



**DAYLIGHT & SUNLIGHT
REPORT**

for

PROPOSED DEVELOPMENT

at

**26A FERNCROFT AVENUE,
LONDON NW3 7PH**

expertise
applied

REF: CR/SM/ROL01092
APRIL 2023

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Figure 1: Oblique aerial photograph of the site looking north (Source: Google Maps)

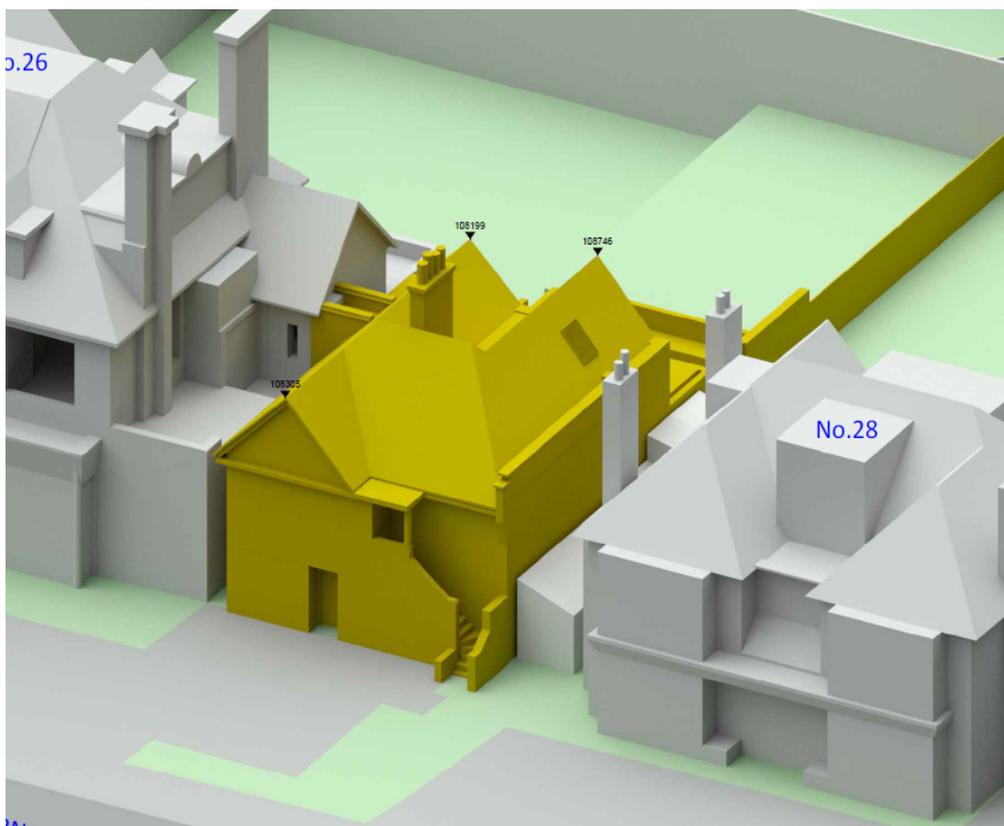


Figure 2: 3D view of computer model in the proposed condition

1. INTRODUCTION

- 1.1 Jens and Barbara Cremer are proposing to refurbish and extend the two-storey residential property at 26A Ferncroft Avenue, London NW3 7PH.
- 1.2 The application site is situated on the northern side of Ferncroft Avenue, and is bounded by properties on Ferncroft Avenue and Hollycroft Avenue to the rear.
- 1.3 Jens and Barbara Cremer are conscious of the need to minimise impact on the light to neighbouring residential properties, and instructed Anstey Horne to work with the project architect, Bere, so that the effects of the proposed development could be properly understood and, wherever possible, minimised.
- 1.4 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).
- 1.5 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.
- 1.6 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 July 2021, Department for Communities and Local Government) 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 123(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.

Mayor's Housing Supplementary Planning Guidance

- 2.6 The Mayor of London's 'Housing Supplementary Planning Guidance' (March 2016) provides guidance on how to implement the housing policies in the London Plan. It replaces the 2012 edition.
- 2.7 Part 1 of the SPG covers housing supply and sets out the Mayor's approach to optimising housing output. In relation to the effect on daylight and sunlight to surrounding properties it advises:

"Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines¹ to assess the daylight and sunlight impacts of new development on surrounding properties ... Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."

"The degree of harm on adjacent properties ... should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."

¹ BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2021).

Local Planning Policy and Guidance

2.8 The development site is located within London Borough of Camden.

Camden Local Plan (2017)

2.9 Policy A1 Managing the impact of development states that:

“The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

a. seek to ensure that the amenity of communities, occupier and neighbours is protected;

b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;

The factors we will consider include:

f. sunlight, daylight and overshadowing.”

2.10 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.

