

ST CLARE BUSINESS PARK

LONDON BOROUGH OF RICHMOND UPON  
THAMES

INTERNAL DAYLIGHT AND SUNLIGHT REPORT

**APPLICANT:** NOTTING HILL HOME OWNERSHIP LTD

**DATE:** APRIL 2023

**VERSION:** V2 R1

**PROJECT:** P1697

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**Appendix 1: Scheme Drawings**

**Appendix 2: Technical Analysis**

# 1 Introduction

- 1.1 This report considers the internal daylight amenity of the proposed redevelopment of St Clare Business Park, London. Through the planning process the local authority will wish to be reassured that the construction of the new scheme will benefit from acceptable levels of internal daylight amenity within BRE and British Standard Guidance.
- 1.2 The local authority will be informed in this by the BRE document entitled '*Site Layout planning for Daylight and Sunlight: A Guide to Good Practice*', 2022 ("the BRE guidelines"). This document is the principle guidance in this area and sets out the methodology for measuring light.
- 1.3 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located and the internal daylight and sunlight amenity will be one of several planning considerations which the local authority will weigh.

## 2 Sources of Information

2.1 In compiling this report, we have used the following information:

**ZMapping Ltd**

3D Model (received 10/03/2023)

Harrow HA1 3JQ\_100323\_Solids XY@NE.dwg

**AHR Architects**

2D and 3D Info (received 09/03/23)

# 3 Assessment Methodology and Application of Guidance

## Daylight within Proposed Developments

- 3.1 In the new 2022 revision of the BRE guidelines, a Climate Based Daylight Modelling (CBDM) methodology replaces the old Average Daylight Factor (ADF) methodology. The new methodology is more complex, is arguably a more accurate simulation of actual daylight levels but has targets that are generally more difficult to achieve in an urban context.

## Climate Based Daylight Modelling (CBDM)

- 3.2 The new CBDM methodology is based on the British Standard 'Daylight in Buildings' (BS EN17037). This contains advice and guidance on interior daylighting for all buildings across Europe but also has a UK National Annex which provides suggested targets for dwellings in the UK.
- 3.3 BS EN17037 supersedes BS 8206 Part 2 which was based on Average Daylight Factor ("ADF") and is no longer recommended.
- 3.4 The CBDM methodology is based on target illuminances from daylight. This is the Daylight Illuminance (DI) to be achieved over half the area of the room (measured on a reference plane at tabletop level) for at least half of the daylight hours in a typical year. The calculations are based on weather data files which cover different regions of the UK. The calculations are done for each hour of the day for every day of the year. There are 8760 hours in the year, of which 4380 are daylight hours, and therefore the targets should be achieved for 2190 hours in the year. The methodology uses a more accurate sky model which simulates the movement of the sun throughout the day and accounts for the weather conditions at the time. As a result, CBDM accounts for the presence of sunlight and therefore the orientation of the rooms/windows is accounted for. A south facing room is likely to have access to higher levels of natural light than a north facing room and as a result, a north facing room would typically need larger windows to comply.
- 3.5 The UK National Annex provides illuminance recommendations of:
- 100 Lux in bedrooms;
  - 150 Lux in living rooms; and
  - 200 Lux in kitchens.
- 3.6 These are median illuminances to be achieved over 50% of the assessment grid for at least half of the daylight hours.
- 3.7 Where a room has a shared use, the highest target should apply. However, it also says that Local Authorities could use discretion here and that a living room target of 150 Lux could be used for combined living/kitchen/dining rooms if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in the design.

- 3.8 There is a further simplistic methodology based on daylight factors (not the same as the old ADF methodology), which does not use climate-based data but uses a simple fixed sky model. However, since this alternative simplistic methodology does not account for the effect of sunlight, or the orientation of the room, it has not been used in our assessment.

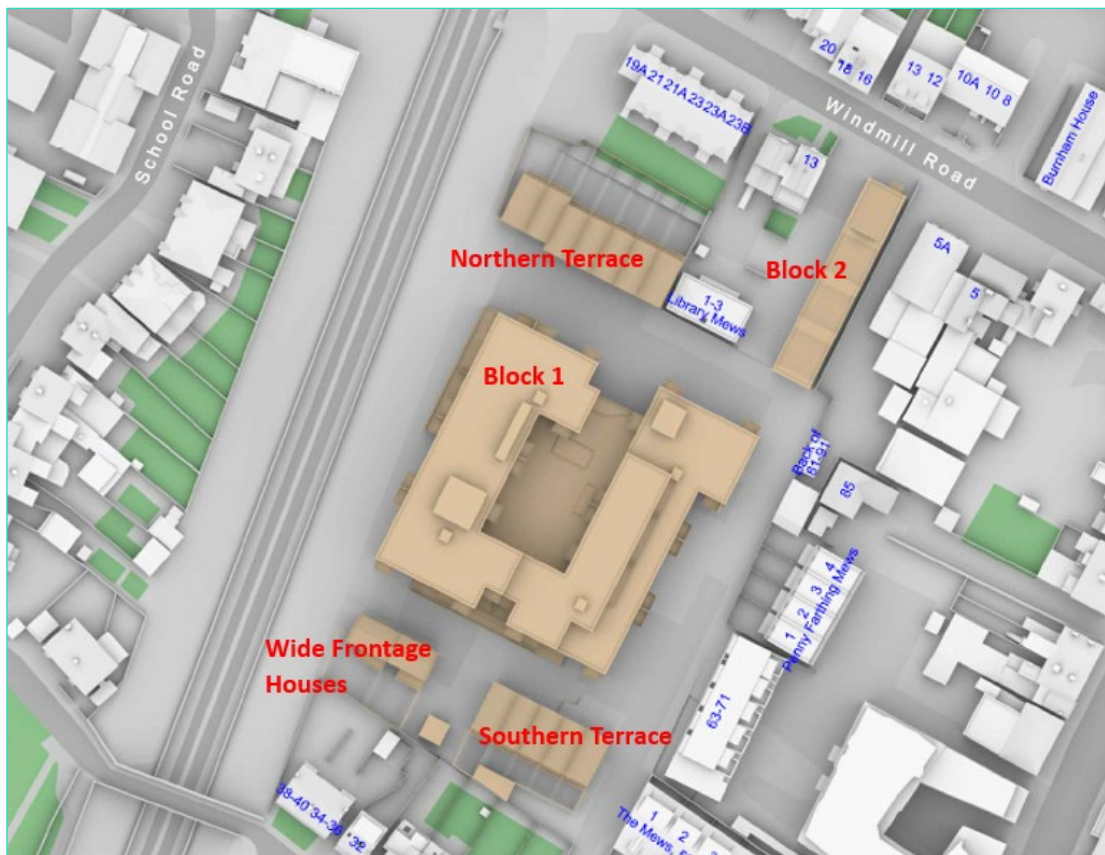
#### **Sunlight within Proposed Developments**

- 3.9 For new buildings, the BRE guidelines refer to BS EN 17037 which says that a space should receive a minimum of 1.5 hours of sunlight on a selected date between 1<sup>st</sup> February and 21<sup>st</sup> March with cloudless conditions. The BRE guidelines suggests 21<sup>st</sup> March be used. For dwellings, at least one habitable room, preferably a main living room, should achieve at least this minimum criterion and that at least one main window faces within 90° of south. Whilst BS EN 17037 applies to all orientations, the BRE guidelines say that if the room faces significantly north of due east or west, the criterion is unlikely to be met.
- 3.10 Where dwellings have a requirement for private amenity space and these are in the form of balconies, it must be acknowledged that this can have a limiting effect on the sunlight availability to rooms located beneath those balconies where the underside of the balcony structure blocks a portion of the sky dome when viewed from the centre of the window. This is particularly the case within urban locations, where there is a likelihood that there will be a greater requirement for private amenity provision in the form of balconies and terraces where buildings generally tend to be taller and in closer proximity to one another.

## 4 Daylight and Sunlight Amenity

### Internal Daylight Amenity

- 4.1 Drawings P1697/CBDM/01-08 enclosed in Appendix 2, show the internal arrangements within the proposal, together with daylight illuminance (Lux level) contours achieved for 50% of daylight hours. The drawings also show the median daylight illuminance figure for each room.
- 4.2 With regard to the combined Living/Kitchen/Dining Rooms (LKDs), strictly the presence of a kitchen means that the target value is 200 lux. However, as is common in modern residential developments, the kitchen areas are located to the rear of these spaces, furthest from the windows. As such they will receive lower levels of daylight and the target of 150 lux for a living room, which is the principal use, is appropriate for these combined spaces.
- 4.3 A total of 298 habitable rooms have been assessed, comprising 177 bedrooms, 93 LKDs, seven kitchens, seven living dining/rooms, two studies and 12 living rooms.
- 4.4 The results show that occupants of the Proposed Development will benefit from good levels of daylight amenity, with an overall compliance level of 79.2%. The majority of rooms far exceed their respective targets.
- 4.5 For reference, the extract below identifies the proposed buildings:



- 4.6 Block 2 is proposed commercial uses and therefore has not been considered in this assessment, which looks only at the potential for daylight and sunlight amenity within proposed habitable room uses.

