AnsteyHorne

DAYLIGHT & SUNLIGHT REPORT

for

PROPOSED DEVELOPMENT

at

CLARENDON CENTRE

OXFORD

REF: SH/GI/ROL00150
REV: -
5 February 2021

expertise *applied*

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APPENDICES

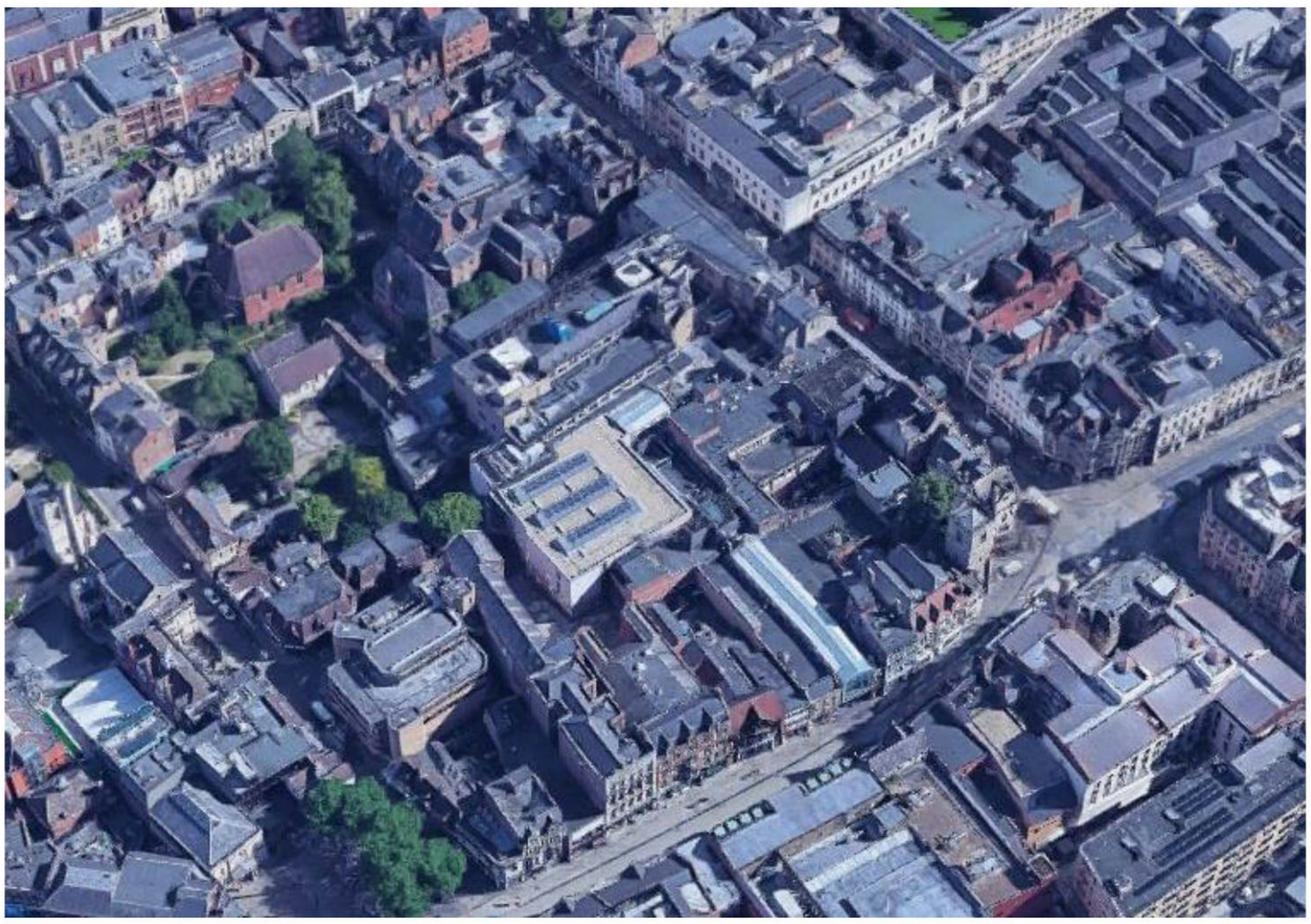

Figure 1: Oblique aerial photograph of the site looking north-east (Source: Google)

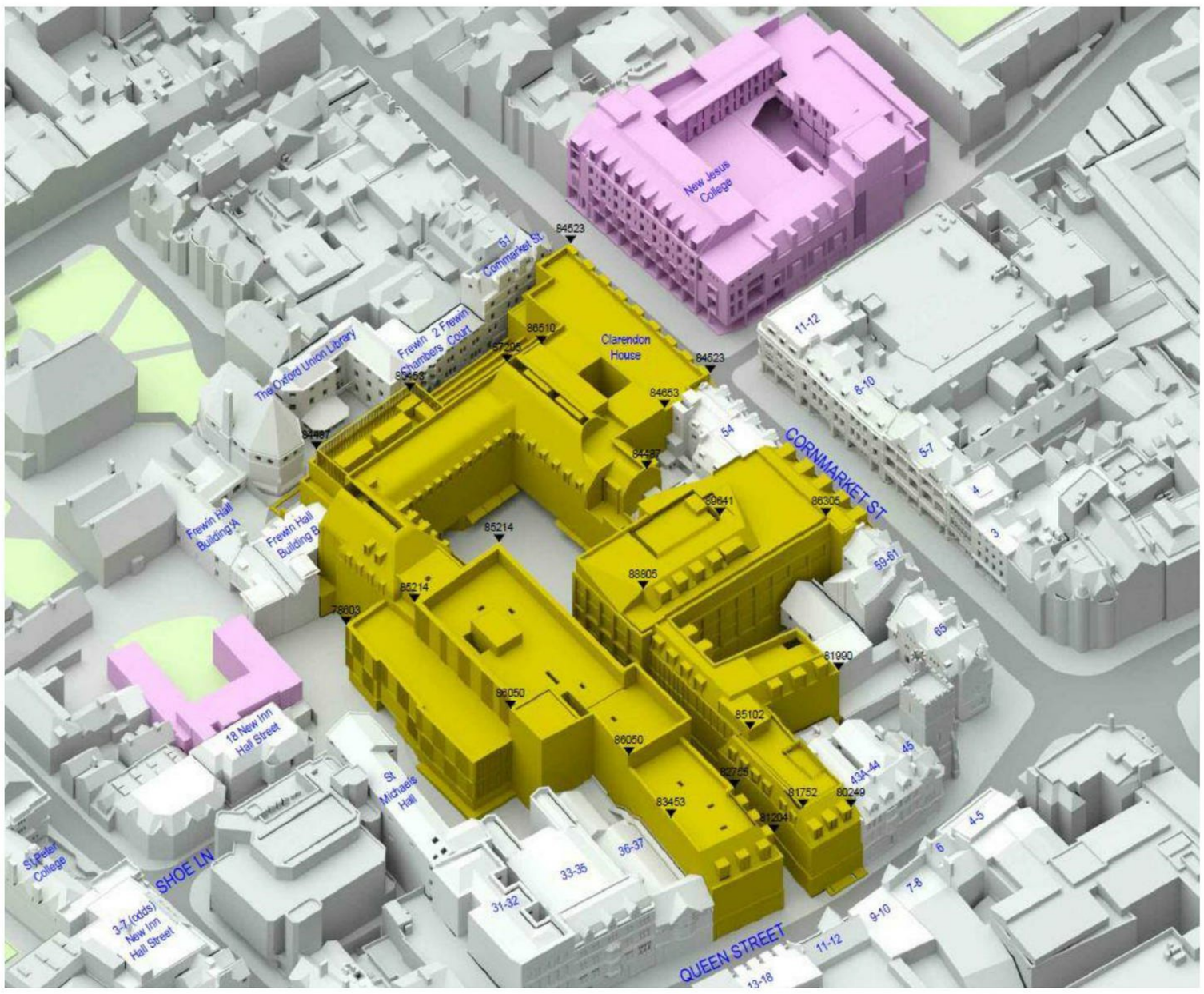

Figure 2: 3D view of computer model in the proposed condition

1. INTRODUCTION

1.1 Clarendon LP GP Ltd is proposing a development at The Clarendon Centre, Cornmarket Street, Oxford.

1.2 The application site is situated to the east of Oxford Station and is bounded by properties in Frewin Court to the north, Cornmarket Street to the east and Queen Street to the south.

1.3 Clarendon LP GP Ltd is conscious of the need to minimise impact on the light to neighbouring residential properties and therefore instructed Anstey Horne to work with the project architect, Marchini Curran Associates, so that the effects of the proposed development could be properly understood and, wherever possible, minimised.

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

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

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

2. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

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

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

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

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

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

Local Planning Policy and Guidance

2.4 The development site is located within the City of Oxford.

Oxford Local Plan 2036

2.5 The Oxford Local Plan was adopted by Oxford City council in June 2020 and sets out to guide and shape new developments in the city in years to come. Policy H14 'Privacy, daylight and sunlight' states the following:

"Planning permission will only be granted for new development that provides reasonable privacy, daylight and sunlight for occupants of both existing and new homes. Proposals should demonstrate consideration of all of the following criteria:

… b) the orientation of windows in both existing and new development in respect of access to daylight, sunlight and solar gain (i.e. natural heating from direct sunlight);

To assess access to privacy, sunlight and daylight, the 25° and 45° guidelines will be used, as illustrated in Appendix 3.6, alongside other material factors. On constrained sites with proposals for specialist accommodation, developers may use other methods to demonstrate that dwellings will receive adequate daylight."

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

3. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

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

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

- *the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*

- *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

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

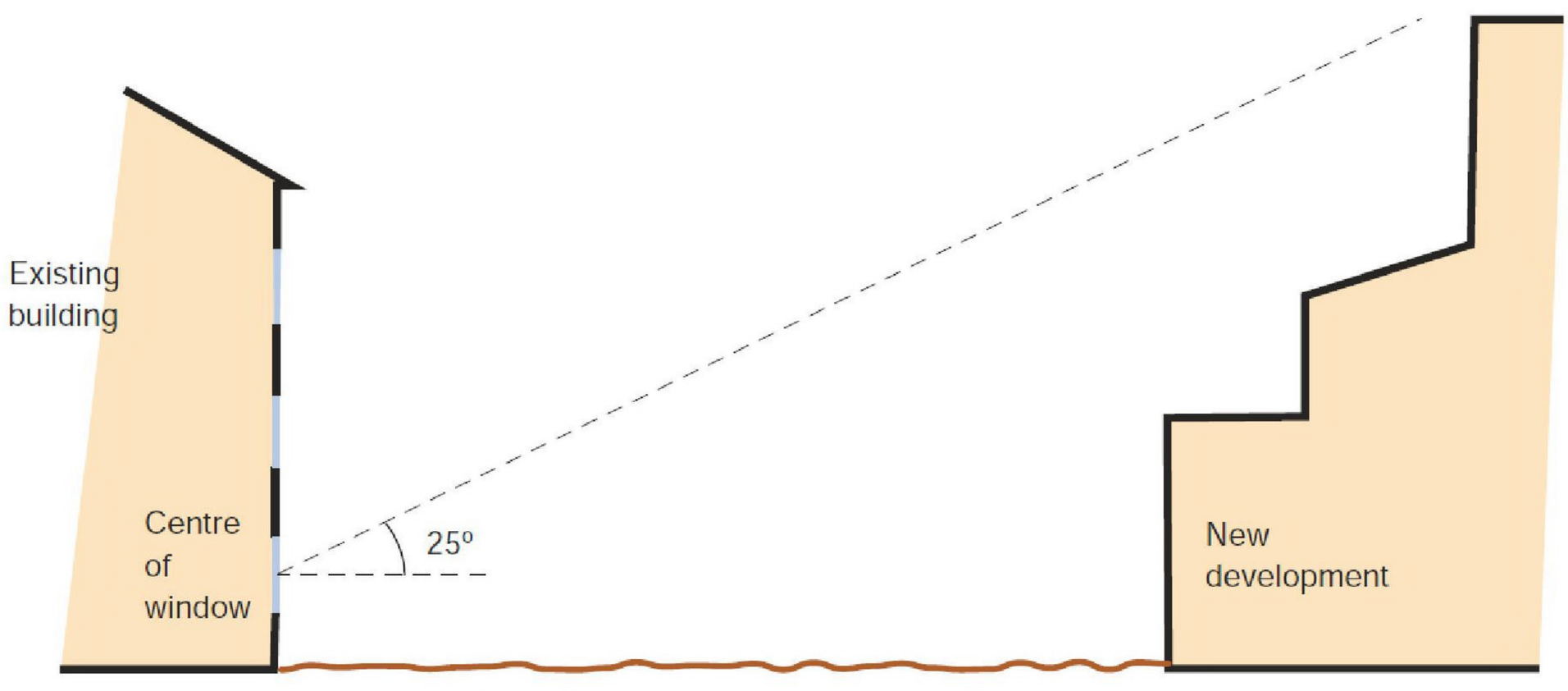

Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Report 209)

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

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

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

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

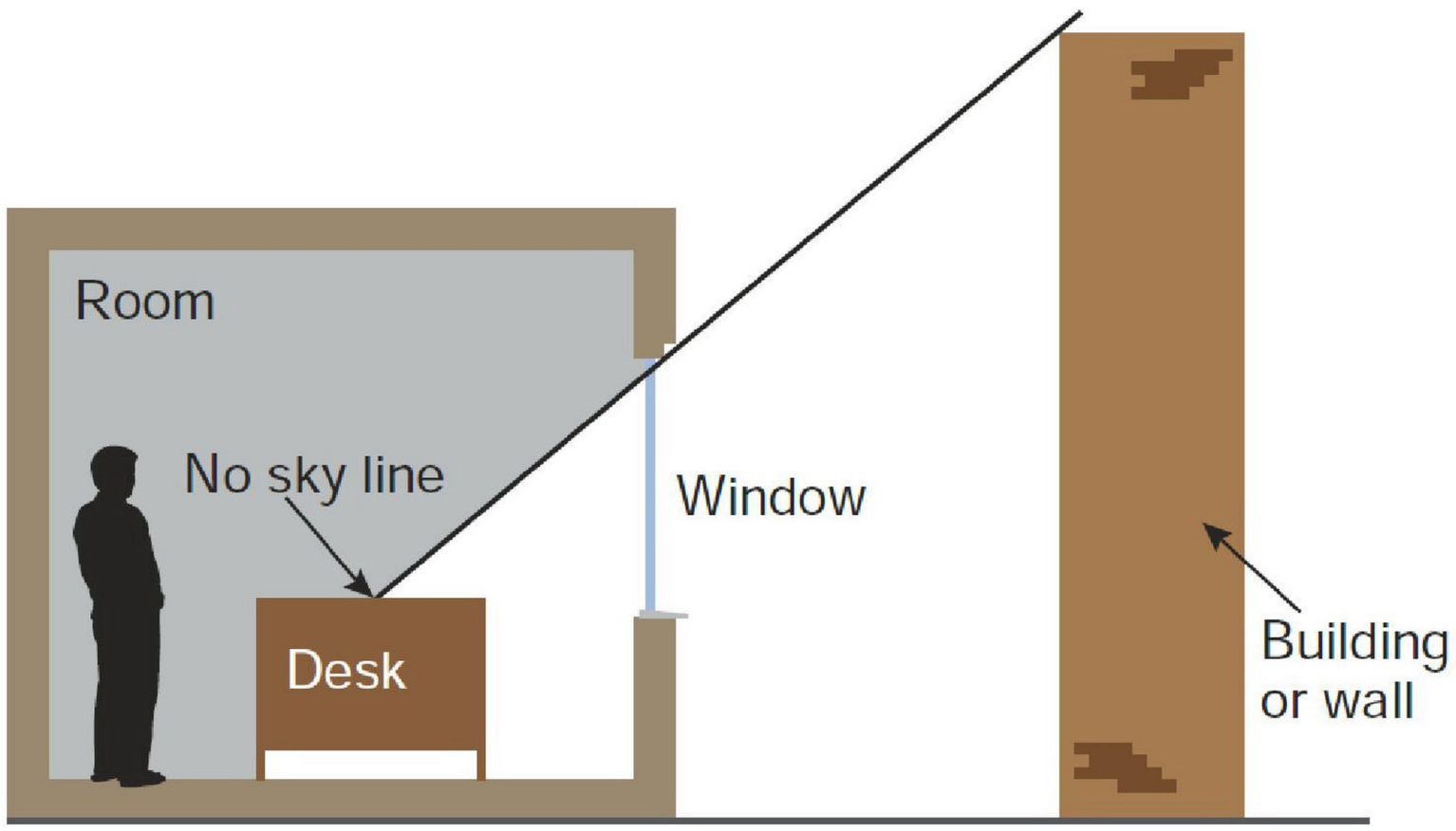

Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight.
(© BRE Report 209)