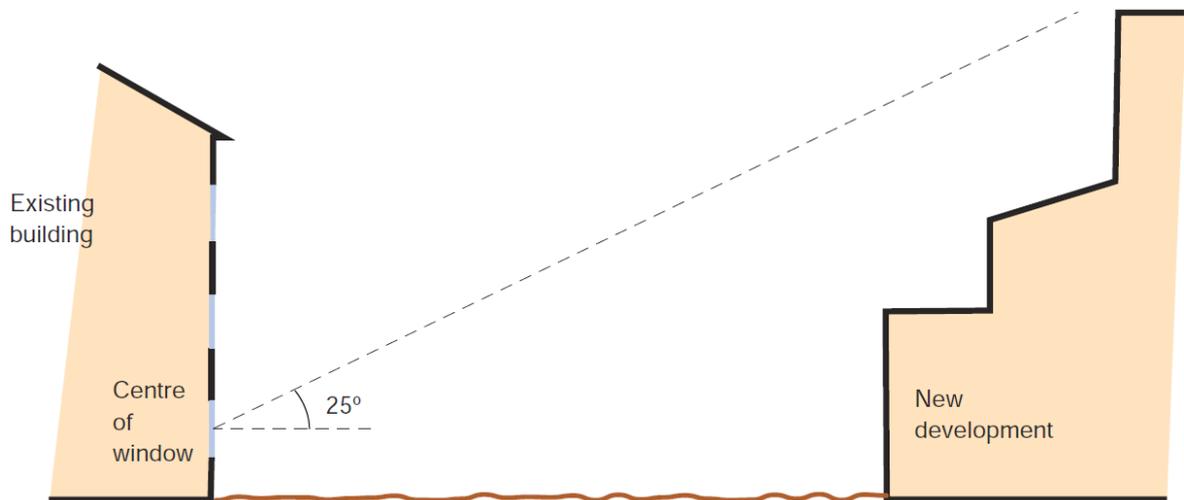
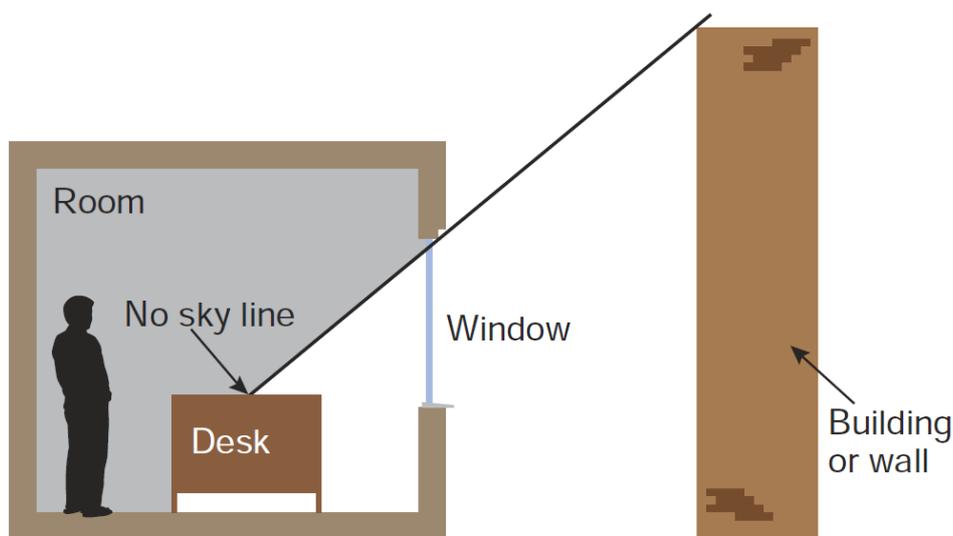


Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Report 209)

- 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.
- 3.9 Where rooms will not satisfy the standard numerical guidelines for VSC and/or daylight distribution it can be helpful to calculate the average daylight factor (ADF) for the room with the proposed development in place, so that a comparison may be made with the recommendations in BS8206-2:2008 *Lighting for buildings - Part 2: Code of practice for daylighting*. Appendix C of the BRE Report summarises BS8206, which recommends the following minimum ADFs in dwellings: 1% in bedrooms, 1.5% in living rooms and 2% in kitchens. The ADF test is intended for use in designing new buildings for satisfactory daylight, not for impact assessments. Nevertheless, the results can be of assistance to a local planning authority when judging whether an impact on daylight that is noticeable is nonetheless acceptable when considered in the broader town planning context.

Sunlight to existing surrounding buildings

- 3.10 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.”*

- 3.11 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.

3.12 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)

3.13 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).”

3.14 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

3.15 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.

3.16 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 Furthermore, as noted at paragraph 3.8 above, the Mayor of London’s *Housing Supplementary Planning Guidance* emphasises that fully optimising housing potential on large sites may necessitate departure from conventional guidelines and the adoption of alternative target values.

4.7 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

4.8 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

4.9 Except where the BRE guide’s specified minimum values will be retained in the proposed condition (see paragraphs 3.1 and 3.14 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.

4.10 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.

Balconies, projecting wings and other self-obstructing projections

- 4.11 The BRE guide acknowledges that balconies and projecting wings to existing neighbouring buildings artificially limit the available daylight and sunlight and, as a consequence, larger relative reductions in light may be unavoidable. More specifically it states:

“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.” (BRE paragraph 2.2.11)

“A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.” (BRE paragraph 2.2.14)

“Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight.” (BRE paragraph 3.2.11)

- 4.12 Clearly, where windows are inset or self-obstructed by balconies or other projections they will be unusually sensitive to changes in massing opposite and transgressions of the BRE’s default numerical guidelines are more likely to arise. In such circumstances flexible application of the guidelines is very important.

Deep rooms

- 4.13 The BRE guide advises that light penetration into deep rooms lit from one side only may be unavoidably affected. At paragraph 2.2.12 it states

“The guidelines ... need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing

buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable.”

