REPORT

15 Belsize Park Mews
London
NW3 5BL

Daylight & Sunlight

to

Neighbouring Buildings

MARCH 2023

BVP
BROOKE VINCENT + PARTNERS

RICS
Regulated by RICS

CONTENTS OF REPORT

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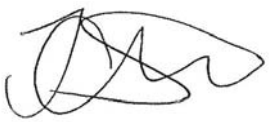

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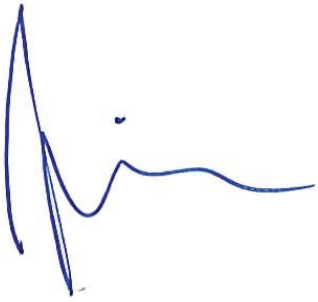

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14 March 2023

15 Belsize Park Mews London NW3 5BL

Daylight & Sunlight

We are instructed to provide a Daylight and Sunlight Report to consider the impact of the proposed development at the above address on the neighbouring residential buildings.

Our report is based upon the 3D model of the proposal prepared by PAPA Architects, Zmap model and information for neighbouring buildings found online plus daylight and sunlight studies.

1. SUMMARY

1.1. This report has been drafted by reference to the Building Research Establishment (BRE) publication (2022), *"Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice"* and local planning policy.

1.2. Our studies have confirmed that the daylight and sunlight to the neighbouring residential properties, would be retained at a level that satisfies the BRE criteria.

1.3 In summary, the scheme has been designed to respect BRE's criteria and therefore the relevant policy within Camden Council's Local Plan.

2.0 PLANNING POLICY

2.1. London Borough of Camden

2.1.1. The Camden Local Plan replaced the Council's Core Strategy and Development Policies in July 2017. The relevant policy is listed below:

Policy A1 Managing the impact of development

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, occupiers and neighbours is protected;
…
d. require mitigation measures where necessary.

The factors we will consider include:
…
e. visual privacy, outlook; f. sunlight, daylight and overshadowing;
…

Camden's Local Plan also refer to supplementary planning document Camden Planning Guidance CPG: Amenity, which states as follows:

KEY MESSAGES:

- *The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should be follow the guidance in the BRE's Site layout planning for daylight and sunlight: A guide to good practice.*
- *The 45° and 25° tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.*
- *Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.*
- *The Council may seek independent verification of sunlight and daylight reports if necessary.*

2.2. The London Plan 2021

2.2.1. The relevant policy above must be read in conjunction with the other relevant plans and guidance, such as the London Plan.

2.2.2. The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years. The Plan is part of the statutory development plan for London and the policies in the Plan inform decisions on planning applications across the capital. We have not assessed the proposed accommodation and therefore, this is not relevant for the purpose of this report.

2.3. National Planning Policy Framework (NPPF) – July 2021

2.3.1. The National Planning Policy Framework was revised on 20 July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

2.3.2. The document contains reference to daylight and sunlight in Chapter 11 – Making effective use of land, in particular in the section Achieving appropriate densities and paragraph 125 as detailed below:

125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

…

c) 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).

2.4. Summary

2.4.1. None of the policies mentioned above provide numerical values for daylight or sunlight. Those given in this report are based upon the BRE guidance referred to within the London Plan and are more fully detailed in the items that follows this.

3. METHOD OF CALCULATION

3.1 Building Research Establishment

3.1.1 The calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication (2022) ''Site layout planning for daylight and sunlight. A guide to good practice''. It is intended to be used in conjunction with the interior daylighting recommendations in BS EN 17037 *Daylight in buildings, in the CIBSE publication LG 10 Daylighting – a guide for designers* and its UK National Annex.

3.1.2 BRE confirm that the Guide does not contain mandatory requirements and in the introduction provides a full explanation of its purpose:

"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."

"It aims to help rather than constrain the designer."

"Although it gives numerical guidelines these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."

"In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

3.2 Modelling and Results

3.2.2 Our analysis and subsequent results are produced by the application of our specialist software on our three-dimensional model, images of which are included in Appendix 1. This is based upon survey information and supplemented by photographs.

3.2.3 In this model, the existing site building is defined in blue, the neighbouring buildings in grey and the proposed building in light brown.

3.3 Daylight

3.3.1 Daylight is not specific to a particular direction, as it is received from the dome of the sky. Reference is made in the BRE Guide to various methods of assessing the effect a development will have on diffused daylight.

3.3.2 The simplest methods are not appropriate in an urban environment, where the built form is invariably complex. Vertical Sky Component (VSC) is the calculation most readily adopted, as the principles of calculation can be established by relating the location of any particular window to the existing and proposed built environment.

3.3.3 The BRE Guide states *"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^{o} to the horizontal, then the diffused daylighting of the existing building may be adversely affected. This will be the case if either:*

- *the VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value*
- *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value".*

3.3.4 BRE also seeks to consider daylight distribution (DD) or No-Sky-Line (NSL) within neighbouring rooms "*Where room layouts are known the impact on the daylighting distribution in the existing building can 'be found by plotting the 'no sky-line' in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are less important*". This calculation measures the portion of a room that has a sight of the sky from a reference plane set 0.85m above floor level for residential buildings and defines an adverse effect as a result that is less than 0.80 the former value. Access is rarely available and we have therefore taken a reasoned approach.

3.3.5 The BRE Guide also states "*Areas beyond the no sky-line, since they receive no direct daylight, usually look dark and gloomy compared with the rest of the room, however bright it is outside. Supplementary electric lighting will be needed if a significant part of the working plane (20% of the room or more) lies beyond the no sky-line".*

3.4 Sunlight

3.4.1 The BRE Guide confirms:

"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".*

"Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home".

4.0 DAYLIGHT RESULTS

Neighbouring Residential Buildings

4.1 The proposal comprises the construction of a rooftop extension above the existing house at 15 Belsize Park Mews. The neighbouring residential buildings within proximity of the site have been analysed. The images of our 3D model are in Appendix 1, the information received for the neighbouring buildings are in Appendix 2 and the results with window references are in Appendix 3.

North

4.2 4 & 5 Belsize Park Mews

4.2.1 We have located plans for 5 Belsize Park Mews under planning reference 2021/5690/P and 4 Belsize Park Mews under planning reference 2003/1162/P which we have used to assist our modelling.

4.2.2 The VSC results confirm that every relevant window would achieve BRE's criteria.

4.2.3 The DD results confirm that every relevant room would achieve BRE's criteria.

East

4.3 Belsize Park Mews & Belsize Lane

4.3.1 The properties to the east along Belsize Park Mews and Belsize Lane are too far away to be affected by the proposed development or have an obscure view. There are no relevant properties to be assessed.

South

4.4 2 & 3 Baynes Mews

4.4.1 To south of the site there are several houses with windows in the front elevation facing the site. PAPA architects have provided a plan of 2 Baynes Mews as well as photos

taken on site which we have used to assume room types and sizes of 3 Baynes Mews. We have assessed the windows most likely to be affected.

4.4.2 All but 3 of the rooms appears to be non-habitable and therefore, are not relevant to BRE's criteria. Windows W4-W7 serve a bedroom and exceed BRE's criteria. Windows W1-W2 at first floor level are secondary windows serving a reception which also exceed BRE's criteria. We do not know what type of room is served by window W3 at 3 Baynes Mews. However, the result is 82% VSC which exceeds BRE's criteria of 27%. Therefore, if this window serves a habitable room, BRE's criteria has been satisfied. No further analysis is necessary.

West

4.5 Belsize Park Mews & Daleham Mews

4.5.1 The properties to the east along Belsize Park Mews and Daleham Lane are too far away to be affected by the proposed development or have an obscure view. There are no relevant properties to be assessed.

4.6 Daylight Summary

4.6.1 The VSC and DD results confirm that BRE's criteria has been satisfied and there would be no adverse effect. Overall, a very good set of results have achieved.

SUNLIGHT RESULTS

5.1 Neighbouring Residential Properties

5.1.1 All relevant windows closest to the site have been analysed and the APSH results are on the right-hand side of the VSC results. Those orientated within 90 degrees of north are noted as north-facing on the results. BRE specifically excludes these windows from the analysis of sunlight availability.

5.1.2 The results confirm that every location would achieve BRE's criteria of 25% annually and 5% during the winter months. There would be no adverse effect.

5.2 Sunlight Summary

5.2.1 Sunlight availability to the relevant neighbouring windows would fully achieve BRE's criteria and there would be no adverse effect.

6. SOURCES

BVP's modelling and analysis are based on the following information:

6.1 **Survey** PAPA Architects on 03.02.2023, drawings by Greenhatch Group on 14.12.2023:

- 45791_01-03_PES_Rev0.dwg

6.2 **OSmap** issued by PAPA Architects on 03.02.2023, drawings by Greenhatch Group on 14.12.2023:

- 45791_01-03_PES_Rev0.dwg

6.3 **Zmap** issued by Joanna James on 10.06.2021 drawings:

- 001949_4 Belsize Park Mews,Belsize Park_HD_MASTER.dwg

6.4 **Photos** available on Google Maps, Street View and Bing Maps.

6.5 **Site Visit Photos** by PAPA Architects on 31.01.2023:

- 01.jpg to 15.jpg

6.6 **Final proposed drawings** issued by PAPA Architects on 06.03.2023, drawing:

