

Daylight and Sunlight amenity report for the
proposed development at

34a Netherhall Gardens, London NW3 5TP



Prepared for: Studio Three Architects Limited

Prepared by: Ian McKenna BSc (Hons) MRICS

Date: 23 July 2024

Reference: 124997-100/16/BSC/AS

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1. Executive summary

1.1. Scope

- 1.1.1. We have been instructed by Studio Three Architects Limited to determine the effects upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at 34a Netherhall Gardens, London NW3 5TP.

1.2. Assessment criteria

- 1.2.1. To ensure that this assessment can be appropriately evaluated against London Borough of Camden's planning policy, daylight and sunlight calculations have been undertaken in accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 3rd Edition, 2022 (the "BRE guide") and also BS EN 17037 'Daylight in buildings' and the UK National Annex, to which the BRE guide refers. The standards and tests applied within this assessment are briefly described in Appendix A.

1.3. Summary of effect of proposed development on existing surrounding buildings

Daylight

- 1.3.1. Of the 32 windows assessed for daylight VSC, 25 will meet the target values as set out in the BRE guidelines.
- 1.3.2. As is usually the case in urban development, some effects are noted, however, the BRE guide urges flexibility in relation to numeric targets and cites certain factors which should be considered when these are not met.
- 1.3.3. Two of the factors the BRE guide promotes are:
- The relative heights of the existing and proposed buildings; and
 - The proximity of windows in the existing buildings in relation to the boundaries.
- 1.3.4. In relation to relative heights, the BRE guide suggests that a 'mirror image' can be used to define targets where the proposed building can be of similar height and scale of the buildings it is adjacent to.
- 1.3.5. It is noted that the proposal is smaller in height and volume than 32 Netherhall Road and substantially smaller than 34 Netherhall Road. Therefore we consider that the design does accord with the BRE targets when using the mirror image approach.

- 1.3.6. In addition to the mirror image target, the BRE guide also states that where existing buildings have windows close to the common boundary, greater flexibility should be given. At 2.2.3 it states that '...that the numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing buildings is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. Here of course the affected windows are close to the common boundary and therefore would stifle the development of the adjacent land if a pragmatic approach is not taken to the numeric targets.
- 1.3.7. Given the above, the results are considered to be BRE compliant.
- 1.3.8. In addition to the VSC analysis, of the 14 rooms assessed for daylight distribution, 11 will meet the target values as set out in the BRE guidelines.
- 1.3.9. As stated above in the section on VSC, the affected rooms are all close to and facing the common boundaries and therefore, in accordance with the BRE guide, greater flexibility should be given to the numeric results.

Sunlight

- 1.3.10. Of the 11 rooms assessed, all will meet the target values as set out in the BRE guidelines.
- 1.3.11. This shows that the proposals will not adversely affect sunlight and that the rooms will retain sufficient levels of sunlight.

Overshadowing

- 1.3.12. Our results demonstrate that both the gardens assessed meet the BRE target criteria for sunlight because at least 50% of their area receives at least two hours of direct sunlight on 21 March, or the reduction in area receiving sun on that date is less than 20%.
- 1.3.13. Again, this shows that the proposals will not adversely affect the quality of light amenity to the surrounding houses.

1.4. Overall

- 1.4.1. The design of the proposed dwelling meets the BRE's numeric targets for daylight, sunlight and overshadowing in the vast majority of cases. Where there are some departures from the numeric targets, the design meets the BRE's recommendations in terms of the mirror image approach and the 'good neighbour' test. We are therefore satisfied that the design accords with the BRE guide and therefore, by analogy, it also accords with the planning policy of objectives of LB Camden in respect of natural light.

2. Introduction

2.1. Scope

- 2.1.1. We have been instructed by Studio Three Architects Limited to determine the effects upon the daylight and sunlight amenity that may arise from the proposed development of 34a Netherhall Gardens, London NW3 5TP in respect of the existing surrounding buildings.

2.2. Planning policy

- 2.2.1. London Borough of Camden Council's Local Plan (LP) refers to the following documents as those being used to review adequacy of daylight and sunlight. This Report is therefore based on the following publications which contain the accepted standards for assessing daylight and sunlight:

- Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011" ("the BRE guide")
- BS8206 – Part 2: 2008 Code of Practice for Daylighting.

- 2.2.2. London Borough of Camden Council's Local Plan contains the following policy guidance under Policy A1 Managing the impact of development:

Sunlight, daylight and overshadowing

- 6.5 *Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity.*

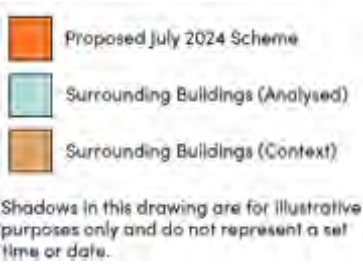
2.3. Assessment criteria

- 2.3.1. To ensure that this assessment can be appropriately evaluated against London Borough of Camden’s planning policy, daylight and sunlight calculations have been undertaken in accordance with the ‘BRE guide’. The standards and tests applied are briefly described in Appendix A.
- 2.3.2. The existing buildings adjacent to the proposed development site are shown on the site plan (see below) and comprise:

Name/address of building	Assumed use	Position in relation to the development
32 Netherhall Gardens	Residential	South
34 Netherhall Gardens	Residential	North
39 Netherhall Gardens	Residential	West



Key



2.4. Limitations

- 2.4.1. Our assessment is based on the scheme drawings provided by Studio Three Architects as listed below. Other third party information utilised in producing our analysis model, such as 3D mapping and/or topographical survey data is also listed below:

Title	Date Received
<u>Studio Three Architects</u>	
23074_PROP_E_200 (Front).dwg	16 July 2024
23074_PROP_E_201 (Rear).dwg	16 July 2024
23074_PROP_E_202 (North).dwg	16 July 2024
23074_PROP_E_203 (South).dwg	16 July 2024
23074_PROP_P_099.dwg	16 July 2024
23074_PROP_P_100.dwg	16 July 2024
23074_PROP_P_101.dwg	16 July 2024
23074_PROP_P_102.dwg	16 July 2024
23074_PROP_P_103.dwg	16 July 2024
23074_PROP_S_300 (AA).dwg	16 July 2024
<u>Square Feet Architects</u>	
230505 Design & Access Statement-r.pdf	05 February 2024
<u>Accucities</u>	
003866_NetherHall Gardens, Hampstead_HD_MASTER.dwg	09 February 2024

3. Assessment and results – effects of new development on existing, surrounding buildings

3.1. Daylight

3.1.1. In accordance with the BRE guide (see also Appendix A) and our site inspection the following buildings required assessment:

- 32 Netherhall Gardens
- 34 Netherhall Gardens
- 39 Netherhall Gardens

3.1.2. The results of our VSC analysis are shown in full in Appendix D. The following table is a summary of our findings:

Building Address	No. of Windows Analysed	BRE Compliant		Total Percentage BRE Compliant
		Yes	No	
32 Netherhall Gardens	5	1	4	20
34 Netherhall Gardens	14	11	3	79
39 Netherhall Gardens	13	13	0	100
Totals	32	25	7	78

3.1.3. Of the 32 windows assessed, 25 will meet the target values as set out in the BRE guidelines. Some effects are noted, however, the BRE guide urges flexibility in relation to numeric targets and cites certain factors which should be considered when these are not met.

3.1.4. Two of the factors the BRE guide promotes are:

- The relative heights of the existing and proposed buildings; and
- The proximity of windows in the existing buildings in relation to the boundaries.