- 4.7 With regards to Block 1, the ground floor has not been assessed as this is proposed commercial space and therefore not relevant for testing. All proposed habitable accommodation has been considered, including bedrooms and living spaces located between then first and fourth floor levels.
- 4.8 The results show that rooms which fall short of the recommended target values for their respective room uses, are located either within the inner proposed courtyard of Block 1 and/or underneath overhanging balconies.
- 4.9 Windows and rooms located underneath overhanging balconies naturally experience a restriction to the skylight received due to the balcony overhang blocking out the top part of the sky dome. However, the provision of private amenity space for future residents is regarded as important amenity for the overall quality of accommodation and therefore the daylight levels to rooms underneath overhanging balconies should be viewed on balance. Residents of these units will benefit from well sunlit space on the balcony.
- 4.10 Further, many windows looking into the inner courtyard of Block 1 are oriented north which will naturally lower skylight availability. This is unavoidable in design for a site of this size where feasible development which optimises the site, necessitates rooms oriented north.
- 4.11 Whilst it is somewhat inevitable that rooms located within a courtyard location will experience lower levels of skylight due to their more obstructed location than rooms on the perimeter of the block, the glazing and room layouts have been carefully considered. This allows for the best possible penetration and distribution of accessible daylight whilst also balancing other constraints such as private amenity space, overheating, ventilation and space standards. To that end, material daylight pools in front of the window within each combined LKD/living space facing into the courtyard, which is the principal use of the space and therefore where occupants will be expected to spend most of their time.
- 4.12 Conversely, the layouts have been designed so that kitchens are located to the rear of combined LKDs, which are considered functional spaces for which supplementary electric lighting would likely be used to assist food preparation. This design is typical of modern, open-plan living arrangements.
- 4.13 With regards to the seven proposed dwellings in the northern terrace, all rooms far exceed the daylight target for their respective room uses, except for the small kitchens located at ground floor level, separate to the main living spaces. These rooms have been included in the assessment for completeness, although they are not considered habitable rooms.
- 4.14 The Housing Supplementary Planning Guidance document of March 2016 (“the SPG”), does not recognise small kitchens separate to the main living space, as habitable rooms. It highlights that there is no statutory definition for kitchens to be counted as a habitable room, nor is there any size threshold. In particular, kitchens under 13 square meters are not generally considered habitable rooms (para. 1.3.19, SPG). It states that a kitchen with a small table and chairs in one corner, or a kitchen ‘bar’, would not be counted as a habitable room. On this basis, the proposed kitchens within the northern terrace will be functional food preparation spaces only and residents will enjoy good levels of daylight in their main living spaces.
- 4.15 All rooms in the southern terrace and ‘wide frontage’ houses, comfortably exceed the recommended target values for their respective room uses.



### **Internal Sunlight Amenity**

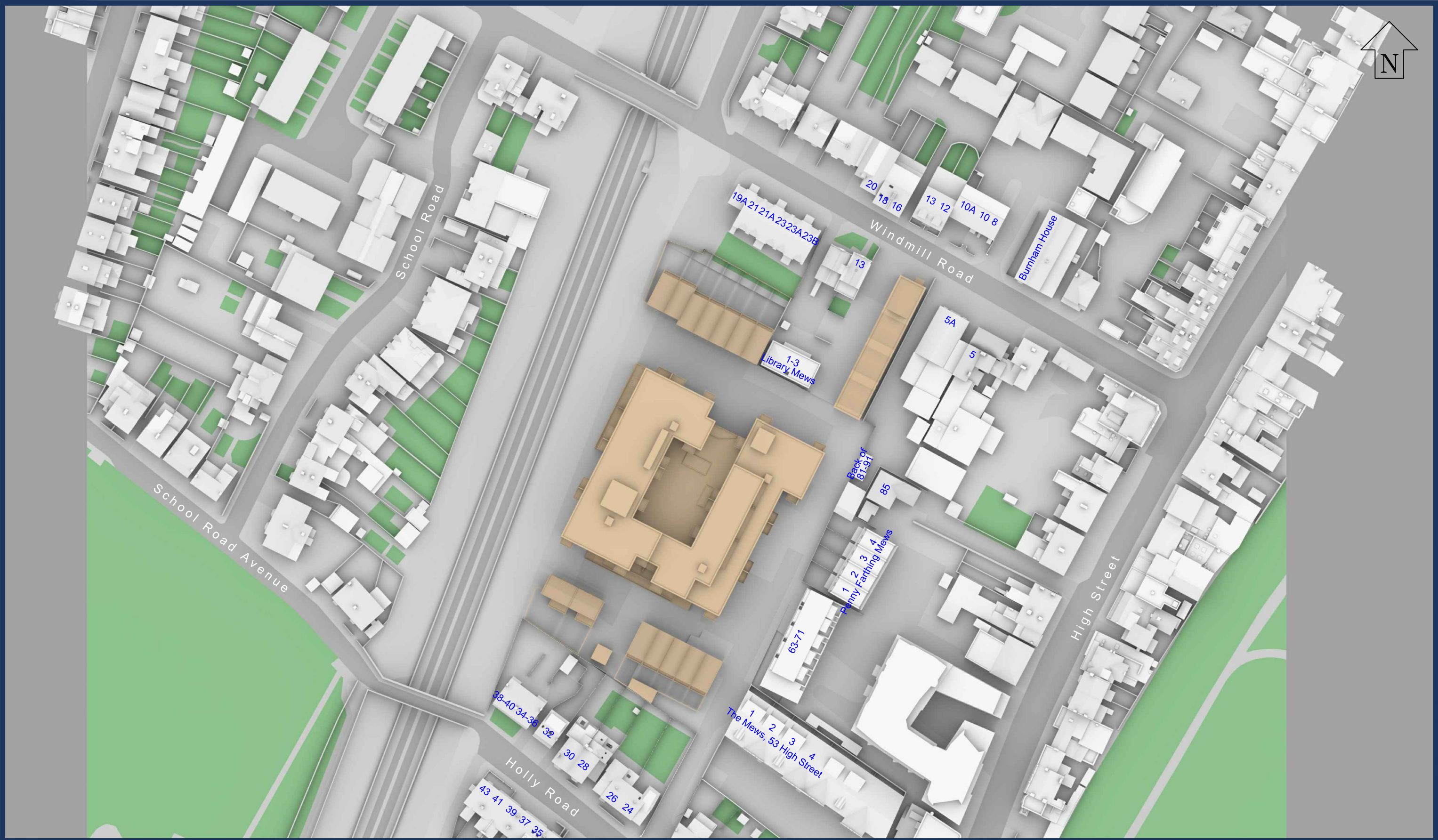
- 4.16 In relation to sunlight, we have calculated the Sunlight Exposure for each proposed habitable room. The updated BRE guidelines (2022) refer to BS EN 17037 and state that a 'space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions.'
- 4.17 The potential amount of sunlight a window can receive depends on the direction it faces. A south facing window has the potential to receive the highest amount of sunlight as well as the highest expectation of sunlight. Conversely, a north facing window has the lowest potential and the occupants of a north facing room would therefore expect to receive very little sunlight. The situation varies between these two extremes.
- 4.18 For new developments, the BRE suggest that dwellings should be orientated so that at least one main window wall faces within 90 degrees of due south. In practice, for a block of units in an urban area it is usual for some units to have a northerly aspect as discussed at paragraph 4.10 above.
- 4.19 With reference to the attached table of sunlight results, 85 of the 100 proposed dwellings will meet or exceed the suggested target minimum level of sunlight and will therefore fully comply with the guidelines.
- 4.20 The remaining 15 dwellings are located within Block 1. The windows serving the main living spaces in these units are obstructed by overhanging balconies above them which restricts sunlight by cutting out the top part of the sky dome. Of these units, five are additionally north facing which naturally lowers the expectation and provision of sunlight.
- 4.21 The results show an excellent overall level of compliance to the sunlight criteria, giving consideration to the urban location and size and scale of development.

## 5 Summary and Conclusions

- 5.1 Section 4 above and the appended drawings to this report (P1697/CBDM/01-08) and sunlight exposure results show that the proposed scheme demonstrates excellent compliance with the BRE guidance in terms of internal daylight and sunlight.
- 5.2 The scheme has been well designed to allow for good levels of daylight to penetrate into the proposed units and distribute throughout the rooms efficiently, especially in consideration of the size of the site and being in an urban area. Where rooms do fall short of the target daylight and/or sunlight values, they are located underneath overhanging balconies and many of these are also oriented north, both of which restrict the availability of skylight.
- 5.3 We fully support this scheme in terms of internal daylight and sunlight amenity.

