



DAYLIGHT & SUNLIGHT REPORT

relating to the

PROPOSED DEVELOPMENT

of

66 WIGMORE STREET

on behalf of (the 'Applicant')

FORTIUS CLINIC LONDON

Project Ref: FC (Rev 1)

Date: October 2023



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About CPMC Chartered Surveying Ltd

CPMC Chartered Surveying Ltd is a multi-disciplinary surveying practice, specialising in rights of light and BRE daylight and sunlight analysis for the planning process, the Party Wall etc Act 1996, access agreements, condition scheduling, crane oversail licences & Accurate Visual Representation (AVR) imagery.

We are an industry leading Chartered Surveying practice with considerable experience in relation to providing documentation to support the planning process and the resolution of 'neighbourly matters' issues in all parts of the UK. We have significant experience with regard to the provision of daylight and sunlight assessment criteria and regularly produce comprehensive assessments to aid planning authorities understand the impact of an applicant's site on its neighbours. We are also regularly asked to assess the likely light levels within a proposed developments, so that the likely light levels for future occupants can be better understood.

Our client base is broad, and we work with developers, authorities and private individuals in order to effectively manage their neighbourly matters concerns.

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Section 1: Overview

There is no national planning policy relating to daylight and sunlight and overshadowing. However, general guidance is given on the need to protect existing amenity and provide adequate new accommodation, as set out in the National Planning Policy Framework.

The 2022 (3rd Edition) Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (The BRE Guide) and BS EN 17037:2018 enable such assessments to be made.

When considering the BRE Guide's requirements, it is important to remember that the Guide is not a set of planning rules, which are either passed or failed. Numerical values are given and used, not as proscriptive or prescriptive values but as a way of comparing situations and arriving at a balanced judgement. The BRE Guide is conceived as an aid to planning officers and designers by giving objective means of making assessments. The target values in the BRE Guide may not be obtainable in dense urban areas where the grain of development is tight, while higher values might well be desirable in more open suburban or rural areas where the grain is contrastingly open. This is recognised by the BRE and made clear in the BRE Guide.

The need to apply daylight and sunlight advice flexibly was also reinforced in the recent National Planning Policy Framework (NPPF) revision (20th July 2021, at para 125 [c]) "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".

The need to apply the guidance flexibly was also reiterated in the NPPG 'Effective Use of Land' guidance (July 2019), and this is particularly relevant in London, where it is acknowledged in the Greater London Authority's Housing Supplementary Planning Guidance (SPG), March 2016 (para 1.3.46), which states:

"The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London."

Context is therefore of key importance when applying the standards contained in the BRE Guide.

Section 2: Executive Summary

In dense urban locations such as central London, site constraints, including the number, height and proximity of other neighbouring buildings mean that it is more difficult for windows, rooms and external amenity space to meet the criteria laid out in the BRE Guide.

The BRE Guide is clear that the target levels are by no means mandatory, should be used flexibly and that in certain environments, such as an inner-city location, a higher degree of obstruction is frequently unavoidable.

The importance of applying daylight and sunlight advice *flexibly* is increasingly recognised and is stated in the recently adopted National Planning Policy Framework (NPPF) and the NPPG 'Effective Use of Land' guidance.

In this case all of the neighbouring windows and rooms comfortably fulfil all of the planning guidance. This is because the Applicant's proposed new mass is found at relatively low level, which means that the sky view of neighbouring properties remains either unchanged or only slightly reduced.

The Applicant's proposal is regarded as demonstrating a particularly high level of compliance for a project located in a dense urban environment such as central London. Therefore, the proposals strongly accord with the intent and context of the planning guidance in this case.

Section 3: Introduction

The purpose of this report is to assess the impact of the proposed link extension works at 66 Wigmore Street on the daylight and sunlight of neighbouring properties.

This report considers the daylight and sunlight criteria set out in the following publications:

- Site Layout Planning for Daylight & Sunlight (SLPDS / BRE Guide), PJ Littlefair 2022 published by the BRE (Building Research Establishment). The tests prescribed by the BRE Guide are approved by the Department of the Environment and provide a clear methodology for comprehensive testing.
- BS EN 17037:2018 Daylight in buildings.

Compliance with the BRE Guide is not a planning criterion and the foreword to the Guide is careful to make this point. There are therefore no minimum mandatory requirements for daylight and sunlight in Building Regulations for England & Wales but the guidance set out in BRE Guide is widely accepted as the approved methodology when calculating sunlight & skylight.

66 Wigmore Street, London, W1U 2SB

Section 4: Description of the Development

In terms of new mass the scheme comprises of the introduction of a link between two existing buildings found on Wigmore Street and Bentinck Street.

The property is located on the north side of Wigmore Street and to the south of Bentinck Street in central London.

