



**DAYLIGHT &  
SUNLIGHT  
REPORT**

relating to the

**PROPOSED EXTENSION**

at

**THE HOP EXCHANGE  
24 SOUTHWARK STREET  
LONDON SE1**

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**APRIL 2021  
Ref: 200/DM Rev-01**

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## APPENDICES

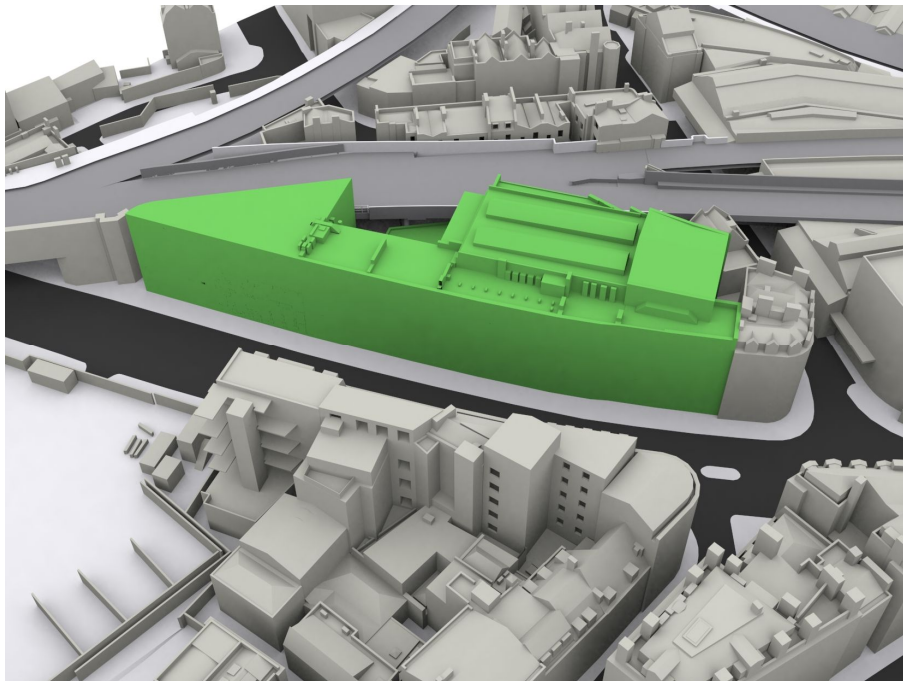
- A. 3D Perspective Views with Neighbouring Context**  
(existing and proposed) and associated Window / Room Reference Plans
- B. Neighbouring Analysis:**  
Table 1 - VSC and Sunlight for surrounding buildings  
Table 2 - Daylight Distribution for surrounding buildings

## **1.0 EXECUTIVE SUMMARY**

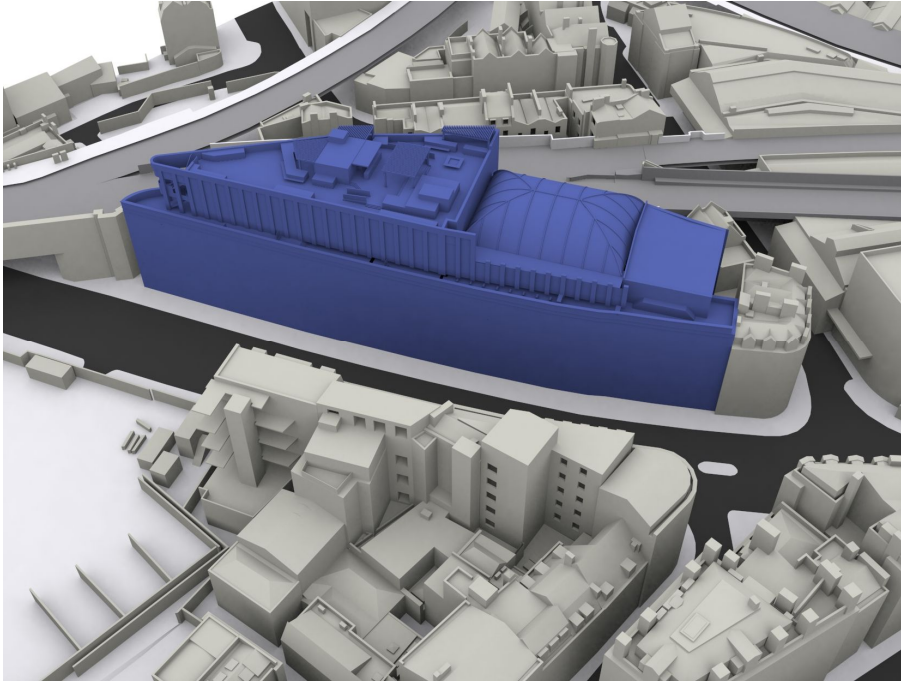
- 1.1 This Daylight and Sunlight Report considers the impact of the proposal upon daylight and sunlight to neighbouring residential property.
- 1.2 The findings from this analysis review report are that the proposal will have relatively limited effects on the surrounding residential properties assessed in respect of daylight and sunlight.
- 1.3 The results of our examination are based upon the standard assessment procedure of the BRE Guide 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' Edition 2011 (The BRE Guide).
- 1.4 Based upon the analysis results, for any applicable reductions to the neighbouring habitable windows / rooms, these all meet / are close to BRE Guide default target criteria for both daylight vertical sky component (VSC) and daylight distribution, and in all instances where isolated reductions are greater than target, the retained daylight values could be still considered readily acceptable for an urban context.
- 1.5 For sunlight review to applicable neighbouring window / rooms, where reductions are applicable, these all meet BRE Guide default target criteria.
- 1.6 Therefore, we conclude that the impact of the proposal upon daylight and sunlight to neighbouring residential properties meets or is close to the BRE Guide default target criteria and such reductions should be considered acceptable.