# Appendix 1:

## Proposed Scheme Drawings



Sources: Point 2 Surveyors  
 Point Cloud Survey & Site Photographs  
 PCKO an AHR company  
 Proposed 3D Model (received 28/02/23 )  
 stclare\_20230224.skp  
 Proposed Layouts in OS (received 09/03/23)  
 00f.dwg  
 ... roof.dwg

Key: — Existing Buildings  
— Proposed Scheme

Project: St. Clare Business Park  
 Hampton Hill  
 London

Title: Site Plan  
 Proposed Scheme 09/03/23  
 (Cumulative Scenario)

Scheme Confirmed: -

Date: -

Drawn By: AG

Scale: 1:1000 @ A3

Date: March 23

Dwg No: P1697/47

Rel: 10





Sources: Point 2 Surveyors  
 Point Cloud Survey & Site Photographs  
 PCKO an AHR company  
 Proposed 3D Model (received 28/02/23)  
 stclare\_20230224.skp  
 Proposed Layouts in OS (received 09/03/23)  
 00f.dwg  
 ... roof.dwg

Key: — Existing Buildings  
— Proposed Scheme  
 All Heights in mm AOD

Project: St. Clare Business Park  
 Hampton Hill  
 London

Title: 3D View  
 Proposed Scheme 09/03/23  
 (Cumulative Scenario)

Scheme Confirmed: -

Date: -

Drawn By: AG

Scale: NA @ A3

Date: March 23

Dwg No: P1697/4

Rel: 10





Sources: Point 2 Surveyors  
 Point Cloud Survey & Site Photographs  
 PCKO an AHR company  
 Proposed 3D Model (received 28/02/23)  
 stclare\_20230224.skp  
 Proposed Layouts in OS (received 09/03/23)  
 00f.dwg  
 ... roof.dwg

Key: — Existing Buildings  
— Proposed Scheme  
 All Heights in mm AOD

Project: St. Clare Business Park  
 Hampton Hill  
 London

Title: 3D View  
 Proposed Scheme 09/03/23  
 (Cumulative Scenario)

Scheme Confirmed: -

Date: -

Drawn By: AG

Scale: NA @ A3

Date: March 23

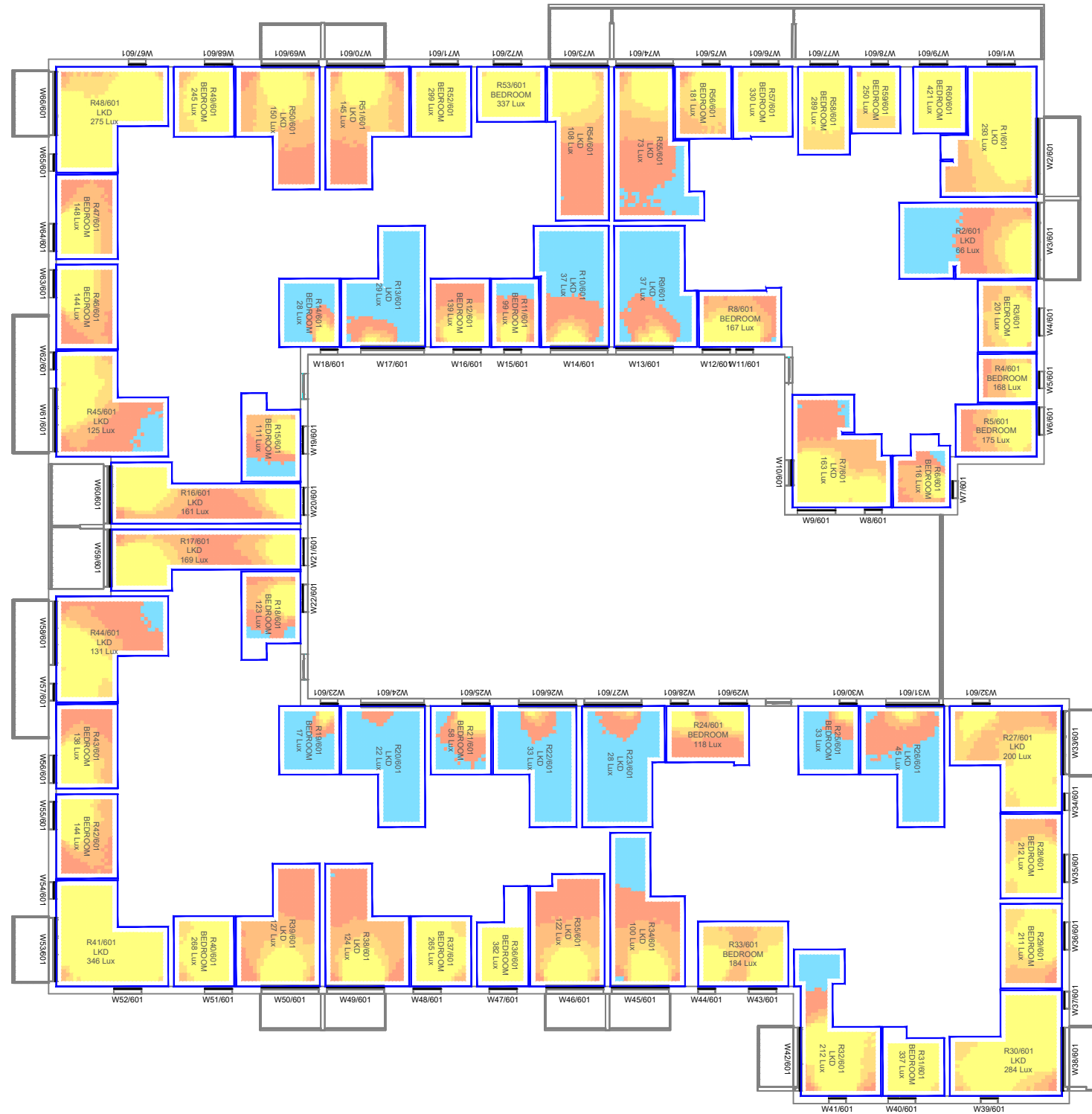
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# Appendix 2:

Internal Daylight and Sunlight  
Results

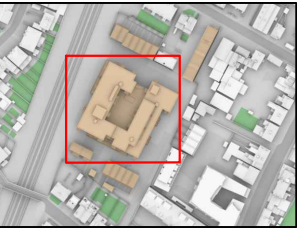


First Floor

Sources: Point 2 Surveyors  
 Point Cloud Survey & Site Photographs  
 PCKO an AHR company  
 Proposed 3D Model (received 28/02/23 )  
 stclare\_20230224.skp  
 Proposed Layouts in OS (received 09/03/23)  
 00f.dwg  
 ... roof.dwg

