LOVE
DESIGN
STUDIO

DAYLIGHT AND SUNLIGHT STUDY

61 Redington Road, London, NW3 7RP
by Love Design Studio

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PR462_V1

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EXECUTIVE SUMMARY

Love Design Studio are appointed to prepare a daylight and sunlight assessment for the proposed development at 61 Redington Road, London, NW3 7RP. This is to assess the on-site daylight and sunlight provision to rooms deemed habitable and the impact of daylight and sunlight access to neighbouring properties, based on relevant industry guidance.

The following neighbouring properties were assessed for impact by the proposed scheme:

- 59 Redington Road
- 63 Redington Road

To ensure that this assessment has correctly considered the daylight and sunlight access experienced on-site and to neighbouring properties, it has been instigated in accordance with the Building Research Establishment's publication "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2022) (the "BRE Guidelines").

PROPOSED SCHEME DAYLIGHT AND SUNLIGHT ACCESS

Assessments were made using the 'illuminance method' to measure internal daylight provision and 'sunlight exposure' to measure sunlight access.

Regarding the proposed house, 11 out of 13 assessed rooms meet their respective target illuminance values across a minimum of 50% of the reference plane.

One room that falls short of its respective daylight target is the 'snug'. However, this is not deemed a daylight concern as the ground floor living room (Room Reference: House/GF/Living Room/R1) serves as a main living room, which exceeds BRE daylight targets.

The second room that falls short of daylight targets is one bedroom on the second floor (Room Reference: House/2F/Bedroom/R1). However, this is also not deemed a daylight concern as the room use and internal layout remains the same as the existing site. Thus, the low level of daylight in the bedroom is not a consequence of the proposed conversion.

Regarding the proposed lower ground floor flat, the LKD exceeds BRE daylight targets. The bedroom falls short of the BRE daylight targets due to its location on the lower ground floor with a lightwell. However, the BRE guidelines prioritises daylight access to living rooms over bedrooms, which the proposed layout has taken into consideration. Additionally, following consultation with

Camden Council in March 2023, a level of flexibility was agreed to be taken in terms of internal daylight due to the basement nature of the flat.

Regarding sunlight, the living room adjoining the proposed house and the LKD adjoining the proposed flat both exceed the minimum requirement of 1.5 hours of sunlight on March 21.

It is therefore considered that future occupants of the proposed development will receive adequate daylight and sunlight access.

DAYLIGHT ASSESSMENT TO NEIGHBOURING PROPERTIES

Regarding 59 Redington Road, the VSC analysis demonstrates that all assessed windows achieve a VSC of greater than 27%, or more than 0.8 times its former value. Additionally, the daylight distribution analysis demonstrates that the proposed development has a negligible impact on the no-skyline of all assessed rooms.

Regarding 63 Redington Road, the results of the VSC analysis demonstrates that eight out of nine windows analysed achieve a VSC of greater than 27%, or more than 0.8 times its former value. Additionally, the daylight distribution analysis demonstrates that impact to the no-skyline is negligible in the two assessed rooms.

The one window that falls short of the VSC target (Window Reference: 63/GF/R1/LIVING ROOM/W3) adjoins the dual aspect living room on the ground floor. However, the remaining two windows adjoining the living room exceed the 27% VSC target. Thus, the singular impacted window does not significantly impact the overall daylight received by the living room, as confirmed by the daylight distribution analysis discussed.

Therefore, the proposed development is unlikely to have a significant impact on the daylight enjoyed by the residents of 59 and 63 Redington Road.

SUNLIGHT ASSESSMENT TO NEIGHBOURING PROPERTIES

Nine out of ten assessed windows across 59 and 63 Redington Road achieve APSH and WPSH guidelines.

The one window that falls short of the APSH target (Window Reference: 63/GF/R1/LIVING ROOM/W3) adjoins the dual aspect living room on the ground floor of 63 Redington Road.

However, the living room also adjoins another window facing the rear garden, which receives uninterrupted sunlight (Window Reference: 63/GF/R1/LIVING

ROOM/W4). Thus, the singular impacted window is unlikely to have a significant impact on the overall sunlight received by the living room.

Therefore, the results of this analysis demonstrate that impact on the sunlight enjoyed by the residents of 59 and 63 Redington Road is deemed acceptable.

INTRODUCTION

Love Design Studio are appointed to prepare a daylight and sunlight assessment for the proposed development at 61 Redington Road, London. This is to assess the on-site daylight and sunlight access to rooms deemed habitable and the impact of daylight and sunlight access to neighbouring properties, based on relevant industry guidance.

The proposed development is for a high-quality residential development converting the three existing residential units on site into two units. Works include a rear extension, elevation alterations, an external ground floor roof terrace and a lightwell as well as a comprehensive landscaping strategy.

All neighbouring properties shown in the below image were included within the surrounding massing model; the existing site is indicated within the red line boundary.

Figure 1: Site plan aerial view with the proposed development (red) and neighbouring buildings assessed (blue)

METHODOLOGY

MODELLING METHODOLOGY

Drawings used to model the proposed scheme and existing site are based on pdf and cad files prepared by Ashby Design, received on the 14th April 2023.

The internal layout of 59 Redington Road was constructed using floor plans extracted from the Camden Planning Portal (Planning Reference: 2016/4230/P and 2015/2820/P). The 3d model of 63 Redington Road and two internal rooms were constructed using site observations and information provided by the Applicant. Using a specialist computer programme, analysis set out in the BRE Guidelines has been undertaken.

The guidelines for modelling and testing the scheme's daylight and sunlight access were provided by the BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair (2022); accepted as good practice by Planning Authorities when assessing the applications for new schemes. For further guidance on the methodology please see the BRE's document[1].

PROPOSED DEVELOPMENT ASSESSMENT METHODOLOGY

Assessments were made using the 'illuminance method' to measure daylight provision, set out in Appendix C of the BRE guidelines. Assessments were made using 'sunlight exposure' to measure sunlight.

For interior daylight of new developments, the BRE guidelines are intended to be used with the British Standard "Daylight in buildings" (BS EN 17037) and its UK National Annex.

BS EN 17037 states that a target illuminance should be achieved across a minimum of 50% of the reference plane, for at least 50% of the daylight hours. The document sets numerical values for the target illuminance and seeks to ensure that habitable rooms receive ample daylight access. Depending on the room type there are different guidelines on the target illuminance; with living rooms and large kitchens given greater weighting.

[1] https://www.brebookshop.com/details.jsp?id=328056

A table of the scheme's target illuminance values are set out below:

Table 1: The proposed scheme target daylight factor values

Item	Target Illuminance	% assessment grid
Bedrooms	100 Lux	50%
Living Rooms	150 Lux	50%
Kitchen	200 Lux	50%

Assumptions of the reflectance and other modelling variables are set out below:

Table 2: The proposed scheme target illuminance variables.

Item	Value	Comment
Maintenance factor	92%	% loss of daylight based on:
		'urban'
		vertical glazing
Frame factor	70%	BRE Default
Floor reflectance	0.2	BRE Default
Wall reflectance	0.5	BRE Default
Ceiling reflectance	0.7	BRE Default

Assessments were made of Sunlight Exposure for measure of sunlight. The BRE guidelines states that a dwelling must receive a minimum of 1.5 hours of sunlight on March 21 in at least one habitable room, preferably a main living room.

DAYLIGHT AND SUNLIGHT ACCESS TO NEIGHBOURS METHODOLOGY

The numerical values contained within the BRE Guidelines to establish whether the proposals will have a significant impact on the daylight enjoyed by the neighbouring properties are based initially on a Vertical Sky Component analysis (VSC). It seeks for each window to achieve a VSC of 27% or 0.8 times the existing.

When a proposed scheme has reduced the VSC of neighbouring windows, the impact on the neighbouring windows can be categorised into minor, moderate, and significant loss of daylight, as set out below.

Table 3: The degree of impact relative to the reduction in Vertical Sky Component

% Reduction in VSC	Impact of daylight received
20-29.99%	Minor adverse loss
30-39.99%	Moderate adverse loss
>40%	Significant adverse loss

The BRE Guidelines also states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. Where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no-skyline' in each of the main rooms.

With regards to sunlight, the BRE Guidelines seek that all windows within 90° of due south achieve 25% of the Average Probable Sunlight Hours (APSH), with at least 5% during the winter months, or 0.8 times the existing.

ASSUMPTIONS & LIMITATIONS

Where limited access or information is available, assumptions have been made, which may affect the conclusions reached in this report. Site observations and existing knowledge from the applicant determined the room use and general layout of two rooms within 63 Redington Road. The rooms included one living room on the ground floor and one study on the second floor, both of which were assessed for daylight impact by the proposed scheme. Therefore, the report may need to be updated if room layouts are confirmed by the local authority or by any consultation responses.

This study does not calculate the effects of trees and hedges on daylight and sunlight. The BRE guide states that it is usual to ignore the effect of existing trees and shrubs.

The report provided is solely for the use of the client and no liability to anyone else is accepted and this report is based upon and subject to the scope of work set out in Love Design Studio's terms and conditions.

PROPOSED SCHEME DAYLIGHT AND SUNLIGHT

Assessments were made using the illuminance method to measure on-site daylight provision. All habitable rooms within the proposed development were assessed for daylight provision by calculating if bedrooms, living rooms, and kitchens meet a target illuminance of 100, 150, and 200 lux, respectively, across a minimum of 50% of the reference plane, for at least 50% of the daylight hours.

The scheme was also assessed for sunlight exposure, in which a minimum of 1.5 hours of sunlight should be achieved on March 21 in at least one habitable room, preferably a living room.

13 habitable rooms were identified in the proposed house, consisting of one living room, one games room, one 'snug', one dining room, one 'breakfast' room, two kitchens, one study, and five bedrooms. Two habitable rooms were identified in the lower ground floor flat, consisting of one living/kitchen/dining room (LKD) and one bedroom.

The full set of calculations of the daylight and sunlight access are set out in the table below.