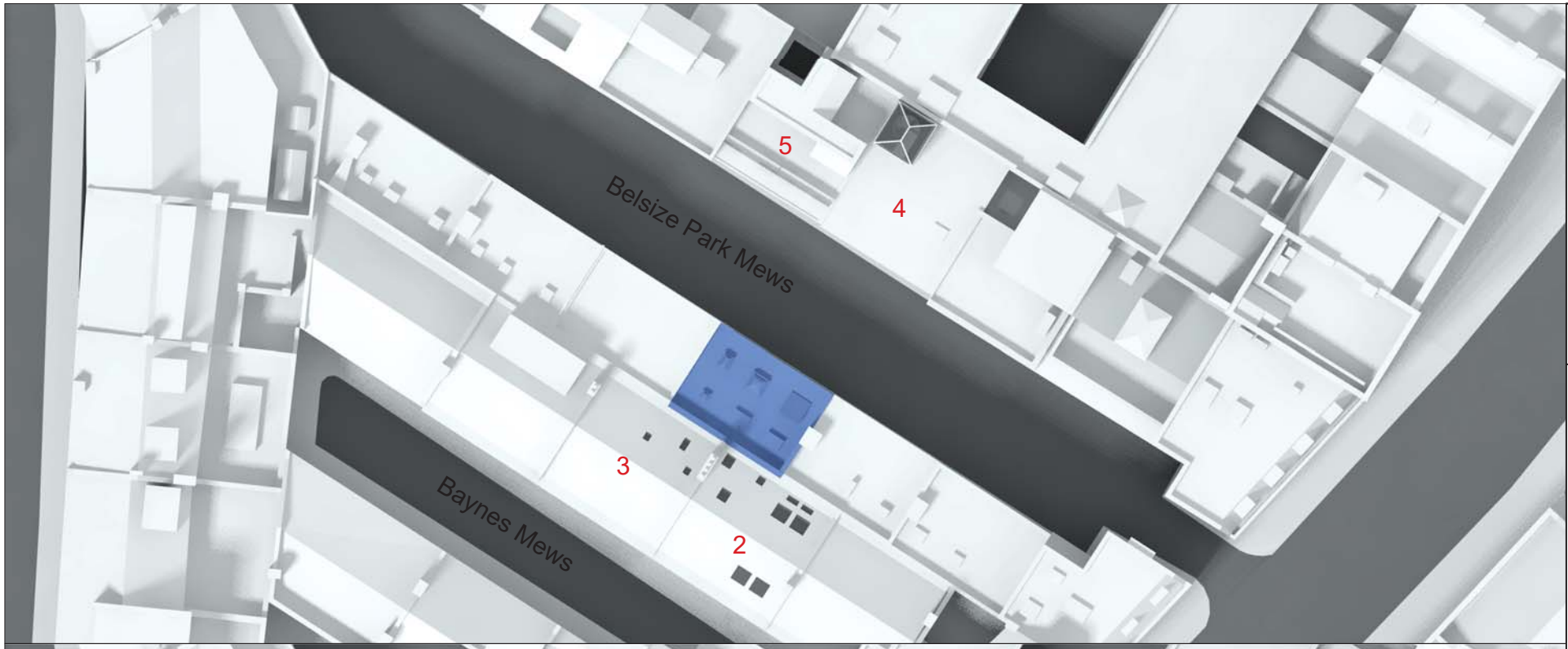
- 001_Proposed_Basement.dwg
- 002_Proposed_Ground_Floor.dwg
- 003_Proposed_First_Floor.dwg
- 004_Proposed_Second_Floor.dwg
- 001_Proposed_Front_Elevation.dwg
- 005_Proposed_Section_1.dwg

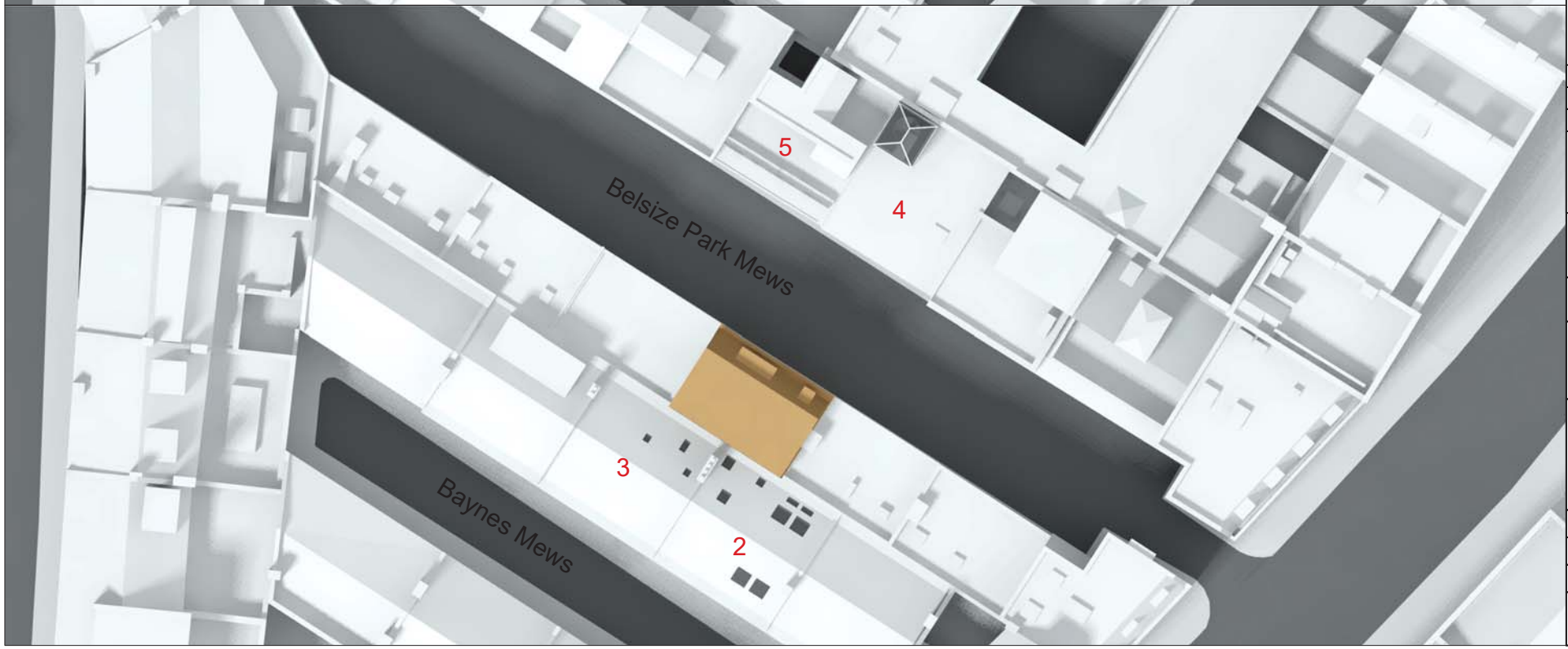
6.7 Neighbouring building information, Websites and Camden's planning portal. Ref:

- 4 Belsize Park Mews: 2003/1162/P
- 5 Belsize Park Mews: 2022/3456/P
- 2 Baynes Mews: PW9903050

APPENDIX 1

Location Plan
CAD Model





N

KEY:

Existing Neighbouring Buildings

Existing Site Building

Proposed Site Building

SOURCES

Survey issued by PAPA Architects on 03.02.2023, drawings by Greenhatch Group on 14.12.2023:
-45791_01-03_PES_Rev0.dwg

OSmap issued by PAPA Architects on 03.02.2023, drawings by Greenhatch Group on 14.12.2023:
-45791_01-03_PES_Rev0.dwg

Zmap issued by Joanna James on 10.06.2021 drawings:
-001949_4 Belsize Park Mews.Belsize Park_HD_MASTER.dwg

Photos available on Google Maps, Street View and Bing Maps.

Site Visit Photos by PAPA Architects on 31.01.2023:
-01.jpg to 15.jpg

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-001_Proposed_Front_Elevation.dwg
-005_Proposed_Section_1.dwg

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4 Belsize Park Mews: 2003/1162/P
5 Belsize Park Mews: 2022/3456/P
2 Baynes Mews: PW9903050
Estate agents websites:
-Zoopla
-Rightmove

Rev.	Date	Description

BVP BROOKE VINCENT + PARTNERS RICS

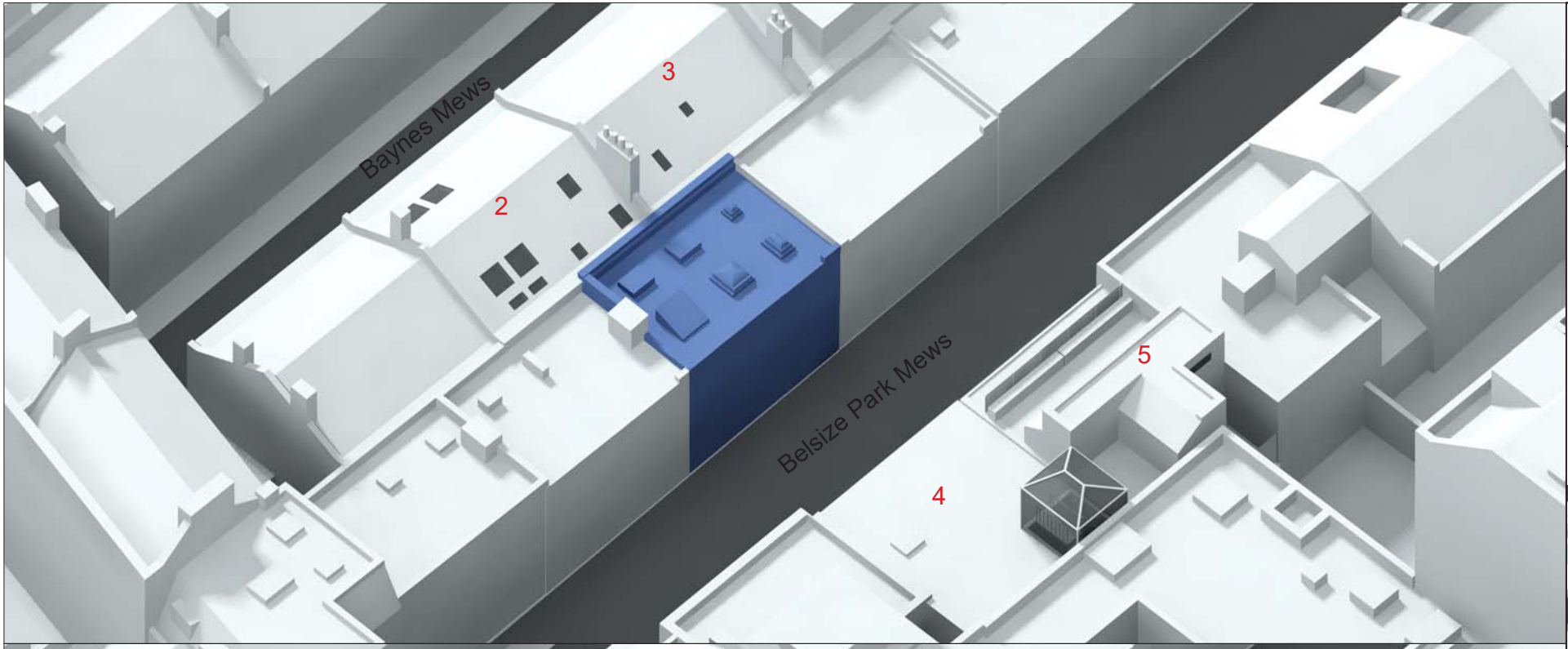
Chartered Building Surveyors
Churchill House, 137 Brent Street London NW4 4DJ
Tel: 020 8202 1013
E-mail: mail@brooke-vincent.co.uk

