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Daylight & Sunlight Report

Client:	S. Tanner & A. Dawood
Project No:	183
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1 Executive Summary

- 1.1 Development & Light LLP (DL) have undertaken a quantitative assessment of the Daylight & Sunlight effect with regard to the development proposals for 24 Upper Wimpole Street & 3 Clarkes Mews on the surrounding properties.
- 1.2 All surrounding habitable residential rooms meet the BRE Guidelines recommendations in respect of the VSC, NSL and APSH assessments.
- 1.3 Overall, the Daylight and Sunlight effect of the Proposed Development on surrounding properties is fully in adherence with the recommendations in the BRE Guidelines and is considered to be negligible.



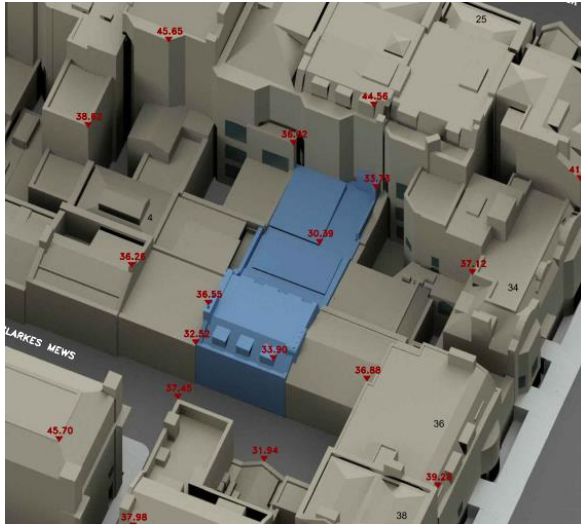


Figure 02 – Proposed Development

- 2.5 The technical analysis of the Daylight & Sunlight effects of the Proposed Development has been undertaken via the creation of a digital three-dimensional model of the Site and surroundings. Buildings in proximity have been modelled using measured survey information, photogrammetric modelling data and architectural drawings. The key source data used to create the analytical model is also listed on drawings 183/04-06 in Appendix A.
- 2.6 Access into the surrounding properties has not been obtained and we have therefore used site photographs, information from the local authority’s planning records or other research to inform our understanding of the internal layouts and room uses. The tables of results in Appendix B specify where room layouts and / or uses have been assumed or clarify the information they are based upon in the third columns. Where properties experience any potentially sensitive losses of Daylight or Sunlight, the basis of our understanding of the internal configuration of the property is also expressly specified in the text of this report.
- 2.7 By necessity, assumptions are also made within the analytical model of the internal floor levels and internal window reveal details in each property. Our assumptions are based upon external observations, industry practices and any other relevant information that is available.



3 **Planning Overview**

National Planning Policy

National Planning Policy Framework (2021)

- 3.1 Paragraph 125 c in the context of “Achieving appropriate densities” in new housing developments provides that local authorities should take a flexible approach when applying guidance or policies relating to Daylight and Sunlight so long as the resulting scheme would provide acceptable living standards.

National Planning Practice Guidance (Updated July 2019)

- 3.2 The update to the Government’s Planning Practice Guidance contains relevant paragraphs on Daylight and Sunlight. Paragraph 6 of the Effective Use of Land section of the NPPG (Ref ID: 66-006- 20190722) acknowledges that new development may cause an impact on Daylight and Sunlight levels enjoyed by neighbouring occupiers. It requires local authorities to assess whether the impact to neighbouring occupiers would be “unreasonable”.
- 3.3 Paragraph 7 states that all developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of Sunlight and Daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower Daylight and Daylight and Sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.
- 3.4 In such situations good design (such as giving careful consideration to a building’s massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards.

Regional Planning Policy

Housing Supplementary Planning Guidance “Housing SPG” (London Plan, March 2016, Updated in 2017)

- 3.5 The Mayor published a Supplementary Planning Guidance on Housing in March 2016. The London Plan sets out the policy framework for development in London. The Supplementary Planning Guidance, ‘provides guidance on a range of strategic policies including housing supply, residential density, housing standards, build to rent developments, student accommodation and viability appraisals.’
- 3.6 The Housing SPG moves away from the rigid application of the national numerical values provided in the Building Research Establishment publication Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (Third Edition, published in 2022), more commonly known as ‘the BRE Guidelines’ (Ref 1.1). Paragraph 1.3.45 of the SPG states that:

“An appropriate degree of flexibility needs to be applied when using BRE Guidelines to assess the Daylight and Sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to



higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.”

3.7 Paragraph 1.3.46 goes on to say that:

“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. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.”

3.8 The following provides a summary of the relevant guidance relating to Daylight and Sunlight:

- The SPG recommends that the BRE guidance is applied sensitively to high density development, especially in areas such as town centres, where alternative targets (from the normal standards) may be deemed more appropriate;
- The SPG advises that the application of the BRE guidance needs to be consistent with optimising housing capacity and growth generally in recognition of the need for change in an area;
- The SPG recommends that comparisons should be made with the Daylight and Sunlight values achieved in comparable areas and typologies across London; and
- The SPG calls for an appropriate degree of flexibility in the application of the BRE guidance to the particular circumstances of London.

The London Plan – The Spatial Developments Strategy For Greater London (Adopted March 2021)

3.9 Policy GG2 promotes high-density, mixed- use places that make the best use of land.

3.10 At Policy D2 ‘Infrastructure Requirements for Sustainable Densities’, the Plan advises that to determine the optimal density of a site, consideration should be given to the site context; its connectivity and accessibility (including both PTAL and access to local services); and the capacity of surrounding infrastructure.

3.11 Under Policy D3 ‘Optimising Site Capacity Through the Design-Led Approach’, the plan states that development design should:

“Enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layouts, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.”



3.12 Policy D6 'Housing quality and standards' paragraph F of the London Plan advises that:

"The design of development should provide sufficient Daylight and Sunlight to new and surrounding housing that is appropriate for its context."

Local Planning Policy

City of Westminster - City Plan 2019-2040 (Adopted April 2021)

3.13 Section 7 of the Spatial Strategy within the City Plan identifies the priorities for 'Managing development Westminster's people' where it specifies that:

"Development will be neighbourly by:

A. *Protecting and where appropriate enhancing amenity, by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking."*

3.14 In relation to 'Amenity impacts' the following clarification is added:

"7.3 / Negative effects on amenity should be minimised as they can impact on quality of life. Provision of good indoor daylight and sunlight levels is important for health and well-being and to decrease energy consumption through reduced need for artificial heating and lighting. Overshadowing affects the quality or operation of adjacent buildings and can negatively impact on the use of public and private open space for recreation, rest and play. Positioning, scale and orientation of buildings as well as the incorporation of design measures should be considered to minimise overshadowing and overlooking and ensure adequate levels of privacy. Even when there may be no material loss of daylight or sunlight, new developments should prevent unacceptable increases in the sense of enclosure."

Guidance

Building Research Establishment Guidelines: Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice (Third Edition, published 2022)

3.15 The *Site Layout Planning for Daylight and Sunlight* ("BRE Guidelines") provide advice on site layout planning to achieve good Sunlighting and Daylighting within buildings, and in the open spaces between them. It is intended for building designers, developers, consultants, and Local Planning Authorities (LPAs). It is intended to be used in conjunction with the British Standard Daylight in buildings, BS EN 17037 (Ref 1.2) and CIBSE publication LG 10 Daylighting – a guide for designers (Ref 1.3).

3.16 The advice it gives is not mandatory and should not be used as an instrument of planning policy. It states:

"This report is a comprehensive revision of the 2011 edition of Site layout planning for Daylight and Sunlight: a guide to good practice. It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location. Appendix F explains how this can be done in a logical way, while retaining consistency with the British Standard recommendations on interior Daylighting."



- 3.17 Through the planning process the local authority will wish to be reassured that the construction of the new scheme will not materially harm the neighbour's Daylight and Sunlight beyond BRE and British Standard Guidance.
- 3.18 The BRE Guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located, and the Daylight and Sunlight will be one of a number of planning considerations which the local authority will weigh.
- 3.19 In relation to the primary Daylight test, VSC, the BRE Guidelines recognise that the target of 27% is not always suitable, especially in urban areas. It is, therefore, often appropriate to consider a suitable alternative target for the first Daylight test.
- 3.20 The levels of Daylight which a window can receive is generally linked to the density of the area. For example, in a town centre, where the density of development is high, much lower levels of Daylight are to be expected than a lower density settlement, such as the outskirts of a town. The density required to generally achieve a VSC of 27% is akin to a suburban area. This is not, therefore, considered to be an appropriate 'criterion' for a dense city centre location where there is inherently a lower expectation for Daylight and Sunlight amenity than in less developed or suburban areas.
- 3.21 Appendix F of the BRE Guidelines offers some advice on setting alternative benchmarks for the VSC Daylight and APSPH Sunlight assessments to respond to different density contexts. However, no specific advice is provided in this regard in respect of Sunlight availability to open spaces that are located within more constrained contexts.



4 Methodology

- 4.1 It is correct to assess Daylight and Sunlight in relation to the BRE Guidelines. This document is most widely accepted by planning authorities as the means by which to judge the acceptability of a scheme.
- 4.2 The BRE Guidelines advise that Daylight and Sunlight effects should be considered sensitively primarily in relation to surrounding residential accommodation, or other buildings which are considered to have a reasonable expectation of Daylight or Sunlight amenity. Non-habitable space, such as corridors and bathrooms or toilets, are not considered sensitively within Daylight and Sunlight assessments. Therefore, where non-habitable spaces are confirmed to exist, they are not included within the Daylight and Sunlight analysis. Where small kitchens exist that fall beneath the typical definition of a 'habitable room' provided in the GLA Housing SPG from March 2016, to maintain a comprehensive approach these are still included within the analysis, albeit they arguably could be considered to not be relevant for assessment. Any effects to these spaces are identified and considered separately.
- 4.3 To determine whether a neighbouring existing building may be adversely affected, the initial test provided by the BRE is to establish if any part of the proposal subtends an angle of more than 25° from the lowest window serving the existing building. If this is the case then there may be an adverse effect, and more detailed calculations are required to quantify the extent of any impact.
- 4.4 Using specialist software that follows the methodology set out in the BRE Guidelines, the existing levels of Daylight and Sunlight for each relevant window, room and amenity space ('the Existing Situation') are quantified and then compared to those with the Proposed Development in place ('the Proposed Situation'). The Existing Situation is depicted on drawings 138/01-02 in Appendix A. The Proposed Situation is shown on drawings 138/04-05 in Appendix A.
- 4.5 The BRE Guidelines provide two principal measures of Daylight for assessing the impact on properties neighbouring a site, namely Vertical Sky Component (VSC) and No Sky Line (NSL).
- 4.6 In terms of Sunlight, we examine the BRE Annual Probable Sunlight Hours (APSH); and in relation to Sunlight amenity to gardens and amenity spaces, we apply the quantitative BRE Overshadowing guidance.
- 4.7 The Daylight and Sunlight methodologies set out in the BRE Guidelines are generally two-stage tests, involving either achieving absolute target values or limiting relative change to within an acceptable margin. However, it is common for both the absolute levels of Daylight and Sunlight and also the relative change between the two scenarios in the assessment to be expressed in percentage units, which can lead to confusion. Therefore, for ease of interpretation in this report, we avoid reference to absolute levels of Daylight and Sunlight using percentage units and instead we express them as simplistic units of the relevant methodology – i.e. 27 VSC (rather than 27% VSC) or 25 APSH (rather than 25% APSH).

