



**DAYLIGHT & SUNLIGHT  
REPORT**

**for**

**PROPOSED DEVELOPMENT**

**at**

**WASHINGTON HOUSE, 40  
CONDUIT STREET LONDON  
W1S 2UE**

REF: MP/EK/ROL01341

27 March 2024

**expertise**  
*applied*

## TABLE OF CONTENTS

SECTION	PAGE NO.
1. INTRODUCTION .....	2
2. PLANNING POLICY AND GUIDANCE .....	3
3. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES .....	5
4. APPLICATION OF BRE GUIDELINES.....	9
5. INFORMATION USED IN THE TECHNICAL STUDY.....	11
6. SCOPE OF TECHNICAL STUDY.....	12
7. IMPACT UPON SURROUNDING PROPERTIES.....	13
8. SUMMARY AND CONCLUSION.....	15

### APPENDICES

APPENDIX A - PLAN AND 3D VIEWS OF THE COMPUTER MODEL

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

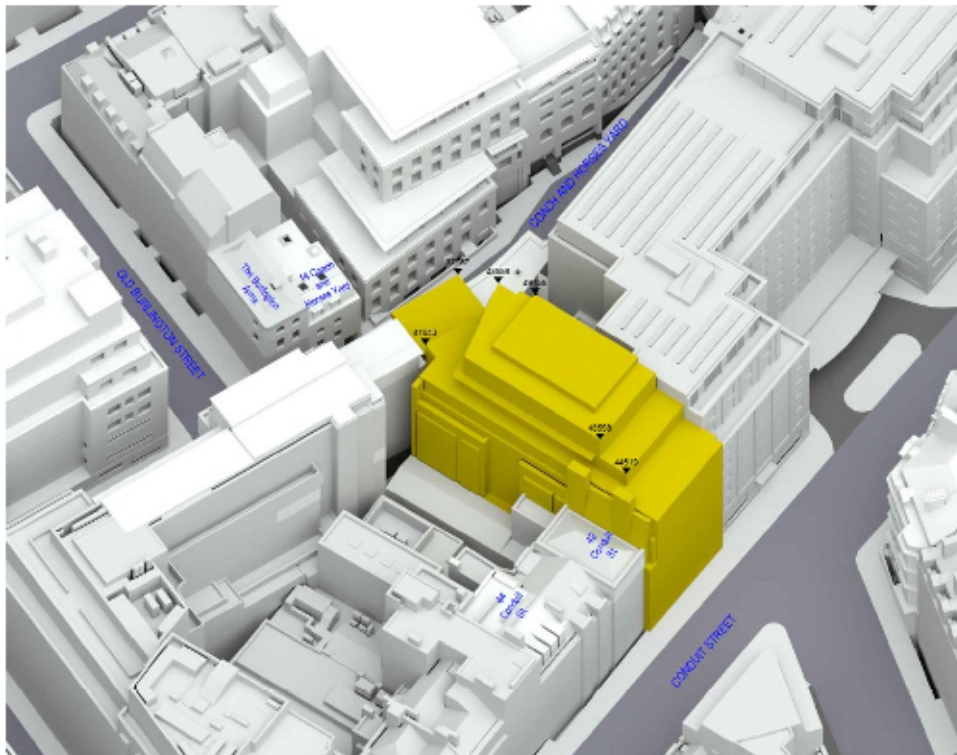
APPENDIX C - DAYLIGHT DISTRIBUTION TABLE

APPENDIX D - ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

APPENDIX E - DAYLIGHT DISTRIBUTION CONTOUR PLANS



**Figure 1: Oblique aerial photograph of the site looking southeast  
(Source: Google)**



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

## **1. INTRODUCTION**

- 1.1 Cola Holdings Ltd is proposing a development at Washington House, 40 Conduit Street, London W1S 2UE.
- 1.2 The proposed rooftop extension is situated on Conduit Street and is bounded by properties on Coach & Horses Yard.
- 1.3 Following a request from Westminster City Council, Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the proposed development upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).
- 1.4 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 1.
- 1.5 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

## 2. PLANNING POLICY AND GUIDANCE

### National Planning Policy and Guidance

2.1 The Revised National Planning Policy Framework (revised 19 December 2023), sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

2.2 In terms of daylight and sunlight, under section 11 'Making effective use of land', paragraph 129(c) states that:

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

2.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

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

### Regional Planning Policy and Guidance

#### London Plan March 2021

2.4 The Mayor of London's London Plan March 2021 sets out the spatial development strategy for London. It forms part of the development plan for Greater London, along with local plans of the London boroughs.

2.5 Policy D6 Housing quality and standards:

C. Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through

the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

- 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 usability of outside amenity space.

### **Local Planning Policy and Guidance**

- 2.6 The development site is located within Westminster City Council.

#### Westminster's City Plan 2019-2040 (adopted April 2021)

- 2.7 The section titled Managing development for Westminster's people state at para 7:

*(a): "Development will be neighbourly by: ... Protecting and where appropriate enhancing amenity, by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking."*

- 2.8 Paragraph 7.3 states:

*"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."*

- 2.9 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).

### 3. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

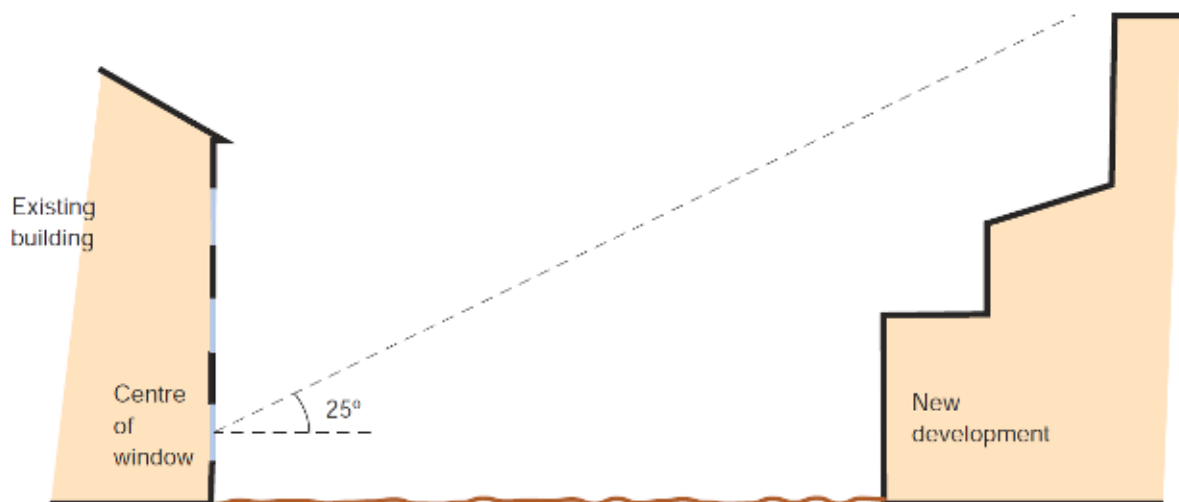
#### Daylight to existing surrounding buildings

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

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

- *the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
- *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.”*

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



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

- 3.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.
- 3.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.
- 3.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.
- 3.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.