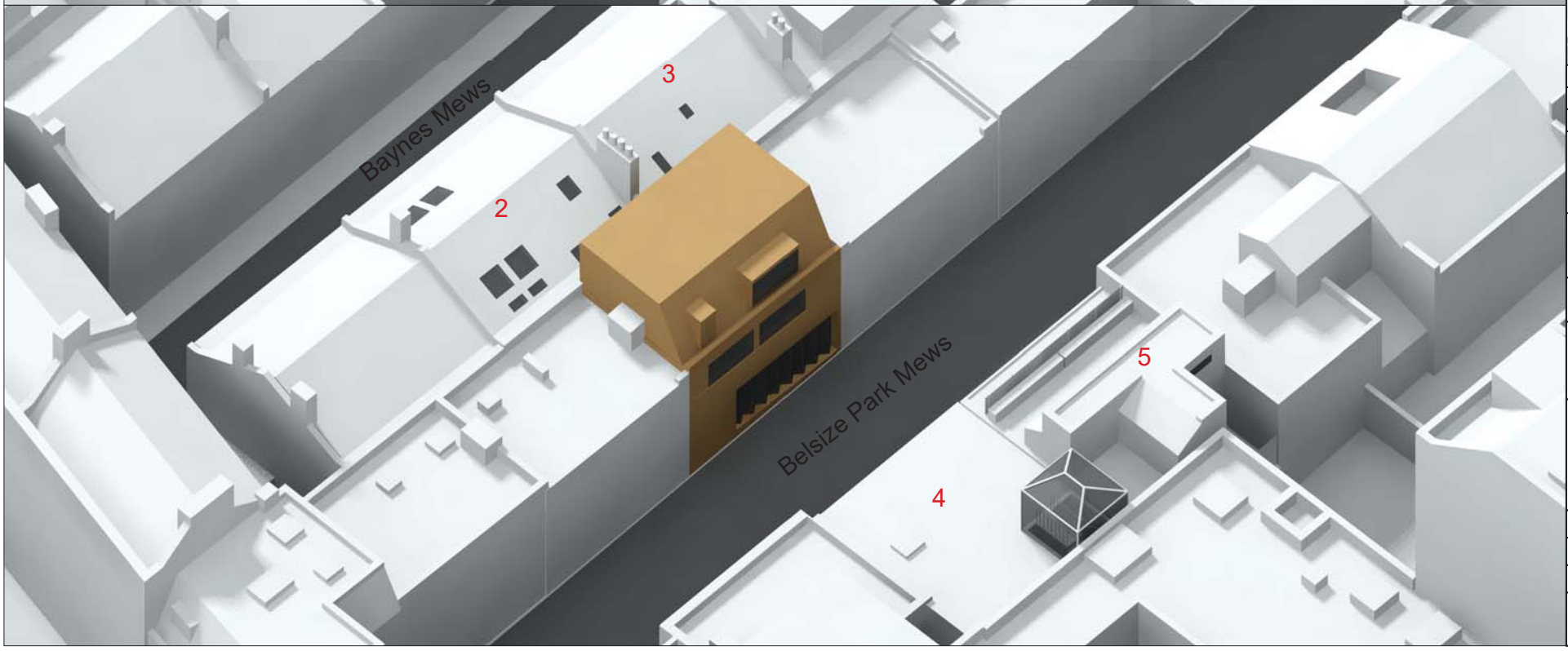
CLIENT / ARCHITECT:
PAPA Architects

PROJECT:
15 Belsize Park Mews
NW3 5BL

DRAWING:
Plan view
Existing
Proposed

DRAWN: PM	PROJECT NO: 12010
SCALE: NTS	
DATE: 13.03.2023	
DRAWING NO: 12010-01	CHECKED BY: JC





KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

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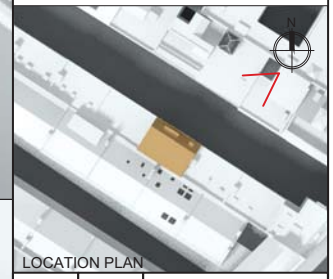
-Rightmove



LOCATION PLAN

Rev.	Date	Description

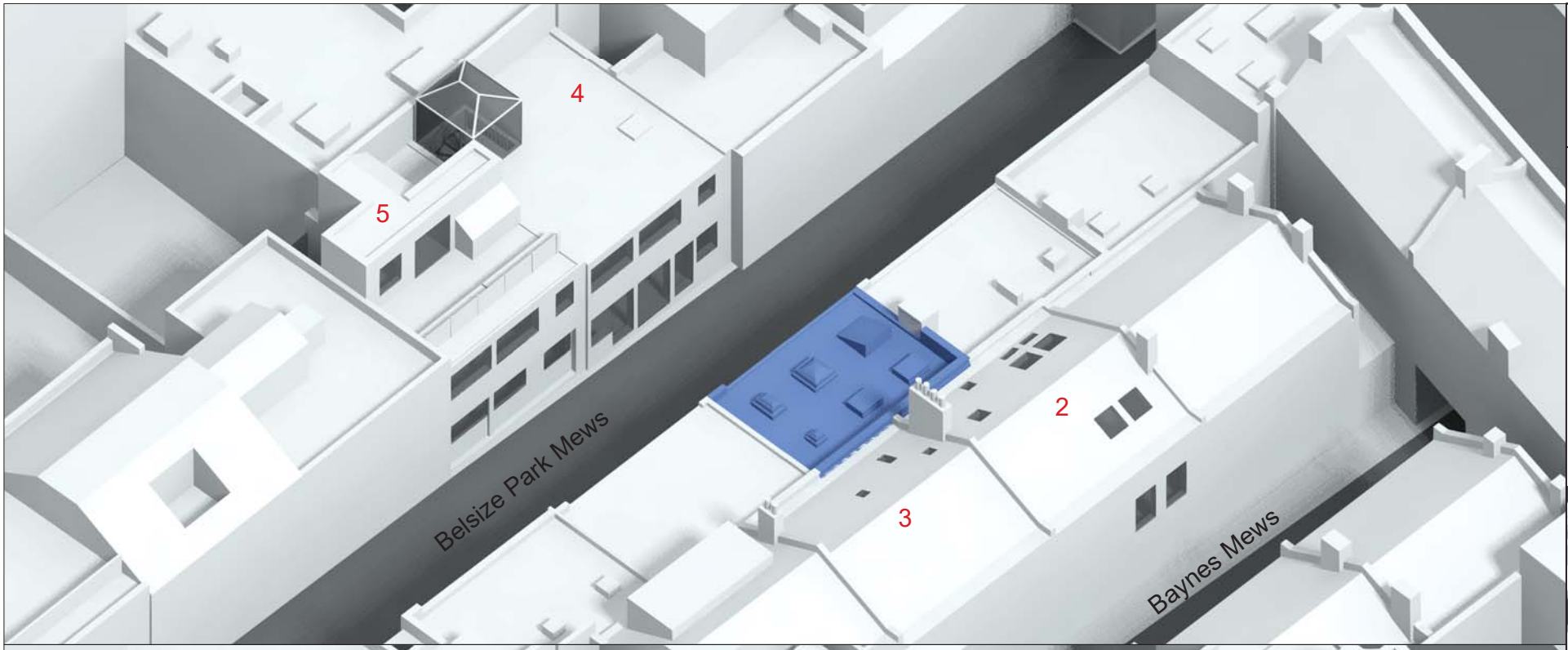
BVP
BROOKE VINCENT + PARTNERS
RICS
Chartered Building Surveyors
Churchill House, 137 Brent Street London NW4 4DJ
Tel: 020 8202 1013
E-mail: mail@brooke-vincent.co.uk

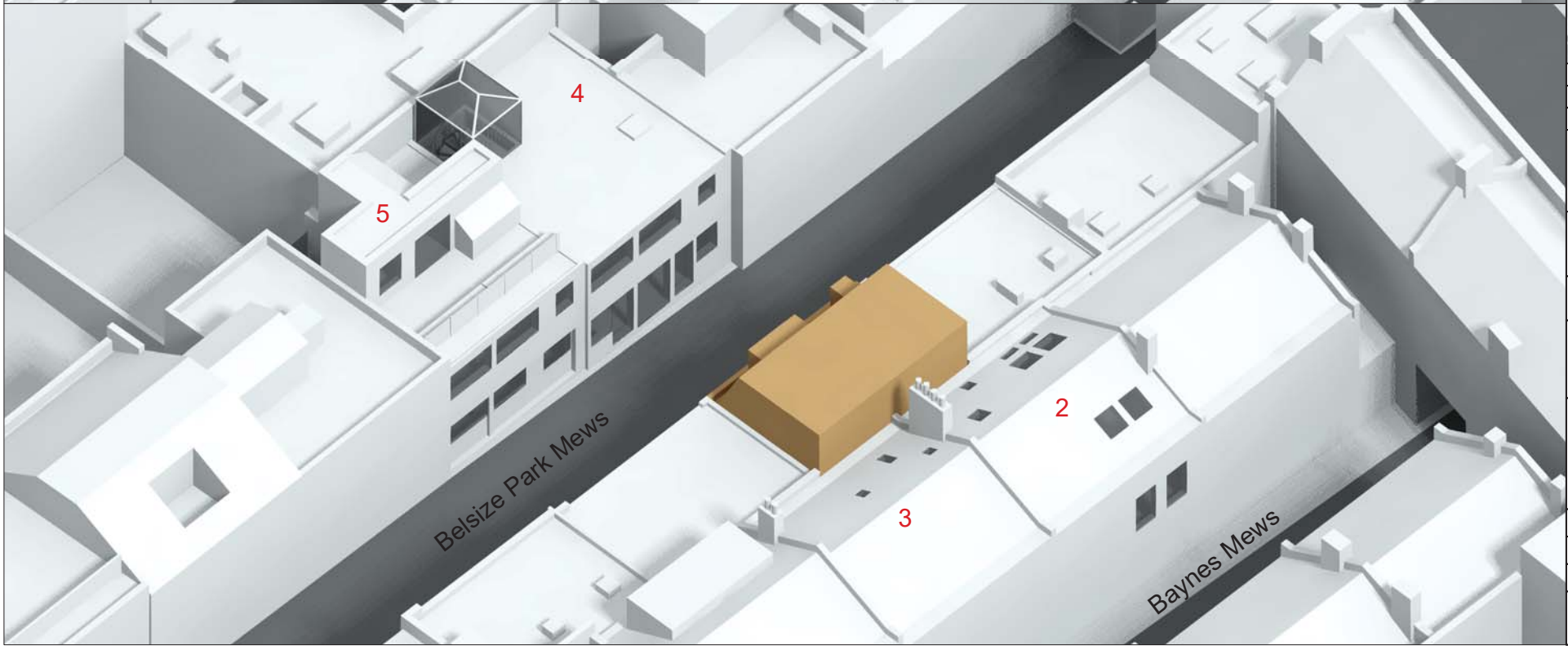
CLIENT / ARCHITECT:
PAPA Architects

PROJECT:
15 Belsize Park Mews
NW3 5BL

DRAWING:
Perspective view
Existing
Proposed

DRAWN: PM	PROJECT NO: 12010
SCALE: NTS	
DATE: 13.03.2023	
DRAWING NO: 12010-02	CHECKED BY: JC





KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

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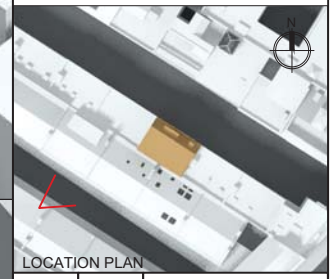