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

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

Sunlight to existing surrounding buildings

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

"obstruction to sunlight may become an issue if:

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

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

3.11 The guide suggests:

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

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

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

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

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

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

Computer simulation

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

3.15 The information upon which our computer model was based is explained in the section 5 of this report.

4. APPLICATION OF BRE GUIDELINES

Flexible application of the guidelines

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

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

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

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

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

Alternative target values

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

"In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings… The calculation methods … are entirely flexible in this respect." (BRE paragraph 1.6)

4.4 At paragraph 2.2.3 the guide states:

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

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

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

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

Proximity of neighbouring building to the boundary

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

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

Interpretation of relative impacts

4.8 Except where the BRE guide's specified minimum values will be retained in the proposed condition (see paragraphs 3.1 and 3.13 above), the guide advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the 'BRE 0.8 guideline'.) Care must be taken when interpreting the 'relative impact' figures (in the columns marked "factor of former value" in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 6% VSC to 3% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 3% VSC is very small and would be barely perceptible.

4.9 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 3.13 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

Balconies, projecting wings and other self-obstructing projections

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

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

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

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

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

Deep rooms

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

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

5. INFORMATION USED IN THE TECHNICAL STUDY

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

<u>Proposed scheme</u>:

- Marchini Curran Associates 3D model of the proposed scheme received 15 December 2020

<u>Existing building on the site and existing surrounding buildings</u>:

- Survey Hub's 3D model and point cloud data of the site received 21 October 2019
- Aerial photography from Google
- Site photographs

<u>Internal arrangements within existing surrounding buildings</u>:

<u>Property</u>	<u>Planning application ref.</u>
4-5 Queen Street	14/02256/FUL
St Michael's Hall	Plans received from Clarendon LP GP Ltd on 19 August 2020
Frewin Quad	19/02501/FUL
Jesus College	18/00258/FUL

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

6. SCOPE OF TECHNICAL STUDY

6.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. There is existing student accommodation at St Michael's Hall. The proposed Jesus College scheme is currently under construction. We also understand that the proposed scheme at Frewin Quad scheme will contain student accommodation and has recently been granted consent. Therefore, for completeness we have included the massing of these consented schemes in the assessment and tested the effects on the light to all three of these student accommodations. Where a scheme has yet to be granted consent, we have not included it in the assessment.

6.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, as explained above in paragraphs 3.1 to 3.2 and 3.9, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

Table 1 - Scope of assessments

Properties	Daylight	Sunlight
4-5 Queen Street	Yes	No
St Michael's Hall	Yes	Yes
The Crown Public House	Yes	Yes
Frewin Quad	Yes	No
Jesus College	Yes	Yes

6.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc.

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

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

7. IMPACT UPON SURROUNDING PROPERTIES

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

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

Daylight and sunlight to existing surrounding buildings

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

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

<u>4-5 Queen Street</u>

7.5 This property is located to the south of the development site on the southern side of Queen Street. The internal configuration have been based on plan information which indicates that there is residential content on the first to fourth floor levels.

7.6 The results of the VSC assessment show that 20 (100%) of the 20 windows assessed achieve the BRE guidelines by either achieving absolute VSC values of greater than 27% or retaining greater than 0.8 times factor of former value.

7.7 In terms of daylight distribution, all 14 (100%) of the rooms assessed achieve the BRE's guideline values by retaining greater than 0.8 times former value.

St Michael's Hall

7.8 This building is located to the west of the development site and contains student accommodation from the first to fourth floor levels. The internal configuration has been based on layout information provided by Clarendon GP LP Ltd.

7.9 The results show that of the 52 windows tested for VSC, 48 (92%) achieve the BRE's guideline values. The remaining 4 windows achieve factor of former values of between 0.74 and 0.79 and are therefore only marginally below the guideline of 0.8 times. Furthermore, each of these windows serves a room which is served by at least one other window which achieves the guideline values.

7.10 In terms of daylight distribution, 24 (92%) of the 26 rooms assessed achieve the BRE's guideline values by retaining greater than 0.8 times former value. The remaining 2 rooms achieve factor of former values of 0.70 and 0.79 times against the guideline of 0.8 times.

7.11 The APSH results demonstrate that on a room basis, all of the rooms assessed achieve the BRE's guideline values.

The Crown Public House

7.12 This Public House is accessed from Cornmarket Street and Council Tax Records indicate that this property is registered for council tax and therefore contains some residential content, however, we cannot be sure of its location as the internal configuration has been based on reasoned assumption. We have therefore assessed all the windows and rooms at first and second floor levels.

7.13 When considering the assessment results for this property, it is important to note the location of The Crown, which is bound by properties to the east along Cornmarket Street and the development site to the north, south and west. Therefore, any meaningful development of The Clarendon Centre site would likely result in reductions outside of the guideline values. Furthermore, our assessment of all windows and rooms at first and second floor levels assumes that all of these rooms are habitable. This assumption represents a worst-case scenario in terms of the number of rooms assessed as it may be that some of these rooms are not habitable.

7.14 The results of the VSC assessment show that all 13 of the windows assessed fall below the BRE guidelines recommended values. The factor former values on the first floor are at 0.48 times former value or below, and on the second floor at 0.49 times former value or below. It is worth noting that the majority of these windows have VSC values in the mid to high teens with the existing building in place and therefore these windows are sensitive to further change.

7.15 In terms of daylight distribution, all 9 of the rooms assessed fall short of the BRE's guideline values. These rooms achieve factor former values of 0.31 and below on the first floor and 0.62 and below on the second floor. All of the rooms within this property are single aspect, and the majority of these rooms are lit to less than 43% with the existing building in place and are therefore sensitive to change.

7.16 The APSH results show that all of the rooms fall short of the guideline values on an annual and winter basis, however it is worth noting that all of the rooms will have access to some sunlight during the summer months, with one room achieving 23% APSH and two further rooms achieving 14% against a recommended 25%.

Frewin Quad

7.17 This consented student accommodation building will be located in Frewin Quad, to the north-west of the Clarendon Centre development site. The internal layouts have been based on plan information downloaded from the planning portal.

7.18 The results of the VSC assessment show that 7 (100%) of the 7 windows assessed achieve the BRE guidelines by either achieving absolute VSC values of greater than 27% or retaining greater than 0.8 times factor of former value.

7.19 In terms of daylight distribution, all 7 (100%) of the rooms assessed achieve the BRE's guideline values with 6 of the rooms experiencing no reduction in lit area and the remaining room achieving 0.99 times former value.

Jesus College

7.20 This student accommodation building is consented for the Jesus college site at 13-20 Cornmarket Street, to the east of the Clarendon Centre development site. The internal layouts have been based on plan information obtained from the planning portal.

7.21 The VSC results show that 61 (100%) of the 61 windows assessed achieve the BRE guidelines by either achieving absolute VSC values of greater than 27% or retaining greater than 0.8 times factor of former value.

7.22 The daylight distribution results demonstrate that all 33 (100%) of the rooms assessed achieve the BRE's guideline values by retaining greater than 0.8 times former value.

7.23 In terms of sunlight, the APSH results show that on a room basis, all 33 (100%) of the rooms assessed exceed the BRE's guideline values, achieving annual APSH values of between 27% and 91% and winter values of between 9% and 25% against the BRE's recommendations of 5% and 25% respectively.

8. SUMMARY AND CONCLUSION

8.1 Oxford's planning policy seeks to safeguard daylight and sunlight to existing homes.

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

8.3 The assessment confirms that the majority of the windows and rooms assessed within the neighbouring properties will meet or exceed the guideline values. The assessment identifies small number of reductions outside the guidelines to the St Michael's Hall, however on the basis that this is student accommodation, and the reductions are only marginally outside the guidelines, would consider these reductions to be acceptable.

8.4 In terms of The Crown Public House, the assessment demonstrates there will be reductions outside of the guideline values for daylight and sunlight to all of the windows and rooms assessed. These reductions should be considered in the context that some of the rooms we have tested may not be habitable, and in the perspective of the location of the site. As The Crown is bounded by properties along Cornmarket Street to the east, and Clarendon Centre to the north, south and west, any meaningful development of the site would likely result in reductions outside of the BRE's guideline values.

8.5 The majority of the habitable rooms within the neighbouring properties will adhere to the BRE guidelines for daylight and sunlight availability. Where the neighbouring properties do not fully achieve the guideline levels, this is due to the positioning of the buildings in an urban context which restricts access to daylight and sunlight. In our opinion Oxford's planning policy on daylight and sunlight to neighbouring properties will be satisfied.

[redacted]

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ANSTEY HORNE

5 February 2021

APPENDIX A

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PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL00150_R06_V01_001 TO 006

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- 12120 AOD Height (mm)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

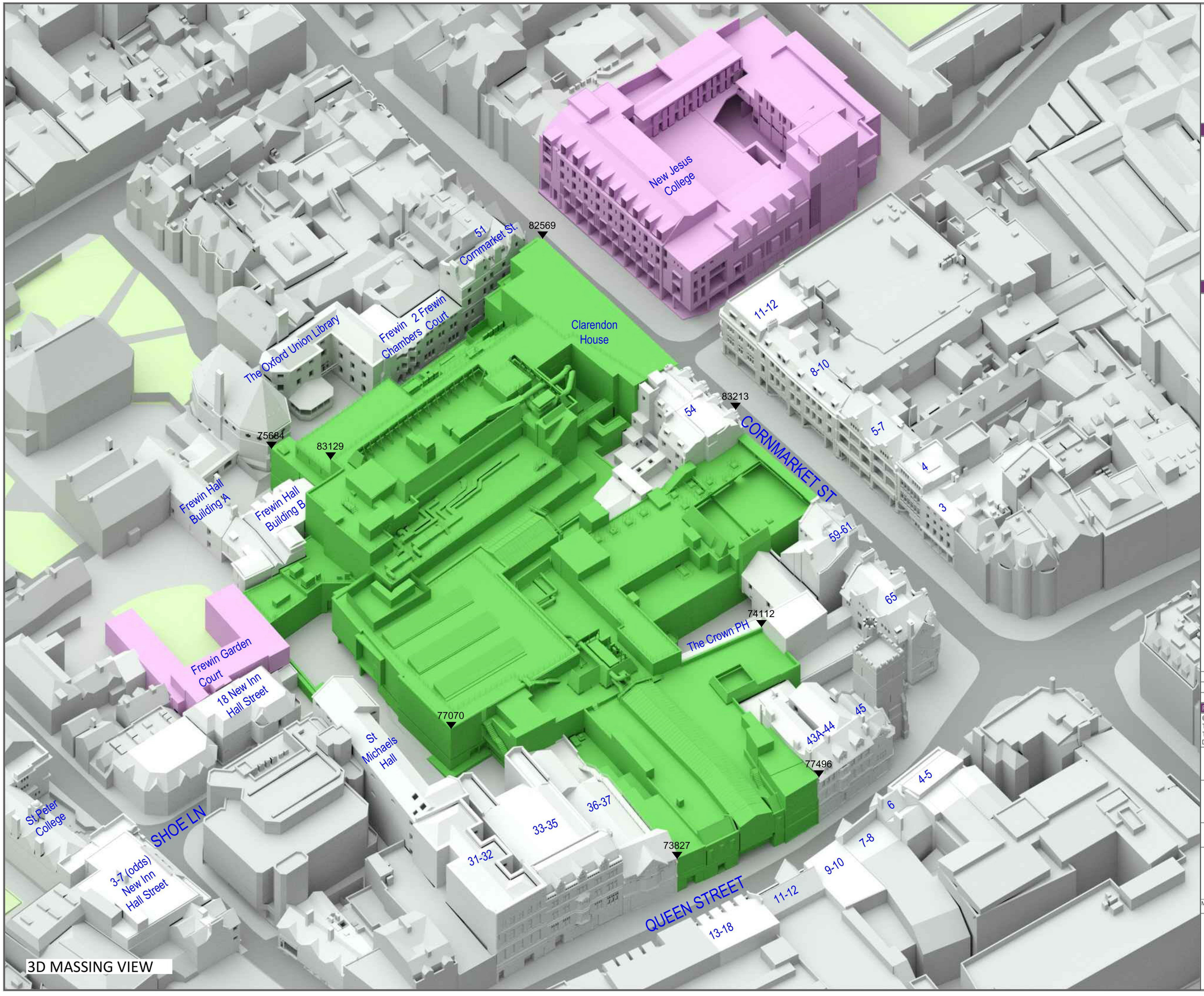
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: SITE PLAN VIEW
EXISTING CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	N.T.S.	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			001

Site Plan



AnsteyHorne

CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- AOD Height (mm) (e.g. 12120)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