**Key: Daylight Illuminance**  
 (achieved for 50% of daylight hours)

- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux



**Project:** St. Clare Business Park  
 Hampton Hill  
 London

**Title:** CBDM Assessment - Daylight illuminance  
 Proposed Scheme 09/03/22  
 First Floor

Scheme Confirmed:  
 -

Date:  
 -

Drawn By:  
 DK

Scale:  
 1:300 @ A3

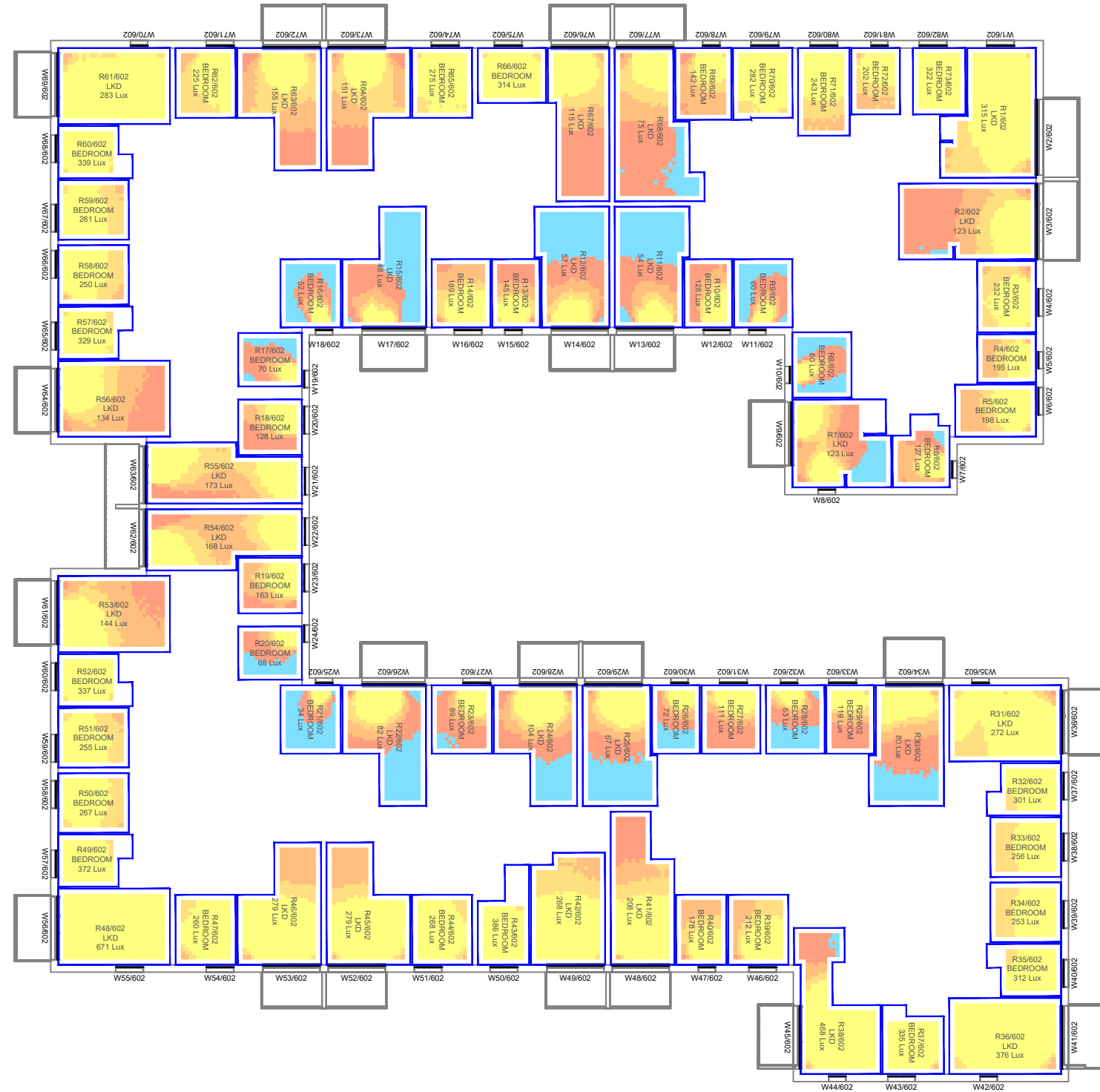
Date:  
 April 23

Dwg No:  
**P1697/CBDM/01**

Rel:  
**10**







Second Floor

Sources: Point 2 Surveyors  
 Point Cloud Survey & Site Photographs  
 PCKO an AHR company  
 Proposed 3D Model (received 28/02/23 )  
 stclare\_20230224.skp  
 Proposed Layouts in OS (received 09/03/23)  
 00f.dwg  
 ... roof.dwg

**Key: Daylight Illuminance**  
 (achieved for 50% of daylight hours)

- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux

**Project:** St. Clare Business Park  
 Hampton Hill  
 London

**Title:** CBDM Assessment - Daylight illuminance  
 Proposed Scheme 09/03/22  
 Second Floor

Scheme Confirmed:  
 -

Date:  
 -

Drawn By:  
 DK

Scale:  
 1:300 @ A3

Date:  
 April 23

Dwg No:  
**P1697/CBDM/02**

Rel:  
**10**





Second Floor

Sources: Point 2 Surveyors  
 Point Cloud Survey & Site Photographs  
 PCKO an AHR company  
 Proposed 3D Model (received 28/02/23)  
 stclare\_20230224.skp  
 Proposed Layouts in OS (received 09/03/23)  
 00f.dwg  
 ... roof.dwg

**Key: Daylight Illuminance**  
 (achieved for 50% of daylight hours)

- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux

**Project:** St. Clare Business Park  
 Hampton Hill  
 London

**Title:** CBDM Assessment - Daylight illuminance  
 Proposed Scheme 09/03/22  
 Third Floor

Scheme Confirmed:  
 -

Date:  
 -

Drawn By:  
 DK

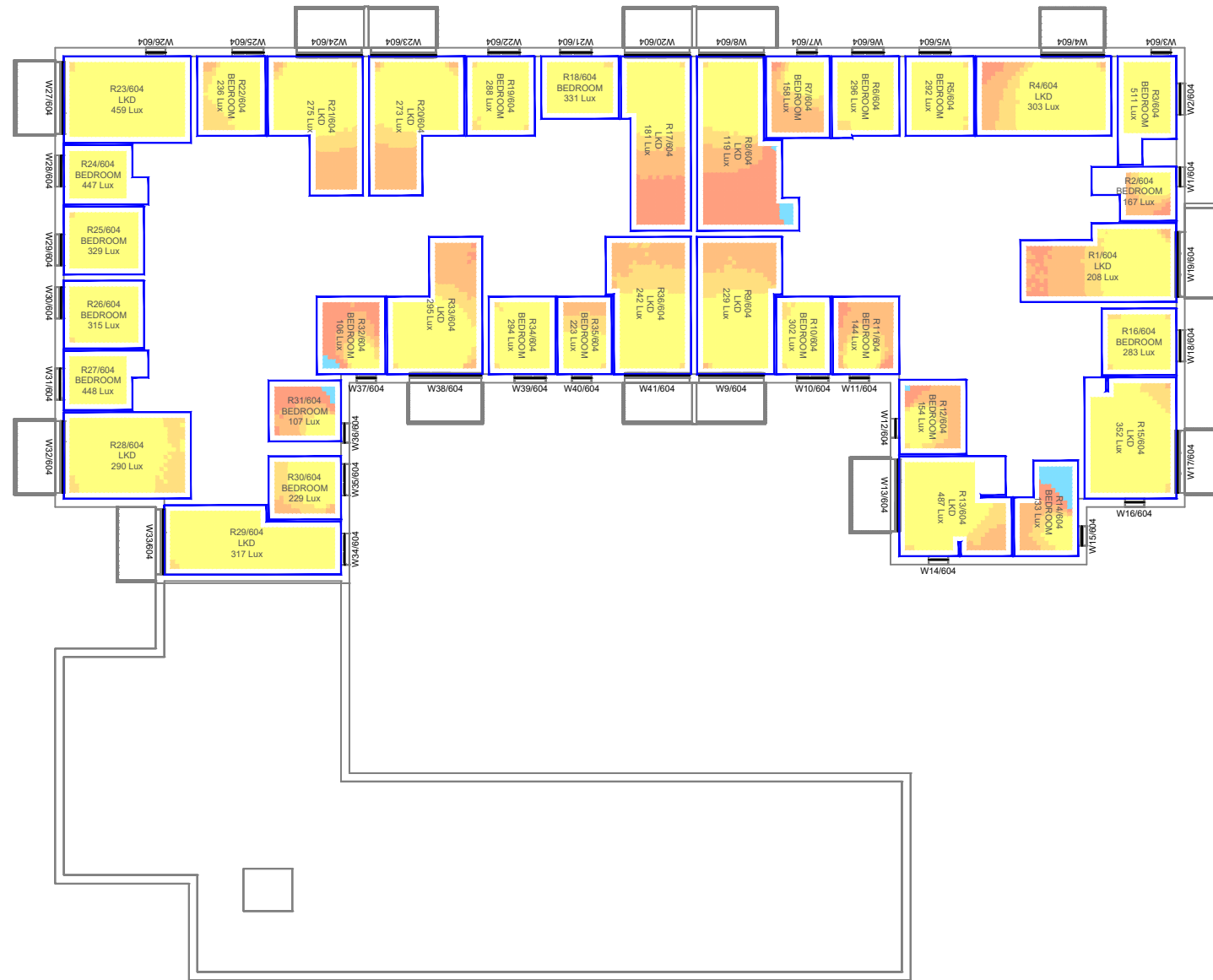
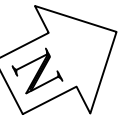
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Date:  
 April 23

Dwg No:  
**P1697/CBDM/03**

Rel:  
**10**





Second Floor

Sources: Point 2 Surveyors  
 Point Cloud Survey & Site Photographs  
 PCKO an AHR company  
 Proposed 3D Model (received 28/02/23 )  
 stclare\_20230224.skp  
 Proposed Layouts in OS (received 09/03/23)  
 00f.dwg  
 ... roof.dwg

**Key: Daylight Illuminance**  
 (achieved for 50% of daylight hours)

- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux



Project: St. Clare Business Park  
 Hampton Hill  
 London

Title: CBDM Assessment - Daylight illuminance  
 Proposed Scheme 09/03/22  
 Fourth Floor

Scheme Confirmed:  
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Date:  
 -