Daylight

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



- 4.9 For existing buildings, the BRE guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall.
- 4.10 The BRE Guidelines state that if the absolute retained value of VSC at the centre of a window is less than 27 VSC, and it is also less than 0.8 times its former value (i.e. the proportional reduction is greater than 20%), then the reduction in skylight will be noticeable, and the existing building may be adversely affected.
- 4.11 The BRE advises that the VSC assessment should focus on the main window serving each room; and in instances where a room has two or more windows of equal size a mean reading of the VSC across the windows may be taken. To ensure a comprehensive approach, the VSC results in Appendix B have been assessed for all windows in habitable rooms containing any Site-facing glazing, within the scope of assessment. Thereafter, the specific effect to rooms with any windows that technically record effects in excess of the typical guidance is identified and discussed further below.
- 4.12 **No Sky Line (NSL)** - NSL is a measure of the distribution of Daylight within a room. It maps out the region within a room, at the height of the working plane, where light can penetrate directly from the sky, and therefore accounts for the size of and number of windows by simple geometry.
- 4.13 The BRE suggest that it is useful to assess the No Sky Line where room uses are known. Ordinarily this assessment should focus on living rooms, kitchens and dining rooms; and whilst bedrooms should also be assessed they are identified as being less important (para 2.2.10). The area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

Sunlight

- 4.14 **Annual Probable Sunlight Hours (APSH)** – APSH is a measure of the Sunlight availability to a window. Unlike the Daylight assessments, the APSH methodology is sensitive to the orientation of windows, as it focuses on those that face within 90° of due south. Furthermore, the assessment is also primarily focused on living rooms and conservatories, whereas kitchens and bedrooms are identified as being less important and normally need not be analysed (but for the avoidance of doubt these rooms are still included in our assessment).
- 4.15 The APSH assessment establishes the Sunlight potential available to each window, both during the winter period and annually, in the Existing Situation and identifies how this would be altered in the Proposed Situation. The BRE Guidelines suggest that the absolute APSH received at a given window in the Proposed Situation should be at least 25% (i.e. 25 APSH) of the total available annually, including at least 5% (i.e. 5 APSH) in winter.
- 4.16 Where the absolute values in the Proposed Situation fall short of these targets, and the absolute loss is greater than 4%, then the BRE guidance suggests the relative change should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).



- 4.17 The APSH figures are calculated for each individual window relevant for assessment. Where a room is served by more than one window, but the windows are in opposite walls, the contribution of each is accounted for in the overall figures for the room. For rooms served by multiple windows that are not in opposite walls, the BRE Guidance recommends that reference should be made only to the results for the best sunlit window serving the room.

Daylight & Sunlight Assessment Results

- 4.18 Tables of results and drawings detailing each of the relevant forms of Daylight and Sunlight analysis are included in Appendix B.
- 4.19 The VSC Daylight analysis and the APSH Sunlight analysis, both of which primarily relate to the effect on windows, are expressed in the same table. Window Map drawings are also included in Appendix B that illustrate the location of each of the surrounding windows subjected to analysis using the corresponding references to those in the detailed tables of results.
- 4.20 The NSL analysis, which relates to effects on rooms, is expressed in a separate table of results and is supported by the NSL Contours. The NSL Contours depict the layout of each room that has been assessed and the area receiving a view of the sky at working plane height in both the Existing Situation (green contour) and the Proposed Situation (red contour); the hatched or shaded areas denote the part of the room experiencing a change in sky view. The NSL Contours also illustrate the window locations in each room, using the corresponding references to those in the detailed tables of results.



5 Assessment Results - Daylight & Sunlight to Neighbours

5.1 Given the scale of the Proposed Development and its situation within the surrounding context, the following residential properties are considered to be relevant for Daylight & Sunlight assessment in accordance with the recommendations in the BRE Guidelines:

- 23 Upper Wimpole Street
- 25 Upper Wimpole Street – basement
- 34 Weymouth Street
- 36 Weymouth Street
- 1 Beaumont Street – 1st floor
- 4 Clarkes Mews

5.2 All other properties are considered to either not be sensitive receptors in respect of Daylight and Sunlight amenity or to be located too far away from the Site to be affected by the Proposed Development.

5.3 The King Edward VII's Hospital, at 5-10 Beaumont Street. Is located to the rear of the Site and has some windows at ground and first floor that have an oblique view of the Proposed Development. However, we have obtained floorplans for this property from planning application ref 22/03266/FULL which confirm the relevant windows only serve secondary or non-habitable space and as such are not considered to be sensitive receptors for Daylight & Sunlight.

5.4 The VSC, NSL and where appropriate, APSH tests have been undertaken for each property above to establish the effect of the Proposed Development in Daylight and Sunlight terms.

5.5 Where floorplans or other layout information has been obtained for the surrounding properties, the specific source of information is noted in the third column of the detailed tables of results in Appendix B. In the absence of any information detailing the room uses or internal configuration of a property, all rooms and windows with the potential to be affected by the Proposed Development have been assessed. In this instance, floorplans have been obtained for all surrounding residential properties.

Daylight Results Summary

5.6 There are 62 windows serving 31 rooms surrounding the Site that have been assessed in terms of both VSC and NSL. The tabulated results are included in Appendix B and summarised in Tables 01 and 02 below.

TABLE 01 – SUMMARY OF VSC RESULTS (EXISTING VS PROPOSED)

Address	No of Windows	Total Meet BRE	Below BRE Guidelines			
			20.1%-30%	30.1%-40%	>40%	Total
23 Upper Wimpole Street	4	4	0	0	0	0
25 Upper Wimpole Street	6	6	0	0	0	0
34 Weymouth Street	4	4	0	0	0	0
36 Weymouth Street	10	10	0	0	0	0
1 Beaumont Street	1	1	0	0	0	0



4 Clarkes Mews	5	5	0	0	0	0
Total	30	30	0	0	0	0

5.7 The VSC method of assessment shows that 30 of the 30 (100%) individual windows assessed meet the typical BRE recommendations.

TABLE 02 – SUMMARY OF NSL RESULTS (EXISTING VS PROPOSED)

Address	No of Rooms	Total Meet BRE	Below BRE Guidelines			
			20.1%-30%	30.1%-40%	>40%	Total
23 Upper Wimpole Street	4	4	0	0	0	0
25 Upper Wimpole Street	2	2	0	0	0	0
34 Weymouth Street	1	1	0	0	0	0
36 Weymouth Street	4	4	0	0	0	0
1 Beaumont Street	1	1	0	0	0	0
4 Clarkes Mews	2	2	0	0	0	0
Total	14	14	0	0	0	0

5.8 The NSL method of assessment shows that 14 out of 14 (100%) of the rooms tested meet the typical BRE recommendations.

Sunlight Results Summary

5.9 There are 12 windows serving 9 rooms surrounding the Site which are relevant for Sunlight amenity assessment. These have all been assessed in terms of annual and winter APSH.

5.10 The tabulated results of the assessments are given at Appendix B and summarised in Table 03 below:

TABLE 03 – SUMMARY OF APSH RESULTS (EXISTING VS PROPOSED)

Address	No of Windows	Total Meet BRE	Annual		Winter	
			Meet BRE	Below BRE	Meet BRE	Below BRE
23 Upper Wimpole Street	4	4	4	0	4	0
25 Upper Wimpole Street	1	1	1	0	1	0
34 Weymouth Street	3	3	3	0	3	0
36 Weymouth Street	2	2	2	0	2	0
4 Clarkes Mews	2	2	2	0	2	0
Total	12	12	12	0	12	0

5.11 The APSH method of assessment shows that 12 out of 12 (100%) of the individual windows assessed meet the typical recommendations in the BRE Guidelines.



Discussion of Daylight & Sunlight Results

- 5.12 The analysis demonstrated that all Daylight and Sunlight effects to the windows and rooms within the properties assessed are within the recommendations of the BRE Guidelines and therefore any effect to their Daylight and Sunlight amenity is considered to be negligible.