Table 4: Full Daylight and Sunlight Test results for the proposed development

Reference*	Target Daylight Factor Area Achieved (%)	Sunlight Exposure (Hours)
House/LGF/Games Room/R3	**100%**	**6.2**
House/GF/Living Room/R1	**79%**	**2.9**
House/GF/Snug/R2	**22%**	**1.6**
House/GF/Breakfast/R3	**100%**	**5.7**
House/GF/Kitchen/R4	**89%**	**6.3**
House/GF/Prep Kitchen/R5	**100%**	**5.4**
House/GF/Dining/R6	**56%**	**0**
House/1F/Bedroom/R1	**100%**	**2**
House/1F/Bedroom/R2	**100%**	**7.1**
House/1F/Study/R3	**100%**	**2.8**
House/2F/Bedroom/R1	**26%**	**1**
House/2F/Bedroom/R2	**82%**	**5.5**
House/2F/Bedroom/R3	**100%**	**5.8**
Flat/LGF/Bedroom/R1	**27%**	**0**

Reference*	Target Daylight Factor Area Achieved (%)	Sunlight Exposure (Hours)
Flat/LGF/LKD/R2	**100%**	**5.7**

*X/XX(X)/XX/XX – House Ref/Floor/Room Use/Room Ref

Regarding the proposed house, 11 out of 13 assessed rooms meet their respective target daylight factors across a minimum of 50% of the reference plane.

One room that falls short of its respective daylight target is the 'snug'. However, this is not deemed a daylight concern as the ground floor living room (Room Reference: House/GF/Living Room/R1) serves as a main living room, which exceeds BRE daylight targets.

The second room that falls short of daylight targets is one bedroom on the second floor (Room Reference: House/2F/Bedroom/R1). However, this is also not deemed a daylight concern as the room use and internal layout remains the same as the existing site. Thus, the low level of daylight received in the bedroom is not a consequence of the proposed conversion.

Regarding the proposed lower ground floor flat, the LKD exceeds BRE daylight targets. The bedroom falls short of the BRE daylight targets due to its location on the lower ground floor with a lightwell. However, the BRE guidelines prioritises daylight access to living rooms over bedrooms, which the proposed layout has taken into consideration.

Additionally, following consultation with Camden Council in March 2023, a level of flexibility was agreed to be taken in terms of internal daylight due to the basement nature of the flat.

Regarding sunlight, the living room adjoining the proposed house and the LKD adjoining the proposed flat both exceed the minimum requirement of 1.5 hours of sunlight on March 21.

It is therefore considered that the future occupants of the proposed development will receive adequate daylight and sunlight under BRE guidelines.

NEIGHBOURING PROPERTIES DAYLIGHT AND SUNLIGHT

DAYLIGHT

In accordance with the BRE Guidelines, the Vertical Sky Component (VSC) has been calculated, both in the existing and proposed situation. This establishes the amount of daylight currently enjoyed on the face of the window and following the implementation of the proposal.

The BRE Guidelines state that if the VSC calculated at the centre of each window is 27% or more, then enough skylight should be reaching the window. If with implementation of the proposals the window does not achieve 27% VSC but is more than 0.8 times its former value, then the BRE guidelines state that skylight is unlikely to be seriously affected.

The BRE guidelines states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important. Where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no-skyline' in each room.

Daylight and sunlight access is typically desirable for occupants within residential 'habitable' rooms. This is acknowledged within the BRE guidelines, which place the most emphasis on these uses; mainly living rooms.

Please see the sections below for a written outline of the results and see Appendix A for the detailed table of the full VSC, ASHP, WSHP, and Daylight Distribution results.

59 REDINGTON ROAD

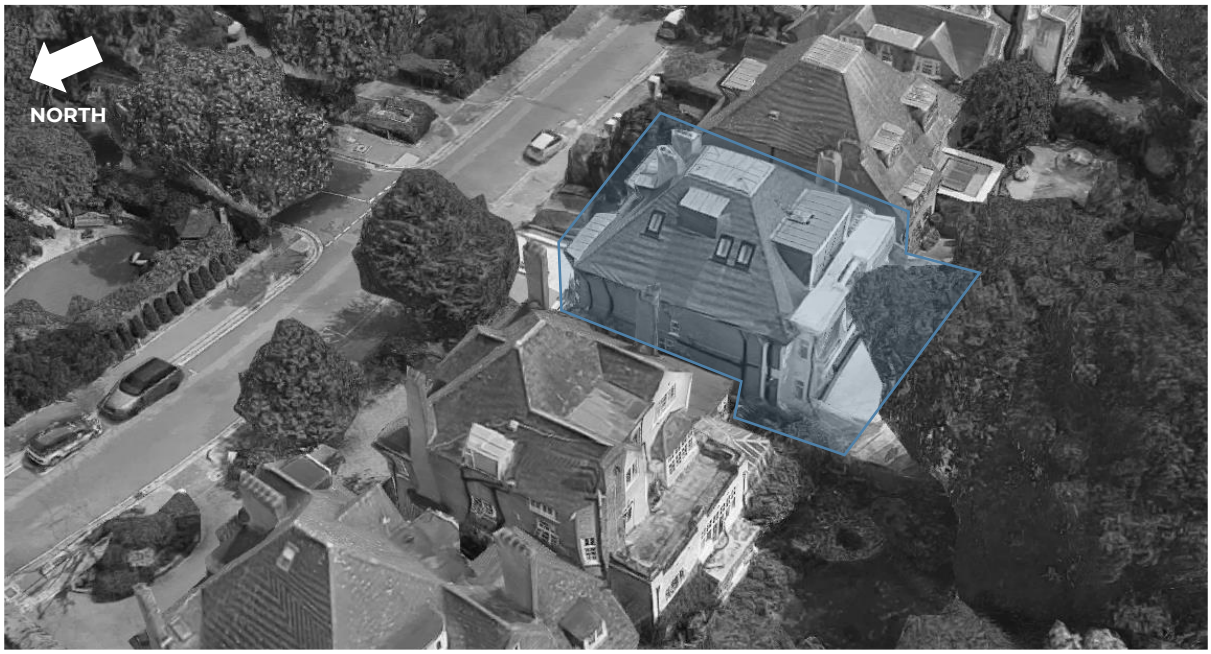


Figure 2: Image of the northwest façade of 59 Redington Road facing the proposed development.

Table 5: Vertical Sky Component and Daylight Distribution test results for 59 Redington Road

Windows Tested	Windows that meet 27% VSC target		VSC Windows No. of Windows Experiencing Adverse Impacts			Rooms Tested	Rooms with unaffected no-skyline	
	No.	%	20-29.99% loss	30-39.99% loss	>40% loss		No.	%
12	12	100%	0	0	0	5	5	100%

Table 6: Probable Sunlight Hours Sunlight Test results for 59 Redington Road

Windows Tested	Annual Probable Sunlight Hours			Winter Probable Sunlight Hours		
	Windows meeting BRE Guidelines		Adversely impacted	Windows meeting BRE Guidelines		Adversely impacted
	No.	%		No.	%	
4	4	100%	0	4	100%	0

59 Redington Road is located to the southeast of the proposed development and consists of residential accommodation across four floors.

The internal layouts of 59 Redington Road were determined by floor plans and elevations extracted from the Camden Planning Portal (Planning Reference: 2016/4230/P and 2015/2820/P). Please see Appendix C for the full floor plans and elevations used.

Five habitable rooms were identified to have windows facing the proposed development, consisting of two kitchens, one ‘main salon’, one bedroom, and one dressing room.

The results of the VSC analysis demonstrate that all 12 windows analysed achieve a VSC of greater than 27%, or more than 0.8 times its former value.

The level of daylight distribution within the rooms was also considered. This analysis demonstrates that impact to the no-skyline of all assessed rooms is negligible, aligning with BRE targets for daylight distribution.

Therefore, the proposed development is unlikely to impact the daylight enjoyed by the residents of 59 Redington Road.

63 REDINGTON ROAD

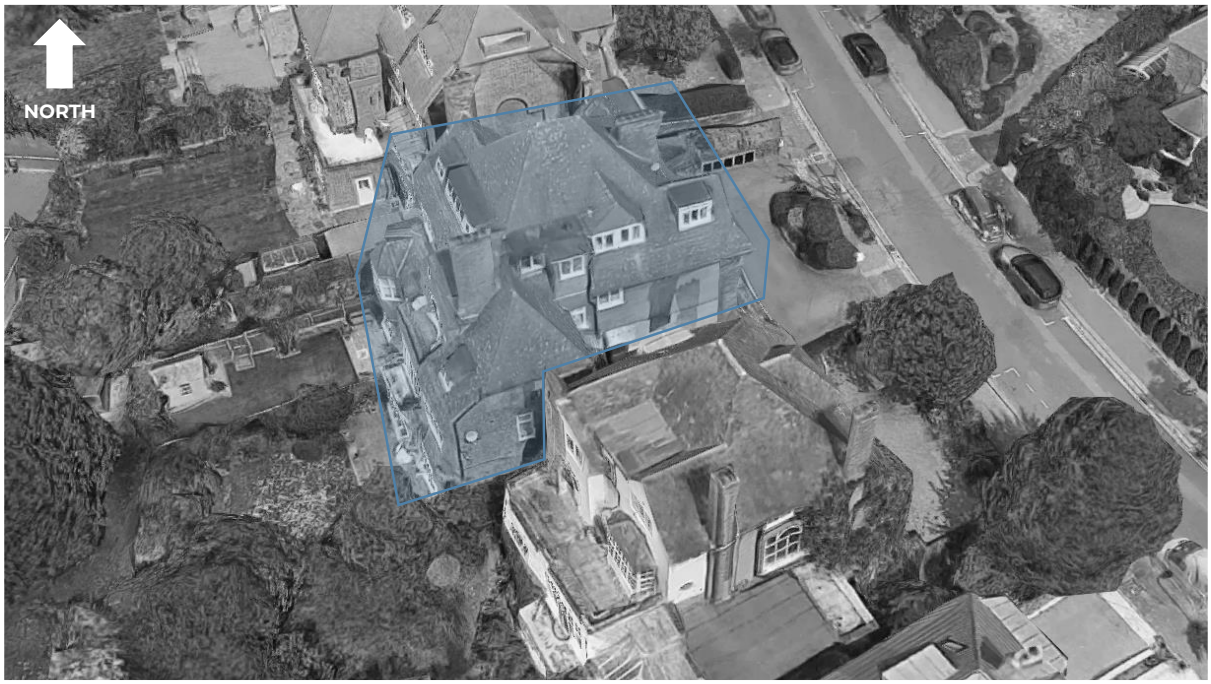


Figure 3: Image of the southeast façade of 63 Redington Road facing the proposed development.

