

DAYLIGHT & SUNLIGHT REPORT

Simat Properties Ltd 26 Rosslyn Hill, London NW3 1PD



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



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

1. INTRODUCTION

- 1.1 Simat Properties is proposing a development at 26 Rosslyn Hill, London NW3 1PD.
- 1.2 Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the proposed development upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022). We have also been commissioned to undertake a study of the interior light levels within the proposed development, which is the subject of a separate report.
- 1.3 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 3.
- 1.4 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

2. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

- 2.1 The Revised National Planning Policy Framework (updated December 2024), Department for Communities and Local Government) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.
- 2.2 In terms of daylight and sunlight, under section 11 'Making effective use of land', paragraph 130(c) states that:

"local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

2.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."

Regional Planning Policy and Guidance

London Plan March 2021

- 2.4 The Mayor of London's London Plan March 2021 sets out the spatial development strategy for London. It forms part of the development plan for Greater London, along with local plans of the London boroughs.
- 2.5 Policy D6 Housing quality and standards:
 - C. Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution

to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

D. The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

Mayor's Housing Supplementary Planning Guidance

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

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

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

¹ BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).

Local Planning Policy and Guidance

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

Camden Local Plan (2017)

2.9 Policy A1: Managing the impact of development states that:

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

We will:

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

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

The factors we will consider include:

f. sunlight, daylight and overshadowing."

Camden Planning Guidance - Amenity

2.10 The Camden Planning Guidance on amenity was adopted in January 2021. Section 3 of the Guidance covers daylight and sunlight and states the following:

"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."

2.11 Section 3 further states:

"Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context."

2.12 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).

3. BRE METHOD OF ASSESSMENT AND

NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

3.1 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE report states that:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."
- 3.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.



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

- 3.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.
- 3.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.
- 3.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the <u>potential</u> conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test daylight distribution.
- 3.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.



Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight. (© BRE Report 209)

- 3.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.
- 3.8 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

Sunlight to existing surrounding buildings

3.9 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.2 that:

"obstruction to sunlight may become an issue if:

- some part of a new development is situated within 90° of due south of a main window wall of an existing building; and
- in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room."
- 3.10 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.
- 3.11 The guide suggests:

"all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway." (BRE paragraph 3.2.3)

3.12 The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as:

"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)." 3.13 Paragraph 3.2.13 of the BRE Report summarises its sunlight guidance as follows:

"If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;
- and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours".

4. APPLICATION OF BRE GUIDELINES

Flexible application of the guidelines

- 4.1 In its introduction the BRE Report 209 (third edition, 2022) states:
 - (Its) "main aim is ... to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions." (BRE paragraph 1.5)
 - "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer." (BRE paragraph 1.6)
 - "Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design." (BRE paragraph 1.6)
- 4.2 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

5. INFORMATION USED IN THE TECHNICAL STUDY

5.1 In order to carry out the tests recommended in the BRE Report, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme. The computer model is illustrated on the drawings at Appendix A and is based on the information listed below.

Proposed scheme:

• Square Feet Architects' drawings of the proposed scheme received 20 February 2025

Existing building on the site and existing surrounding buildings:

- EDI Survey's survey data received 11 August 2023
- AccuCities photogrammetric model received 10 August 2023
- OS map
- Aerial photography from Google Earth
- Site photographs

Internal arrangements within existing surrounding buildings:

<u>Property</u>	Drawings source
Hampstead Police Station	Received from MRPP on 13 February 2025

5.2 Where plans of 24 Rosslyn Hill were not available, we estimated the internal arrangements and room uses based on an external inspection.

Where we have had to estimate internal arrangements and room uses, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

6. SCOPE OF TECHNICAL STUDY

- 6.1 The scope of this technical study is to understand the potential impact on the neighbouring dwellings at 22 and 24 Rosslyn Hill, as well as the neighbouring consented scheme at the Former Hampstead Police Station.
- 6.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Report, as explained above in paragraphs 3.1 and 3.9, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

Properties	Daylight	Sunlight
22 and 24 Rosslyn Hill	Yes	Yes
Hampstead Police Station	Yes	Yes

Table 1 - Scope of assessments

- 6.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc.
- 6.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.
- 6.5 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.