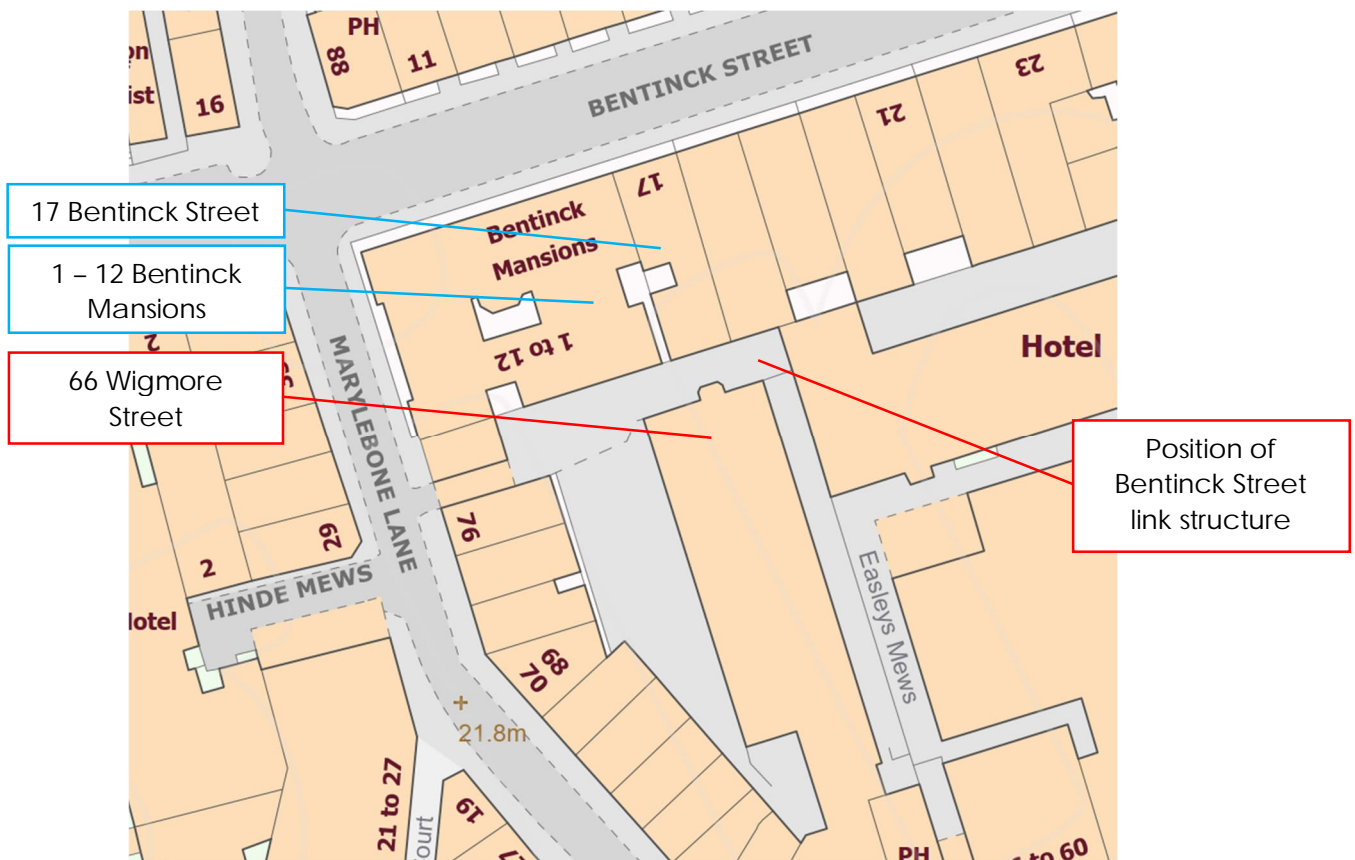


Fig. 1 – Applicant buildings (red) & assessed (blue) neighbouring properties



Fig. 2 – Image of the existing site model

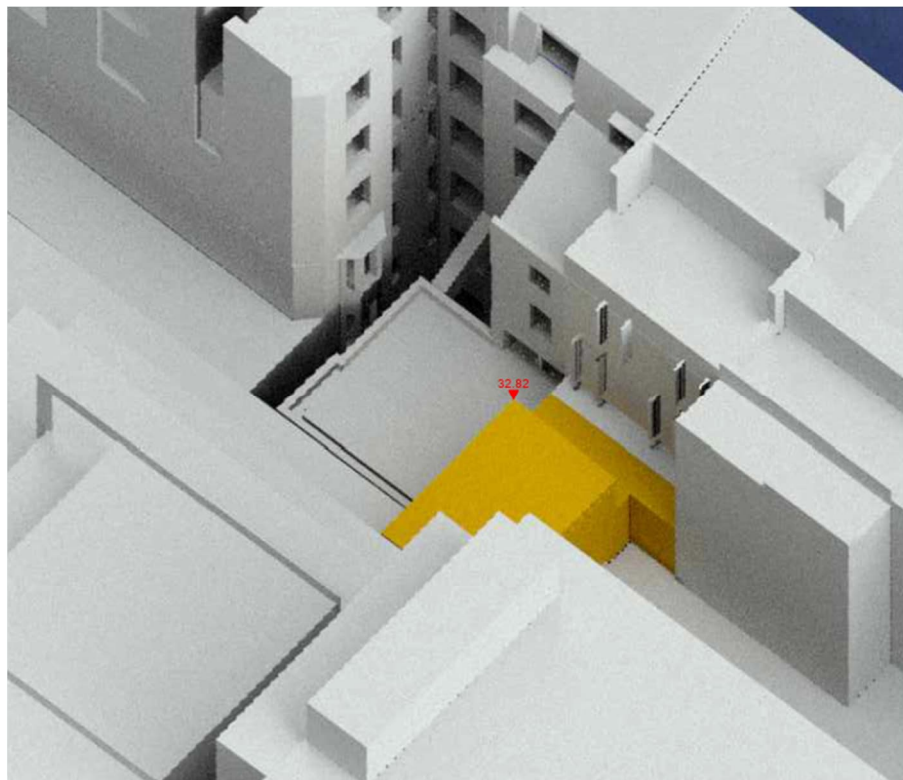


Fig. 3 – Image of the proposed site model

Section 5: Assessment Process - the effect on neighbouring properties:

The BRE Guide describes three parameters to be assessed in order to measure the impact of the proposed new building on Daylight/Sunlight availability to the key adjacent properties. The three parameters to be assessed are as follows:

1) Daylight:

Vertical Sky Component (VSC)

Daylight Distribution (DD)¹

2) Sunlight:

Annual Probable Sunlight Hours (APSH)

3) Overshadowing (Amenity Space)

Sun on the ground on the 21st March received by external amenity spaces

The guidance states that rooms to be assessed should be living rooms, kitchens and bedrooms in residential properties. In non-domestic buildings rooms where occupants 'have a reasonable expectation of daylight' should be assessed. Although these spaces are not defined, examples are given of the type of non-domestic buildings that would normally fall into this category. Such spaces *might* include schools, hospitals, hotels and hostels, small workshops and *some* offices.

As it is often difficult to be certain of the specific use of some neighbouring spaces we have taken a view on the relevance of the properties adjacent to the proposed development.

It is important to note that the numerical values in the guidance are advisory and different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints and local context.

The neighbouring properties we have assessed are as follows:

- 17 Bentinck Street
- 1 – 12 Bentinck Street
- Holiday Inn²

The assessment is based on the following drawings, provided by Frank Shaw Associates:

- 1110
- 2104
- 3101

¹ Also known as the 'no-sky-line' test.

² Although this building has been included for completeness it should be given less weight due to the temporary/short term tenure of hotel accommodation.

Section 6: Daylight

Vertical Sky Component:

Daylight is the light received from the sun which is diffused through the sky's clouds. Even on a cloudy day when the sun is not visible a room will continue to be lit with light from the sky. This is also known as 'diffuse light'. Any reduction in the total amount of daylight can be calculated by finding the 'Vertical Sky Component'.

The Vertical Sky Component (VSC) is the ratio of the direct skylight illuminance falling on a vertical face at a reference point (usually the centre of a window), to the simultaneous horizontal illuminance under an unobstructed sky.

The Guide recommends that where the VSC value as proposed is below 27 percent, then the amount by which it is reduced (if any) should be checked and if the reduction is greater than 20 percent or one fifth of its former value, then the reduction is likely to be "noticeable" to the average occupant.

If the VSC is more than 27 percent then enough light would still reach the window of the neighbouring building. However if the VSC is less than 27 percent as well as less than 0.8 times (one fifth) its former value the occupants will notice the reduction in the amount of skylight. It is important to note that light levels in urban areas are frequently significantly below 27 percent, and therefore the site context is a key consideration.

If there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall VSC may be derived by weighting each VSC element in accordance with the proportion of the total glazing area represented by its window.

For sloping or horizontal rooflights a similar approach can be used, with a horizontal or sloping sky component. If the value with the new development in place is less than 0.80 times the value before, there would be a noticeable reduction in the light entering the rooflight.

VSC Results

Our assessment was undertaken in accordance with the guidance and methodology contained in the 2022 BRE Guide, and detailed results can be found in Appendix A of this report.

The proposed development has very little impact on neighbouring properties with the majority of neighbours either experiencing no effect or a minimal reduction in light:

- 17 Bentinck Street – there are no window transgressions or even a discernible VSC reduction. This is because the Applicant's proposal is relatively relative to neighbouring obstructions, which means that the massing does not create any significant additional loss of sky-view (Fig. 4).

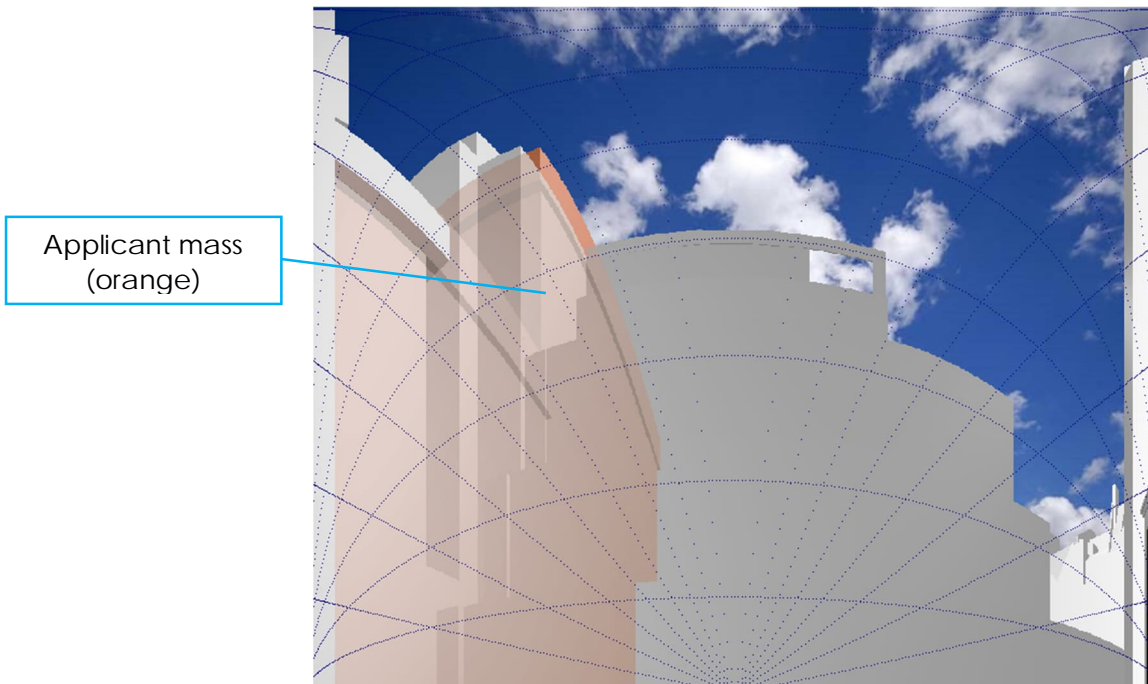


Fig. 4 – Waldram diagram for 17 Bentinck Street window ‘First W5’