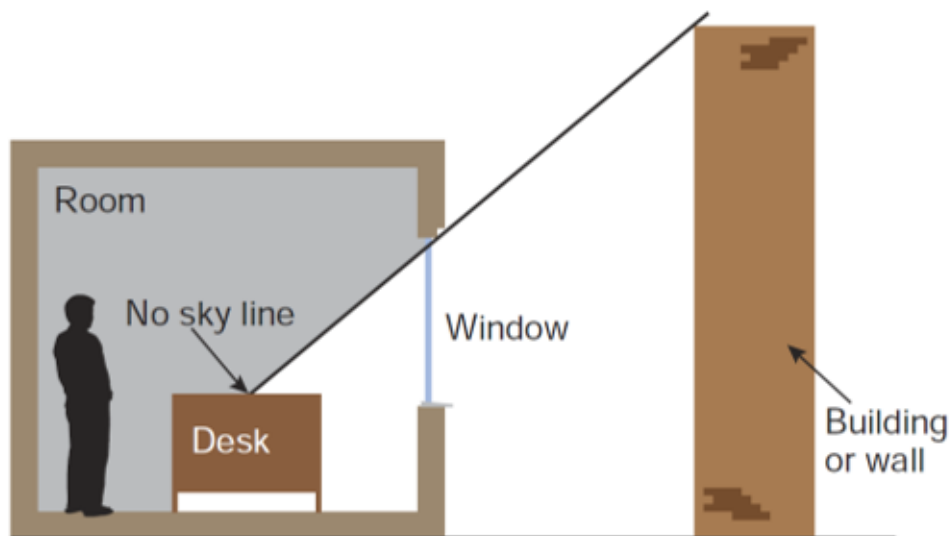


Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight.  
(© BRE Report 209)



- 3.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.
- 3.8 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

### **Sunlight to existing surrounding buildings**

- 3.9 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.2 that:

*“obstruction to sunlight may become an issue if:*

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

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

- 3.11 The guide suggests:

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

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

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

3.13 Paragraph 3.2.13 of the BRE Report summarises its sunlight guidance as follows:

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

- *receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;*
- *and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours”.*

#### **Computer simulation**

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

3.15 The information upon which our computer model was based is explained in the section 6 of this report.

## 4. APPLICATION OF BRE GUIDELINES

### Flexible application of the guidelines

4.1 In its introduction the BRE Report 209 (third edition, 2022) states:

- *(Its) "main aim is ... to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)
- *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."* (BRE paragraph 1.6)
- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

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

### Alternative target values

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

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

4.4 At paragraph 2.2.3 the guide states:

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

- 4.5 Appendix F of the BRE Guide gives advice on setting alternative target values for skylight access. At page 85 it states:

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

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

#### **Proximity of neighbouring building to the boundary**

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

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

#### **Interpretation of relative impacts**

- 4.8 Except where the BRE guide’s specified minimum values will be retained in the proposed condition (see paragraphs 3.1 and 3.13 above), the guide advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the ‘BRE 0.8 guideline’.) Care must be taken when interpreting the ‘relative impact’ figures (in the columns marked “factor of former value” in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 6% VSC to 3% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 3% VSC is very small and would be barely perceptible.
- 4.9 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 3.14 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

## 5. INFORMATION USED IN THE TECHNICAL STUDY

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

### Proposed scheme:

- Morrison Design's drawings of the proposed scheme received 25 March 2024

### Existing building on the site and existing surrounding buildings:

- Warner Survey's measured survey drawing received 6 June 2019
- Aukett Swanke's 3D model of the neighbouring Westbury Hotel redevelopment
- OS map
- Aerial photography from Google Earth
- Site photographs

### Internal arrangements within existing surrounding buildings:

<u>Property</u>	<u>Source</u>
44 Conduit Street	Estate Agent Particulars'
42 Conduit Street	06/09940
14 Coach & Horses Yard	Planning ref: 18/00308/CLOPUD (Residential at second floor)

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

## 6. SCOPE OF TECHNICAL STUDY

- 6.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.
- 6.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, as explained above in paragraphs 3.1 to 3.3 and 3.10, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

**Table 1 - Scope of assessments**

<b>Properties</b>	<b>Daylight</b>	<b>Sunlight</b>
42 Conduit Street	Yes	Yes
44 Conduit Street	Yes	Yes
The Burlington Arms	Yes	No
14 Coach & Horses Yard	Yes	Yes

- 6.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc. Where layout information has not been obtained and we have been unable to deduce the room uses, we have tested all windows.
- 6.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.
- 6.5 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.

## **7. IMPACT UPON SURROUNDING PROPERTIES**

- 7.1 In this section of our report, we set out our analysis of the results of our impact study under the headings of daylight and sunlight. For each element, we will provide commentary on the results, taking each property, or groups of properties, in turn.
- 7.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

### **Daylight and sunlight to existing surrounding buildings**

- 7.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and no-sky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.
- 7.4 The numerical results of the percentage of annual probable sunlight hours ('APSH') test are tabulated at Appendix D. Only those buildings identified by application of the BRE guide's preliminary 25° line test and orientation test, as explained above, have been tested.

#### 42 Conduit Street:

- 7.5 This property sits on the northern boundary of the proposed development and has residential use at fourth floor. We have modelled the internal layouts using estate agent particulars'. The plans show that there is a kitchen at fourth floor.
- 7.6 For daylight, the window and room assessed exceed the guideline values for both the VSC and daylight distribution assessments.
- 7.7 For sunlight, the window and room assessed achieve the guideline values for both annual and winter sunlight.

#### 44 Conduit Street

- 7.8 This property sits to the east of the proposed development and has residential use at fourth floor. We have modelled the internal layouts using information obtained from the planning portal. The plans show that there is a bedroom at fourth floor.
- 7.9 For daylight, the windows and room assessed exceed the guideline values for both the VSC and daylight distribution assessments, by receiving no noticeable reduction in the daylight received whatsoever.
- 7.10 For sunlight, the windows and room assessed achieve the guideline values for both annual and winter sunlight.

#### The Burlington Arms

- 7.11 This property sits to the south of the proposed development and has residential use at second and third floors, with the public house occupying the ground and first floor. We have modelled the internal layouts using reasonable assumptions.
- 7.12 For daylight, the windows and rooms assessed exceed the guideline values for both the VSC and daylight distribution assessments.
- 7.13 This property has not been assessed for sunlight due to the orientation of the windows.

#### 14 Coach & Horses Yard

- 7.14 This property sits to the south of the proposed development and has residential use at second floor.
- 7.15 For daylight, the windows and rooms assessed exceed the guideline values for both the VSC and daylight distribution assessments.
- 7.16 For sunlight, the windows and rooms assessed achieve the guideline values for both annual and winter sunlight.



## 8. SUMMARY AND CONCLUSION

- 8.1 Westminster's planning policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*.
- 8.2 We have undertaken a study of the impact of the proposed development on the relevant rooms in the surrounding dwellings. The tests were undertaken in accordance with the BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022). The BRE guide gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.
- 8.3 For both daylight and sunlight, all of the windows and rooms assessed in the neighbouring properties achieve full adherence to the BRE Guidelines.
- 8.4 In conclusion, the layout of the proposed development follows the BRE guidelines and will not materially affect sunlight or daylight to existing surrounding properties.



**ANSTEY HORNE**

27 March 2024

**APPENDIX A**

-

**PLAN AND 3D VIEWS OF THE COMPUTER MODEL**

DRAWING NOS. ROL01341\_R01\_001-006

**LEGEND:**

- Existing
  - Proposed
  - Consented
  - Cutback
- 121.50  
 ADD Height (mm)

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 FROM POINT CLOUD  
 Received on 06/06/2019  
 Site and aerial photos.