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:

- Bere Architect's drawings of the proposed scheme received 14 April 2023

Existing building on the site and existing surrounding buildings:

- Anstey Horne's drone survey undertaken 13 April 2023
- OS map
- Aerial photography from Google Earth
- Site photographs

Internal arrangements within existing surrounding buildings:

<u>Property</u>	<u>Source of information</u>
26 Ferncroft Avenue	Planning application drawings 2014/1296/P
28 Ferncroft Avenue	Planning application drawings 2017/0699/P

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 on the basis we have undertaken our assessments.
- 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

Properties	Daylight	Sunlight
26 Ferncroft Avenue	Yes	Yes
28 Ferncroft Avenue	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.
- 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.

26 Ferncroft Avenue:

- 7.5 This property is located to the northwest of the proposed development and is in residential use. We have modelled the internal layouts based on the planning drawings that we were able to source from the Council's website, along with our site observations. We have assessed all windows and rooms on the side elevation which faces towards the proposed development. On the ground floor there is one window on the side elevation, however this lights a circulation space, so has been discounted from our study. At first floor level there are two bedrooms which are served by windows that face the side elevation. These have been included in our study, albeit they are secondary windows to the bedrooms. The upper floor levels will see over the proposed development, and therefore do not require assessment.

- 7.6 For daylight, all 4 windows assessed against the VSC method of assessment achieve the BRE guidelines by either receiving a minimal reduction well within guideline levels, or by receiving no reduction whatsoever. For daylight distribution, both of the 2 rooms assessed achieve the BRE guidelines. The rooms either receive a very minor reduction well within guideline levels, or receive no change in their lit area.
- 7.7 For sunlight, all windows and rooms tested achieve the BRE guidelines for both annual and winter APSH assessments.

28 Ferncroft Avenue:

- 7.8 This property is located to the southeast of the proposed development and is in residential use. Again, we were able to source internal layout drawings from the Council's website and have utilised these for our study. We have assessed all windows and rooms on the side elevation which face towards the proposed development. On the ground floor there are a few windows on the side elevation which serve a sitting room, although they are secondary windows to much larger windows which face to the front and rear of the property. At first floor level there is one window on the side elevation which contributes to the light within a multi-use room consisting of a bedroom, ensuite bathroom and walk-in wardrobe. Once again, the upper floors have been discounted from our study as they will have a view over the top of the proposed development.
- 7.9 For daylight, all 5 windows assessed against the VSC method of assessment achieve the BRE guidelines by either receiving a minimal reduction well within guideline levels, or by receiving no reduction whatsoever. For daylight distribution, the 1 room assessed achieves the BRE guidelines. The room either receives a very minor reduction well within guideline levels or receives no change in its lit area.

8. SUMMARY AND CONCLUSION

- 8.1 London Borough of Camden'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 The results demonstrate that the neighbouring properties at 26 Ferncroft Avenue and 28 Ferncroft Avenue will adhere to the BRE guidelines for both daylight and sunlight, with all windows and rooms experiencing either very minor reductions within guideline levels, or experiencing no reductions to the current light levels.
- 8.4 In conclusion, the layout of the proposed development exceeds the BRE guidelines and will not significantly reduce sunlight or daylight to the neighbouring property. In our opinion, Camden's planning policy on daylight and sunlight to neighbouring will be satisfied.



.....
ANSTEY HORNE

19 April 2023

APPENDIX A

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PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL01092_R01_V01_001 TO 006

LEGEND:

- Existing
 - Proposed
 - Consented
 - Cutback
- 12120**
 AOD Height (mm)

SOURCES OF INFORMATION:

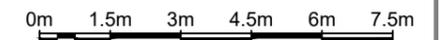
EXISTING, SURROUNDING & ANALYSED BUILDINGS

LAND SURVEYOR
 Received on 13/04/23

Site and aerial photos.

PROPOSED BUILDINGS

BERE ARCHITECTS
 Received on 17/04/23



No.26

No.28

FERNCROFT AVENUE

SITE PLAN VIEW

PROJECT INFORMATION

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CLIENT: BARBARA AND JENS CREMER