- 1 – 12 Bentinck Street – all tested windows comfortably pass and any reduction in VSC is considered to be negligible.
- Holiday Inn Hotel – all tested windows comfortably pass and any reduction in VSC is considered to be negligible.

The VSC results in this case are considered to be very positive.

Daylight Distribution:

Where room layouts are known (or estimated) the impact on daylighting distribution can be found by plotting what is known as the 'no-sky-line' in each of the main rooms. The rooms we have tested correspond with the windows tested as part of the above VSC test.

The no-sky-line effectively divides the points on the working plane (0.85m high for residential properties and 0.7m high for other uses) that cannot see the sky. Therefore areas beyond the no sky line will receive no direct daylight but will instead be lit from reflected light.

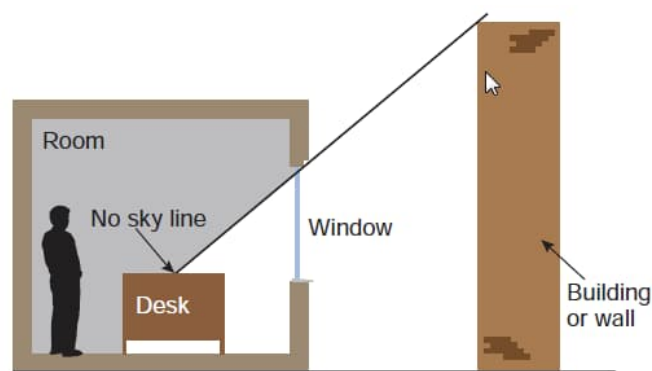


Fig. 5 – Excerpt taken from the BRE 209 Guide

Following the construction of a new development, if the no sky line moves so that the area of the existing room, which does not receive direct skylight, is reduced to less than 0.8 times its former value, this will be noticeable to the average occupant.

In this case plans have not been located on the local authority planning portal. However, reasonable assumptions have been made. Furthermore, as stated beneath, the impact is so negligible in this case that it is not anticipated that as built room layout analysis would vary the conclusions contained herein.

Daylight Distribution Results

Our assessment was undertaken in accordance with the guidance and methodology contained in the 2022 BRE Guide, and detailed results can be found in Appendix A of this report:

- 17 Bentinck Street – all tested rooms very comfortably pass.
- 1 – 12 Bentinck Street – all tested rooms very comfortably pass.
- Holiday Inn Hotel – all tested rooms very comfortably pass.

The DD results in this case are considered to be very positive.

Section 7: Sunlight

Available Sunlight Hours

Sunlight guidance values can be found in Section 3 of Site Layout Planning for Daylight and Sunlight (SLPDS).

Habitable rooms in domestic buildings that face within 90 degrees of due south are tested, as are rooms in non-domestic buildings that have a particular requirement for sunlight. The analysis is known as the Annual Probable Sunlight Hours (APSH) analysis.

The recommendations are that applicable windows should receive a minimum of 25 percent of the total annual probable sunshine hours, to include a minimum of 5 percent of that which is available during the winter months between 21st September to the 21st March (the approximate dates of the autumn and spring equinoxes).

However if this is not possible (or the amount of sunlight is already reduced because of the effect of existing obstructions) then a further reduction in sunlight availability will be noticeable to an occupier if the total number of sunlight hours is below the target 25 percent of the total annual probable sunshine hours, to include a minimum of 5 percent of that which is available during the winter months, *and* is less than 0.8 times its former value prior to the development. For a transgression to occur, there is also a requirement for the reduction in sunlight over the whole year to be greater than 4 percent of annual probable sunlight hours.

There is no requirement for windows that face within 90 degrees of due north to be tested so windows that fall into this category have not been considered within our sunlight calculations.

Available Sunlight Hours Results

Our assessment was undertaken in accordance with the guidance and methodology contained in the 2022 BRE Guide, and detailed results can be found in Appendix A of this report:

- 17 Bentinck Street – all tested windows pass.
- 1 – 12 Bentinck Street – all tested windows pass or are orientated north.
- Holiday Inn Hotel – the tested windows are orientated north.

The APSH results in this case are considered to be very positive.

Section 8: Amenity Space

The BRE guidance suggests that at least 50 percent of any garden or open space should receive no less than 2 hours of direct sun on the spring equinox (approximately March 21st).

Open spaces would normally include:

- Residential gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools
- Sitting out areas such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains

If as a result of new development an existing garden does not receive 2 hours of direct sunlight on the ground on the 21st March and is less than 0.8 times (one fifth) its former value, the BRE guide considers this to be a transgression.

The BRE Guide does not list balconies and terraces as receptors and therefore we have not considered any such spaces herein.

In this case it is not believed that there are any amenity spaces that could reasonably be impacted by the Applicant's proposal.

Appendix A

Results:

Vertical Sky Component (VSC)

Annual Probable Sunlight Hours (APSH)

Project: 66 Wigmore Street (Project Oriel)
 Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
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17 Bentinck St

Ground	R1	Residential	Unknown	W1	Existing	6.40	1.00	YES	162°	12.00	1.00	YES	1.00	1.00	YES
					Proposed	6.40				12.00			1.00		
	R2	Residential	Unknown	W2	Existing	2.15	1.00	YES	253°	9.00	1.00	YES	0.00	1.00	YES
					Proposed	2.15				9.00			0.00		
				W3	Existing	1.14	1.00	YES	253°	0.00	1.00	YES	0.00	1.00	YES
					Proposed	1.14				0.00			0.00		
First	R1	Residential	Unknown	W1	Existing	9.43	1.00	YES	162°	17.00	1.00	YES	4.00	1.00	YES
					Proposed	9.43				17.00			4.00		
	R2	Residential	Unknown	W2	Existing	5.12	1.00	YES	253°	20.00	1.00	YES	7.00	1.00	YES
					Proposed	5.12				20.00			7.00		
				W3	Existing	15.26	1.00	YES	163°	25.00	1.00	YES	3.00	1.00	YES
					Proposed	15.26				25.00			3.00		
				W4	Existing	14.95	1.00	YES	163°	28.00	1.00	YES	4.00	1.00	YES
					Proposed	14.95				28.00			4.00		
	R3	Residential	Unknown	W5	Existing	14.39	0.99	YES	163°	29.00	1.00	YES	5.00	1.00	YES
					Proposed	14.29				29.00			5.00		
				W6	Existing	13.43	0.97	YES	163°	31.00	0.94	YES	6.00	1.00	YES
					Proposed	12.96				29.00			6.00		
Second	R1	Residential	Unknown	W1	Existing	13.66	1.00	YES	162°	25.00	1.00	YES	9.00	1.00	YES
					Proposed	13.66				25.00			9.00		
	R2	Residential	Unknown	W2	Existing	5.39	1.00	YES	253°	18.00	1.00	YES	7.00	1.00	YES
					Proposed	5.39				18.00			7.00		
				W3	Existing	7.41	1.00	YES	253°	22.00	1.00	YES	9.00	1.00	YES
					Proposed	7.41				22.00			9.00		
				W4	Existing	18.47	1.00	YES	163°	36.00	1.00	YES	8.00	1.00	YES
					Proposed	18.47				36.00			8.00		
Third	R1	Residential	Unknown	W1	Existing	23.14	1.00	YES	162°	43.00	1.00	YES	10.00	1.00	YES
					Proposed	23.14				43.00			10.00		
	R2	Residential	Unknown	W2	Existing	10.40	1.00	YES	253°	25.00	1.00	YES	12.00	1.00	YES
					Proposed	10.40				25.00			12.00		
				W3	Existing	7.96	1.00	YES	253°	20.00	1.00	YES	9.00	1.00	YES
					Proposed	7.96				20.00			9.00		
				W4	Existing	22.75	1.00	YES	163°	51.00	1.00	YES	15.00	1.00	YES
					Proposed	22.75				51.00			15.00		
Fourth	R1	Residential	Unknown	W1	Existing	28.64	1.00	YES	162°	62.00	1.00	YES	16.00	1.00	YES
					Proposed	28.64				62.00			16.00		
	R2	Residential	Unknown	W2	Existing	25.03	1.00	YES	162°	55.00	1.00	YES	17.00	1.00	YES
					Proposed	25.03				55.00			17.00		