**PROPOSED BUILDINGS**  
 MORRISON DESIGN  
 Received on 25/03/2024

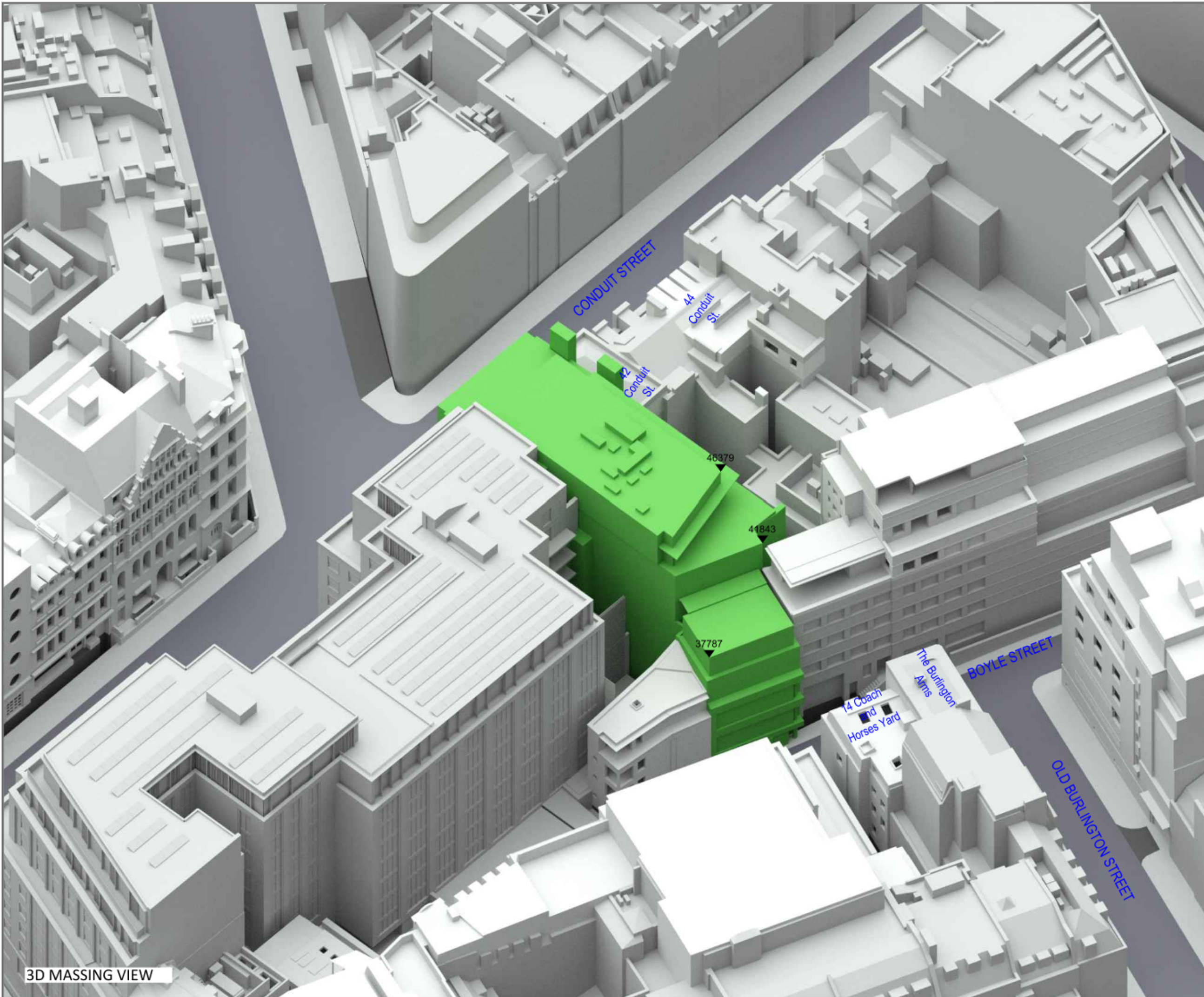


0m 5m 10m 15m 20m 25m

REV	DESCRIPTION	DATE
© Copyright Anstey Horne & Co. Ltd This drawing is the property of Anstey Horne & Co. Ltd. All rights reserved. This drawing should not be reproduced without permission. Do not scale from this drawing.		
CLIENT: COLA HOLDINGS LTD		
PROJECT TITLE: WASHINGTON HOUSE 40-41 CONDUIT STREET LONDON, W1S 2UE		
SCHEME REF: SCHEME RECEIVED: 25/03/2024		
DRAWING TITLE: SITE PLAN VIEW EXISTING CONDITION		
MODELLED BY/ DRAWN BY: AH	DATE: 22/03/2024	SCALE: 1:500
PROJECT No: ROL01341_R01_V01_	RELEASE No:	VERSION No: 001
<b>Site Plan</b>		



SITE PLAN VIEW



**LEGEND:**

<span style="color: green;">■</span> Existing	<span style="color: magenta;">■</span> Consented
<span style="color: yellow;">■</span> Proposed	<span style="color: blue;">■</span> Cutback

121.50  
 AADD Height (mm)

**SOURCES OF INFORMATION:**

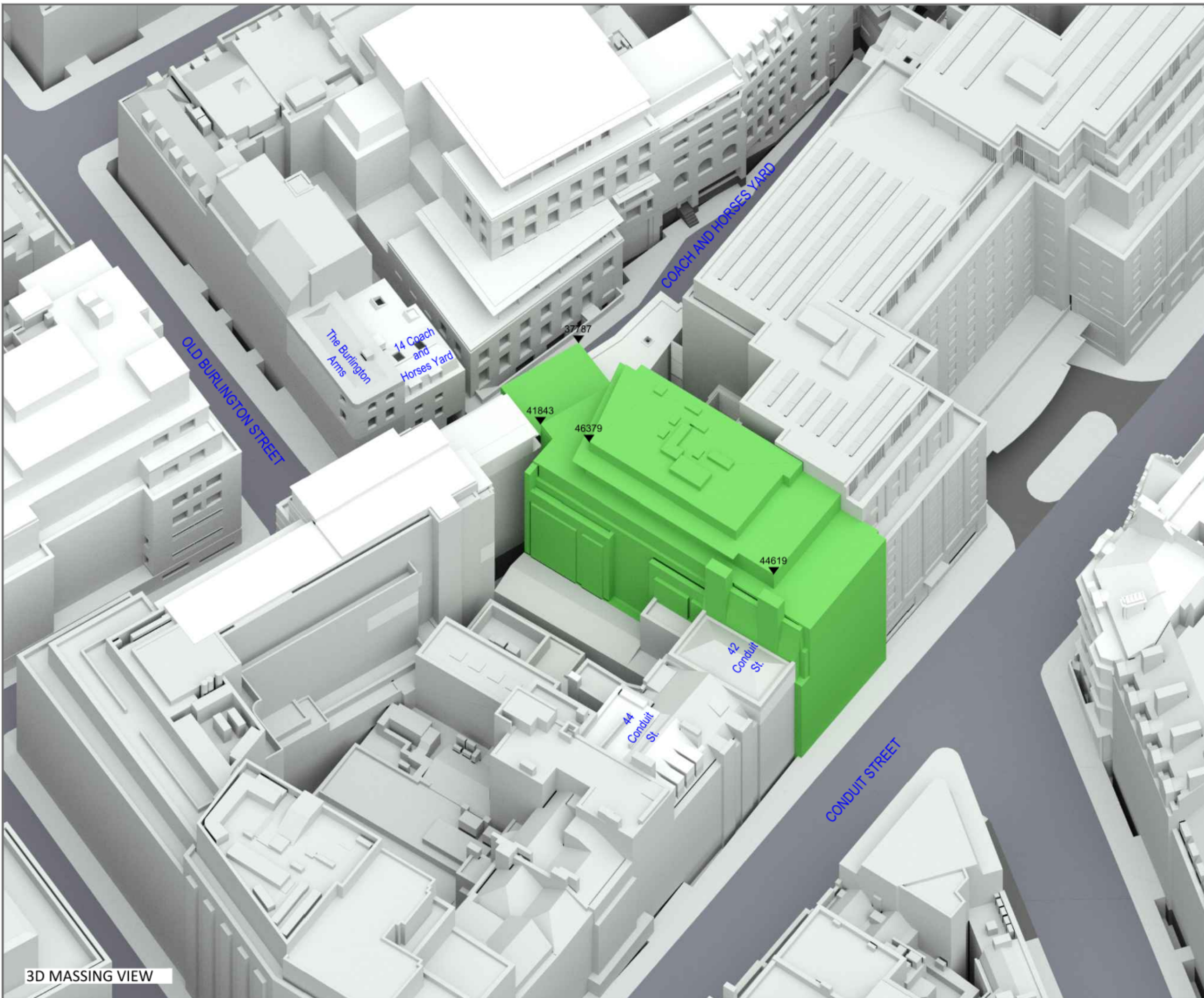
**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 FROM POINT CLOUD  
 Received on 06/06/2019

Site and aerial photos.

**PROPOSED BUILDINGS**  
 MORRISON DESIGN  
 Received on 25/03/2024

REV	DESCRIPTION	DATE
© Copyright Anstey Horne & Co. Ltd This drawing is the property of Anstey Horne & Co. Ltd. All rights reserved. This drawing should not be reproduced without permission. Do not scale from this drawing.		
CLIENT:		COLA HOLDINGS LTD
PROJECT TITLE:		WASHINGTON HOUSE 40-41 CONDUIT STREET LONDON, W1S 2UE
SCHEME REF:		SCHEME RECEIVED: 25/03/2024
DRAWING TITLE:		3D MASSING MODEL VIEW EXISTING CONDITION
MODELLED BY / DRAWN BY	DATE	SCALE
AH	22/03/2024	N.T.S.
PROJECT No:	RELEASE No:	VERSION No:
ROL01341_R01_V01_		002
<b>3D Massing Model</b>		

3D MASSING VIEW



3D MASSING VIEW

**LEGEND:**

<span style="color: green;">█</span> Existing	<span style="color: magenta;">█</span> Consented
<span style="color: orange;">█</span> Proposed	<span style="color: blue;">█</span> Cutback

121.50  
 ADD Height (mm)

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 FROM POINT CLOUD  
 Received on 06/06/2019

Site and aerial photos.

