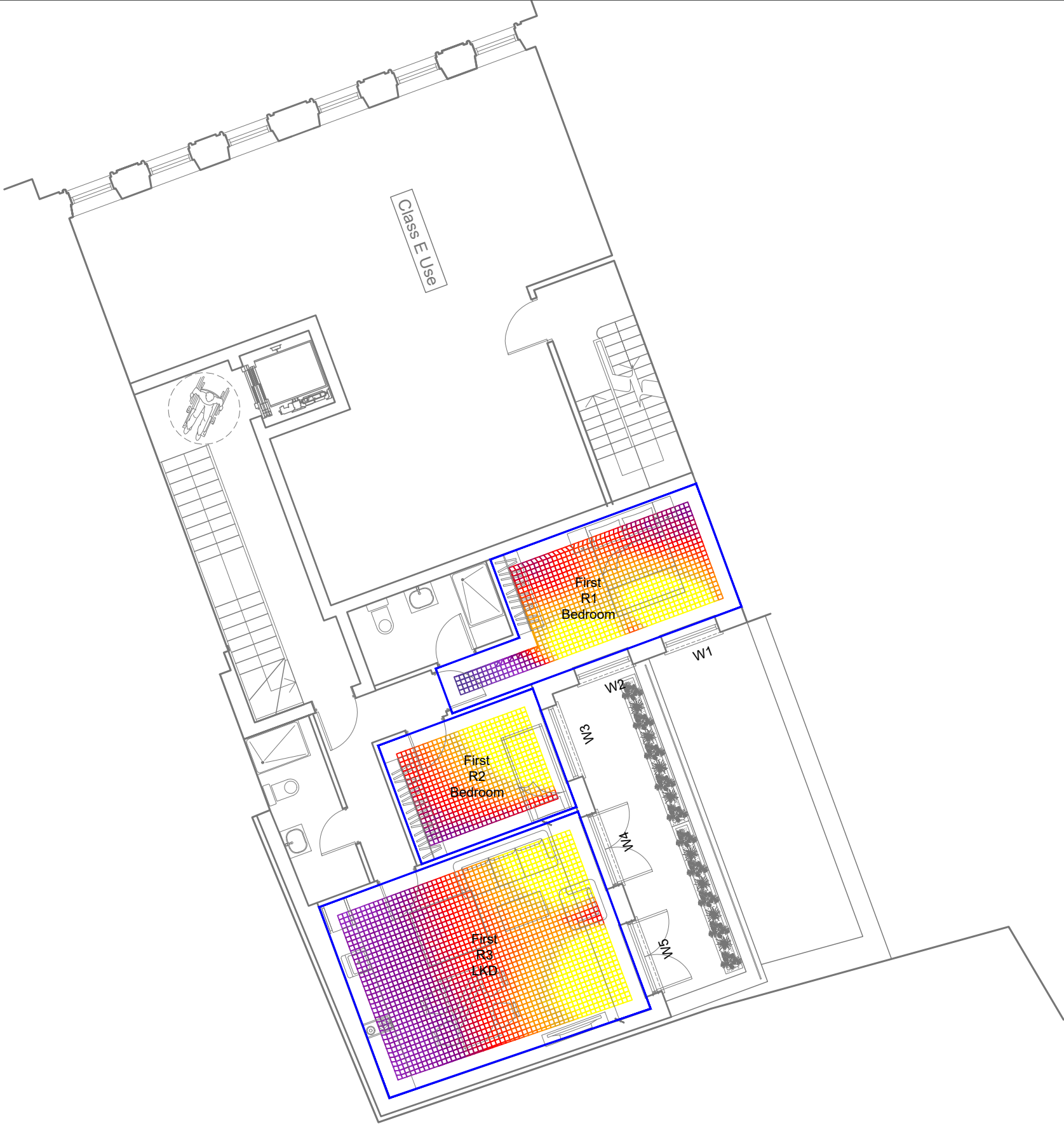
Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS

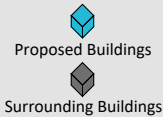
REV	DATE	DESCRIPTION	DB	CB
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SITE LOCATION DRAWING				
TITLE				
Proposed Site, West facing View				
PROJECT				
36-37 Great Russell St, London WC1B 3PP				
CLIENT				
Entire Houze Limited				
DRAWN BY SA		CHECKED BY PJ		DATE 11.11.2022
SCALE @ A3 1:150		DRAWING NUMBER LOC-002		PROJECT NUMBER P2022-0891
				REV -