Drawn By:  
 DK

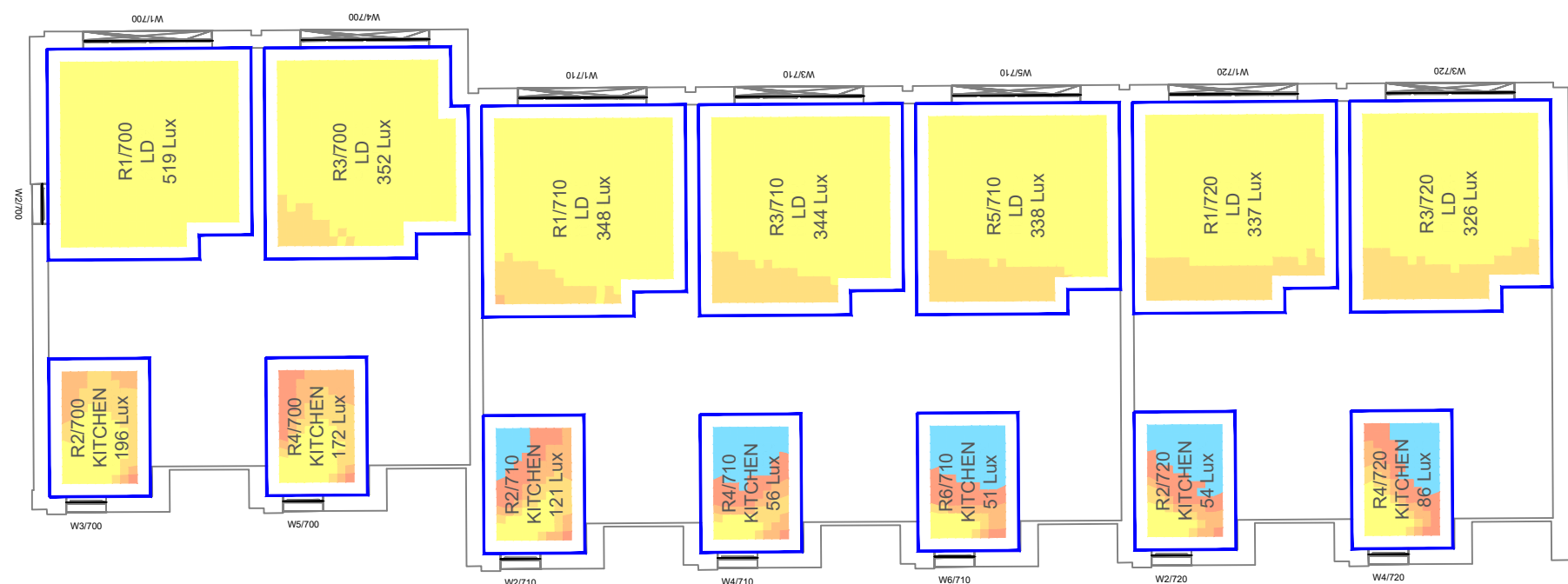
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Date:  
 April 23

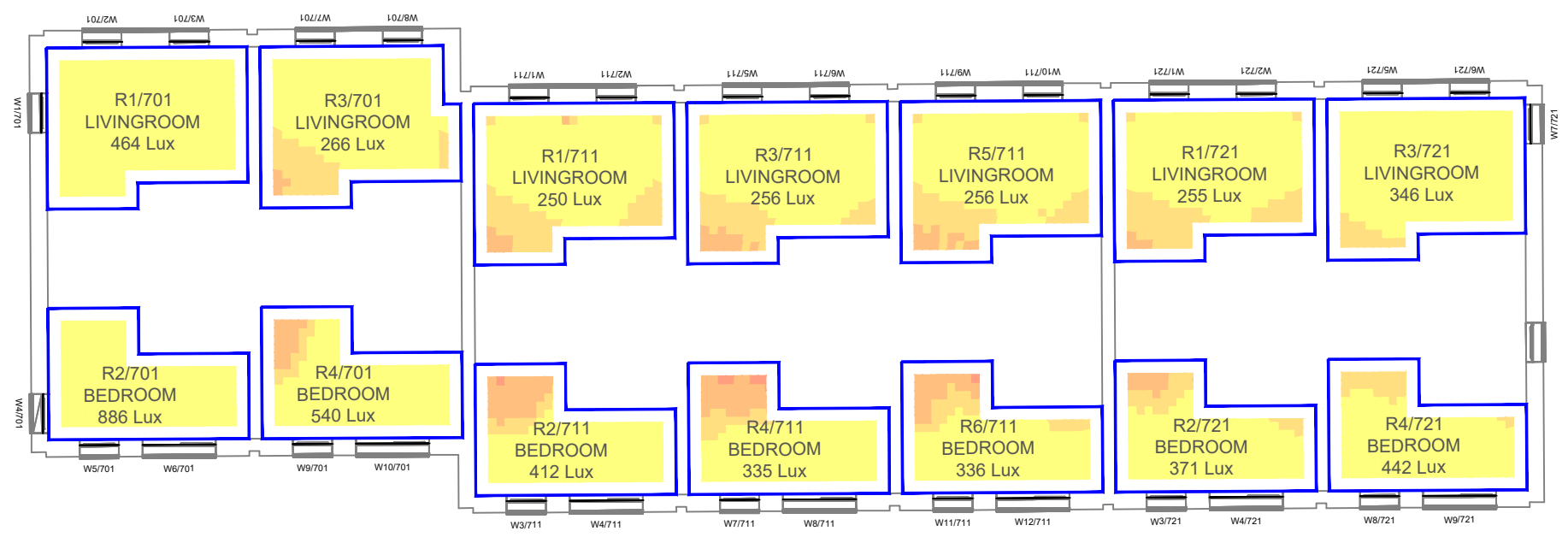
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**P1697/CBDM/04**

Rel:  
**10**





Ground Floor



First Floor

Sources: Point 2 Surveyors  
 Point Cloud Survey & Site Photographs  
 PCKO an AHR company  
 Proposed 3D Model (received 28/02/23 )  
 stclare\_20230224.skp  
 Proposed Layouts in OS (received 09/03/23)  
 00f.dwg  
 ... roof.dwg

**Key: Daylight Illuminance**  
 (achieved for 50% of daylight hours)

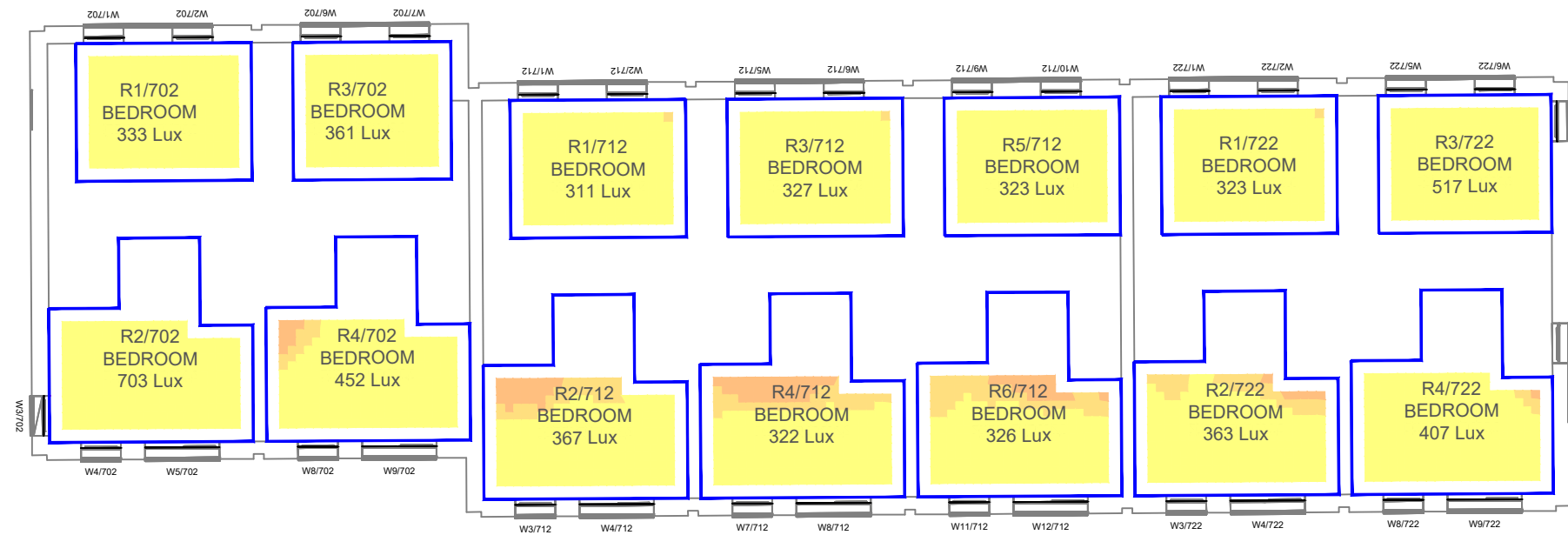
- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux

**Project:** St. Clare Business Park  
 Hampton Hill  
 London

**Title:** CBDM Assessment - Daylight illuminance  
 Proposed Scheme 09/03/22  
 Ground and First Floor

Scheme Confirmed: -	Date: -	Drawn By: DK	Scale: 1:150 @ A3	Date: April 23	Dwg No: <b>P1697/CBDM/05</b>	Rel: <b>10</b>
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Second Floor