LOCATION PLAN

Rev.	Date	Description

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E-mail: mail@brooke-vincent.co.uk

CLIENT / ARCHITECT:
PAPA Architects

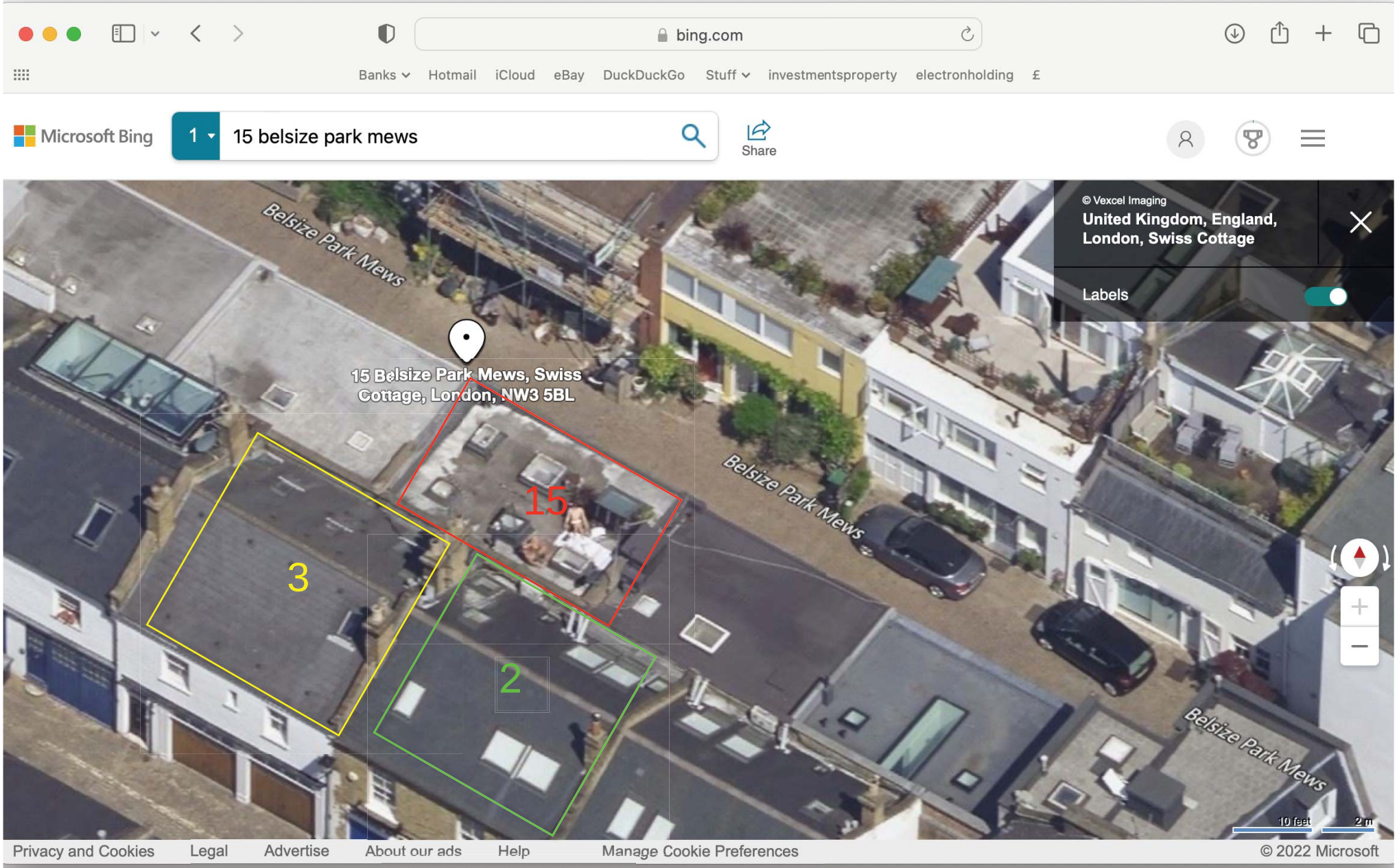
PROJECT:
15 Belsize Park Mews
NW3 5BL

DRAWING:
Perspective view
Existing
Proposed

DRAWN: PM	PROJECT NO: 12010
SCALE: NTS	
DATE: 13.03.2023	
DRAWING NO: 12010-03	CHECKED BY: JC

APPENDIX 2

Neighbouring Information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iCloud
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Legal
Advertise
About our ads
Help
Manage Cookie Preferences
© 2022 Microsoft


3 Baynes Mews
2 Baynes Mews
bathroom
bathroom
bathroom
Bedroom
stair well
stair well
Void
15 Belsize - The Site


3 Baynes Mews
Bathroom
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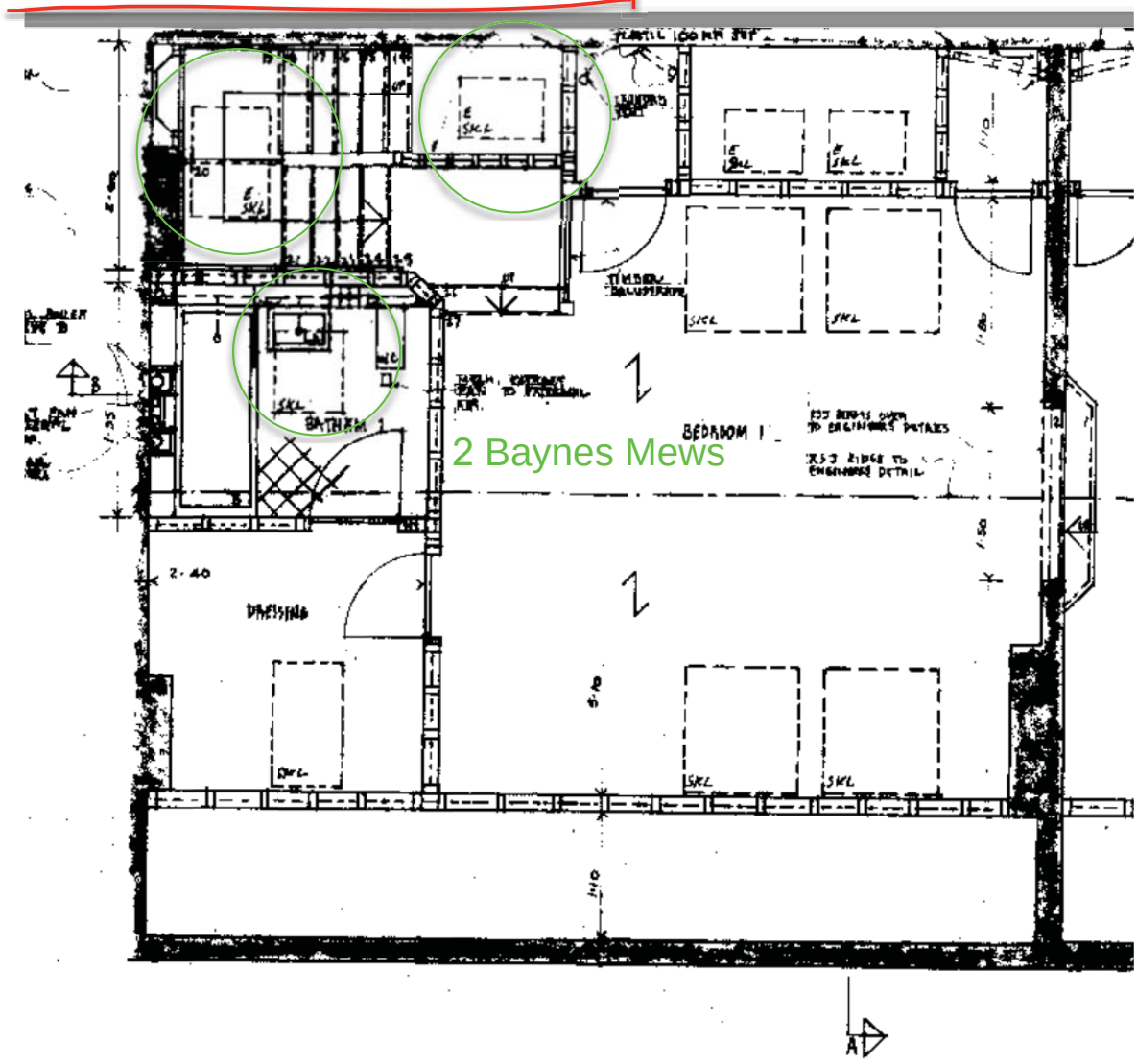
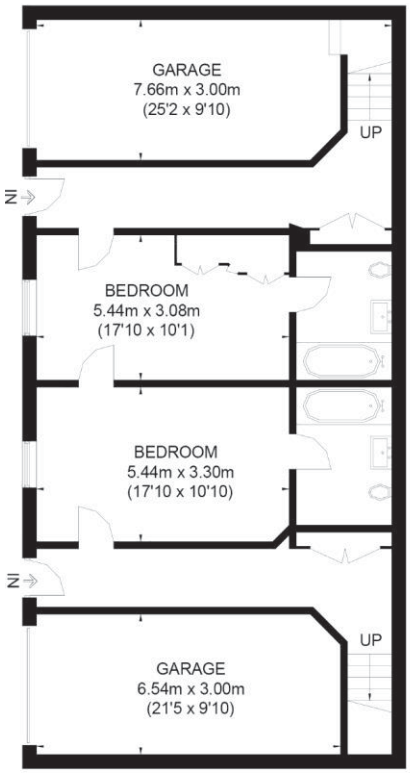
Bathroom
15 Belsìe Mews - Site

15

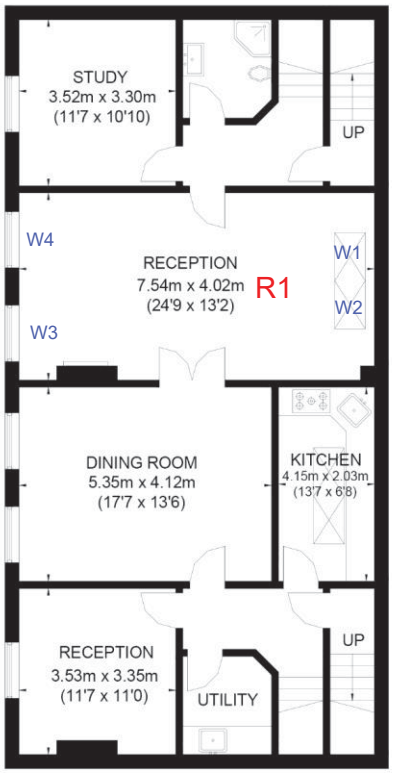


Baynes Mews, Belsize Park, London, NW3
Gross Internal Area 3070 sq ft, 285.2 m²

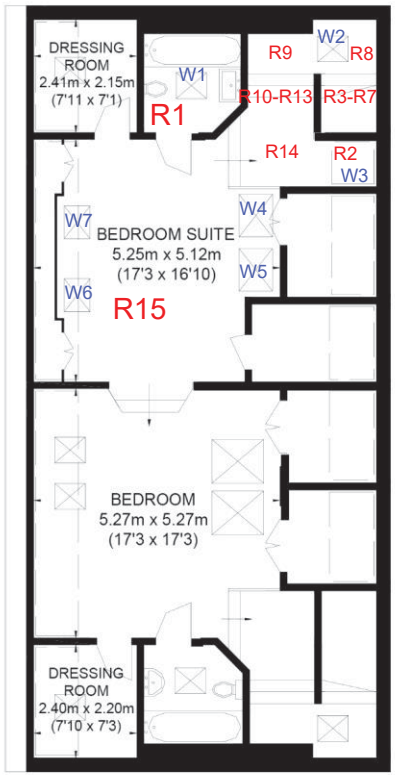
Peter Brookes
Hampstead
+44 (0) 20 7472 5000
pbrookes@savills.com