Hotel (Holiday Inn)

Ground	R1	Commercial	Unknown	W1	Existing	8.39	0.95	YES	342°N		*North	*North	*North	*North
					Proposed	7.93								
First	R1	Commercial	Unknown	W1	Existing	13.93	1.00	YES	342°N		*North	*North	*North	*North
					Proposed	13.89								

1-12 Bentinck St

Basement	R1	Residential	Unknown	W1	Existing	1.76	1.00	YES	73°N		*North	*North	*North	*North	
					Proposed	1.76									
				W2	Existing	2.11	1.00	YES	73°N		*North	*North	*North	*North	
					Proposed	2.11									
	R2	Residential	Unknown	W3	Existing	2.41	1.00	YES	163°	1.00	1.00	YES	0.00	1.00	YES
					Proposed	2.41				1.00			0.00		
Lower Ground	R1	Residential	Unknown	W1	Existing	5.68	1.00	YES	119°	7.00	1.00	YES	0.00	1.00	YES
					Proposed	5.68				7.00			0.00		
				W2	Existing	2.87	1.00	YES	72°N	4.00	*North	*North	0.00	*North	*North
					Proposed	2.87				4.00			0.00		
				W3	Existing	1.69	1.00	YES	27°N	0.00	*North	*North	0.00	*North	*North
					Proposed	1.69				0.00			0.00		

Project: 66 Wigmore Street (Project Oriel)															
Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hours (APSH)															
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	
	R2	Residential	Unknown	W4	Existing 4.53 Proposed 4.53	1.00	YES	73°N		*North	*North		*North	*North	
				W5	Existing 3.49 Proposed 3.49	1.00	YES	73°N		*North	*North		*North	*North	
	R3	Residential	Unknown	W6	Existing 5.18 Proposed 5.18	1.00	YES	163°	8.00 8.00	1.00	YES	0.00 0.00	1.00	YES	
Ground	R1	Residential	Unknown	W1	Existing 14.16 Proposed 14.15	1.00	YES	119°	17.00 17.00	1.00	YES	0.00 0.00	1.00	YES	
				W2	Existing 11.78 Proposed 11.78	1.00	YES	72°N	11.00 11.00	*North	*North	0.00 0.00	*North	*North	
				W3	Existing 5.79 Proposed 5.79	1.00	YES	27°N	2.00 2.00	*North	*North	0.00 0.00	*North	*North	
	R2	Residential	Unknown	W4	Existing 6.77 Proposed 6.77	1.00	YES	73°N		*North	*North		*North	*North	
				W5	Existing 5.15 Proposed 5.15	1.00	YES	73°N		*North	*North		*North	*North	
	R3	Residential	Unknown	W6	Existing 7.34 Proposed 7.34	1.00	YES	163°	14.00 14.00	1.00	YES	1.00 1.00	1.00	YES	
First	R1	Residential	Unknown	W1	Existing 17.91 Proposed 17.91	1.00	YES	72°N		*North	*North		*North	*North	
	R2	Residential	Unknown	W2	Existing 10.57 Proposed 10.57	1.00	YES	73°N		*North	*North		*North	*North	
				W3	Existing 7.89 Proposed 7.89	1.00	YES	73°N		*North	*North		*North	*North	
	R3	Residential	Unknown	W4	Existing 9.70 Proposed 9.70	1.00	YES	163°	19.00 19.00	1.00	YES	2.00 2.00	1.00	YES	
Second	R1	Residential	Unknown	W1	Existing 25.42 Proposed 25.42	1.00	YES	72°N		*North	*North		*North	*North	
	R2	Residential	Unknown	W2	Existing 16.78 Proposed 16.78	1.00	YES	73°N		*North	*North		*North	*North	
				W3	Existing 11.89 Proposed 11.89	1.00	YES	73°N		*North	*North		*North	*North	
	R3	Residential	Unknown	W4	Existing 13.28 Proposed 13.28	1.00	YES	163°	26.00 26.00	1.00	YES	5.00 5.00	1.00	YES	
Third	R1	Residential	Unknown	W1	Existing 32.23 Proposed 32.23	1.00	YES	72°N		*North	*North		*North	*North	
	R2	Residential	Unknown	W2	Existing 24.85 Proposed 24.85	1.00	YES	73°N		*North	*North		*North	*North	
				W3	Existing 16.29 Proposed 16.29	1.00	YES	73°N		*North	*North		*North	*North	
	R3	Residential	Unknown	W4	Existing 22.00 Proposed 22.00	1.00	YES	163°	45.00 45.00	1.00	YES	8.00 8.00	1.00	YES	