**PROPOSED BUILDINGS**  
 MORRISON DESIGN  
 Received on 25/03/2024

REV	DESCRIPTION	DATE

© Copyright Anstey Horne & Co. Ltd  
 This drawing is the property of Anstey Horne & Co. Ltd. All rights reserved.  
 This drawing should not be reproduced without permission.  
 Do not scale from this drawing.

CLIENT: COLA HOLDINGS LTD

PROJECT: WASHINGTON HOUSE  
 TITLE: 40-41 CONDUIT STREET  
 LONDON, W1S 2UE

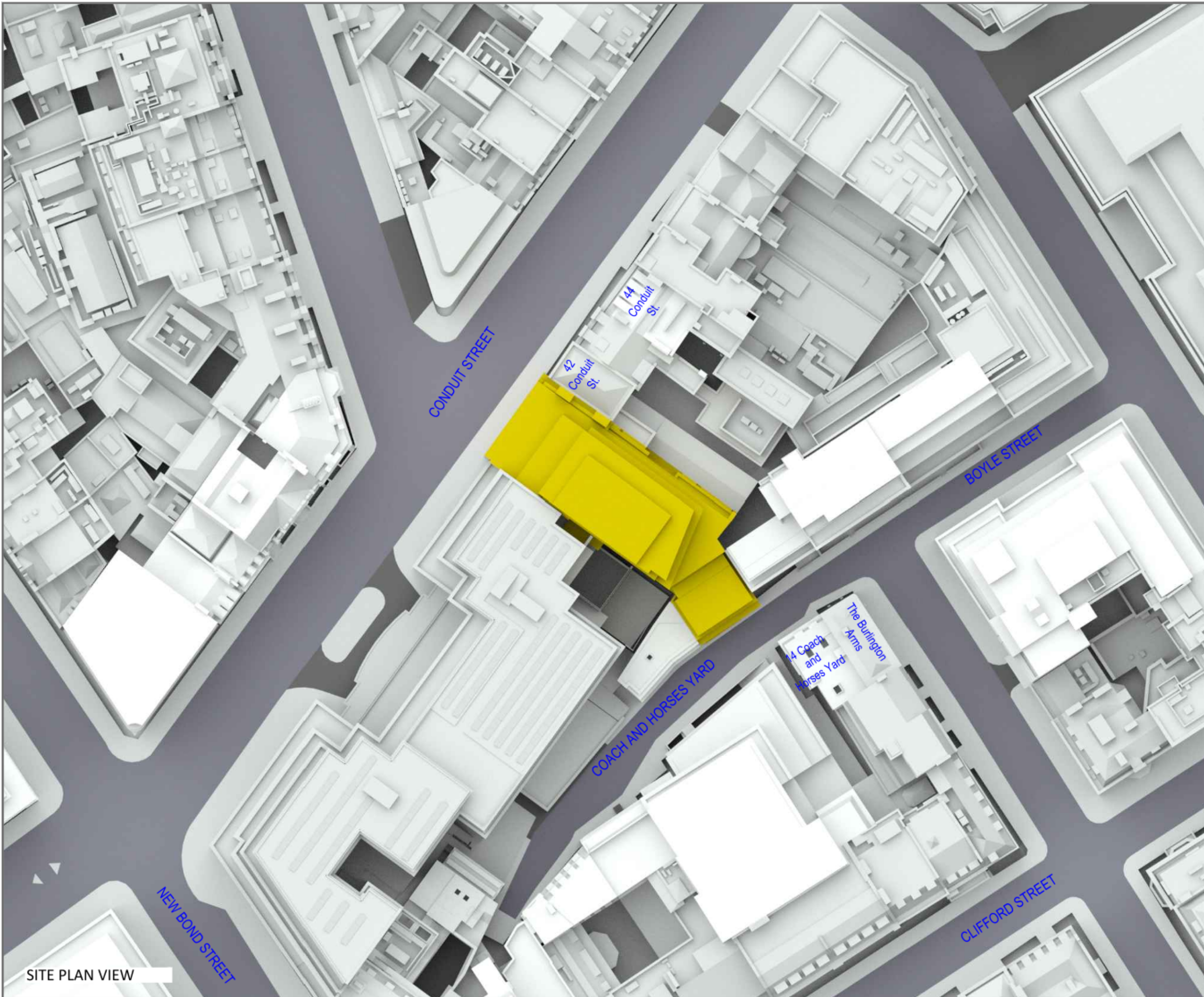
SCHEME REF: SCHEME RECEIVED: 25/03/2024

DRAWING TITLE: 3D MASSING MODEL VIEW  
 EXISTING CONDITION

MODELLED BY/ DRAWN BY: AH DATE: 22/03/2024 SCALE: N.T.S. A3

PROJECT No: ROL01341\_R01\_V01\_003  
 RELEASE No: VERSION No: DRAWING No:

**3D Massing Model**



**LEGEND:**

<span style="color: green;">█</span> Existing	<span style="color: magenta;">█</span> Consented
<span style="color: yellow;">█</span> Proposed	<span style="color: blue;">█</span> Cutback

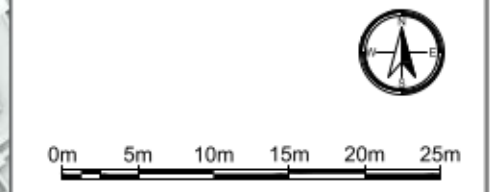
121.50  
 ADD Height (mm)

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 FROM POINT CLOUD  
 Received on 06/06/2019

Site and aerial photos.

**PROPOSED BUILDINGS**  
 MORRISON DESIGN  
 Received on 25/03/2024



REV	DESCRIPTION	DATE
© Copyright Anstey Horne & Co. Ltd This drawing is the property of Anstey Horne & Co. Ltd. All rights reserved. This drawing should not be reproduced without permission. Do not scale from this drawing.		