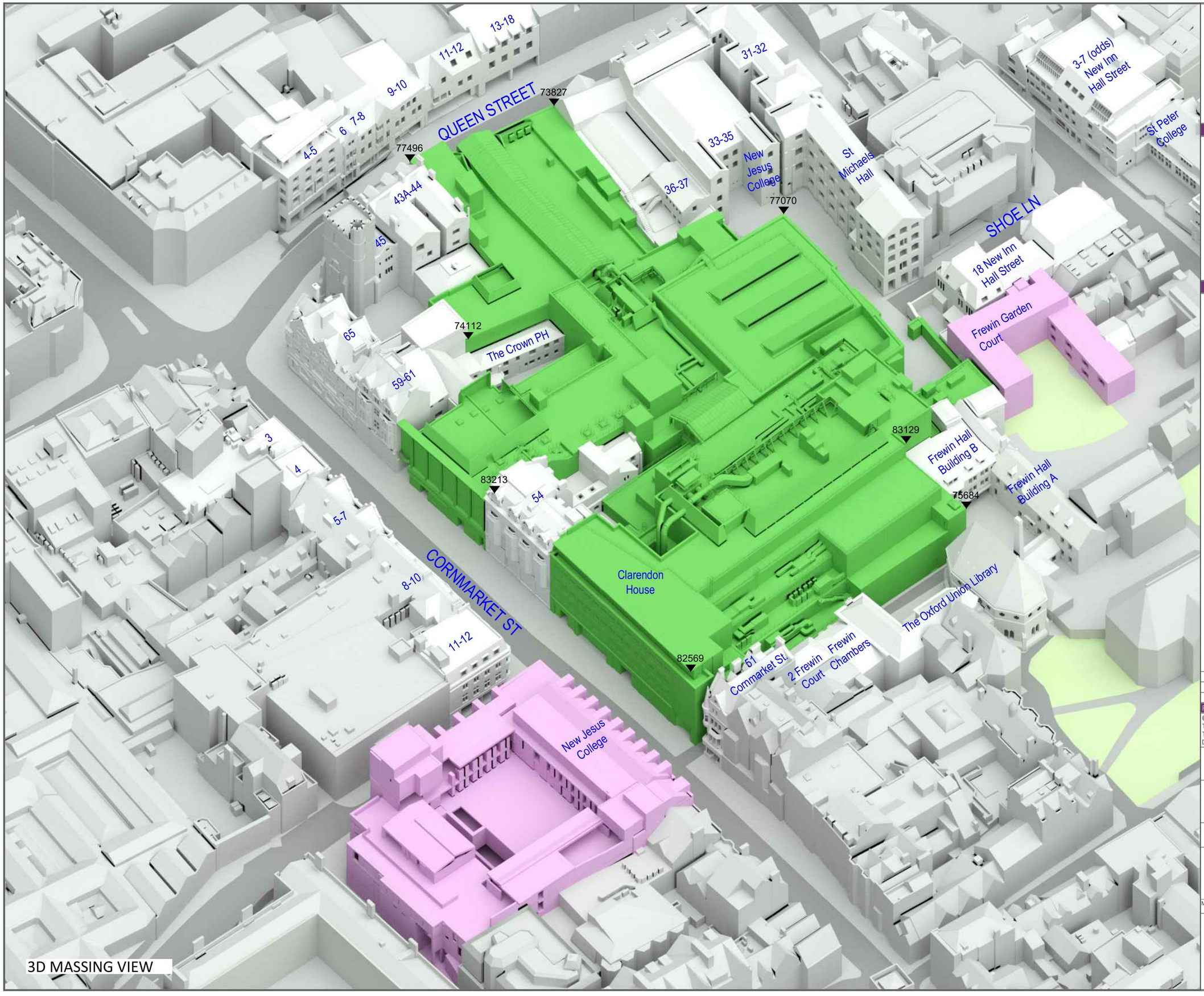
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	N.T.S.	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			002

3D Massing Model



3D MASSING VIEW

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- 12120 AOD Height (mm)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	N.T.S.	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			003

3D Massing Model

AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- 12120 AOD Height (mm)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS

MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

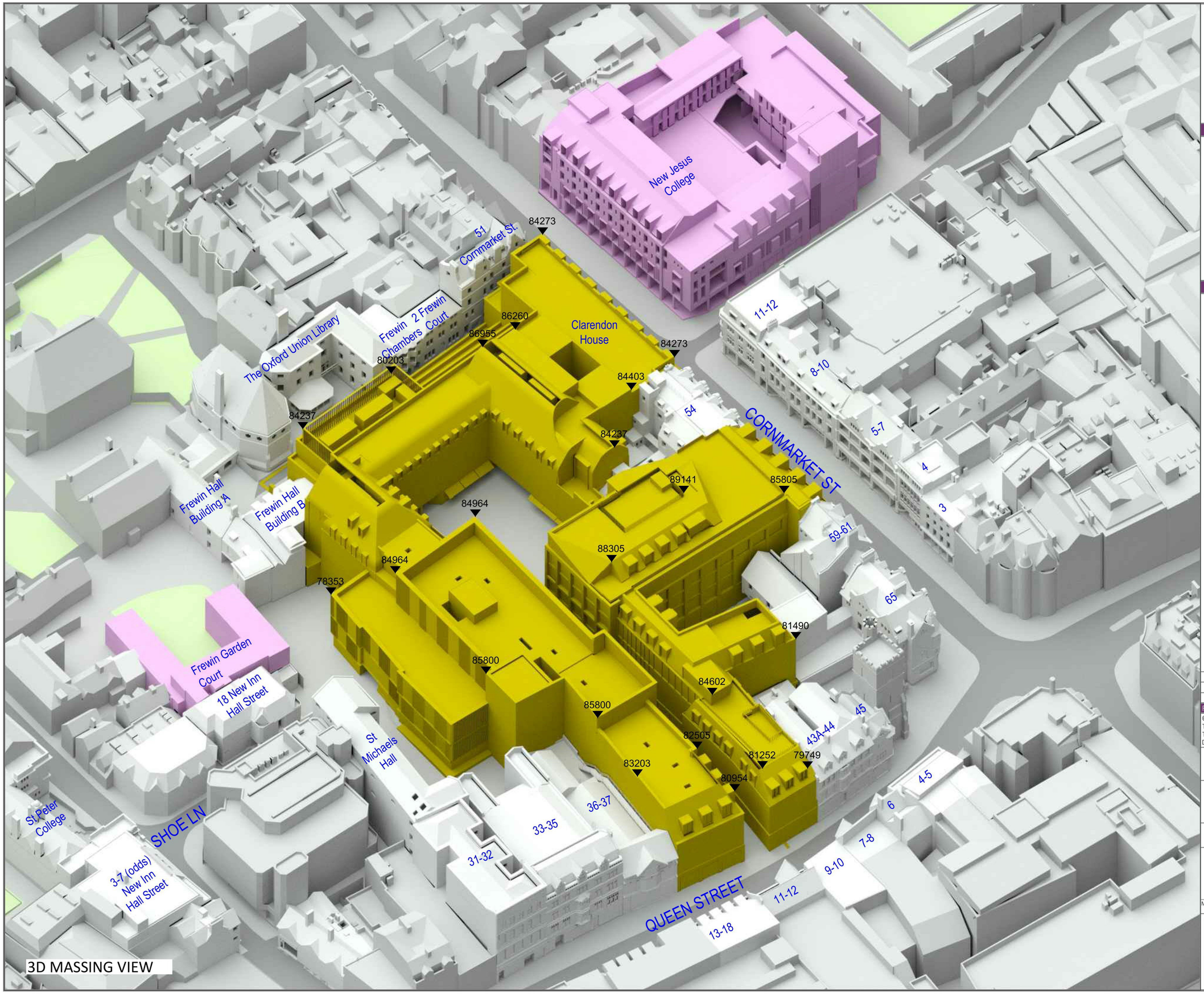
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: SITE PLAN VIEW
PROPOSED CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	N.T.S.	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			004

Site Plan



3D MASSING VIEW

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- Consented
- Cutback
- 12120 AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

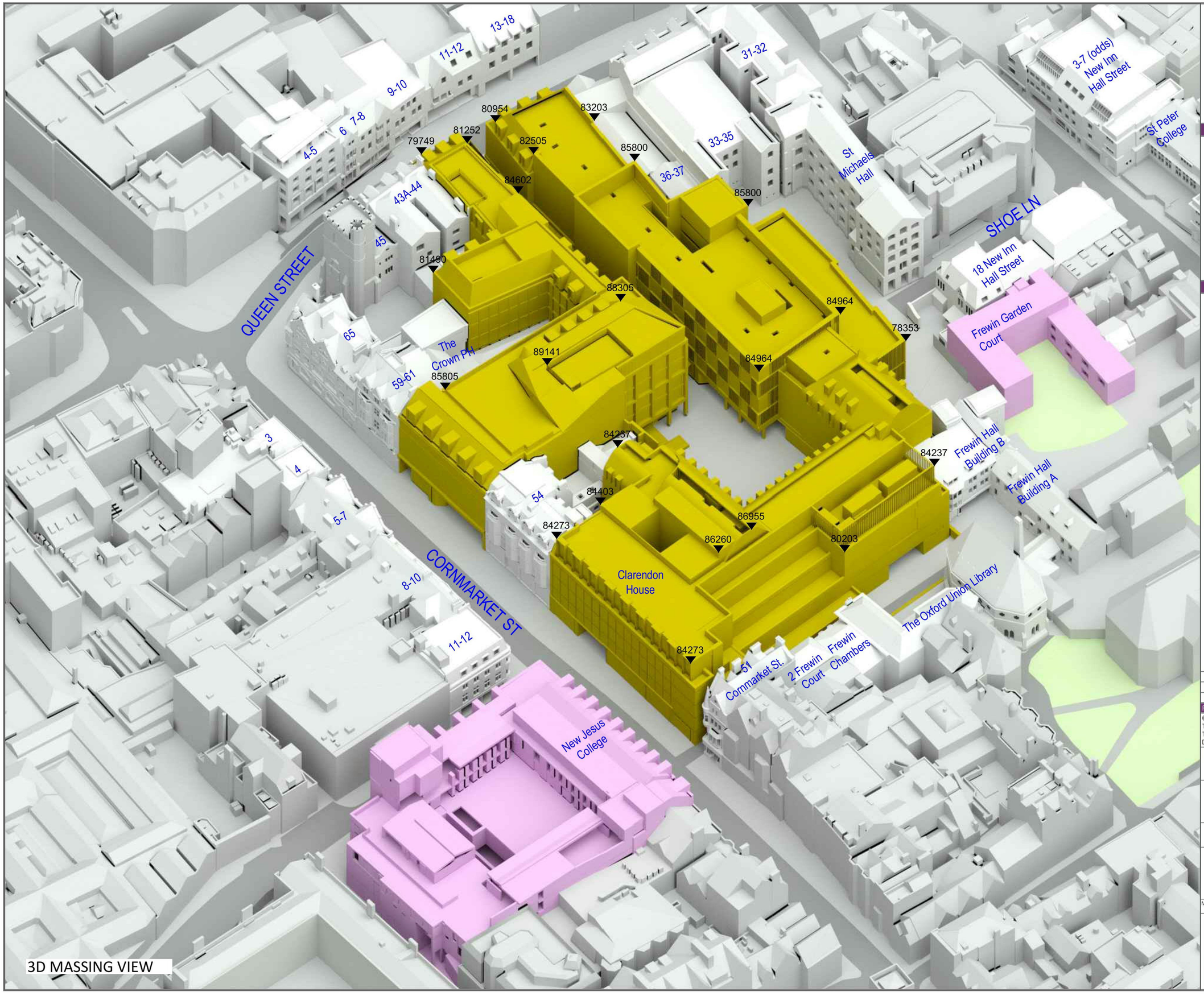
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	N.T.S.	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			005

3D Massing Model



AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770 | Bristol 0117 911 3061 | Birmingham 0121 667 9902

www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- 12120 AOD Height (mm)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS

MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED CONDITION

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	N.T.S.	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			006

3D Massing Model

APPENDIX B
-
VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
4-5 Queen Street						
1st Floor						
R1	COMMERCIAL	BEDROOM	W1	19.13	19.13	1.00
R1	COMMERCIAL	BEDROOM	W2	22.42	22.30	0.99
R2	COMMERCIAL	BEDROOM	W3	22.05	21.83	0.99
R3	COMMERCIAL	BEDROOM	W4	22.21	21.85	0.98
R4	COMMERCIAL	BEDROOM	W5	22.45	21.83	0.97
2nd Floor						
R1	COMMERCIAL	BEDROOM	W1	21.78	21.78	1.00
R1	COMMERCIAL	BEDROOM	W2	28.05	27.82	N/A
R2	COMMERCIAL	BEDROOM	W3	27.99	27.65	N/A
R3	COMMERCIAL	BEDROOM	W4	28.20	27.73	N/A
R4	COMMERCIAL	BEDROOM	W5	28.42	27.64	N/A
3rd Floor						
R1	COMMERCIAL	BEDROOM	W1	26.85	26.85	1.00
R1	COMMERCIAL	BEDROOM	W2	32.19	31.47	N/A
R2	COMMERCIAL	BEDROOM	W3	32.49	31.71	N/A
R3	COMMERCIAL	BEDROOM	W4	32.76	31.95	N/A
R4	COMMERCIAL	BEDROOM	W5	33.13	32.10	N/A
4th Floor						
R1	COMMERCIAL	BEDROOM	W1	28.65	28.65	N/A
R1	COMMERCIAL	BEDROOM	W2	31.88	30.87	N/A
R1	COMMERCIAL	BEDROOM	W3	31.85	30.72	N/A
R2	COMMERCIAL	BEDROOM	W4	32.07	30.87	N/A
R2	COMMERCIAL	BEDROOM	W5	32.59	31.29	N/A
St Michaels Hall						
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	29.85	29.32	N/A
R1	RESIDENTIAL	BEDROOM	W2	29.46	28.95	N/A
R2	RESIDENTIAL	UNKNOWN	W3	29.12	28.61	N/A
R3	RESIDENTIAL	BEDROOM	W4	27.47	27.01	N/A
R5	RESIDENTIAL	LIVING ROOM	W5	22.54	22.54	1.00
R5	RESIDENTIAL	LIVING ROOM	W7	18.85	13.99	0.74
R5	RESIDENTIAL	LIVING ROOM	W8	23.52	18.13	0.77
R6	RESIDENTIAL	STUDY	W6	16.64	14.66	0.88
R6	RESIDENTIAL	STUDY	W13	1.42	1.36	0.96
R8	RESIDENTIAL	BEDROOM	W12	21.62	18.52	0.86
2nd Floor						
R1	RESIDENTIAL	BEDROOM	W2	30.82	24.71	0.80
R1	RESIDENTIAL	BEDROOM	W3	35.07	34.12	N/A
R1	RESIDENTIAL	BEDROOM	W4	35.23	34.40	N/A