Table 7: Vertical Sky Component and Daylight Distribution test results for 63 Redington Road

Windows Tested	Windows that meet 27% VSC target		No. of Windows Experiencing Adverse VSC Impacts			Rooms Tested	Rooms with unaffected no-skyline	
	No.	%	20-29.99% loss	30-39.99% loss	>40% loss		No.	%
9	8	89%	0	1	0	2	2	100%

Table 8: Probable Sunlight Hours Sunlight Test results for 63 Redington Road

Windows Tested	Annual Probable Sunlight Hours			Winter Probable Sunlight Hours		
	Windows meeting BRE Guidelines		Adversely impacted	Windows meeting BRE Guidelines		Adversely impacted
	No.	%		No.	%	
6	5	83%	1	6	100%	0

63 Redington Road is located to the northwest of the proposed development and consists of residential accommodation across four floors.

No internal floor plans were found of 63 Redington Road via desktop research. However, through site observations by the client, the general layout of two rooms within the property were determined. As illustrated below, one room was identified as a dual aspect living room, with windows facing the proposed development and the front and rear of the property. The second room was

identified as a dual aspect study with windows facing the front and rear of the property.

Figure 4: Illustration of the windows adjoining the ground floor living room (red) and first floor study (blue) at 63 Redington Road.

The remaining windows that face the proposed development adjoin rooms that are undetermined; thus, only VSC analysis was used to assess daylight to these windows.

The results of the VSC analysis demonstrate that eight out of nine windows analysed achieve a VSC of greater than 27%, or more than 0.8 times its former value.

The daylight distribution analysis demonstrates that impact to the no-skyline is negligible in the two assessed rooms.

The one window that falls short of the VSC target (Window Reference: 63/GF/R1/LIVING ROOM/W3) adjoins the dual aspect living room on the ground floor. However, the remaining two windows adjoining the living room exceed the 27% VSC target. Thus, the singular impacted window does not significantly impact the overall daylight received by the living room, as confirmed by the daylight distribution analysis discussed.

Overall, impact on the daylight enjoyed by the residents of 63 Redington Road is deemed acceptable.

SUNLIGHT

To assess sunlight, the BRE guidelines state that neighbouring windows within 90° due south should receive Annual Probable Sunlight Hours (APSH) of 25%, including at least 5% during the winter months (WPSH), or 0.8 times the existing.

Nine out of ten assessed windows achieve Annual Probable Sunlight Hours and Winter Probable Sunlight Hours guidelines. The one window that falls short of the APSH target (Window Reference: 63/GF/R1/LIVING ROOM/W3) adjoins the dual aspect living room on the ground floor of 63 Redington Road.

However, the living room also adjoins another window facing the rear garden, which receives uninterrupted sunlight (Window Reference: 63/GF/R1/LIVING ROOM/W4). Thus, the one impacted window does not have a significant impact on the overall sunlight received by the living room.

Overall, the results of this analysis demonstrate that impact on the sunlight enjoyed by the residents of 63 Redington Road is deemed acceptable.

CONCLUSION

PROPOSED SCHEME DAYLIGHT AND SUNLIGHT

Assessments were made using the 'illuminance method' to measure internal daylight provision and 'sunlight exposure' to measure sunlight access.

BS EN 17037 states that a target illuminance should be achieved across a minimum of 50% of the reference plane, for at least 50% of the daylight hours. The target illuminance is dependent on room use, in which bedrooms, living rooms, and kitchens have a target of 100 lux, 150 lux, and 200 lux, respectively.

Regarding the proposed house, 11 out of 13 assessed rooms meet their respective target daylight factors across a minimum of 50% of the reference plane.

One room that falls short of its respective daylight target is the 'snug'. However, this is not deemed a daylight concern as the ground floor living room (Room Reference: House/GF/Living Room/R1) serves as a main living room, which exceeds BRE daylight targets.

The second room that falls short of daylight targets is one bedroom on the second floor (Room Reference: House/2F/Bedroom/R1). However, this is also not deemed a daylight concern as the room use and internal layout remains the same as the existing site. Thus, the low level of daylight in the bedroom is not a consequence of the proposed conversion.

Regarding the proposed lower ground floor flat, the LKD exceeds BRE daylight targets. The bedroom falls short of the BRE daylight targets due to its location on the lower ground floor with a lightwell. However, the BRE guidelines prioritises daylight access to living rooms over bedrooms, which the proposed layout has taken into consideration. Additionally, following consultation with Camden Council in March 2023, a level of flexibility was agreed to be taken in terms of internal daylight due to the basement nature of the flat.

Regarding sunlight, the living room adjoining the proposed house and the LKD adjoining the proposed flat both exceed the minimum requirement of 1.5 hours of sunlight on March 21.

It is therefore considered that future occupants of the proposed development will receive adequate daylight and sunlight.

DAYLIGHT AND SUNLIGHT TO NEIGHBOURING PROPERTIES

The following neighbouring properties were assessed for impact by the proposed scheme:

- 59 Redington Road
- 63 Redington Road

DAYLIGHT

Assessments of daylight access to neighbouring properties were carried out using the Vertical Sky Component (VSC), wherein each window seeks to achieve a VSC of 27% or 0.8 times the existing.

The BRE guidelines also state that where room layouts are known, the impact on the daylighting distribution to neighbouring properties can be found by plotting the 'no-skyline' in each of the main rooms.

Regarding 59 Redington Road, five habitable rooms were identified to have windows facing the proposed development, consisting of two kitchens, one 'main salon', one bedroom, and one dressing room.

The results of the VSC analysis demonstrate that all 12 windows analysed achieve a VSC of greater than 27%, or more than 0.8 times its former value.

The daylight distribution analysis demonstrates that impact to the no-skyline of all assessed rooms is negligible.

Therefore, the proposed development has a negligible impact on the daylight enjoyed by the residents of 59 Redington Road

Regarding 63 Redington Road, no internal floor plans were found via desktop research. However, through site observations by the client, the general layout of two rooms were determined. One room was identified to be a dual aspect living room on the ground floor and the other a dual aspect study on the first floor.

The results of the VSC analysis demonstrates that eight out of nine windows analysed achieve a VSC of greater than 27%, or more than 0.8 times its former value.

The one window that falls short of the VSC target (Window Reference: 63/GF/R1/LIVING ROOM/W3) adjoins the dual aspect living room on the ground floor. The daylight distribution analysis demonstrates that impact to the no-skyline is negligible in the two assessed rooms.

However, the remaining two windows adjoining the living room exceed the 27% VSC target. Thus, the singular impacted window does not significantly impact the overall daylight received by the living room, as confirmed by the daylight distribution analysis discussed.

The daylight distribution analysis demonstrates that impact to the no-skyline is negligible in the two assessed rooms.

Therefore, the proposed development is unlikely to have a significant impact on the daylight enjoyed by the residents of 63 Redington Road.

SUNLIGHT

To assess sunlight, the BRE guidelines state that neighbouring windows within 90° due south should receive Annual Probable Sunlight Hours (APSH) of 25%, including at least 5% during the winter months (WPSH), or 0.8 times the existing.

Nine out of ten assessed windows across 59 and 63 Redington Road achieve APSH and WPSH guidelines.

The one window that falls short of the APSH target (Window Reference: 63/GF/R1/LIVING ROOM/W3) adjoins the dual aspect living room on the ground floor of 63 Redington Road.

However, the living room also adjoins another window facing the rear garden, which receives uninterrupted sunlight (Window Reference: 63/GF/R1/LIVING ROOM/W4). Thus, the singular impacted window is unlikely to have a significant impact on the overall sunlight received by the living room.

Therefore, the results of this analysis demonstrate that impact on the sunlight enjoyed by the residents of 59 and 63 Redington Road is deemed acceptable.

APPENDIX A – DETAILED RESULTS TABLE

Table 9: Full Daylight and Sunlight Test results for impact on neighbouring properties