CLIENT: COLA HOLDINGS LTD

PROJECT TITLE: WASHINGTON HOUSE  
 40-41 CONDUIT STREET  
 LONDON, W1S 2UE

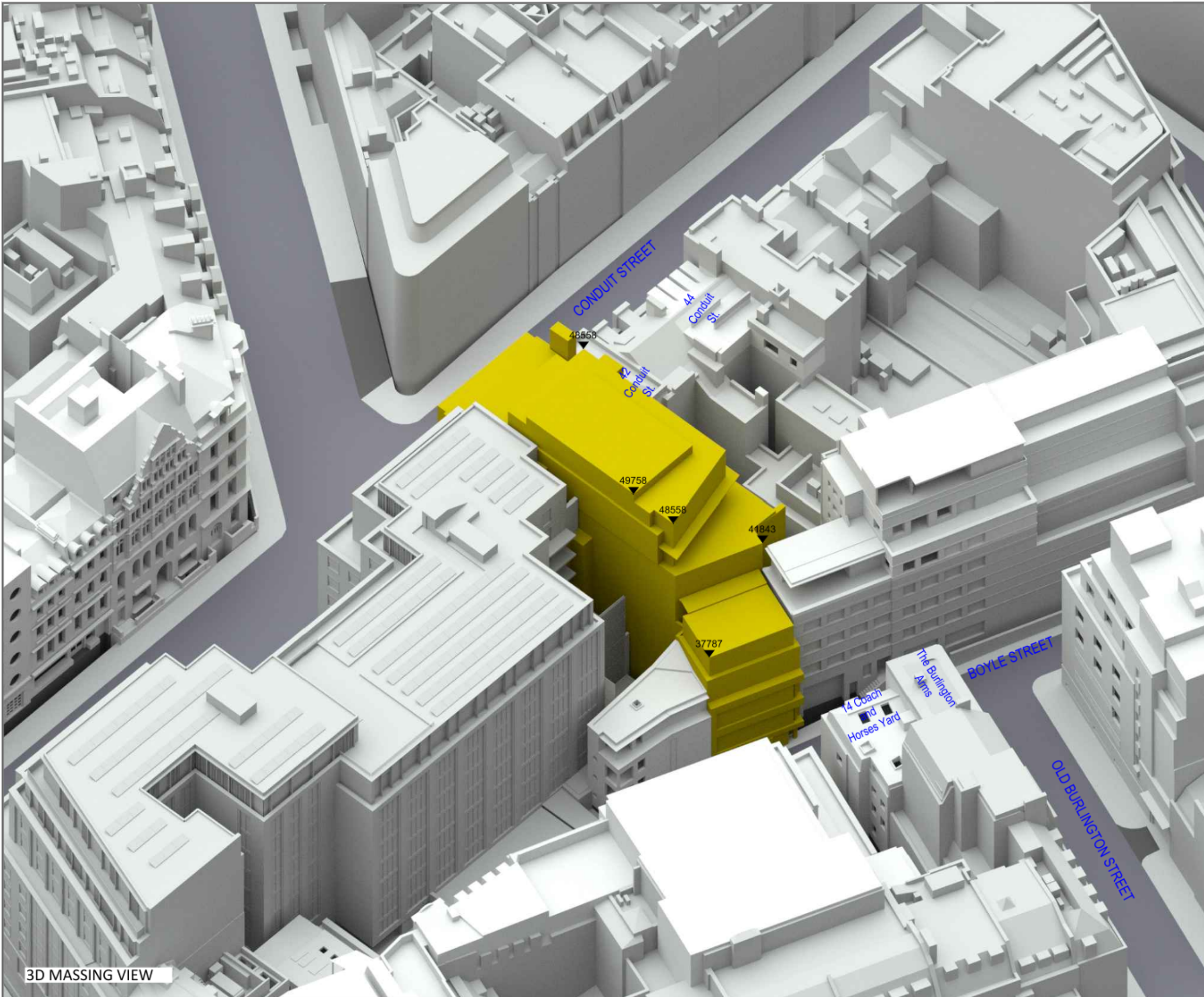
SCHEME REF: SCHEME RECEIVED: 25/03/2024

DRAWING TITLE: SITE PLAN VIEW  
 PROPOSED CONDITION

MODELLED BY/ DRAWN BY: AH DATE: 22/03/2024 SCALE: 1:500 A3

PROJECT No: ROL01341\_R01\_V01\_004  
 RELEASE No: VERSION No: DRAWING No:

SITE PLAN VIEW



3D MASSING VIEW

**LEGEND:**

<span style="color: green;">█</span> Existing	<span style="color: magenta;">█</span> Consented
<span style="color: yellow;">█</span> Proposed	<span style="color: blue;">█</span> Cutback
<span style="color: black;">▲</span> 121.50	ADD Height (mm)

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 FROM POINT CLOUD  
 Received on 06/06/2019

Site and aerial photos.

**PROPOSED BUILDINGS**  
 MORRISON DESIGN  
 Received on 25/03/2024

REV	DESCRIPTION	DATE

© Copyright Anstey Horne & Co. Ltd  
 This drawing is the property of Anstey Horne & Co. Ltd. All rights reserved.  
 This drawing should not be reproduced without permission.  
 Do not scale from this drawing.

CLIENT: COLA HOLDINGS LTD

PROJECT TITLE: WASHINGTON HOUSE  
 40-41 CONDUIT STREET  
 LONDON, W1S 2UE

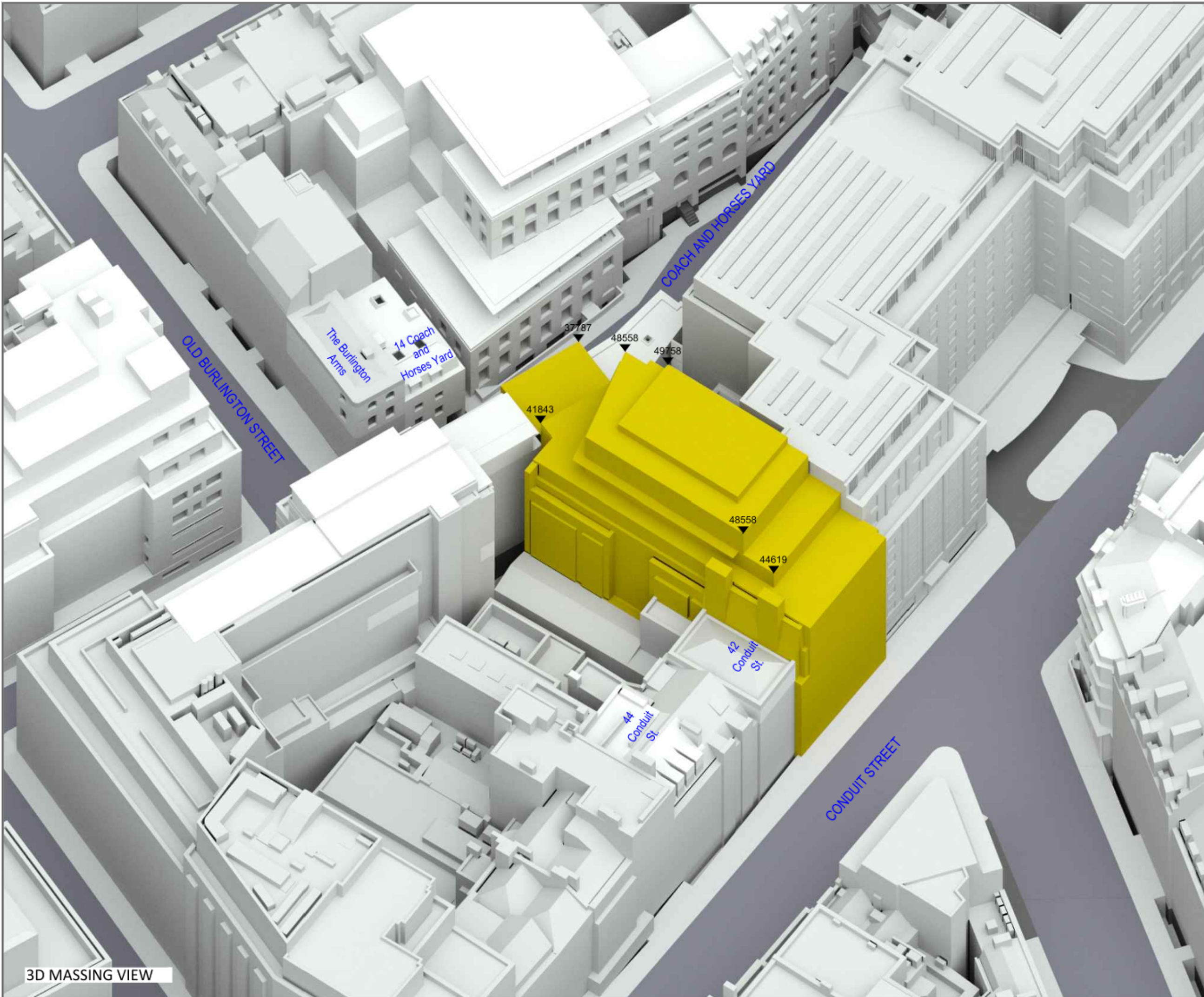
SCHEME REF: SCHEME RECEIVED: 25/03/2024

DRAWING TITLE: 3D MASSING MODEL VIEW  
 PROPOSED CONDITION

MODELLED BY/ DRAWN BY: AH DATE: 22/03/2024 SCALE: N.T.S. A3

PROJECT No: ROL01341\_R01\_V01\_005  
 RELEASE No: VERSION No: DRAWING No:

**3D Massing Model**



**LEGEND:**

<span style="color: green;">█</span> Existing	<span style="color: magenta;">█</span> Consented
<span style="color: yellow;">█</span> Proposed	<span style="color: blue;">█</span> Cutback

121.50  
 ADD Height (mm)

**SOURCES OF INFORMATION:**

**EXISTING, SURROUNDING & ANALYSED BUILDINGS**  
 FROM POINT CLOUD  
 Received on 06/06/2019

Site and aerial photos.

