

Internal Daylight Results

Informer House, 2 High Street, Teddington, TW11 8EW

May. 2016

Ref: 16-2280





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Revision	
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Prepared by	
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1. Executive summary

This report demonstrates that adequate levels of internal daylight are met on 76% of the habitable rooms.

The minimum daylighting levels is defined as follow:

- Minimum daylight factor of at least 2.0% for kitchens/dining room;
- Minimum daylight factor of at least 1.5% for living room;
- Minimum daylight factor of at least 1.0% for bedrooms;
- 80% of the working plane in each new space receive direct light from the sky

This report demonstrates that the No-Sky Line criteria is met on 100% of the habitable rooms.

ightarrow On average the proposed development will provide good residential accommodations

2. Introduction

This report has been prepared to support the planning application for the proposed development at **Informer House, 2 High Street, Teddington, TW11 8EW**. The proposed scheme involves the demolition of the existing building on site and a redevelopment to provide a new residential building to 23 flats with basement level for on-site car parking and commercial area on ground floor.

The report assesses the internal daylight within the residential flats of the proposed development and specifically focuses on the kitchens, living/dining rooms and bedrooms. The assessment is undertaken in accordance with "*BRE 209 Digest: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice".* This document states that it is also intended to be used in conjunction with the interior daylight recommendations found within the British Standard BS8206-2:2008 and The Application Manual on Window Design of the Chartered Institution of Building Services Engineers (CIBSE).

The existing & proposed drawings (in AutoCAD format) of the project were provided by **Wimshurst Pelleriti** on the **20**th **May 2016** and have been used in preparing this report.

The study has been undertaken by constructing a 3D IES model of the proposed site and surrounding buildings in order to analyse the internal daylight within the apartments. The assessment is based on the 2D AutoCAD drawings (floor plans, sections and elevations) available at the time.





3. Planning policy

There are no national or local policies specifically relating to daylight, sunlight and overshadowing.

4. Guidance document

4.1. Building Research Establishment (BRE) report (BRE 209): "Site layout planning for daylight and sunlight: A guide to good practice" Second Edition (2011)

The Second Edition of the report replaces the 1991 document of the same name and came into effect from October 2011.

It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict and rigid set of rules. It also recommends that it may be appropriate to adopt a flexible approach and alternative target values in dealing with *"special circumstances"* 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"*. This is amplified by the following extracts from the introduction (p1, para. 6) and Section 2.2:

"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. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design". (p1, para. 1.6)

"In special circumstances the Developer or Planning Authority may wish to use different target values". (p1, para. 1.6)

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylight in an area viewed against other site layout constraints. 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". (p7 para. 2.2.3)

The examples given in the report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.





5. Assessment methodology

5.1. General

This report analyse the levels of internal daylight at the following flats:

• First Floor:

 $\begin{array}{l} \text{R01} - \text{Fla01} - \text{K/L/D} - 1\text{F} \\ \text{R02} - \text{Fla01} - \text{B} - 1\text{F} \\ \text{R03} - \text{Fla02} - \text{K/L/D} - 1\text{F} \\ \text{R04} - \text{Fla02} - \text{B} - 1\text{F} \\ \text{R05} - \text{Fla03} - \text{K/L/D} - 1\text{F} \\ \text{R06} - \text{Fla03} - \text{B} - 1\text{F} \\ \text{R07} - \text{Fla04} - \text{K/L/D} - 1\text{F} \\ \text{R08} - \text{Fla04} - \text{B} - 1\text{F} \\ \text{R09} - \text{Fla05} - \text{K/L/D} - 1\text{F} \\ \text{R10} - \text{Flat05} - \text{B} - 1\text{F} \end{array}$

- Second floor:
 - $\begin{array}{l} R11 Fla06 K/L/D 2F\\ R12 Fla06 B 2F\\ R13 Fla07 K/L/D 2F\\ R14 Fla07 B 2F\\ R15 Fla08 K/L/D 2F\\ R16 Fla08 B 2F\\ R17 Fla09 K/L/D 2F\\ R18 Fla09 B 2F\\ R19 Fla10 K/L/D 2F\\ R20 Fla10 B 2F\\ \end{array}$
- Third Floor:
 - $\begin{array}{l} R21 Fla11 K/L/D 3F\\ R22 Fla11 B 3F\\ R23 Fla12 K/L/D 3F\\ R24 Fla12 B 3F\\ R25 Fla13 K/L/D 3F\\ R26 Fla13 B 3F\\ R27 Fla14 K/L/D 3F\\ R28 Fla14 B 3F\\ R29 Fla15 K/L/D 3F\\ R30 Fla15 B 3F\\ \end{array}$
- Fourth Floor
 - $\begin{array}{l} \text{R31} \text{Fla16} \text{K/L/D} 4\text{F} \\ \text{R32} \text{Fla16} \text{B} 4\text{F} \\ \text{R33} \text{Fla17} \text{K/L/D} 4\text{F} \\ \text{R34} \text{Fla17} \text{B} 4\text{F} \\ \text{R35} \text{Fla18} \text{K/L/D} 4\text{F} \end{array}$

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 $\begin{array}{l} \mathsf{R36}-\mathsf{Fla18}-\mathsf{B}-\mathsf{4F}\\ \mathsf{R37}-\mathsf{Fla19}-\mathsf{K/L/D}-\mathsf{4F}\\ \mathsf{R38}-\mathsf{Fla19}-\mathsf{B}-\mathsf{4F}\\ \mathsf{R39}-\mathsf{Fla20}-\mathsf{K/L/D}-\mathsf{4F}\\ \mathsf{R40}-\mathsf{Fla20}-\mathsf{B}-\mathsf{4F} \end{array}$

- Fifth Floor
 - $\begin{array}{l} \mathsf{R41} \mathsf{Flat} \ \mathsf{21} \mathsf{K/L/D} \mathsf{5F} \\ \mathsf{R42} \mathsf{Flat} \ \mathsf{21} \mathsf{B} \mathsf{5F} \\ \mathsf{R43} \mathsf{Flat} \ \mathsf{22} \mathsf{K/L/D} \mathsf{5F} \\ \mathsf{R44} \mathsf{Flat} \ \mathsf{21} \mathsf{B} \mathsf{5F} \\ \mathsf{R45} \mathsf{Flat} \ \mathsf{21} \mathsf{K/L/D} \mathsf{5F} \\ \mathsf{R46} \mathsf{Flat} \ \mathsf{21} \mathsf{B} \mathsf{5F} \\ \end{array}$

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Specifically, it takes into consideration the Average Daylight Factor (ADF) in kitchens, living/dining rooms and bedrooms (habitable rooms only).

46 target rooms (R1 to R46) as shown in section 9.4 in Appendix, have been identified on the proposed drawings following guidance within the BRE guidelines "Site layout planning for daylight and sunlight".

The IES Virtual Environment modelling software utilised for the compilation of this report has been accredited by CIBSE and acknowledged by the BRE as a suitable software tool for undertaking internal daylight assessments in accordance with the BRE Good Practice guidelines. The specific IES software modules utilised for this assessment are the following:

- □ ModelIT: enables you to create a 3D "Virtual Environment" model without CAD data, or alternatively allows you to create a 3D model from 2D CAD data. Interfaces with AutoCAD and Google Sketchup.
- □ FlucDL: allows to calculate point by point illuminance and daylight factors on any surfaces in the model or on specified workplanes (e.g. the height of a desk).



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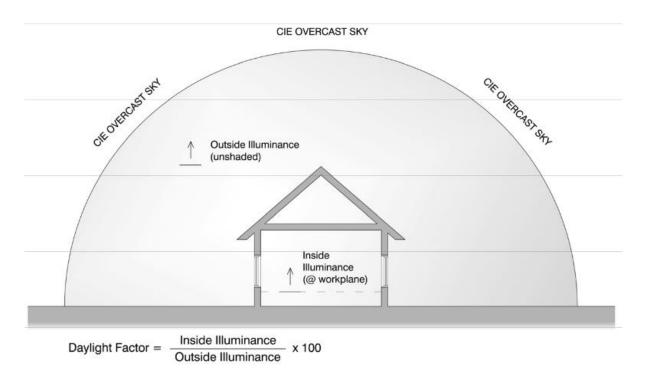


5.2. BRE Digest 209: "Site layout planning for daylight and sunlight"

This section provides a brief description of the calculating methods for the daylight, sunlight and overshadowing to gardens and open spaces criteria presented in BRE Digest 209.