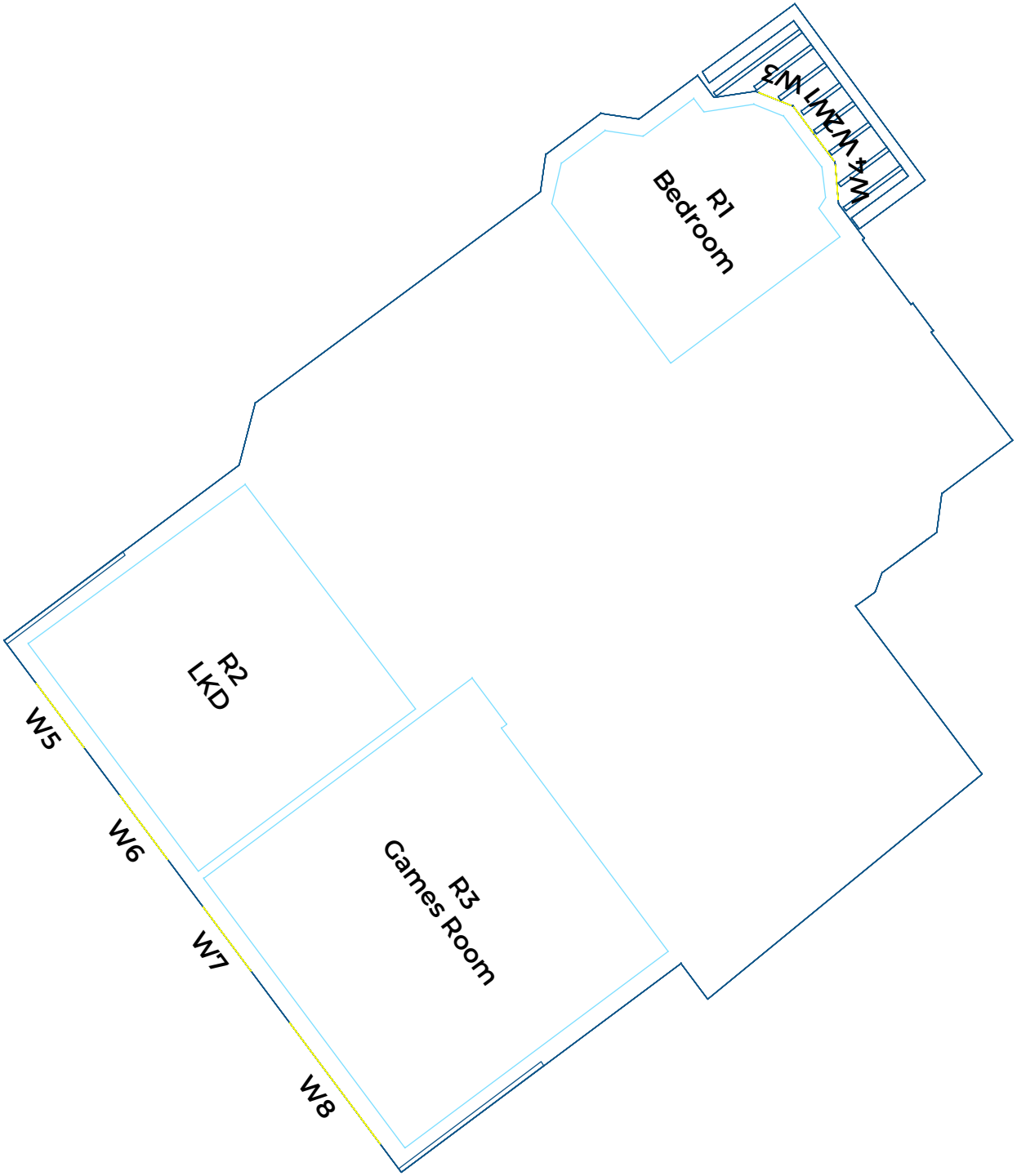
Reference*	Vertical Sky Component Test			APSH Test			WPSH Test			No Sky-Line Test		
	Existing %	*Proposed %*	*Relative*	*Existing APSH %*	*Proposed APSH %*	*Relative*	*Existing WPSH %*	*Proposed WPSH %*	*Relative*	*Existing %*	*Proposed %*	*Relative*
59 Redington Road												
59/LGF/R1/KITCHEN/W1	39.62	39.59	1.00	58.00	58.00	1.00	20.00	20.00	1.00	100%	100%	1.00
59/LGF/R1/KITCHEN/W2	30.07	26.00	0.86	*North*	*North*	*North*	*North*	*North*	*North*			
59/GF/R1/MAIN SALON/W1	33.96	33.96	1.00	48.00	48.00	1.00	15.00	15.00	1.00	99.39	99.18	1.00
59/GF/R1/MAIN SALON/W2	39.61	39.60	1.00	60.00	60.00	1.00	21.00	21.00	1.00			
59/GF/R1/MAIN SALON/W6	26.50	22.96	0.90	*North*	*North*	*North*	*North*	*North*	*North*			
59/GF/R1/MAIN SALON/W7	39.61	39.59	1.00	60.00	60.00	1.00	21.00	21.00	1.00			
59/GF/R2/KITCHEN/W3	39.60	39.60	1.00	*North*	*North*	*North*	*North*	*North*	*North*	99.99	99.98	1.00
59/GF/R2/KITCHEN/W4	30.89	30.89	1.00	*North*	*North*	*North*	*North*	*North*	*North*			
59/GF/R2/KITCHEN/W5	20.60	20.60	1.00	*North*	*North*	*North*	*North*	*North*	*North*			
59/1F/R1/BEDROOM/W1	39.61	39.61	1.00	*North*	*North*	*North*	*North*	*North*	*North*	99.97	99.97	1.00
59/1F/R1/BEDROOM/W2	33.60	33.60	1.00	*North*	*North*	*North*	*North*	*North*	*North*			
59/1F/R1/DRESSING/W3	28.30	27.54	0.97	*North*	*North*	*North*	*North*	*North*	*North*	46.76	46.76	1.00
63 Redington Road												
63/LGF/-/-/W1	10.47	10.38	0.99	*North*	*North*	*North*	*North*	*North*	*North*	-	-	-
63/GF/-/-/W1	8.84	8.75	0.99	6.00	5.00	0.83	0.00	0.00	1.00	-	-	-
63/GF/R1/LIVING ROOM/W2	12.72	12.63	0.99	*North*	*North*	*North*	*North*	*North*	*North*	99.98	99.97	1.00
63/GF/R1/LIVING ROOM/W3	18.37	11.30	0.62	34.00	21.00	0.62	13.00	6.00	0.62			
63/GF/R1/LIVING ROOM/W4	39.62	39.62	1.00	56.00	56.00	1.00	20.00	20.00	1.00			

Reference*	Vertical Sky Component Test			APSH Test			WPSH Test			No Sky-Line Test		
	Existing %	*Proposed %*	*Relative*	*Existing APSH %*	*Proposed APSH %*	*Relative*	*Existing WPSH %*	*Proposed WPSH %*	*Relative*	*Existing %*	*Proposed %*	*Relative*
63/1F/-/-/W1	21.22	21.09	0.99	40.00	40.00	1.00	6.00	6.00	1.00	-	-	-
63/1F/-/-/W2	18.27	18.17	0.99	33.00	33.00	1.00	1.00	1.00	1.00	-	-	-
63/1F/R1/STUDY/W3	19.71	19.61	0.99	*North*	*North*	*North*	*North*	*North*	*North*	83.83	83.83	1.00
63/1F/R1/STUDY/W4	39.62	39.62	1.00	49.00	49.00	1.00	16.00	16.00	1.00			

*Dwelling name/Floor/Room Ref/Room Use/Window Ref

APPENDIX B – WINDOW AND ROOM REFERENCES

The following images reference the window and room locations as per the results tables from earlier sections.



LOVE DESIGN STUD/O

61 Redington Road, London
Lower Ground Floor
Room Reference
Window Reference

NOT TO SCALE
ILLUSTRATIVE ONLY

Date: 05/05/2023
Drawing: 462-61RR-WR/RR-GF
Issue: 00A

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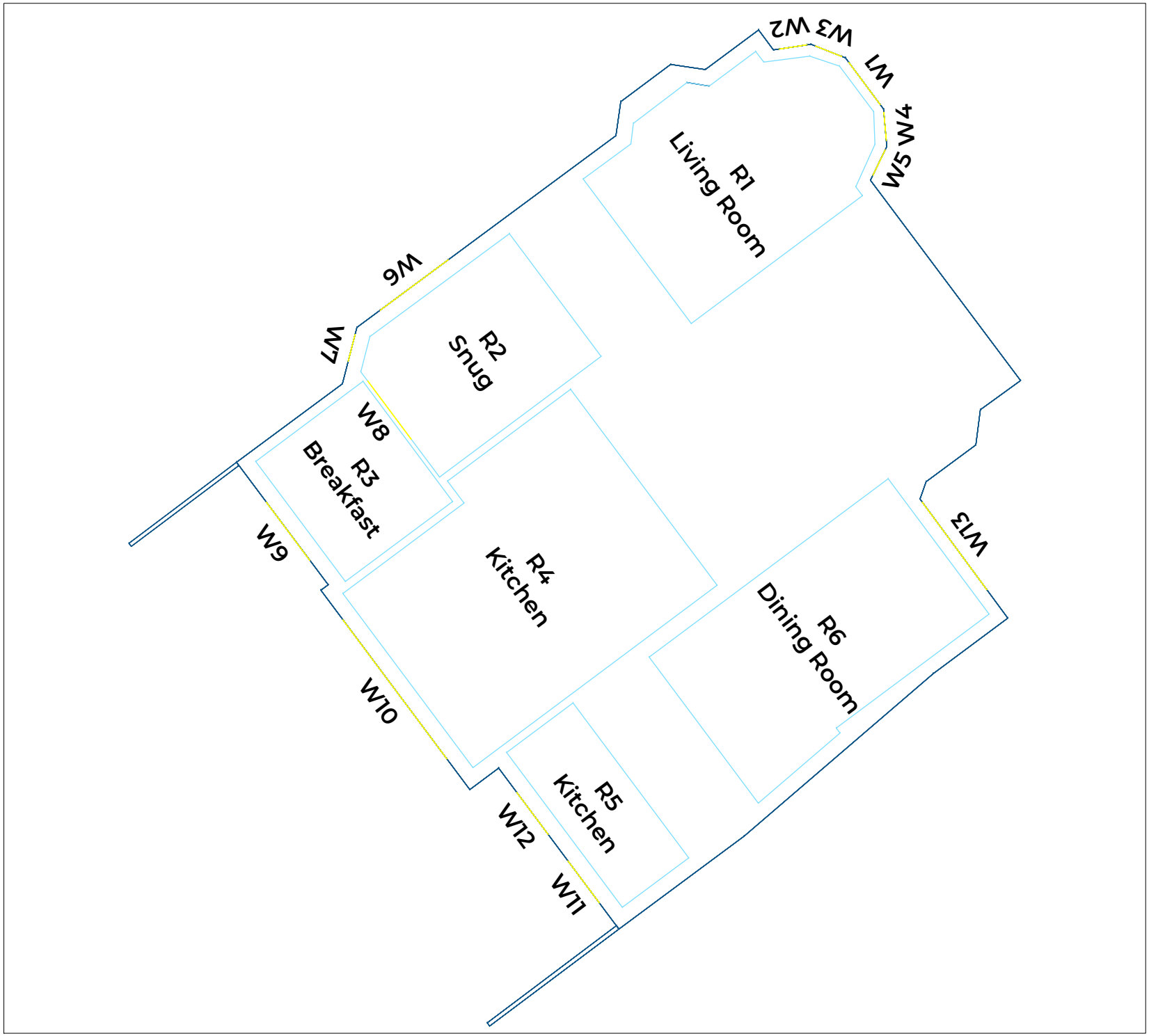
mail@lovedesignstudio.co.uk