GROUND FLOOR

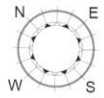


FIRST FLOOR



SECOND FLOOR

BAYNES MEWS



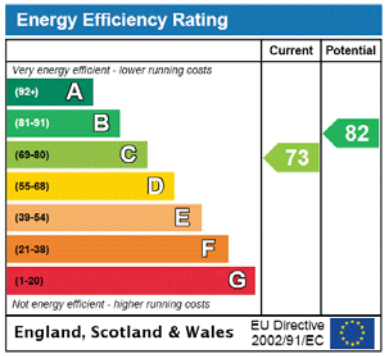
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
GROUND FLOOR = 842 SQ. FT. (78.2 SQ. M.)
FIRST FLOOR = 1284 SQ. FT. (119.3 SQ. M.)
TOP FLOOR = 944 SQ. FT. (87.7 SQ. M.)

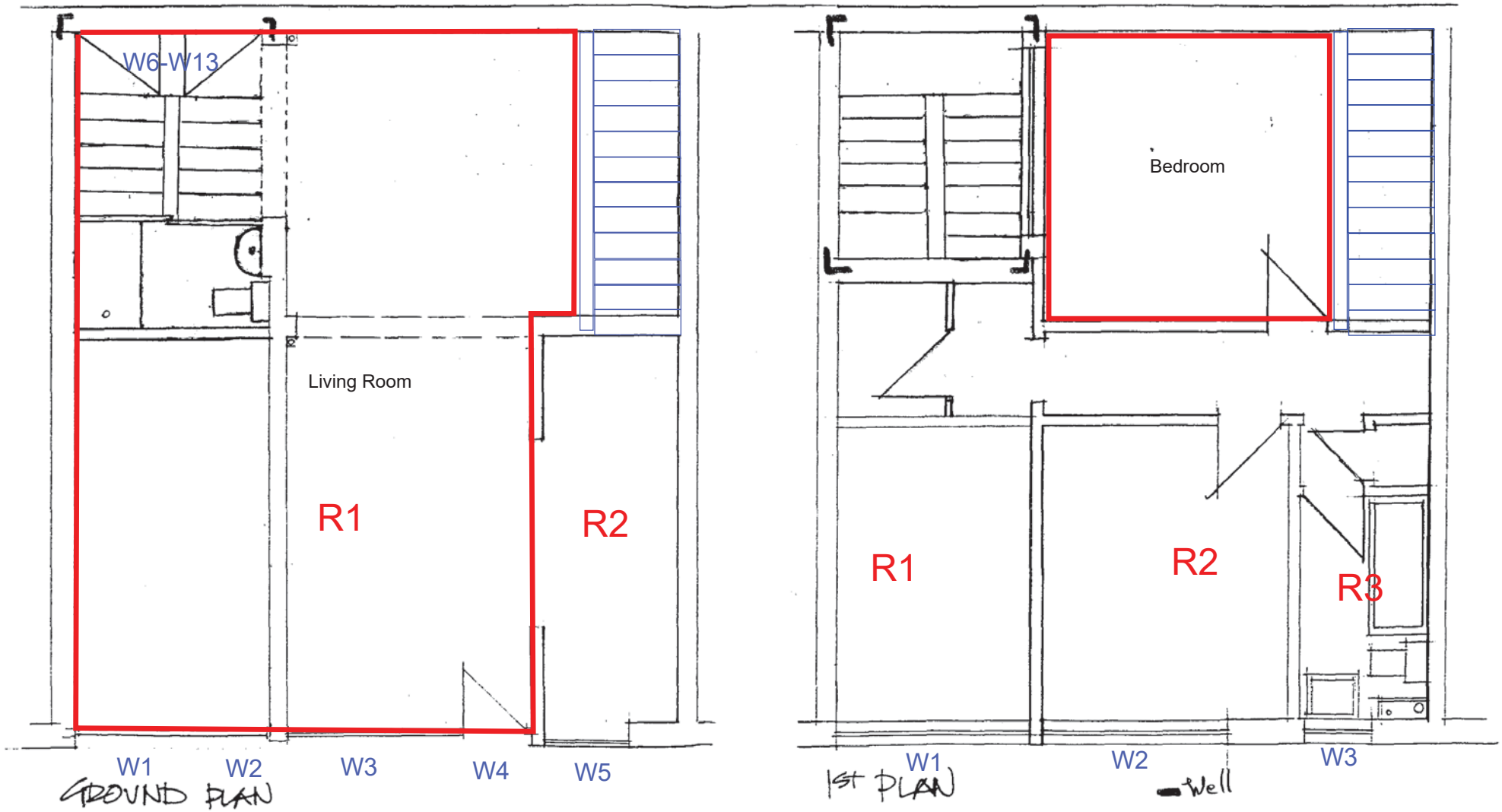
TOTAL (EXCLUDING GARAGES)
3070 SQ. FT. (285.21 SQ. M.)

GARAGES = 422 SQ. FT. (39.2 SQ. M.)

= SKYLIGHT / ROOF WINDOW

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID670732)

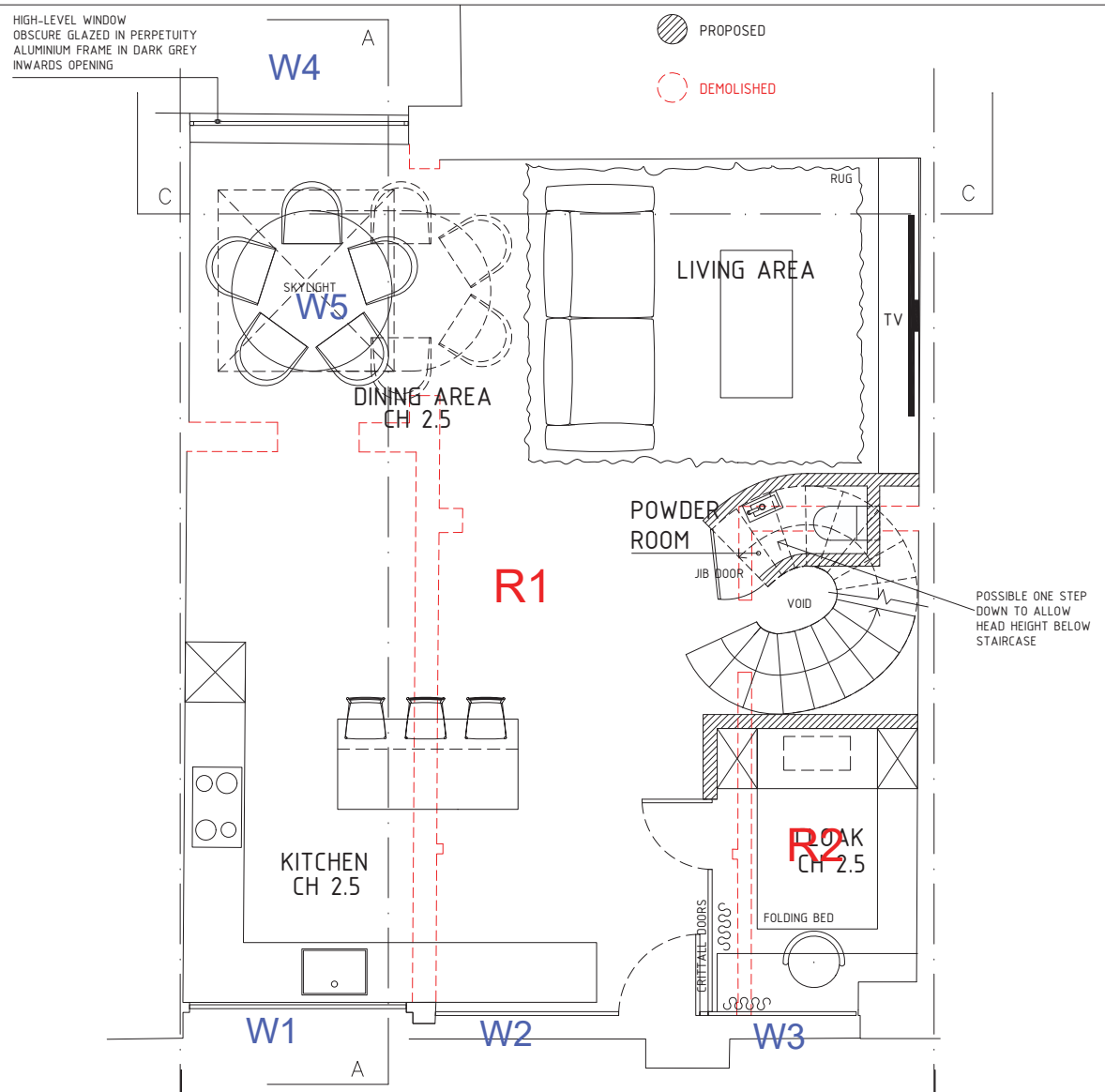




4 · BELSIZE PARK MEWS - PROPOSALS

1:50 - JR 22.8.86

PROPOSED GROUND FLOOR PLAN



DOCUMENT NOTES:
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2. THIS DRAWING AND DESIGN IS FOR USE SOLELY IN CONNECTION WITH THE PROJECT DESCRIBED BELOW.
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4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ADDITIONAL INFORMATION FORMING PART OF THIS APPLICATION.