PROJECT TITLE: 26A FERNCROFT AVENUE
 LONDON, NW3 7PH

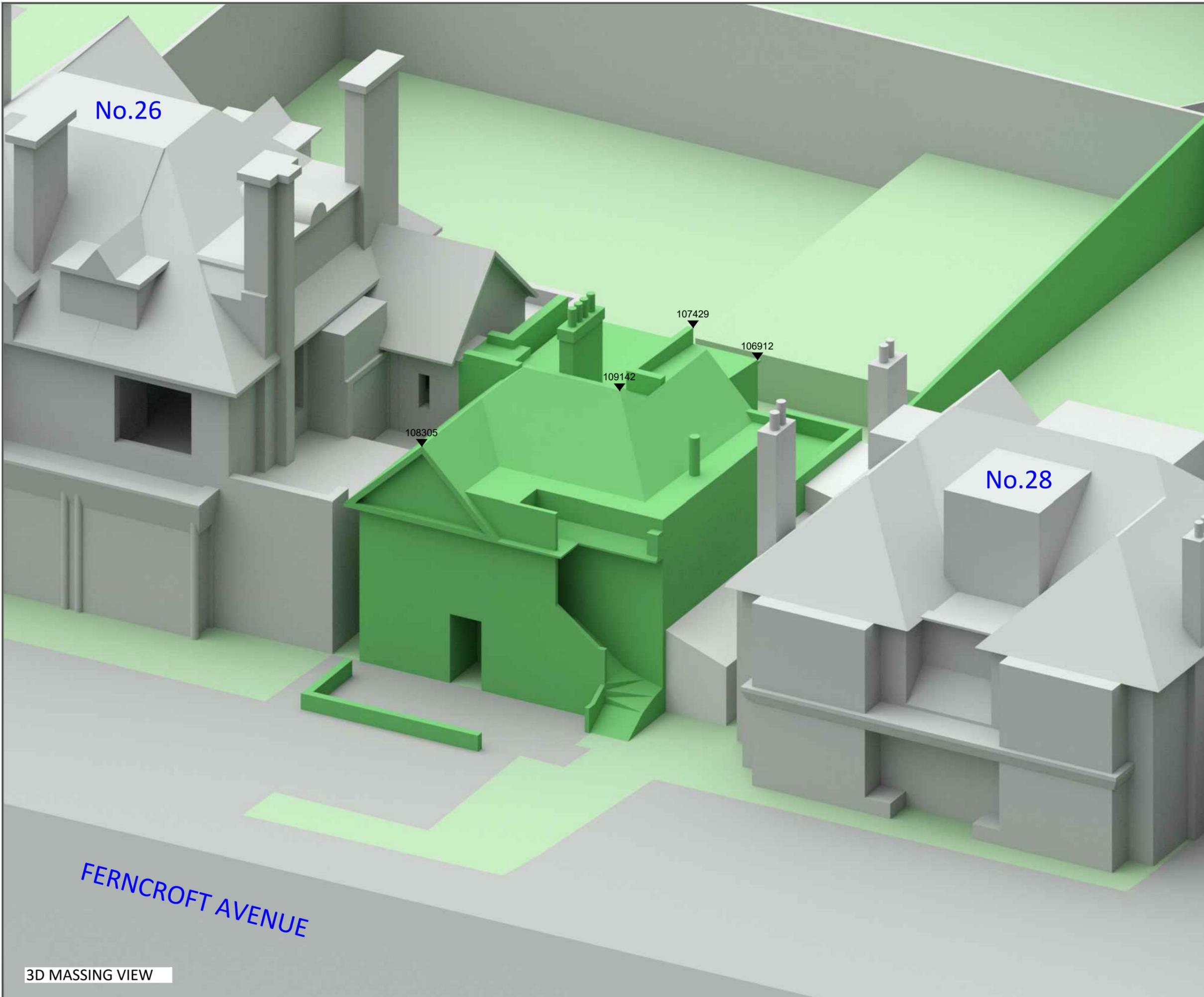
SCHEME REF: SCHEME RECEIVED: 17/04/23

DRAWING TITLE: SITE PLAN VIEW
 EXISTING CONDITION

MODELLED BY: / DRAWN BY: AK DATE: 21/04/23 SCALE: 1:150 **A3**

PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL01092_R01_V01_001

Site Plan



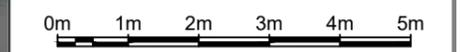
LEGEND:

■ Existing	■ Consented
■ Proposed	■ Cutback
12120 ▼ AOD Height (mm)	

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
 LAND SURVEYOR
 Received on 13/04/23
 Site and aerial photos.

PROPOSED BUILDINGS
 BERE ARCHITECTS
 Received on 17/04/23



PROJECT INFORMATION
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CLIENT: BARBARA AND JENS CREMER

PROJECT TITLE: 26A FERNCROFT AVENUE LONDON, NW3 7PH

SCHEME REF: SCHEME RECEIVED: 17/04/23

DRAWING TITLE: 3D MASSING MODEL VIEW EXISTING CONDITION

MODELLED BY/ DRAWN BY: AK	DATE: 21/04/23	SCALE: 1:100	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01092_R01_V01_			002

3D Massing Model

3D MASSING VIEW

FERNCROFT AVENUE

No.26

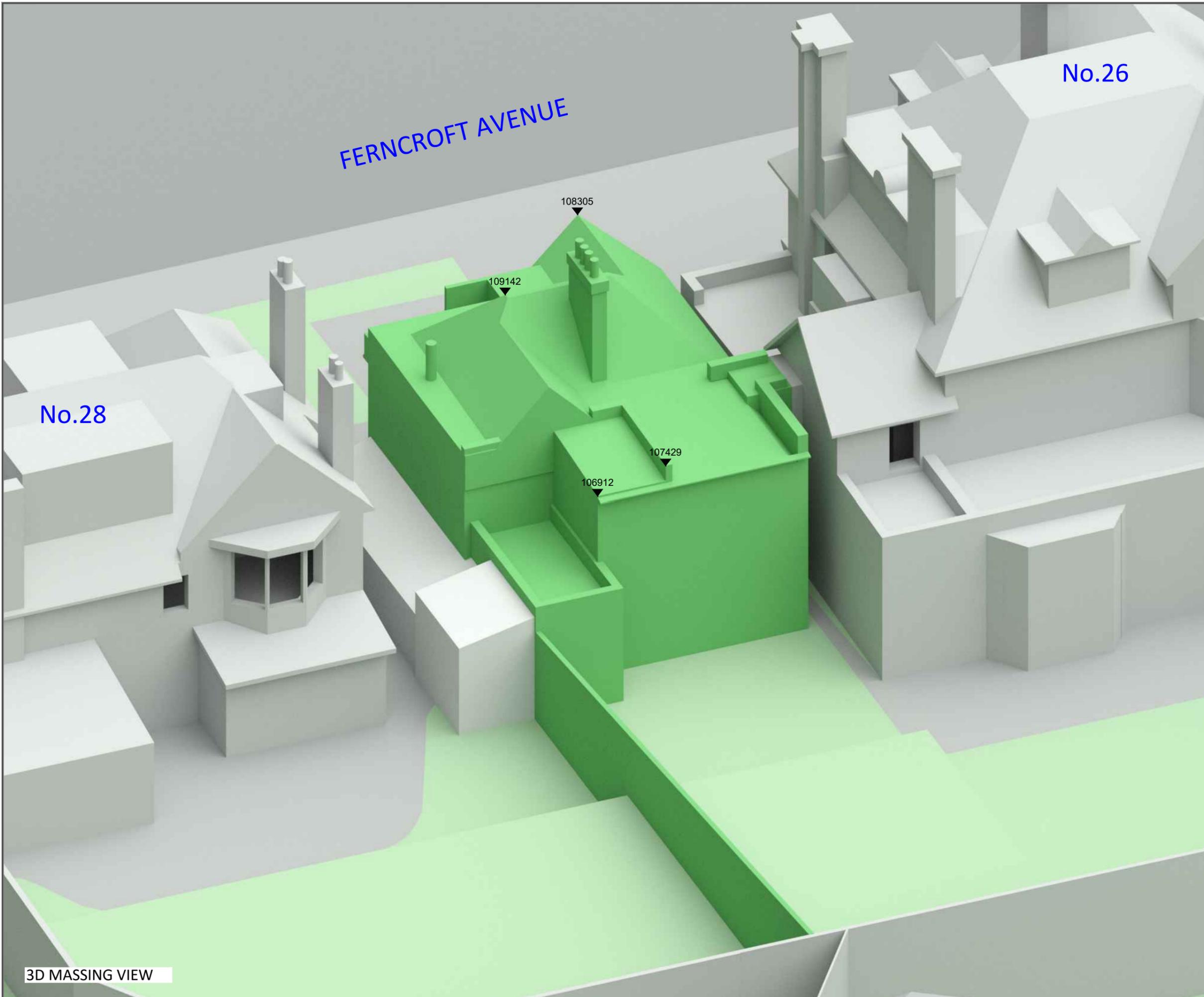
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109142