7. IMPACT UPON SURROUNDING PROPERTIES

- 7.1 In this section of our report, we set out our analysis of the results of our impact study under the headings of daylight and sunlight. For each element we will provide commentary on the results taking both properties assessed in turn.
- 7.2 To re-cap briefly on the assessment criteria explained in Section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

Daylight and sunlight to surrounding buildings

- 7.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and nosky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.
- 7.4 The numerical results of the percentage of annual probable sunlight hours ('APSH') test are tabulated at Appendix D. Only those buildings identified by application of the BRE guide's preliminary 25° line test and orientation test, as explained above, have been tested.

22 and 24 Rosslyn Hill – drawing ref. ROL01169_R04_V01_PL-101-01 to 02

- 7.5 This residential property sits to the southeast of the site. We have modelled the internal layouts using reasonable assumptions.
- 7.6 For daylight, the results of the VSC assessment demonstrate that all (100%) of the 32 windows assessed achieve the BRE's recommendations. The windows either experience no change from their existing values with the proposed development in place or experience a negligible change well within guideline levels. Additionally, the majority of the windows retain absolute VSC values in excess of the 27% guideline, demonstrating high levels of daylight availability will remain with the proposed development in place.

- 7.7 The daylight distribution results demonstrate that all (100%) of the seven rooms assessed achieve the BRE's recommendations. The rooms either experience no reduction in lit area with the proposed development in place or experience a negligible impact well within guideline levels. Furthermore, the rooms retain visible sky access to between 93% and 100% of their areas.
- 7.8 For sunlight, all of the windows and rooms scoped into the assessment adhere to the guideline recommendations for both annual APSH and winter APSH. For annual sunlight, the rooms retain absolute values ranging between 30% and 69% against a target of 25%. For winter sunlight, the rooms retain absolute values ranging between 6% and 26% against a target of 5%.

Former Hampstead Police Station – drawing ref. ROL01169_R04_V01_PL-102-01

- 7.9 This consented development sits along the northeastern boundary of the proposed development. Although its prior use was as a police station, the site has recently been granted planning consent for an office and residential development. In line with the BRE Guidelines, we have only assessed the habitable rooms in the residential areas on the first and second floors using plans received from MRPP.
- 7.10 For daylight, the results of the VSC assessment demonstrate that all (100%) of the nine windows assessed achieve the BRE's recommendations. The windows either experience no change with the proposed development in place or small changes which are well within guideline levels. Additionally, the majority of the windows retain absolute VSC values in excess of the 27% guideline, demonstrating high levels of daylight availability will remain with the proposed development in place.
- 7.11 Additionally, the vast majority of the windows retain high absolute VSC values in excess of the 27% guideline, demonstrating excellent high levels of daylight availability will remain with the proposed development in place.
- 7.12 The results of the daylight distribution assessment demonstrate that all (100%) of the three rooms assessed achieve the BRE's recommendations. The rooms either experience no reduction in their lit areas with the proposed development in place, or experience a negligible impact well within guideline levels. These rooms retain visible sky access to between 100% and 92% of their areas, which indicates a very good level of daylight availability.
- 7.13 For sunlight, all of the windows and rooms scoped into the assessment adhere to the guideline recommendations for both annual APSH and winter APSH. For annual sunlight, the two rooms assessed retain absolute values of 90% and 87%, respectively, against a target of 25%. For winter sunlight, these rooms retain absolute values of 28% and 27% respectively, against a target of 5%.

8. SUMMARY AND CONCLUSION

- 8.1 The London Borough of Camden's planning policy seeks to safeguard daylight and sunlight to existing buildings and points to the guidance published in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice*.
- 8.2 We have undertaken a study of the impact of the proposed development on the relevant rooms in the surrounding dwellings at 22 and 24 Rosslyn Hill and the consented scheme at the Former Hampstead Police Station. The tests were undertaken in accordance with the BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022). The BRE guide gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.
- 8.3 For daylight, the results of the VSC and daylight distribution assessments confirm that all of the windows and rooms assessed would exceeds the BRE's recommendations, as well as demonstrating very good retained levels of daylight availability.
- 8.4 For sunlight, the results of both the annual and winter assessments confirm that all windows and rooms would exceed the BRE's recommendations, as well as demonstrating very good retained levels of sunlight availability.
- 8.5 In conclusion, the layout of the proposed development exceeds the BRE guidelines and will not adversely reduce sunlight or daylight to the surrounding properties. In our opinion, the proposed development accords London Borough of Camden's planning policy on daylight and sunlight.