Appendix B – Assessment Results



KEY



SOURCE INFORMATION

Proposed Building(s):
Tal Arc Ltd:
221102-36-37GRS-PP2-05, 221102-36-37GRS-PP1-06,
221102-36-37GRS-PP1-07

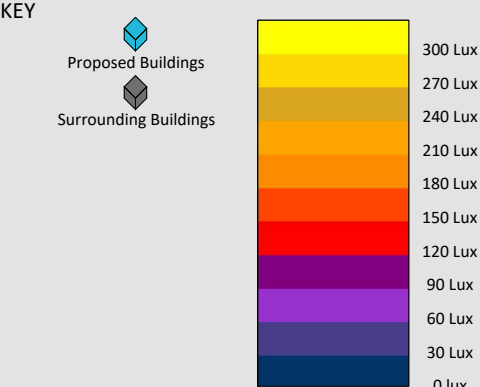
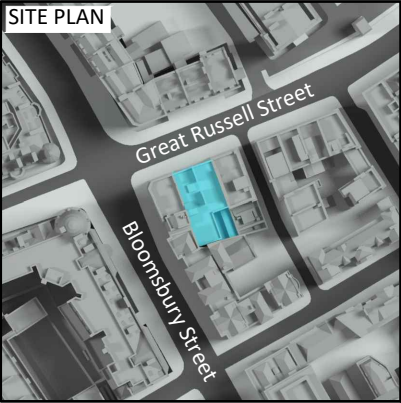
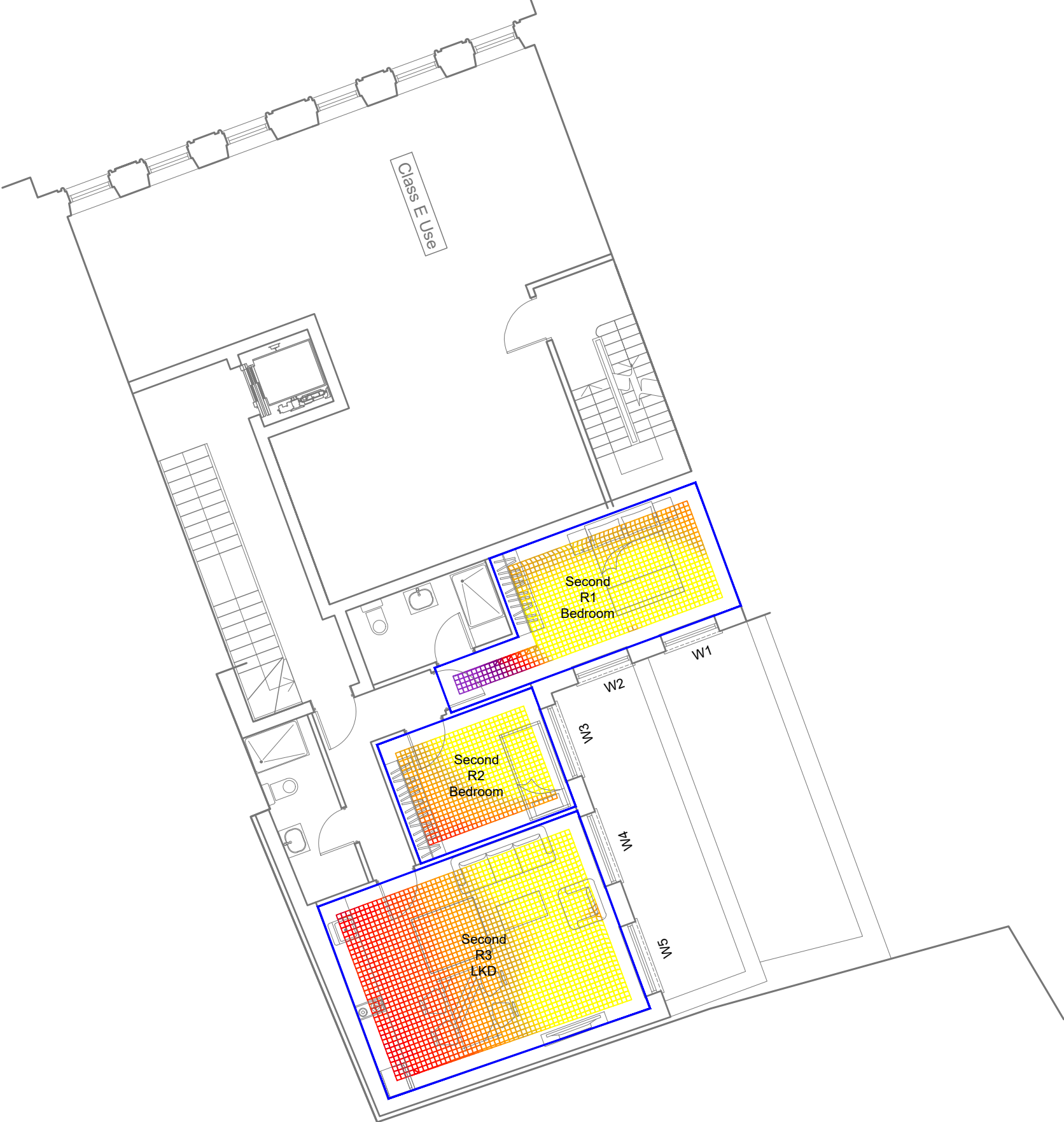
Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS

REV	DATE	DESCRIPTION	DB	CB
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SPATIAL DAYLIGHT AUTONOMY ANALYSIS

TITLE				First Floor			
PROJECT				36-37 Great Russell St, London WC1B 3PP			
CLIENT				Entire Houze Limited			
DRAWN BY SA		CHECKED BY PJ		DATE 11.11.2022			
SCALE @ A3 1:100		DRAWING NUMBER DSO-SD-001		PROJECT NUMBER P2022-0891		REV -	



SOURCE INFORMATION

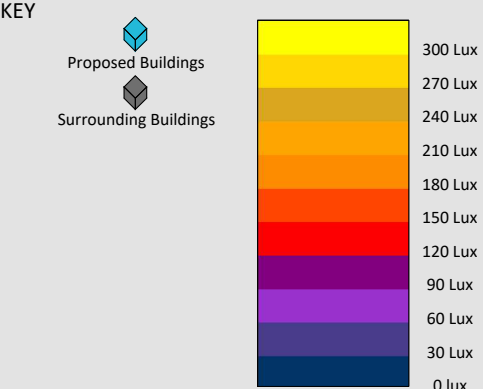
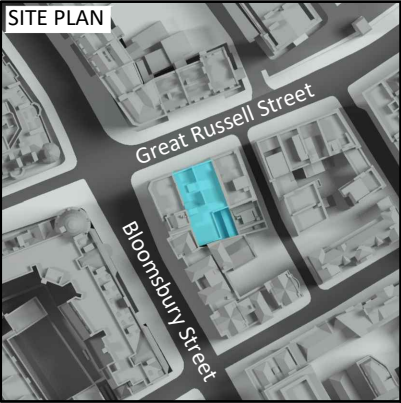
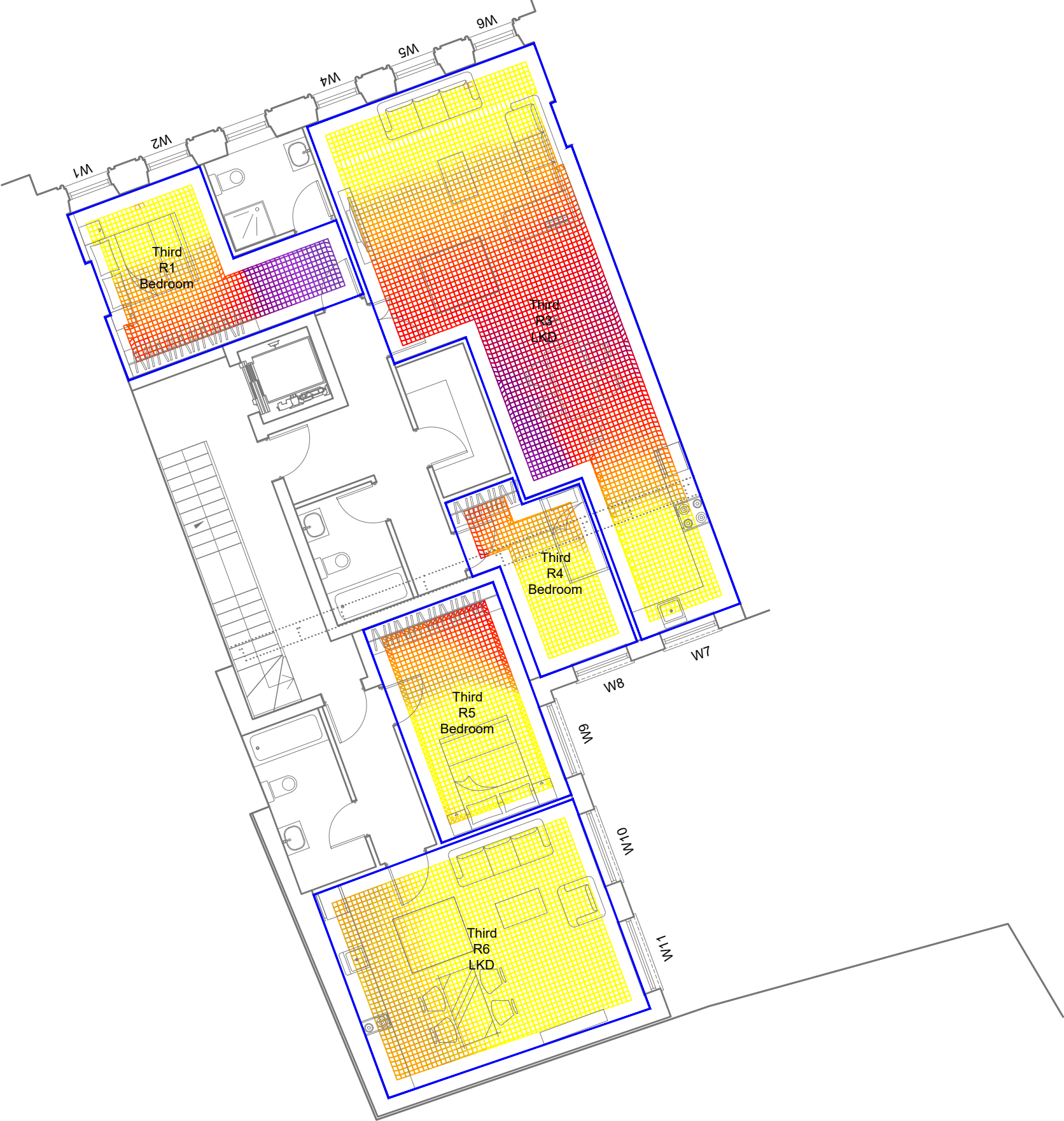
Proposed Building(s):
Tal Arc Ltd:
221102-36-37GRS-PP2-05, 221102-36-37GRS-PP1-06,
221102-36-37GRS-PP1-07

Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS		DESCRIPTION	DB	CB
REV	DATE			
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SPATIAL DAYLIGHT AUTONOMY ANALYSIS

TITLE				Second Floor			
PROJECT				36-37 Great Russell St, London WC1B 3PP			
CLIENT				Entire Houze Limited			
DRAWN BY SA		CHECKED BY PJ		DATE 11.11.2022			
SCALE @ A3 1:100		DRAWING NUMBER DSO-SD-002		PROJECT NUMBER P2022-0891		REV -	



SOURCE INFORMATION

Proposed Building(s):
Tal Arc Ltd:
221102-36-37GRS-PP2-05, 221102-36-37GRS-PP1-06,
221102-36-37GRS-PP1-07

Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS		DESCRIPTION	DB	CB
REV	DATE			
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SPATIAL DAYLIGHT AUTONOMY ANALYSIS

TITLE				Third Floor	
PROJECT				36-37 Great Russell St, London WC1B 3PP	
CLIENT				Entire Houze Limited	
DRAWN BY SA		CHECKED BY PJ		DATE 11.11.2022	
SCALE @ A3 1:100		DRAWING NUMBER DSO-SD-003		PROJECT NUMBER P2022-0891	
				REV	-

Project Name: 36-37 Great Russell St
Project No.: P2022-0891
Report Title: Stage 2 Daylight and Sunlight Report
Assessment: Spatial Daylight Autonomy
Date of Analysis: 14/11/2022