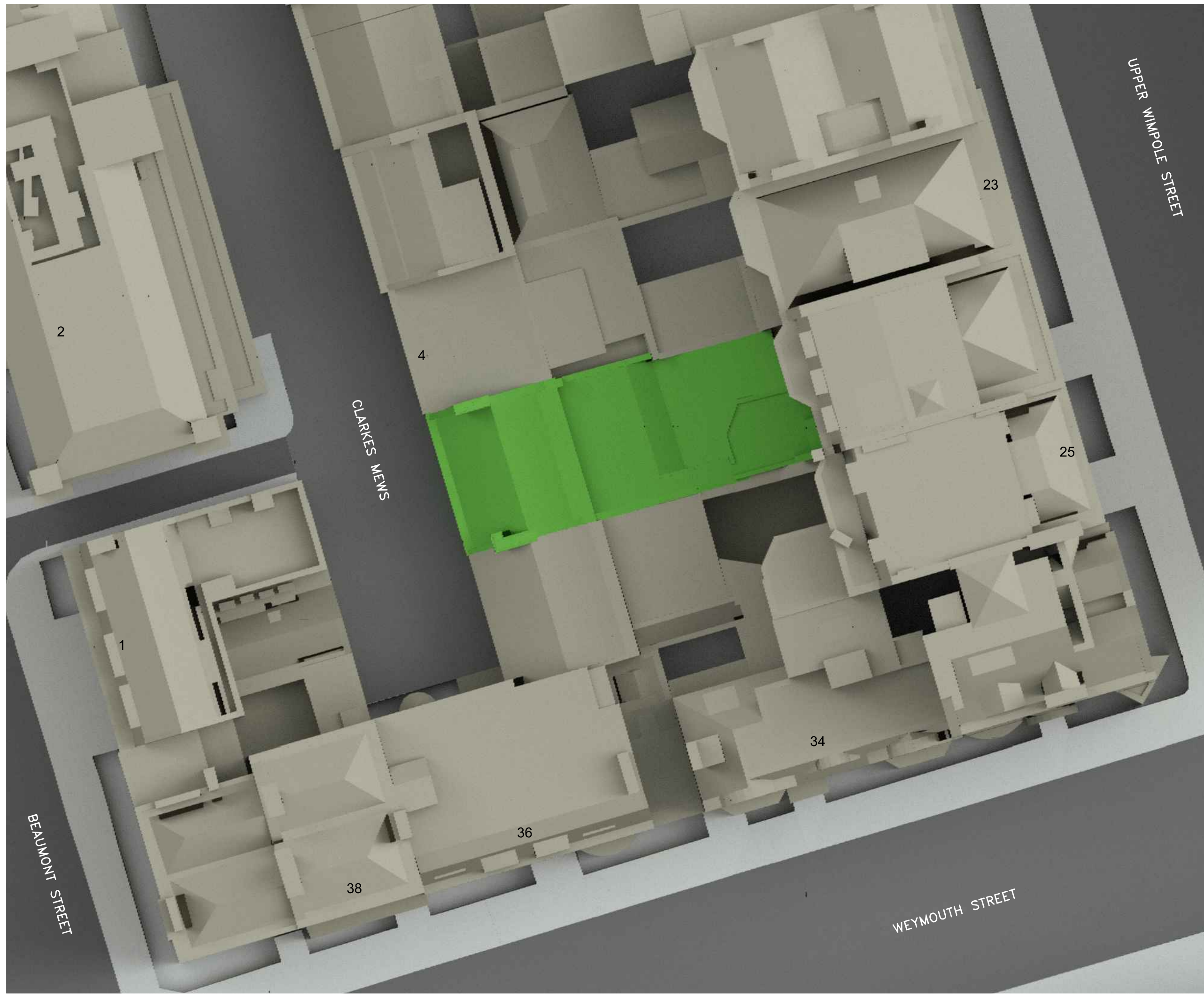


References

- Ref. 1.1 Building Research Establishment publication 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' (Third Edition, published in 2022) - available at <https://www.bre.co.uk/>
- Ref. 1.2 The British Standard Daylight in buildings, BS EN 17037 - <https://www.bsigroup.com/en-GB/>
- Ref. 1.3 CIBSE publication LG 10 Daylighting – a guide for designers - <https://www.cibse.org/>



Appendix A – Drawings



SOURCES OF INFORMATION:

ACCUCITIES LTD
3D PHOTOGRAMMETRIC MODEL

METRO PLANS LTD
PARTIAL SITE SURVEY
4386-No.3 Clarke's Mews & No.24 Upper Wimpole Street, W1G 6NE.dwg

STIFF & TREVILLION ARCHITECTS
4788-STA-XX-XX-DR-A-07120Proposed Front and Rear Elevations.dwg
4788-STA-XX-XX-DR-A-07130Proposed Section AA.dwg
RECEIVED 17/11/23
07099Proposed Lower Ground and Basement.dwg
07100Proposed Ground Floor Plan.dwg
07101Proposed First Floor Plan.dwg
07102Proposed Second Floor Plan.dwg
07103Proposed Roof Plan.dwg
RECEIVED 20/11/23

SITE PHOTOGRAPHY

EXISTING BUILDINGS IN GREEN



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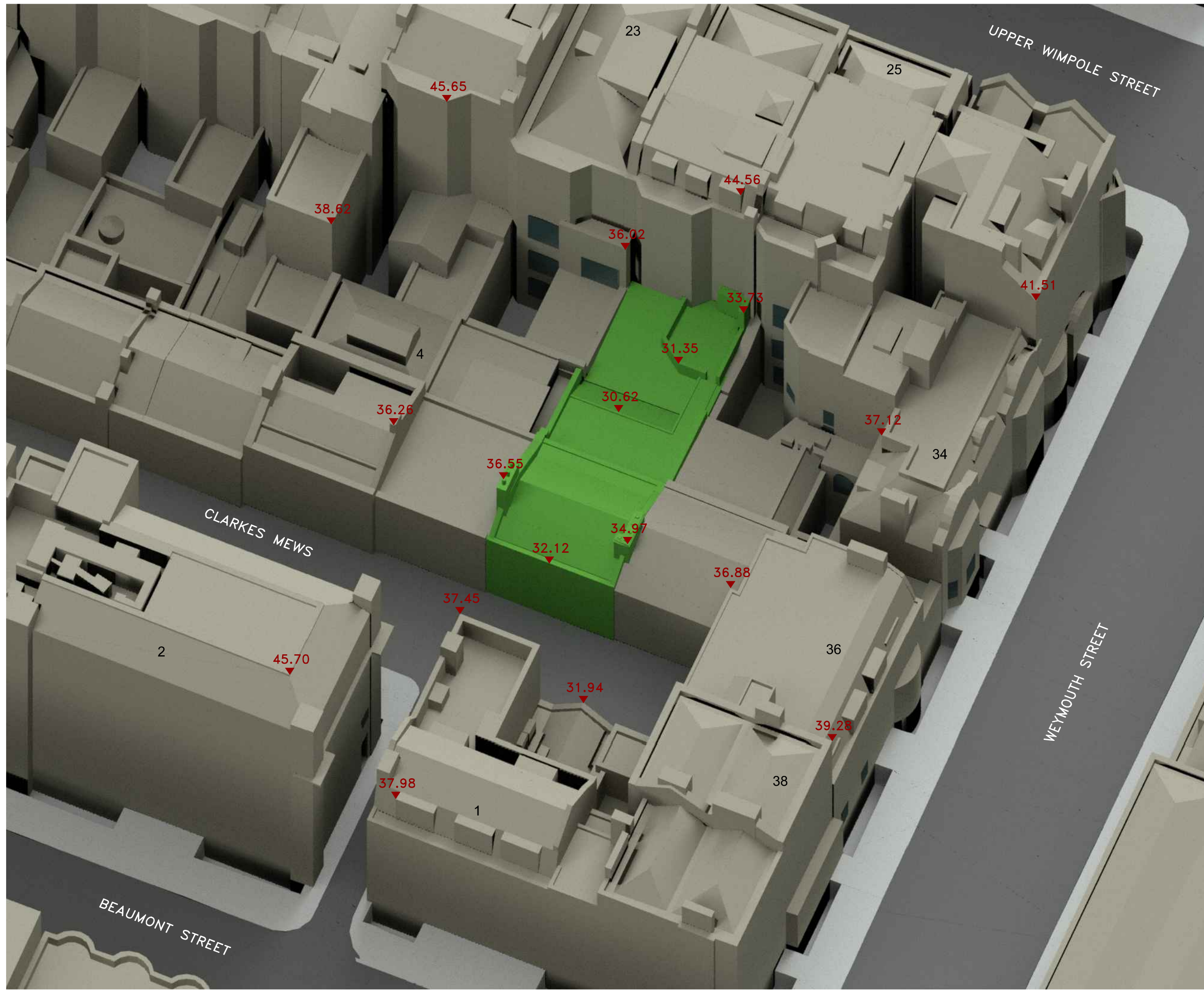
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PROJECT:
24 UPPER WIMPOLE STREET
LONDON W1G 6NE

TITLE:
SITE PLAN
EXISTING

JOB NO: 183	RELEASE: 01	DRG NO: 183/01
DATE: NOV 2023	DRAWN: MG	SCALE: 1:200 @ A3





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SITE PHOTOGRAPHY

EXISTING BUILDINGS IN GREEN
ALL HEIGHTS IN METRES AOD

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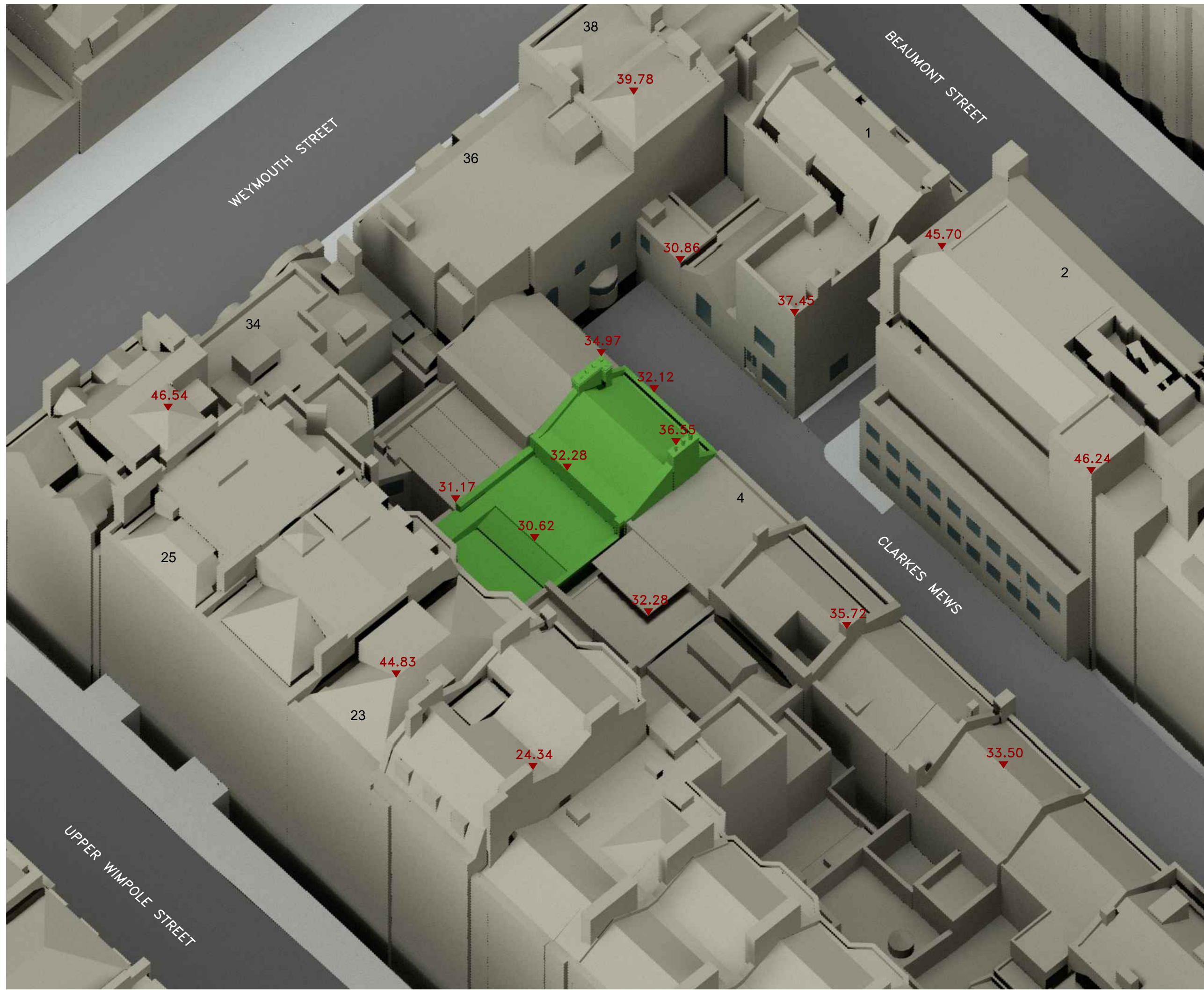
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PROJECT:
24 UPPER WIMPOLE STREET
LONDON W1G 6NE