Anstey thome

ANSTEY HORNE

March 2025

APPENDICES

APPENDIX A

PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL01169_R04_V01_3D-001 to 006















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APPENDIX B

VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1 VERTICAL SKY COMPONENT (VSC) SURROUNDING BUILDINGS



Property/	Property	Flat	Room	Window	Existing	Proposed	*Factor of
room ref.	type	no.	usage	ref.	VSC(%)	VSC(%)	former value
24 ROSSLYN ROAD							
Lower ground							
R1	RESIDENTIAL		UNKNOWN	W1	25.29	24.19	0.96
R1	RESIDENTIAL		UNKNOWN	W2	25.56	24.60	0.96
R1	RESIDENTIAL		UNKNOWN	W3	25.80	24.98	0.97
R1	RESIDENTIAL		UNKNOWN	W4	26.06	25.35	0.97
R1	RESIDENTIAL		UNKNOWN	W5	31.80	31.80	N/A
R1	RESIDENTIAL		UNKNOWN	W6	30.83	30.83	N/A
Upper ground							
R1	RESIDENTIAL		UNKNOWN	W1	22.39	22.39	1.00
R1	RESIDENTIAL		UNKNOWN	W2	29.47	29.38	N/A
R1	RESIDENTIAL		UNKNOWN	W3	29.97	29.08	N/A
R1	RESIDENTIAL		UNKNOWN	W4	18.27	17.47	0.96
R2	RESIDENTIAL		UNKNOWN	W5	3.94	3.83	0.97
R2	RESIDENTIAL		UNKNOWN	W6	40.25	39.73	N/A
R2	RESIDENTIAL		UNKNOWN	W7	21.24	20.24	0.95
R2	RESIDENTIAL		UNKNOWN	W8	29.06	28.17	N/A
R2	RESIDENTIAL		UNKNOWN	W9	31.51	31.06	N/A
R2	RESIDENTIAL		UNKNOWN	W10	34.40	34.38	N/A
R2	RESIDENTIAL		UNKNOWN	W11	54.06	53.44	N/A
R2	RESIDENTIAL		UNKNOWN	W12	29.48	29.48	N/A
R2	RESIDENTIAL		UNKNOWN	W13	61.94	61.36	N/A
R2	RESIDENTIAL		UNKNOWN	W14	64.52	64.10	N/A
R2	RESIDENTIAL		UNKNOWN	W15	60.63	60.43	N/A
R2	RESIDENTIAL		UNKNOWN	W16	47.32	47.28	N/A
1st Floor							
R1	RESIDENTIAL		UNKNOWN	W1	32.60	32.57	N/A
R1	RESIDENTIAL		UNKNOWN	W2	32.82	32.75	N/A
R1	RESIDENTIAL		UNKNOWN	W3	22.15	21.91	0.99
R2	RESIDENTIAL		UNKNOWN	W4	23.84	23.57	0.99
2nd Floor							
R1	RESIDENTIAL		UNKNOWN	W1	32.75	32.74	N/A
R1	RESIDENTIAL		UNKNOWN	W2	32.93	32.90	N/A
R1	RESIDENTIAL		UNKNOWN	W3	28.53	28.48	N/A
R2	RESIDENTIAL		UNKNOWN	W4	28.87	28.74	N/A
R2	RESIDENTIAL		UNKNOWN	W5	34.29	34.20	N/A
R2	RESIDENTIAL		UNKNOWN	W6	33.96	33.96	N/A
HAMPSTEAD POLICE	STATION						
1st Floor							
R1	RESIDENTIAL		BEDROOM	W1	26.99	23.92	0.89
R1	RESIDENTIAL		BEDROOM	W2	22.79	21.49	0.94
R2	RESIDENTIAL		LKD	W3	34.98	33.49	N/A
R2	RESIDENTIAL		LKD	W4	34.75	34.75	N/A
R2	RESIDENTIAL		LKD	W5	34.50	34.50	N/A
R2	RESIDENTIAL		LKD	W6	32.74	32.74	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight. A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A. Table P1 (VSC)Page 1 of 2