3.1.5. In relation to relative heights, the BRE guide suggest that a ‘mirror image’ can be used to define targets where the proposed building can be of similar height and scale of the buildings it is adjacent to. The guide shows an Example of this at figure F3:



- 3.1.6. It is noted that the proposal is smaller in height and volume than 32 Netherhall Road and substantially smaller than 34 Netherhall Road. Therefore we consider that the design does accord with the BRE targets when using the mirror image approach.
- 3.1.7. In addition to the mirror image target, the BRE guide also states that where existing buildings have windows close to the common boundary, greater flexibility should be given. At 2.2.3 it states that ‘...that the numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing buildings is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. Here of course the affected windows are close to the common boundary and therefore would stifle the development of the adjacent land if a pragmatic approach is not taken to the numeric targets.
- 3.1.8. Given the above, the results are considered to be BRE compliant.
- 3.1.9. The Daylight Distribution (DD) results are shown in full in Appendix D. Below is a summary of our findings:

Building Address	No. of Rooms Analysed	BRE Compliant		Total Percentage BRE Compliant
		Yes	No	
32 Netherhall Gardens	3	1	2	33
34 Netherhall Gardens	7	6	1	86
39 Netherhall Gardens	4	4	0	100
Totals	14	11	3	79

- 3.1.10. Of the 14 rooms assessed, 11 will meet the target values as set out in the BRE guidelines.
- 3.1.11. As stated above, the affected rooms are all close to and facing the common boundaries and therefore, in accordance with the BRE guide, greater flexibility should be given to the numeric results.
- 3.2. **Sunlight**
- 3.2.1. In accordance with the BRE Guide, our analysis of the plans provided and our observations on site, a number of the surrounding buildings require Annual Probable Sunlight Hours (APSH) analysis – (see Appendix A):
- 32 Netherhall Gardens
 - 34 Netherhall Gardens
 - 39 Netherhall Gardens

3.2.2. The table below shows a summary of the results of the APSH assessment. Full numerical results are contained in Appendix E.

Building Address	No. of Rooms Analysed	BRE Compliant		Total Percentage BRE Compliant
		Yes	No	
32 Netherhall Gardens	1	1	0	100
34 Netherhall Gardens	7	7	0	100
39 Netherhall Gardens	3	3	0	100
Totals	11	11	0	100

3.2.3. Of the 11 rooms assessed, all will meet the target values as set out in the BRE guidelines.

3.2.4. This shows that the proposals will not adversely affect sunlight and that the rooms will retain sufficient levels of sunlight.

3.3. Overshadowing

3.3.1. In accordance with the BRE guide we have undertaken overshadowing assessments to the following areas:

- 34 Netherhall Gardens
- 36 Netherhall Gardens

3.3.2. A reference plan and the results of the overshadowing analysis are shown in full in Appendix F. The table below summarises the results:

Building Address	No. of Amenity Areas Analysed	BRE Compliant		Total Percentage BRE Compliant
		Yes	No	
34 Netherhall Gardens	1	1	0	100
36 Netherhall Gardens	1	1	0	100
Totals	2	2	0	100

3.3.3. Our results demonstrate that both the gardens assessed meet the BRE target criteria for sunlight because at least 50% of their area receives at least two hours of direct sunlight on 21 March, or the reduction in area receiving sun on that date is less than 20%.

3.3.4. Again, this shows that the proposals will not adversely affect the quality of light amenity to the surrounding houses.

Appendix A

Assessments to be applied

Introduction

The main purpose of the guidelines in the Building Research Establishment Report “Site Layout Planning for Daylight and Sunlight – a guide to good practice 2022, 3rd Edition” (“the BRE guide”) is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban sites and extensions to existing buildings, a fact recognised by the BRE Report’s author in the Introduction where Dr Paul Littlefair says:

‘The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly 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 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.....’

In many cases in low-rise housing, meeting the criteria for daylight and sunlight may mean that the BRE criteria for other amenity considerations such as *privacy* and *sense of enclosure* are also satisfied.

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority’s policies, vary widely, from 18–35m¹. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide’s daylighting requirements as it complies with the 25° rule and will almost certainly satisfy the ‘Three times height’ test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical ‘minimum’ distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25° rule.

¹ The commonest minimum privacy distance is 21m (Householder Development Consents Review: Implementation of Recommendations – Department for Communities and Local Government – May 2007)

Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of tests to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings.

Daylighting Tests

'Three times height' test – If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25° test will need to be carried out.

25° test – a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25° to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25° then more detailed tests are required, as outlined below.

VSC Test – the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in every direction) is 40%.

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25° Test). Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

Daylight Distribution (DD) Test – This test looks at the position of the “No-Sky Line” (NSL) – that is, the line that divides the points on the working plane (0.7m from floor level in offices and 0.85m in dwellings and industrial spaces) which can and cannot see the sky. The BRE guide suggests that areas beyond the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it.

In new developments no more than 20% of a room’s area should be beyond the NSL. For existing buildings the BRE guide states that if, following the construction of a new development, the NSL moves so that the area beyond the NSL increases by more than 20%, then daylighting is likely to be seriously affected.

The guide suggests that in houses, living rooms, dining rooms and kitchens should be tested: bedrooms are deemed less important, although should nevertheless be analysed. In other buildings each main room where daylight is expected should be investigated.

Daylight Factor (D) Test – The D test takes account of the interior dimensions and surface reflectance within the room being tested as well as the amount of sky visible from the window. For this reason it is considered a detailed and representative measure of the adequacy of light. The minimum D values recommended in BS EN 17037 are as follows:

Table C3 – Target daylight factors (D_T) to achieve over at least 50% of the assessment grid in UK domestic habitable rooms with vertical and/or inclined daylight apertures

Location	D_T for 100 lx (Bedroom)	D_T for 150 lx (Living room)	D_T for 200 lx (Kitchen)
St Peter (Jersey)	0.6%	0.9%	1.2%
London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%

This is a test used in assessing adequacy of light in rooms within new developments, although, in certain circumstances, it may be used as a supplementary test in the assessment of daylighting in existing buildings, particularly where more than one window serves a room.

Illuminance (E_t) Test – The illuminance method uses site climate data to measure the illuminance from daylight at each point on an assessment grid in the room at hourly intervals over a typical year. The UK National Annex of BS EN 17037 provides illuminance recommendations for UK dwellings, as follows:

Bedroom	100 lux
Living rooms	150 lux
Kitchens	200 lux

These are median illuminances and should be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours.

Sunlight

Sunlight is an important ‘amenity’ in both domestic and non-domestic settings. The way in which a building’s windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the United Kingdom is in the northern hemisphere, we receive virtually all of our sunlight from the south. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to the position of due south.

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the guide states that site layout design should aim to maximise the number of dwellings with a main living room that meets sunlight criteria. Where a window wall faces within 90° of due south and no obstruction subtends to angle of more than 25° to the horizontal or where the window wall faces within 20° of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that sunlight hours should be measured and it is recommended that the window should receive at least 1.5 hours of sunlight on 21 March. It should be noted that if a room has two windows or more on opposite/adjacent walls, the sunlight hours due to each can be added together provided that any overlap is excluded.

The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. Annual Probable Sunlight Hours (APSH) tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90° of due south of an existing building's main window wall and the new building subtends to angle of more than 25° to the horizontal;
- The window wall faces within 20° of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

Where APSH testing is required it is similar to the test for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

Sunlight – Gardens and Open Spaces

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guide are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5m tall are also factored into the calculations.

The BRE guidelines state that:

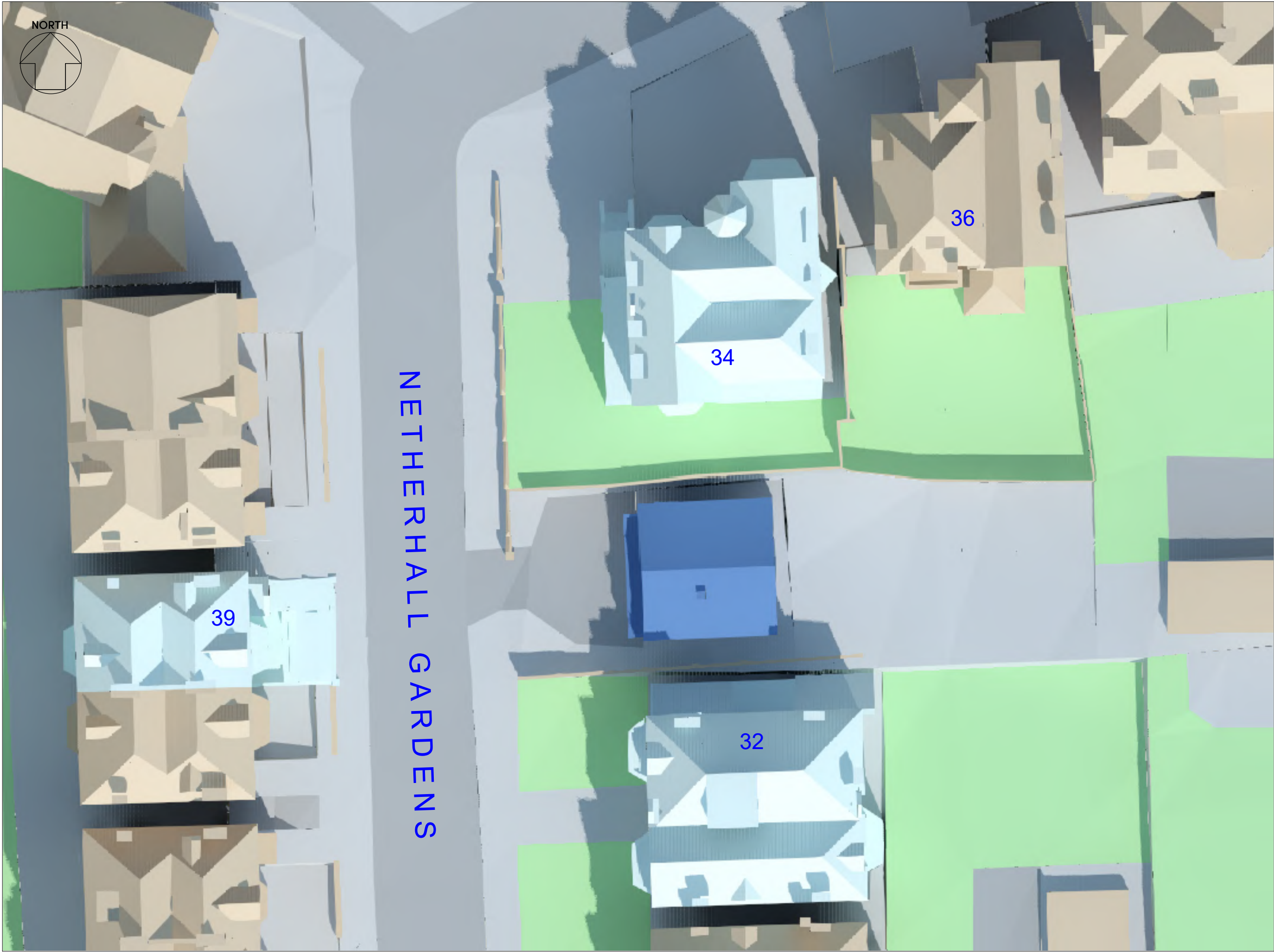
- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;
- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

Section 3.3 of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

Appendix B

Context drawings





Existing Site Plan

SOURCES OF INFORMATION:
STUDIO THREE ARCHITECTS

23074_PROP_E_200 (Front).dwg
23074_PROP_E_201 (Rear).dwg
23074_PROP_E_202 (North).dwg
23074_PROP_E_203 (South).dwg
23074_PROP_P_099.dwg
23074_PROP_P_100.dwg
23074_PROP_P_101.dwg
23074_PROP_P_102.dwg
23074_PROP_P_103.dwg
23074_PROP_S_300 (AA).dwg
Received 16 July 2024

SQUARE FEET ARCHITECTS

230505 Design & Access Statement-r.pdf
Received 05 February 2024

ACCUCITIES

003866_NetherHall Gardens, Hampstead_HD_MASTER.dwg
Received 09 February 2024

- Existing Building
- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)

Shadows in this drawing are for illustrative purposes only and do not represent a set time or date.

Rev.	Date	Amendments	Initial
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HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
ALL DIMENSIONS ARE IN METRES ONLY

TITLE
Existing Site Plan

CLIENT
Studio Three Architects Limited

PROJECT
**34a Netherhall Gardens
London
NW3 5TP**

DRAWN BY	CHECKED
SK	IM
SCALE	DATE
1:250@A3	July 2024

HOLLIS

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F 020 7627 9850
W hollisglobal.com

DRAWING NO.	RELEASE NO.
124997_CTXT_01	3



3D Context View from Northwest (Existing)

SOURCES OF INFORMATION:
STUDIO THREE ARCHITECTS

23074_PROP_E_200 (Front).dwg
23074_PROP_E_201 (Rear).dwg
23074_PROP_E_202 (North).dwg
23074_PROP_E_203 (South).dwg
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23074_PROP_P_102.dwg
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23074_PROP_S_300 (AA).dwg
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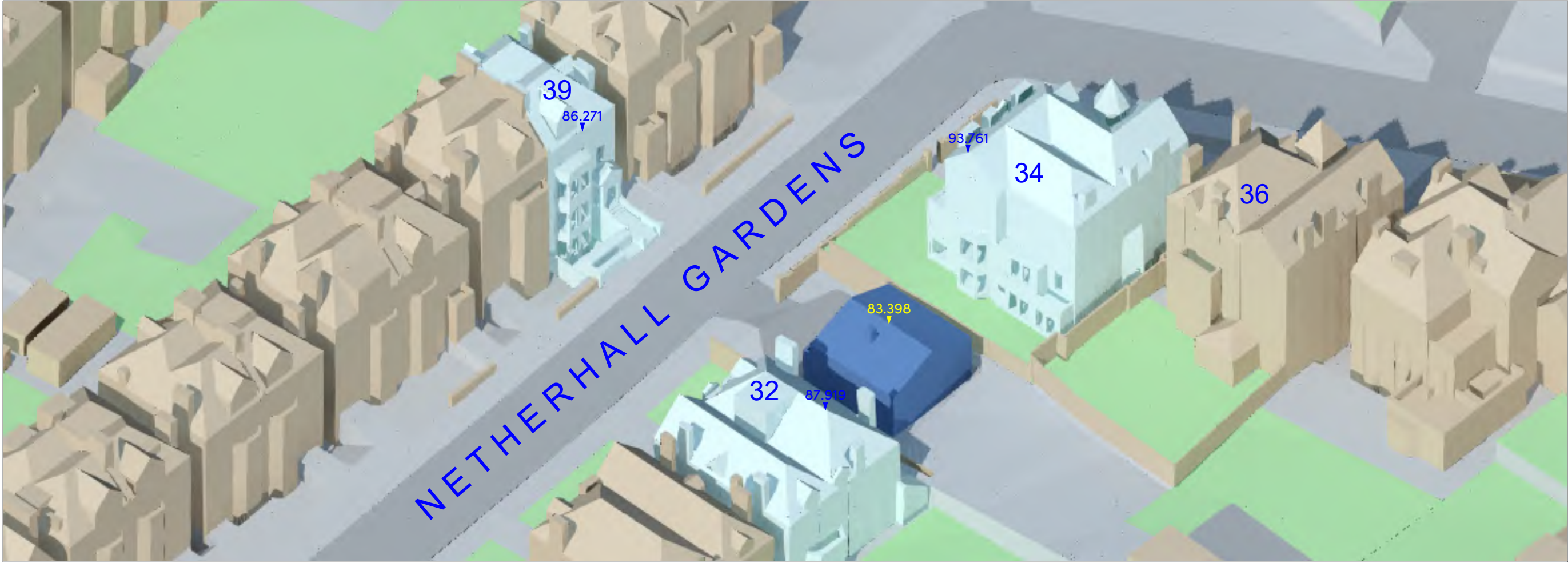
ACCUCITIES

003866_NetherHall Gardens, Hampstead_HD_MASTER.dwg
Received 09 February 2024

ALL HEIGHTS IN METRES AOD

- Existing Building
- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)

Shadows in this drawing are for illustrative purposes only and do not represent a set time or date.