## **2.0 OVERVIEW**

- 2.1 The proposal comprises two extra stories on top of the central building and west wing (also reinstating volume lost in the rear lightwell during the 1920's fire) including the new provision of a landscaped roof top terrace, and in respect of the Exchange Hall this is being renewed with a metal & glass domed roof structure. The scheme has been prepared by Forge Architects.
- 2.2 In terms of neighbouring properties applicable for review, these relate to those properties with windows serving habitable rooms within 1-11 Park Street, 5, 6 & 8 Stoney Street, 30 Borough High Street, and 11-13 & 15 Southwark Street.
- 2.4 3D perspective views (existing and proposed) with neighbouring context (along with associated window references relating to the analysis tables) are provided within **Appendix A**, to enable the analysis tables and other descriptions within this report to be understood.
- 2.5 However, for initial reference, we present a 3D perspective massing view of existing (Image No.1) and proposed (Image No.2) as follows;



**Image No 1** – Existing massing



**Image No 2** – Proposed massing

### 3.0 NEIGHBOURING REVIEW – DAYLIGHT & SUNLIGHT

#### 3.1 BACKGROUND & POLICY

- 3.1.1 Daylight and sunlight amenity are considerations that the local planning authority will ordinarily take into account when determining planning applications. There is no national planning policy relating to daylight and sunlight and overshadowing impacts although general guidance is, however, given on the need to protect existing amenity as set out in the National Planning Policy Framework. The National Planning Practice Guidance (NPPG) requires consideration on whether the impact to neighbouring daylight and sunlight would be 'unreasonable'.
- 3.1.2 At a Regional level, the Mayor of London has introduced the **new London Plan (March 2021)** providing an overall strategic plan for London, which includes an environmental framework for development within London. The proposal, in consideration of bulk, scale and massing is considered to be appropriate for surrounding context in terms of impacts to daylight and sunlight amenity. The proposals are considered to adhere to Policy D6 Housing quality standards in that para. D *'The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the useability of outdoor amenity space'*. In respect of environment impact, para. Impacts C 3) a) *'wind, daylight, sunlight penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building'* (albeit in reference to Policy D9 Tall buildings). The proposal has carefully considered the impact of daylight and sunlight to applicable buildings.
- 3.1.3 Locally, the scheme in reference to daylight and sunlight review is also considered to adhere to **London Borough of Southwark Local Plan / new Southwark Plan Policy P12** and the Southwark Residential Design Standards (impact to neighbours).
- 3.1.4 The Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (2011) (The BRE Guide) enables an objective assessment to be made as to whether the proposals will adversely affect the daylight and sunlight reaching neighbouring habitable rooms. The BRE Guide is the industry source reference for daylight and sunlight review although it is important to highlight that the Guide is not a set of planning rules, which are either passed or failed; the numerical values are given and used, not as proscriptive or prescriptive values but as a way of comparing situations and coming to a judgement. The BRE Guide is conceived

as an aid to planning officers and designers by giving objective means of making assessments. The values given as desirable in the BRE Guide may not be obtainable in dense urban areas where the grain of development is often tighter. Ultimately, in reference to and interpretation of recent caselaw, review is a two-stage approach in determining impacts to daylight and sunlight to applicable neighbouring properties; firstly, whether there is a material deterioration / 'harm' and secondly, whether that deterioration / 'harm' would be acceptable in the wider context of the application proposal.

## 3.2 METHODOLOGY

3.2.1 We have undertaken analysis of the existing and proposed situations following the methodology set out in the BRE Guide on Site Layout Planning for Daylight and Sunlight (2<sup>nd</sup> Ed / 2011). We have considered daylight, both in terms of Vertical Sky Component (VSC) and daylight distribution analysis and have also considered sunlight (again, by the method set out in the Guide) to review as applicable, the proportion of the annual probable sunlight hours (APSHs) and winter hours, that the surrounding windows will benefit from in the existing and proposed scenario. We have not considered the BRE Guides initial 'rules of thumb / preliminary guidance' in respect of the '25° test' or '45° approach' but focused on the detailed analysis in respect of VSC, daylight distribution and APSHs and winter hours which forms the basis of this review report.

3.2.2 We have utilised OS data and a 3D photogrammetry model, and the architect's 3D design to enable a 3D model of the existing and proposed arrangement, with neighbouring context, ready for analysis with industry recognised specialist software for daylight/sunlight review. As the scheme drawings form part of the formal submission, these are not reproduced here.

3.2.3 In terms of neighbouring properties applicable for detailed daylight and sunlight review, we have assessed the effects of the proposals on applicable windows and rooms within the following residential properties;

**1-11 Park Street** (located north of site)

**5, 6 & 8 Stoney Street** (located north / north-east of site)

**30 Borough High Street** (located south-east of site)

**11-13 Southwark Street** (located south of site)

**15 Southwark Street** (located south of site)

*For this review, we have considered the consented development known as Landmark Court and highlight that the consented buildings opposite site on Southwark Street are not residential / not applicable for review, with the isolated exception of No.15 Southwark Street, which is an existing building, but forms part of the Landmark Court development as a residential conversion.*

3.2.4 Whilst we have not accessed the neighbouring properties, we have made reasonable assumptions and interpreted where necessary, likely room arrangements / uses to these properties based on our review of the exterior and utilising in part, information available on the plan layouts from within the public realm (planning portal, estate agent details etc).



### 3.3 DAYLIGHT VSC

3.3.1 The BRE Guide considers that in terms of Vertical Sky Component (VSC), as a target value, if the VSC with the new development in place is both, less than 27% and less than 0.8 times its former value (i.e. the latter, if exceeding a 20% reduction), occupants of the existing building will notice the reduction in the amount of skylight. The maximum value obtainable at a flat window in a vertical wall is effectively 40%.

3.3.2 VSC represents a ratio of the part of illuminance at a point on a given vertical plane (usually the centre point of window on the window wall face), that would be received directly from an overcast sky (CIE standard overcast sky) to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The VSC does not include reflected light, either from the ground or from other buildings.

3.3.3 Applicable windows within the rear elevation of neighbouring Nos.1-11 Park Street and 5, 6 & 8 Stoney Street, and the front elevation / opposite of 11-13 & 15 Southwark Street and 30 Borough High Street have been analysed.

3.3.4 **Table 1** – VSC and sunlight for surrounding buildings within **Appendix B** sets-out the results of our analysis review with the existing and proposed VSC values presented along with the proportion of the former value stated from which we summarise the results as follows;

Nos. 1-11 Park Street (rear elevation) : VSC reductions range up to 18% thus readily meeting BRE Guide target criteria.

5, 6 & 8 (rear elevation) : VSC reductions range up to 8% thus readily meeting BRE Guide target criteria.

30 Borough High Street (front elevation) : VSC reductions range up to 4% thus readily meeting BRE Guide target criteria.

11-13 Southwark Street (front elevation) : VSC reductions range up to 20% thus readily meeting BRE Guide target criteria.

15 Southwark Street (front elevation) : VSC reductions either meet or are close to BRE Guide target criteria, and importantly; notwithstanding any applicable reductions the retained levels of VSC in all instances are above a VSC value of 20 which could be considered readily acceptable for an urban context.