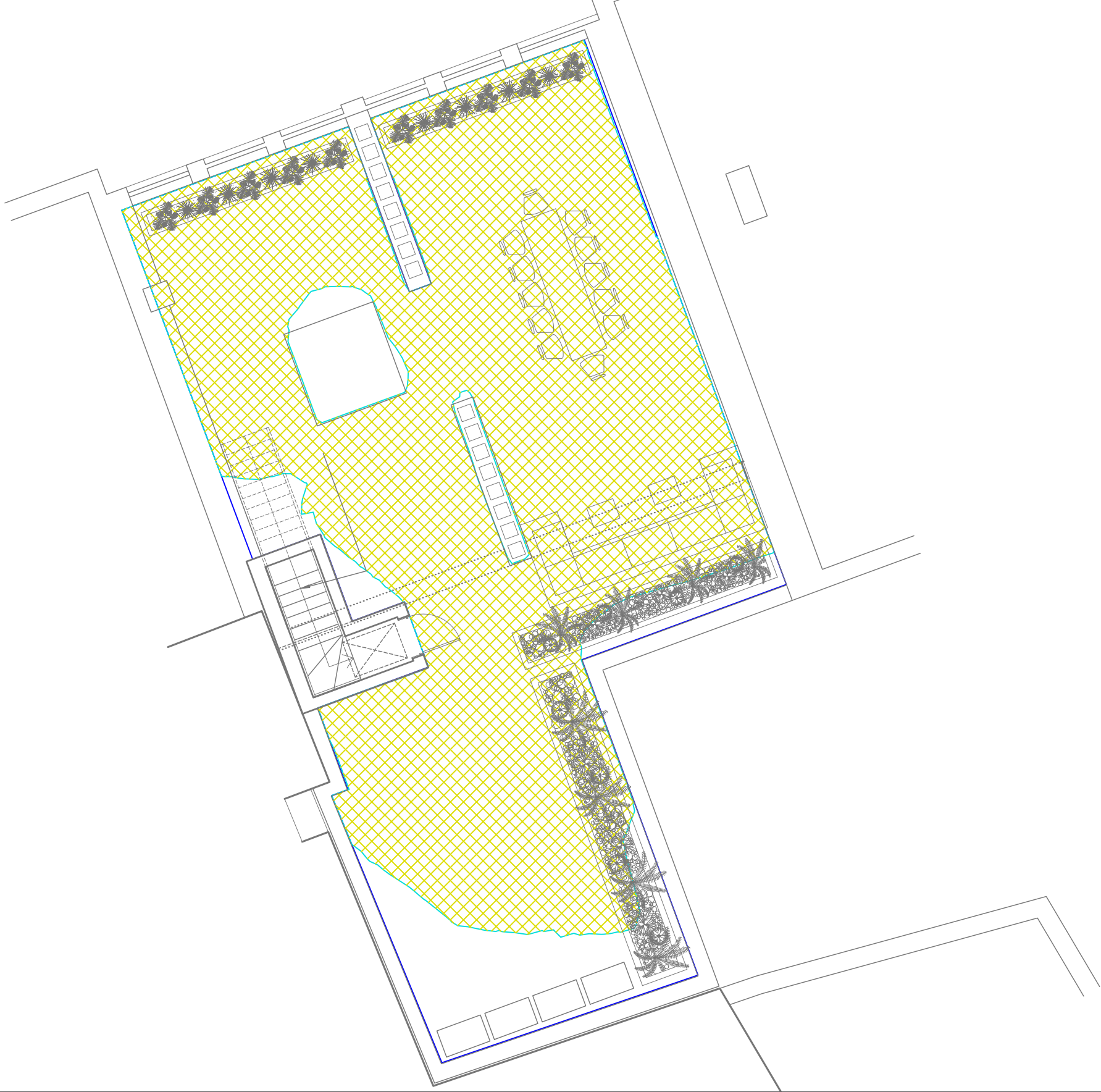
										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
36-37 Great Russell St														
First	R1		Residential	Bedroom	14.53	9.36	200	8.73	93%	100	50%	50%	4380	YES
	R2		Residential	Bedroom	9.16	5.86	190	5.73	98%	100	50%	50%	4380	YES
	R3		Residential	LKD	25.12	19.40	154	6.94	36%	200	50%	50%	4380	NO
Second	R1		Residential	Bedroom	14.53	9.36	337	8.94	96%	100	50%	50%	4380	YES
	R2		Residential	Bedroom	9.17	5.86	283	5.86	100%	100	50%	50%	4380	YES
	R3		Residential	LKD	25.19	19.46	222	11.09	57%	200	50%	50%	4380	YES
Third	R1		Residential	Bedroom	14.50	9.42	186	7.52	80%	100	50%	50%	4380	YES
	R3		Residential	LKD	47.11	36.87	166	14.92	40%	200	50%	50%	4380	NO
	R4		Residential	Bedroom	9.10	5.34	329	5.34	100%	100	50%	50%	4380	YES
	R5		Residential	Bedroom	13.77	9.54	329	9.54	100%	100	50%	50%	4380	YES
	R6		Residential	LKD	26.65	20.78	369	20.78	100%	200	50%	50%	4380	YES