3D Context View from Southeast (Existing)

Rev.	Date	Amendments	Initial
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TITLE

3D Views
Existing Site

CLIENT

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PROJECT

34a Netherhall Gardens
London
NW3 5TP

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NS@A3	July 2024

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124997_CTXT_02	3



Proposed Site Plan – July 2024 Scheme

SOURCES OF INFORMATION:

STUDIO THREE ARCHITECTS
23074_PROP_E_200 (Front).dwg
23074_PROP_E_201 (Rear).dwg
23074_PROP_E_202 (North).dwg
23074_PROP_E_203 (South).dwg
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23074_PROP_P_101.dwg
23074_PROP_P_102.dwg
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23074_PROP_S_300 (AA).dwg
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230505 Design & Access Statement-r.pdf
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003866_NetherHall Gardens, Hampstead_HD_MASTER.dwg
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- Proposed July 2024 Scheme
- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)

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TITLE

Proposed July 2024 Scheme
Site Plan

CLIENT

Studio Three Architects Limited

PROJECT

34a Netherhall Gardens
London
NW3 5TP

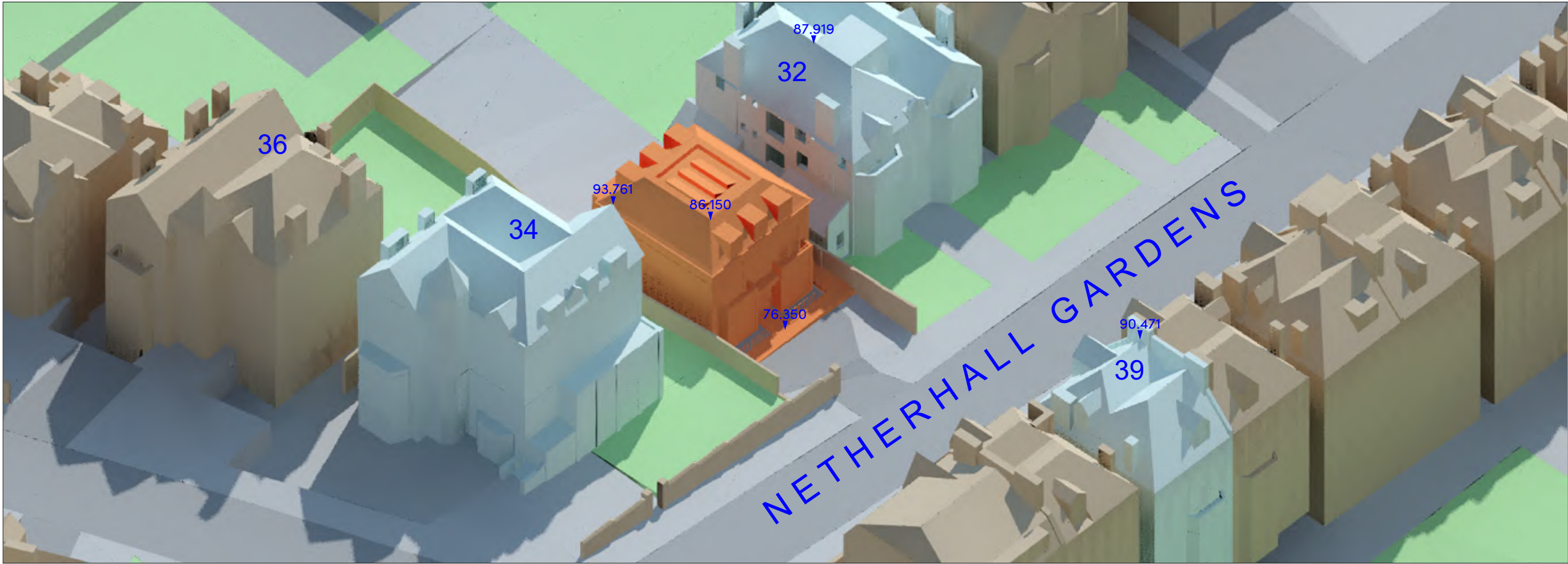
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3D Context View from Northwest (Proposed July 2024 Scheme)

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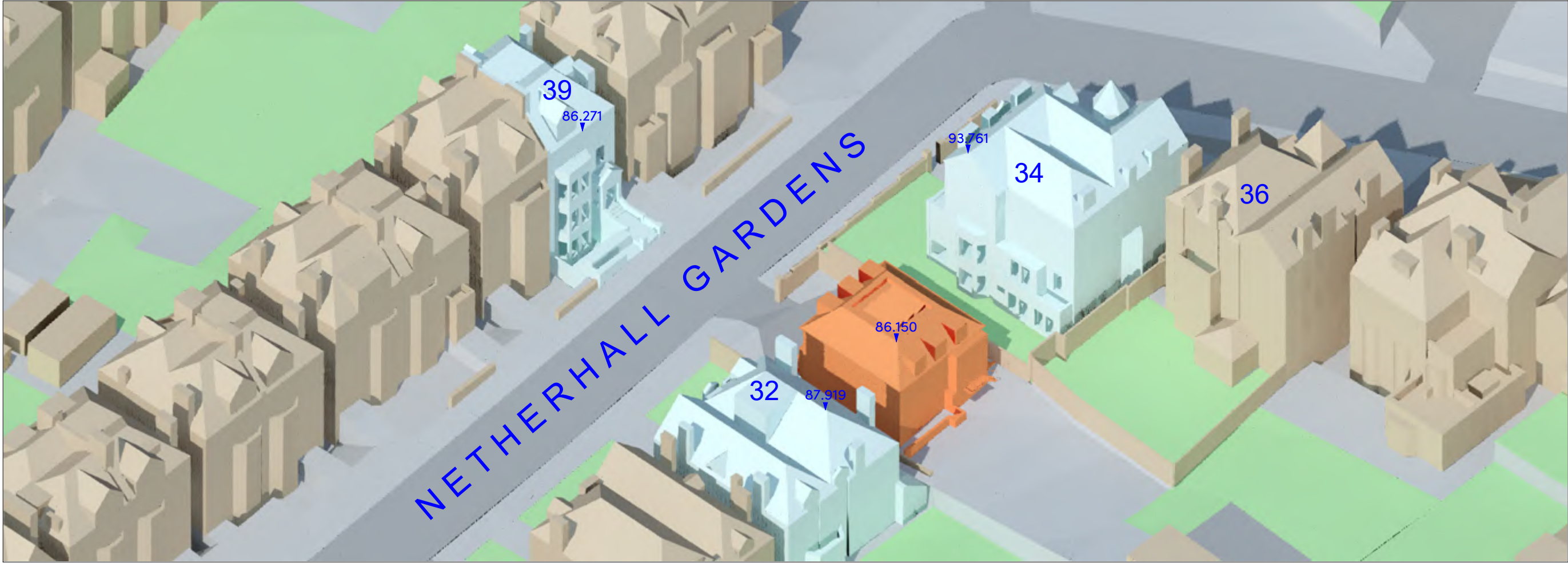
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- Proposed July 2024 Scheme
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- Surrounding Buildings (Context)

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3D Context View from Southeast (Proposed July 2024 Scheme)

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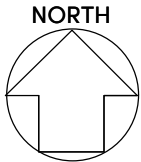
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Appendix C

Window/room reference drawings



SOURCES OF INFORMATION:

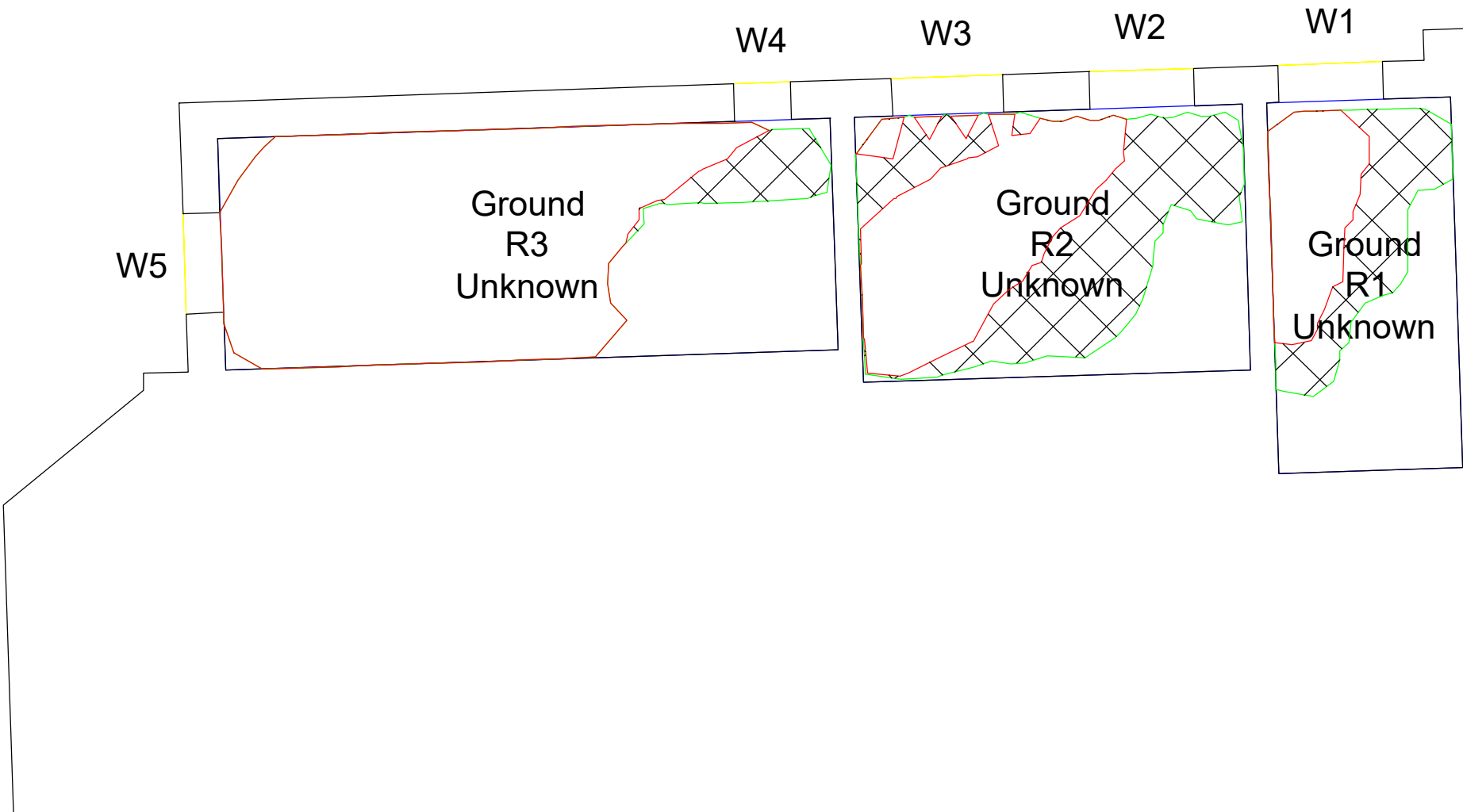
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Daylight Distribution
Contours/Referencing Plans
32 Netherhall Gardens

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PROJECT

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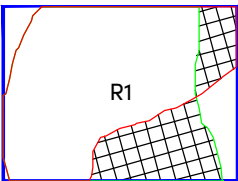
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32 Netherhall Gardens - Ground Floor