107429

106912



3D MASSING VIEW



AnsteyHorne

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 Birmingham - 0121 667 9902
 Bristol - 0117 471 1574
 Manchester - 0161 528 7690
 Plymouth - 01752 270 315
 Norwich - 01603 577 362

www.ansteyhorne.co.uk

LEGEND:

■ Existing	■ Consented
■ Proposed	■ Cutback

12120
 ▼ AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
 LAND SURVEYOR
 Received on 13/04/23

Site and aerial photos.

PROPOSED BUILDINGS
 BERE ARCHITECTS
 Received on 17/04/23

0m 1m 2m 3m 4m 5m



PROJECT INFORMATION

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CLIENT: BARBARA AND JENS CREMER

PROJECT TITLE: 26A FERNCROFT AVENUE
 LONDON, NW3 7PH

SCHEME REF: SCHEME RECEIVED: 17/04/23

DRAWING TITLE: 3D MASSING MODEL VIEW
 EXISTING CONDITION

MODELLED BY: / DRAWN BY: AK	DATE: 21/04/23	SCALE: 1:100	A3
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PROJECT No: ROL01092_R01_V01_	RELEASE No:	VERSION No:	DRAWING No: 003
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3D Massing Model

LEGEND:

- Existing
 - Proposed
 - Consented
 - Cutback
- 12120**
 AOD Height (mm)

SOURCES OF INFORMATION:

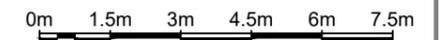
EXISTING, SURROUNDING & ANALYSED BUILDINGS

LAND SURVEYOR
 Received on 13/04/23

Site and aerial photos.

PROPOSED BUILDINGS

BERE ARCHITECTS
 Received on 17/04/23



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CLIENT: BARBARA AND JENS CREMER