5.2.1. Average Daylight Factor (ADF)

The Average Daylight Factor (ADF) is the average indoor illuminance (from daylight) on the working plane within a room, expressed as a percentage of the simultaneous outdoor illuminance on a horizontal plane under an unobstructed CIE "standard overcast sky".



The BRE guidelines "Site layout planning for daylight and sunlight" incorporate two main methods of calculating daylight: the Vertical Sky Component (VSC) method and the Average Daylight Factor (ADF) method.

The ADF method of assessment takes into account the total glazed area to the room, the transmittance quality of the glazing proposed, the total area of the room surfaces including ceilings and floors, and the internal average reflectance for the room being assessed. The method also takes into account the Vertical Sky Component and the quantum of reflected light off external surfaces.

In this assessment, the ADF method is selected and more details on the numerical criteria for the VSC method are presented in section 9.6.



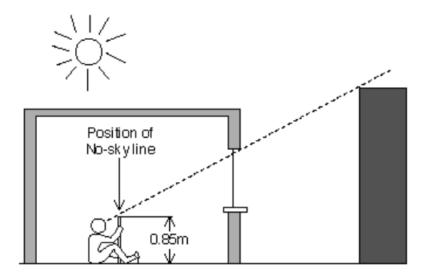
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5.2.2. No-Sky Line (NSL)

This method of assessment is a simple test to establish where within the proposed room the sky will be visible through the windows, taking into account external obstructions. The assessment is undertaken at working plane height (850mm above floor level) and the method of calculation is set out in Appendix D of the BRE handbook.



Appendix C of the BRE handbook states *"if a significant area of the working plane lies beyond the no skyline (i.e., it receives no direct skylight), then the distribution of daylight in the room will look poor and supplementary electric lighting will be required."* To guarantee a satisfactory daylight uniformity, this area is more precisely quantified in the BS 8206 Part2 2008 as 20%.

More details on the numerical criteria for the NSL method are presented in section 9.6.

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BRE Digest 209: Significant criteria 6. 6.1. Average Daylight Factor and No-Sky Line

The daylight criteria given within the BRE guidelines have been used as a basis to assess the internal daylight:

"If a predominantly daylit appearance is required, then ADF should be 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary electric lighting is provided. There are additional recommendations for dwellings, of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. These last are minimum values of Average Daylight Factor, and should be obtained even if a predominantly daylit appearance is not required".

The Code for Sustainable Homes: technical guide (Nov 2010) recommends that kitchens must achieve a minimum Average Daylight Factor (ADF) of at least 2%, all living rooms, dining rooms and studies (including any room designated as a home office under Ene 9 – Home Office) must achieve a minimum Average Daylight Factor of at least 1.5% and 80% of the working plane in each kitchen, living room, dining room, and study (including any room designated as a home office under Ene 9 – Home Office) must receive direct light from the sky.

6.2. Criteria for Average Daylight Factor and No-Sky Line

Room function	Criteria	
Kitchen	ADF > 2.0%	
Living/Dining room	ADF > 1.5%	
Bedroom	ADF > 1.0%	
No-Sky Line: % of working plane in each rooms	≥ 80%	

The table 1 is a summary of the criteria to assess the ADF and NSL.

Table 1: Criteria for assessing ADF and NSL

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7. Assessment

7.1. BS 8206-2: 1992

The foreword to BS 8206-2: 1992 states that:

"The aim of the standard is to give guidance to architects, builders and others who carry out lighting design. It is recognised that lighting is only one of many matters that influence fenestration. These include other aspects of environmental performance (such as noise, thermal equilibrium and the control of energy use), fire hazards, constructional requirements, the external appearance and the surroundings of the site. The best design for a building does not necessarily incorporate the ideal solution for any individual function. For this reason, careful judgement should be exercised when using the criteria given in the standards for other purposes, particularly town planning control."

7.2. Average Daylight Factor and No-Sky Line

The daylight results are presented in section 8.6 in Appendix. (K = kitchen, L = Living, D = Dining, B = Bedroom)

A summary of results is displayed in the table 2 below:

	Internal daylight assessment									
Room	Room function	ADF (criteria)	ADF (result)	Result	NSL	Result				
	First Floor									
R01	к	2%	1.2%	FAIL	90%	PASS				
R02	В	1%	2.2%	PASS	98%	PASS				
R03	к	2%	2.9%	PASS	100%	PASS				
R04	В	1%	2.2%	PASS	98%	PASS				
R05	к	2%	1.9%	FAIL	100%	PASS				
R06	В	1%	2.3%	PASS	98%	PASS				
R07	к	2%	3.1%	PASS	100%	PASS				
R08	В	1%	2.1%	PASS	100%	PASS				
R09	к	2%	1.8%	FAIL	99%	PASS				
R10	В	1%	4.9%	PASS	100%	PASS				

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Second Floor								
R11	К	2%	1.2%	FAIL	90%	PASS		
R12	В	1%	2.0%	PASS	98%	PASS		
R13	К	2%	3.1%	PASS	100%	PASS		
R14	В	1%	2.3%	PASS	98%	PASS		
R15	К	2%	1.9%	FAIL	100%	PASS		
R16	В	1%	2.4%	PASS	98%	PASS		
R17	К	2%	3.0%	PASS	100%	PASS		
R18	В	1%	2.1%	PASS	100%	PASS		
R19	К	2%	1.8%	FAIL	91%	PASS		
R20	В	1%	4.9%	PASS	100%	PASS		
		Third	Floor					
R21	К	2%	1.2%	FAIL	90%	PASS		
R22	В	1%	2.3%	PASS	98%	PASS		
R23	К	2%	3.3%	PASS	100%	PASS		
R24	В	1%	2.3%	PASS	98%	PASS		
R25	К	2%	1.9%	FAIL	100%	PASS		
R26	В	1%	2.4%	PASS	98%	PASS		
R27	К	2%	3.9%	PASS	100%	PASS		
R28	В	1%	2.1%	PASS	100%	PASS		
R29	К	2%	1.6%	FAIL	98%	PASS		
R30	В	1%	5.5%	PASS	100%	PASS		
		Fourth	Floor					
R31	К	2%	1.2%	FAIL	90%	PASS		

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R32	В	1%	3.1%	PASS	100%	PASS
R33	К	2%	3.6%	PASS	100%	PASS
R34	В	1%	2.3%	PASS	98%	PASS
R35	K	2%	1.9%	FAIL	100%	PASS
R36	В	1%	2.5%	PASS	98%	PASS
R37	K	2%	6.1%	PASS	100%	PASS
R38	В	1%	2.1%	PASS	100%	PASS
R39	K	2%	3.5%	PASS	98%	PASS
R40	В	1%	5.6%	PASS	100%	PASS
		Fifth F	loor			
R41	K	2%	2.7%	PASS	100%	PASS
R42	В	1%	2.7%	PASS	100%	PASS
R43	K	2%	5.6%	PASS	100%	PASS
R44	В	1%	1.9%	PASS	100%	PASS
R45	К	2%	5.1%	PASS	100%	PASS
R46	В	1%	2.7%	PASS	100%	PASS
		Table 2. Internal				

Table 2: Internal daylight results

As it can be seen in the table above, the 76% of the habitable rooms achieve the internal daylight factor (ADF), then the average illuminance on the working plane will be adequate.

- Only 6 out of 46 habitable rooms (R05-R09-R15-R19-R25-R35) from the first level to fourth failed slightly to meet the BRE criteria (values between 1.8% and 1.9%) due to the presence of above overhang (balcony). However it must be noted that the area of the working plane will receive direct skylight higher than 99%, therefore supplementary electric lighting will not be needed.
- Only 5 out of 46 habitable rooms (R01-R11-R21-R29-R31) from the first level to fourth failed to meet the BRE criteria (values between 1.2% and 1.6%) due to the presence of above overhang (balcony). However it must be noted that the area of the working plane will receive direct skylight higher than 90%, therefore supplementary electric lighting will not be needed.