66 Wigmore Street, London, W1U 2SB

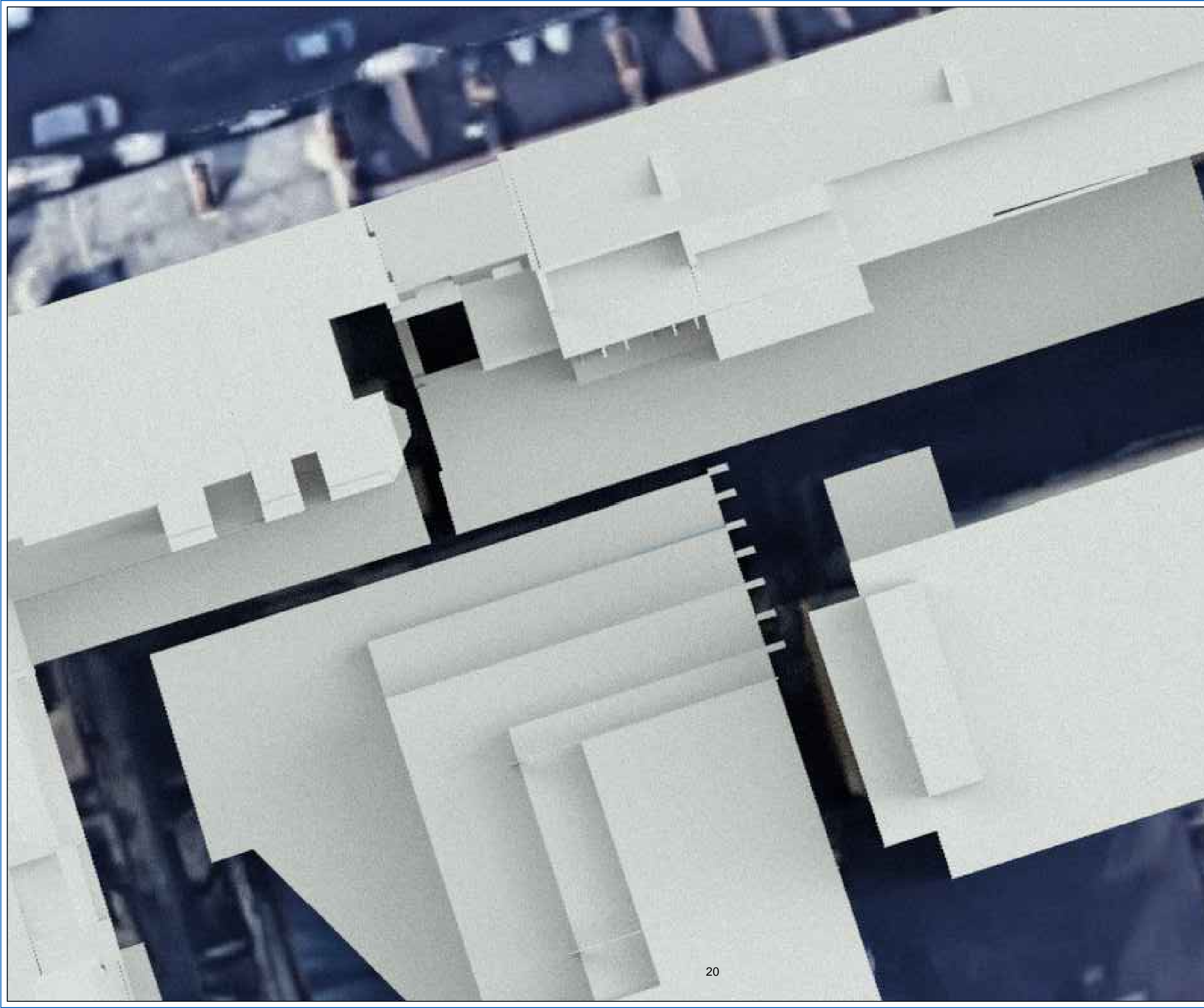
Daylight Distribution (DD)

Project: 66 Wigmore Street (Project Oriel)								
Test: Daylight Distribution (DD)								
Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
17 Bentinck St								
Ground	R1	Residential	Unknown	Area m2	9.22	9.22	1.00	YES
				% of room	57.47%	57.47%		
	R2	Residential	Unknown	Area m2	0.69	0.69		
				% of room	5.27%	5.27%	1.00	YES
First	R1	Residential	Unknown	Area m2	12.76	12.76	1.00	YES
				% of room	79.56%	79.56%		
	R2	Residential	Unknown	Area m2	4.78	4.78		
				% of room	99.49%	99.49%	1.00	YES
Second	R1	Residential	Unknown	Area m2	4.11	4.11	1.00	YES
				% of room	51.65%	51.65%		
	R2	Residential	Unknown	Area m2	13.93	13.93		
				% of room	86.83%	86.83%	1.00	YES
Third	R1	Residential	Unknown	Area m2	11.96	11.96	1.00	YES
				% of room	91.36%	91.36%		
	R2	Residential	Unknown	Area m2	14.75	14.75		
				% of room	91.95%	91.95%	1.00	YES
Fourth	R1	Residential	Unknown	Area m2	11.90	11.90	1.00	YES
				% of room	90.94%	90.94%		
	R2	Residential	Unknown	Area m2	14.58	14.58		
				% of room	98.50%	98.50%	1.00	YES
				% of room	8.89	8.89	1.00	YES
				% of room	92.24%	92.24%	1.00	YES
Hotel (Holiday Inn)								
Ground	R1	Commercial	Unknown	Area m2	1.81	1.63	0.90	YES
				% of room	11.54%	10.39%		
First	R1	Commercial	Unknown	Area m2	8.03	8.03	1.00	YES
				% of room	51.28%	51.26%		
1-12 Bentinck St								
Basement	R1	Residential	Unknown	Area m2	1.56	1.56	1.00	YES
				% of room	9.70%	9.70%		
	R2	Residential	Unknown	Area m2	3.05	3.05		
				% of room	19.05%	19.05%	1.00	YES
Lower Ground	R1	Residential	Unknown	Area m2	2.42	2.42	1.00	YES
				% of room	20.10%	20.10%		
	R2	Residential	Unknown	Area m2	6.90	6.90		
				% of room	42.81%	42.81%	1.00	YES
Ground	R1	Residential	Unknown	Area m2	6.83	6.83	1.00	YES
				% of room	42.70%	42.70%		
	R2	Residential	Unknown	Area m2	6.82	6.82		
				% of room	56.78%	56.78%	1.00	YES
First	R1	Residential	Unknown	Area m2	8.62	8.62	1.00	YES
				% of room	53.43%	53.43%		
	R2	Residential	Unknown	Area m2	10.99	10.99		
				% of room	68.69%	68.69%	1.00	YES
Second	R1	Residential	Unknown	Area m2	10.29	10.29	1.00	YES
				% of room	90.54%	90.54%		
	R2	Residential	Unknown	Area m2	12.36	12.36		
				% of room	76.64%	76.64%	1.00	YES
Third	R1	Residential	Unknown	Area m2	13.36	13.36	1.00	YES
				% of room	83.52%	83.52%		
	R2	Residential	Unknown	Area m2	11.06	11.06		
				% of room	97.27%	97.27%	1.00	YES
Fourth	R1	Residential	Unknown	Area m2	14.84	14.84	1.00	YES
				% of room	91.99%	91.99%		
	R2	Residential	Unknown	Area m2	14.15	14.15		
				% of room	88.43%	88.43%	1.00	YES
Fifth	R1	Residential	Unknown	Area m2	11.17	11.17	1.00	YES
				% of room	98.26%	98.26%		
	R2	Residential	Unknown	Area m2	15.73	15.73		
				% of room	97.52%	97.52%	1.00	YES
Sixth	R1	Residential	Unknown	Area m2	15.50	15.50	1.00	YES
				% of room	96.88%	96.88%		
	R2	Residential	Unknown	Area m2	15.50	15.50		
				% of room	96.88%	96.88%	1.00	YES

66 Wigmore Street, London, W1U 2SB

Appendix B

Model views, window & room references



Notes:

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SOURCES OF INFORMATION:

Proposed Building File:

Date:

AOD Confirmation:

Date:

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



104C St John Street
EC1M 4EH London
020 7078 7673

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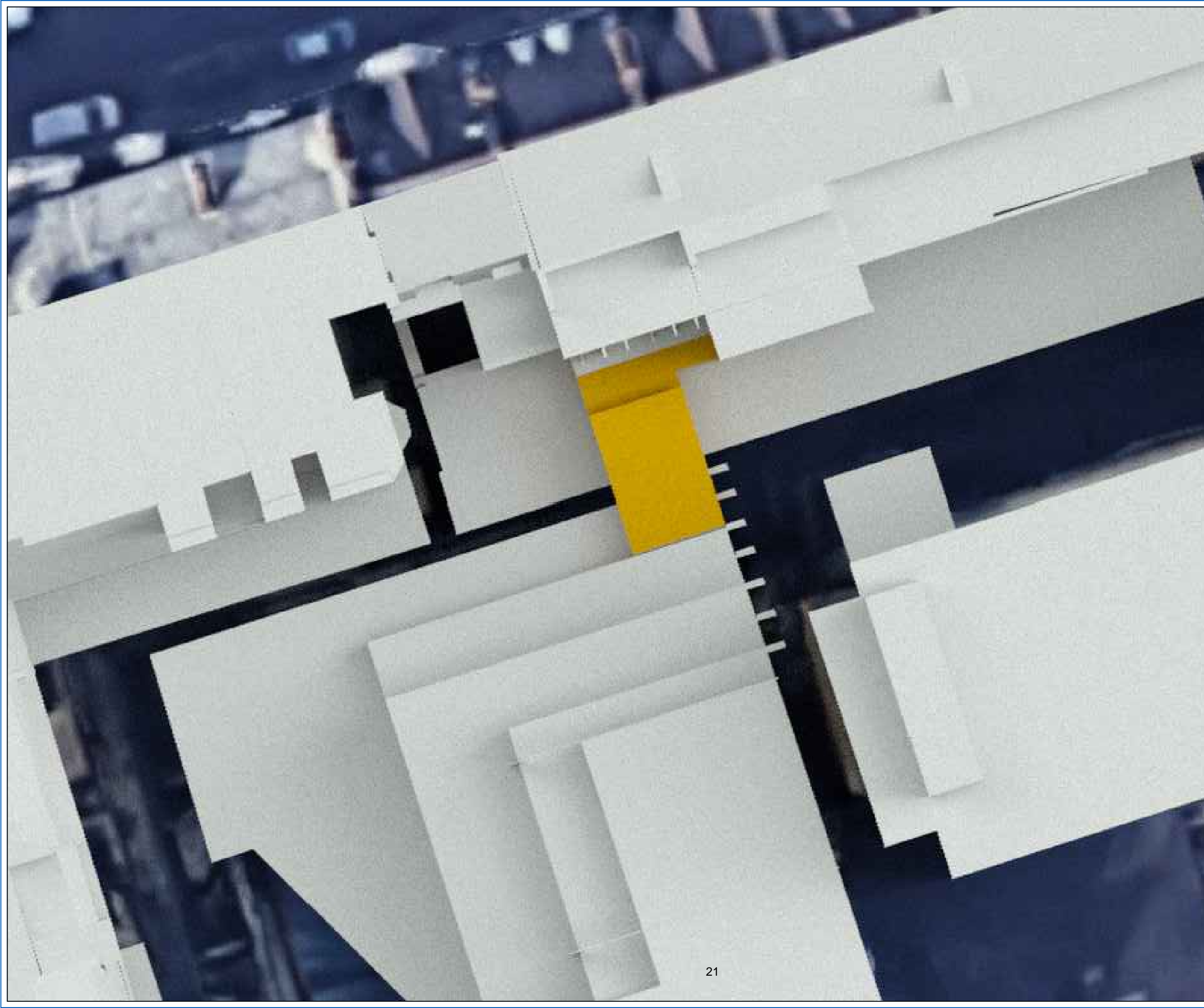
CLIENT: Fortius Clinic

PROJECT: Project Oriel

ADDRESS: 66 Wigmore Street,
W1U 2SB

TITLE: EXISTING PLAN VIEW

SCALE AT A3: NTS	DATE: Sep 2023	DRAWN: HP	CHECKED: NC
PROJECT NO:	DRAWING NO: 01	REVISION: A	



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AOD Confirmation:

Date:

REV:	DESCRIPTION:	BY:	DATE:

STATUS:



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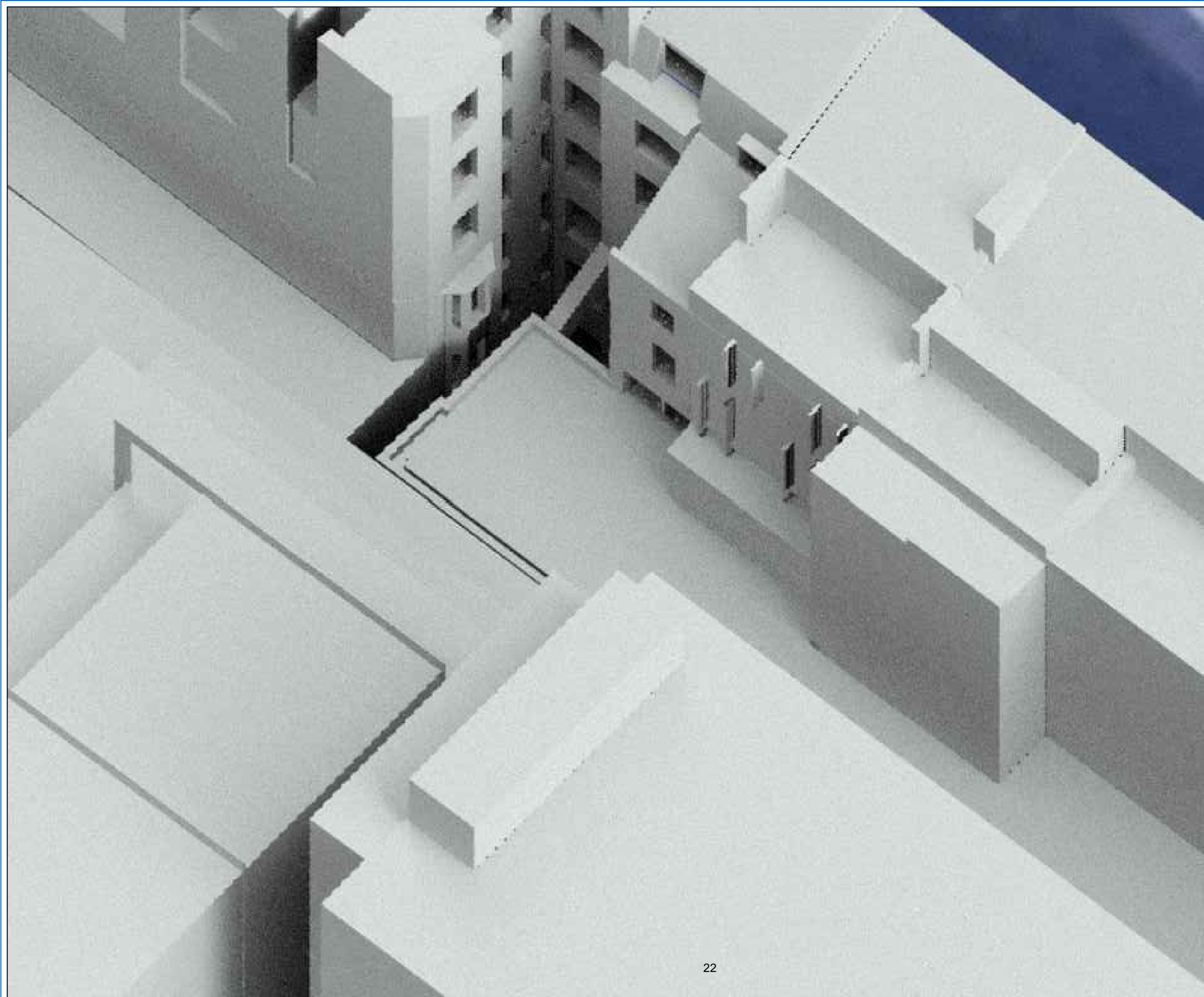
CLIENT: Fortius Clinic

PROJECT: Project Oriel

ADDRESS: 66 Wigmore Street,
W1U 2SB

TITLE: EXISTING PLAN VIEW

SCALE AT A3: NTS	DATE: Sep 2023	DRAWN: HP	CHECKED: NC
PROJECT NO:	DRAWING NO: 02	REVISION: A	



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STATUS:			