3.3.5 **Summary** : Daylight VSC analysis for all applicable neighbouring windows that serve habitable rooms, confirms that for reductions to such windows, where reductions are applicable, these all either meet or are close to BRE Guide default target criteria, and in all instances where reductions are greater than target the retained VSC values could be considered readily acceptable for an urban context. Therefore, such reductions should be considered acceptable.

### 3.4 DAYLIGHT DISTRIBUTION

- 3.4.1 The Guide considers that in terms of daylight distribution, as a target value, if the daylight distribution with the new development in place is less than 0.8 times its former value (i.e. if exceeding a 20% reduction), occupants of the existing building will notice the reduction in the amount of daylight distribution within the room.
- 3.4.2 Daylight distribution relates to the area of the room (expressed as a percentage of the whole room area) that can see direct sky, at the working plane (working plane for residential is taken at 85 cm above floor level).
- 3.4.3 Applicable rooms within neighbouring Nos. 1-11 Park Street and 5, 6 & 8 Stoney Street, and the front elevation / opposite of 11-13 & 15 Southwark Street and 30 Borough High Street have been analysed.
- 3.4.4 **Table 2** – Daylight Distribution for surrounding buildings within **Appendix B** sets out the results of our analysis review with the existing and proposed daylight distribution values presented along with the proportion of the former value stated, from which we summarise the results as follows;

Nos. 1-11 Park Street (rear elevation) : Reductions in daylight distribution are limited and range up to 12% thus readily meeting the BRE Guide target criteria of not greater than a 20% reduction, with the isolated exception of 1 No bedroom at 1<sup>st</sup> floor; room R2 with a reduction of 29% / minor adverse / still close to target, we do not consider this reductions 'material'. Equally, in terms of the residual value of daylight distribution in the proposed scenario, the room would maintain daylight distribution to greater than 67% of the room area, as having direct skylight at the working plane which could be considered reasonable for an urban context.

5, 6 & 8 (rear elevation) : Reductions in daylight distribution are limited and range up to 9% thus readily meeting BRE Guide target criteria.

30 Borough High Street (front elevation) : Reductions in daylight distribution are limited and range up to 8% thus readily meeting BRE Guide target criteria.

11-13 Southwark Street (front elevation) : Reductions in daylight distribution are limited and range up to 6% thus readily meeting BRE Guide target criteria.

15 Southwark Street (front elevation) : Reductions in daylight distribution are limited and range up to 20% thus readily meeting the BRE Guide target criteria of not greater than a 20% reduction, with the isolated exception of 2 No Living rooms; 1<sup>st</sup> floor room R2 and 3<sup>rd</sup> floor room R2, with reductions of 27% and 28% respectively, in each instance considered minor adverse / still close to target, we do not consider this reductions 'material'. Equally, in terms of the residual value of daylight distribution in the proposed scenario, the rooms would maintain daylight distribution to greater than 70% of their respective room areas, as having direct skylight at the working plane which could be considered readily acceptable for an urban context.

3.4.5 **Summary** : Daylight distribution analysis confirms that for all applicable neighbouring habitable rooms, for any applicable reductions, these either meet or are close to BRE Guide default target criteria, and in all instances where reductions are greater than target the retained daylight distribution values could be considered readily acceptable for an urban context. Therefore, such reductions should be considered acceptable.

### **3.5 SUNLIGHT**

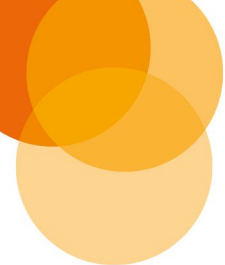
- 3.5.1 For sunlight, only windows that face within 90° of South, that is to say, facing from 90° to 270°, are ordinarily considered in reference to sunlight BRE Guide review.
- 3.5.2 The BRE Guide recommendation is that windows facing within 90° of South, should have 25% of Annual Probable Sunlight Hours (APSHs) with 5% in the winter months (from the autumn equinox to the spring equinox). Where reductions below the recommended levels are contemplated, these should be targeted so that the proposed value is 0.8 times former value or above (unless a reduction of sunlight received over the whole year is not greater than 4% of annual probable sunlight hours).
- 3.5.3 To highlight, focus of analysis review of windows primarily relates to main living rooms and conservatories i.e. sun important rooms as per the BRE Guide. Notwithstanding this, we have analysed all habitable windows for sunlight review as considered previously for daylight.
- 3.5.4 **Table 1** – VSC and sunlight for surrounding buildings within **Appendix B** sets out the results of our analysis review with the existing and proposed APSHs values (plus winter hours) presented along with the proportion of the former value stated. The analysis results for all neighbouring habitable rooms assessed (that face within 90° of South and notwithstanding whether they are living rooms / sun important rooms), where reductions are applicable, these adhere to the BRE Guide default target criteria in reference to both APSH and winter ('Total suns per room' – existing and proposed).
- 3.5.5 **Summary** : Sunlight analysis to applicable neighbouring window / rooms, confirms that for where reductions are applicable, these all meet BRE Guide default target criteria thus such reductions should be considered readily acceptable.
- 3.5.6 In terms of Sunlight analysis to amenity / sun on the ground, there are no neighbouring amenity areas / rear gardens applicable for review.

## **4.0 CONCLUSION**

- 4.1 The analysis review undertaken confirms that for any impact from the proposal in respect of daylight and sunlight to neighbouring residential properties, this is limited and readily meets / is close to the BRE Guide default target criteria and on that basis, should be considered acceptable.