PROJECT TITLE: 26A FERNCROFT AVENUE
 LONDON, NW3 7PH

SCHEME REF: SCHEME RECEIVED: 17/04/23

DRAWING TITLE: SITE PLAN VIEW
 PROPOSED SCHEME

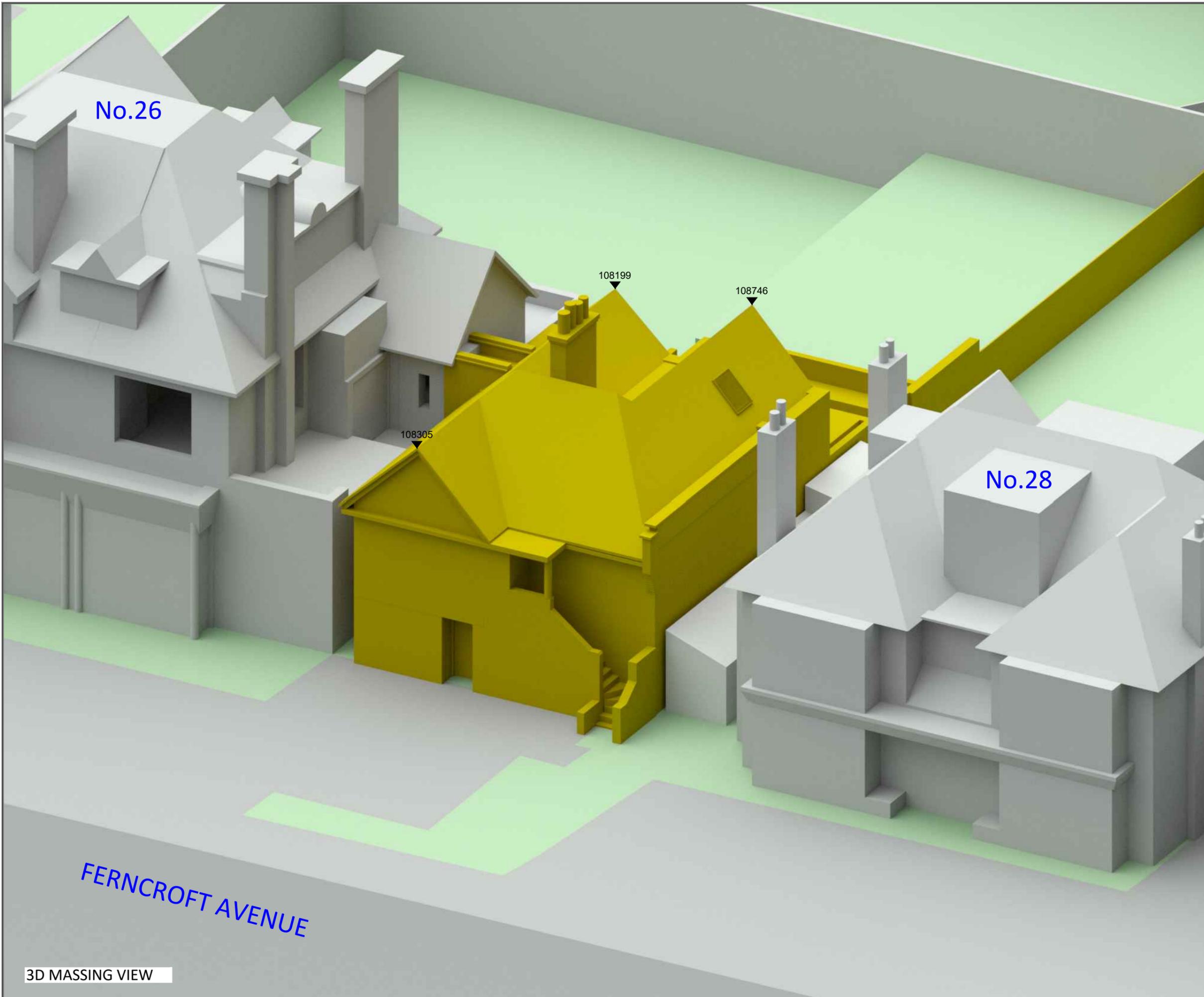
MODELLED BY: / DRAWN BY: AK DATE: 21/04/23 SCALE: 1:150 **A3**

PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL01092_R01_V01_004

Site Plan



SITE PLAN VIEW



LEGEND:

■ Existing	■ Consented
■ Proposed	■ Cutback
12120 ▼ AOD Height (mm)	

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
 LAND SURVEYOR
 Received on 13/04/23
 Site and aerial photos.

PROPOSED BUILDINGS
 BERE ARCHITECTS
 Received on 17/04/23



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CLIENT: BARBARA AND JENS CREMER

PROJECT TITLE: 26A FERNCROFT AVENUE LONDON, NW3 7PH

SCHEME REF: SCHEME RECEIVED: 17/04/23

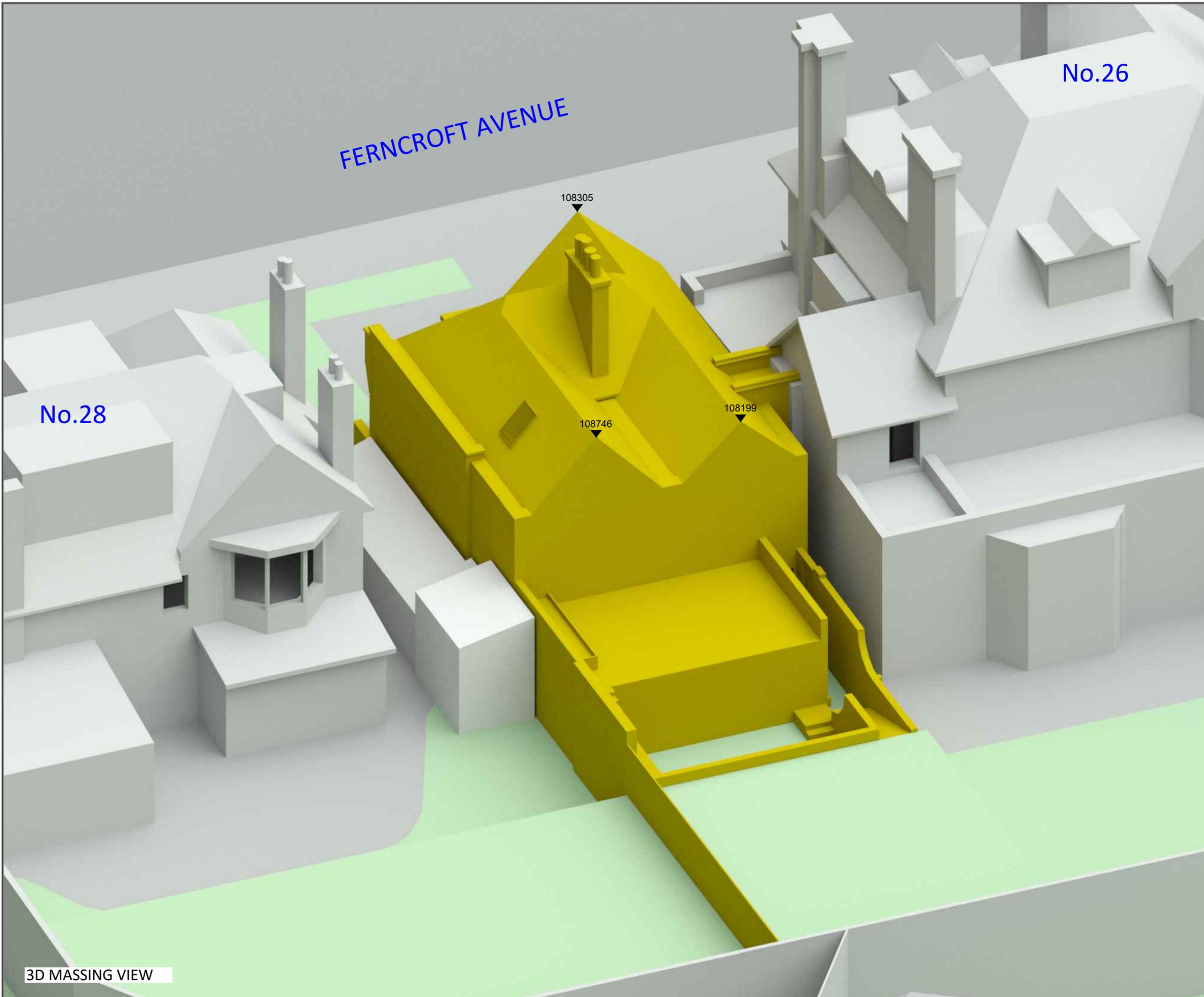
DRAWING TITLE: 3D MASSING MODEL VIEW PROPOSED SCHEME