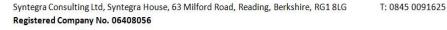


The projection of balconies can restrict daylight to rooms lit by windows below them, it is stated in BRE paragraph 2.1.17:

"Balconies and overhangs significantly reduce the light entering windows below them this is a particular problem if there are large obstructions opposite; with the combined effect of the overhang and the obstruction, it may be impossible to see the sky from inside the room".

- As it can be seen in the table 2, all habitable rooms exceed or achieve the NSL criteria (No Sky Line Criteria). On the average the distribution of indoor daylight will be adequate and the habitable rooms will not require supplementary electric lighting.
- As the kitchen/dining room is "open plan" it is considered as one room, therefore the minimum criteria of 2.0% (kitchen) would need to be achieved.

It should be noted that the values provided in the BRE 209 are for guidance purposes only.







8. Conclusion

8.1. Average Daylight Factor

This report demonstrates that adequate levels of internal daylight are met on 76% of the habitable rooms. Only 11 out of 46 rooms failed slightly to meet the average daylight factor, however all habitable rooms will achieve a NSL higher than 90% and the sky view at working plane level will exceed the 80% in accordance to the BS8206-2, therefore the rooms will not appear gloomy.

8.2. No-Sky Line

This report clearly shows that the No-Sky Line criteria are met on all habitable rooms.

On balance the proposed development will provide good residential accommodations which will enjoy good levels of daylight.

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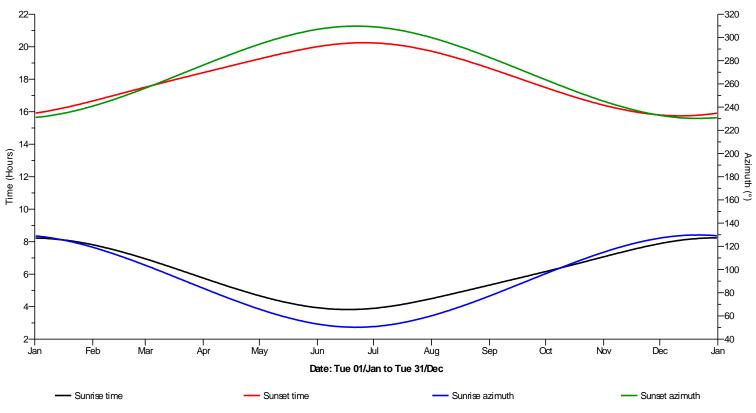
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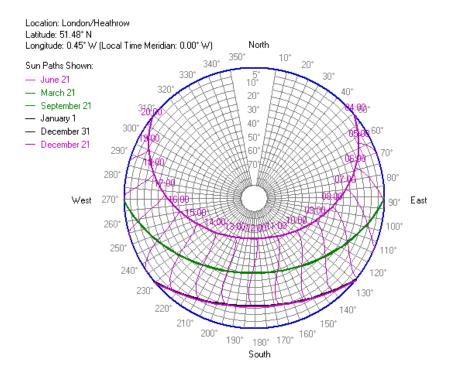


9. Appendix

9.1. Sunrise and sunset time



9.2. Sun path



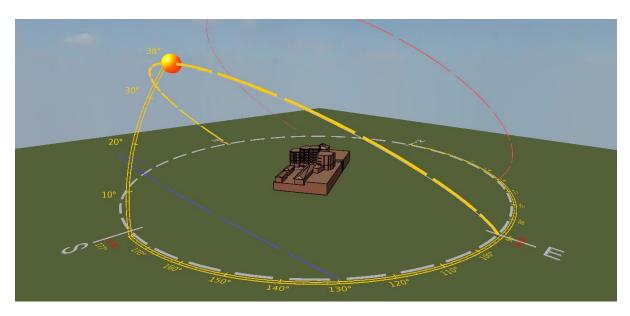
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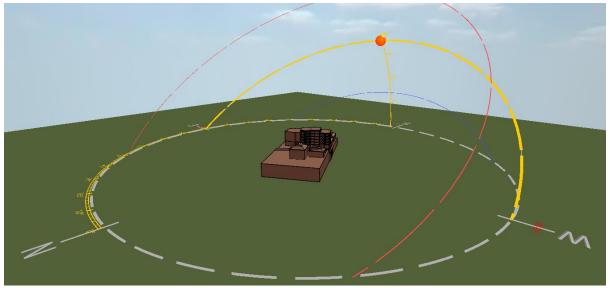




9.3. Suntrace

- The red line represents the sun's path during June.
- The yellow line represents the sun's path during March/September.
- The blue line represents the sun's path during December.



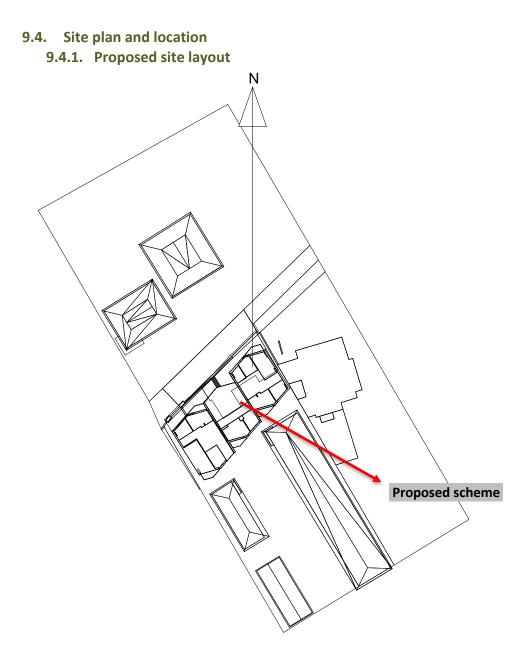








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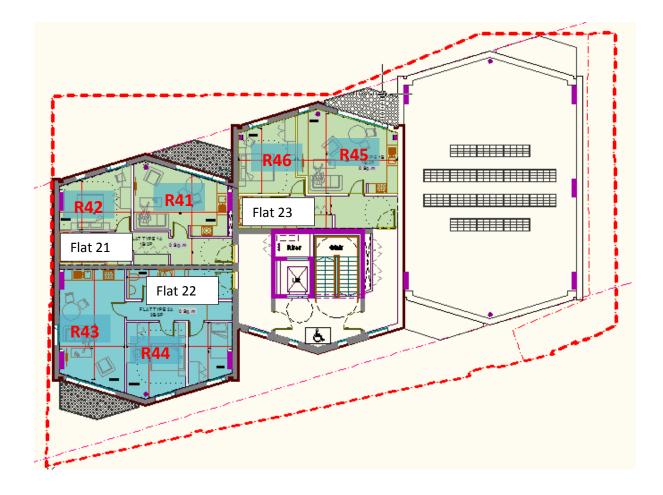




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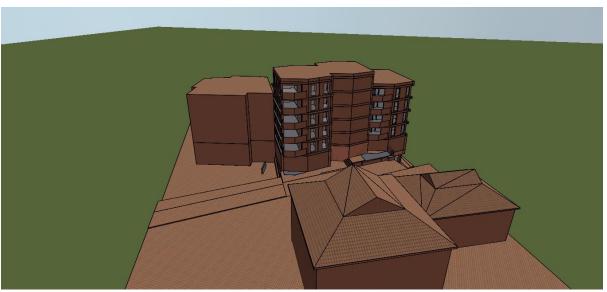


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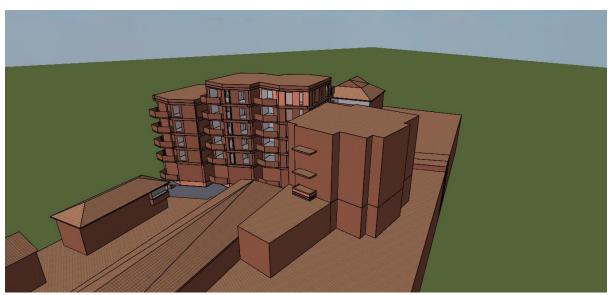