LOVE DESIGN STUD/O

61 Redington Road, London
Ground Floor
Room Reference
Window Reference

NOT TO SCALE
ILLUSTRATIVE ONLY

Date: 05/05/2023
Drawing: 462-61RR-WR/RR-GF
Issue: 00A

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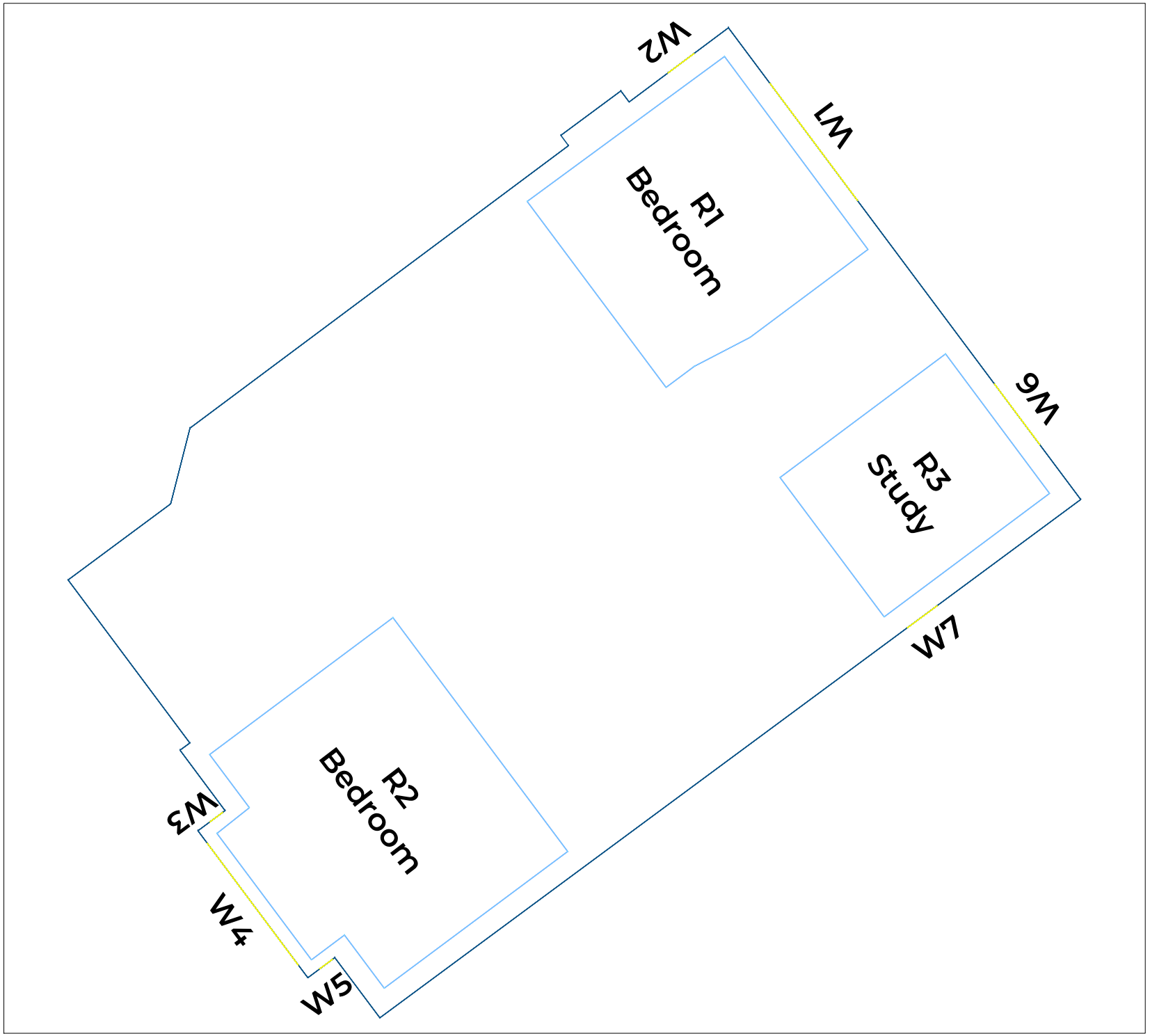

LOVE DESIGN STUD/O

61 Redington Road, London
First Floor
Room Reference
Window Reference

NOT TO SCALE
ILLUSTRATIVE ONLY

Date: 05/05/2023
Drawing: 462-61RR-WR/RR-1F
Issue: 00A

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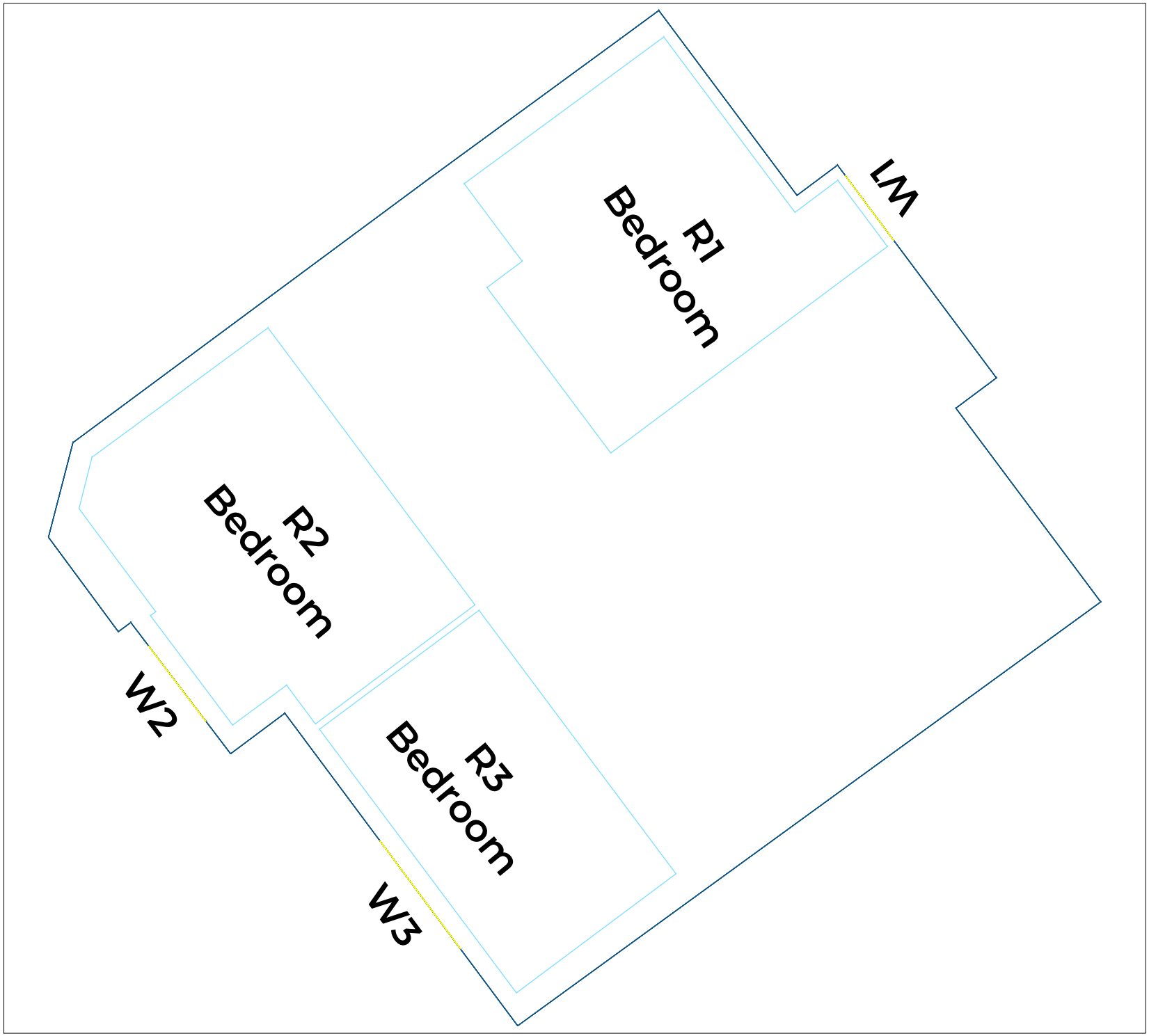