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

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R2	RESIDENTIAL	BEDROOM	W5	35.03	34.31	N/A
R3	RESIDENTIAL	LIVING ROOM	W6	12.62	12.62	1.00
R3	RESIDENTIAL	LIVING ROOM	W11	32.87	26.42	0.80
R3	RESIDENTIAL	LIVING ROOM	W12	33.47	26.75	0.80
R3	RESIDENTIAL	LIVING ROOM	W13	32.68	25.94	0.79
R4	RESIDENTIAL	LIVING ROOM	W7	31.86	31.86	N/A
R4	RESIDENTIAL	LIVING ROOM	W9	23.48	18.30	0.78
R4	RESIDENTIAL	LIVING ROOM	W10	30.38	24.41	0.80
R5	RESIDENTIAL	STUDY	W8	20.83	18.33	0.88
R5	RESIDENTIAL	STUDY	W17	2.05	2.02	0.99
R7	RESIDENTIAL	BEDROOM	W1	30.90	24.67	0.80
R7	RESIDENTIAL	BEDROOM	W15	17.90	16.58	0.93
R7	RESIDENTIAL	BEDROOM	W16	31.01	24.68	0.80
3rd Floor						
R1	RESIDENTIAL	BEDROOM	W2	36.31	28.57	N/A
R1	RESIDENTIAL	BEDROOM	W3	37.06	35.97	N/A
R1	RESIDENTIAL	BEDROOM	W4	37.22	36.32	N/A
R2	RESIDENTIAL	BEDROOM	W5	37.27	36.43	N/A
R2	RESIDENTIAL	BEDROOM	W6	37.40	36.69	N/A
R5	RESIDENTIAL	BEDROOM	W9	36.30	36.30	N/A
R6	RESIDENTIAL	BEDROOM	W10	32.40	31.60	N/A
R6	RESIDENTIAL	BEDROOM	W11	28.17	26.59	0.94
R7	RESIDENTIAL	BEDROOM	W12	30.55	26.95	0.88
R8	RESIDENTIAL	BEDROOM	W13	36.07	31.91	N/A
R9	RESIDENTIAL	BEDROOM	W14	37.11	32.47	N/A
R10	RESIDENTIAL	BEDROOM	W15	37.33	32.40	N/A
R11	RESIDENTIAL	BEDROOM	W16	36.93	31.86	N/A
4th Floor						
R1	RESIDENTIAL	BEDROOM	W1	37.07	31.78	N/A
R1	RESIDENTIAL	BEDROOM	W2	36.98	31.78	N/A
R1	RESIDENTIAL	BEDROOM	W3	38.19	37.46	N/A
R2	RESIDENTIAL	BEDROOM	W4	38.40	37.83	N/A
R2	RESIDENTIAL	BEDROOM	W5	38.43	37.94	N/A
R2	RESIDENTIAL	BEDROOM	W6	35.28	35.28	N/A
R4	RESIDENTIAL	BEDROOM	W8	28.09	28.09	N/A
R4	RESIDENTIAL	BEDROOM	W9	18.00	18.00	1.00
R5	RESIDENTIAL	UNKNOWN	W10	87.54	87.54	N/A
R5	RESIDENTIAL	UNKNOWN	W11	85.27	85.27	N/A
R5	RESIDENTIAL	UNKNOWN	W12	87.51	87.51	N/A
R7	RESIDENTIAL	BEDROOM	W14	28.90	27.89	N/A
R7	RESIDENTIAL	BEDROOM	W15	37.15	31.82	N/A
The Crown PH						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	20.70	8.08	0.39
R2	RESIDENTIAL	UNKNOWN	W2	16.08	7.72	0.48
R4	RESIDENTIAL	UNKNOWN	W3	15.23	5.22	0.34
R5	RESIDENTIAL	UNKNOWN	W4	16.65	5.05	0.30
R6	RESIDENTIAL	UNKNOWN	W5	17.68	4.70	0.27

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

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R6	RESIDENTIAL	UNKNOWN	W6	17.59	4.32	0.25
R6	RESIDENTIAL	UNKNOWN	W7	16.54	3.78	0.23
R7	RESIDENTIAL	UNKNOWN	W8	14.45	3.17	0.22
R7	RESIDENTIAL	UNKNOWN	W9	12.35	2.71	0.22
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	6.66	1.47	0.22
R1	RESIDENTIAL	UNKNOWN	W2	29.28	11.40	0.39
R2	RESIDENTIAL	UNKNOWN	W3	27.92	12.40	0.44
R3	RESIDENTIAL	UNKNOWN	W4	20.94	10.18	0.49
Frewin Court						
Gnd Floor						
R1	RESIDENTIAL	STUDENT ACCOMM	W1	24.61	24.42	0.99
R2	RESIDENTIAL	STUDENT ACCOMM	W2	21.15	21.11	1.00
R3	RESIDENTIAL	STUDENT ACCOMM	W3	14.66	14.66	1.00
1st Floor						
R1	RESIDENTIAL	STUDENT ACCOMM	W1	29.80	29.19	N/A
R2	RESIDENTIAL	STUDENT ACCOMM	W2	29.49	28.88	N/A
R3	RESIDENTIAL	STUDENT ACCOMM	W3	27.42	27.03	N/A
R4	RESIDENTIAL	STUDENT ACCOMM	W4	19.71	19.45	0.99
Jesus College						
2nd Floor						
R1	RESIDENTIAL	LKD	W1	30.71	30.40	N/A
R2	RESIDENTIAL	STUDENT ACCOMM	W2	17.68	17.68	1.00
R2	RESIDENTIAL	STUDENT ACCOMM	W3	29.82	29.39	N/A
R3	RESIDENTIAL	STUDENT ACCOMM	W4	29.62	29.13	N/A
R3	RESIDENTIAL	STUDENT ACCOMM	W5	29.46	28.90	N/A
R4	RESIDENTIAL	STUDENT ACCOMM	W6	29.35	28.72	N/A
R4	RESIDENTIAL	STUDENT ACCOMM	W7	29.25	28.55	N/A
R5	RESIDENTIAL	STUDENT ACCOMM	W8	29.16	28.39	N/A
R5	RESIDENTIAL	STUDENT ACCOMM	W9	29.03	28.21	N/A
R6	RESIDENTIAL	STUDENT ACCOMM	W10	28.72	27.83	N/A
R6	RESIDENTIAL	STUDENT ACCOMM	W11	28.38	27.41	N/A
R7	RESIDENTIAL	STUDENT ACCOMM	W12	28.21	27.16	N/A
R7	RESIDENTIAL	STUDENT ACCOMM	W13	28.03	26.87	0.96
R8	RESIDENTIAL	STUDENT ACCOMM	W14	27.89	26.63	0.95
R8	RESIDENTIAL	STUDENT ACCOMM	W15	27.74	26.38	0.95
R9	RESIDENTIAL	STUDENT ACCOMM	W16	27.60	26.15	0.95
R9	RESIDENTIAL	STUDENT ACCOMM	W17	27.49	25.98	0.95
R10	RESIDENTIAL	STUDENT ACCOMM	W18	27.42	25.83	0.94
R10	RESIDENTIAL	STUDENT ACCOMM	W19	27.35	25.72	0.94
R11	RESIDENTIAL	STUDENT ACCOMM	W20	23.45	21.81	0.93
R12	RESIDENTIAL	PUBLIC AREA	W21	26.88	25.18	0.94
R12	RESIDENTIAL	PUBLIC AREA	W22	29.67	29.30	N/A
R12	RESIDENTIAL	PUBLIC AREA	W23	28.90	28.55	N/A
R12	RESIDENTIAL	PUBLIC AREA	W24	25.68	25.51	0.99
R12	RESIDENTIAL	PUBLIC AREA	W25	23.14	23.02	0.99

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

ROL00150 - R06 - V01 TABLE P1
The Clarendon Centre - Oxford VERTICAL SKY COMPONENT (VSC)
04/02/2021 SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R12	RESIDENTIAL	PUBLIC AREA	W26	32.73	30.84	N/A
R12	RESIDENTIAL	PUBLIC AREA	W27	32.75	30.85	N/A
R12	RESIDENTIAL	PUBLIC AREA	W28	32.75	30.85	N/A
R12	RESIDENTIAL	PUBLIC AREA	W29	36.39	36.00	N/A
R12	RESIDENTIAL	PUBLIC AREA	W30	36.49	36.11	N/A
R12	RESIDENTIAL	PUBLIC AREA	W31	36.58	36.20	N/A
3rd Floor						
R1	RESIDENTIAL	LKD	W1	34.28	33.96	N/A
R2	RESIDENTIAL	STUDENT ACCOMN	W2	26.11	26.11	1.00
R2	RESIDENTIAL	STUDENT ACCOMN	W3	34.36	33.92	N/A
R3	RESIDENTIAL	STUDENT ACCOMN	W4	34.28	33.78	N/A
R3	RESIDENTIAL	STUDENT ACCOMN	W5	34.09	33.51	N/A
R4	RESIDENTIAL	STUDENT ACCOMN	W6	34.10	33.44	N/A
R4	RESIDENTIAL	STUDENT ACCOMN	W7	33.99	33.21	N/A
R5	RESIDENTIAL	STUDENT ACCOMN	W8	33.97	33.13	N/A
R5	RESIDENTIAL	STUDENT ACCOMN	W9	33.78	32.88	N/A
R6	RESIDENTIAL	STUDENT ACCOMN	W10	33.69	32.69	N/A
R6	RESIDENTIAL	STUDENT ACCOMN	W11	33.33	32.24	N/A
R7	RESIDENTIAL	STUDENT ACCOMN	W12	33.37	32.20	N/A
R7	RESIDENTIAL	STUDENT ACCOMN	W13	33.14	31.83	N/A
R8	RESIDENTIAL	STUDENT ACCOMN	W14	33.09	31.66	N/A
R8	RESIDENTIAL	STUDENT ACCOMN	W15	32.91	31.36	N/A
R9	RESIDENTIAL	STUDENT ACCOMN	W16	32.86	31.21	N/A
R9	RESIDENTIAL	STUDENT ACCOMN	W17	32.72	31.00	N/A
R10	RESIDENTIAL	STUDENT ACCOMN	W18	32.75	30.96	N/A
R10	RESIDENTIAL	STUDENT ACCOMN	W19	32.63	30.78	N/A
R11	RESIDENTIAL	STUDENT ACCOMN	W20	28.47	26.63	0.94
4th Floor						
R1	RESIDENTIAL	STUDENT ACCOMN	W1	36.46	36.22	N/A
R2	RESIDENTIAL	STUDENT ACCOMN	W2	38.27	38.01	N/A
R3	RESIDENTIAL	STUDENT ACCOMN	W3	38.15	37.78	N/A
R4	RESIDENTIAL	STUDENT ACCOMN	W4	38.13	37.58	N/A
R5	RESIDENTIAL	STUDENT ACCOMN	W5	38.08	37.41	N/A
R6	RESIDENTIAL	STUDENT ACCOMN	W6	37.94	37.13	N/A
R7	RESIDENTIAL	STUDENT ACCOMN	W7	37.78	36.79	N/A
R8	RESIDENTIAL	STUDENT ACCOMN	W8	37.69	36.50	N/A
R9	RESIDENTIAL	STUDENT ACCOMN	W9	37.64	36.31	N/A
R10	RESIDENTIAL	STUDENT ACCOMN	W10	37.59	36.17	N/A

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

APPENDIX C
-
DAYLIGHT DISTRIBUTION TABLE

ROL00150 - R06 - V01
The Clarendon Centre - Oxford
04/02/2021

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
4-5 Queen Street						
1st Floor						
R1	COMMERCIAL	BEDROOM	15.33	12.74	12.74	1.00
R2	COMMERCIAL	BEDROOM	15.33	8.57	8.57	1.00
R3	COMMERCIAL	BEDROOM	15.33	8.59	8.59	1.00
R4	COMMERCIAL	BEDROOM	16.74	9.18	8.86	0.96
2nd Floor						
R1	COMMERCIAL	BEDROOM	15.33	15.33	14.79	0.97
R2	COMMERCIAL	BEDROOM	15.33	12.29	11.36	0.92
R3	COMMERCIAL	BEDROOM	15.33	12.91	12.82	0.99
R4	COMMERCIAL	BEDROOM	16.74	12.25	12.21	1.00
3rd Floor						
R1	COMMERCIAL	BEDROOM	15.33	15.33	14.66	0.96
R2	COMMERCIAL	BEDROOM	15.33	14.97	13.25	0.89
R3	COMMERCIAL	BEDROOM	15.33	15.09	13.50	0.89
R4	COMMERCIAL	BEDROOM	16.74	16.44	14.52	0.88
4th Floor						
R1	COMMERCIAL	BEDROOM	18.39	18.39	18.39	1.00
R2	COMMERCIAL	BEDROOM	18.25	17.97	17.97	1.00
St Michaels Hall						
1st Floor						
R1	RESIDENTIAL	BEDROOM	10.43	10.37	10.37	1.00
R2	RESIDENTIAL	UNKNOWN	2.89	2.86	2.86	1.00
R3	RESIDENTIAL	BEDROOM	13.80	13.72	13.72	1.00
R5	RESIDENTIAL	LIVING ROOM	66.89	65.08	45.61	0.70
R6	RESIDENTIAL	STUDY	11.69	7.30	7.29	1.00
R8	RESIDENTIAL	BEDROOM	9.49	6.90	5.42	0.79
2nd Floor						
R1	RESIDENTIAL	BEDROOM	15.77	15.74	15.73	1.00
R2	RESIDENTIAL	BEDROOM	13.80	13.72	13.72	1.00
R3	RESIDENTIAL	LIVING ROOM	55.72	55.52	53.74	0.97
R4	RESIDENTIAL	LIVING ROOM	67.97	67.89	62.71	0.92
R5	RESIDENTIAL	STUDY	11.34	7.79	7.79	1.00
R7	RESIDENTIAL	BEDROOM	20.75	20.69	20.32	0.98
3rd Floor						
R1	RESIDENTIAL	BEDROOM	11.94	11.89	11.89	1.00
R2	RESIDENTIAL	BEDROOM	13.34	13.25	13.25	1.00
R5	RESIDENTIAL	BEDROOM	19.26	17.62	17.62	1.00
R6	RESIDENTIAL	BEDROOM	14.63	14.49	14.49	1.00
R7	RESIDENTIAL	BEDROOM	16.80	16.62	16.60	1.00
R8	RESIDENTIAL	BEDROOM	12.70	12.64	12.64	1.00
R9	RESIDENTIAL	BEDROOM	16.15	16.03	16.03	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R10	RESIDENTIAL	BEDROOM	12.93	12.88	12.88	1.00
R11	RESIDENTIAL	BEDROOM	16.87	16.76	16.76	1.00
4th Floor						
R1	RESIDENTIAL	BEDROOM	16.64	16.57	16.57	1.00
R2	RESIDENTIAL	BEDROOM	12.63	12.62	12.62	1.00
R4	RESIDENTIAL	BEDROOM	10.52	9.89	9.89	1.00
R5	RESIDENTIAL	UNKNOWN	45.47	41.44	41.44	1.00
R7	RESIDENTIAL	BEDROOM	11.57	11.42	10.84	0.95
The Crown PH						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	8.00	2.81	0.00	0.00
R2	RESIDENTIAL	UNKNOWN	16.09	11.47	3.61	0.31
R4	RESIDENTIAL	UNKNOWN	19.59	5.41	0.51	0.09
R5	RESIDENTIAL	UNKNOWN	16.20	5.12	0.74	0.14
R6	RESIDENTIAL	UNKNOWN	27.76	11.73	1.61	0.14
R7	RESIDENTIAL	UNKNOWN	19.15	6.35	1.14	0.18
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	28.98	27.59	10.24	0.37
R2	RESIDENTIAL	UNKNOWN	17.04	15.46	7.86	0.51
R3	RESIDENTIAL	UNKNOWN	16.65	14.04	8.77	0.62
Frewin Court						
Gnd Floor						
R1	RESIDENTIAL	STUDENT ACC(	10.44	9.86	9.72	0.99
R2	RESIDENTIAL	STUDENT ACC(	10.38	8.41	8.39	1.00
R3	RESIDENTIAL	STUDENT ACC(	11.56	7.42	7.42	1.00
1st Floor						
R1	RESIDENTIAL	STUDENT ACC(	10.44	10.40	10.40	1.00
R2	RESIDENTIAL	STUDENT ACC(	10.44	10.39	10.39	1.00
R3	RESIDENTIAL	STUDENT ACC(	10.38	10.33	10.33	1.00
R4	RESIDENTIAL	STUDENT ACC(	11.56	11.34	11.34	1.00
Jesus College						
2nd Floor						
R1	RESIDENTIAL	LKD	22.86	18.88	18.88	1.00
R2	RESIDENTIAL	STUDENT ACC(	12.63	12.17	12.17	1.00
R3	RESIDENTIAL	STUDENT ACC(	12.80	12.15	12.15	1.00
R4	RESIDENTIAL	STUDENT ACC(	12.79	11.62	10.98	0.95
R5	RESIDENTIAL	STUDENT ACC(	12.80	12.41	12.39	1.00
R6	RESIDENTIAL	STUDENT ACC(	12.77	12.40	12.35	1.00
R7	RESIDENTIAL	STUDENT ACC(	12.84	10.92	10.33	0.95
R8	RESIDENTIAL	STUDENT ACC(	12.79	10.94	10.32	0.94
R9	RESIDENTIAL	STUDENT ACC(	12.83	11.04	10.40	0.94
R10	RESIDENTIAL	STUDENT ACC(	12.79	10.97	10.34	0.94
R11	RESIDENTIAL	STUDENT ACC(	12.07	10.39	9.76	0.94
R12	RESIDENTIAL	PUBLIC AREA	100.33	71.49	60.42	0.85