9.5. Model images



Front Elevation



Rear Elevation



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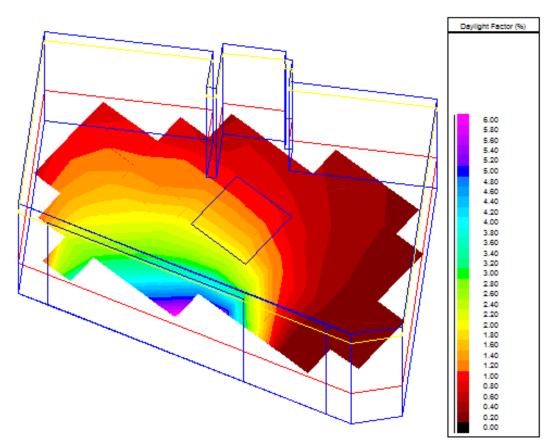
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9.6. ADF and No-Sky Line results

First Floor R01



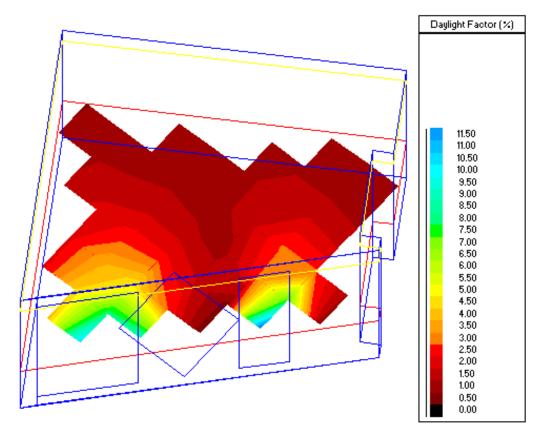
Summary results for working planes and floor

Surface	Quantity	Values		Uniformity	Diversity	
Surface	Quantity	Min.	Ave.	Max.	(Min./Ave.)	<mark>(Min./Max.)</mark>
U 1	Daylight factor	0.0 %	1.2 %	6.0 %	0.01	0.00
Reflectance=0%	Daylight illuminance	0.80 lux	141.15 lux	735.04 lux	0.01	0.00
Transmittance=100% Grid size=0.50 m Area=19.543m ² Margin=0.00 m		0.00	0.90	1.00	0.00	0.00

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Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
Sundle		Min.	Ave.	Max.		
Working plane 1	Daylight factor	0.1 %	2.2 %	11.9 %	0.06	0.01
Reflectance=0% Transmittance=100%	mummance	16.83 lux	263.95 lux	1449.77 lux	0.06	0.01
Grid size=0.50 m Area=12.190m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00





Daylight Factor (%) 17.00 16.00 15.00 14.00 13.00 12.00 11.00 10.00 9.00 8.00 7.00 6.00 5.00 4.00 3.00 2.00 1.00 0.00

Summary results for working planes and floor

Surface	Quantity	Values		Uniformity	Diversity	
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	<mark>(Min./Max.)</mark>
Working plane 1	Daylight factor	0.1 %	2.9 %	17.9 %	0.05	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	16.40 Iux	360.01 lux	2182.57 lux	0.05	0.01
Area=23.218m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00





Daylight Factor (%)

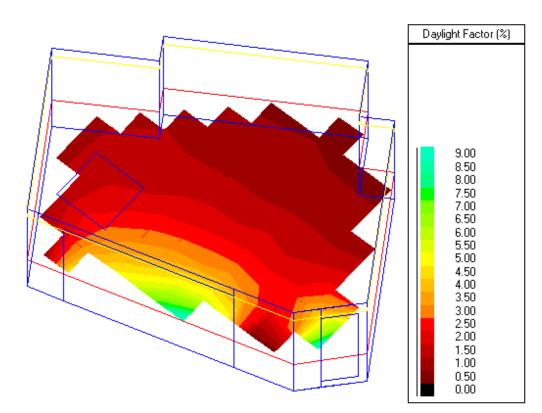
Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
		Min.	Ave.	Max.		
. .	Daylight factor	0.1 %	2.2 %	22.5 %	0.03	0.00
Reflectance=0% Transmittance=100%	Daylight illuminance	7.82 lux	271.77 lux	2748.09 lux	0.03	0.00
Grid size=0.50 m Area=13.524m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00

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Summary results for working planes and floor

Surface	Quantitu	Values		Uniformity	Diversity	
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	<mark>(Min./Max.)</mark>
U 1	Daylight factor	0.2 %	1.9 %	9.2 %	0.10	0.02
Reflectance=0% Transmittance=100% Grid size=0.50 m	inuminance	22.35 lux	230.52 lux	1125.27 lux	0.10	0.02
Grid size=0.50 m Area=22.468m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity
	Quantity	Min.	Ave.	Max.	(Min./Ave.)) (Min./Max.)
U I	Daylight factor	0.1 %	2.3 %	18.4 %	0.03	0.00
Reflectance=0% Transmittance=100%	Daylight illuminance	7.71 lux	284.55 lux	2249.27 lux	0.03	0.00
Grid size=0.50 m Area=12.372m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00

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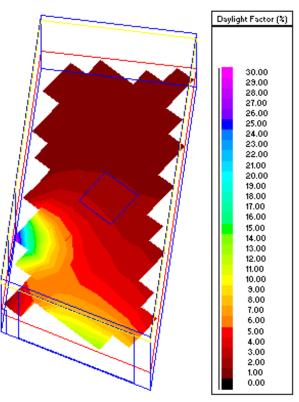
> HAMBER WARDS

2014





R07



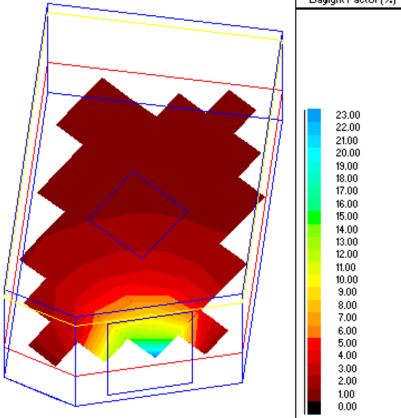
Summary results for working planes and floor

Surface	Quantity	Values Unifo		Uniformity	Diversity	
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)
U I	Daylight factor	0.1 %	3.1 %	30.6 %	0.05	0.00
Reflectance=0% Transmittance=100%	inuminance	18.05 lux	375.50 lux	3744.52 lux	0.05	0.00
Grid size=0.50 m Area=28.603m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00





R08



Summary results for working planes and floor

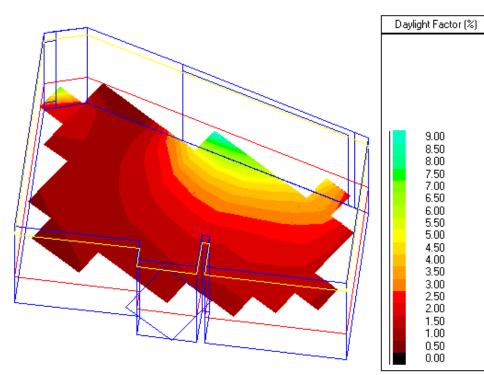
Surface	Quantity	Values			Uniformity	Diversity
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)
U 1	Daylight factor	0.2 %	2.1 %	23.4 %	0.07	0.01
Reflectance=0% Transmittance=100%	Daylight illuminance	19.37 lux	259.86 lux	2855.95 lux	0.07	0.01
Grid size=0.50 m Area=15.786m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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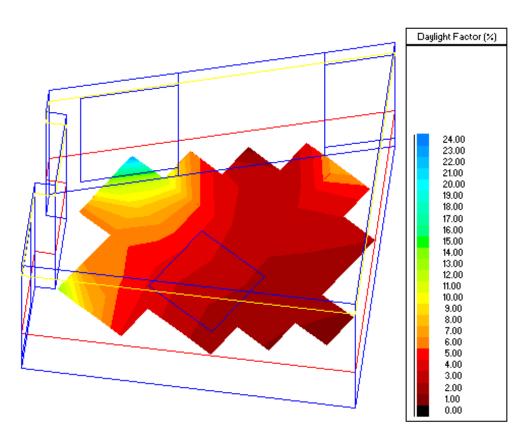
Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity
	Qualitity	Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)
U U U	Daylight factor	0.0 %	1.8 %	9.1 %	0.03	0.01
Reflectance=0% Transmittance=100%		5.76 lux	215.34 lux	1112.61 lux	0.03	0.01
Grid size=0.50 m Area=19.430m ² Margin=0.00 m	Sky view	0.00	0.99	1.00	0.00	0.00