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TABLE P1 VERTICAL SKY COMPONENT (VSC) SURROUNDING BUILDINGS



Property/	Property	Flat	Room	Window	Existing	Proposed	*Factor of
room ref.	type	no.	usage	ref.	VSC(%)	VSC(%)	former value
2nd Floor							
R1	RESIDENTIAL		KITCHEN	W1	34.45	34.45	N/A
R1	RESIDENTIAL		KITCHEN	W2	28.44	28.44	N/A
R1	RESIDENTIAL		KITCHEN	W3	83.49	83.49	N/A

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A. Table P1 (VSC)Page 2 of 2

APPENDIX C

DAYLIGHT DISTRIBUTION TABLE

TABLE P2 DAYLIGHT DISTRIBUTION (DD) SURROUNDING BUILDINGS



Property /	Property	Flat	Room	Room area	Existing lit	Proposed lit	*Factor of
room ref.	type	no.	Usage	(m²)	area (m²)	area (m²)	former value
24 ROSSLYN ROAD							
Lower ground							
R1	RESIDENTIAL		UNKNOWN	19.70	19.45	19.45	1.00
Upper ground							
R1	RESIDENTIAL		UNKNOWN	21.34	21.20	21.15	1.00
R2	RESIDENTIAL		UNKNOWN	16.78	16.73	16.73	1.00
1st Floor							
R1	RESIDENTIAL		UNKNOWN	21.89	21.87	21.87	1.00
R2	RESIDENTIAL		UNKNOWN	21.00	19.57	19.57	1.00
2nd Floor							
R1	RESIDENTIAL		UNKNOWN	21.89	21.88	21.88	1.00
R2	RESIDENTIAL		UNKNOWN	18.77	18.72	18.72	1.00
HAMPSTEAD POLICE	STATION						
1st Floor							
R1	RESIDENTIAL		BEDROOM	18.87	17.37	17.37	1.00
R2	RESIDENTIAL		LKD	51.05	50.89	50.88	1.00
2nd Floor							
R1	RESIDENTIAL		KITCHEN	18.42	18.40	18.40	1.00