0 1 2 5M 10M

N

as studio architectural services ltd.
2 magdalen mews
back of 164 finchley road
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NW3 5HB
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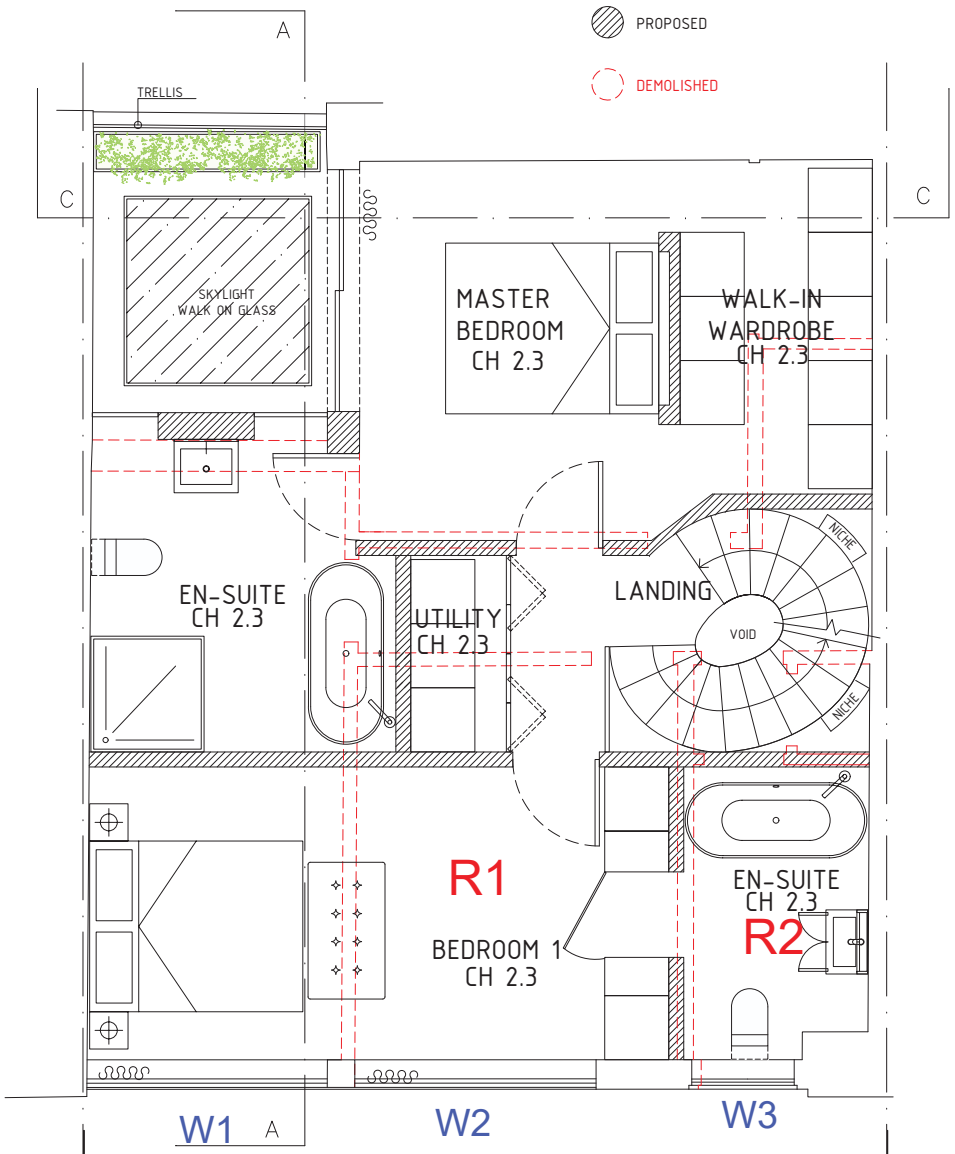
info@as-studio.co.uk

PROJECT ADDRESS: *05 BELSIZE PARK MEWS NW3 5BL*	PROPOSED GROUND FLOOR PLAN		B
	1005(PLA)110	DWG FILE: 1005(PLA)100_300	
CLIENT NAME:	PROJECT STAGE: PLANNING	DRAWN: MP	
	VERSION:	1:50 A3	DATE: 04.08.21

PROPOSED FIRST FLOOR PLAN



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PROJECT ADDRESS: *05 BELSIZE PARK MEWS NW3 5BL*	PROPOSED FIRST FLOOR PLAN			B
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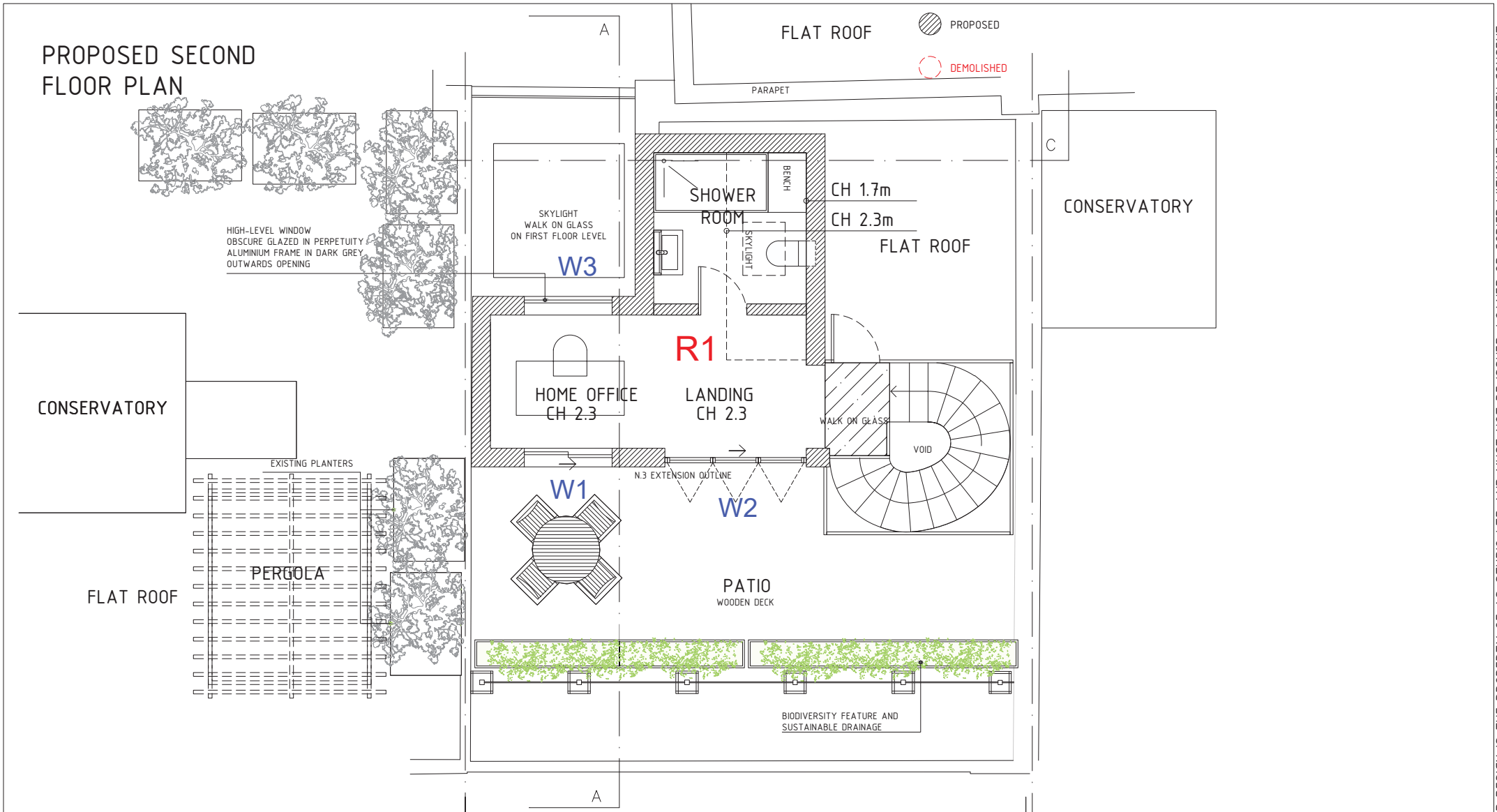
CLIENT NAME:	PROJECT STAGE: PLANNING	DRAWN: MP		
	VERSION:	1:50	A3	DATE: 04.08.21