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Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)
Working plane 1	Daylight factor	0.6 %	4.9 %	24.9 %	0.13	0.03
Reflectance=0% Transmittance=100%	inuminance	77.77 lux	593.01 lux	3045.68 lux	0.13	0.03
Grid size=0.50 m Area=12.227m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

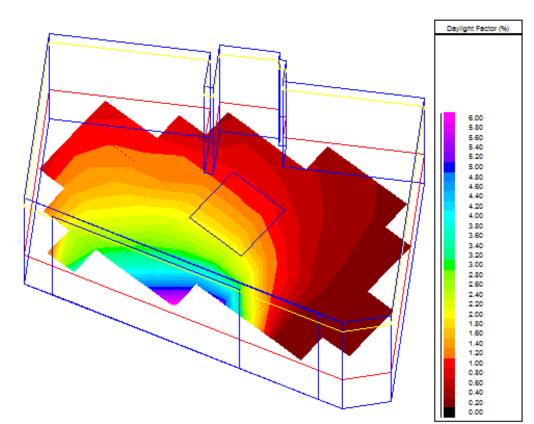
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Second Floor



Summary results for working planes and floor

Surface	Quantity			Uniformity	Diversity	
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)
Working plane 1	Daylight factor	0.0 %	1.2 %	6.1 %	0.01	0.00
Reflectance=0%	Daylight illuminance	0.90 lux	141.45 lux	748.88 lux	0.01	0.00
Transmittance=100% Grid size=0.50 m Area=19.543m ² Margin=0.00 m		0.00	0.90	1.00	0.00	0.00

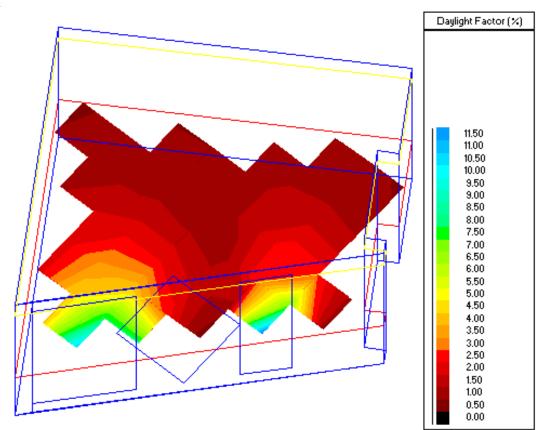
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Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity (Min./Max.) 0.01 0.01
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	
Working plane 1	Daylight factor	0.1 %	2.0 %	11.5 %	0.06	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	munnance	15.80 Iux	248.05 lux	1407.01 lux	0.06	0.01
Area=12.190m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00

Carbon SMART

UK GREEN BUILDING COUNCIL

BREEAN

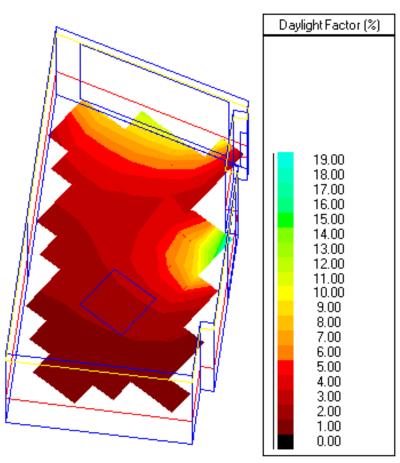
10,000 small

Tassivhaus GREEN Trust Marce Award CHAMBER AWARDS

2014



R13



Summary results for working planes and floor

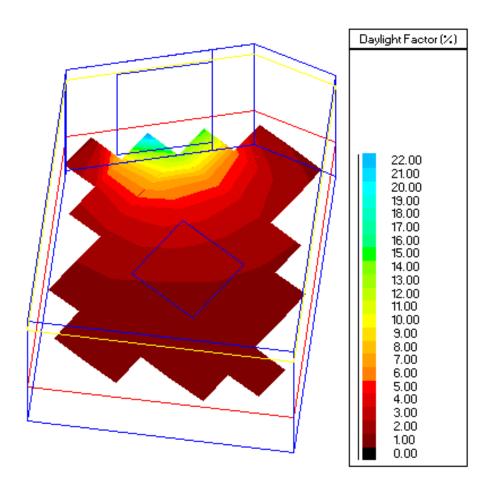
Surface	Quantity	Values			Uniformity	Diversity
	Quantity	Min. Ave. Max.	Max.	(Min./Ave.)	(Min./Max.)	
. .	Daylight factor	0.2 %	3.1 %	19.0 %	0.07	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	inuminance	25.41 lux	378.52 lux	2323.71 lux	0.07	0.01
Grid size=0.50 m Area=23.218m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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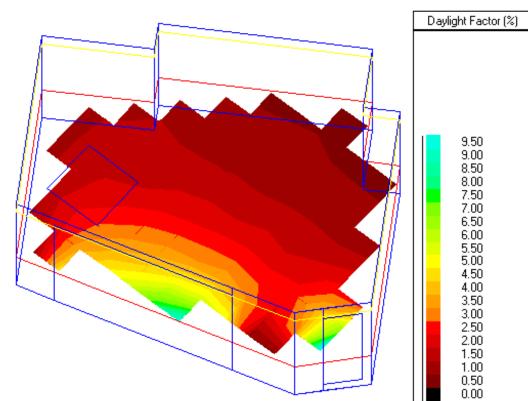


Summary results for working planes and floor

Surface	Quantity	Values		Uniformity	Diversity	
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)
U 1	Daylight factor	0.1 %	2.3 %	22.8 %	0.05	0.00
Reflectance=0% Transmittance=100%	Daylight illuminance	12.73 lux	281.74 lux	2781.86 lux	0.05	0.00
Grid size=0.50 m Area=13.524m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00

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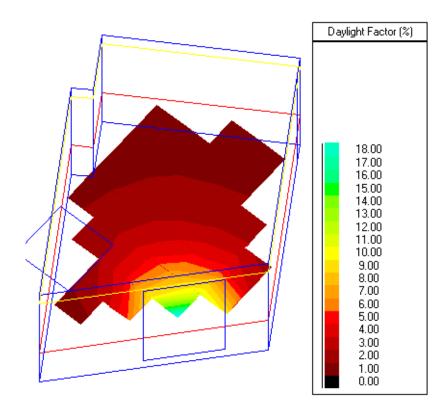


Surface	Quantity	Values		Uniformity		
		Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)
Ŭ I	Daylight factor	0.3 %	1.9 %	9.5 %	0.13	0.03
Reflectance=0% Transmittance=100% Grid size=0.50 m	inuminance	31.07 lux	231.83 lux	1161.16 lux	0.13	0.03
Grid size=0.50 m Area=22.468m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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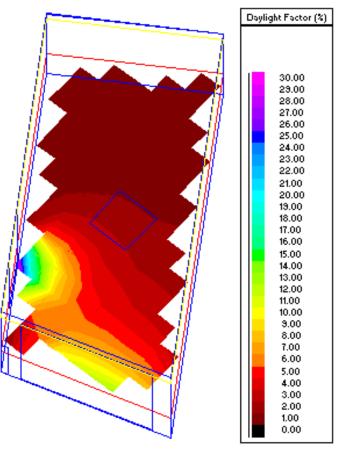


Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
U I	Daylight factor	0.1 %	2.4 %	18.9 %	0.03	0.00
Reflectance=0% Transmittance=100% Grid size=0.50 m	mummance	8.37 lux	291.33 lux	2310.60 lux	0.03	0.00
Grid size=0.50 m Area=12.372m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00

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Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
Working plane 1	Daylight factor	0.1 %	3.0 %	30.5 %	0.05	0.00
Reflectance=0% Transmittance=100% Grid size=0.50 m	inuminance	17.13 lux	363.37 lux	3725.52 lux	0.05	0.00
Grid size=0.50 m Area=28.603m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