MODELLED BY/ DRAWN BY AK	DATE: 21/04/23	SCALE: 1:100	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL01092_R01_V01_			005

3D Massing Model

3D MASSING VIEW



3D MASSING VIEW

LEGEND:

■ Existing	■ Consented
■ Proposed	■ Cutback
12120 ▼ AOD Height (mm)	

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
 LAND SURVEYOR
 Received on 13/04/23
 Site and aerial photos.

PROPOSED BUILDINGS
 BERE ARCHITECTS
 Received on 17/04/23



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CLIENT: BARBARA AND JENS CREMER

PROJECT TITLE: 26A FERNCROFT AVENUE LONDON, NW3 7PH

SCHEME REF: SCHEME RECEIVED: 17/04/23

DRAWING TITLE: 3D MASSING MODEL VIEW PROPOSED SCHEME

MODELLED BY/ DRAWN BY: AK DATE: 21/04/23 SCALE: 1:100 **A3**

PROJECT No: ROL01092_R01_V01_ RELEASE No: VERSION No: DRAWING No: 006

3D Massing Model

APPENDIX B

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VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
 VERTICAL SKY COMPONENT (VSC)
 SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
26 Ferncroft Avenue						
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	37.37	37.37	N/A
R1	RESIDENTIAL	BEDROOM	W2	29.37	28.79	N/A
R2	RESIDENTIAL	BEDROOM	W3	20.87	20.57	0.99
R2	RESIDENTIAL	BEDROOM	W4	34.70	34.73	N/A
28 Ferncroft Avenue						
1st Floor						
R1	RESIDENTIAL	BEDROOM	W1	31.92	31.92	N/A
R1	RESIDENTIAL	BEDROOM	W2	32.07	32.07	N/A
R1	RESIDENTIAL	BEDROOM	W3	35.29	35.27	N/A
R1	RESIDENTIAL	BEDROOM	W4	32.46	31.88	N/A
R1	RESIDENTIAL	BEDROOM	W5	21.67	21.17	0.98

APPENDIX C

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DAYLIGHT DISTRIBUTION TABLE

TABLE P2
 DAYLIGHT DISTRIBUTION (DD)
 SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
26 Ferncroft Avenue						
1st Floor						
R1	RESIDENTIAL	BEDROOM	15.57	15.55	15.55	1.00
R2	RESIDENTIAL	BEDROOM	9.01	8.84	8.84	1.00
28 Ferncroft Avenue						
1st Floor						
R1	RESIDENTIAL	BEDROOM	27.01	25.39	25.39	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	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
26 Ferncroft Avenue															
1st Floor															
R1	RESIDENTIAL	W1	BEDROOM	63	63	N/A	26	26	N/A						
R1	RESIDENTIAL	W2	BEDROOM	32	32	N/A	6	6	N/A	88	88	N/A	27	27	N/A
R2	RESIDENTIAL	W3	BEDROOM	19	19	1.00	9	9	N/A						
R2	RESIDENTIAL	W4	BEDROOM	1	1	1.00	0	0	-	20	20	1.00	9	9	N/A

*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

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DAYLIGHT DISTRIBUTION CONTOUR PLANS

DRAWING NOS. ROL01092_R01_V01_101-01 TO 102-01

LEGEND:

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

SOURCES OF INFORMATION:

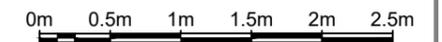
EXISTING, SURROUNDING & ANALYSED BUILDINGS

LAND SURVEYOR
 Received on 13/04/23

Site and aerial photos.