LOVE DESIGN STUD/O

61 Redington Road, London
Second Floor
Room Reference
Window Reference

NOT TO SCALE
ILLUSTRATIVE ONLY

Date: 05/05/2023
Drawing: 462-61RR-WR/RR-2F
Issue: 00A

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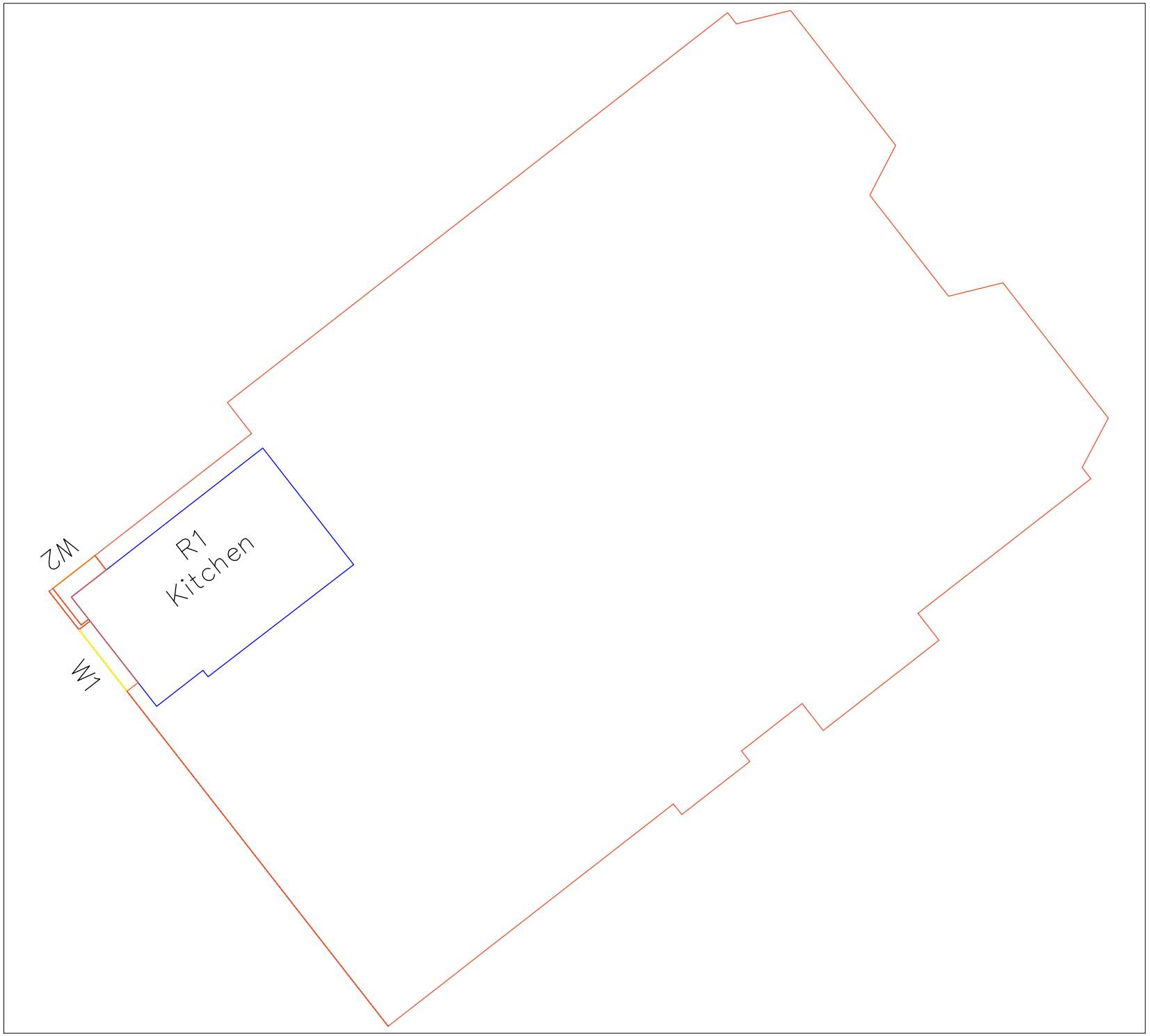

LOVE DESIGN STUD/O

59 Redington Road, London
Lower Ground Floor
Room Reference
Window Reference

NOT TO SCALE
ILLUSTRATIVE ONLY

Date: 05/05/2023
Drawing: 462-59RR-WR/RR-LGF
Issue: 00A

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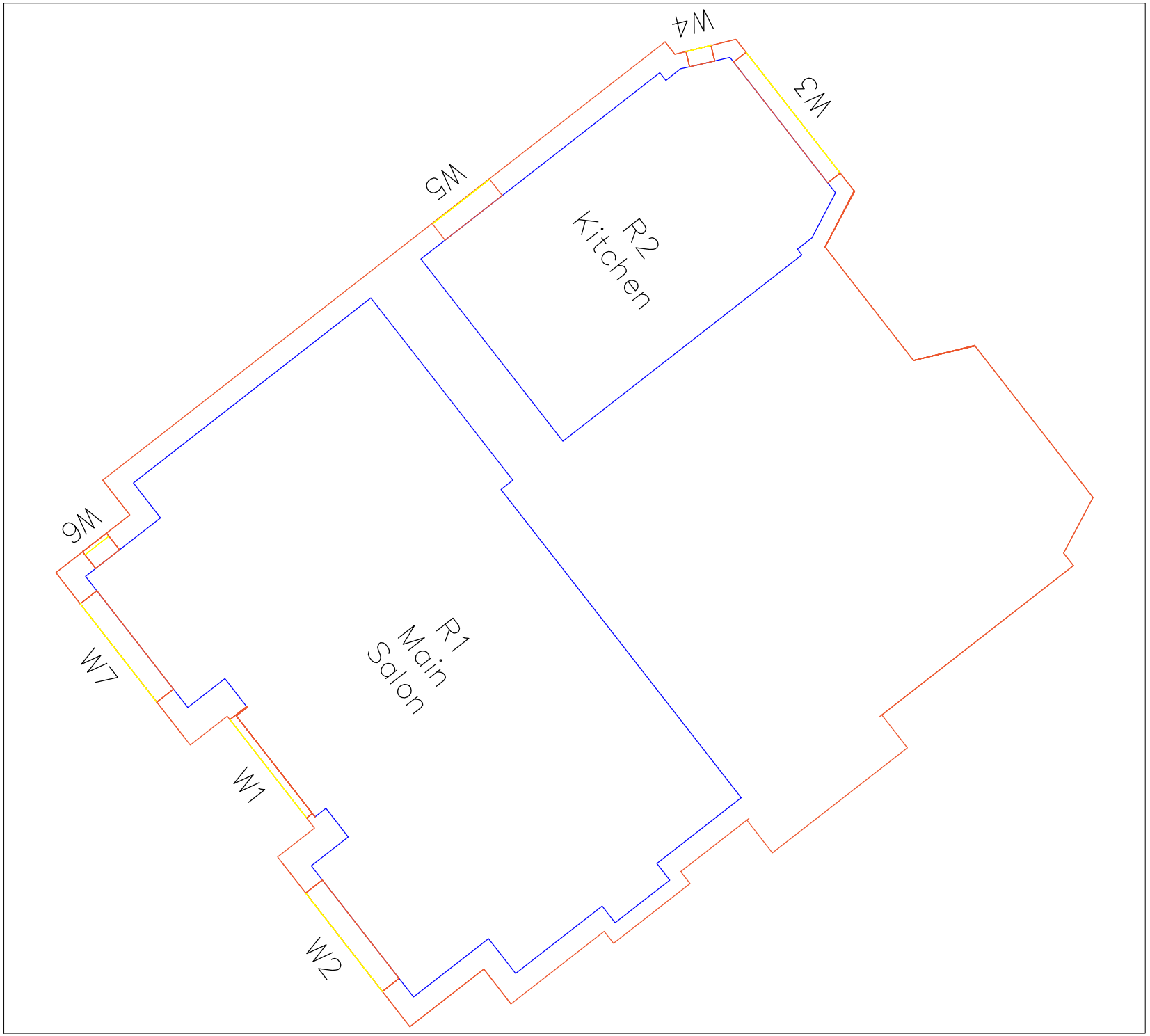
mail@lovedesignstudio.co.uk



LOVE DESIGN STUD/O

59 Redington Road, London
Ground Floor
Room Reference
Window Reference

NOT TO SCALE
ILLUSTRATIVE ONLY

Date: 05/05/2023
Drawing: 462-59RR-WR/RR-GF
Issue: 00A

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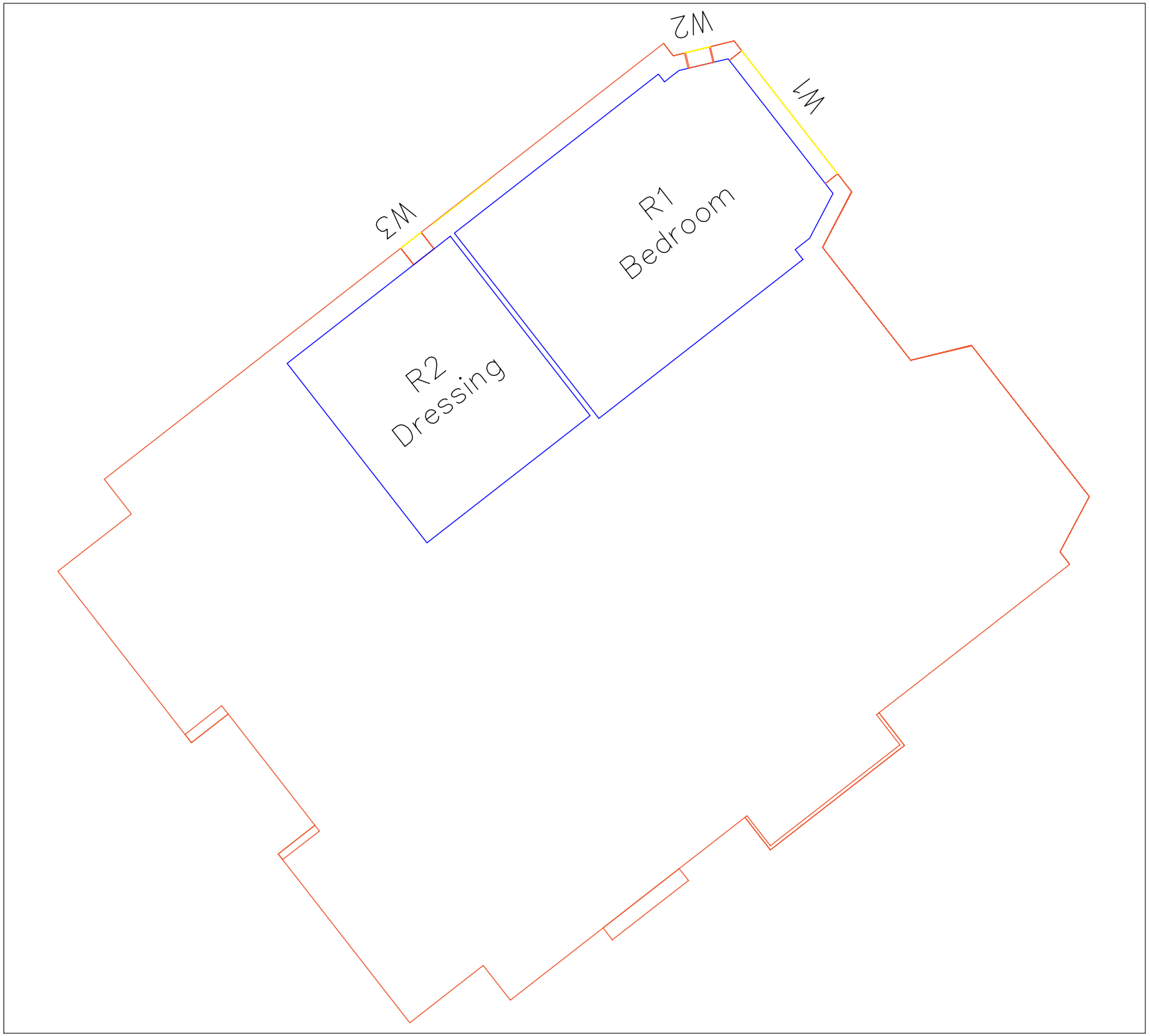