Sources: Point 2 Surveyors  
 Point Cloud Survey & Site Photographs  
 PCKO an AHR company  
 Proposed 3D Model (received 28/02/23 )  
 stclare\_20230224.skp  
 Proposed Layouts in OS (received 09/03/23)  
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 ... roof.dwg

**Key: Daylight Illuminance**  
 (achieved for 50% of daylight hours)

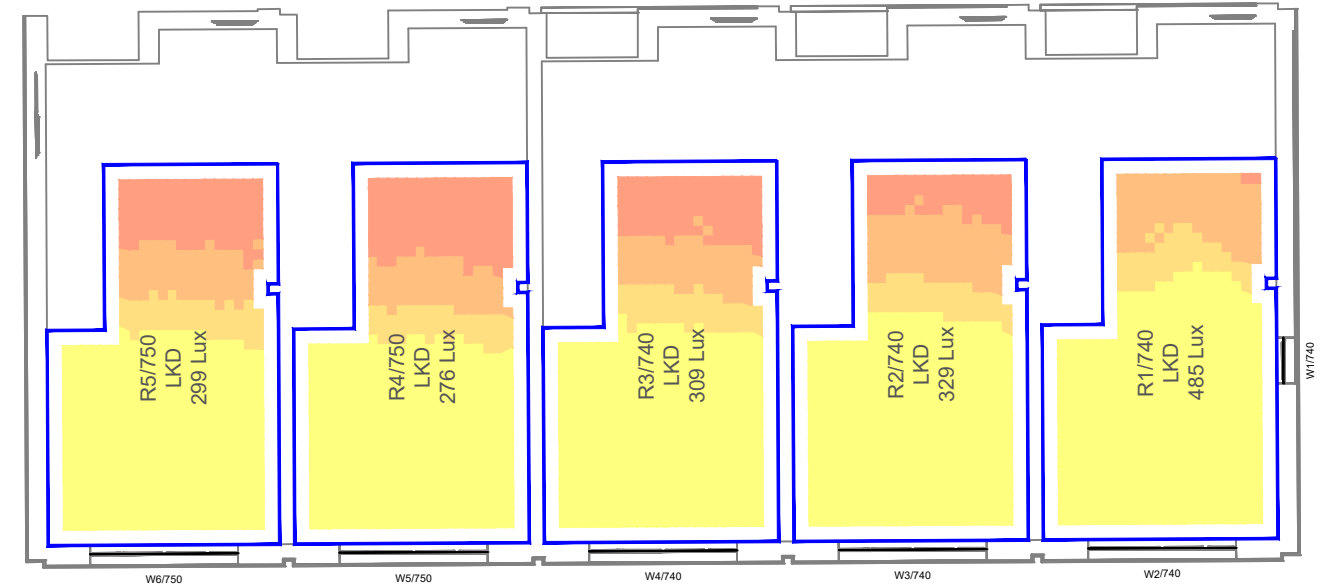
- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux

**Project:** St. Clare Business Park  
 Hampton Hill  
 London

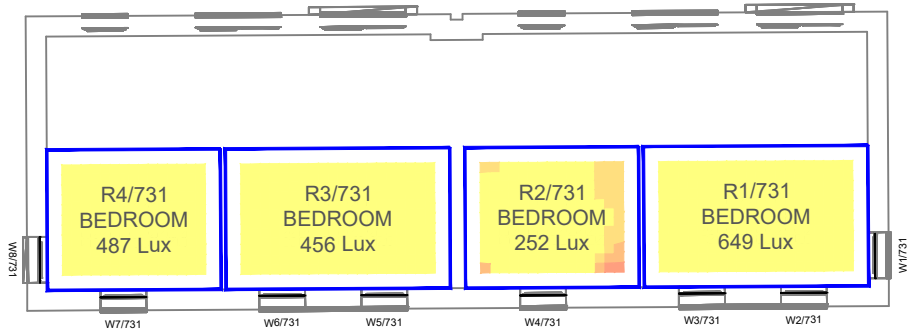
**Title:** CBDM Assessment - Daylight illuminance  
 Proposed Scheme 09/03/22  
 Second Floor

<b>Scheme Confirmed:</b> -	<b>Date:</b> -	<b>Drawn By:</b> DK	<b>Scale:</b> 1:150 @ A3	<b>Date:</b> April 23	<b>Dwg No:</b> <b>P1697/CBDM/06</b>	<b>Rel:</b> <b>10</b>
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Ground Floor



First Floor

Sources: Point 2 Surveyors  
 Point Cloud Survey & Site Photographs  
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 Proposed 3D Model (received 28/02/23)  
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 Proposed Layouts in OS (received 09/03/23)  
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 ... roof.dwg

Key: Daylight Illuminance  
 (achieved for 50% of daylight hours)

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- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux



Project: St. Clare Business Park  
 Hampton Hill  
 London

Title: CBDM Assessment - Daylight illuminance  
 Proposed Scheme 09/03/22  
 Ground and First Floor

Scheme Confirmed: -

Date: -

Drawn By: DK

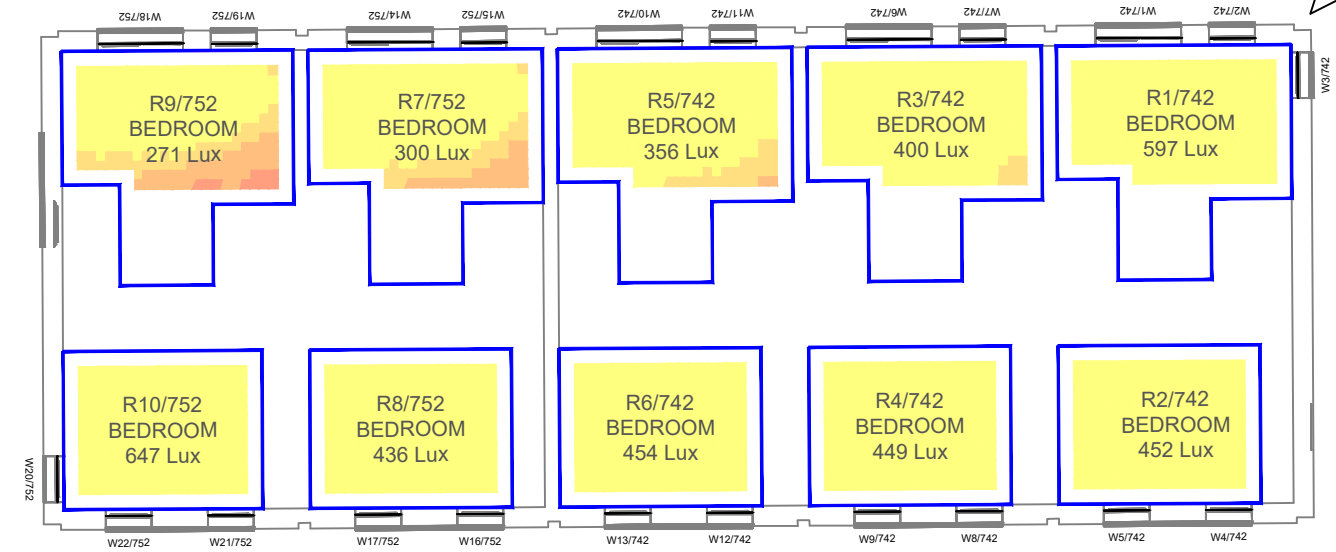
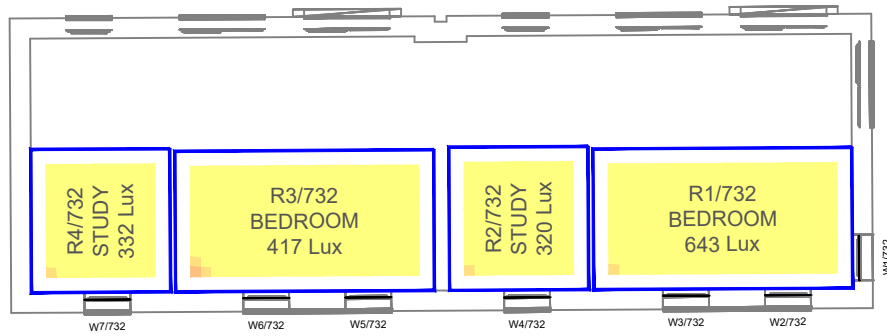
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Date: April 23

Dwg No: P1697/CBDM/07

Rel: 10

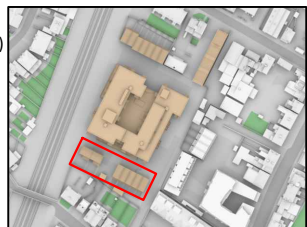




Second Floor

**Sources:** Point 2 Surveyors  
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 ... roof.dwg

**Key: Daylight Illuminance**  
 (achieved for 50% of daylight hours)  
 <50 Lux  
 >50 Lux  
 >100 Lux  
 >150 Lux  
 >200 Lux