PROPOSED SECOND FLOOR PLAN



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PROJECT ADDRESS: *05 BELSIZE PARK MEWS NW3 5BL*	PROPOSED SECOND FLOOR PLAN		B
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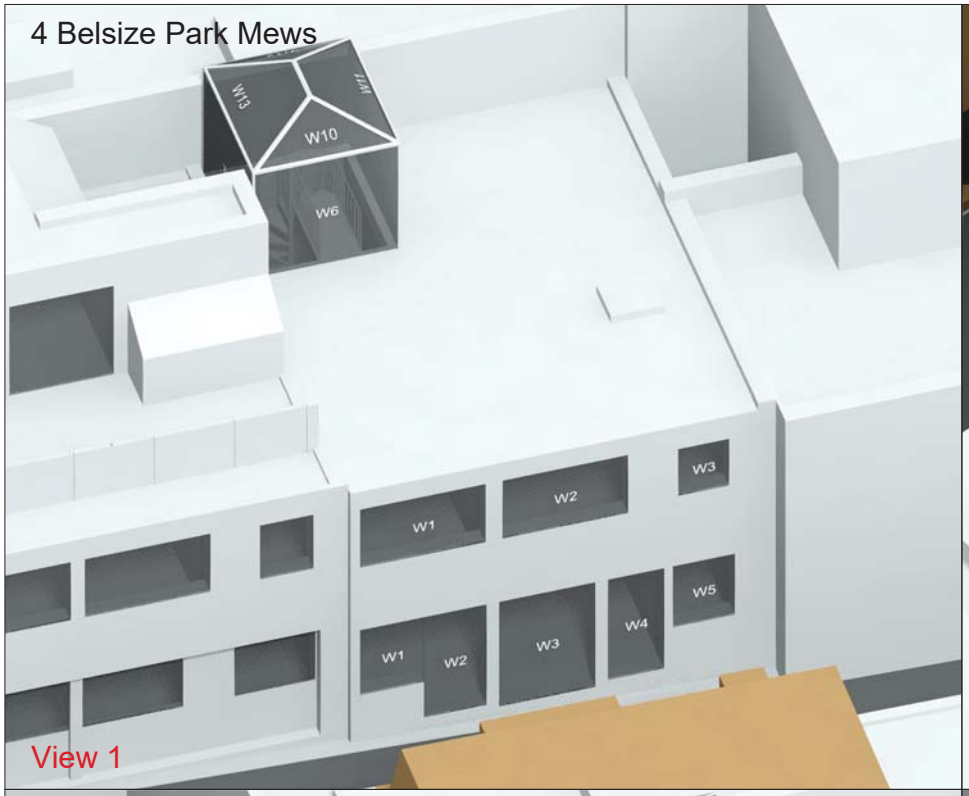
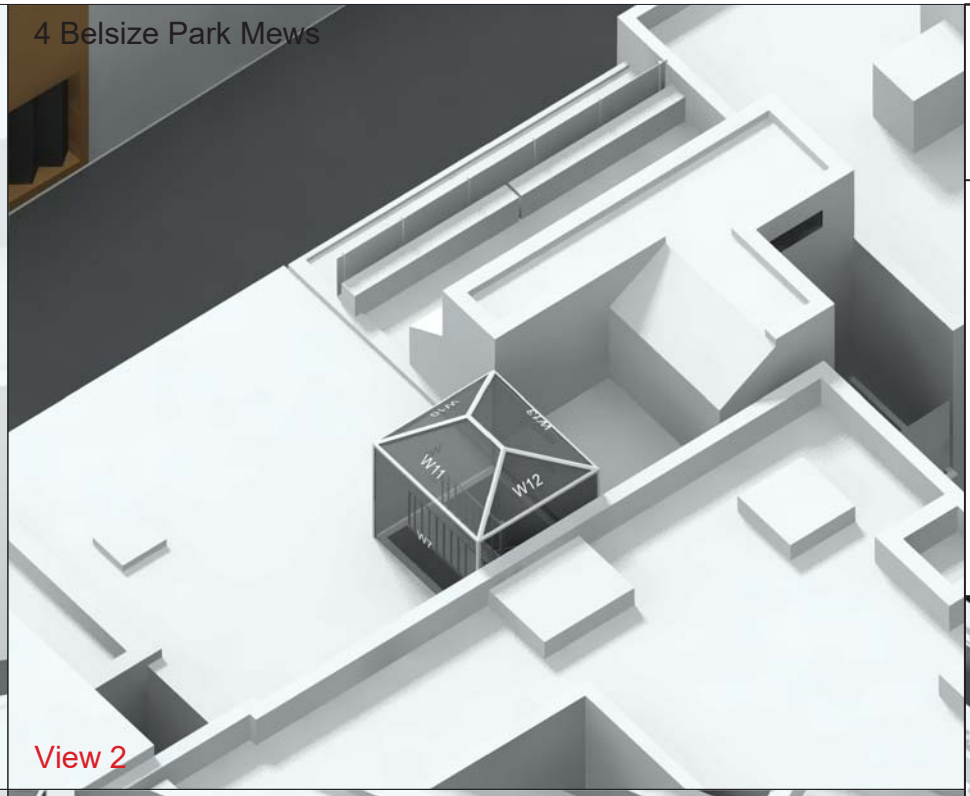
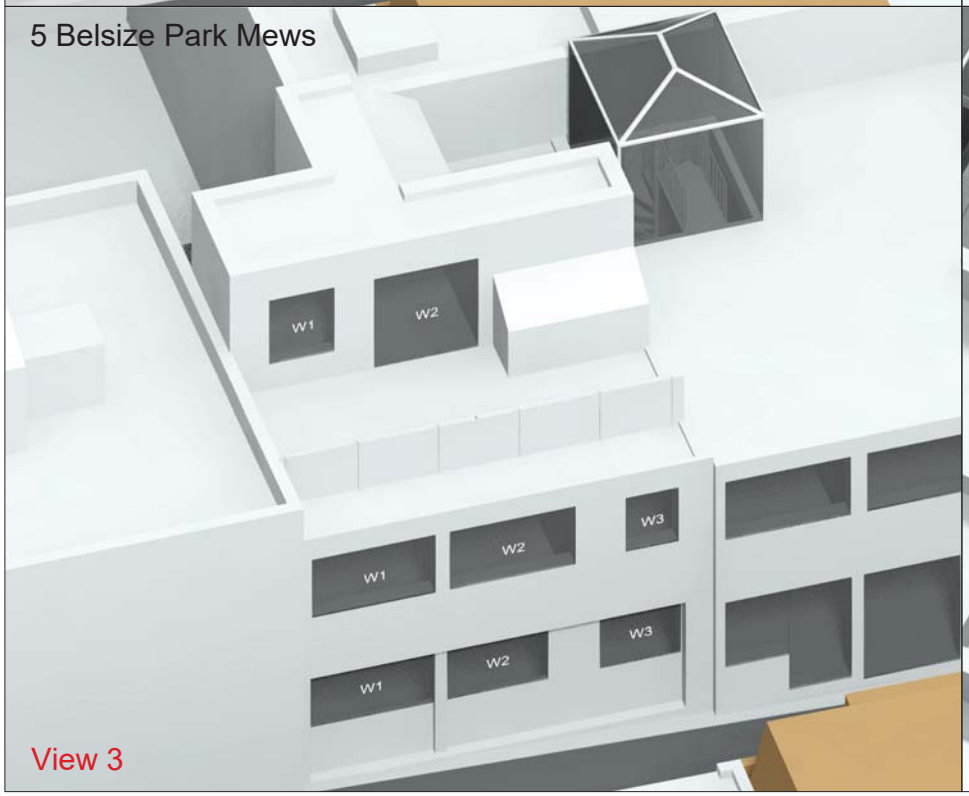
CLIENT NAME:	PROJECT STAGE: PLANNING	DRAWN: MP	
	VERSION:	1:50 A3	DATE: 04.08.21

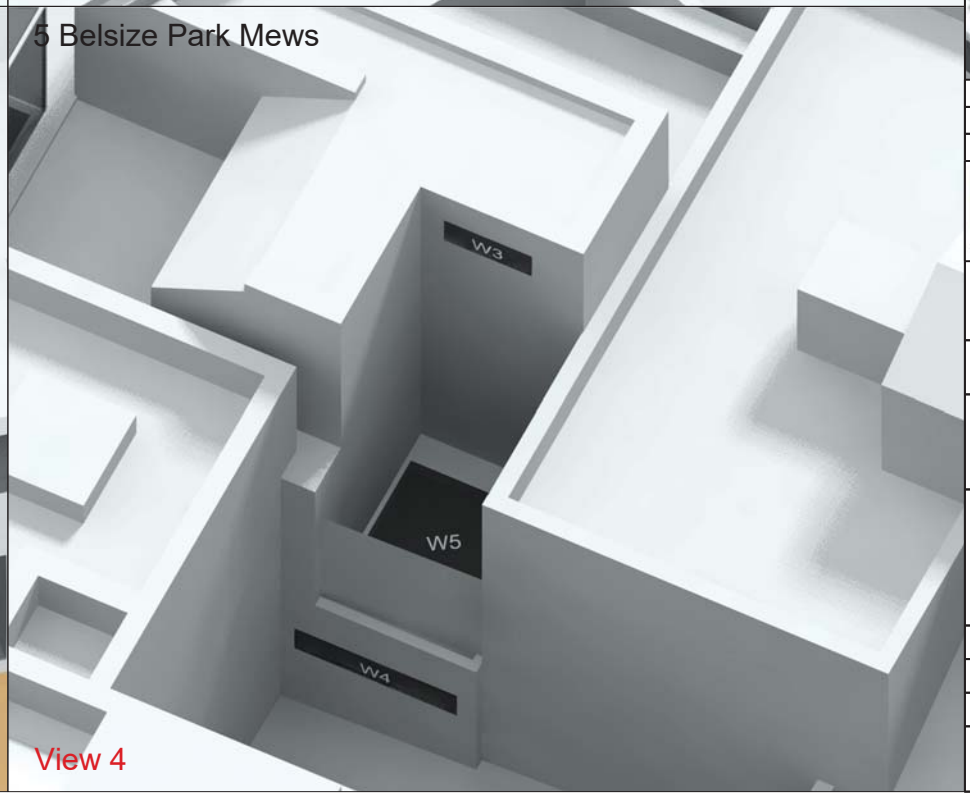
APPENDIX 3

Daylight and Sunlight
To
Neighbouring Buildings







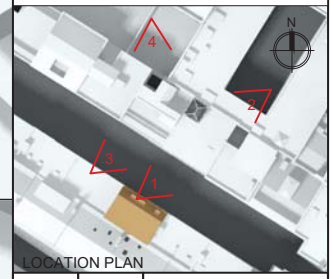


KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

SOURCES

Survey issued by PAPA Architects on 03.02.2023, drawings by Greenhatch Group on 14.12.2023:
-45791_01-03_PES_Rev0.dwg
OSmap issued by PAPA Architects on 03.02.2023, drawings by Greenhatch Group on 14.12.2023:
-45791_01-03_PES_Rev0.dwg
Zmap issued by Joanna James on 10.06.2021 drawings:
-001949_4 Belsize Park Mews,Belsize Park_HD_MASTER.dwg
Photos available on Google Maps, Street View and Bing Maps.
Site Visit Photos by PAPA Architects on 31.01.2023:
-01.jpg to 15.jpg
Final **proposed drawings** issued by PAPA Architects on 06.03.2023, drawing:
-001_Proposed_Basement.dwg
-002_Proposed_Ground_Floor.dwg
-003_Proposed_First_Floor.dwg
-004_Proposed_Second_Floor.dwg
-001_Proposed_Front_Elevation.dwg
-005_Proposed_Section_1.dwg
Neighbouring building information, Websites and Camden's planning portal. Ref.
4 Belsize Park Mews: 2003/1162/P
5 Belsize Park Mews: 2022/3456/P
2 Baynes Mews: PW9903050
Estate agents websites:
-Zoopla
-Rightmove



LOCATION PLAN

Rev.	Date	Description

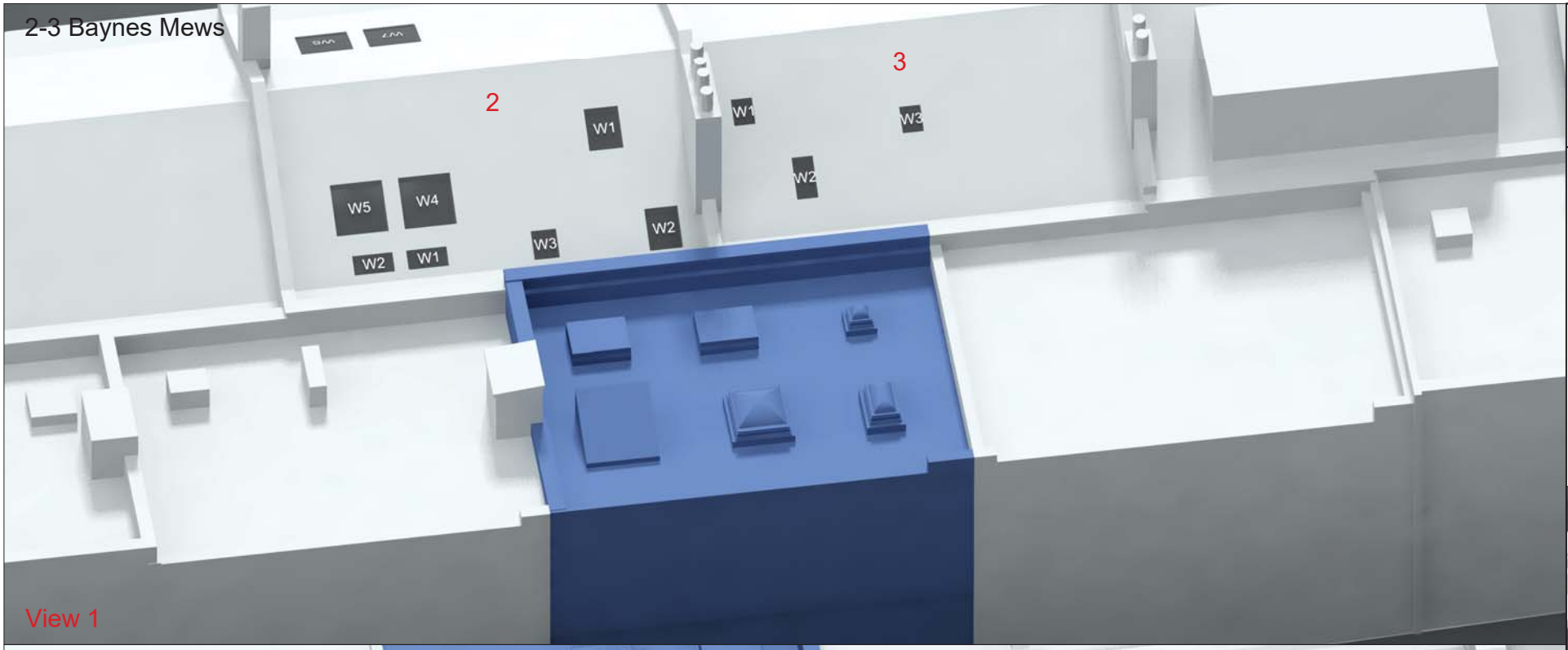
BVP
BROOKE VINCENT + PARTNERS
RICS
Chartered Building Surveyors
Churchill House, 137 Brent Street London NW4 4DJ
Tel: 020 8202 1013
E-mail: mail@brooke-vincent.co.uk