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

ROL00150 - R06 - V01
The Clarendon Centre - Oxford
04/02/2021

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
3rd Floor						
R1	RESIDENTIAL	LKD	22.86	22.35	22.35	1.00
R2	RESIDENTIAL	STUDENT ACC(	12.63	12.30	12.30	1.00
R3	RESIDENTIAL	STUDENT ACC(	12.80	12.40	12.40	1.00
R4	RESIDENTIAL	STUDENT ACC(	12.79	12.38	12.38	1.00
R5	RESIDENTIAL	STUDENT ACC(	12.80	12.39	12.39	1.00
R6	RESIDENTIAL	STUDENT ACC(	12.77	12.37	12.37	1.00
R7	RESIDENTIAL	STUDENT ACC(	12.84	12.42	12.35	0.99
R8	RESIDENTIAL	STUDENT ACC(	12.79	12.39	12.03	0.97
R9	RESIDENTIAL	STUDENT ACC(	12.83	12.42	12.42	1.00
R10	RESIDENTIAL	STUDENT ACC(	12.79	12.34	12.34	1.00
R11	RESIDENTIAL	STUDENT ACC(	12.07	11.29	11.29	1.00
4th Floor						
R1	RESIDENTIAL	STUDENT ACC(	14.43	14.14	14.14	1.00
R2	RESIDENTIAL	STUDENT ACC(	13.80	11.10	11.10	1.00
R3	RESIDENTIAL	STUDENT ACC(	13.97	11.81	11.81	1.00
R4	RESIDENTIAL	STUDENT ACC(	13.97	11.41	11.41	1.00
R5	RESIDENTIAL	STUDENT ACC(	13.91	11.64	11.64	1.00
R6	RESIDENTIAL	STUDENT ACC(	13.94	11.84	11.84	1.00
R7	RESIDENTIAL	STUDENT ACC(	13.97	11.33	11.30	1.00
R8	RESIDENTIAL	STUDENT ACC(	13.97	11.44	11.42	1.00
R9	RESIDENTIAL	STUDENT ACC(	13.99	11.88	11.88	1.00
R10	RESIDENTIAL	STUDENT ACC(	14.00	11.44	11.43	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

APPENDIX D

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ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
St Michaels Hall																
1st Floor																
R5	RESIDENTIAL		W5	LIVING ROOM	28	28	N/A	5	5	N/A						
R5	RESIDENTIAL		W7	LIVING ROOM	4	0	0.00	0	0	-						
R5	RESIDENTIAL		W8	LIVING ROOM	9	5	0.56	0	0	-	37	33	N/A	5	5	N/A
2nd Floor																
R3	RESIDENTIAL		W6	LIVING ROOM	30	30	N/A	11	11	N/A						
R3	RESIDENTIAL		W11	LIVING ROOM	28	24	0.86	2	2	1.00						
R3	RESIDENTIAL		W12	LIVING ROOM	29	24	0.83	3	3	1.00						
R3	RESIDENTIAL		W13	LIVING ROOM	31	23	0.74	5	4	0.80	61	56	N/A	16	15	N/A
R4	RESIDENTIAL		W7	LIVING ROOM	39	39	N/A	10	10	N/A						
R4	RESIDENTIAL		W9	LIVING ROOM	6	2	0.33	0	0	-						
R4	RESIDENTIAL		W10	LIVING ROOM	21	16	0.76	0	0	-	60	56	N/A	10	10	N/A
R7	RESIDENTIAL		W1	BEDROOM	27	21	0.78	4	3	0.75						
R7	RESIDENTIAL		W15	BEDROOM	38	34	N/A	9	8	N/A						
R7	RESIDENTIAL		W16	BEDROOM	23	16	0.70	3	1	0.33	42	35	N/A	10	8	N/A
3rd Floor																
R5	RESIDENTIAL		W9	BEDROOM	43	43	N/A	10	10	N/A	43	43	N/A	10	10	N/A
4th Floor																
R2	RESIDENTIAL		W4	BEDROOM	12	11	0.92	0	0	-						
R2	RESIDENTIAL		W5	BEDROOM	12	11	0.92	0	0	-						
R2	RESIDENTIAL		W6	BEDROOM	46	46	N/A	11	11	N/A	49	48	N/A	11	11	N/A
R4	RESIDENTIAL		W8	BEDROOM	18	18	1.00	2	2	1.00						
R4	RESIDENTIAL		W9	BEDROOM	9	9	1.00	2	2	1.00	22	22	1.00	4	4	1.00
R5	RESIDENTIAL		W10	UNKNOWN	86	86	N/A	27	27	N/A						
R5	RESIDENTIAL		W11	UNKNOWN	76	76	N/A	17	17	N/A						
R5	RESIDENTIAL		W12	UNKNOWN	86	86	N/A	27	27	N/A	86	86	N/A	27	27	N/A
R7	RESIDENTIAL		W14	BEDROOM	43	42	N/A	17	16	N/A						
R7	RESIDENTIAL		W15	BEDROOM	23	20	0.87	3	2	0.67	55	52	N/A	17	16	N/A
The Crown PH																
1st Floor																
R1	RESIDENTIAL		W1	UNKNOWN	31	14	0.45	5	0	0.00	31	14	0.45	5	0	0.00
R2	RESIDENTIAL		W2	UNKNOWN	10	4	0.40	0	0	-	10	4	0.40	0	0	-
2nd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	0	0	-	0	0	-						
R1	RESIDENTIAL		W2	UNKNOWN	46	23	0.50	13	2	0.15	46	23	0.50	13	2	0.15
R2	RESIDENTIAL		W3	UNKNOWN	33	14	0.42	3	0	0.00	33	14	0.42	3	0	0.00

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R3	RESIDENTIAL		W4	UNKNOWN	15	3	0.20	1	0	0.00	15	3	0.20	1	0	0.00
Jesus College																
2nd Floor																
R1	RESIDENTIAL		W1	LKD	51	51	N/A	14	14	N/A	51	51	N/A	14	14	N/A
R2	RESIDENTIAL		W2	STUDENT ACC	19	19	1.00	2	2	1.00						
R2	RESIDENTIAL		W3	STUDENT ACC	48	48	N/A	12	12	N/A	49	49	N/A	13	13	N/A
R3	RESIDENTIAL		W4	STUDENT ACC	47	47	N/A	12	12	N/A						
R3	RESIDENTIAL		W5	STUDENT ACC	47	46	N/A	13	12	N/A	48	47	N/A	13	12	N/A
R4	RESIDENTIAL		W6	STUDENT ACC	46	45	N/A	13	12	N/A						
R4	RESIDENTIAL		W7	STUDENT ACC	46	45	N/A	12	11	N/A	47	46	N/A	13	12	N/A
R5	RESIDENTIAL		W8	STUDENT ACC	45	44	N/A	12	11	N/A						
R5	RESIDENTIAL		W9	STUDENT ACC	45	43	N/A	12	11	N/A	45	44	N/A	12	11	N/A
R6	RESIDENTIAL		W10	STUDENT ACC	48	46	N/A	14	13	N/A						
R6	RESIDENTIAL		W11	STUDENT ACC	46	44	N/A	13	12	N/A	48	47	N/A	14	13	N/A
R7	RESIDENTIAL		W12	STUDENT ACC	46	43	N/A	13	12	N/A						
R7	RESIDENTIAL		W13	STUDENT ACC	46	43	N/A	13	12	N/A	46	44	N/A	13	12	N/A
R8	RESIDENTIAL		W14	STUDENT ACC	46	42	N/A	13	12	N/A						
R8	RESIDENTIAL		W15	STUDENT ACC	46	42	N/A	13	12	N/A	46	42	N/A	13	12	N/A
R9	RESIDENTIAL		W16	STUDENT ACC	47	43	N/A	13	12	N/A						
R9	RESIDENTIAL		W17	STUDENT ACC	46	41	N/A	13	12	N/A	47	43	N/A	13	12	N/A
R10	RESIDENTIAL		W18	STUDENT ACC	45	42	N/A	13	12	N/A						
R10	RESIDENTIAL		W19	STUDENT ACC	44	41	N/A	12	12	N/A	45	43	N/A	13	13	N/A
R11	RESIDENTIAL		W20	STUDENT ACC	41	37	N/A	11	9	N/A	41	37	N/A	11	9	N/A
R12	RESIDENTIAL		W21	PUBLIC AREA	43	38	N/A	12	11	N/A						
R12	RESIDENTIAL		W22	PUBLIC AREA	71	69	N/A	15	14	N/A						
R12	RESIDENTIAL		W23	PUBLIC AREA	73	72	N/A	17	16	N/A						
R12	RESIDENTIAL		W24	PUBLIC AREA	64	63	N/A	16	15	N/A						
R12	RESIDENTIAL		W25	PUBLIC AREA	57	56	N/A	16	15	N/A						
R12	RESIDENTIAL		W26	PUBLIC AREA	53	50	N/A	16	15	N/A						
R12	RESIDENTIAL		W27	PUBLIC AREA	52	49	N/A	16	15	N/A						
R12	RESIDENTIAL		W28	PUBLIC AREA	52	48	N/A	16	15	N/A						
R12	RESIDENTIAL		W29	PUBLIC AREA	81	80	N/A	25	24	N/A						
R12	RESIDENTIAL		W30	PUBLIC AREA	81	81	N/A	25	25	N/A						
R12	RESIDENTIAL		W31	PUBLIC AREA	81	81	N/A	25	25	N/A	93	91	N/A	25	25	N/A
3rd Floor																
R1	RESIDENTIAL		W1	LKD	53	53	N/A	16	16	N/A	53	53	N/A	16	16	N/A
R2	RESIDENTIAL		W2	STUDENT ACC	27	27	N/A	4	4	1.00						
R2	RESIDENTIAL		W3	STUDENT ACC	56	56	N/A	18	18	N/A	56	56	N/A	18	18	N/A
R3	RESIDENTIAL		W4	STUDENT ACC	54	54	N/A	17	17	N/A						
R3	RESIDENTIAL		W5	STUDENT ACC	55	55	N/A	17	17	N/A	56	56	N/A	18	18	N/A
R4	RESIDENTIAL		W6	STUDENT ACC	56	55	N/A	18	17	N/A						
R4	RESIDENTIAL		W7	STUDENT ACC	55	54	N/A	17	16	N/A	56	55	N/A	18	17	N/A
R5	RESIDENTIAL		W8	STUDENT ACC	54	53	N/A	17	16	N/A						

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
R5	RESIDENTIAL		W9	STUDENT ACC	53	52	N/A	16	15	N/A	55	54	N/A	17	16	N/A
R6	RESIDENTIAL		W10	STUDENT ACC	57	56	N/A	19	18	N/A						
R6	RESIDENTIAL		W11	STUDENT ACC	53	52	N/A	17	16	N/A	57	56	N/A	19	18	N/A
R7	RESIDENTIAL		W12	STUDENT ACC	54	52	N/A	17	16	N/A						
R7	RESIDENTIAL		W13	STUDENT ACC	55	53	N/A	17	16	N/A	55	53	N/A	17	16	N/A
R8	RESIDENTIAL		W14	STUDENT ACC	55	54	N/A	17	16	N/A						
R8	RESIDENTIAL		W15	STUDENT ACC	54	52	N/A	17	16	N/A	56	55	N/A	17	16	N/A
R9	RESIDENTIAL		W16	STUDENT ACC	55	54	N/A	17	16	N/A						
R9	RESIDENTIAL		W17	STUDENT ACC	54	51	N/A	17	16	N/A	56	55	N/A	17	16	N/A
R10	RESIDENTIAL		W18	STUDENT ACC	54	51	N/A	17	16	N/A						
R10	RESIDENTIAL		W19	STUDENT ACC	54	53	N/A	17	16	N/A	54	53	N/A	17	16	N/A
R11	RESIDENTIAL		W20	STUDENT ACC	51	46	N/A	15	14	N/A	51	46	N/A	15	14	N/A
4th Floor																
R1	RESIDENTIAL		W1	STUDENT ACC	54	54	N/A	18	18	N/A	54	54	N/A	18	18	N/A
R2	RESIDENTIAL		W2	STUDENT ACC	60	60	N/A	21	21	N/A	60	60	N/A	21	21	N/A
R3	RESIDENTIAL		W3	STUDENT ACC	59	59	N/A	20	20	N/A	59	59	N/A	20	20	N/A
R4	RESIDENTIAL		W4	STUDENT ACC	60	59	N/A	21	20	N/A	60	59	N/A	21	20	N/A
R5	RESIDENTIAL		W5	STUDENT ACC	59	58	N/A	20	19	N/A	59	58	N/A	20	19	N/A
R6	RESIDENTIAL		W6	STUDENT ACC	60	59	N/A	21	20	N/A	60	59	N/A	21	20	N/A
R7	RESIDENTIAL		W7	STUDENT ACC	60	58	N/A	21	19	N/A	60	58	N/A	21	19	N/A
R8	RESIDENTIAL		W8	STUDENT ACC	59	58	N/A	20	19	N/A	59	58	N/A	20	19	N/A
R9	RESIDENTIAL		W9	STUDENT ACC	59	58	N/A	20	19	N/A	59	58	N/A	20	19	N/A
R10	RESIDENTIAL		W10	STUDENT ACC	59	58	N/A	20	19	N/A	59	58	N/A	20	19	N/A