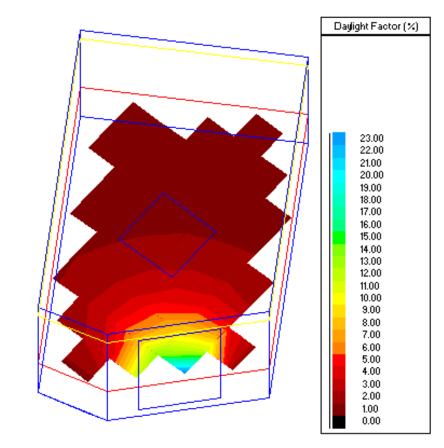
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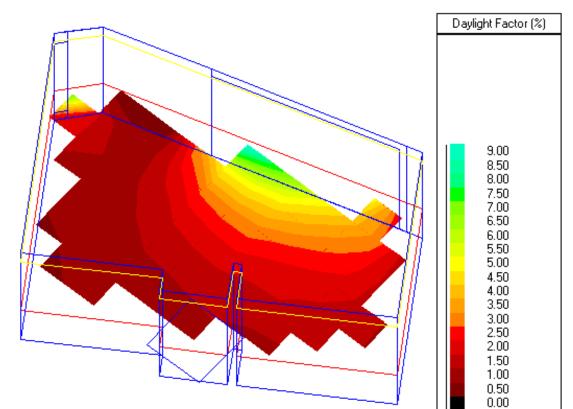
Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
U 1	Daylight factor	0.2 %	2.1 %	23.4 %	0.07	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	19.38 lux	260.33 lux	2856.54 lux	0.07	0.01
Area=15.786m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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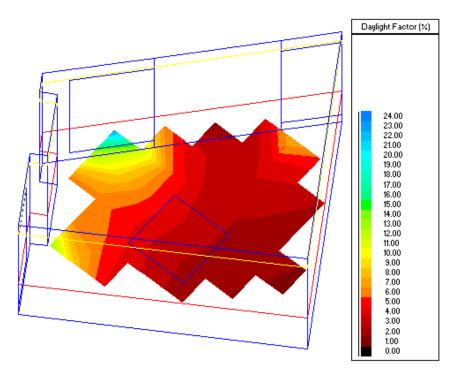


Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
v .	Daylight factor	0.1 %	1.8 %	9.1 %	0.03	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	6.92 lux	221.93 lux	1114.86 lux	0.03	0.01
Grid size=0.50 m Area=19.430m ² Margin=0.00 m	Sky view	0.00	0.99	1.00	0.00	0.00

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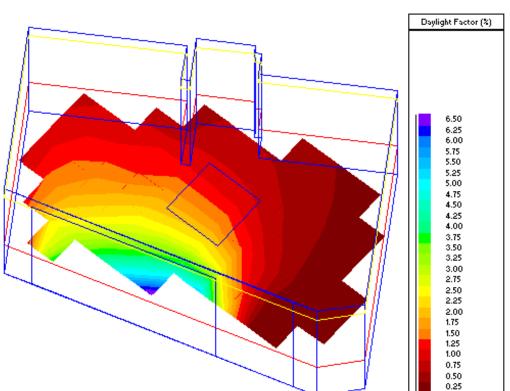
Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	
Working plane 1	Daylight factor	0.6 %	4.9 %	24.9 %	0.13	0.03
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	78.18 lux	596.45 lux	3047.12 lux	0.13	0.03
Grid size=0.50 m Area=12.227m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00





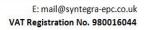
Third Floor





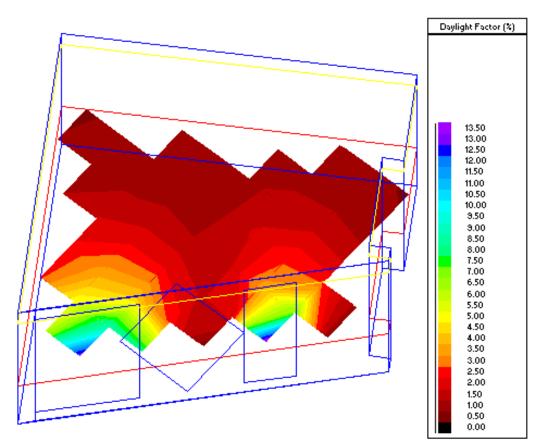
Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
Working plane 1	Daylight factor	0.0 %	1.2 %	6.7 %	0.01	0.00
Reflectance=0%	Daylight illuminance	0.93 lux	144.89 lux	814.11 lux	0.01	0.00
Transmittance=100% Grid size=0.50 m Area=19.543m ² Margin=0.00 m		0.00	0.90	1.00	0.00	0.00



0.00

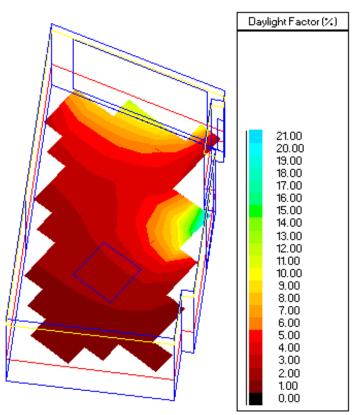




Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
U U	Daylight factor	0.2 %	2.3 %	13.5 %	0.07	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	18.98 lux	281.84 lux	1653.70 lux	0.07	0.01
Area=12.190m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00







Summary results for working planes and floor

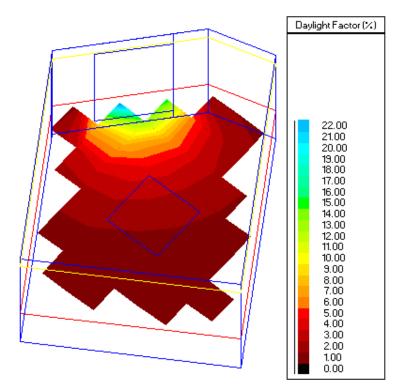
Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
U U U	Daylight factor	0.3 %	3.3 %	21.2 %	0.09	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	34.11 lux	399.43 lux	2593.49 lux	0.09	0.01
Grid size=0.50 m Area=23.218m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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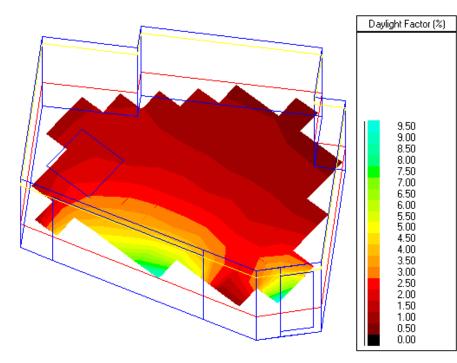


Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
Working plane 1	Daylight factor	0.1 %	2.3 %	22.9 %	0.05	0.00
Reflectance=0% Transmittance=100%	Daylight illuminance	12.88 lux	285.70 lux	2795.18 lux	0.05	0.00
Grid size=0.50 m Area=13.524m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00





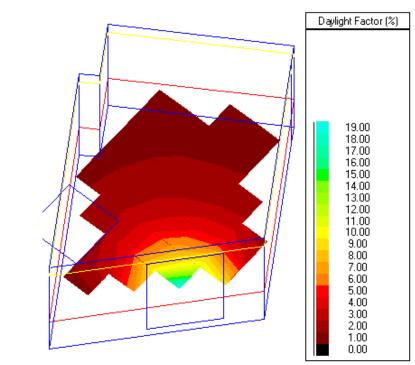


Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
U 1	Daylight factor	0.3 %	1.9 %	9.8 %	0.13	0.03
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	31.08 lux	233.31 lux	1195.96 lux	0.13	0.03
Grid size=0.50 m Area=22.468m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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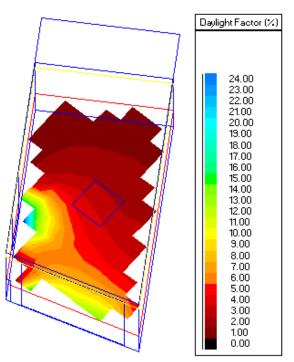


Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
Working plane 1	Daylight factor	0.1 %	2.4 %	19.3 %	0.03	0.00
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	10.16 lux	298.74 lux	2358.66 lux	0.03	0.00
Grid size=0.50 m Area=12.372m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00

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Summary results for working planes and floor