LOVE DESIGN STUD/O

59 Redington Road, London
First Floor
Room Reference
Window Reference

NOT TO SCALE
ILLUSTRATIVE ONLY

Date: 05/05/2023
Drawing: 462-59RR-WR/RR-1F
Issue: 00A

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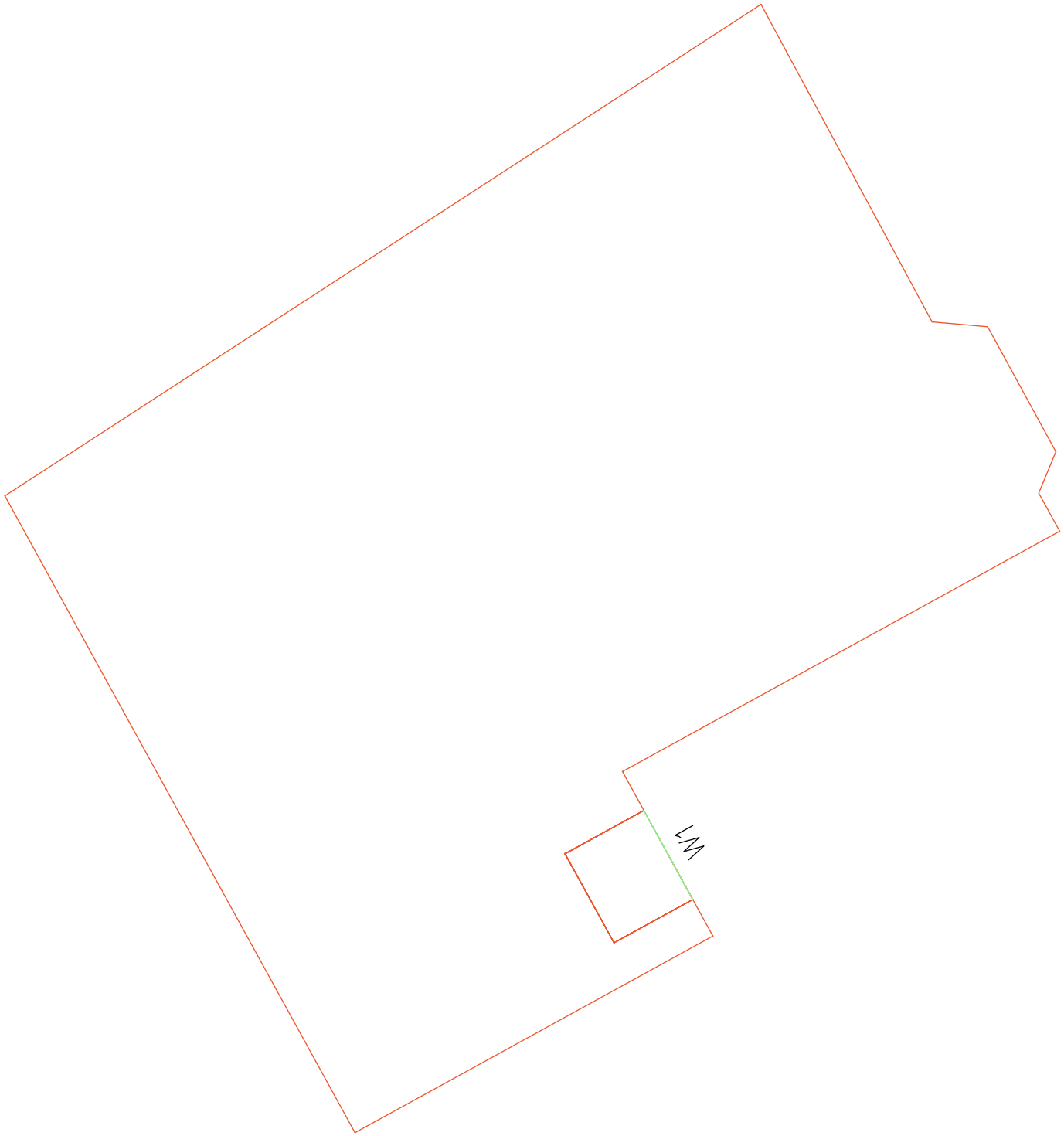

LOVE
DESIGN
STUD/O

63 Redington Road, London
Lower Ground Floor
Room Reference
Window Reference

NOT TO SCALE
ILLUSTRATIVE ONLY

Date: 05/05/2023
Drawing: 462-63RR-WR/RR-LGF
Issue: 00A

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LOVE DESIGN STUD/O

63 Redington Road, London
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Room Reference
Window Reference

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Date: 05/05/2023
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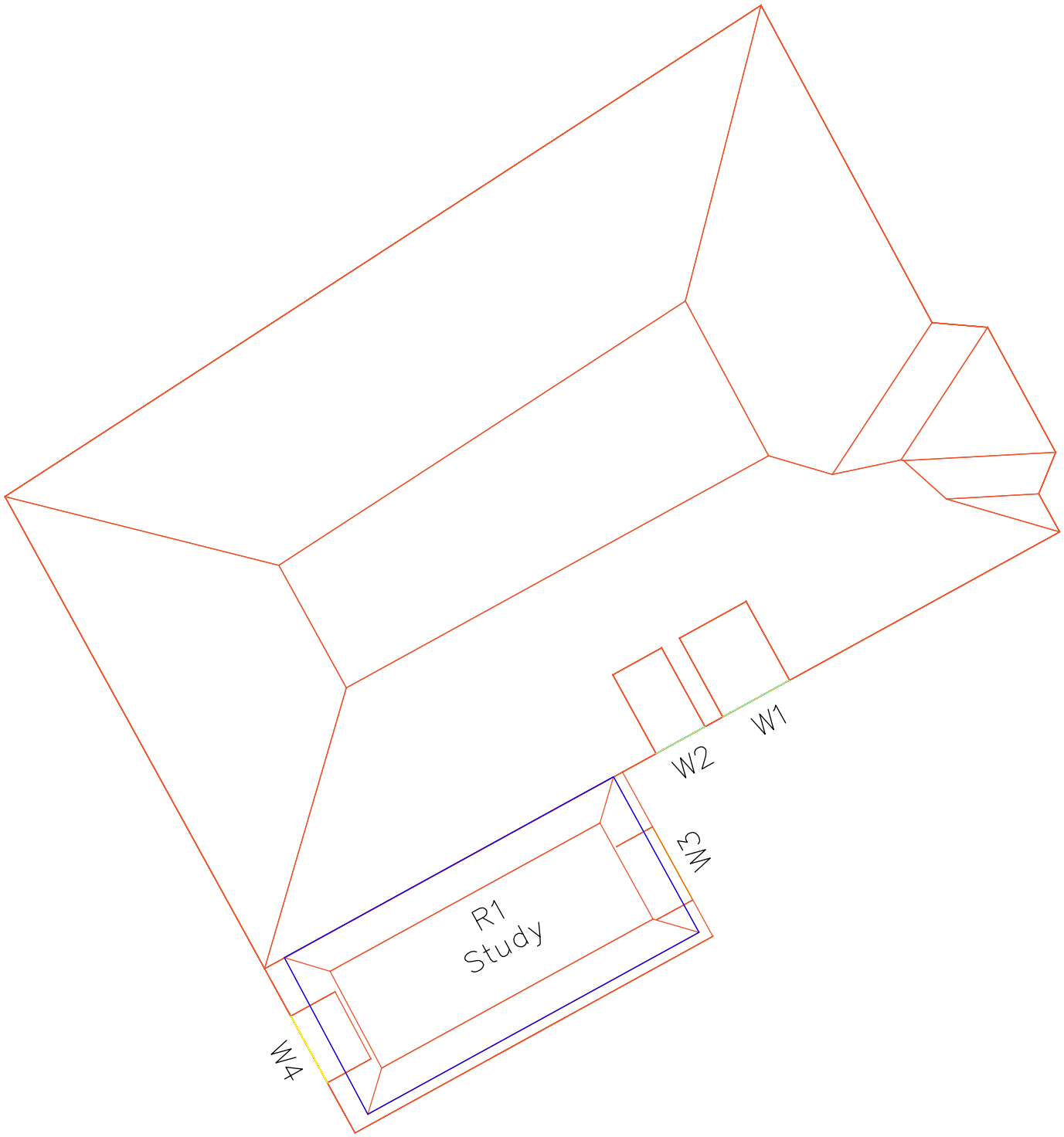