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

APPENDIX E

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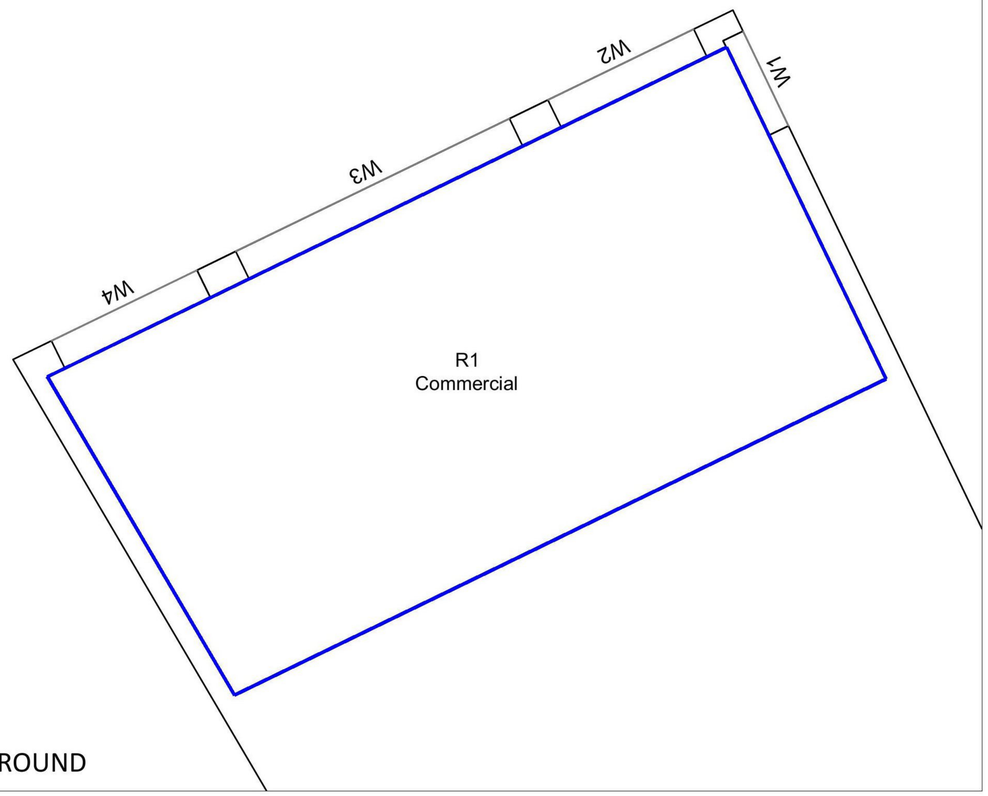
DAYLIGHT DISTRIBUTION CONTOUR PLANS

DRAWING NOS. ROL00150_R06_V01_101-01 TO 133-01



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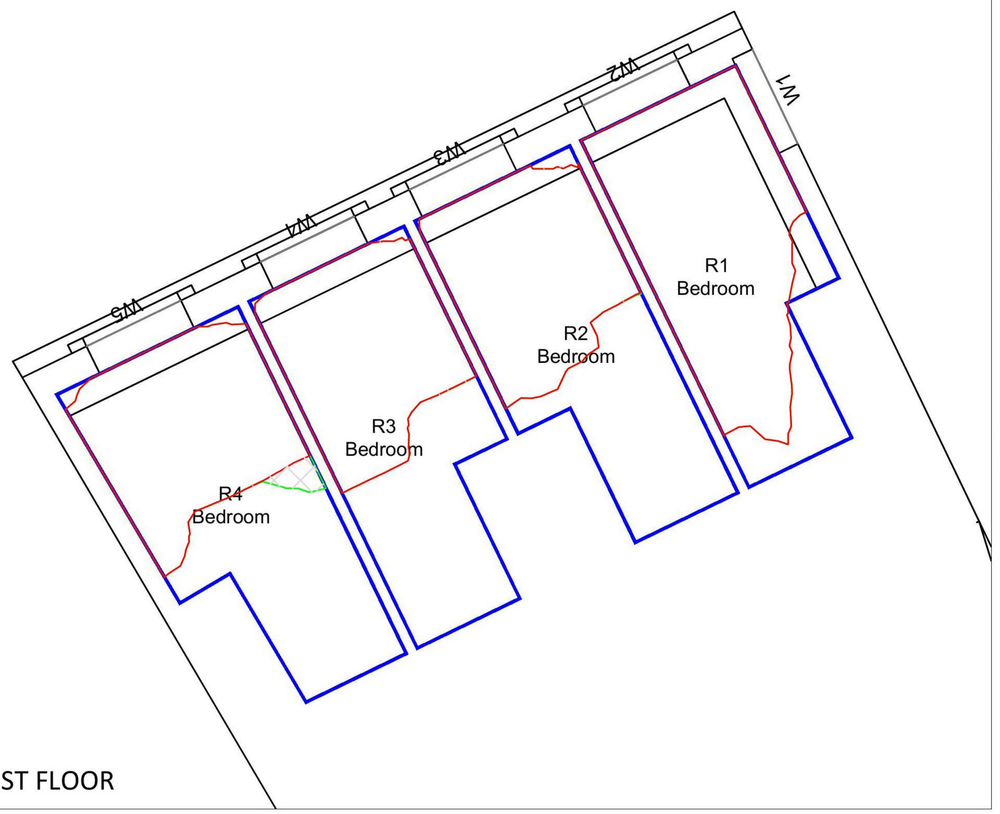


1ST FLOOR

2ND FLOOR

3RD FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

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

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

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

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

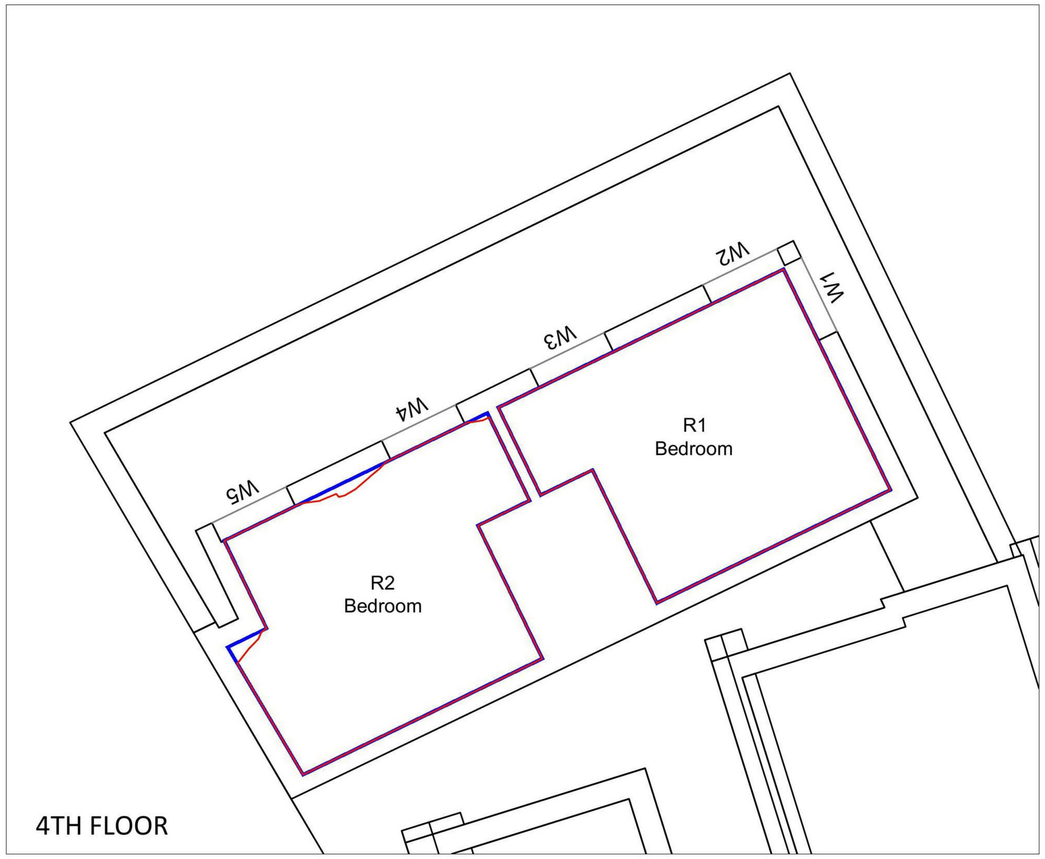
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
4-5 QUEEN STREET

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			101-01

Daylight & Sunlight



4TH FLOOR

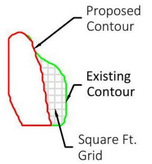
AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS

MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

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

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

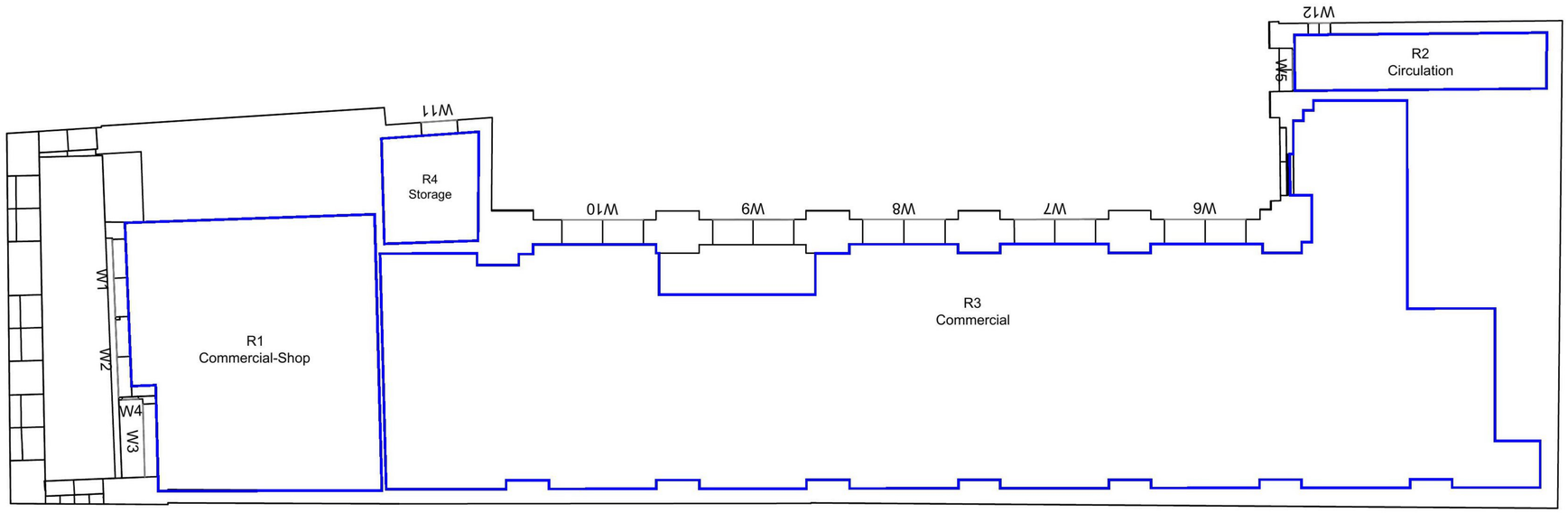
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
4-5 QUEEN STREET

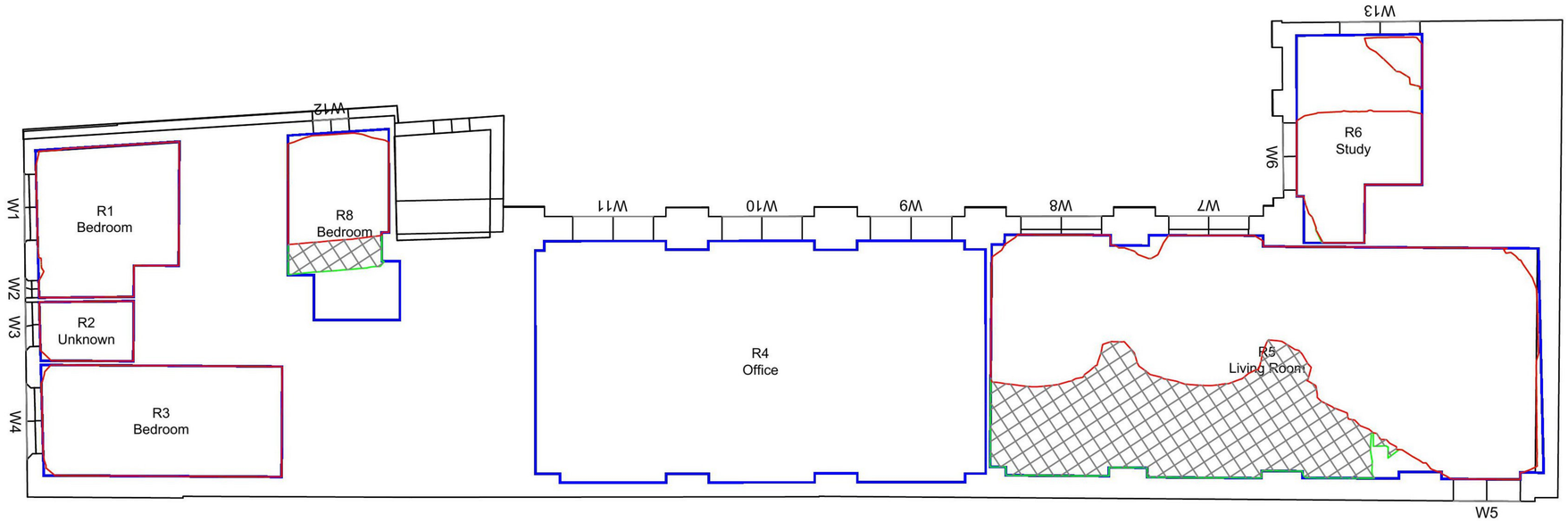
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			101-02

Daylight & Sunlight



GROUND



1ST FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

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

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

0m 1m 2m 3m 4m 5m 6m

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

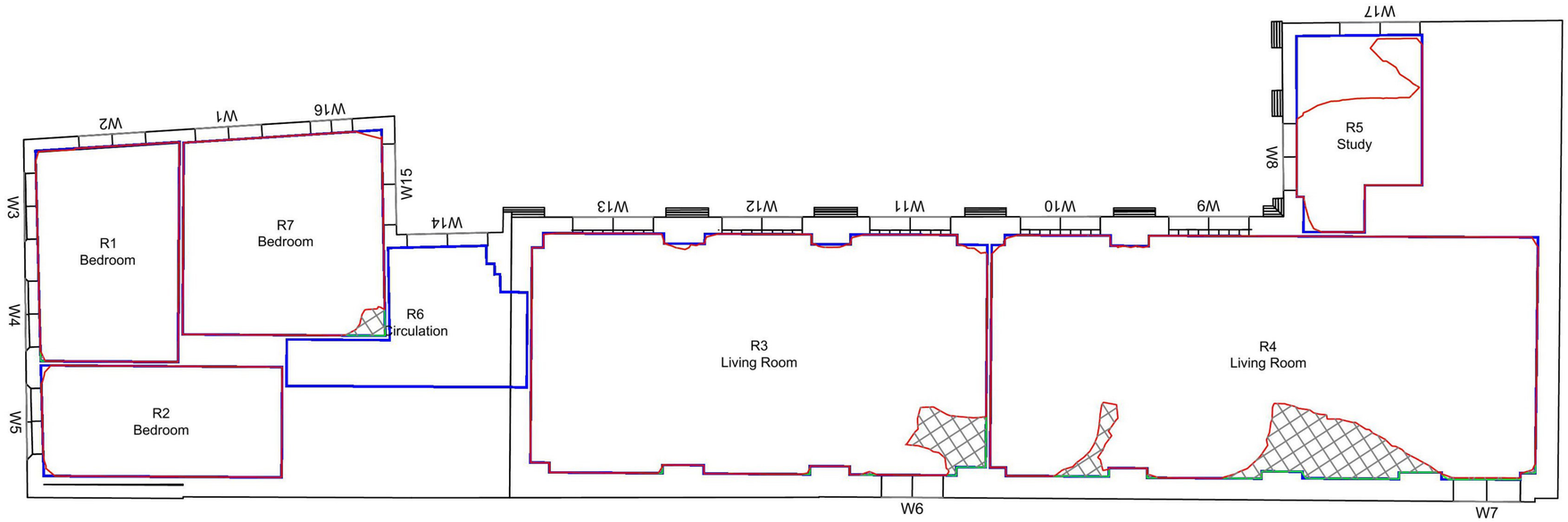
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
ST MICHAELS HALL