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CLIENT: Fortius Clinic

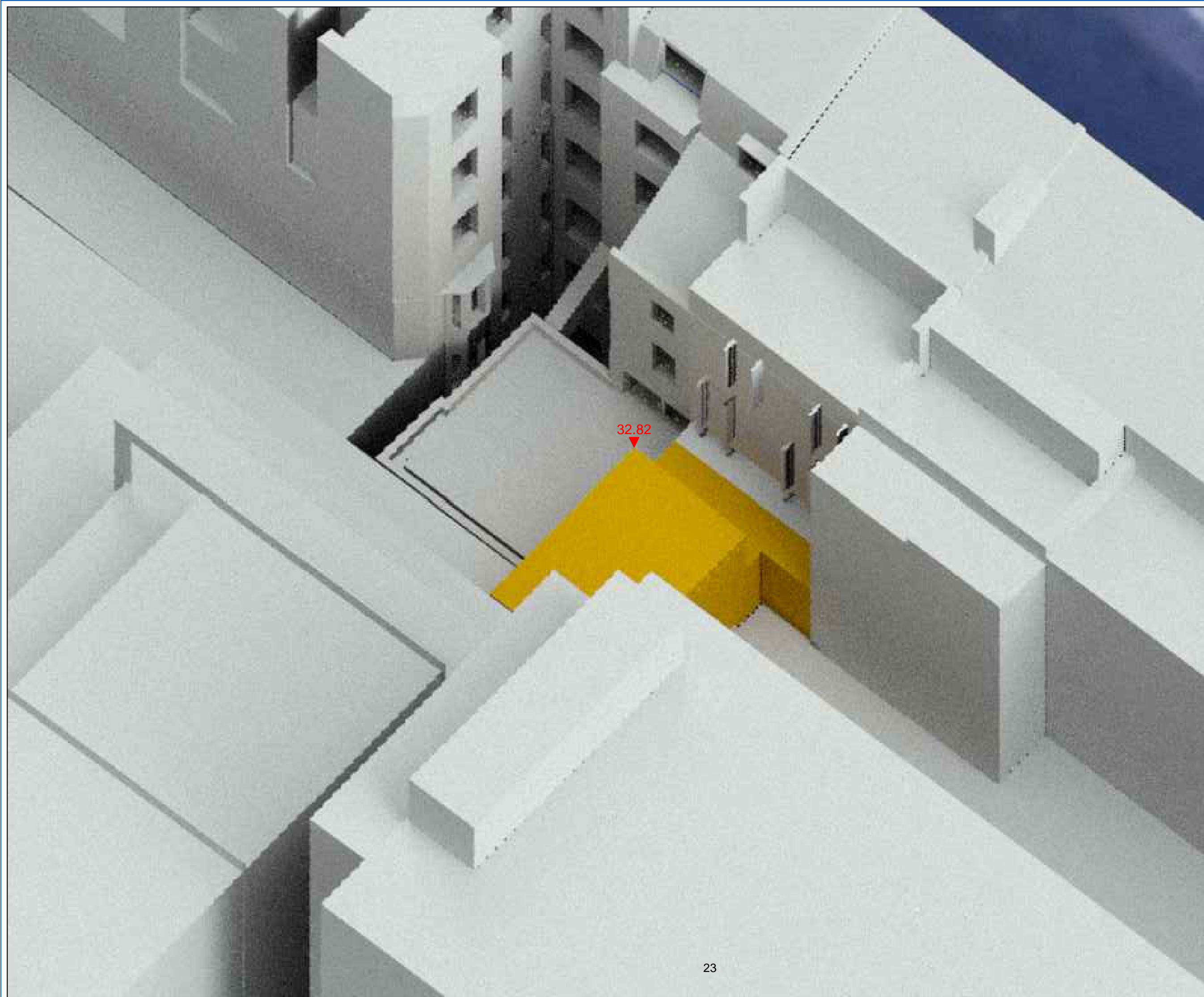
PROJECT: Project Oriel

ADDRESS: 66 Wigmore Street,
W1U 2SB

TITLE: EXISTING 3D VIEW

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	Sep 2023	HP	NC

PROJECT NO:	DRAWING NO:	REVISION:
	03	A



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CLIENT: Fortius Clinic

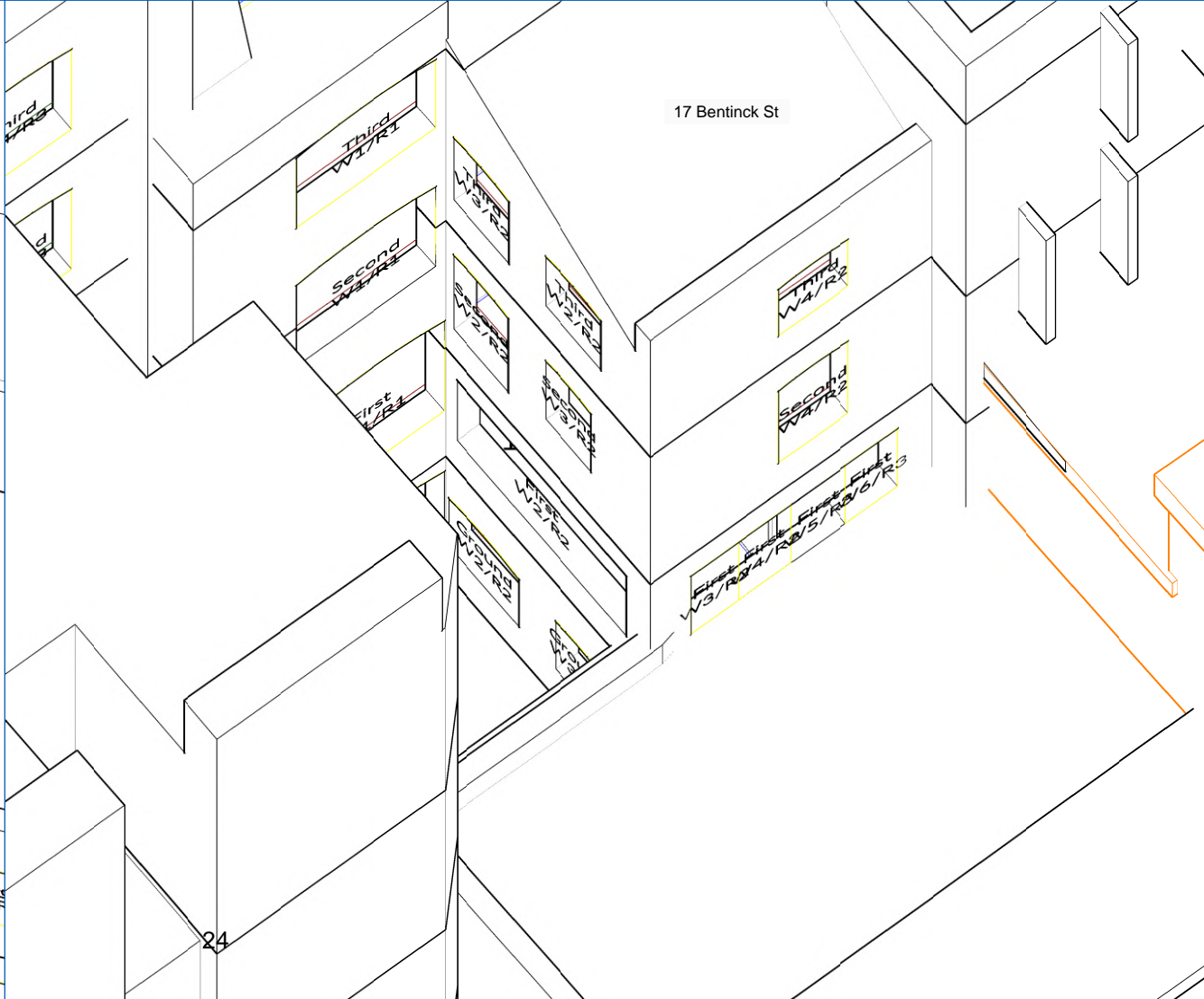
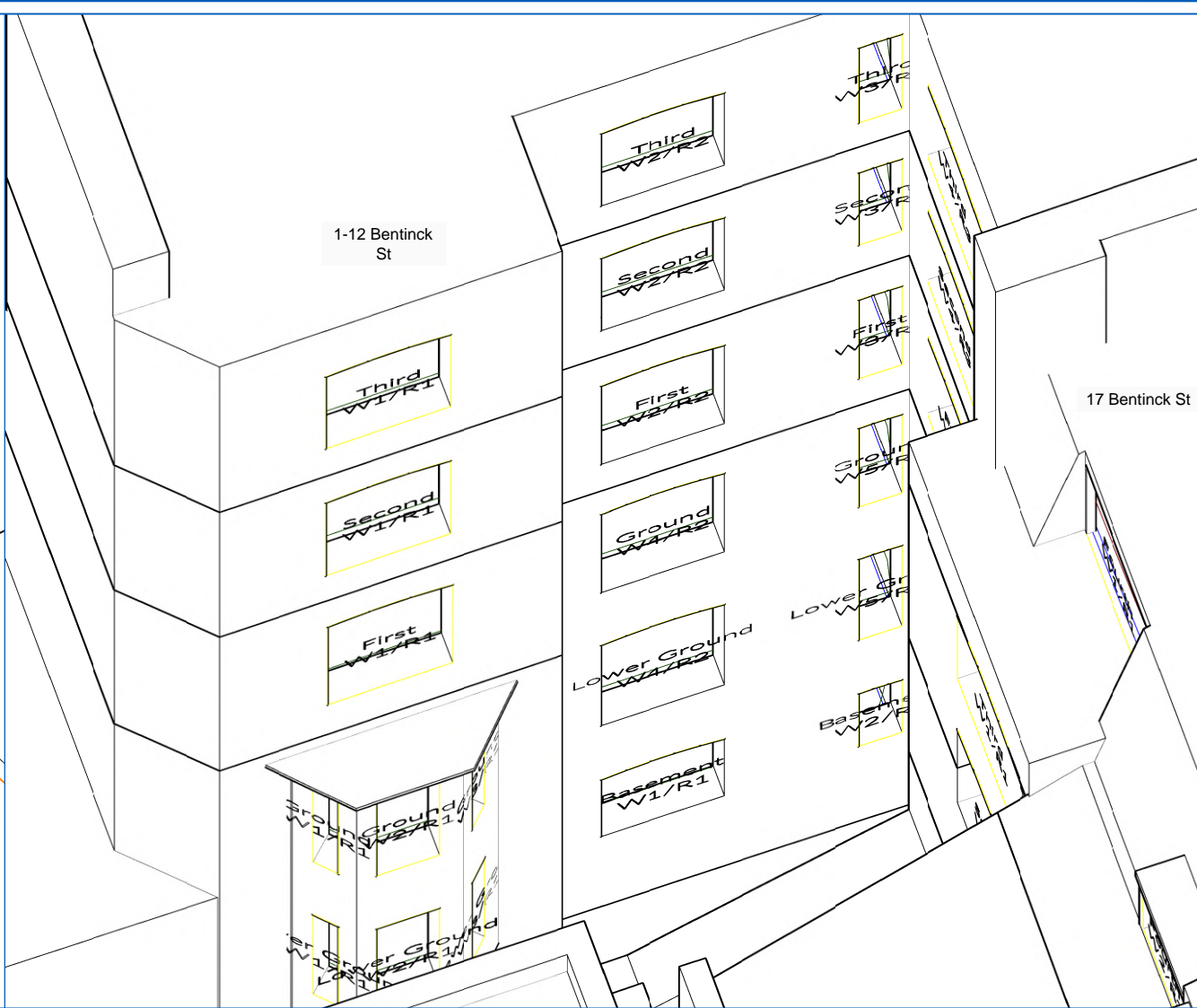
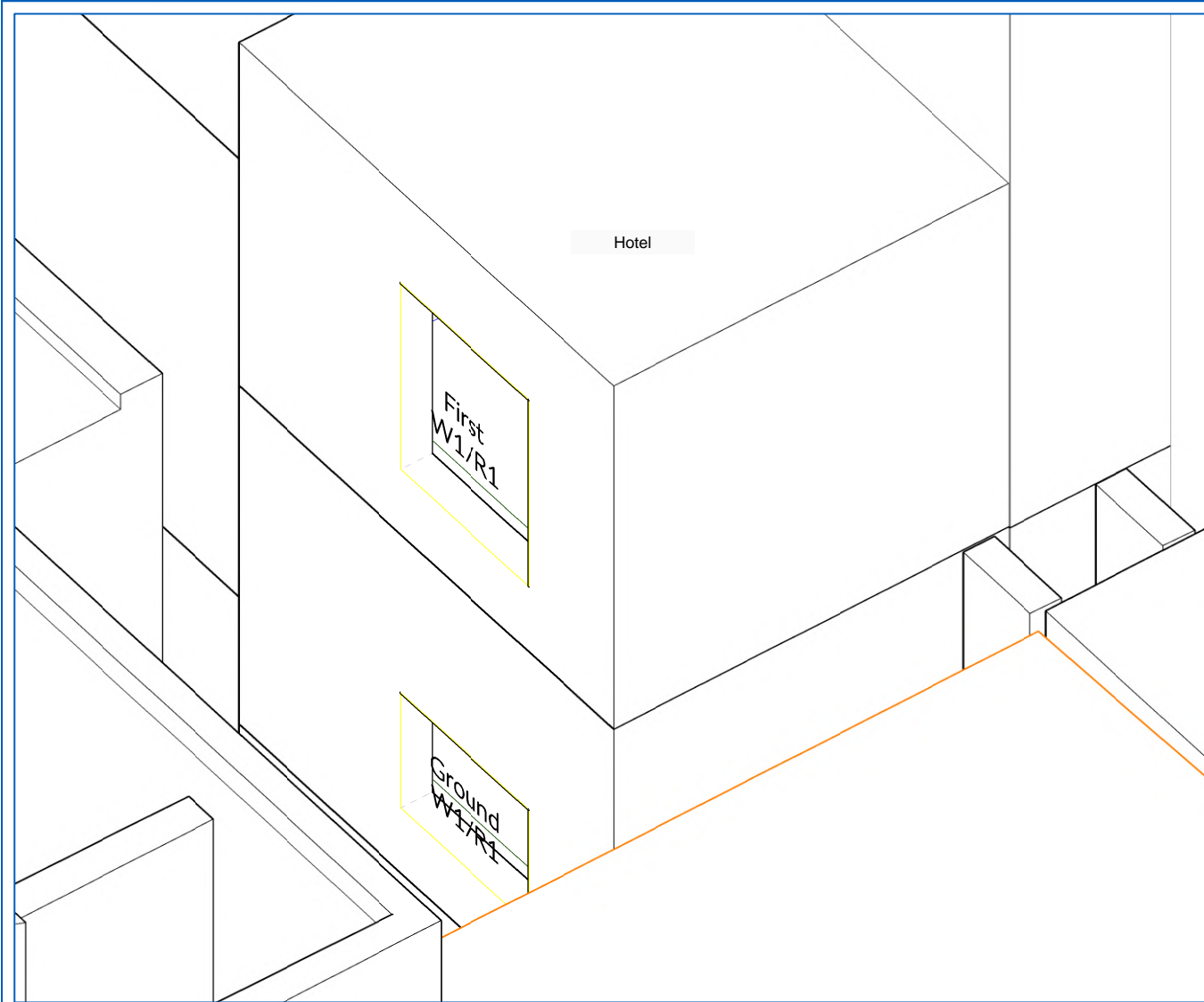
PROJECT: Project Oriel

ADDRESS: 66 Wigmore Street,
 W1U 2SB

TITLE: EXISTING 3D VIEW

SCALE AT A3: NTS	DATE: Sep 2023	DRAWN: HP	CHECKED: NC
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PROJECT NO:	DRAWING NO: 04	REVISION: A
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Date:

AOD Confirmation:

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CLIENT: Fortius Clinic

PROJECT: Project Oriel

ADDRESS: 66 Wigmore Street,
W1U 2SB

TITLE: WINDOW & ROOM REF.

SCALE AT A3: NTS	DATE: Sep 2023	DRAWN: HP	CHECKED: NC
PROJECT NO:	DRAWING NO: 05	REVISION: A	

66 Wigmore Street, London, W1U 2SB

Notes

Where access was not available we have made reasonable estimations of internal layouts, floor areas, window sizes and positions etc.

Our calculations model has been built from a combination of architect's plans, partial site survey, site and aerial photographs.

We are not aware of any conflicts of interest between ourselves and any neighbouring owners or their consultants concerning this project.

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