## **APPENDICES**

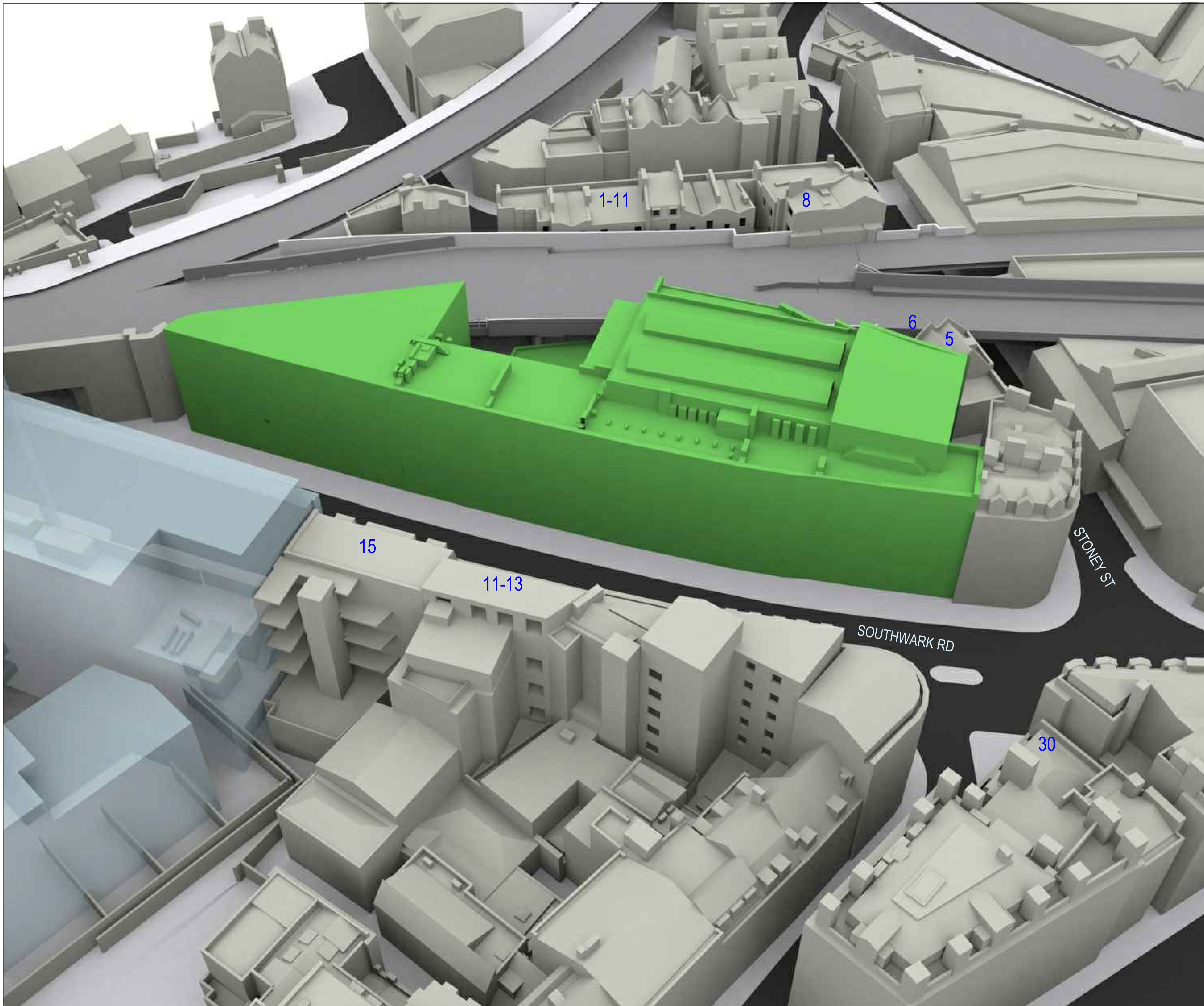
- A. 3D Perspective Views with Neighbouring Context**  
(existing and proposed) and associated Window / Room  
Reference Plans
  
- B. Neighbouring Analysis:**  
Table 1 - VSC and Sunlight for surrounding buildings  
Table 2 - Daylight Distribution for surrounding buildings



## **Appendix A**

**3D Perspective Views with Neighbouring Context** (existing and proposed) and associated Window / Room Reference Plans





SOURCES

REV.	NOTES	DWN	DATE

Notes:

DRAWN	-
CHECKED	-

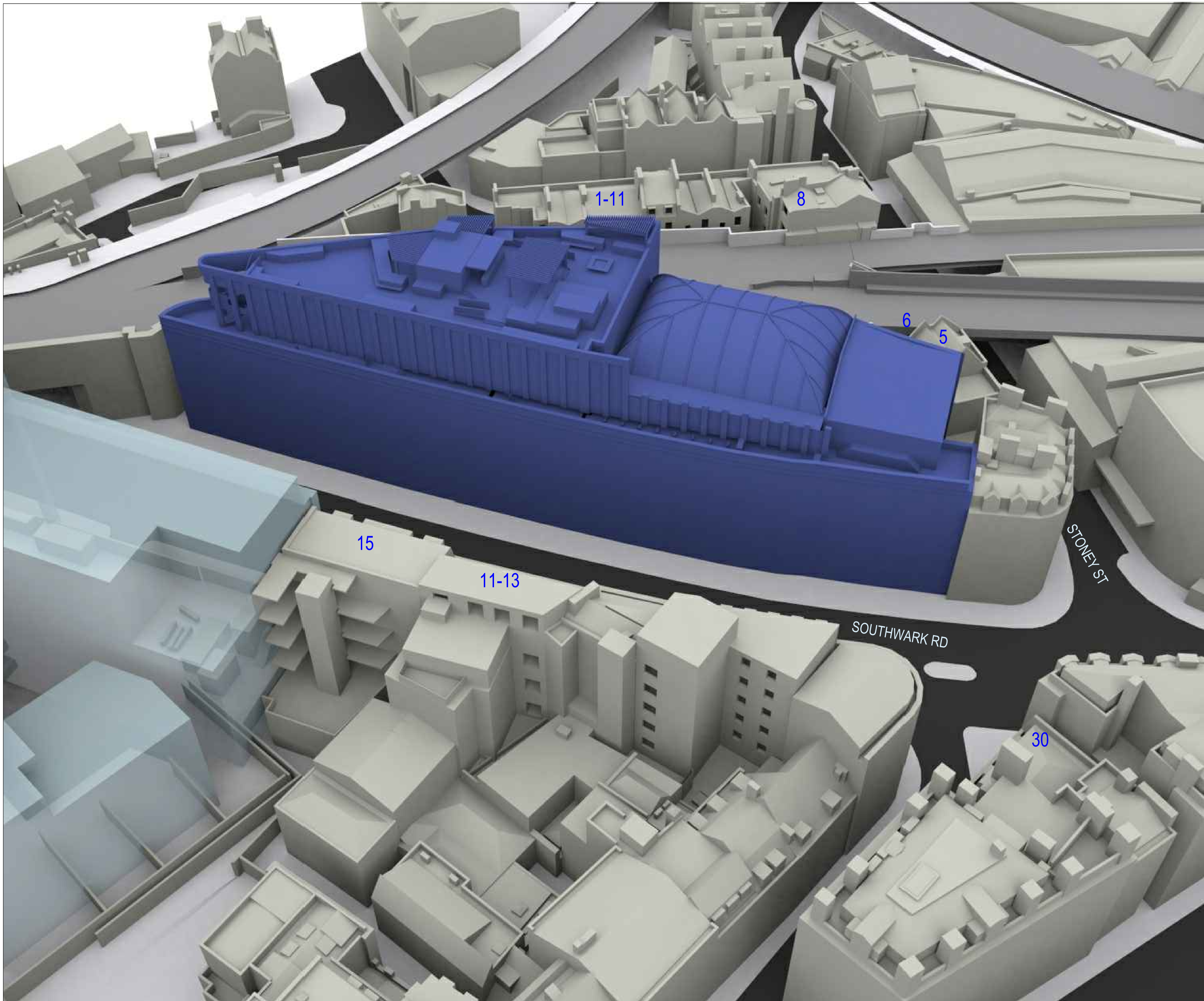
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NTS (A3 Sheet)