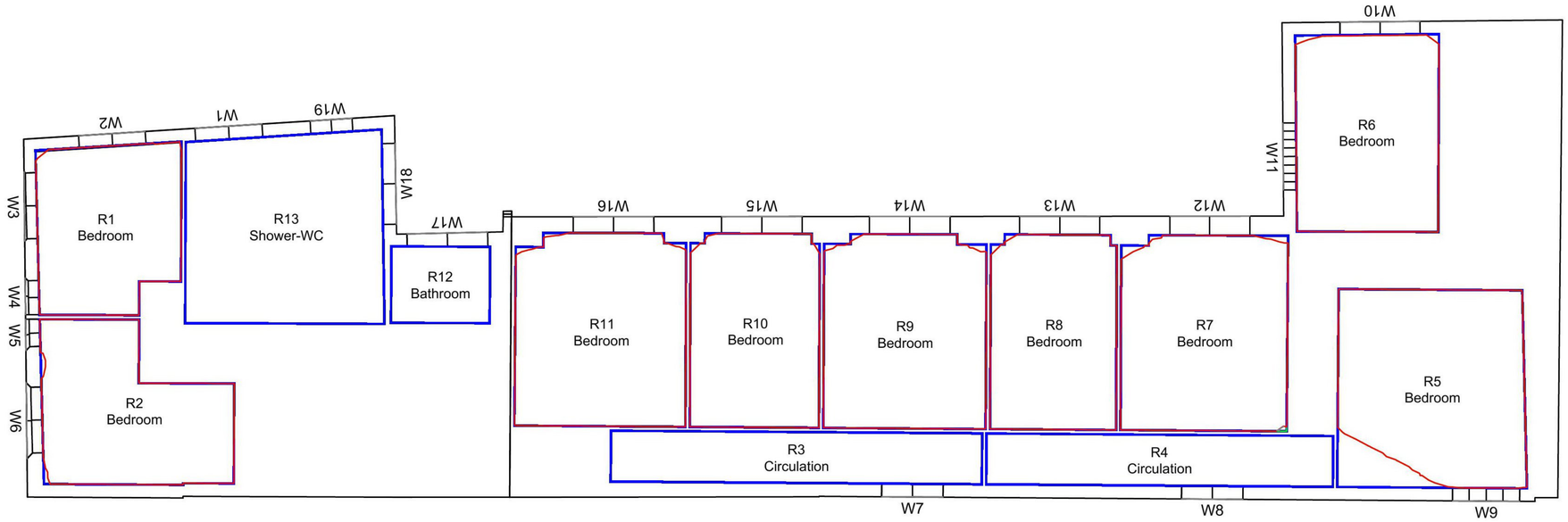
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			108-01

Daylight & Sunlight



2ND FLOOR



3RD FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

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

SOURCES OF INFORMATION:

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PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

0m 1m 2m 3m 4m 5m 6m

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

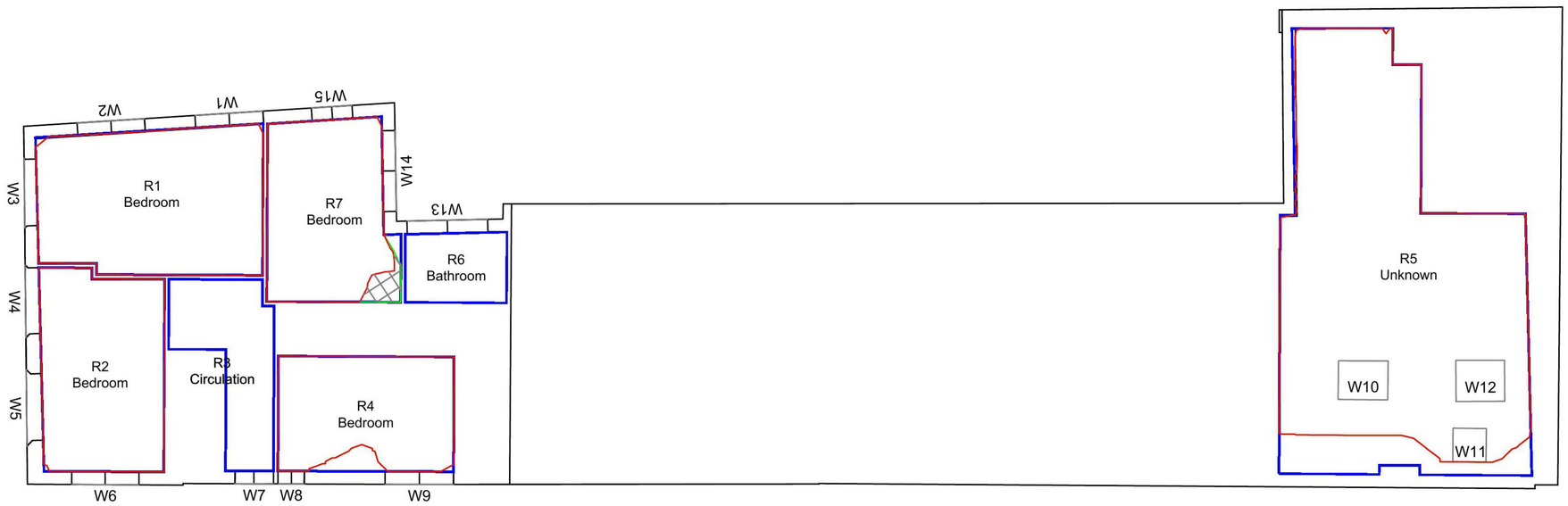
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
ST MICHAELS HALL

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			108-02

Daylight & Sunlight



4TH FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

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

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
3D SURVEY
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PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

0m 1m 2m 3m 4m 5m 6m

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

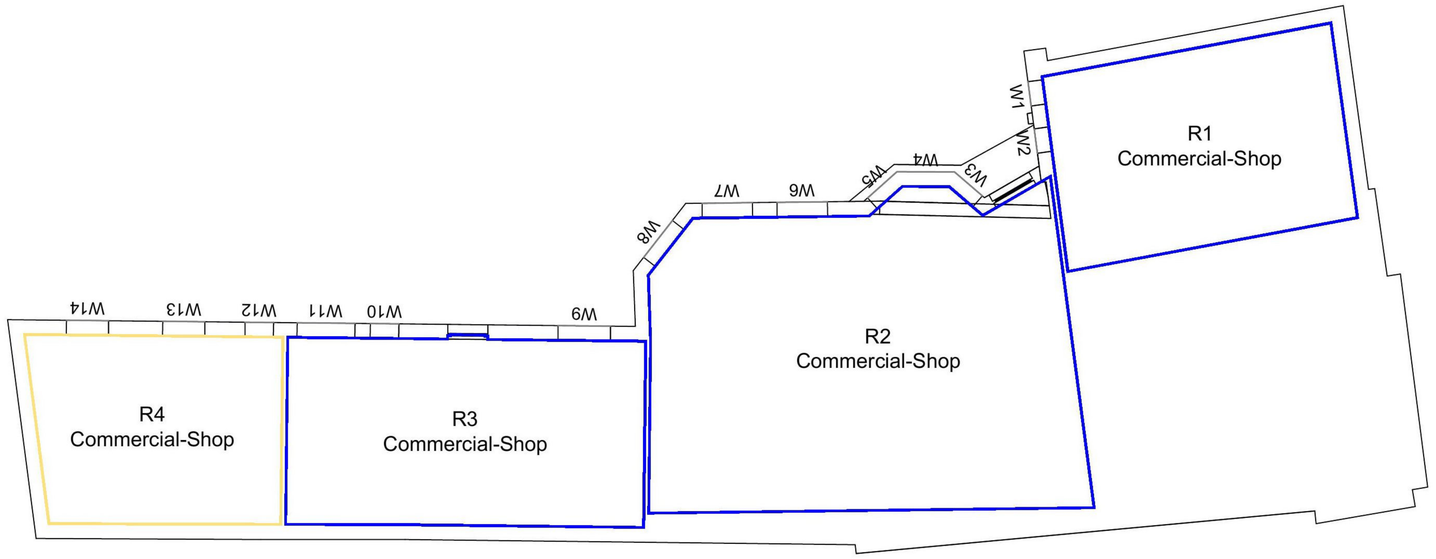
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
ST MICHAELS HALL

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			108-03

Daylight & Sunlight



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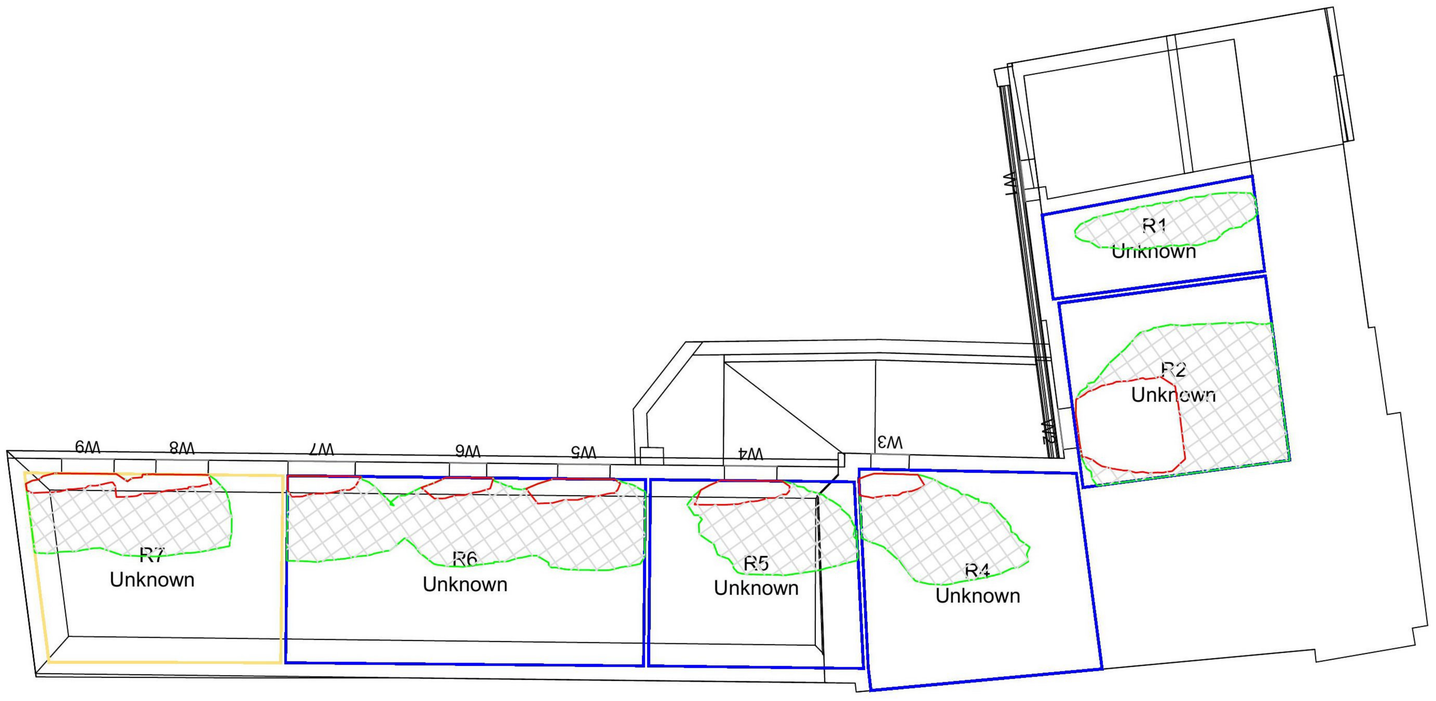

1ST FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

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

SOURCES OF INFORMATION:

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3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

0m 1m 2m 3m 4m 5m 6m

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

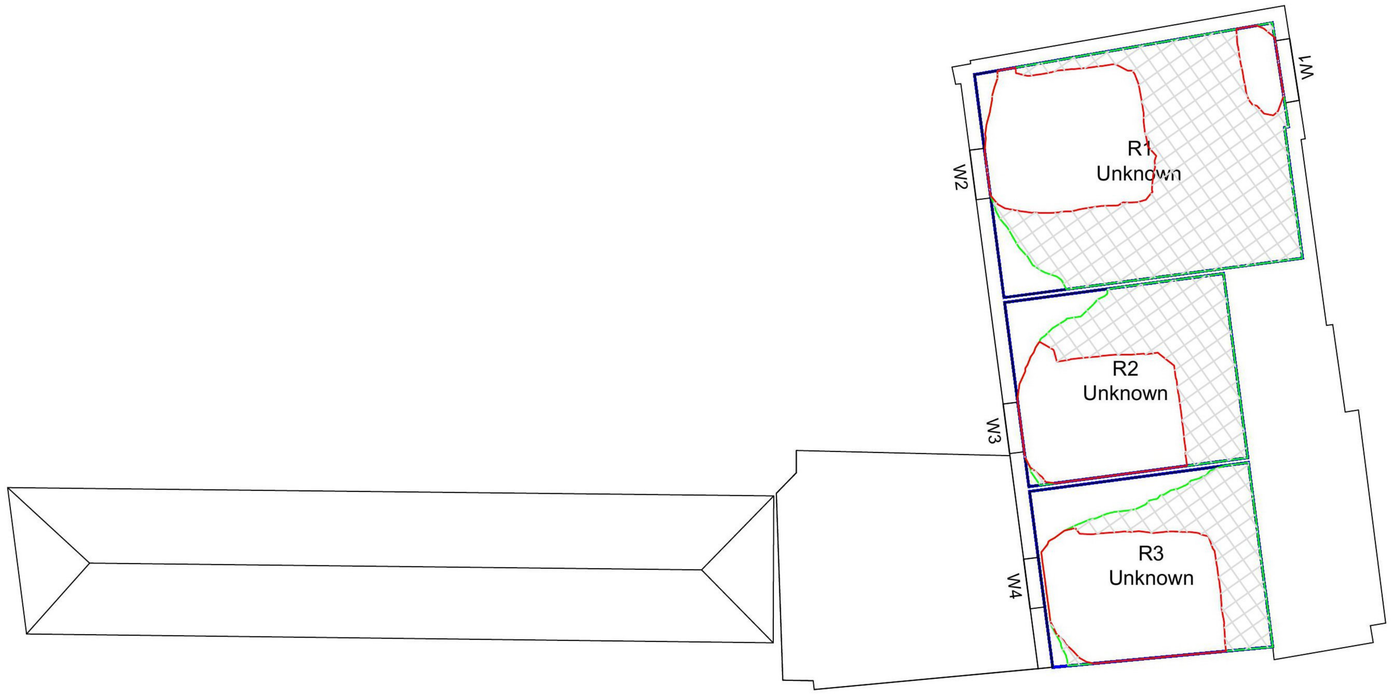
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
THE CROWN PH