3D Context View from Northwest

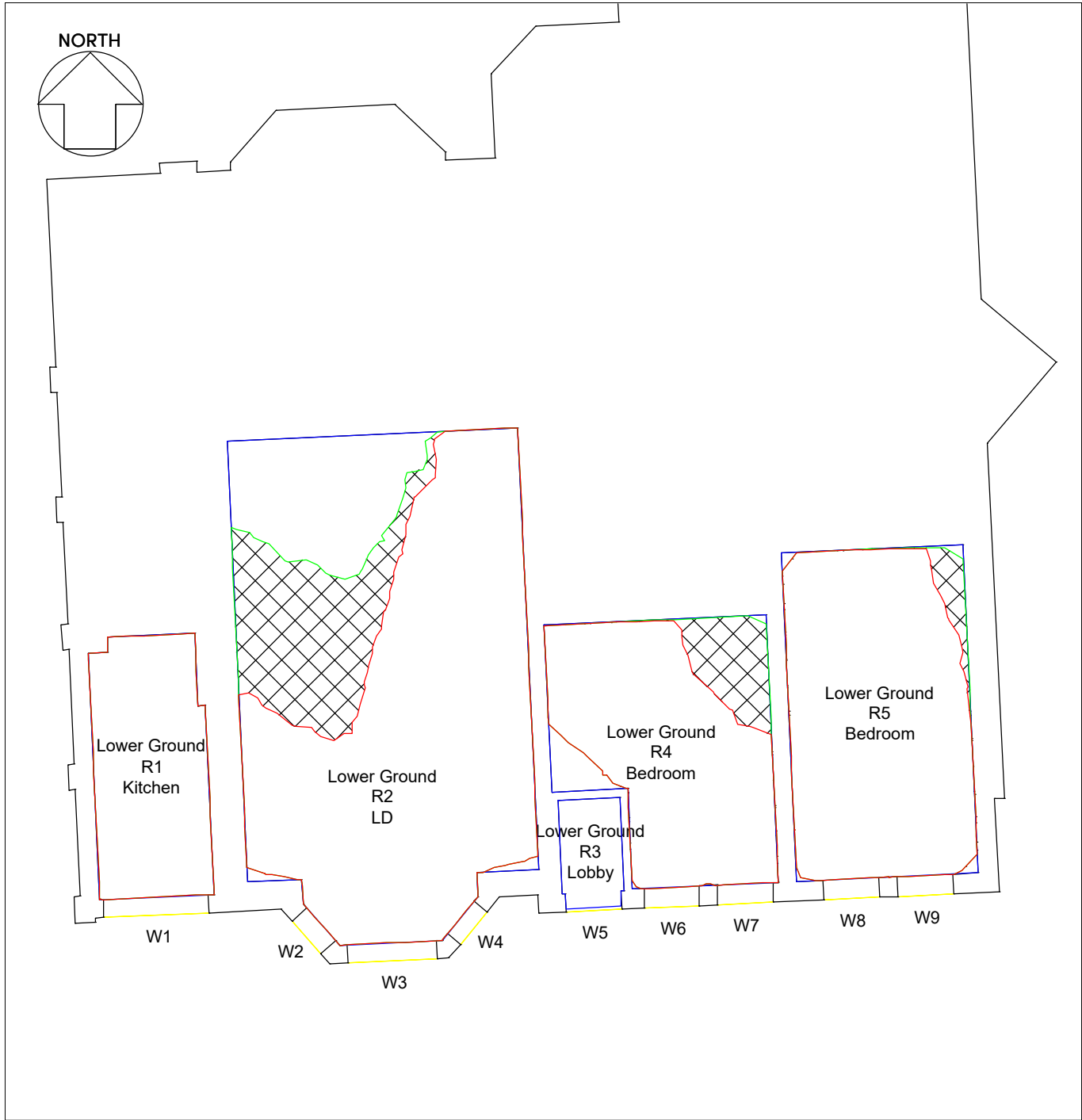
KEY



- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View from Northeast

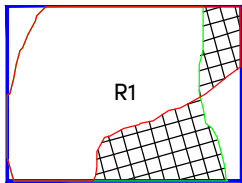


3D Context View from Southwest

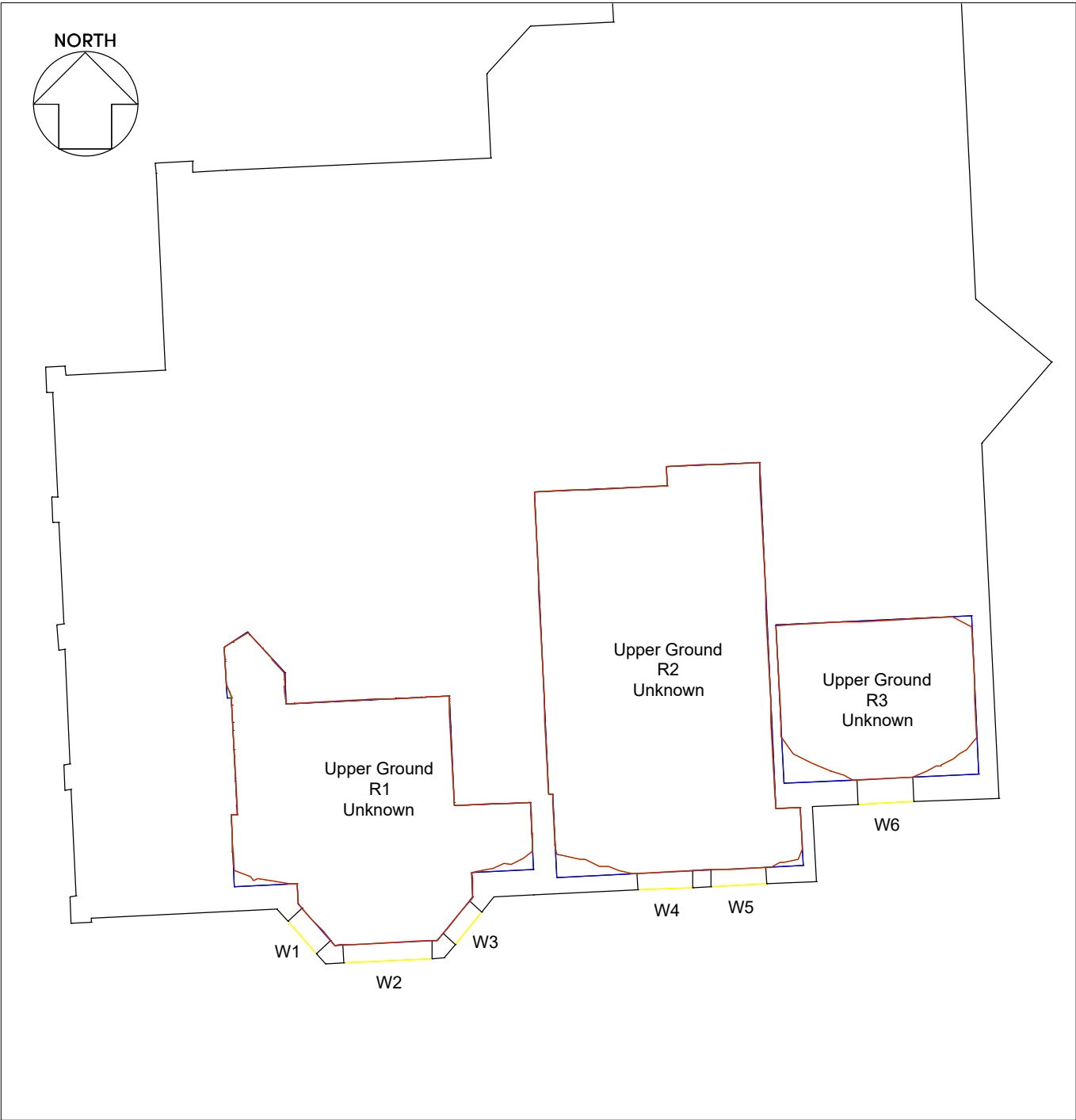


3D Context View from Southeast

KEY



- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View from Southwest



3D Context View from Southeast

SOURCES OF INFORMATION:
STUDIO THREE ARCHITECTS
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34 Netherhall Gardens