The Hop Exchange, 24 Southwark Road

Persepctive View Existing

Job No	Rev	Drawing Number
200DM	-	101

Date : 2021.03.17



SOURCES

REV.	NOTES	DWN	DATE

Notes:

DRAWN	-
CHECKED	-

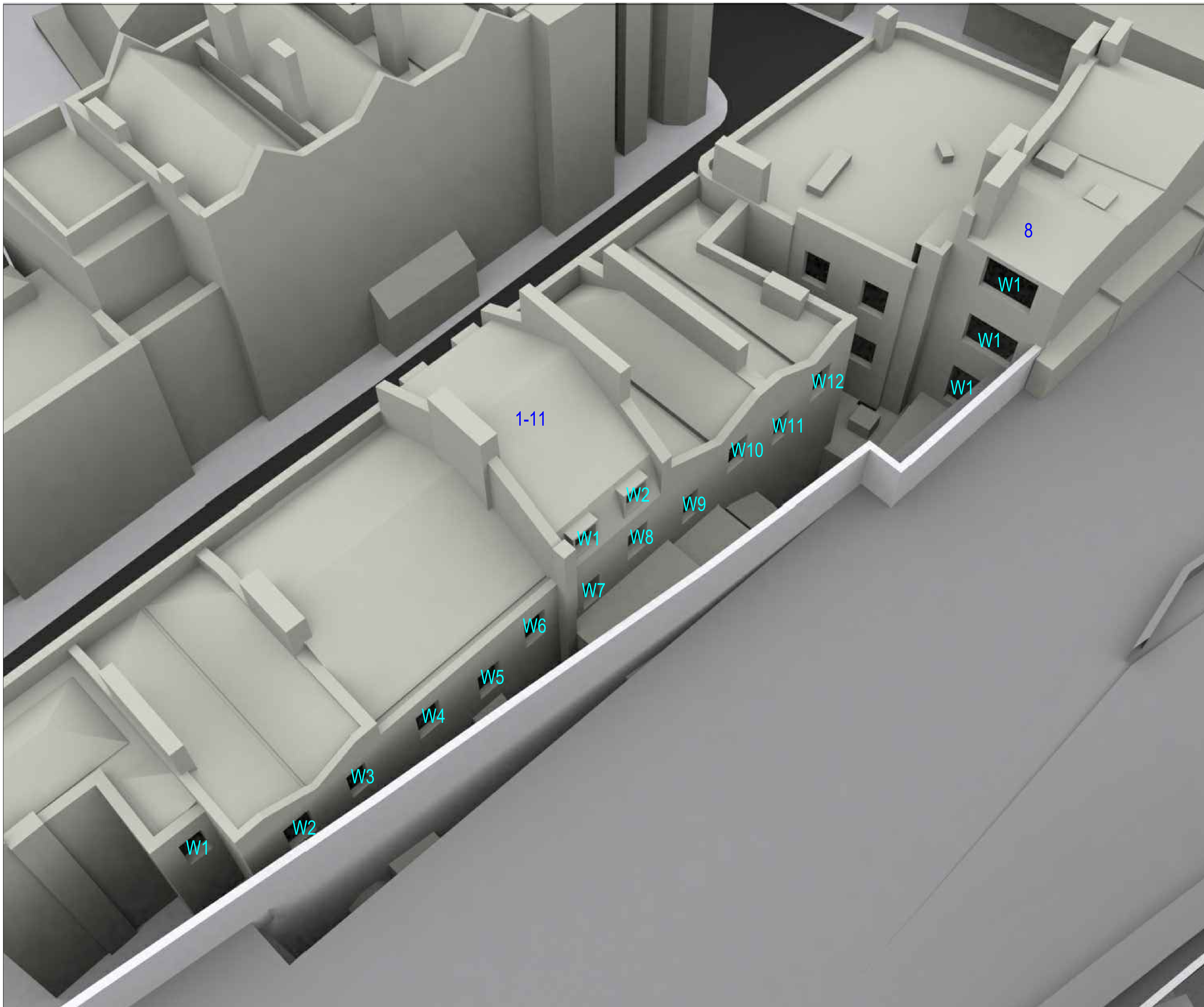
SCALE  
NTS (A3 Sheet)

The Hop Exchange, 24 Southwark Road

Perspective View Proposed

Job No	Rev	Drawing Number
200DM	-	102

Date : 2021.03.17



SOURCES

REV.	NOTES	DWN	DATE

Notes:



Chartered Building Surveyors  
 Vox Studio - Unit 411, 1-45 Durham Street, London SE11 5JH  
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DRAWN	-
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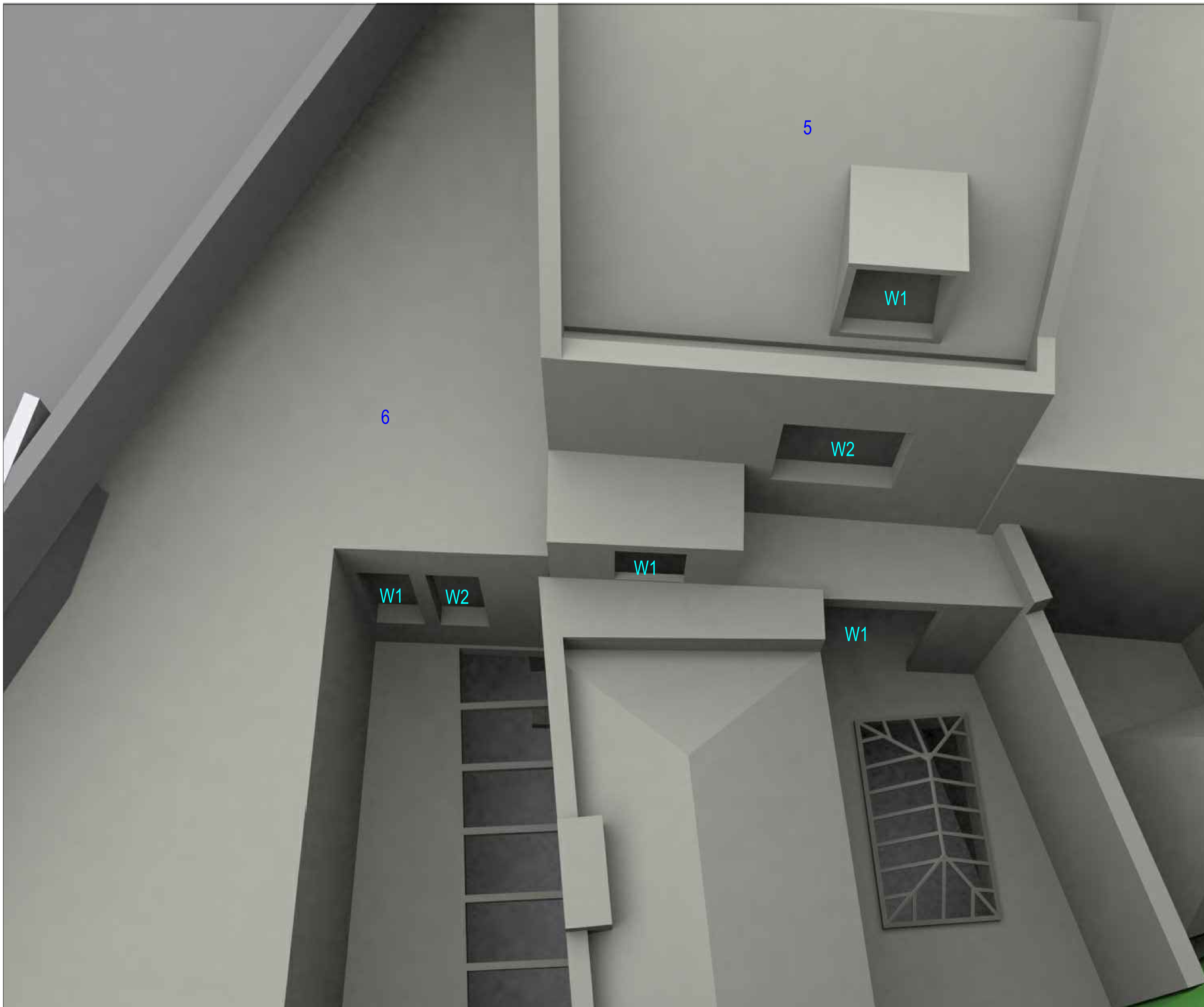
SCALE  
 NTS (A3 Sheet)

The Hop Exchange, 24 Southwark Road

Window Reference Plan

Job No	Rev	Drawing Number
200DM	-	103


Date : 2021.03.17



SOURCES

REV.	NOTES	DWN	DATE

Notes:

  
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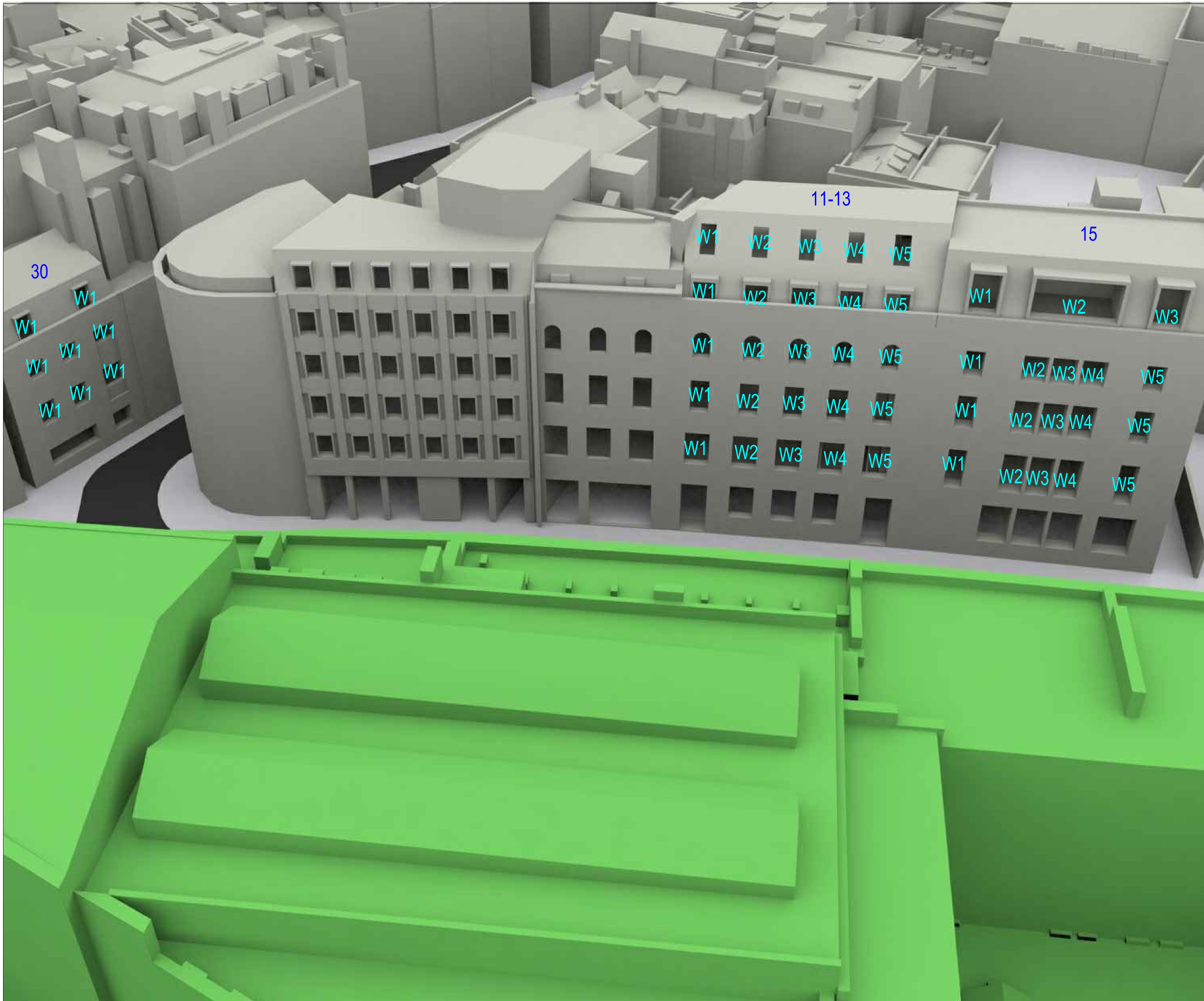
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		NTS (A3 Sheet)