APPENDIX D

ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3 ANNUAL PROBABLE SUNLIGHT HOURS (APSH) SURROUNDING BUILDINGS



							WIND	w					RO	OM		
PROPERTY					ANNUAI	SUNLIGH	IT (%APSH)	WINTER	SUNLIGHT	ि (% APSH IN १)	ANNUA	AL SUNLIGI	HT (%APSH)	WINTER	SUNLIGHT WINTER	(% APSH IN)
Room	Property	Flat	Window	Room	Existing	Proposed	*Factor of	Existing	Proposed	*Factor of	Existing	Proposed	*Factor of	Existing	Proposed	*Factor of
ret.	туре	no.	ret.	use	(%)	(%)	former value	(%)	(%)	former value	(%)	(%)	former value	(%)	(%)	former value
24 ROSSLYN ROAD																
Opper ground			14/4		50	50	N1/A	40	10	NI/A						
RI	RESIDENTIAL		VV I	UNKNOWN	53	53	N/A	13	13	N/A						
R1	RESIDENTIAL		VV2	UNKNOWN	62	62	N/A	18	18	N/A						
R1	RESIDENTIAL		VV 3	UNKNOWN	41	41	N/A	12	12	N/A				40	10	
R1	RESIDENTIAL		W4	UNKNOWN	23	23	1.00	4	4	1.00	64	64	N/A	19	19	N/A
R2	RESIDENTIAL		W5	UNKNOWN	0	0	-	0	0	-						
R2	RESIDENTIAL		W6	UNKNOWN	21	20	0.95	2	2	1.00						
R2	RESIDENTIAL		W7	UNKNOWN	11	9	0.82	0	0	-						
R2	RESIDENTIAL		W8	UNKNOWN	24	20	0.83	3	3	1.00						
R2	RESIDENTIAL		W9	UNKNOWN	12	8	0.67	0	0	-						
R2	RESIDENTIAL		W10	UNKNOWN	4	3	0.75	0	0	-						
R2	RESIDENTIAL		W11	UNKNOWN	24	24	1.00	4	4	1.00						
R2	RESIDENTIAL		W12	UNKNOWN	0	0	-	0	0	-						
R2	RESIDENTIAL		W13	UNKNOWN	26	26	N/A	5	5	N/A						
R2	RESIDENTIAL		W14	UNKNOWN	25	25	N/A	5	5	N/A						
R2	RESIDENTIAL		W15	UNKNOWN	21	21	1.00	2	2	1.00						
R2	RESIDENTIAL		W16	UNKNOWN	16	16	1.00	0	0	-	31	31	N/A	6	6	N/A
1st Floor																
R1	RESIDENTIAL		W1	UNKNOWN	66	65	N/A	22	22	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	66	66	N/A	23	23	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	25	24	0.96	4	4	1.00	67	66	N/A	23	23	N/A
2nd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	67	67	N/A	24	24	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	65	64	N/A	24	24	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	22	22	1.00	6	6	N/A	69	69	N/A	26	26	N/A
R2	RESIDENTIAL		W4	UNKNOWN	29	29	N/A	6	6	N/A						
R2	RESIDENTIAL		W5	UNKNOWN	26	25	N/A	5	4	0.80						
R2	RESIDENTIAL		W6	UNKNOWN	8	8	1.00	0	0	-	30	30	N/A	6	6	N/A
HAMPSTEAD POLICE	STATION															
1st Floor																
R2	RESIDENTIAL		W3	LKD	67	62	N/A	24	24	N/A						
R2	RESIDENTIAL		W4	LKD	79	79	N/A	27	27	N/A						
R2	RESIDENTIAL		W5	LKD	74	74	N/A	25	25	N/A						
R2	RESIDENTIAL		W6	LKD	58	58	N/A	19	19	N/A	95	90	N/A	28	28	N/A
2nd Floor																
R1	RESIDENTIAL		W1	KITCHEN	19	19	1.00	0	0	-						
R1	RESIDENTIAL		W2	KITCHEN	21	21	1.00	1	1	1.00						
R1	RESIDENTIAL		W3	KITCHEN	87	87	N/A	27	27	N/A	87	87	N/A	27	27	N/A

APPENDIX E

DAYLIGHT DISTRIBUTION CONTOUR PLANS

DRAWING NOS. ROL01169_R04_V01_PL-101-01 to 102







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CHARTERED SURVEYORS LDIGON -020 3/44 23/4 Birningham -0121 667 9902 Bristol -0117 471 1574 Marchester - 0161 528 7690 Pymouth - 01752 270 315 Norwich - 01603 577 362 LEGEND: Plan/ Inspection Plan/ Inspection Room Layout - Notional/ Cellular Room Layout - Sources of INFORMATION: EXISTING, SURROUNDING & ANALYSED BUILDINGS ACCUCITIES Received on 10/08/23 Site and aerial photos. PROPOSED BUILDINGS SQUARE FEET Received on 20/02/2025
LEGEND: Plan/Inspection Plan/Inspection Notional/Cellular Room Layout - Notional/Cellular Room Layout - Assumed Square Ft. Grid SQUARCES OF INFORMATION: EXISTING, SURROUNDING & ANALYSED BUILDINGS ACCUCITIES Received on 10/08/23 Site and aerial photos. PROPOSED BUILDINGS SQUARE FEET Received on 20/02/2025
Room Layout - Plan/ Inspection Notional/ Cellular Room Layout - Assumed Room Layout - Assumed Room Layout - Assumed Room Layout - Grid Room Layout - Grid Rue Pt. Grid Rue Pt.
Room Layout - Notional/ Cellular Room Layout - Assumed Room Layout - Grid Square Ft. Grid SQUARE SOF INFORMATION: EXISTING, SURROUNDING & ANALYSED BUILDINGS ACCUCITIES Received on 10/08/23 Site and aerial photos. POPOSED BUILDINGS SQUARE FEET Received on 20/02/2025
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Site and aerial photos. PROPOSED BUILDINGS SQUARE FEET Received on 20/02/2025
SQUARE FEET Received on 20/02/2025
0m 1.5m 3m 4.5m 6m 7.5m
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