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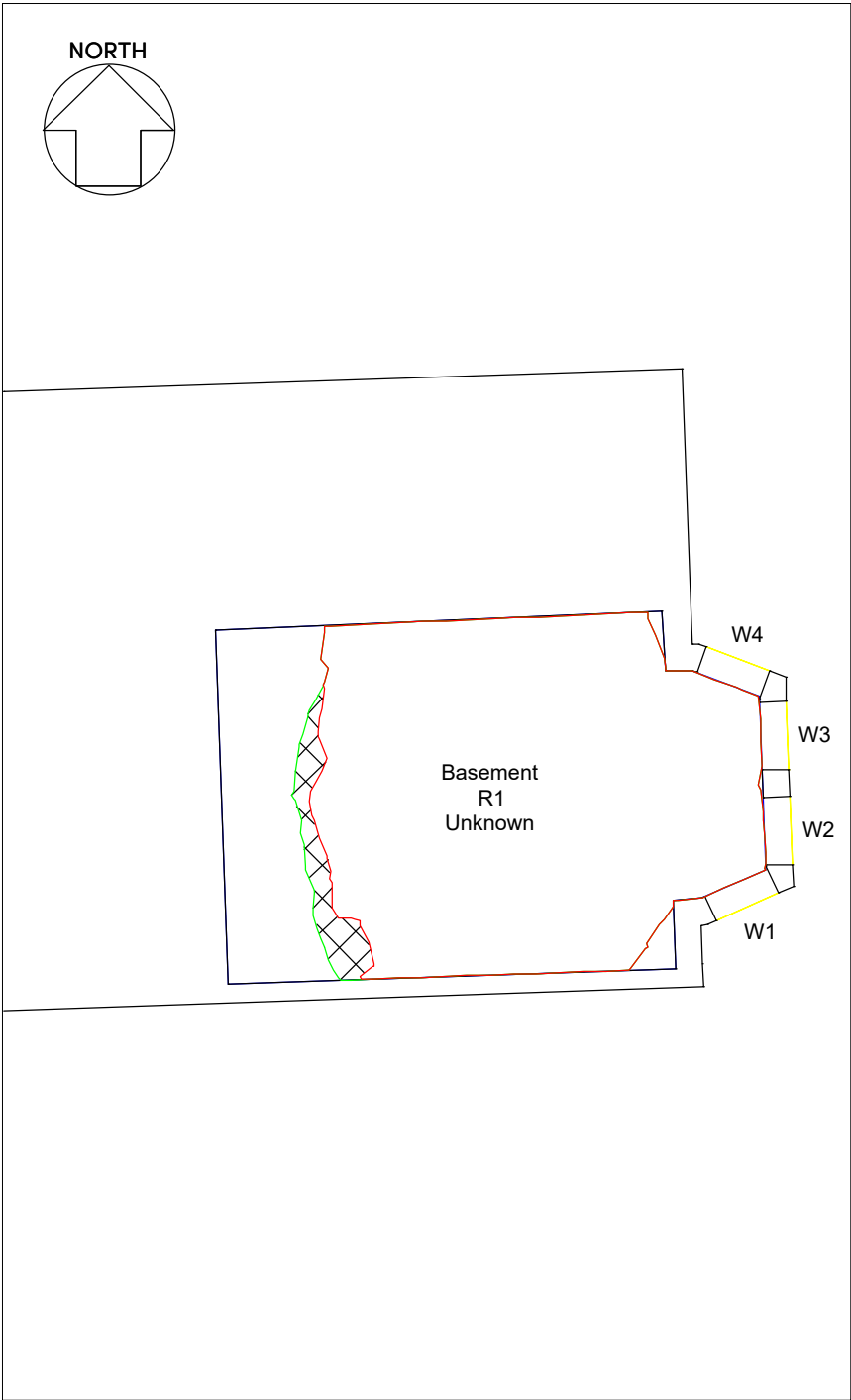
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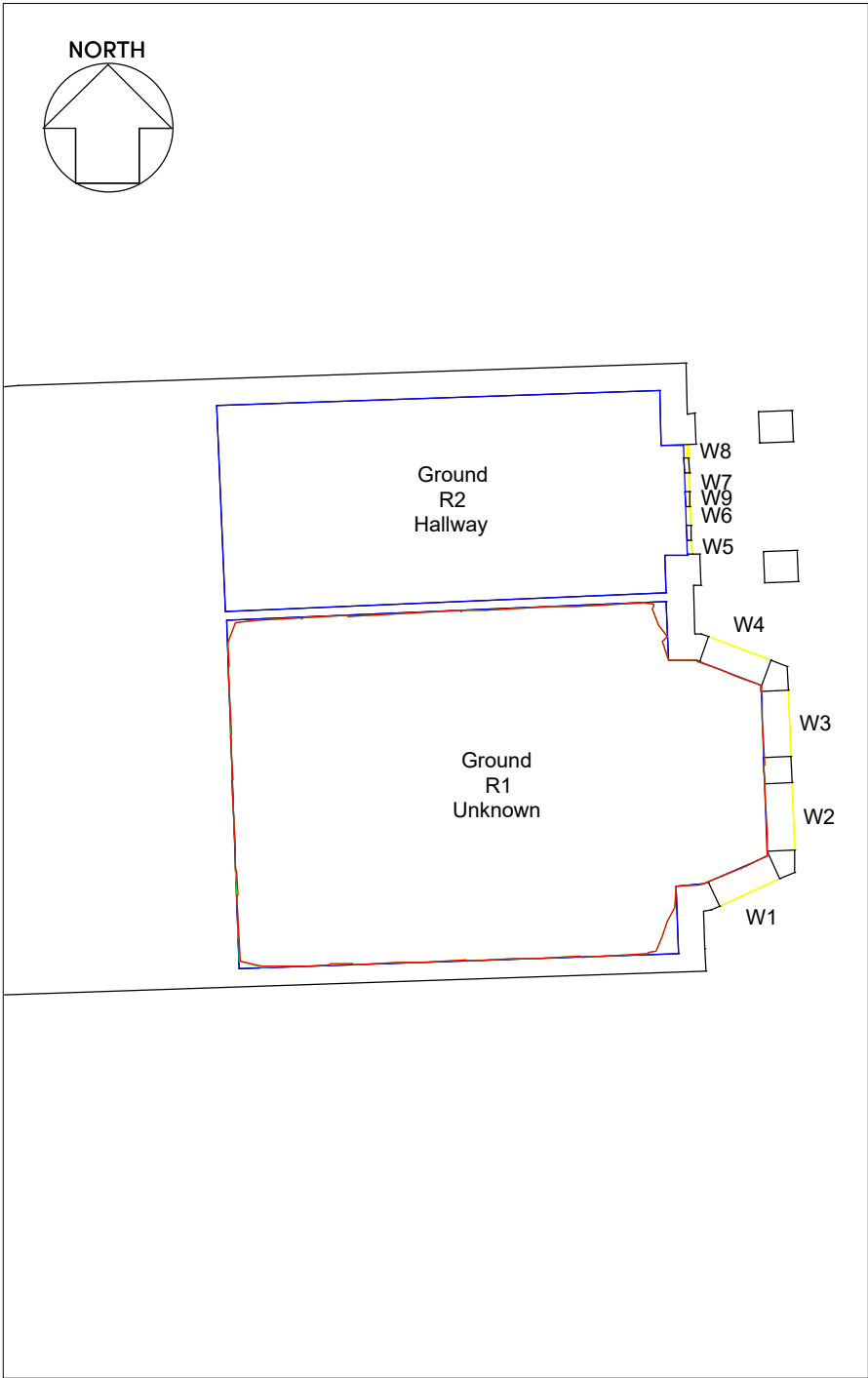
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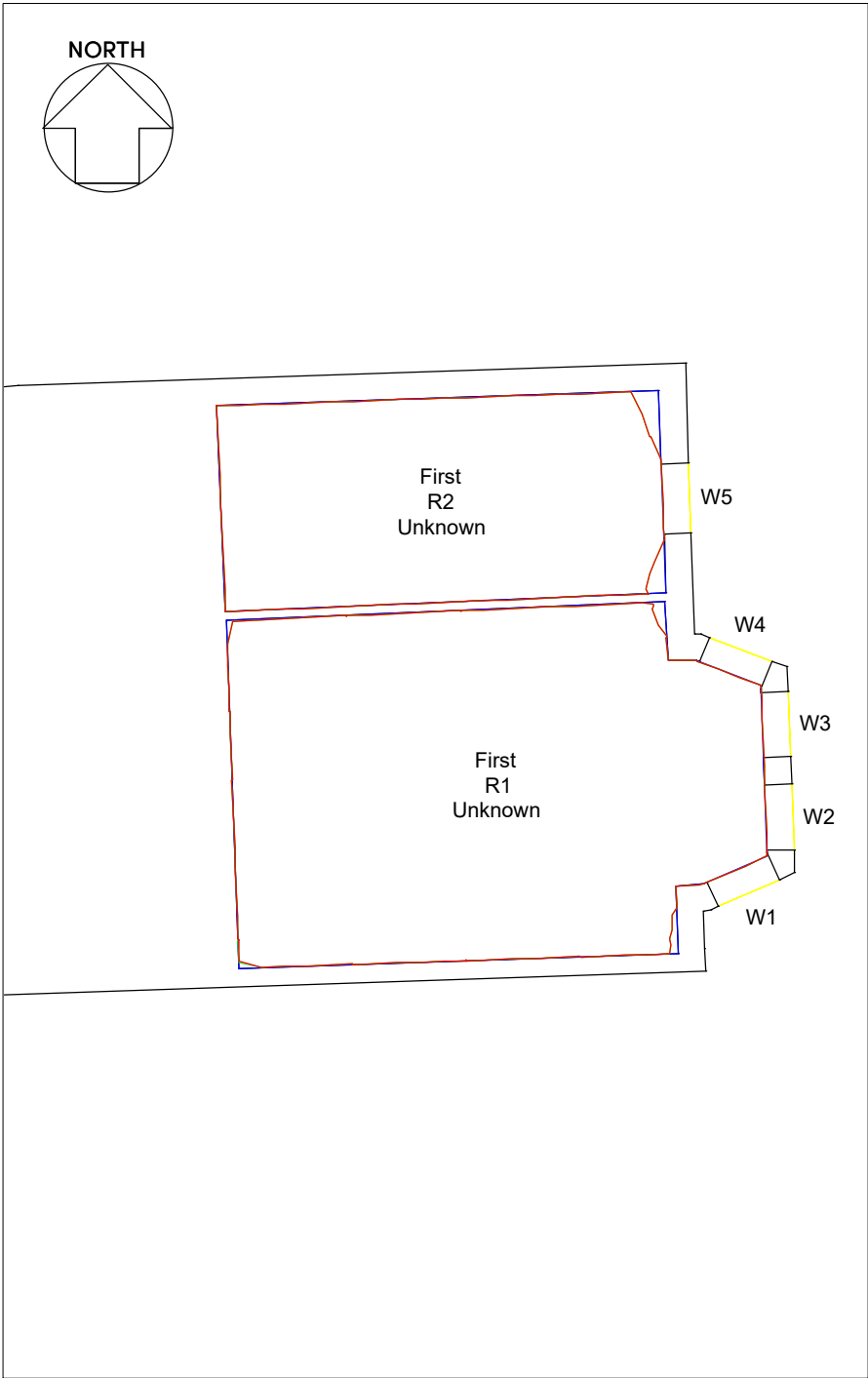
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39 Netherhall Gardens - Basement



39 Netherhall Gardens - Ground Floor



39 Netherhall Gardens - First Floor



3D Context View from Northeast

KEY

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room



3D Context View from Southeast

SOURCES OF INFORMATION:
STUDIO THREE ARCHITECTS
23074_PROP_E_200 (Front).dwg
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Daylight Distribution Contours/Referencing Plans 39 Netherhall Gardens
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Appendix D

Daylight study



VERTICAL SKY
COMPONENT ANALYSIS

34a Netherhall Gardens, London NW3 5TP

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
32 Netherhall Gardens					
Ground	W1	13.86	7.65	0.55	No
Ground	W2	12.37	5.56	0.45	No
Ground	W3	10.48	4.22	0.40	No
Ground	W4	10.76	4.10	0.38	No
Ground	W5	23.64	23.49	0.99	Yes
34 Netherhall Gardens					
Lower Groun	W1	31.84	27.54	0.86	Yes
Lower Groun	W2	26.62	23.84	0.90	Yes
Lower Groun	W3	30.42	22.66	0.74	No
Lower Groun	W4	26.89	21.39	0.80	Yes
Lower Groun	W6	30.87	23.41	0.76	No
Lower Groun	W7	30.77	24.13	0.78	No
Lower Groun	W8	29.90	24.86	0.83	Yes
Lower Groun	W9	27.81	23.64	0.85	Yes
Upper Groun	W1	30.67	29.22	0.95	Yes
Upper Groun	W2	35.34	31.44	0.89	Yes
Upper Groun	W3	31.58	29.16	0.92	Yes
Upper Groun	W4	35.17	32.40	0.92	Yes
Upper Groun	W5	35.38	32.97	0.93	Yes
Upper Groun	W6	31.83	30.53	0.96	Yes
39 Netherhall Gardens					
Basement	W1	16.55	16.55	1.00	Yes
Basement	W2	22.06	22.06	1.00	Yes
Basement	W3	19.91	19.91	1.00	Yes
Basement	W4	4.45	4.45	1.00	Yes
Ground	W1	19.00	18.89	0.99	Yes
Ground	W2	32.02	31.37	0.98	Yes
Ground	W3	31.97	31.33	0.98	Yes
Ground	W4	10.27	9.98	0.97	Yes
First	W1	21.83	21.78	1.00	Yes
First	W2	34.58	34.34	0.99	Yes
First	W3	34.53	34.30	0.99	Yes
First	W4	24.84	24.73	1.00	Yes
First	W5	32.88	32.68	0.99	Yes