**Project:** St. Clare Business Park  
 Hampton Hill  
 London

**Title:** CBDM Assessment - Daylight illuminance  
 Proposed Scheme 09/03/22  
 Second Floor

**Scheme Confirmed:**  
 -

**Date:**  
 -

**Drawn By:**  
 DK

**Scale:**  
 1:150 @ A3

**Date:**  
 April 23

**Dwg No:**  
**P1697/CBDM/08**

**Rel:**  
**10**



**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
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**St. Clare Business Park**

**PLOT-101**

R1/601	LKD				21-Mar	2.6
			W2/601	Northerly	21-Mar	0.0
			W1/601	Westerly	21-Mar	2.6

**PLOT-102**

R55/601	LKD				21-Mar	1.3
			W74/601	Westerly	21-Mar	1.3

**PLOT-103**

R9/601	LKD				06-Mar	0.5
			W13/601	Easterly	06-Mar	0.5

**PLOT-104**

R7/601	LKD				02-Mar	2.7
			W10/601	Southerly	02-Mar	2.6
			W9/601	Easterly	02-Mar	1.4
			W8/601	Easterly	02-Mar	0.3

**PLOT-105**

R2/601	LKD				21-Mar	0.5
			W3/601	Northerly	21-Mar	0.5

**PLOT-106**

R54/601	LKD				21-Mar	3.2
			W73/601	Westerly	21-Mar	3.2

**PLOT-107**

R51/601	LKD				21-Mar	1.3
			W70/601	Westerly	21-Mar	1.3

**PLOT-108**

R50/601	LKD				21-Mar	3.1
			W69/601	Westerly	21-Mar	3.1

**PLOT-109**

R48/601	LKD				15-Mar	8.3
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**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
			W67/601	Westerly	15-Mar	1.3
			W66/601	Southerly	15-Mar	4.7
			W65/601	Southerly	15-Mar	6.1
<b>PLOT-110</b>						
	R45/601	LKD			02-Feb	5.0
			W61/601	Southerly	02-Feb	5.0
			W62/601	Southerly	02-Feb	2.2
<b>PLOT-111</b>						
	R16/601	LKD			25-Feb	4.4
			W20/601	Northerly	25-Feb	0.0
			W60/601	Southerly	25-Feb	4.4
<b>PLOT-112</b>						
	R13/601	LKD			21-Mar	0.4
			W17/601	Easterly	21-Mar	0.4
<b>PLOT-113</b>						
	R10/601	LKD			04-Mar	2.3
			W14/601	Easterly	04-Mar	2.3
<b>PLOT-114</b>						
	R17/601	LKD			21-Mar	3.9
			W21/601	Northerly	21-Mar	0.0
			W59/601	Southerly	21-Mar	3.9
<b>PLOT-115</b>						
	R44/601	LKD			12-Feb	7.6
			W57/601	Southerly	12-Feb	4.8
			W58/601	Southerly	12-Feb	6.6
<b>PLOT-116</b>						
	R41/601	LKD			21-Mar	10.3
			W52/601	Easterly	21-Mar	5.7
			W53/601	Southerly	21-Mar	1.0
			W54/601	Southerly	21-Mar	4.2
<b>PLOT-117</b>						

**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
	R39/601	LKD			04-Mar	5.4
			W50/601	Easterly	04-Mar	5.4
<b>PLOT-118</b>						
	R38/601	LKD			15-Feb	3.1
			W49/601	Easterly	15-Feb	3.1
<b>PLOT-119</b>						
	R35/601	LKD			04-Mar	5.1
			W46/601	Easterly	04-Mar	5.1
<b>PLOT-120</b>						
	R22/601	LKD			21-Mar	0.0
			W26/601	Westerly	21-Mar	0.0
<b>PLOT-121</b>						
	R20/601	LKD			21-Mar	0.0
			W24/601	Westerly	21-Mar	0.0
<b>PLOT-122</b>						
	R27/601	LKD			21-Mar	0.3
			W33/601	Northerly	21-Mar	0.3
			W34/601	Northerly	21-Mar	0.0
			W32/601	Westerly	21-Mar	0.0
<b>PLOT-123</b>						
	R26/601	LKD			21-Mar	1.0
			W31/601	Westerly	21-Mar	1.0
<b>PLOT-124</b>						
	R23/601	LKD			21-Mar	0.0
			W27/601	Westerly	21-Mar	0.0
<b>PLOT-125</b>						
	R34/601	LKD			21-Mar	2.9
			W45/601	Easterly	21-Mar	2.9
<b>PLOT-126</b>						
	R32/601	LKD			03-Feb	5.0

**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
			W41/601	Easterly	03-Feb	2.7
			W42/601	Southerly	03-Feb	2.3
<b>PLOT-127</b>						
	R30/601	LKD			21-Mar	4.7
			W39/601	Easterly	21-Mar	4.7
			W38/601	Northerly	21-Mar	0.0
			W37/601	Northerly	21-Mar	0.0
<b>PLOT-201</b>						
	R1/602	LKD			21-Mar	2.8
			W2/602	Northerly	21-Mar	0.0
			W1/602	Westerly	21-Mar	2.8
<b>PLOT-202</b>						
	R68/602	LKD			21-Mar	1.3
			W77/602	Westerly	21-Mar	1.3
<b>PLOT-203</b>						
	R11/602	LKD			21-Mar	1.4
			W13/602	Easterly	21-Mar	1.4
<b>PLOT-204</b>						
	R7/602	LKD			04-Feb	4.0
			W9/602	Southerly	04-Feb	3.6
			W8/602	Easterly	04-Feb	0.4
<b>PLOT-205</b>						
	R2/602	LKD			21-Mar	0.8
			W3/602	Northerly	21-Mar	0.8
<b>PLOT-206</b>						
	R67/602	LKD			21-Mar	3.3
			W76/602	Westerly	21-Mar	3.3
<b>PLOT-207</b>						
	R64/602	LKD			21-Mar	1.3
			W73/602	Westerly	21-Mar	1.3

**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
<b>PLOT-208</b>						
	R63/602	LKD			21-Mar	3.3
			W72/602	Westerly	21-Mar	3.3
<b>PLOT-209</b>						
	R61/602	LKD			12-Feb	7.6
			W70/602	Westerly	12-Feb	0.0
			W69/602	Southerly	12-Feb	7.6
<b>PLOT-210</b>						
	R56/602	LKD			02-Feb	6.4
			W64/602	Southerly	02-Feb	6.4
<b>PLOT-211</b>						
	R55/602	LKD			05-Feb	4.0
			W63/602	Southerly	05-Feb	4.0
			W21/602	Northerly	05-Feb	0.0
<b>PLOT-212</b>						
	R15/602	LKD			21-Mar	1.4
			W17/602	Easterly	21-Mar	1.4
<b>PLOT-213</b>						
	R12/602	LKD			04-Mar	4.0
			W14/602	Easterly	04-Mar	4.0
<b>PLOT-214</b>						
	R54/602	LKD			07-Mar	3.8
			W62/602	Southerly	07-Mar	3.8
			W22/602	Northerly	07-Mar	0.0
<b>PLOT-215</b>						
	R53/602	LKD			04-Feb	7.3
			W61/602	Southerly	04-Feb	7.3
<b>PLOT-216</b>						
	R48/602	LKD			21-Mar	11.8
			W55/602	Easterly	21-Mar	5.9
			W56/602	Southerly	21-Mar	8.8

**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
<b>PLOT-217</b>						
	R46/602	LKD			20-Mar	6.3
			W53/602	Easterly	20-Mar	6.3
<b>PLOT-218</b>						
	R45/602	LKD			20-Mar	6.6
			W52/602	Easterly	20-Mar	6.6
<b>PLOT-219</b>						
	R42/602	LKD			20-Mar	6.3
			W49/602	Easterly	20-Mar	6.3
<b>PLOT-220</b>						
	R24/602	LKD			21-Mar	0.6
			W28/602	Westerly	21-Mar	0.6
<b>PLOT-221</b>						
	R22/602	LKD			21-Mar	0.0
			W26/602	Westerly	21-Mar	0.0
<b>PLOT-222</b>						
	R31/602	LKD			21-Mar	0.6
			W35/602	Westerly	21-Mar	0.1
			W36/602	Northerly	21-Mar	0.5
<b>PLOT-223</b>						
	R30/602	LKD			21-Mar	1.3
			W34/602	Westerly	21-Mar	1.3
<b>PLOT-224</b>						
	R25/602	LKD			21-Mar	0.0
			W29/602	Westerly	21-Mar	0.0
<b>PLOT-225</b>						
	R41/602	LKD			21-Mar	6.6
			W48/602	Easterly	21-Mar	6.6
<b>PLOT-226</b>						