Project Name: 36-37 Great Russell St
 Project No.: P2022-0891
 Report Title: Stage 2 Daylight and Sunlight Report
 Assessment: Sunlight Exposure
 Date of Analysis: 14/11/2022

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)	Rating
36-37 Great Russell St								
First	R3	Residential	LKD		W4	70°N	0	Failed
					W5	70°N	0	
							0	
Second	R3	Residential	LKD		W4	70°N	0	Failed
					W5	70°N	0	
							0	
Third	R3	Residential	LKD		W4	340°N	0	High
					W5	340°N	0.2	
					W6	340°N	0.2	
					W7	160°	6.7	
							6.9	
Third	R6	Residential	LKD		W10	70°N	3.7	Medium
					W11	70°N	2.4	
							3.7	

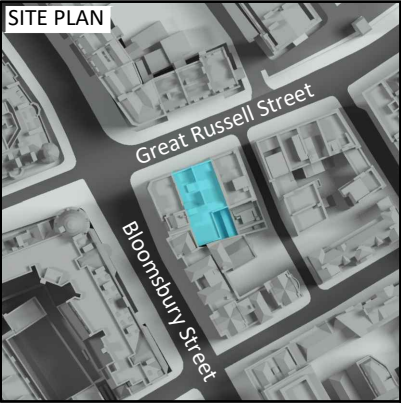
Project Name: 36-37 Great Russell St
Project No.: P2022-0891
Report Title: Stage 2 Daylight and Sunlight Report
Assessment: Spatial Daylight Autonomy (LKD's at 150 lux)
Date of Analysis: 14/11/2022

										Criteria				
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
36-37 Great Russell St														
First	R1		Residential	Bedroom	14.53	9.36	201	8.72	93%	100	50%	50%	4380	YES
	R2		Residential	Bedroom	9.16	5.86	193	5.72	98%	100	50%	50%	4380	YES
	R3		Residential	LKD	25.12	19.40	155	10.12	52%	150	50%	50%	4380	YES
Second	R1		Residential	Bedroom	14.53	9.36	337	8.94	96%	100	50%	50%	4380	YES
	R2		Residential	Bedroom	9.17	5.86	283	5.86	100%	100	50%	50%	4380	YES
	R3		Residential	LKD	25.19	19.46	224	15.33	79%	150	50%	50%	4380	YES
Third	R1		Residential	Bedroom	14.50	9.42	185	7.52	80%	100	50%	50%	4380	YES
	R3		Residential	LKD	47.11	36.87	167	20.82	56%	150	50%	50%	4380	YES
	R4		Residential	Bedroom	9.10	5.34	331	5.34	100%	100	50%	50%	4380	YES
	R5		Residential	Bedroom	13.77	9.54	326	9.54	100%	100	50%	50%	4380	YES
	R6		Residential	LKD	26.65	20.78	369	20.78	100%	150	50%	50%	4380	YES





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KEY


Proposed Buildings


Surrounding Buildings


2hr Sun Contour

SOURCE INFORMATION

Proposed Building(s):
Tal Arc Ltd:
221102-36-37GRS-PP2-05, 221102-36-37GRS-PP1-06,
221102-36-37GRS-PP1-07

Surrounding Building(s):
AccuCities:
Photogrammetric survey model

REVISIONS		DESCRIPTION	DB	CB
REV	DATE			
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PERMANENT SHADOW ANALYSIS			
TITLE		Amenity 1, March 21st	
PROJECT		36-37 Great Russell St, London WC1B 3PP	
CLIENT		Entire Houze Limited	
DRAWN BY SA		CHECKED BY PJ	DATE 11.11.2022
SCALE @ A3 1:100	DRAWING NUMBER DSO-PS-001	PROJECT NUMBER P2022-0891	REV -

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Project Name: 36-37 Great Russell St
Project No.: P2022-0891
Report Title: Stage 2 Daylight and Sunlight Report
Assessment: Permanent Overshadowing - Proposed Amenity
Date of Analysis: 11/11/2022

Floor Ref	Amenity Ref	Amenity Area	Lit Area Proposed	Meets BRE Criteria
36-37 Great Russell St				
Third	A1	Area m2 Percentage	166.48 136.73 82%	YES