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
32 Netherhall Gardens							
Ground	R1	Unknown	2.3	1.1	0.49	51	NO
Ground	R2	Unknown	5.2	2.6	0.5	50	NO
Ground	R3	Unknown	6.9	6.4	0.92	8	YES
34 Netherhall Gardens							
Lower Ground	R1	Kitchen	7.7	7.7	1	0	YES
Lower Ground	R2	LD	30.8	24.2	0.79	21	NO
Lower Ground	R4	Bedroom	13.0	11.0	0.85	15	YES
Lower Ground	R5	Bedroom	15.5	14.9	0.96	4	YES
Upper Ground	R1	Unknown	15.0	15.0	1	0	YES
Upper Ground	R2	Unknown	23.4	23.4	1	0	YES
Upper Ground	R3	Unknown	7.5	7.5	1	0	YES
39 Netherhall Gardens							
Basement	R1	Unknown	24.4	23.3	0.95	5	YES
Ground	R1	Unknown	29.8	29.8	1	0	YES
First	R1	Unknown	29.9	29.9	1	0	YES
First	R2	Unknown	15.4	15.4	1	0	YES

Appendix E

Sunlight study



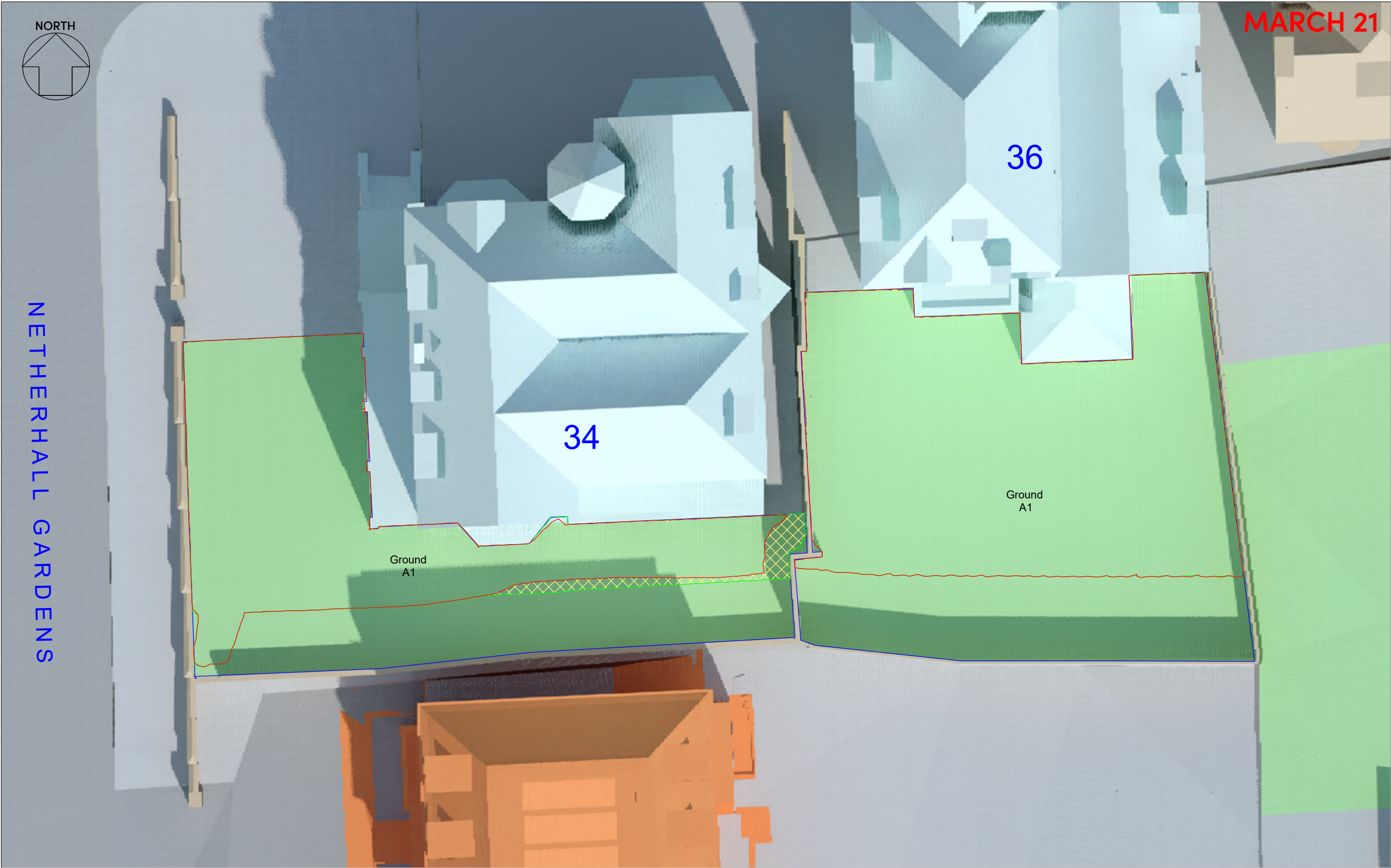
Floor Ref.	Room Ref.	Room Use	Existing Room Winter % Annual %		Proposed Room Winter % Annual %		Winter Times Former Value	Annual Times Former Value	BRE Compliant
32 Netherhall Gardens									
Ground	R3	Unknown	3	25	3	25	1.00	1.00	YES
34 Netherhall Gardens									
Lower Ground	R1	Kitchen	22	73	14	65	0.64	0.89	YES
Lower Ground	R2	LD	21	80	9	68	0.43	0.85	YES
Lower Ground	R4	Bedroom	20	75	7	62	0.35	0.83	YES
Lower Ground	R5	Bedroom	18	72	10	64	0.56	0.89	YES
Upper Ground	R1	Unknown	26	86	22	82	0.85	0.95	YES
Upper Ground	R2	Unknown	26	83	22	79	0.85	0.95	YES
Upper Ground	R3	Unknown	23	69	21	67	0.91	0.97	YES
39 Netherhall Gardens									
Basement	R1	Unknown	12	39	12	39	1.00	1.00	YES
Ground	R1	Unknown	13	47	13	46	1.00	0.98	YES
First	R1	Unknown	13	48	13	48	1.00	1.00	YES

Appendix F

Overshadowing study

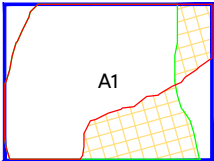






Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
34 Netherhall Gardens	Ground	A1	164.9	115.4	109.2	70%	66%	0.95	YES
36 Netherhall Gardens	Ground	A1	213.3	158.9	158.9	75%	75%	1	YES



Netherhall Gardens Amenity – Ground Floor

KEY

- 
 -  Existing area receiving over 2 hours of Sun
 -  Proposed area receiving over 2 hours of Sun
 -  Area of loss/gain
 -  Amenity area

SOURCES OF INFORMATION:
STUDIO THREE ARCHITECTS




23074_PROP_E_200 (Front).dwg
23074_PROP_E_201 (Rear).dwg
23074_PROP_E_202 (North).dwg
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23074_PROP_P_103.dwg
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-  Surrounding Buildings (Context)

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Existing & Proposed 2hr Sun Contours
March 21st

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