TITLE:
3D VIEW
EXISTING

JOB NO: 183	RELEASE: 01	DRG NO: 183/02
DATE: NOV 2023	DRAWN: MG	SCALE: NTS





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EXISTING BUILDINGS IN GREEN
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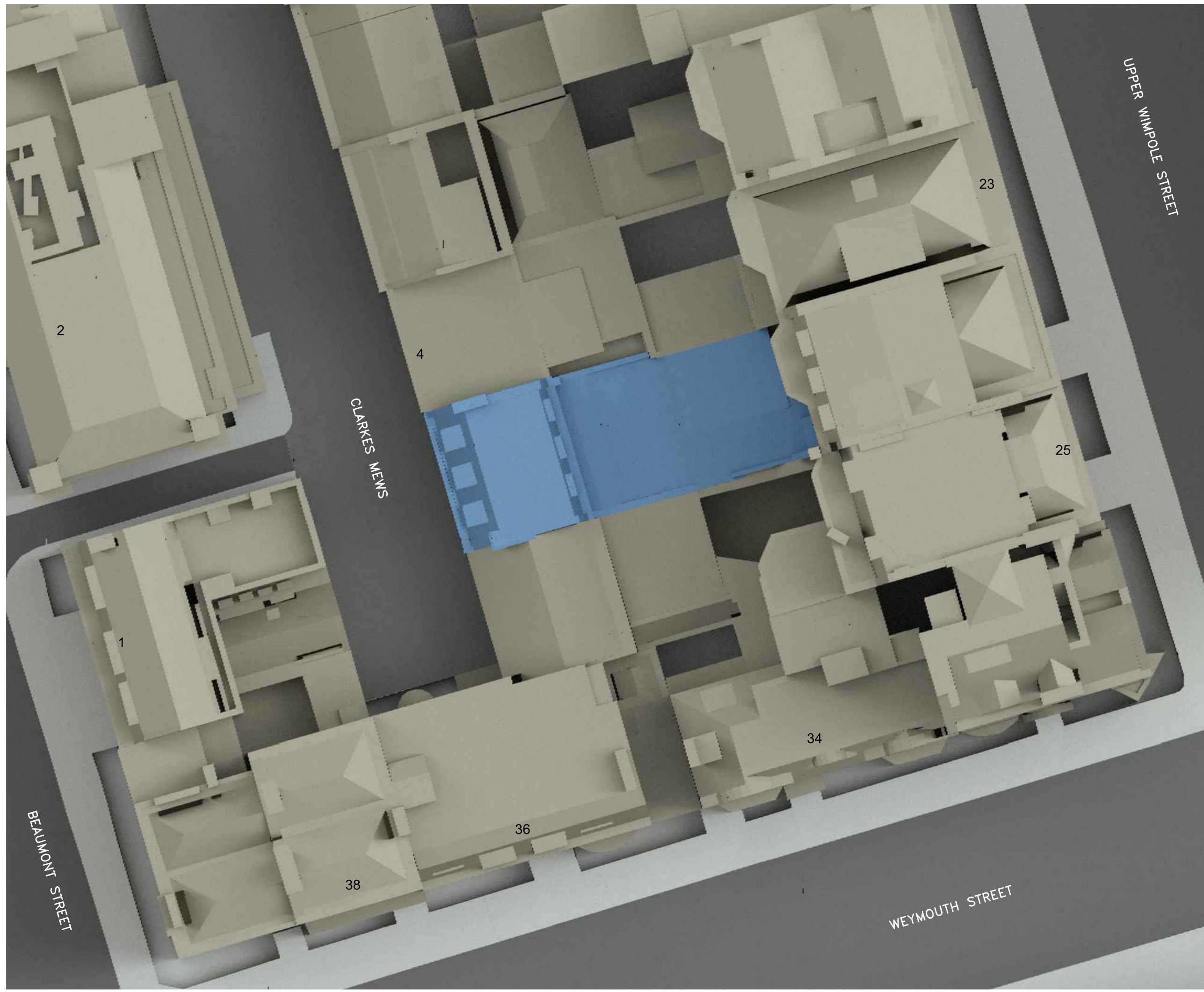
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SITE PHOTOGRAPHY

PROPOSED SCHEME IN BLUE



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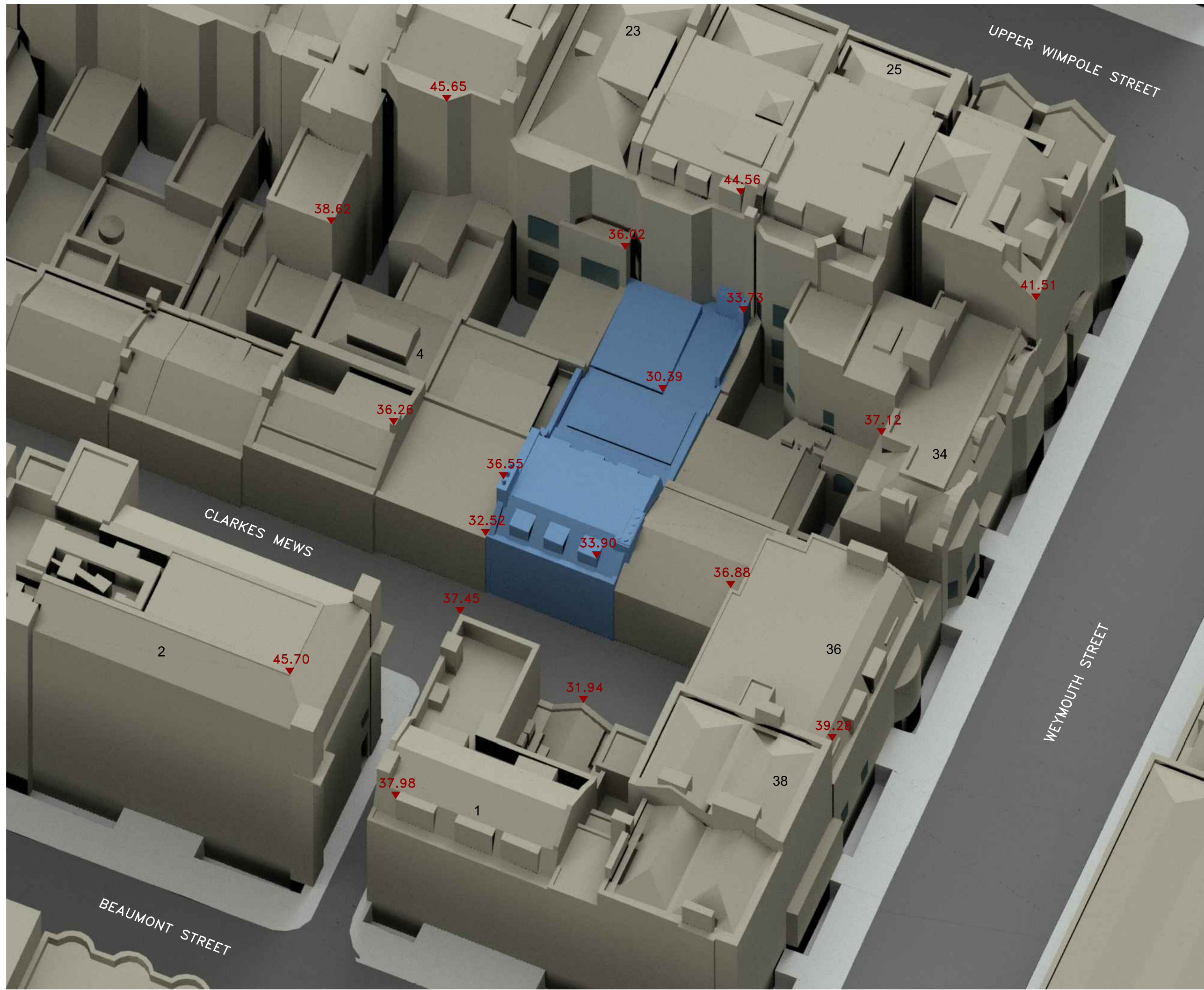
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LONDON W1G 6NE

TITLE:
SITE PLAN
STIFF & TREVILLION ARCHITECTS
SCHEME RECEIVED 20/11/23

JOB NO: 183	RELEASE: 01	DRG NO: 183/04
DATE: NOV 2023	DRAWN: MG	SCALE: 1:200 @ A3





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SITE PHOTOGRAPHY

PROPOSED SCHEME IN BLUE
ALL HEIGHTS IN METRES AOD

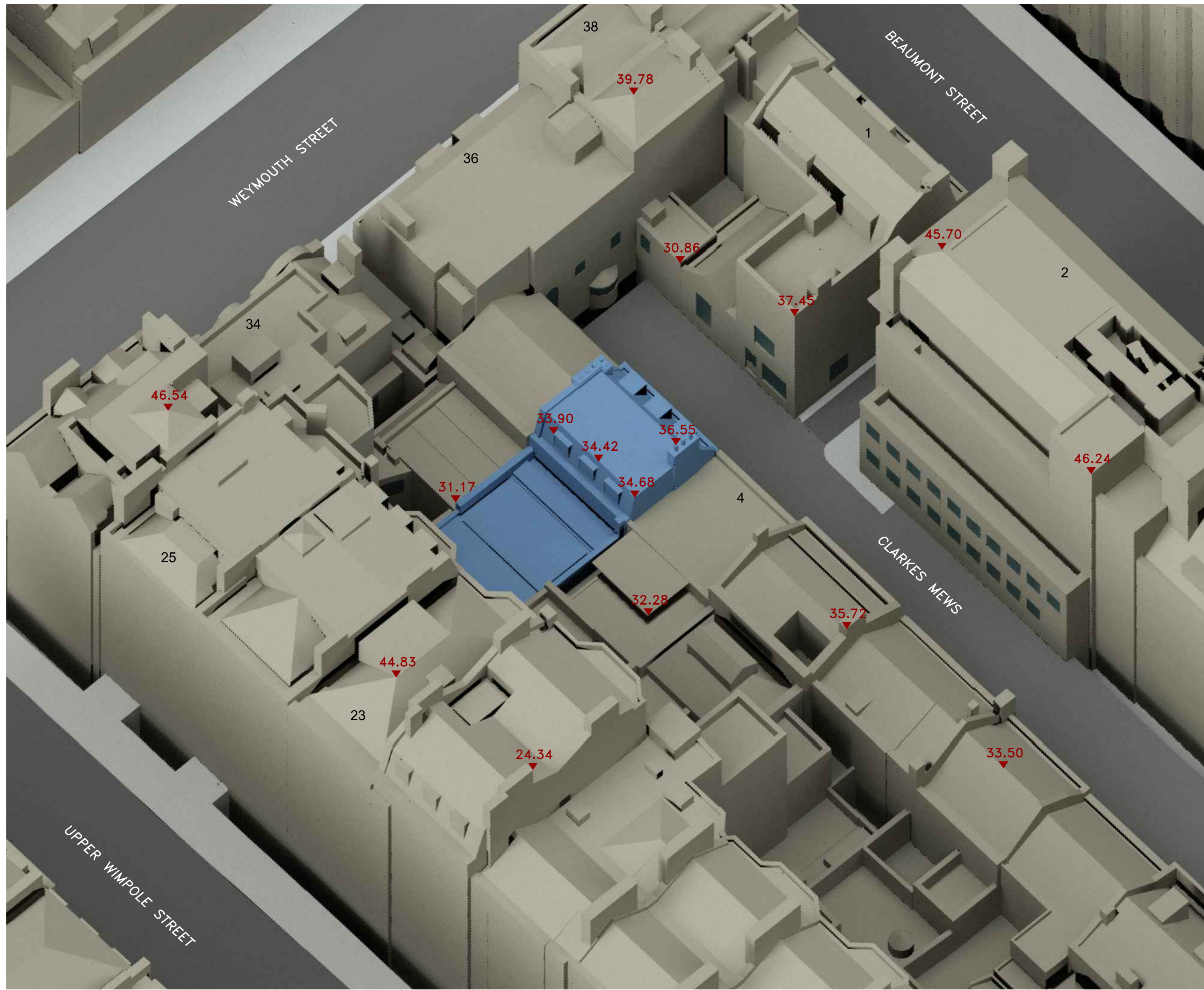
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PROJECT:
24 UPPER WIMPOLE STREET
LONDON W1G 6NE