**PROPOSED BUILDINGS**  
 MORRISON DESIGN  
 Received on 25/03/2024

REV	DESCRIPTION	DATE

© Copyright Anstey Horne & Co. Ltd  
 This drawing is the property of Anstey Horne & Co. Ltd. All rights reserved.  
 This drawing should not be reproduced without permission.  
 Do not scale from this drawing.

CLIENT: COLA HOLDINGS LTD

PROJECT: WASHINGTON HOUSE  
 TITLE: 40-41 CONDUIT STREET  
 LONDON, W1S 2UE

SCHEME REF: SCHEME RECEIVED: 25/03/2024

DRAWING TITLE: 3D MASSING MODEL VIEW  
 PROPOSED CONDITION

MODELLED BY/ DRAWN BY: AH DATE: 22/03/2024 SCALE: N.T.S. A3

PROJECT No: ROL01341\_R01\_V01\_006  
 RELEASE No: VERSION No: DRAWING No:

**3D Massing Model**

3D MASSING VIEW



**APPENDIX B**

-

**VERTICAL SKY COMPONENT ('VSC') TABLE**

TABLE P1  
VERTICAL SKY COMPONENT (VSC)  
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
<b>42 Conduit Street</b>							
4th Floor R1	RESIDENTIAL		KITCHEN	W1	18.70	18.47	0.99
<b>44 Conduit Street</b>							
4th Floor R1	RESIDENTIAL		BEDROOM	W1	26.85	25.17	0.94
R1	RESIDENTIAL		BEDROOM	W2	27.10	25.36	0.94
<b>The Burlington Arms</b>							
2nd Floor R1	RESIDENTIAL		UNKNOWN	W1	16.56	16.56	1.00
R1	RESIDENTIAL		UNKNOWN	W2	12.27	12.18	0.99
R2	RESIDENTIAL		UNKNOWN	W3	12.60	12.46	0.99
3rd Floor R1	RESIDENTIAL		UNKNOWN	W1	19.99	19.99	1.00
R1	RESIDENTIAL		UNKNOWN	W2	16.77	16.53	0.99
R2	RESIDENTIAL		UNKNOWN	W3	17.38	17.11	0.98
<b>14 Coach and Horses Yard</b>							
2nd Floor R1	RESIDENTIAL		STUDY	W1	10.35	10.34	1.00
R2	RESIDENTIAL		LD	W2	10.49	10.48	1.00
R2	RESIDENTIAL		LD	W3	16.01	15.94	1.00
R3	RESIDENTIAL		BEDROOM	W4	12.55	12.55	1.00
R3	RESIDENTIAL		BEDROOM	W5	14.06	14.05	1.00

**APPENDIX C**

-

**DAYLIGHT DISTRIBUTION TABLE**

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m <sup>2</sup> )	Existing lit area (m <sup>2</sup> )	Proposed lit area (m <sup>2</sup> )	*Factor of former value
<b>42 Conduit Street</b>							
4th Floor R1	RESIDENTIAL		KITCHEN	11.27	4.79	4.79	1.00
<b>44 Conduit Street</b>							
4th Floor R1	RESIDENTIAL		BEDROOM	14.25	14.07	13.92	0.99
<b>The Burlington Arms</b>							
2nd Floor R1	RESIDENTIAL		UNKNOWN	8.35	7.88	7.88	1.00
R2	RESIDENTIAL		UNKNOWN	7.24	3.60	3.60	1.00
3rd Floor R1	RESIDENTIAL		UNKNOWN	8.35	7.83	7.82	1.00
R2	RESIDENTIAL		UNKNOWN	7.24	4.04	4.04	1.00
<b>14 Coach and Horses Yard</b>							
2nd Floor R1	RESIDENTIAL		STUDY	7.79	1.78	1.71	0.96
R2	RESIDENTIAL		LD	19.18	7.57	7.51	0.99
R3	RESIDENTIAL		BEDROOM	12.54	7.39	7.39	1.00

**APPENDIX D**

-

**ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE**

TABLE P3  
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)  
SURROUNDING BUILDINGS

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
<b>42 Conduit Street</b>																
4th Floor R1	RESIDENTIAL		W1	KITCHEN	25	24	0.96	1	1	1.00	25	24	0.96	1	1	1.00
<b>44 Conduit Street</b>																
4th Floor R1	RESIDENTIAL		W1	BEDROOM	57	55	N/A	12	11	N/A						
4th Floor R1	RESIDENTIAL		W2	BEDROOM	60	58	N/A	11	10	N/A	62	60	N/A	13	12	N/A
<b>14 Coach and Horses Yard</b>																
2nd Floor R2	RESIDENTIAL		W2	LD	5	5	1.00	0	0	-						
2nd Floor R2	RESIDENTIAL		W3	LD	28	28	N/A	2	2	1.00	29	29	N/A	2	2	1.00
2nd Floor R3	RESIDENTIAL		W4	BEDROOM	26	26	N/A	3	3	1.00						
2nd Floor R3	RESIDENTIAL		W5	BEDROOM	20	20	1.00	1	1	1.00	26	26	N/A	3	3	1.00

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







**APPENDIX E**

-

**DAYLIGHT DISTRIBUTION CONTOUR PLANS**

DRAWING NOS. ROL01341\_R01\_PL-101-104

**LEGEND:**

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

**SOURCES OF INFORMATION:**

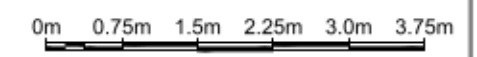
**EXISTING, SURROUNDING & ANALYSED BUILDINGS**

FROM POINT CLOUD  
 Received on 06/06/2019

Site and aerial photos.

**PROPOSED BUILDINGS**

MORRISON DESIGN  
 Received on 25/03/2024



4TH FLOOR

**PROJECT INFORMATION**

© Copyright Anstey Home & Co. Ltd  
 This drawing is the property of Anstey Home & Co. Ltd. All rights reserved.  
 This drawing should not be reproduced without permission.  
 Do not scale from this drawing.

CLIENT: COLA HOLDINGS LTD

PROJECT TITLE: WASHINGTON HOUSE  
 40-41 CONDUIT STREET  
 LONDON, W1S 2UE

SCHEME REF: SCHEME RECEIVED: 25/03/2024

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS  
 42 CONDUIT STREET







MODELLED BY/ DRAWN BY: AH DATE: 22/03/2024 SCALE: 1:75 A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:  
 ROL01341\_R01\_V01\_101-01