The Hop Exchange, 24 Southwark Road

Window Reference Plan

Job No	Rev	Drawing Number
200DM	-	104

Date : 2021.03.17



SOURCES

REV.	NOTES	DWN	DATE

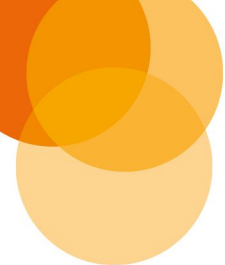
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		NTS (A3 Sheet)

The Hop Exchange, 24 Southwark Road

Window Reference Plan

Job No	Rev	Drawing Number
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Date : 2021.03.17		



## **Appendix B**

### **Neighbouring Analysis:**

Table 1 - VSC and Sunlight for surrounding buildings

Table 2 - Daylight Distribution for surrounding buildings

Table 1 - VSC and Sunlight for surrounding buildings

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria	
<b>1-11 Park Street SE1 9AB</b>													
Second	R1	Stairwell	W1	Existing Proposed		n/a - non-habitable							
	R2	Bedroom	W2	Existing Proposed	9.66 9.66	1.00	YES	18 18	0 0	18 18	YES	0 0	YES
	R3	Kitchen	W3	Existing Proposed	13.13 13.13	1.00	YES	33 33	1 1	33 33	YES	1 1	YES
	R4	Kitchen	W4	Existing Proposed	16.62 16.62	1.00	YES	45 45	3 3	45 45	YES	3 3	YES
	R5	Stairwell	W5	Existing Proposed		n/a - non-habitable							
	R6	Bathroom	W6	Existing Proposed		n/a - non-habitable							
	R7	Stairwell	W7	Existing Proposed		n/a - non-habitable							
	R8	Bathroom	W8	Existing Proposed		n/a - non-habitable							
	R9	Stairwell	W9	Existing Proposed		n/a - non-habitable							
	R10	Bedroom	W10	Existing Proposed	25.12 23.61	0.94	YES	60 58	12 10	60 58	YES	12 10	YES
	R11	Stairwell	W11	Existing Proposed		n/a - non-habitable							
	R12	Bedroom	W12	Existing Proposed	26.70 24.51	0.92	YES	60 57	16 13	60 57	YES	16 13	YES
Third	R1	Stairwell	W1	Existing Proposed		n/a - non-habitable							
	R2	Bedroom	W2	Existing Proposed	33.15 27.30	0.82	YES	78 66	27 15	78 66	YES	27 15	YES
<b>8 Stoney Street SE1 9AA</b>													
First	R1	Unknown	W1	Existing Proposed	12.65 12.65	1.00	YES	12 12	1 1	12 12	YES	1 1	YES
Second	R1	Unknown	W1	Existing Proposed	28.55 27.62	0.97	YES	47 45	9 7	47 45	YES	9 7	YES
Third	R1	Unknown	W1	Existing Proposed	36.51 33.41	0.92	YES	66 60	24 18	66 60	YES	24 18	YES
<b>6 Stoney Street SE1 9AA</b>													
First	R1	Bedroom	W1	Existing Proposed	5.74 5.35	0.93	YES	9 8	0 0				
			W2	Existing Proposed	9.07 8.46	0.93	YES	8 7	0 0				
										11 10	YES	0 0	YES
<b>5 Stoney Street SE1 9AA</b>													
First	R1	Living Room	W1	Existing Proposed	3.67 3.58	0.97	YES	0 0	0 0	0 0	YES	0 0	YES
Second	R1	Bathroom	W1	Existing Proposed		n/a - non-habitable							
	R2	Bedroom	W2	Existing Proposed	14.87 14.42	0.97	YES	17 16	0 0	17 16	YES	0 0	YES
Third	R1	Bathroom	W1	Existing Proposed		n/a - non-habitable							





Table 1 - VSC and Sunlight for surrounding buildings

Floor Ref.	Room Ref.	Room Use.	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Annual	Winter	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
	R2	Bedroom	W3	Existing Proposed	22.15 22.15	1.00	YES	*North*	*North*			
			W4	Existing Proposed	22.15 22.15	1.00	YES	*North*	*North*			
	R3	Stairwell	W5	Existing Proposed	n/a - non-habitable					*North*	*North*	*North*
Fifth	R1	Living Room	W1	Existing Proposed	66.66 63.79	0.96	YES	*North*	*North*			
			W2	Existing Proposed	68.94 65.85	0.96	YES	*North*	*North*			
			W3	Existing Proposed	69.03 65.74	0.95	YES	*North*	*North*			
			W4	Existing Proposed	69.04 65.60	0.95	YES	*North*	*North*			
			W5	Existing Proposed	68.74 65.15	0.95	YES	*North*	*North*			
			W6	Existing Proposed	39.07 39.07	1.00	YES	86	30			
			W7	Existing Proposed	38.82 38.82	1.00	YES	86	30			
			W8	Existing Proposed	38.94 38.94	1.00	YES	86	30			
			W9	Existing Proposed	38.90 38.90	1.00	YES	86	30			
									99	99	30	30
										YES		YES
<b>15 Southwark Street SE1 1RQ</b>												
First	R1	Bedroom	W1	Existing Proposed	27.40 21.34	0.78	Below	*North*	*North*			
	R2	Living Room	W2	Existing Proposed	27.40 21.09	0.77	Below	*North*	*North*	*North*	*North*	*North*
			W3	Existing Proposed	27.40 21.01	0.77	Below	*North*	*North*			
			W4	Existing Proposed	27.41 20.94	0.76	Below	*North*	*North*			
	R3	Bedroom	W5	Existing Proposed	27.43 20.85	0.76	Below	*North*	*North*	*North*	*North*	*North*
Second	R1	Bedroom	W1	Existing Proposed	32.33 25.19	0.78	Below	*North*	*North*			
	R2	Living Room	W2	Existing Proposed	32.40 24.96	0.77	Below	*North*	*North*	*North*	*North*	*North*
			W3	Existing Proposed	32.43 24.89	0.77	Below	*North*	*North*			
			W4	Existing Proposed	32.46 24.83	0.76	Below	*North*	*North*			
	R3	Bedroom	W5	Existing Proposed	32.53 24.76	0.76	Below	*North*	*North*	*North*	*North*	*North*
Third	R1	Bedroom	W1	Existing Proposed	35.90 28.57	0.80	YES	*North*	*North*			
	R2	Living Room	W2	Existing Proposed	36.04 28.38	0.79	YES	*North*	*North*	*North*	*North*	*North*
			W3	Existing Proposed	36.10 28.32	0.78	YES	*North*	*North*			
			W4	Existing Proposed	36.14 28.27	0.78	YES	*North*	*North*			
	R3	Bedroom	W5	Existing Proposed	36.24 28.21	0.78	YES	*North*	*North*	*North*	*North*	*North*
Fourth	R1	Bedroom	W1	Existing Proposed	38.69 33.15	0.86	YES	*North*	*North*			
	R2	Living Room	W2	Existing Proposed	38.82 32.99	0.85	YES	*North*	*North*	*North*	*North*	*North*
	R3	Bedroom	W3	Existing Proposed	38.93 32.94	0.85	YES	*North*	*North*	*North*	*North*	*North*
									*North*	*North*	*North*	*North*