TITLE:
3D VIEW
STIFF & TREVILLION ARCHITECTS
SCHEME RECEIVED 20/11/23

JOB NO: 183	RELEASE: 01	DRG NO: 183/05
DATE: NOV 2023	DRAWN: MG	SCALE: NTS





SOURCES OF INFORMATION:

ACCUCITIES LTD
3D PHOTOGRAMMETRIC MODEL

METRO PLANS LTD
PARTIAL SITE SURVEY
4386-No.3 Clarkes Mews & No.24 Upper Wimpole Street, W1G 6NE.dwg

STIFF & TREVILLION ARCHITECTS
4788-STA-XX-XX-DR-A-07120Proposed Front and Rear Elevations.dwg
4788-STA-XX-XX-DR-A-07130Proposed Section AA.dwg
RECEIVED 17/11/23
07099Proposed Lower Ground and Basement.dwg
07100Proposed Ground Floor Plan.dwg
07101Proposed First Floor Plan.dwg
07102Proposed Second Floor Plan.dwg
07103Proposed Roof Plan.dwg
RECEIVED 20/11/23

SITE PHOTOGRAPHY

PROPOSED SCHEME IN BLUE
ALL HEIGHTS IN METRES AOD

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REV: DESCRIPTION: BY: DATE:

PROJECT:
24 UPPER WIMPOLE STREET
LONDON W1G 6NE

TITLE:
3D VIEW
STIFF & TREVILLION ARCHITECTS
SCHEME RECEIVED 20/11/23

JOB NO: 183	RELEASE: 01	DRG NO: 183/06
DATE: NOV 2023	DRAWN: MG	SCALE: NTS



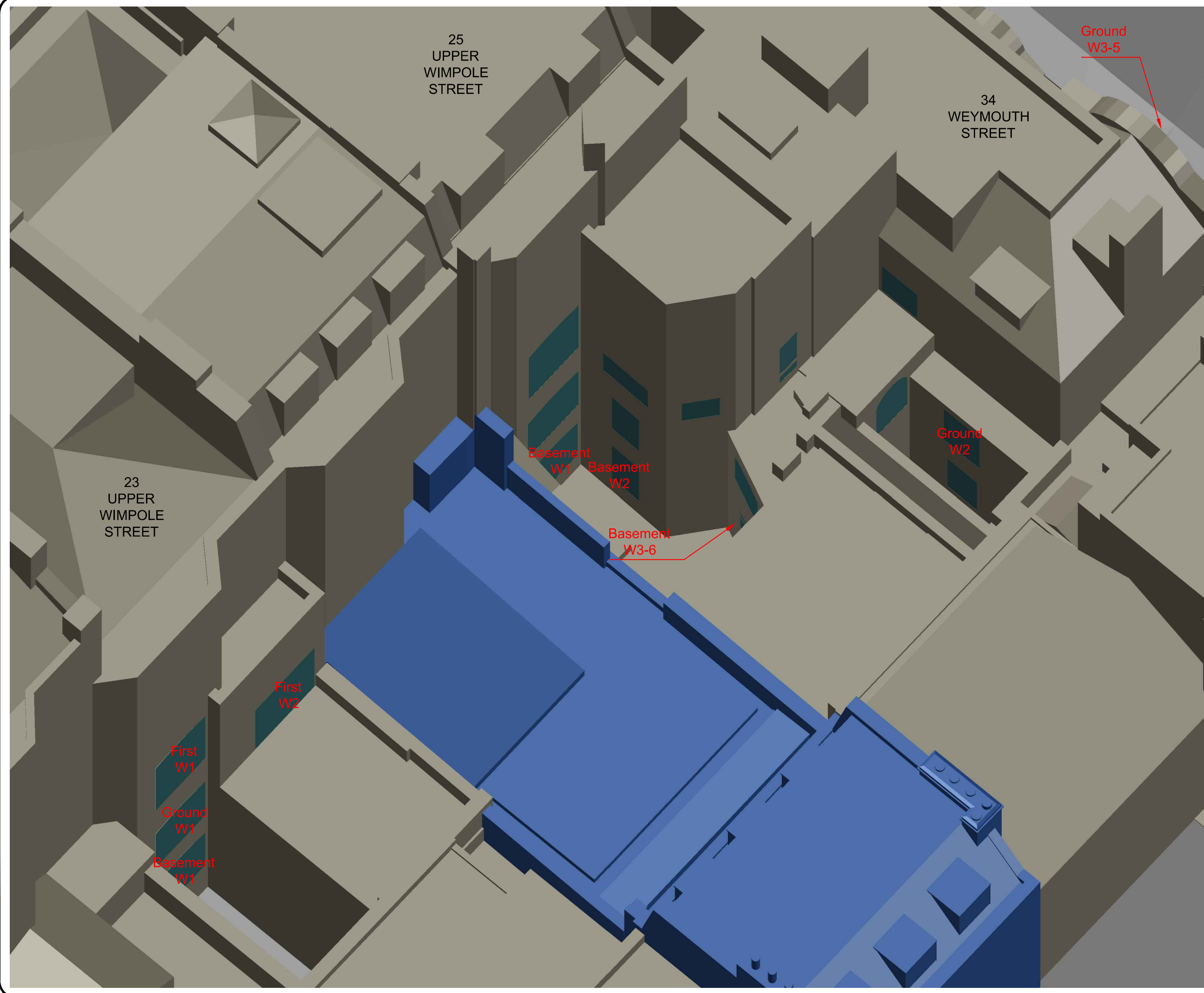
Appendix B – Daylight & Sunlight Results

VSC & APSH Results

Project Name: 24 Upper Wimpole Street
 Project No.: 183
 Report Title: Daylight & Sunlight Analysis - VSC & APSH
 Date of Analysis: 26/11/2023

Floor Ref.	Room Ref.	Layout Info	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter	Pr/Ex	Meets BRE Criteria
					W5	Proposed 17.24 Existing 13.18 Proposed 13.05	0.99	YES	315°N				0.00 0.00 0.00	*North	*North	0.00	*North	*North						
					W6	Existing 6.83 Proposed 6.82	1.00	YES	286°N				0.00 0.00	*North	*North	0.00	*North	*North						
					W7	Existing 20.78 Proposed 20.78	1.00	YES	164°				49.00 49.00	1.00	YES	4.00	1.00	YES						
					W8	Existing 21.94 Proposed 21.94	1.00	YES	164°				59.00 59.00	1.00	YES	5.00	1.00	YES						
										18.27 18.20	1.00	YES							60.00 60.00	1.00	YES	6.00 6.00	1.00	YES
First	R2	Floor Plan	Residential	Bedroom	W2	Existing 25.29 Proposed 25.13	0.99	YES	344°N					*North	*North		*North	*North						
										25.29 25.13	0.99	YES								*North	*North		*North	*North
1 Beaumont Street																								
First	R1	Assumed	Commercial	Unknown	W1	Existing 25.29 Proposed 25.29	1.00	YES	74°N					*North	*North		*North	*North						
										25.29 25.29	1.00	YES								*North	*North		*North	*North
4 Clarkes Mews																								
Ground	R1	Floor Plan	Residential	Living Room	W1	Existing 12.20 Proposed 11.62	0.95	YES	164°				30.00 26.00	0.87	YES	0.00	1.00	YES						
					W2	Existing 4.23 Proposed 4.23	1.00	YES	74°N				6.00 6.00	*North	*North	0.00	*North	*North						
										7.00 6.80	0.97	YES							30.00 26.00	0.87	YES	0.00 0.00	1.00	YES
First	R2	Floor Plan	Residential	Study	W2	Existing 15.30 Proposed 14.35	0.94	YES	164°				30.00 27.00	0.90	YES	6.00	0.67	YES						
					W3	Existing 4.94 Proposed 4.94	1.00	YES	74°N				6.00 6.00	*North	*North	1.00	*North	*North						
					W4	Existing 11.00 Proposed 11.00	1.00	YES	344°N				0.00 0.00	*North	*North	0.00	*North	*North						
										12.50 11.89	0.95	YES							31.00 28.00	0.90	YES	7.00 5.00	0.71	YES

Window Maps



SOURCES OF INFORMATION:

ACCUCITIES LTD
3D PHOTOGRAMMETRIC MODEL

METRO PLANS LTD
PARTIAL SITE SURVEY
4386-No.3 Clarkes Mews & No.24 Upper Wimpole Street, W1G 6NE.dwg

STIFF & TREVILLION ARCHITECTS
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4788-STA-XX-XX-DR-A-07130Proposed Section AA.dwg
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07101Proposed First Floor Plan.dwg
07102Proposed Second Floor Plan.dwg
07103Proposed Roof Plan.dwg
RECEIVED 20/11/23