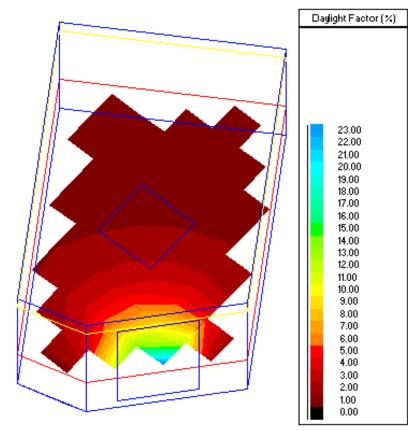
Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
Working plane 1	Daylight factor	0.4 %	3.9 %	24.7 %	0.10	0.02
Reflectance=0% Transmittance=100% Grid size=0.50 m	mummance	45.69 lux	477.86 lux	3012.49 lux	0.10	0.02
Grid size=0.50 m Area=23.540m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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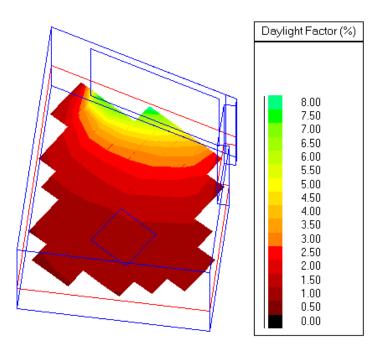




Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
. .	Daylight factor	0.2 %	2.1 %	23.4 %	0.07	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	19.39 lux	260.69 lux	2856.72 lux	0.07	0.01
Grid size=0.50 m Area=15.786m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00







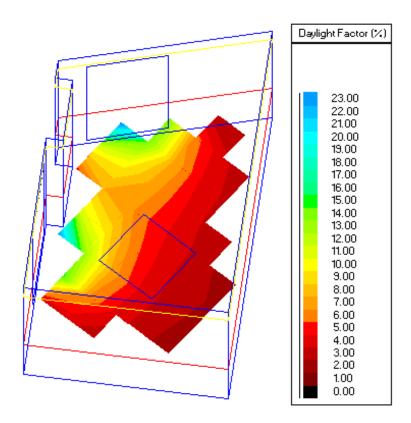
Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
Working plane 1	Daylight factor	0.1 %	1.6 %	8.1 %	0.04	0.01
Reflectance=0%	Daylight illuminance	<mark>8.76 lux</mark>	196.64 lux	991.97 lux	0.04	0.01
Transmittance=100%Gridsize=0.50Area=20.181m²Margin=0.00		0.00	0.98	1.00	0.00	0.00

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Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
v .	Daylight factor	0.6 %	5.5 %	23.1 %	0.11	0.03
Reflectance=0% Transmittance=100% Grid size=0.50 m	inuminance	73.48 lux	677.92 lux	2828.05 lux	0.11	0.03
Grid size=0.50 m Area=12.577m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

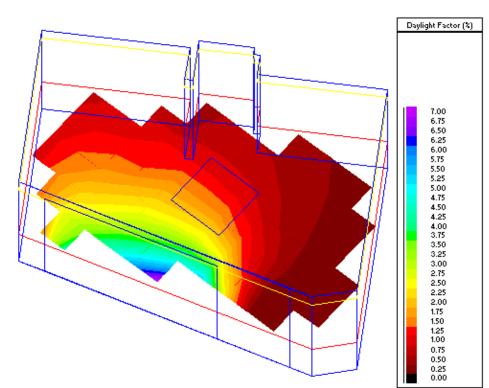
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Fourth Floor

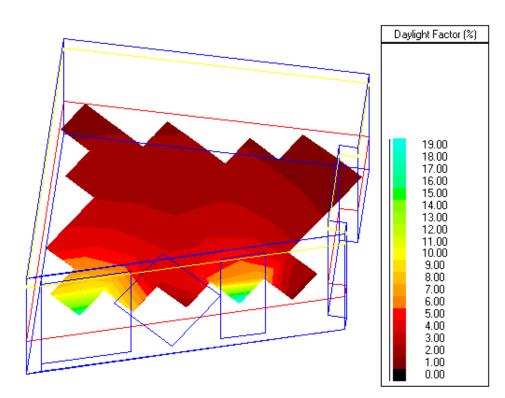
R31



Summary results for working planes and floor

Surface	Quantity	Values		Uniformity			
		Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)	
	Working plane 1	Daylight factor	0.0 %	1.2 %	7.0 %	0.01	0.00
	Reflectance=0%	Daylight illuminance	1.14 lux	150.53 lux	<mark>857.38 lux</mark>	0.01	0.00
	Transmittance=100% Grid size=0.50 m Area=19.543m ² Margin=0.00 m		0.00	0.90	1.00	0.00	0.00



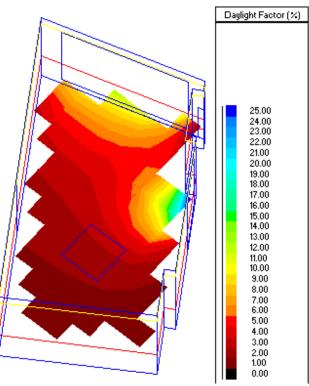


Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
U 1	Daylight factor	0.4 %	3.1 %	19.6 %	0.12	0.02
Reflectance=0% Transmittance=100%	Daylight illuminance	45.53 lux	373.88 lux	2397.81 lux	0.12	0.02
Grid size=0.50 m Area=12.190m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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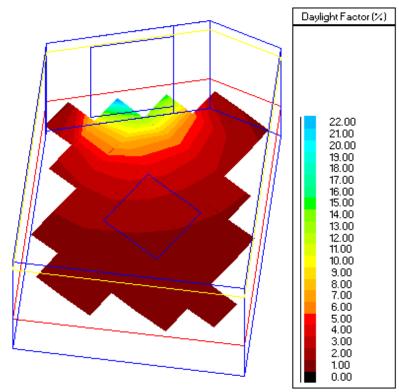


Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
v .	Daylight factor	0.3 %	3.6 %	25.7 %	0.09	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	inuminance	37.32 lux	436.66 lux	3137.41 lux	0.09	0.01
Grid size=0.50 m Area=23.218m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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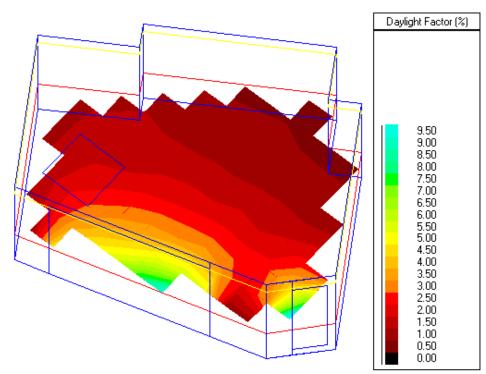
Summary results for working planes and floor

Surface	Quantity	Values		Uniformity	Diversity	
		Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)
U 1	Daylight factor	0.1 %	2.3 %	22.9 %	0.05	0.00
Reflectance=0% Transmittance=100% Grid size=0.50 m	illuminance	12.93 lux	286.41 lux	2797.12 lux	0.05	0.00
Area=13.524m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00

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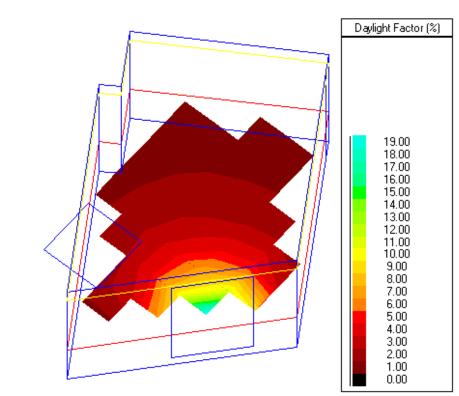


Surface	Quantity	Values		Uniformity	Diversity	
		Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)
Working plane 1	Daylight factor	0.3 %	1.9 %	9.9 %	0.13	0.03
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	31.11 lux	234.37 lux	1212.86 lux	0.13	0.03
Grid size=0.50 m Area=22.468m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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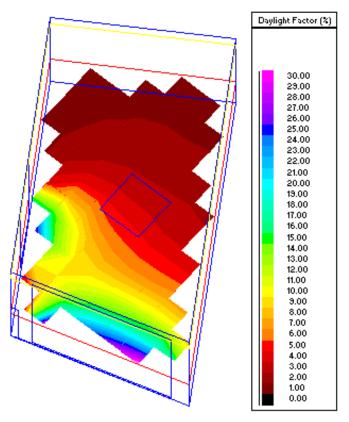


Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
U 1	Daylight factor	0.1 %	2.5 %	19.6 %	0.04	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	12.80 lux	303.62 lux	2390.29 lux	0.04	0.01
Grid size=0.50 m Area=12.372m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00