**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
	R38/602	LKD			21-Mar	9.6
			W45/602	Southerly	21-Mar	6.3
			W44/602	Easterly	21-Mar	5.3
<b>PLOT-227</b>						
	R36/602	LKD			21-Mar	5.3
			W42/602	Easterly	21-Mar	5.3
			W41/602	Northerly	21-Mar	0.0
<b>PLOT_301</b>						
	R1/603	LKD			20-Mar	2.2
			W1/603	Northerly	20-Mar	0.0
			W2/603	Westerly	20-Mar	2.2
<b>PLOT_302</b>						
	R7/603	LKD			21-Mar	1.3
			W8/603	Westerly	21-Mar	1.3
<b>PLOT_303</b>						
	R8/603	LKD			21-Mar	2.8
			W9/603	Easterly	21-Mar	2.8
<b>PLOT_304</b>						
	R12/603	LKD			08-Feb	6.3
			W13/603	Southerly	08-Feb	5.3
			W14/603	Easterly	08-Feb	2.9
<b>PLOT_305</b>						
	R17/603	LKD			21-Mar	1.0
			W19/603	Northerly	21-Mar	1.0
<b>PLOT_306</b>						
	R18/603	LKD			21-Mar	3.3
			W20/603	Westerly	21-Mar	3.3
<b>PLOT_307</b>						
	R21/603	LKD			21-Mar	1.3
			W23/603	Westerly	21-Mar	1.3

**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
<b>PLOT_308</b>						
	R22/603	LKD			21-Mar	3.3
			W24/603	Westerly	21-Mar	3.3
<b>PLOT_309</b>						
	R24/603	LKD			12-Feb	7.6
			W26/603	Westerly	12-Feb	0.0
			W27/603	Southerly	12-Feb	7.6
<b>PLOT_310</b>						
	R29/603	LKD			01-Feb	8.3
			W32/603	Southerly	01-Feb	8.3
<b>PLOT_311</b>						
	R30/603	LKD			01-Feb	4.3
			W33/603	Southerly	01-Feb	4.3
			W34/603	Northerly	01-Feb	0.0
<b>PLOT_312</b>						
	R34/603	LKD			21-Mar	2.4
			W38/603	Easterly	21-Mar	2.4
<b>PLOT_313</b>						
	R37/603	LKD			04-Mar	5.1
			W41/603	Easterly	04-Mar	5.1
<b>PLOT_314</b>						
	R38/603	LKD			01-Mar	4.6
			W42/603	Northerly	01-Mar	0.0
			W43/603	Southerly	01-Mar	4.6
<b>PLOT_315</b>						
	R41/603	LKD			21-Mar	8.3
			W46/603	Southerly	21-Mar	8.3
<b>PLOT_316</b>						
	R46/603	LKD			21-Mar	6.3
			W51/603	Easterly	21-Mar	6.3

**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
<b>PLOT_317</b>						
	R49/603	LKD			20-Mar	6.2
			W54/603	Easterly	20-Mar	6.2
<b>PLOT_318</b>						
	R50/603	LKD			20-Mar	6.2
			W56/603	Northerly	20-Mar	0.0
			W55/603	Easterly	20-Mar	6.2
<b>PLOT_400</b>						
	R1/604	LKD			21-Mar	0.5
			W19/604	Northerly	21-Mar	0.5
<b>PLOT_401</b>						
	R4/604	LKD			21-Mar	3.3
			W4/604	Westerly	21-Mar	3.3
<b>PLOT_402</b>						
	R8/604	LKD			21-Mar	2.0
			W8/604	Westerly	21-Mar	2.0
<b>PLOT_403</b>						
	R9/604	LKD			21-Mar	6.6
			W9/604	Easterly	21-Mar	6.6
<b>PLOT_404</b>						
	R13/604	LKD			21-Mar	9.7
			W13/604	Southerly	21-Mar	6.8
			W14/604	Easterly	21-Mar	5.3
<b>PLOT_405</b>						
	R15/604	LKD			21-Mar	5.3
			W17/604	Northerly	21-Mar	1.3
			W16/604	Easterly	21-Mar	5.3
<b>PLOT_406</b>						
	R17/604	LKD			21-Mar	3.3
			W20/604	Westerly	21-Mar	3.3



**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
<b>PLOT_407</b>						
	R20/604	LKD			21-Mar	2.0
			W23/604	Westerly	21-Mar	2.0
<b>PLOT_408</b>						
	R21/604	LKD			21-Mar	3.3
			W24/604	Westerly	21-Mar	3.3
<b>PLOT_409</b>						
	R23/604	LKD			21-Mar	8.3
			W26/604	Westerly	21-Mar	1.8
			W27/604	Southerly	21-Mar	8.3
<b>PLOT_410</b>						
	R28/604	LKD			20-Mar	9.2
			W32/604	Southerly	20-Mar	9.2
<b>PLOT_411</b>						
	R29/604	LKD			03-Feb	6.3
			W33/604	Southerly	03-Feb	6.3
			W34/604	Northerly	03-Feb	0.0
<b>PLOT_412</b>						
	R33/604	LKD			21-Mar	6.3
			W38/604	Easterly	21-Mar	6.3
<b>PLOT_413</b>						
	R36/604	LKD			21-Mar	6.3
			W41/604	Easterly	21-Mar	6.3
<b>F1/701</b>						
	R1/701	LIVINGROOM			21-Mar	1.6
			W2/701	Northerly	21-Mar	0.0
			W1/701	Westerly	21-Mar	1.6
			W3/701	Northerly	21-Mar	0.0
<b>F2/701</b>						
	R3/701	LIVINGROOM			21-Mar	0.0
			W8/701	Northerly	21-Mar	0.0

**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
			W7/701	Northerly	21-Mar	0.0
<b>F1/711</b>	R1/711	LIVINGROOM			21-Mar	0.0
			W1/711	Northerly	21-Mar	0.0
			W2/711	Northerly	21-Mar	0.0
<b>F2/711</b>	R3/711	LIVINGROOM			21-Mar	0.0
			W6/711	Northerly	21-Mar	0.0
			W5/711	Northerly	21-Mar	0.0
<b>F3/711</b>	R5/711	LIVINGROOM			21-Mar	0.0
			W10/711	Northerly	21-Mar	0.0
			W9/711	Northerly	21-Mar	0.0
<b>F1/721</b>	R1/721	LIVINGROOM			21-Mar	0.0
			W2/721	Northerly	21-Mar	0.0
			W1/721	Northerly	21-Mar	0.0
<b>F2/721</b>	R3/721	LIVINGROOM			21-Mar	1.5
			W6/721	Northerly	21-Mar	0.0
			W5/721	Northerly	21-Mar	0.0
			W7/721	Easterly	21-Mar	1.5
<b>F1/730</b>	R1/730	LKD			21-Mar	8.1
			W3/730	Southerly	21-Mar	3.8
			W2/730	Southerly	21-Mar	7.7
			W1/730	Easterly	21-Mar	1.9
<b>F2/730</b>	R2/730	LKD			21-Mar	8.3
			W5/730	Southerly	21-Mar	5.3
			W4/730	Southerly	21-Mar	8.3

**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
<b>F1/740</b>	R1/740	LKD			21-Mar	7.7
			W2/740	Southerly	21-Mar	7.7
			W1/740	Easterly	21-Mar	1.3
<b>F2/740</b>	R2/740	LKD			21-Mar	7.7
			W3/740	Southerly	21-Mar	7.7
<b>F3/740</b>	R3/740	LKD			21-Mar	7.7
			W4/740	Southerly	21-Mar	7.7
<b>F1/741</b>	R2/741	LIVINGROOM			21-Mar	10.1
			W6/741	Southerly	21-Mar	6.1
			W5/741	Southerly	21-Mar	6.2
			W4/741	Easterly	21-Mar	4.3
<b>F2/741</b>	R4/741	LIVINGROOM			13-Mar	6.6
			W10/741	Southerly	13-Mar	6.3
			W9/741	Southerly	13-Mar	6.4
<b>F3/741</b>	R6/741	LIVINGROOM			13-Mar	6.6
			W14/741	Southerly	13-Mar	6.3
			W13/741	Southerly	13-Mar	6.4
<b>F4/750</b>	R4/750	LKD			21-Mar	7.7
			W5/750	Southerly	21-Mar	7.7
<b>F5/750</b>	R5/750	LKD			21-Mar	7.7
			W6/750	Southerly	21-Mar	7.7
<b>F4/751</b>	R8/751	LIVINGROOM			13-Mar	6.6

**ST.CLARE BUSINESS PARK, LONDON**  
**PROPOSED SCHEME 09/03/23**

Unit	Room	Room Use	Window	Orientation	Date	Sunlight Exposure (Hours)
			W18/751	Southerly	13-Mar	6.3
			W17/751	Southerly	13-Mar	6.4
<b>F5/751</b>						
	R10/751	LIVINGROOM			21-Mar	7.3
			W23/751	Southerly	21-Mar	6.1
			W22/751	Southerly	21-Mar	6.2
			W21/751	Westerly	21-Mar	1.8