SITE PHOTOGRAPHY

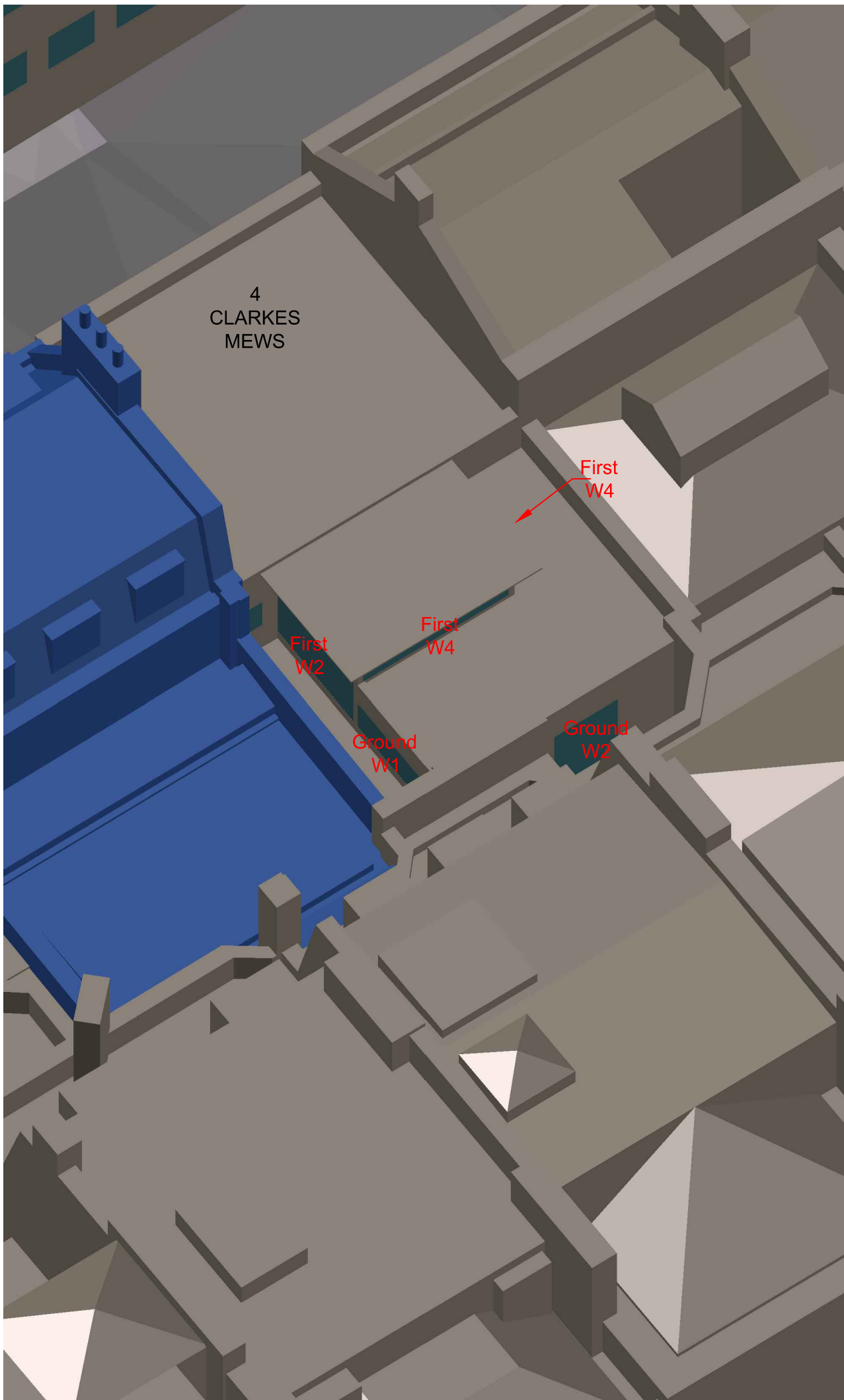
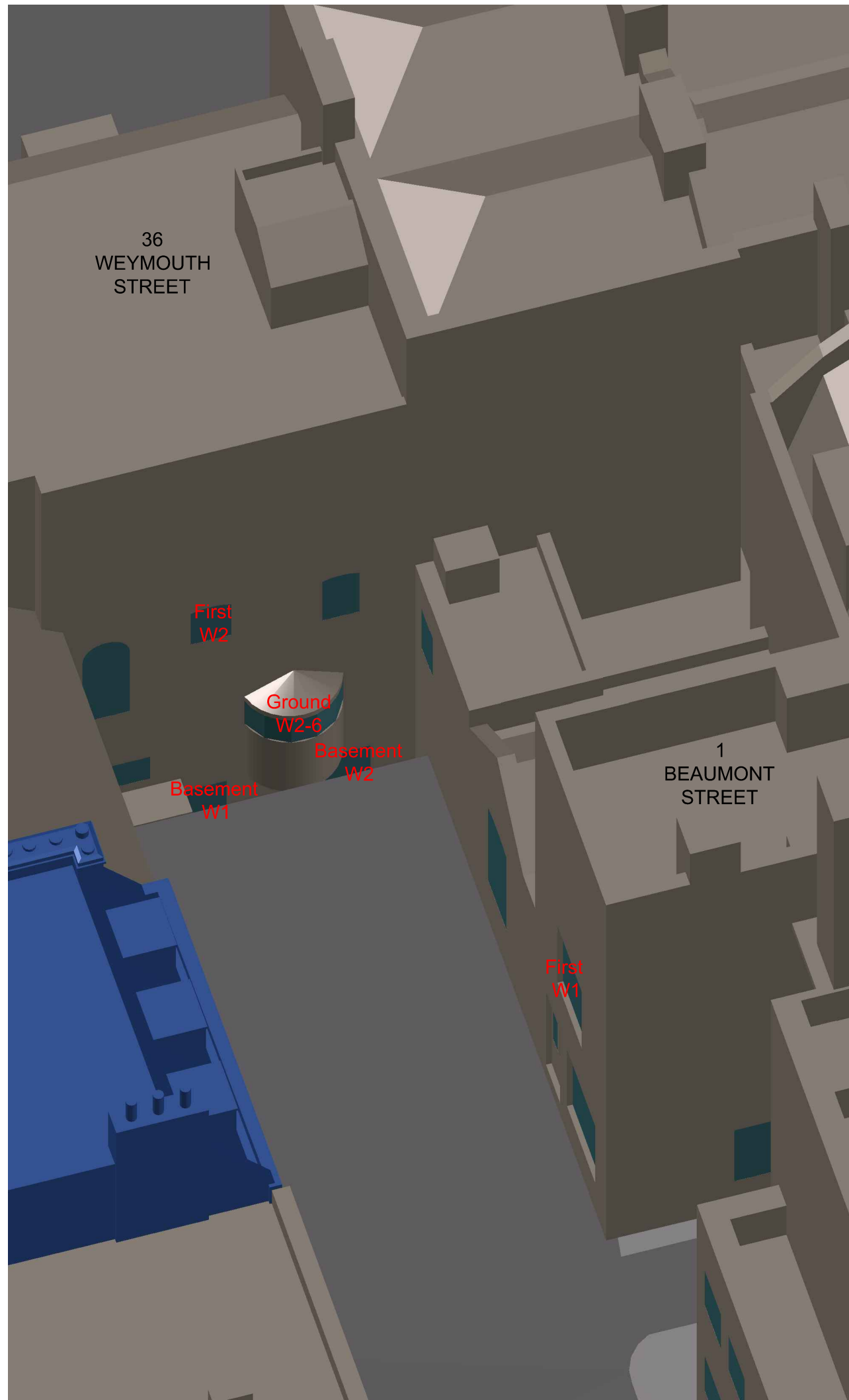
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PROJECT:
24 UPPER WIMPOLE STREET
LONDON W1G 6NE

TITLE:
WINDOW MAP

JOB NO: 183	RELEASE: 01	DRG NO: 183/18
DATE: NOV 2023	DRAWN: MG	SCALE: NTS





SOURCES OF INFORMATION:

ACCUCITIES LTD
3D PHOTOGRAMMETRIC MODEL

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PARTIAL SITE SURVEY
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07103Proposed Roof Plan.dwg
RECEIVED 20/11/23

SITE PHOTOGRAPHY

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REV:	DESCRIPTION:	BY: DATE:

PROJECT:
24 UPPER WIMPOLE STREET
LONDON W1G 6NE

TITLE:
WINDOW MAP

JOB NO: 183	RELEASE: 01	DRG NO: 183/19
DATE: NOV 2023	DRAWN: MG	SCALE: NTS

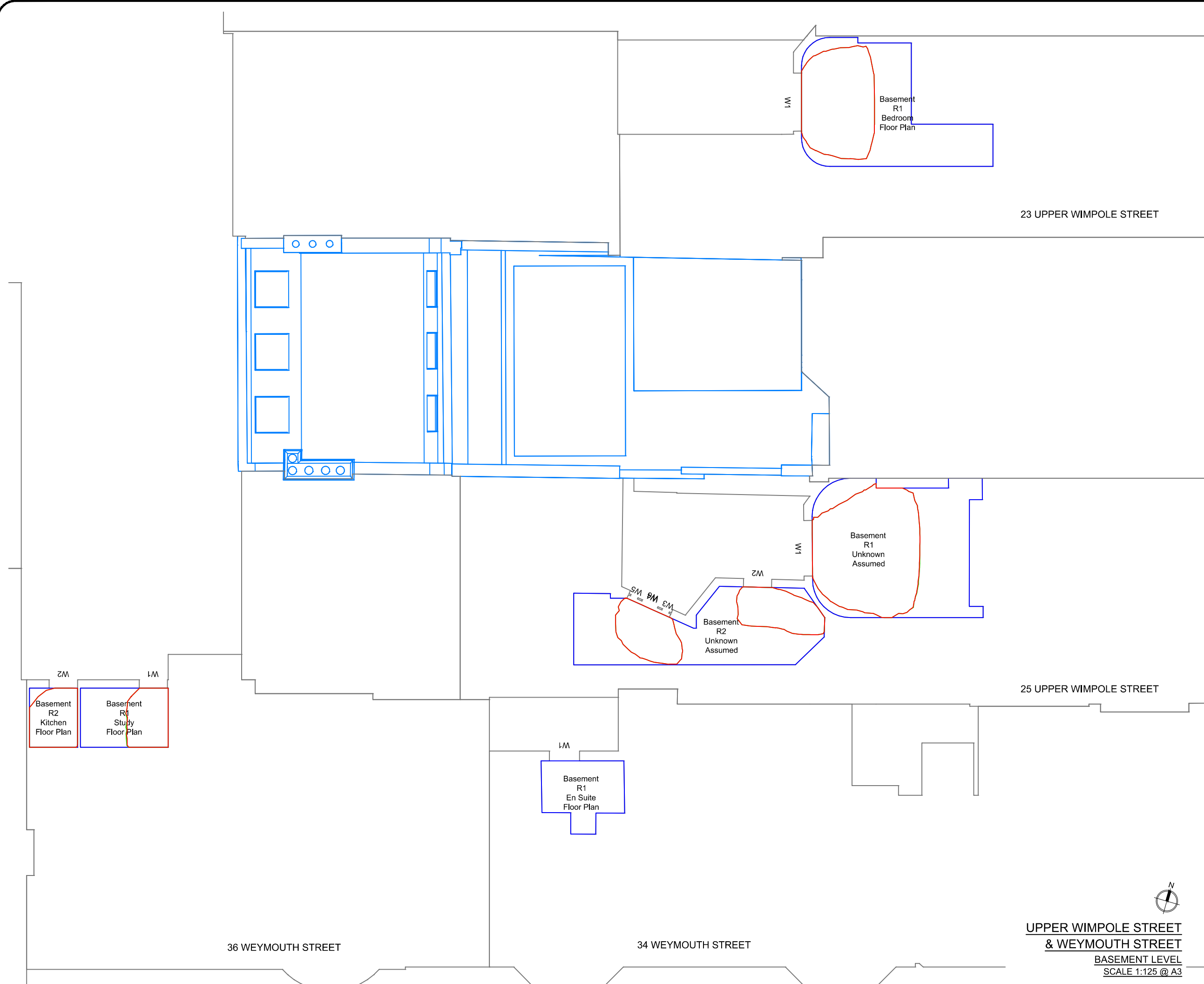


NSL Results

Project Name: 24 Upper Wimpole Street
 Project No.: 183
 Report Title: Daylight Analysis - NSL
 Date of Analysis: 26/11/2023