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Summary results for working planes and floor

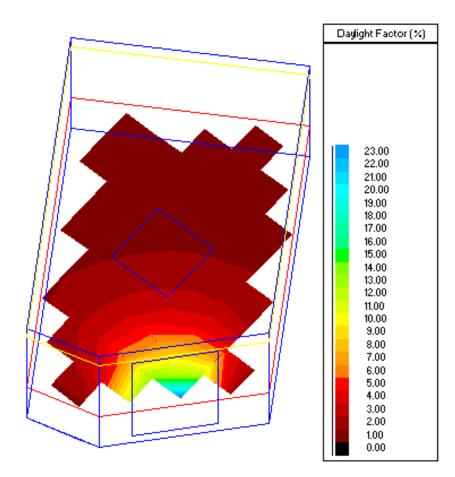
Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
v .	Daylight factor	0.4 %	6.1 %	30.8 %	0.07	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	inuminance	53.46 lux	742.08 lux	3763.74 lux	0.07	0.01
Grid size=0.50 m Area=23.537m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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Summary results for working planes and floor

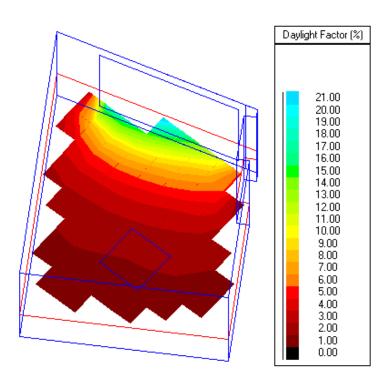
Surface	Quantity	Values			Uniformity	Diversity (Min./Max.)
		Min.	Ave.	Max.	(Min./Ave.)	
U .	Daylight factor	0.2 %	2.1 %	23.5 %	0.07	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	inuminance	19.40 lux	261.51 lux	2875.81 lux	0.07	0.01
Grid size=0.50 m Area=15.786m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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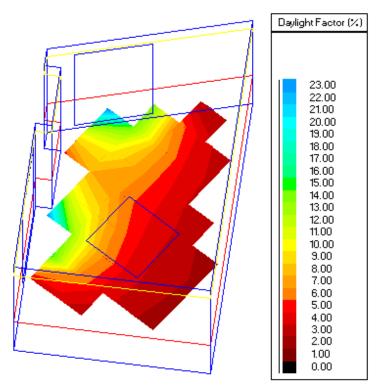


Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)
Working plane 1	Daylight factor	0.1 %	3.5 %	21.1 %	0.04	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	16.21 lux	425.64 lux	2582.06 lux	0.04	0.01
Grid size=0.50 m Area=20.181m ² Margin=0.00 m	Sky view	0.00	0.98	1.00	0.00	0.00

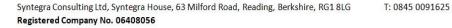






Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity (Min./Max.) 0.03 0.03
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	
Working plane 1	Daylight factor	0.6 %	5.6 %	23.2 %	0.11	0.03
Reflectance=0% Transmittance=100%	Daylight illuminance	73.61 lux	681.91 lux	2838.99 lux	0.11	0.03
Grid size=0.50 m Area=12.577m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

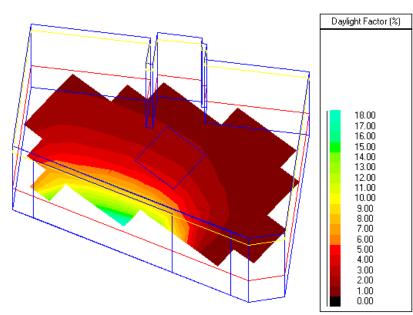






<u>Fifth Floor</u>

R41



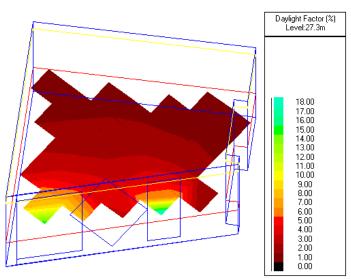
Summary results for working planes and floor

Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
	Quantity	Min.	Ave.	Max.		
. .	Daylight factor	0.1 %	2.7 %	18.9 %	0.02	0.00
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	6.88 lux	334.96 lux	2308.27 lux	0.02	0.00
Grid size=0.50 m Area=19.543m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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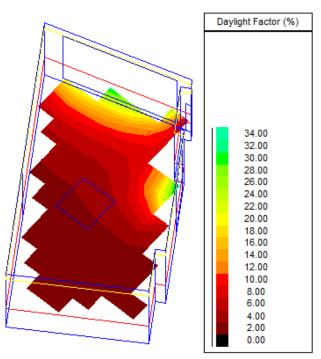
Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity (Min./Max.) 0.02
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	
Working plane 1	Daylight factor	0.3 %	2.7 %	18.7 %	0.11	0.02
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	36.53 lux	330.03 lux	2281.33 lux	0.11	0.02
Grid size=0.50 m Area=12.190m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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Summary results for working planes and floor

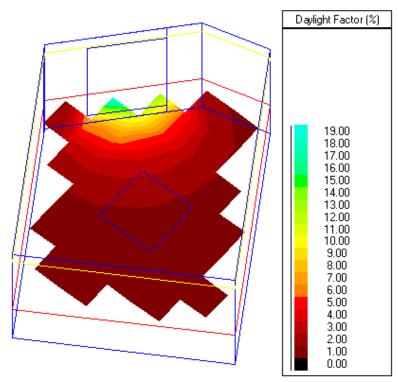
Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
	Qualitity	Min.	Ave.	Max.		
. .	Daylight factor	0.2 %	5.6 %	34.1 %	0.04	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	illuminance	30.09 lux	679.33 lux	4164.83 lux	0.04	0.01
Grid size=0.50 m Area=23.218m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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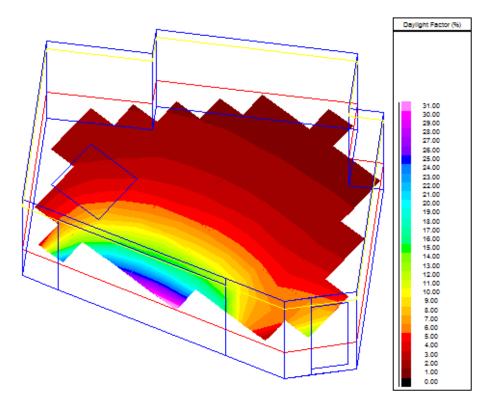
Summary results for working planes and floor

Surface	Quantity	Values			Uniformity	Diversity (Min./Max.) 0.01 0.01
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	
U U	Daylight factor	0.1 %	1.9 %	19.5 %	0.06	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	13.82 lux	228.72 lux	2376.98 lux	0.06	0.01
Area=13.524m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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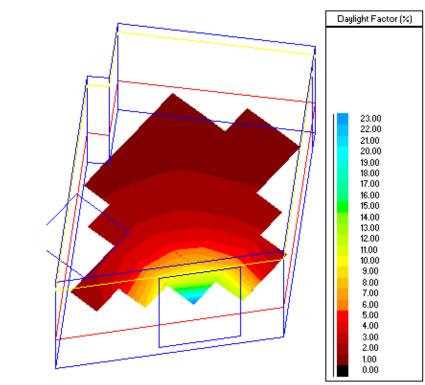


Surface	Quantity	Values			Uniformity (Min./Ave.)	Diversity (Min./Max.)
	Quantity	Min.	Ave.	Max.		
U 1	Daylight factor	0.4 %	5.1 %	31.9 %	0.08	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	inuminance	47.48 lux	624.28 lux	3900.86 lux	0.08	0.01
Area=22.468m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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Surface	Quantity	Values		Uniformity	Diversity	
	Quantity	Min.	Ave.	Max.	(Min./Ave.)	(Min./Max.)
Working plane 1	Daylight factor	0.2 %	2.7 %	23.8 %	0.06	0.01
Reflectance=0% Transmittance=100% Grid size=0.50 m	Daylight illuminance	19.19 lux	335.85 lux	2902.12 lux	0.06	0.01
Grid size=0.50 m Area=12.372m ² Margin=0.00 m	Sky view	1.00	1.00	1.00	1.00	1.00

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