PROPOSED BUILDINGS

BERE ARCHITECTS
 Received on 17/04/23



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CLIENT: BARBARA AND JENS CREMER

PROJECT TITLE: 26A FERNCROFT AVENUE
 LONDON, NW3 7PH

SCHEME REF: SCHEME RECEIVED: 17/04/23

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
 26 FERNCROFT AVENUE
 LONDON, NW3 7PH

MODELLED BY/ DRAWN BY: AK DATE: 18/04/23 SCALE: 1:50 **A3**

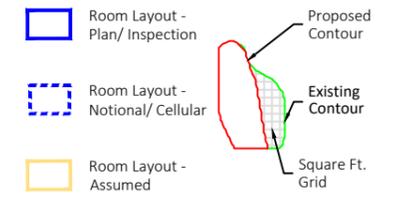
PROJECT No: ROL01092_ R01_ V01_ DRAWING No: 101-01

Daylight & Sunlight



1ST FLOOR

LEGEND:



SOURCES OF INFORMATION:

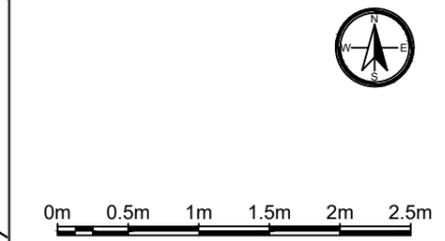
EXISTING, SURROUNDING & ANALYSED BUILDINGS

LAND SURVEYOR
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CLIENT: BARBARA AND JENS CREMER

PROJECT TITLE: 26A FERNCROFT AVENUE
 LONDON, NW3 7PH

SCHEME REF: SCHEME RECEIVED: 17/04/23

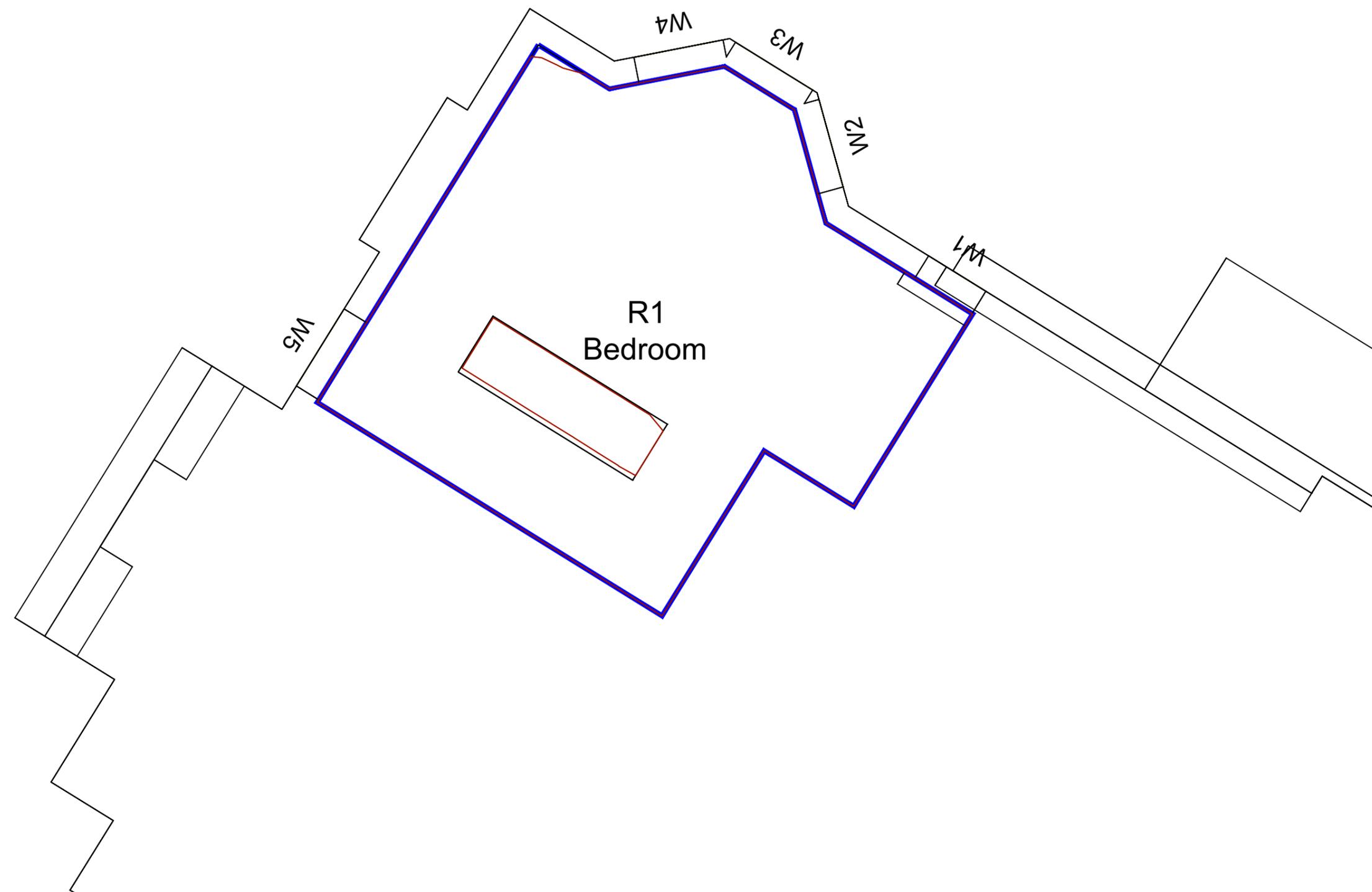
DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
 28 FERNCROFT AVENUE
 LONDON, NW3 7PH

MODELLED BY/ DRAWN BY: AK DATE: 18/04/23 SCALE: 1:50 **A3**

PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL01092_R01_V01_102-01

Daylight & Sunlight

1ST FLOOR





4 Chiswell Street, London EC1Y 4UP T: 020 7065 2770

3 Temple Row West, Birmingham B2 5NY T: 0121 667 9902

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