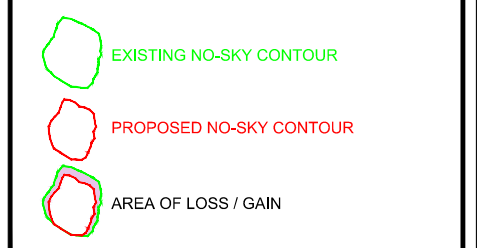
Floor Ref.	Room Ref	Layout Info	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
23 Upper Wimpole Street										
Basement	R1	Floor Plan	Residential	Bedroom	Area m2 % of room	21.40	9.27 43.33%	9.27 43.33%	1.00	YES
Ground	R1	Assumed	Residential	Unknown	Area m2 % of room	29.75	25.97 87.30%	25.97 87.30%	1.00	YES
First	R1	Assumed	Residential	Unknown	Area m2 % of room	29.75	29.70 99.84%	29.70 99.84%	1.00	YES
	R2	Assumed	Residential	Unknown	Area m2 % of room	11.12	11.07 99.62%	11.07 99.62%	1.00	YES
25 Upper Wimpole Street										
Basement	R1	Assumed	Commercial	Unknown	Area m2 % of room	26.46	14.86 56.16%	14.84 56.10%	1.00	YES
	R2	Assumed	Commercial	Unknown	Area m2 % of room	20.38	7.75 38.03%	7.75 38.03%	1.00	YES
34 Weymouth Street										
Ground	R2	Floor Plan	Residential	Living Room	Area m2 % of room	31.59	30.94 97.92%	30.94 97.92%	1.00	YES
36 Weymouth Street										
Basement	R1	Floor Plan	Residential	Study	Area m2 % of room	6.55	2.99 45.64%	2.96 45.27%	0.99	YES
	R2	Floor Plan	Residential	Kitchen	Area m2 % of room	3.59	3.37 93.81%	3.37 93.81%	1.00	YES
Ground	R2	Floor Plan	Residential	Living Room	Area m2 % of room	54.96	35.43 64.46%	35.29 64.21%	1.00	YES
First	R2	Floor Plan	Residential	Bedroom	Area m2 % of room	9.05	6.99 77.28%	6.99 77.20%	1.00	YES
1 Beaumont Street										
First	R1	Assumed	Commercial	Unknown	Area m2 % of room	23.22	17.64 75.94%	17.64 75.94%	1.00	YES
4 Clarkes Mews										
Ground	R1	Floor Plan	Residential	Living Room	Area m2 % of room	34.23	17.45 50.97%	17.45 50.97%	1.00	YES
First	R2	Floor Plan	Residential	Study	Area m2 % of room	10.57	10.57 100.00%	10.57 100.00%	1.00	YES

NSL Contours



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07103Proposed Roof Plan.dwg
RECEIVED 20/11/23
- SITE PHOTOGRAPHY



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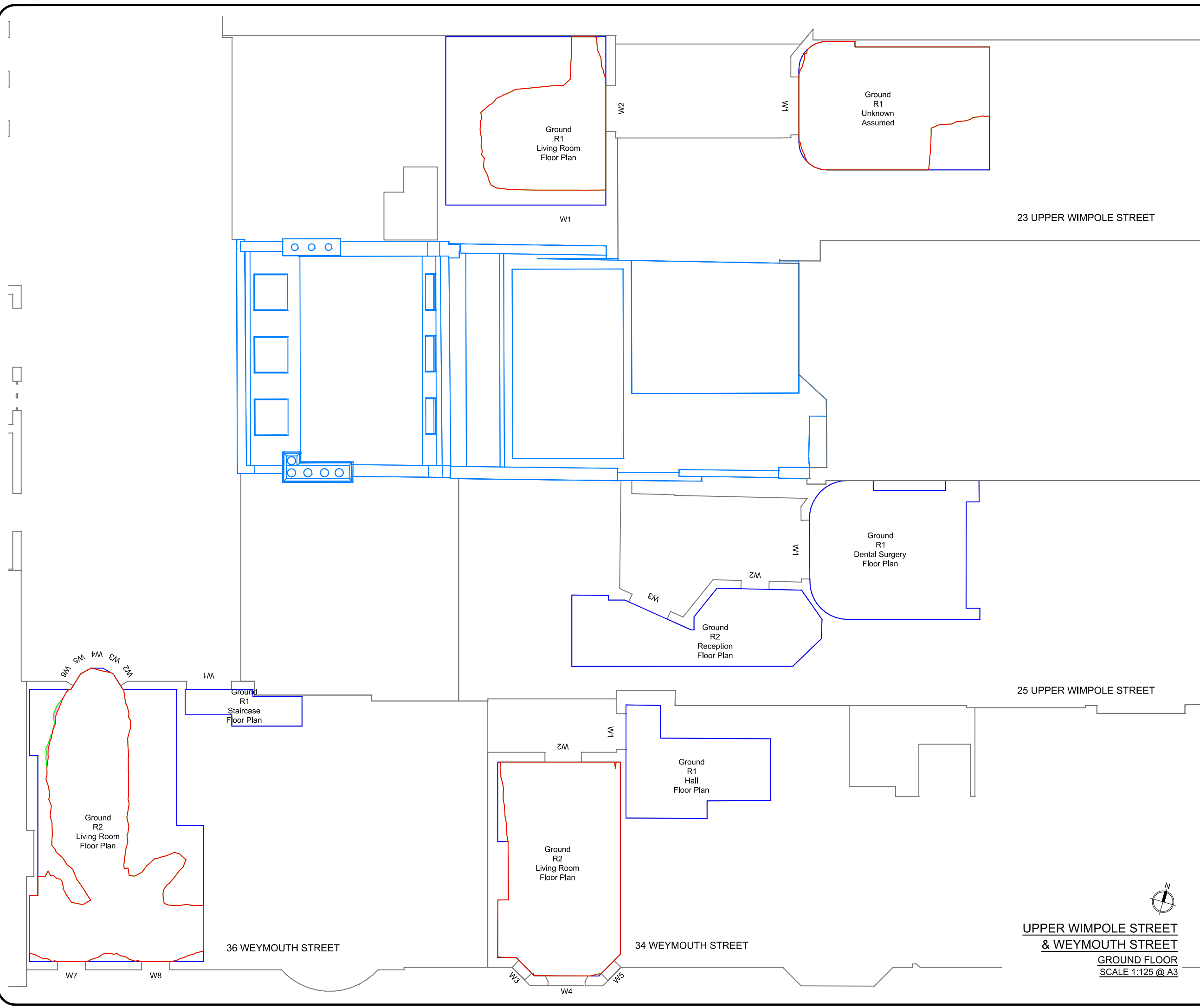
PROJECT:
24 UPPER WIMPOLE STREET
LONDON W1G 6NE

TITLE:
NO-SKY LINE CONTOURS

JOB NO: 183	RELEASE: 01	DRG NO: 183/14
DATE: NOV 2023	DRAWN: MG	SCALE: 1:125 @ A3

UPPER WIMPOLE STREET
& WEYMOUTH STREET
BASEMENT LEVEL
SCALE 1:125 @ A3





SOURCES OF INFORMATION:


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07103Proposed Roof Plan.dwg
RECEIVED 20/11/23

SITE PHOTOGRAPHY

-  EXISTING NO-SKY CONTOUR
-  PROPOSED NO-SKY CONTOUR
-  AREA OF LOSS / GAIN

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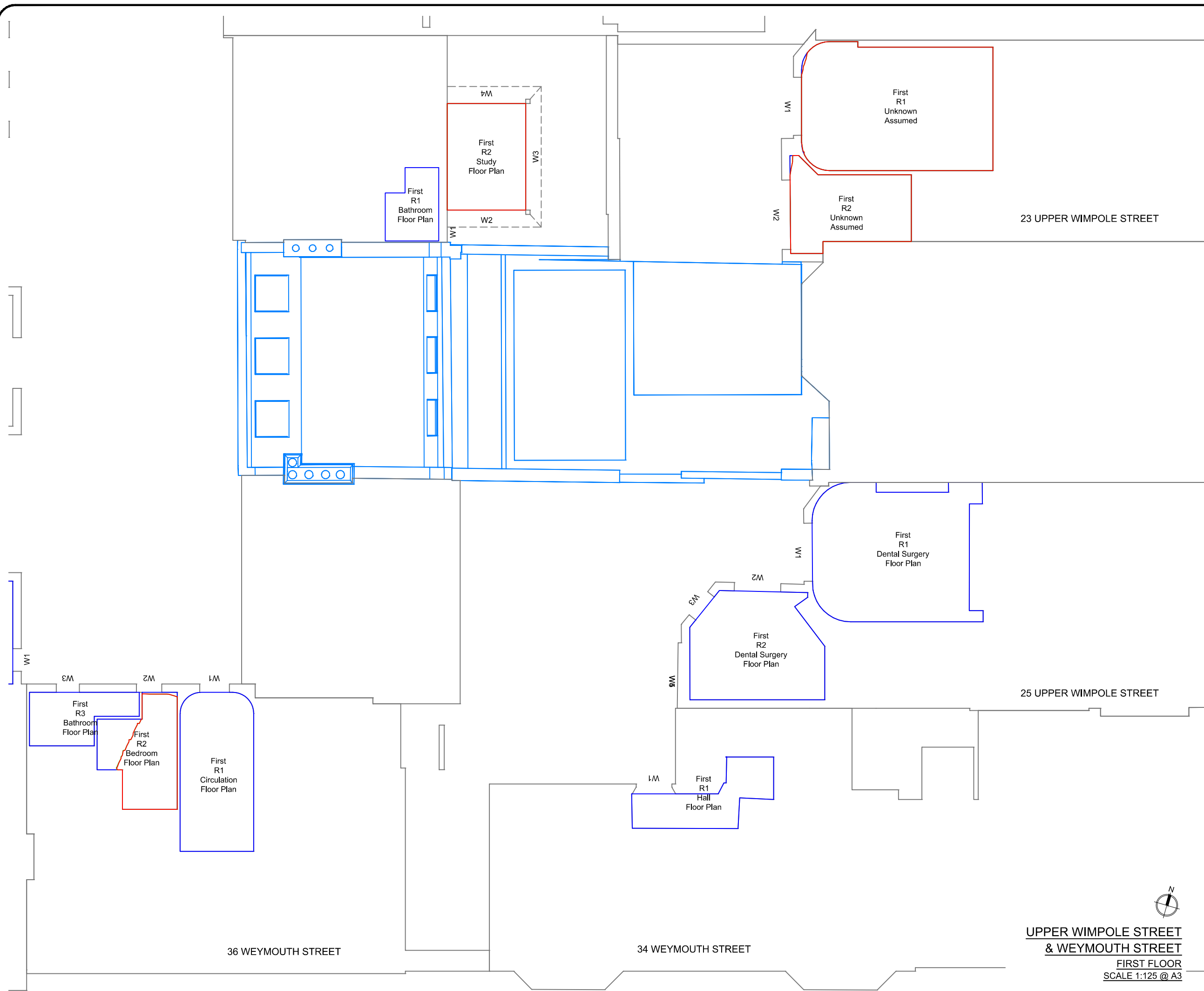
PROJECT:
24 UPPER WIMPOLE STREET
LONDON W1G 6NE