**Daylight & Sunlight**



**LEGEND:**

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

**SOURCES OF INFORMATION:**

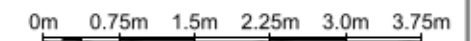
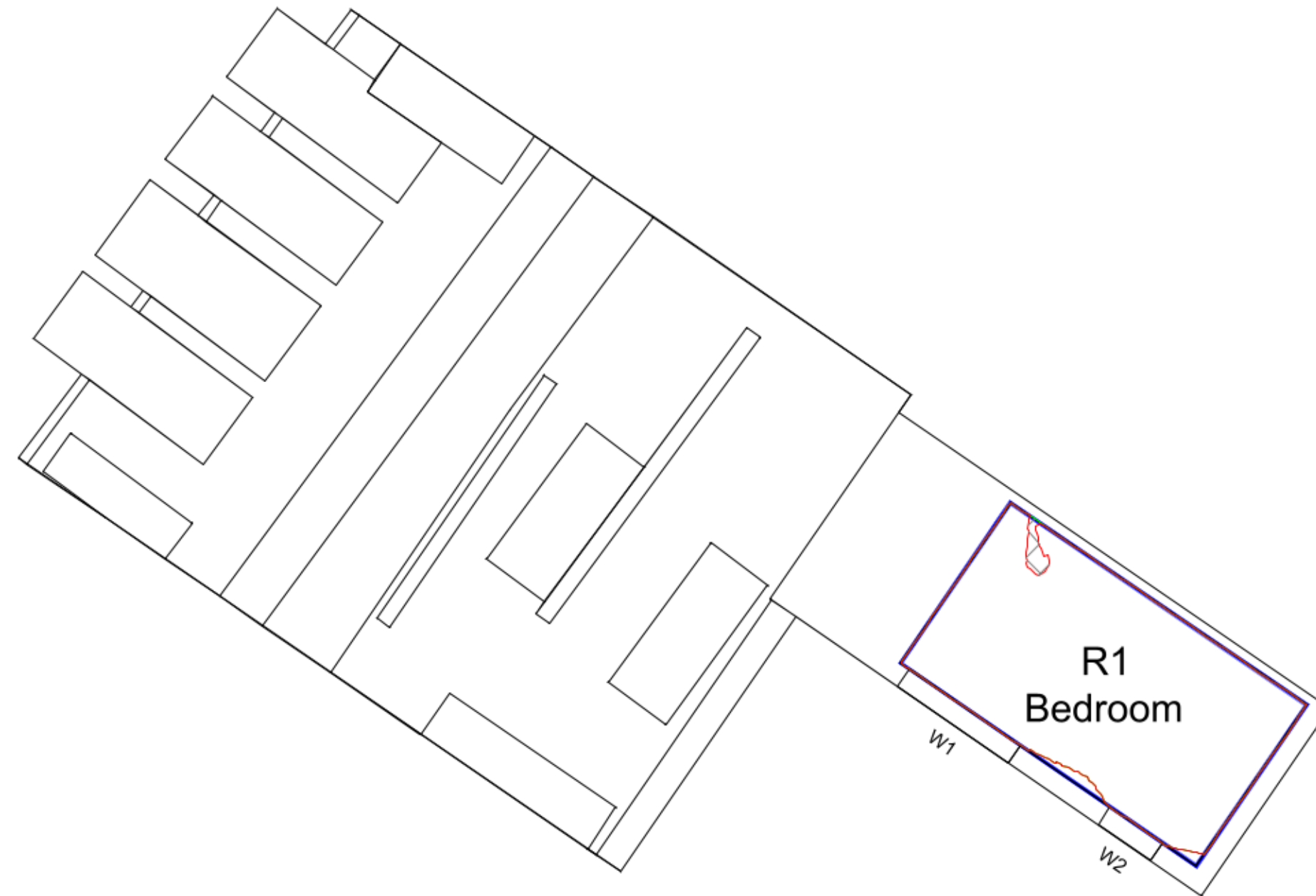
**EXISTING, SURROUNDING & ANALYSED BUILDINGS**

FROM POINT CLOUD  
 Received on 06/06/2019

Site and aerial photos.

**PROPOSED BUILDINGS**

MORRISON DESIGN  
 Received on 25/03/2024



**PROJECT INFORMATION**

© Copyright Anstey Home & Co. Ltd  
 This drawing is the property of Anstey Home & Co. Ltd. All rights reserved.  
 This drawing should not be reproduced without permission.  
 Do not scale from this drawing.

CLIENT: COLA HOLDINGS LTD

PROJECT TITLE: WASHINGTON HOUSE  
 40-41 CONDUIT STREET  
 LONDON, W1S 2UE

SCHEME REF: SCHEME RECEIVED: 25/03/2024

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS  
 44 CONDUIT STREET

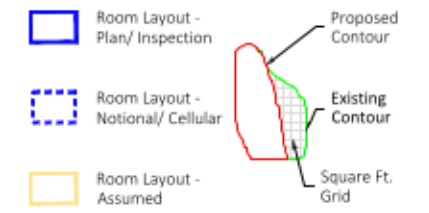
MODELLED BY/ DRAWN BY: AH DATE: 22/03/2024 SCALE: 1:75 **A3**

PROJECT No: ROL01341 RELEASE No: R01 VERSION No: V01 DRAWING No: 102-01

**Daylight & Sunlight**

4TH FLOOR

**LEGEND:**



**SOURCES OF INFORMATION:**

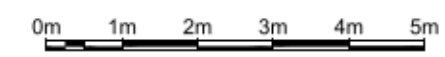
**EXISTING, SURROUNDING & ANALYSED BUILDINGS**

FROM POINT CLOUD  
 Received on 06/06/2019

Site and aerial photos.

**PROPOSED BUILDINGS**

MORRISON DESIGN  
 Received on 25/03/2024



**PROJECT INFORMATION**

© Copyright Anstey Home & Co. Ltd  
 This drawing is the property of Anstey Home & Co. Ltd. All rights reserved.  
 This drawing should not be reproduced without permission.  
 Do not scale from this drawing.