Table 2 - Daylight Distribution for surrounding buildings

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
<b>1-11 Park Street SE1 9AB</b>							
Second	R1	Stairwell		n/a - non-habitable			
	R2	Bedroom	9.80	4.86 50%	4.75 48%	0.98	YES
	R3	Kitchen	5.70	3.39 59%	3.13 55%	0.92	YES
	R4	Kitchen	10.32	7.88 76%	6.91 67%	0.88	YES
	R5	Stairwell		n/a - non-habitable			
	R6	Bathroom		n/a - non-habitable			
	R7	Stairwell		n/a - non-habitable			
	R8	Bathroom		n/a - non-habitable			
	R9	Stairwell		n/a - non-habitable			
	R10	Bedroom	10.80	10.70 99%	9.78 91%	0.91	YES
	R11	Stairwell		n/a - non-habitable			
	R12	Bedroom	7.60	7.53 99%	7.50 99%	1.00	YES
Third	R1	Stairwell		n/a - non-habitable			
	R2	Bedroom	9.98	9.78 98%	6.90 69%	0.71	Below
<b>8 Stoney Street SE1 9AA</b>							
First	R1	Unknown	16.69	14.67 88%	14.67 88%	1.00	YES
Second	R1	Unknown	16.69	16.59 99%	16.59 99%	1.00	YES
Third	R1	Unknown	16.69	16.64 100%	16.64 100%	1.00	YES
<b>6 Stoney Street SE1 9AA</b>							
First	R1	Bedroom	15.28	5.13 34%	4.66 30%	0.91	YES
<b>5 Stoney Street SE1 9AA</b>							
First	R1	Living Room	20.25	3.28 16%	3.20 16%	0.98	YES
Second	R1	Bathroom		n/a - non-habitable			
	R2	Bedroom	13.18	6.61 50%	6.12 46%	0.93	YES
Third	R1	Bathroom		n/a - non-habitable			
<b>30 Borough High Street SE1 1XU &amp; 1B Southwark Street SE1 1RQ</b>							
First	R1	Bedroom	15.97	13.13 82%	12.10 76%	0.92	YES
	R2	Bedroom	9.79	9.63 98%	9.02 92%	0.94	YES
	R3	Bedroom	12.77	9.56 75%	8.98 70%	0.94	YES
Second	R1	Bedroom	18.25	16.58 91%	15.08 83%	0.91	YES
	R2	Bedroom	9.79	9.41 96%	9.41 96%	1.00	YES
	R3	Bedroom	12.77	9.37 73%	9.25 72%	0.99	YES
Third	R1	Bedroom	12.08	11.71 97%	11.71 97%	1.00	YES
	R2	Living Room	36.75	20.44 56%	18.43 50%	0.90	YES
<b>11-13 Southwark Street SE1 1RQ</b>							
First	R1	Living Room	29.31	28.69 98%	27.02 92%	0.94	YES
	R2	Bedroom	10.75	10.36 96%	10.34 96%	1.00	YES
	R3	Bedroom	10.12	9.70 96%	9.46 93%	0.97	YES
	R4	Bathroom		n/a - non-habitable			
Second	R1	Living Room	29.31	29.19 100%	28.38 97%	0.97	YES
	R2	Bedroom	10.75	10.10 94%	10.10 94%	1.00	YES
	R3	Bedroom	10.12	9.42 93%	9.42 93%	1.00	YES

Table 2 - Daylight Distribution for surrounding buildings

Floor Ref.	Room Ref.	Room Use.	Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R4	Bathroom		n/a - non-habitable			
Third	R1	Living Room	29.31	29.18 100%	28.14 96%	0.96	YES
	R2	Bedroom	10.75	9.96 93%	9.95 93%	1.00	YES
	R3	Bedroom	10.12	9.26 91%	9.26 91%	1.00	YES
	R4	Bathroom		n/a - non-habitable			
Fourth	R1	Bedroom	13.63	13.41 98%	13.41 98%	1.00	YES
	R2	Bedroom	12.30	12.06 98%	12.06 98%	1.00	YES
	R3	Stairwell		n/a - non-habitable			
Fifth	R1	Living Room	52.14	52.13 100%	52.13 100%	1.00	YES
<b>15 Southwark Street SE1 1RQ</b>							
First	R1	Bedroom	12.59	10.21 81%	8.75 69%	0.86	YES
	R2	Living Room	21.13	21.11 100%	15.36 73%	0.73	Below
	R3	Bedroom	12.59	10.21 81%	8.12 64%	0.80	YES
Second	R1	Bedroom	12.59	10.21 81%	9.49 75%	0.93	YES
	R2	Living Room	21.13	21.11 100%	17.08 81%	0.81	YES
	R3	Bedroom	12.59	10.21 81%	9.11 72%	0.89	YES
Third	R1	Bedroom	12.59	10.19 81%	8.75 70%	0.86	YES
	R2	Living Room	21.13	21.11 100%	15.11 72%	0.72	Below
	R3	Bedroom	12.59	10.20 81%	8.28 66%	0.81	YES
Fourth	R1	Bedroom	11.18	10.10 90%	10.10 90%	1.00	YES
	R2	Living Room	19.55	19.55 100%	19.55 100%	1.00	YES
	R3	Bedroom	11.20	10.15 91%	10.15 91%	1.00	YES