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			115-01

Daylight & Sunlight



2ND FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

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

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

0m 1m 2m 3m 4m 5m 6m

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

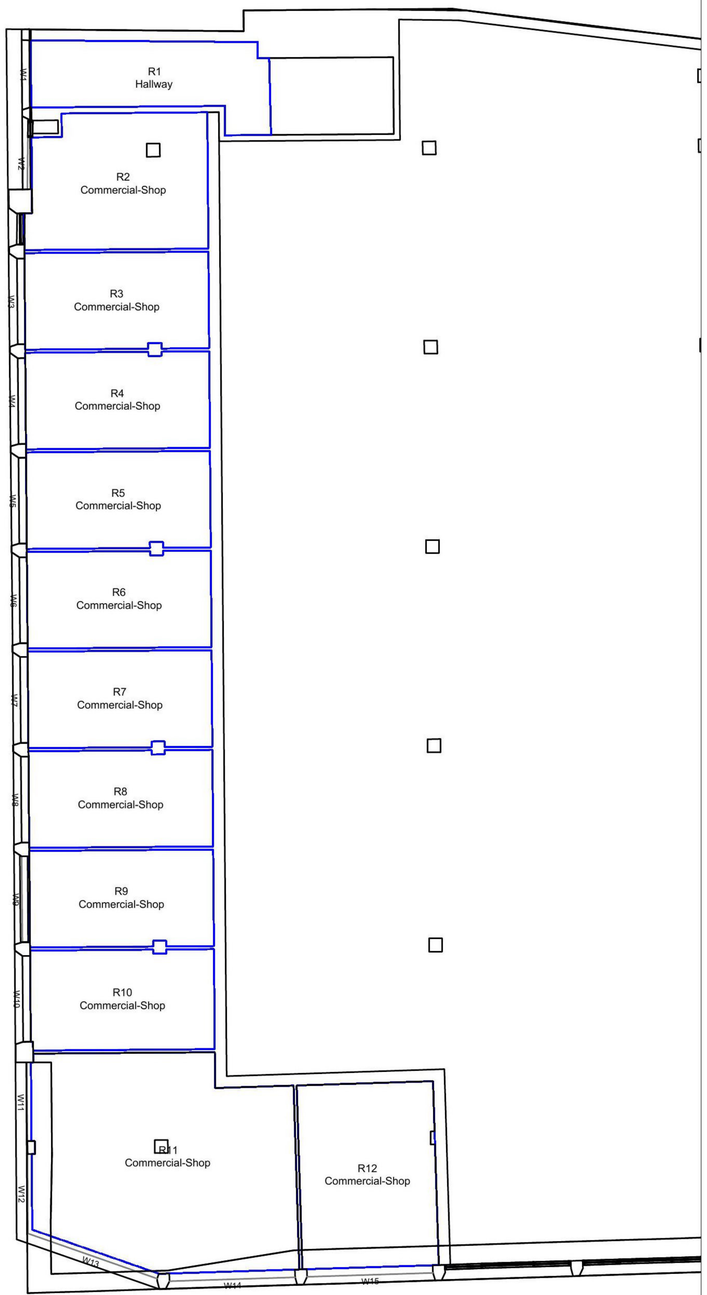
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
THE CROWN PH

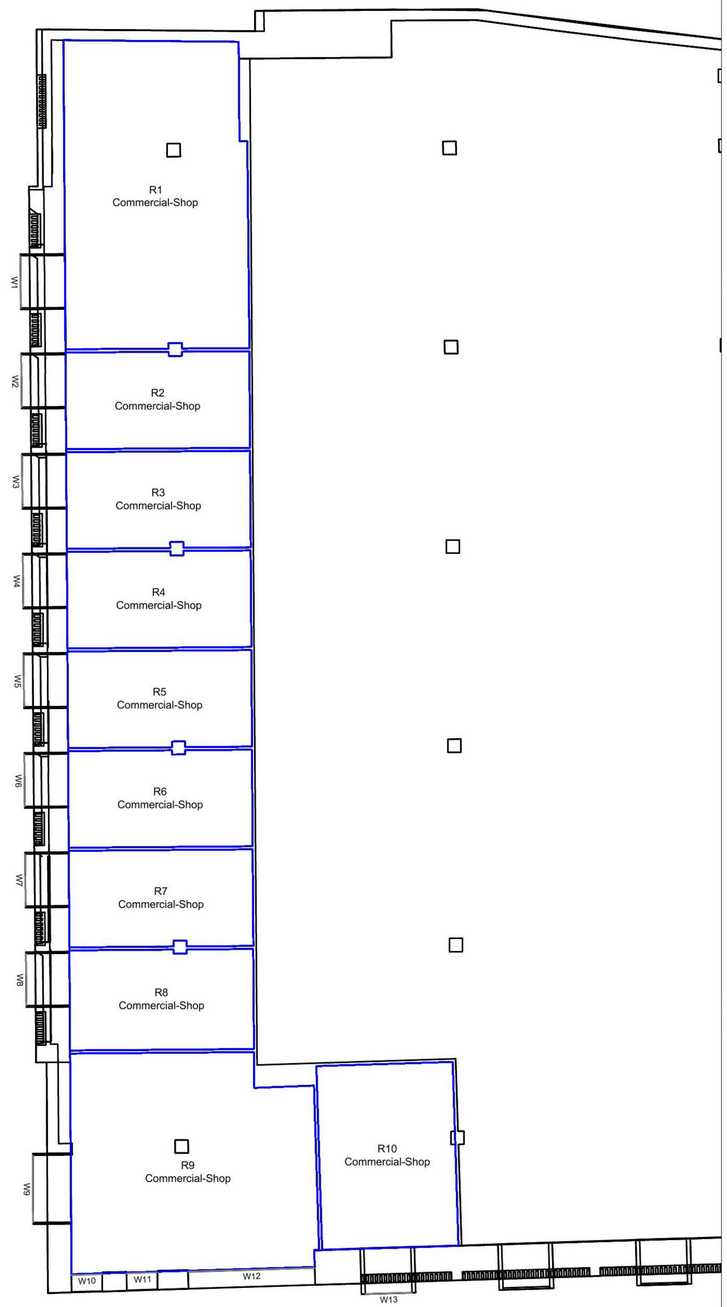
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	1:125	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			115-02

Daylight & Sunlight



GROUND



1ST FLOOR

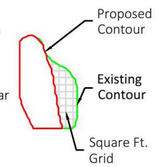
AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS

MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

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

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
NEW JESUS COLLEGE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	1:200	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			130-01

Daylight & Sunlight

2ND FLOOR

3RD FLOOR

AnsteyHorne

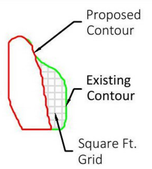
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

3D SURVEY
Received on 21/10/2019

Site and aerial photos.

PROPOSED BUILDINGS

MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

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

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

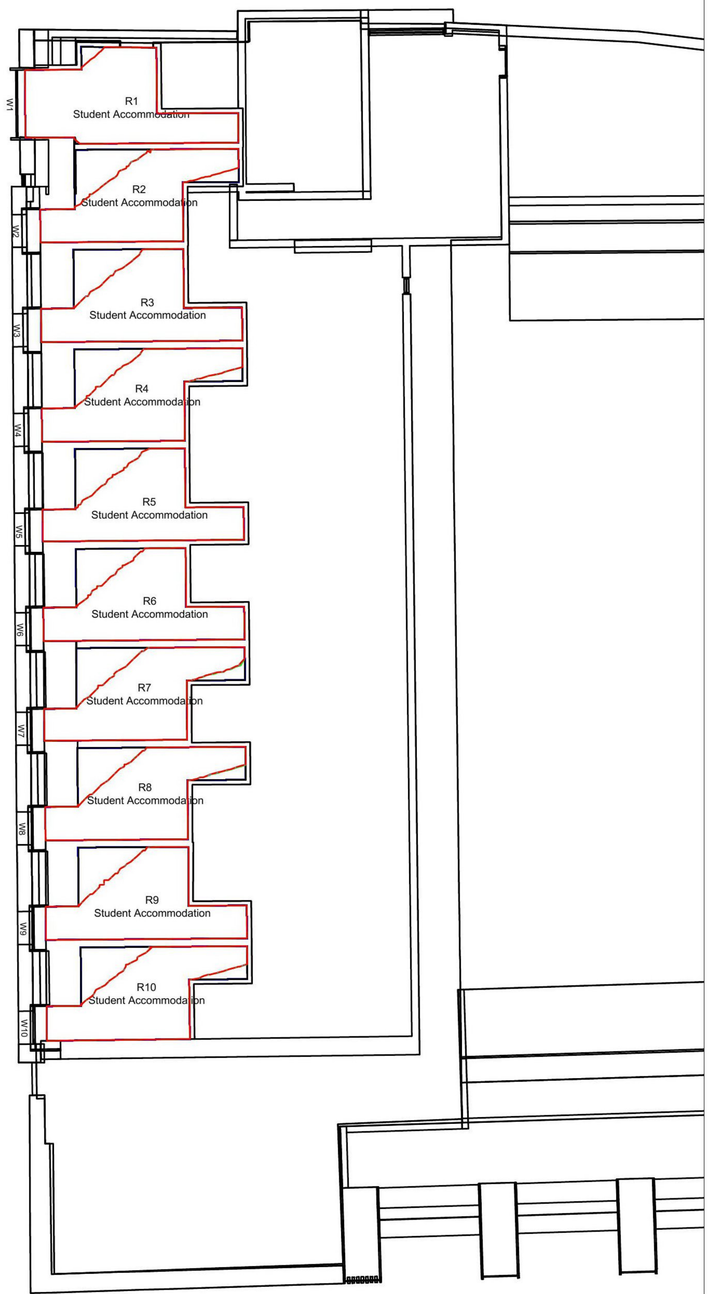
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
NEW JESUS COLLEGE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	1:200	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_R06_V01_			130-02

Daylight & Sunlight



4TH FLOOR

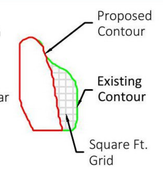
AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
3D SURVEY
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Site and aerial photos.

PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020

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

REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

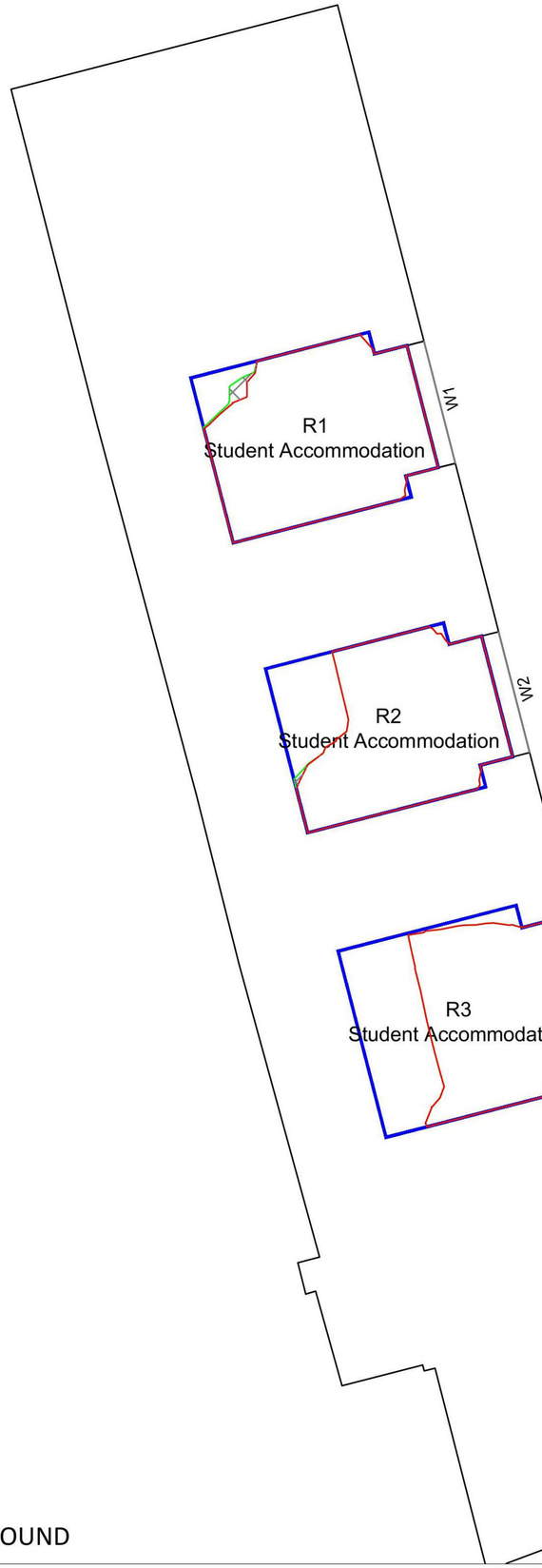
SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
NEW JESUS COLLEGE

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	1:200	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_	R06_	V01_	130-03

Daylight & Sunlight



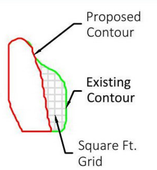
GROUND

1ST FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed



SOURCES OF INFORMATION:

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3D SURVEY
Received on 21/10/2019

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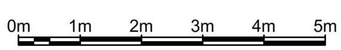
PROPOSED BUILDINGS
MARCHINI CURRAN ASSOCIATES
Received on 15/12/2020



REV	DESCRIPTION	DATE

CLIENT: CLARENDON LP GP LTD

PROJECT TITLE: THE CLARENDON CENTRE
QUEEN STREET, OXFORD

SCHEME REF: SCHEME RECEIVED: 15/12/2020

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
FREWIN GARDEN COURT

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
BS/MZ	04/02/2021	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00150_	R06_	V01_	133-01

Daylight & Sunlight

AnsteyHorne

4 Chiswell Street, London EC1Y 4UP
T: 020 7065 2770

3 Temple Row West, Birmingham B2 5NY
T: 0121 667 9902

510 Bristol Business Park, Bristol BS16 1EJ
T: 0117 911 3061

ansteyhorne.co.uk

Regulated by RICS

Chartered Surveyors

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

expertise *applied*