CLIENT: COLA HOLDINGS LTD

PROJECT TITLE: WASHINGTON HOUSE  
 40-41 CONDUIT STREET  
 LONDON, W1S 2UE

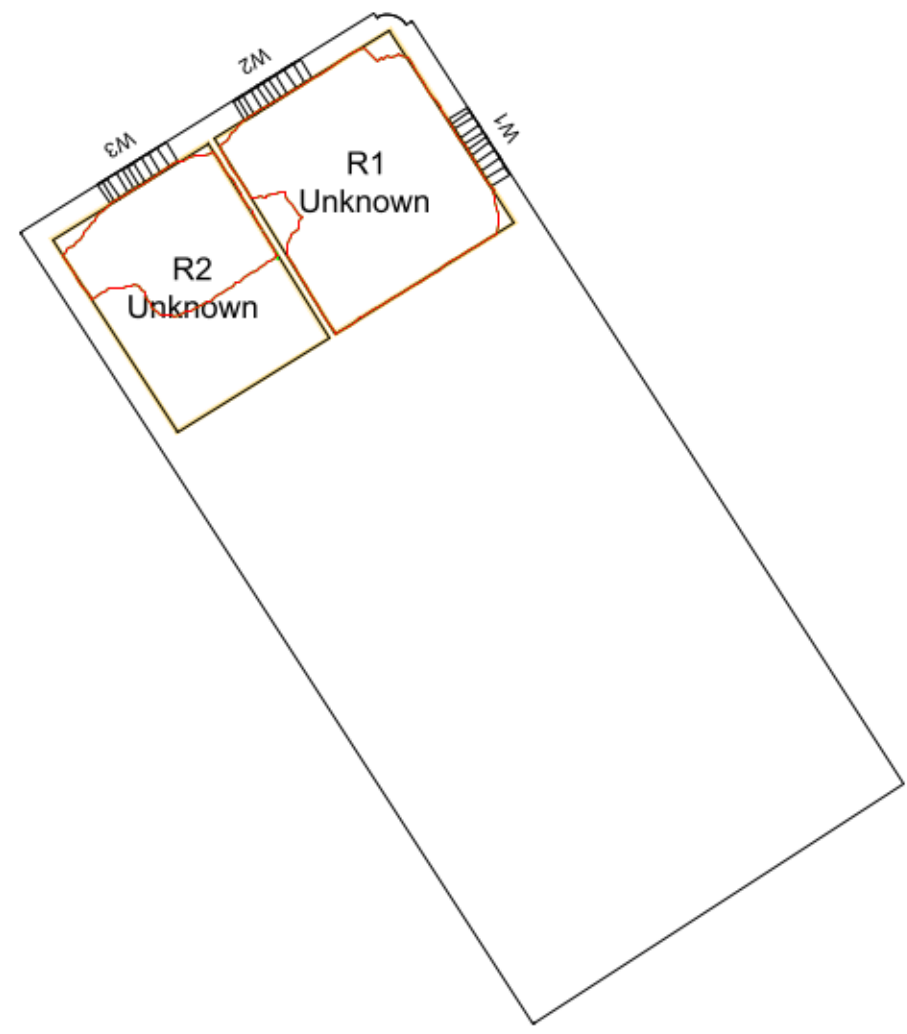
SCHEME REF: SCHEME RECEIVED: 25/03/2024

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS  
 THE BURLINGTON ARMS

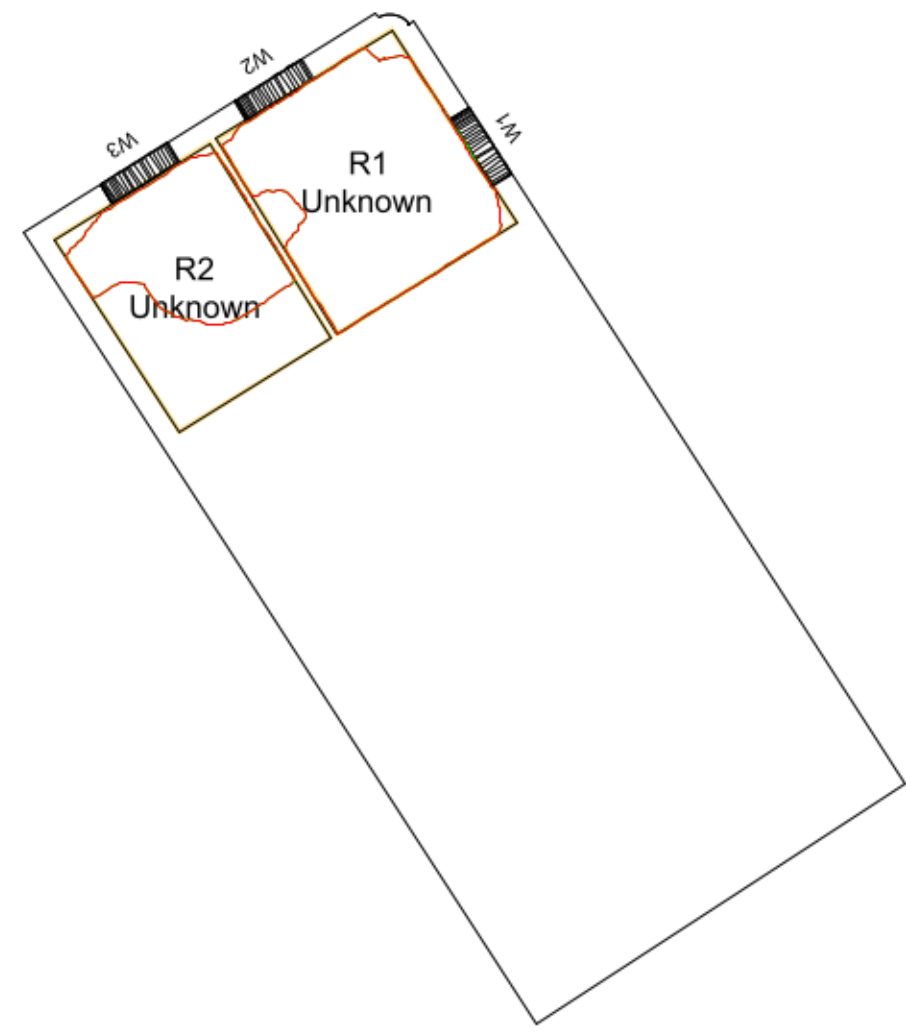
MODELLED BY/ DRAWN BY: AH DATE: 22/03/2024 SCALE: 1:100 **A3**

PROJECT No: RELEASE No: VERSION No: DRAWING No:  
**ROL01341\_R01\_V01\_103-01**

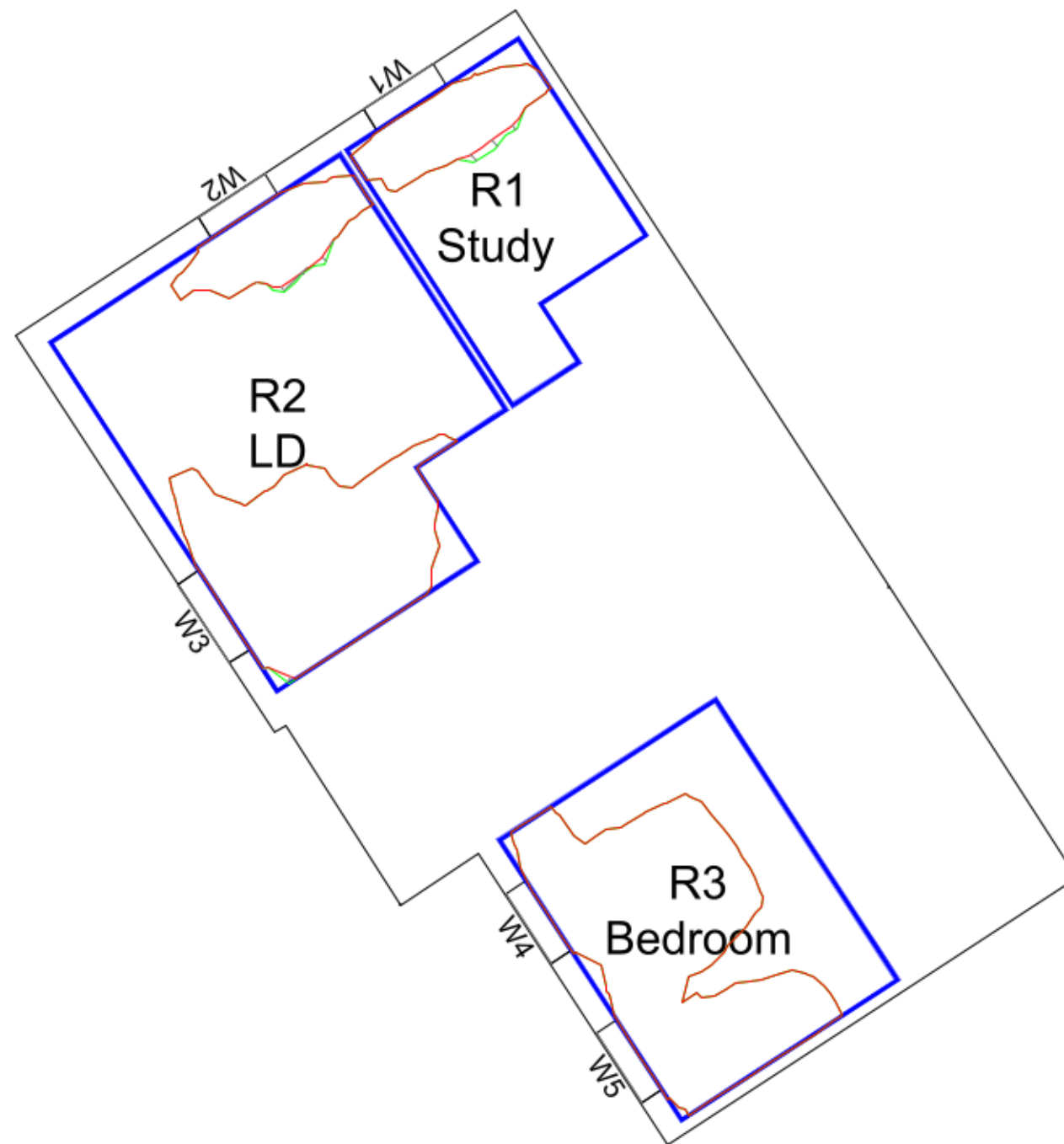
**Daylight & Sunlight**



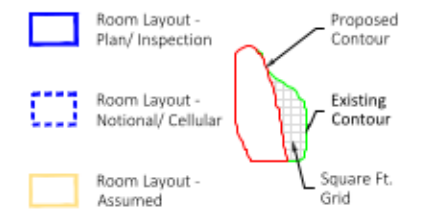
2ND FLOOR



3RD FLOOR



**LEGEND:**



**SOURCES OF INFORMATION:**

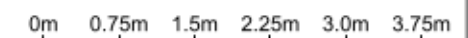
**EXISTING, SURROUNDING & ANALYSED BUILDINGS**

FROM POINT CLOUD  
 Received on 06/06/2019

Site and aerial photos.

**PROPOSED BUILDINGS**

MORRISON DESIGN  
 Received on 25/03/2024



**PROJECT INFORMATION**

© Copyright Anstey Home & Co. Ltd  
 This drawing is the property of Anstey Home & Co. Ltd. All rights reserved.  
 This drawing should not be reproduced without permission.  
 Do not scale from this drawing.

CLIENT: COLA HOLDINGS LTD

PROJECT TITLE: WASHINGTON HOUSE  
 40-41 CONDUIT STREET  
 LONDON, W1S 2UE

SCHEME REF: SCHEME RECEIVED: 25/03/2024

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS  
 14 COACH AND HORSES YARD

MODELLED BY/ DRAWN BY: AH DATE: 22/03/2024 SCALE: 1:75 **A3**

PROJECT No: RELEASE No: VERSION No: DRAWING No:  
**ROL01341\_R01\_V01\_104-04**

**Daylight & Sunlight**

# AnsteyHorne

[ansteyhorne.co.uk](http://ansteyhorne.co.uk)

Regulated by RICS

Chartered Surveyors

Rights of Light | Party Walls | Building Consultancy | Fire Consultancy

LONDON BIRMINGHAM MANCHESTER BRISTOL PLYMOUTH NORWICH

**expertise**  
*applied*