CLIENT / ARCHITECT:
PAPA Architects

PROJECT:
15 Belsize Park Mews
NW3 5BL

DRAWING:
Perspective view
Windows Location

DRAWN: PM	PROJECT NO: 12010
SCALE: NTS	
DATE: 13.03.2023	
DRAWING NO: 12010-04	CHECKED BY: JC



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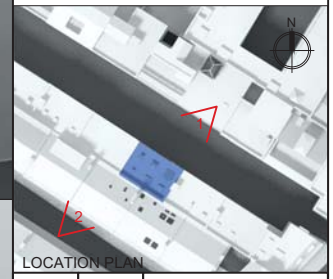

LOCATION PLAN

Rev.	Date	Description

BVP BROOKE VINCENT + PARTNERS RICS
Chartered Building Surveyors
Churchill House, 137 Brent Street London NW4 4DJ
Tel: 020 8202 1013
E-mail: mail@brooke-vincent.co.uk

CLIENT / ARCHITECT:
PAPA Architects

PROJECT:
15 Belsize Park Mews
NW3 5BL

DRAWING:
Perspective view
Windows Location

DRAWN: PM	PROJECT NO: 12010
SCALE: NTS	
DATE: 13.03.2023	
DRAWING NO: 12010-05	CHECKED BY: JC

Project Name: 15 Belsize Park Mews
Project No.: 12010
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 14/03/2023

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
4 Belsize Park Mews														
Ground	R1	LD	W1	Existing	25.53	0.92	YES	212°	60	0.93	YES	13	0.77	YES
				Proposed	23.48				56			10		
			W2	Existing	24.24	0.92	YES	212°	57	0.93	YES	11	0.82	YES
				Proposed	22.31				53			9		
			W3	Existing	24.13	0.92	YES	212°	56	0.93	YES	12	0.92	YES
				Proposed	22.28				52			11		
			W4	Existing	24.09	0.93	YES	212°	52	0.94	YES	9	1.00	YES
				Proposed	22.41				49			9		
			W6	Existing	33.58	0.99	YES	212°	68	1.00	YES	26	1.00	YES
				Proposed	33.32				68			26		
			W7	Existing	32.02	1.00	YES	122°	60	1.00	YES	20	1.00	YES
				Proposed	32.02				60			20		
			W8	Existing	1.07	1.00	YES	32°N		*North	*North		*North	*North
				Proposed	1.07									
			W9	Existing	22.66	1.00	YES	302°N		*North	*North		*North	*North
				Proposed	22.66									
			W10	Existing	87.05	1.00	YES	212° Inc	93	1.00	YES	28	1.00	YES
				Proposed	87.05				93			28		
			W11	Existing	89.20	1.00	YES	122° Inc	86	1.00	YES	25	1.00	YES
				Proposed	89.20				86			25		
			W12	Existing	78.32	1.00	YES	32°N Inc		*North	*North		*North	*North
				Proposed	78.32									
			W13	Existing	87.14	1.00	YES	302°N Inc		*North	*North		*North	*North
				Proposed	87.14									
	R2	Kitchen	W5	Existing	24.64	0.93	YES	212°	48	0.94	YES	9	1.00	YES
				Proposed	23.01				45			9		
First	R1	Bedroom	W1	Existing	34.03	0.92	YES	212°	75	0.93	YES	24	0.79	YES
				Proposed	31.23				70			19		
	R2	Bedroom	W2	Existing	34.04	0.93	YES	212°	76	0.96	YES	24	0.88	YES
				Proposed	31.49				73			21		
	R3	Bathroom	W3	Existing	33.10	0.94	N/A	212°	69	0.96	N/A	21	0.86	N/A
				Proposed	31.20				66			18		
5 Belsize Park Mews														
Ground	R1	LKD	W1	Existing	22.49	0.95	YES	212°	53	0.96	YES	13	0.85	YES
				Proposed	21.46				51			11		
			W2	Existing	23.16	0.94	YES	212°	54	0.96	YES	13	0.85	YES
				Proposed	21.79				52			11		
			W4	Existing	6.38	1.00	YES	32°N		*North	*North		*North	*North
				Proposed	6.38									
			W5	Existing	16.52	1.00	YES	90° Hz	0	1.00	YES	0	1.00	YES
				Proposed	16.52				0			0		
	R2	Study	W3	Existing	23.16	0.92	N/A	212°	50	0.94	N/A	11	0.73	N/A
				Proposed	21.35				47			8		
First	R1	Bedroom	W1	Existing	33.20	0.96	YES	212°	72	0.96	YES	24	0.88	YES
				Proposed	31.95				69			21		
			W2	Existing	33.65	0.95	YES	212°	72	0.96	YES	23	0.87	YES
				Proposed	31.89				69			20		
	R2	En Suite	W3	Existing	33.79	0.93	N/A	212°	73	0.96	N/A	24	0.88	N/A
				Proposed	31.50				70			21		
Second	R1	Office	W1	Existing	37.18	1.00	N/A	212°	77	1.00	N/A	26	1.00	N/A
				Proposed	37.07				77			26		
			W2	Existing	36.69	0.99	N/A	212°	77	1.00	N/A	26	1.00	N/A
				Proposed	36.41				77			26		
			W3	Existing	21.27	1.00	N/A	32°N		*North	*North		*North	*North
				Proposed	21.27									

Project Name: 15 Belsize Park Mews
Project No.: 12010
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 14/03/2023

Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
2 Baynes Mews														
First	R1	Living Room	W1	Existing	87.39	0.90	YES	33°N Inc		*North	*North		*North	*North
				Proposed	78.81									
			W2	Existing	87.51	0.95	YES	33°N Inc		*North	*North		*North	*North
				Proposed	83.04									
			W3	Existing	27.59	1.00	YES	213°	49	1.00	YES	12	1.00	YES
				Proposed	27.59				49			12		
			W4	Existing	27.79	1.00	YES	213°	48	1.00	YES	13	1.00	YES
				Proposed	27.79				48			13		
Second	R1	Bathroom	W1	Existing	80.69	0.96	N/A	33°N Inc		*North	*North		*North	*North
				Proposed	77.12									
	R4	Stair Tread	W3	Existing	84.89	0.63	N/A	33°N Inc		*North	*North		*North	*North
				Proposed	53.85									
	R5	Stair Tread	W2	Existing	76.94	0.55	N/A	33°N Inc		*North	*North		*North	*North
				Proposed	42.07									
	R15	Bedroom	W4	Existing	87.80	0.95	YES	33°N Inc		*North	*North		*North	*North
				Proposed	83.83									
			W5	Existing	87.97	0.98	YES	33°N Inc		*North	*North		*North	*North
				Proposed	86.22									
			W6	Existing	87.31	1.00	YES	213° Inc	69	1.00	YES	22	1.00	YES
				Proposed	87.31				69			22		
			W7	Existing	89.31	1.00	YES	213° Inc	69	1.00	YES	23	1.00	YES
				Proposed	89.31				69			23		
3 Baynes Mews														
Second	R1	Bathroom	W1	Existing	69.98	0.96	N/A	33°N Inc		*North	*North		*North	*North
				Proposed	67.40									
			W2	Existing	81.22	0.75	N/A	33°N Inc		*North	*North		*North	*North
				Proposed	60.58									
	R2	Unknown	W3	Existing	86.43	0.95	N/A	33°N Inc		*North	*North		*North	*North
				Proposed	82.03									

Project Name: 15 Belsize Park Mews
Project No.: 12010
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 10/03/2023

Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
4 Belsize Park Mews									
Ground	R1	Residential	LD	Area m2	47.70	32.06	31.93		
				% of room		67.21%	66.94%	1.00	YES
	R2	Residential	Kitchen	Area m2	6.19	4.90	4.80		
				% of room		79.19%	77.52%	0.98	YES
First	R1	Residential	Bedroom	Area m2	8.34	8.23	8.23		
				% of room		98.65%	98.65%	1.00	YES
	R2	Residential	Bedroom	Area m2	10.58	10.42	10.42		
				% of room		98.47%	98.47%	1.00	YES
	R3	Residential	Bathroom	Area m2	3.49	3.33	3.33		
				% of room		95.38%	95.38%	1.00	N/A
5 Belsize Park Mews									
Ground	R1	Residential	LKD	Area m2	50.73	29.79	29.35		
				% of room		58.72%	57.86%	0.99	YES
	R2	Residential	Study	Area m2	5.57	5.48	5.48		
				% of room		98.49%	98.49%	1.00	N/A
First	R1	Residential	Bedroom	Area m2	13.22	13.02	13.02		
				% of room		98.49%	98.49%	1.00	YES
	R2	Residential	En Suite	Area m2	4.58	4.42	4.42		
				% of room		96.58%	96.58%	1.00	N/A
Second	R1	Residential	Office	Area m2	7.57	7.57	7.57		
				% of room		100.00%	100.00%	1.00	N/A
3 Baynes Mews									
Second	R1	Residential	Bathroom	Area m2	4.80	4.20	3.93		
				% of room		87.44%	81.79%	0.94	N/A
	R2	Residential	Unknown	Area m2	2.10	2.10	2.10		
				% of room		100.00%	100.00%	1.00	N/A