TITLE:
NO-SKY LINE CONTOURS

JOB NO: 183	RELEASE: 01	DRG NO: 183/15
DATE: NOV 2023	DRAWN: MG	SCALE: 1:125 @ A3

UPPER WIMPOLE STREET
& WEYMOUTH STREET
GROUND FLOOR
SCALE 1:125 @ A3





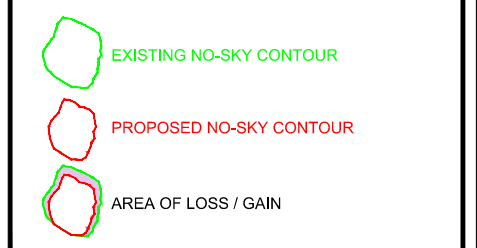
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SITE PHOTOGRAPHY



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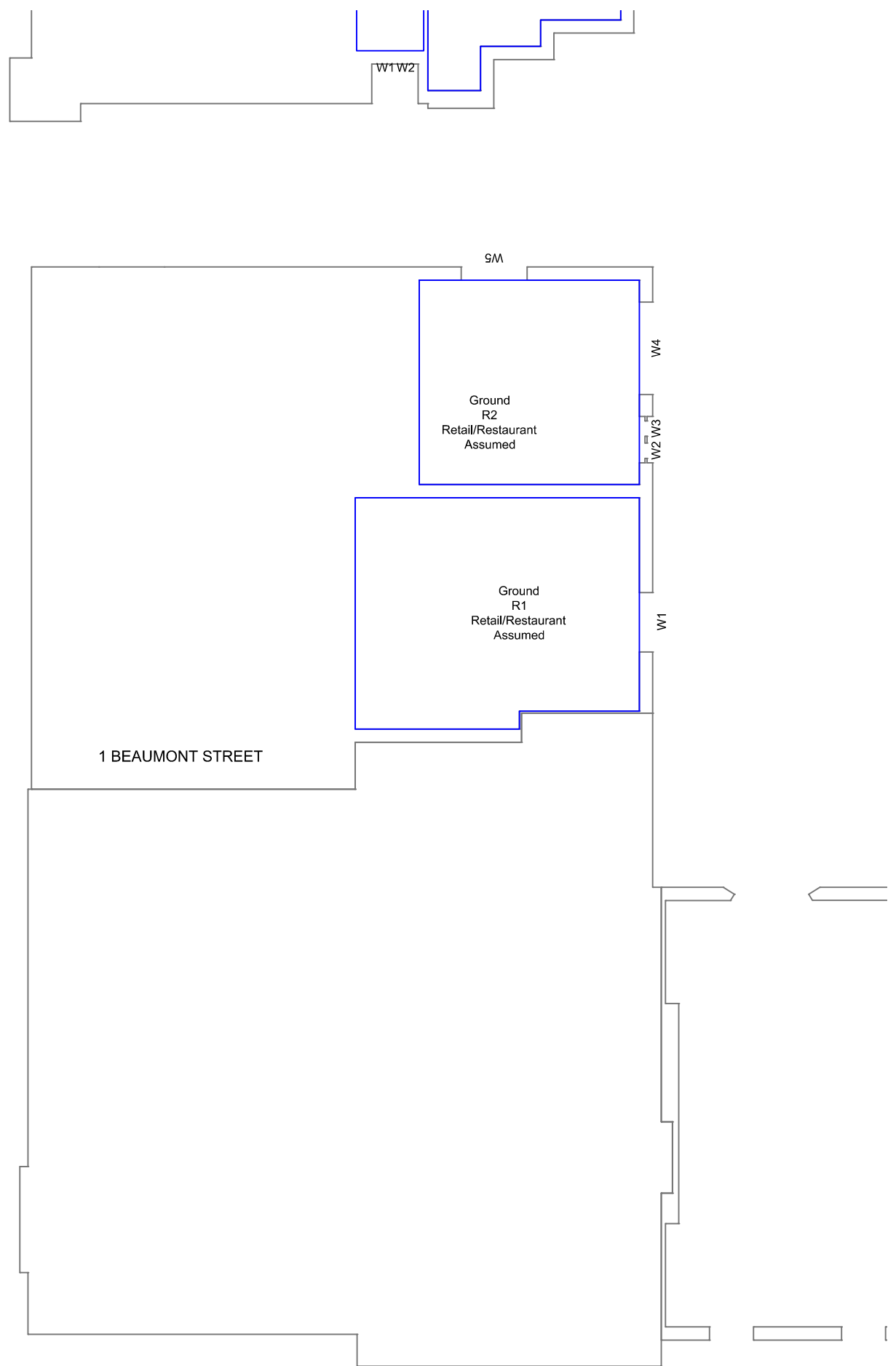
PROJECT:
24 UPPER WIMPOLE STREET
LONDON W1G 6NE

TITLE:
NO-SKY LINE CONTOURS

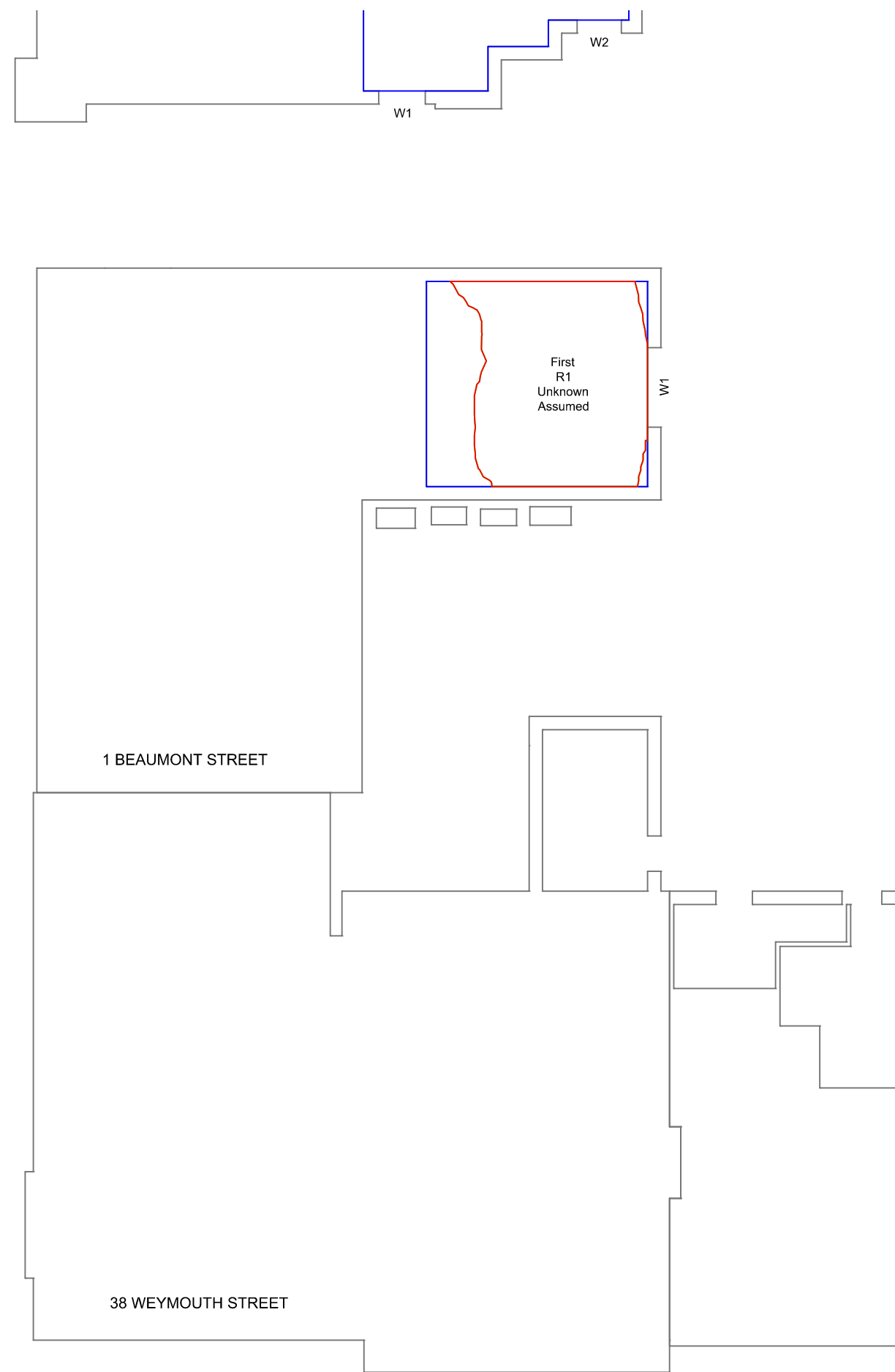
JOB NO: 183	RELEASE: 01	DRG NO: 183/16
DATE: NOV 2023	DRAWN: MG	SCALE: 1:125 @ A3

UPPER WIMPOLE STREET
& WEYMOUTH STREET
FIRST FLOOR
SCALE 1:125 @ A3





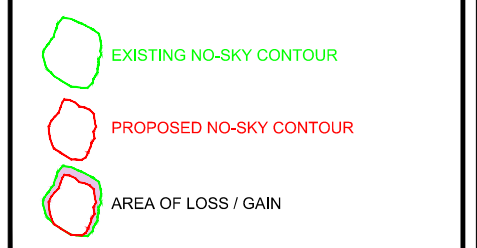
WEYMOUTH STREET
& BEAUMONT STREET
GROUND FLOOR
SCALE 1:125 @ A3



WEYMOUTH STREET
& BEAUMONT STREET
FIRST FLOOR
SCALE 1:125 @ A3

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PROJECT:
24 UPPER WIMPOLE STREET
LONDON W1G 6NE

TITLE:
NO-SKY LINE CONTOURS

JOB NO: 183	RELEASE: 01	DRG NO: 183/17
DATE: NOV 2023	DRAWN: MG	SCALE: 1:125 @ A3