LOVE DESIGN STUD/O

63 Redington Road, London
First Floor
Room Reference
Window Reference

NOT TO SCALE
ILLUSTRATIVE ONLY

Date: 05/05/2023
Drawing: 462-63RR-WR/RR-1F
Issue: 00A

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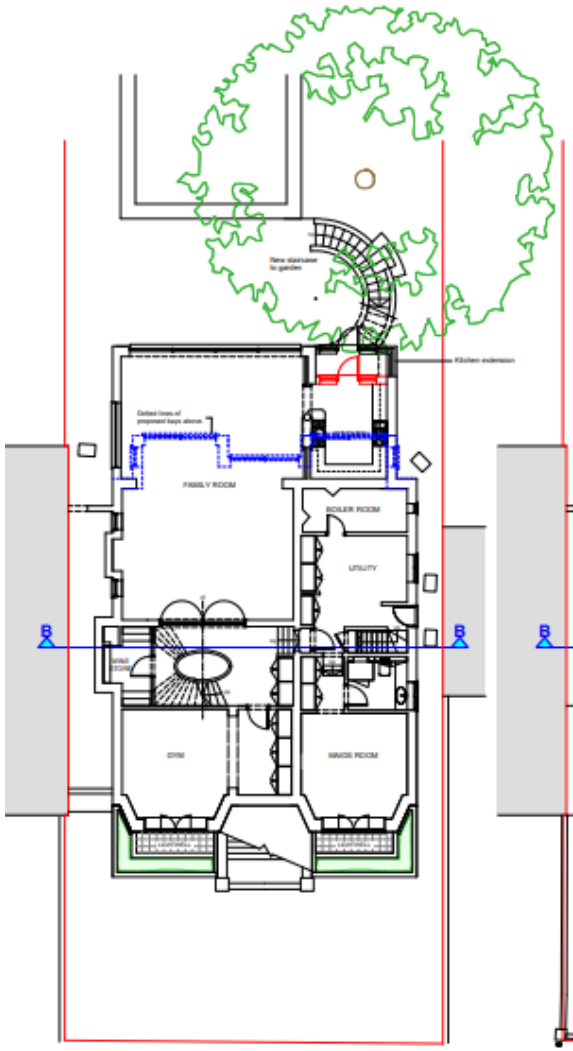
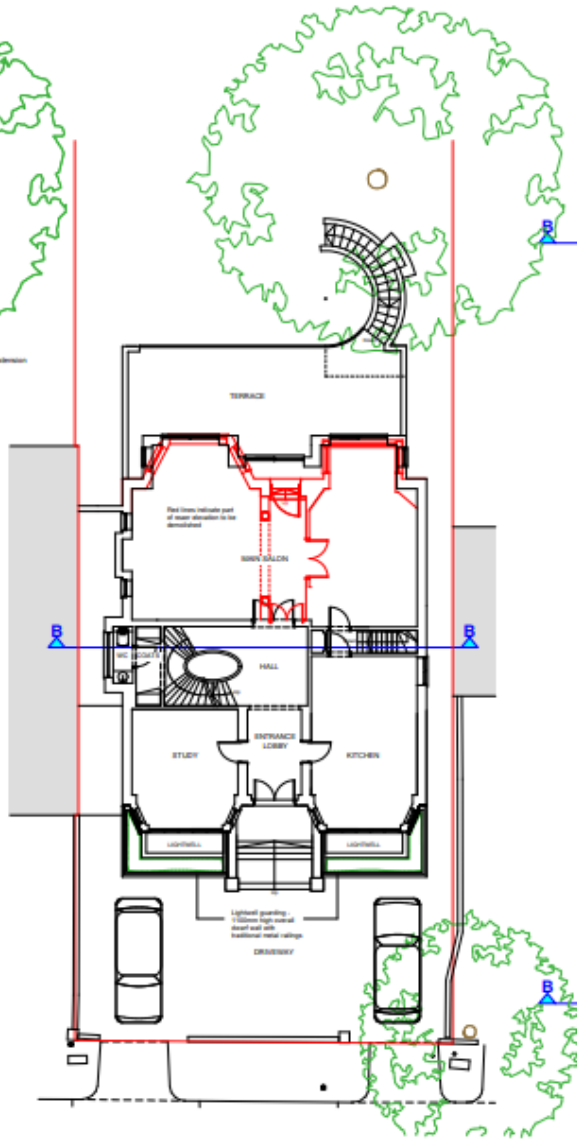
APPENDIX C – FLOOR PLANS OF NEIGHBOURING PROPERTIES

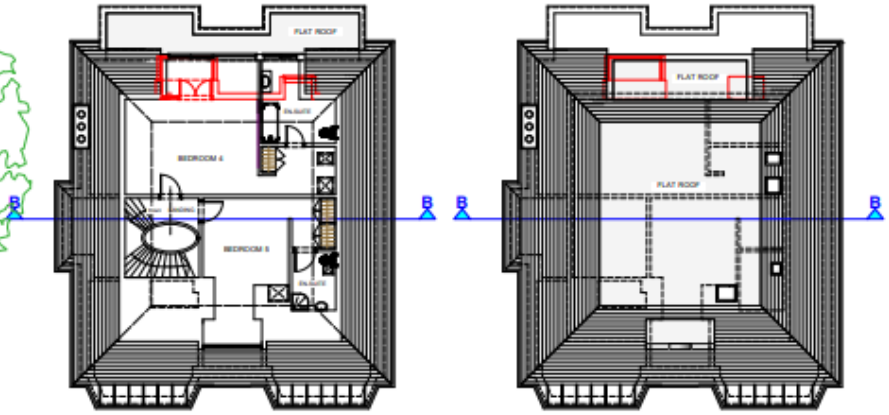
The following images reference the floor plans of 59 Redington Road that were extracted from Camden Planning Portal.



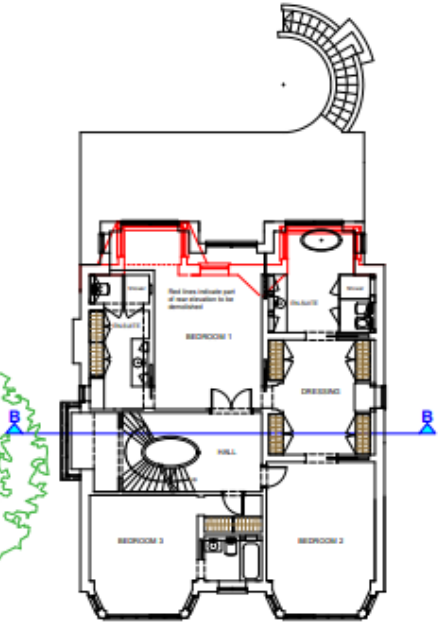
PROPOSED LOWER GROUND FLOOR PLAN
1:100



PROPOSED UPPER GROUND FLOOR PLAN
1:100



PROPOSED SECOND FLOOR PLAN
1:100



PROPOSED FIRST FLOOR PLAN
1:100

No.	Date	Issue Notes
C	21/07/15	REVISIONS FOLLOWING LPA COMMENTS.
B	07/07/15	REVISIONS FOLLOWING CLIENT MEETING.
A	01/07/15	REVISIONS TO REAR EXTENSION FOR LPA COMMENTS.

This Drawing Is For Design Analysis Only And Must Not Be Scaled For Setting Out Or Any Other Construction Purposes.

All Dimensions Are To Be Checked On Site By Builder Before Work Commences. Any Discrepancies Between The Drawings And Site Conditions Must Be Reported To The Designer Before Work Commences.

Any Work Commencing Before Approvals Have Been Granted Is At The Risk Of The Client And The Builder.

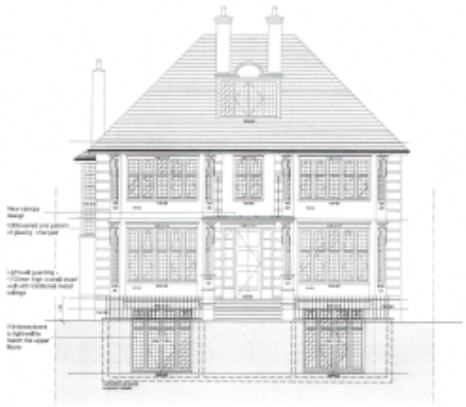
MY construction

Unit 5, Bayer House
Osgate Lane
London
NW2 7JN

ALTERATIONS TO:
99 REDINGTON RD, HAMPSTEAD,
LONDON, NW3 7RP

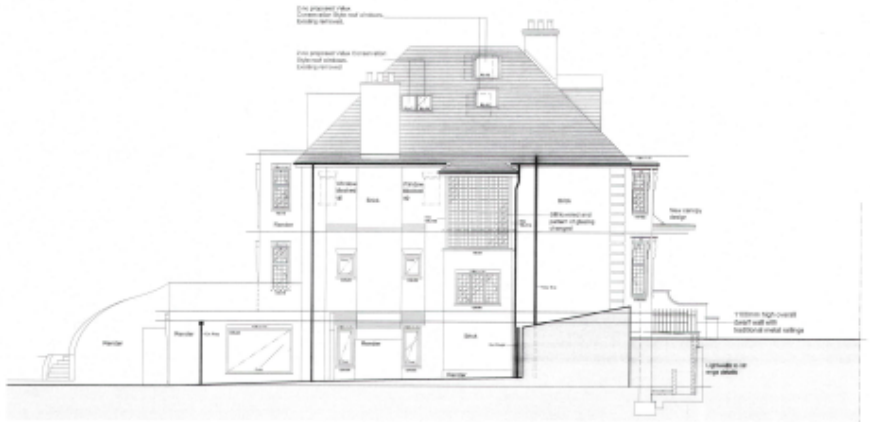
PROPOSED FLOOR PLANS

Telephone: 0208 450 5707	Project for: MR UDI SHELEG
Drawn By: JS	Scale: 1:100 @ A1
Date: MAY 2015	Drawing No: PL03C - 226 - 2015
Job Title Name: 99 REDINGTON ROAD	



PROPOSED FRONT (NORTH EAST) ELEVATION
1:100

PROPOSED SIDE (NORTH WEST) ELEVATION
1:100



PROPOSED SIDE (SOUTH EAST) ELEVATION
1:100

PROPOSED REAR (SOUTH WEST) ELEVATION
1:100

EXTERNAL MATERIALS:

Windows and external doors to be painted/stained timber or metal framed and double glazed.
External walls to be render/brickwork/stone to match as shown and to be approved by the Local Authority prior to work commencing.

No.	Date	Issue Notes
D	09/06/15	REVISIONS TO WINDOWS AND ENTRANCE CANOPY.
C	01/07/15	REVISIONS FOLLOWING LPA COMMENTS.
B	20/07/15	REVISIONS FOLLOWING CLIENT MEETING.
A	23/07/15	REVISION TO TAKE ON BOARD FOR LPA COMMENTS.

This Drawing Is For Design Analysis Only And Must Not Be Scaled For Setting Out Or Any Other Construction Purposes.

All Dimensions Are To Be Checked On Site By Builder Before Work Commences. Any Discrepancies Between The Drawings And Site Conditions Must Be Reported To The Designer Before Work Commences.

Any Work Commencing Before Approvals Have Been Granted Is At The Risk Of The Client And The Builder.

MY construction
Unit 6, Bayer House
Bingate Lane
London
NW9 7JR

Job: ALTERATIONS TO:
59 REDINGTON RD, HAMPSTEAD, LONDON, NW3

Drawing Title: PROPOSED ELEVATIONS

Telephone: 0208 450 0747	Projected: MR UDI SHELEG
Drawn By: JS	Scale: 1:100 @ A1
Date: MAY 2015	Drawing No: PL04D-226-2015
Job No Ref: 59 REDINGTON ROAD	

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mail@lovedesignstudio.co.uk
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Author: SK
Reviewed by: AL