LIGHT WITHIN REPORT AT 26 ROSSLYN HILL

Simat Properties Ltd

CONTENTS

APPENDICES

Figure 1: Oblique aerial photograph of the site looking northwest

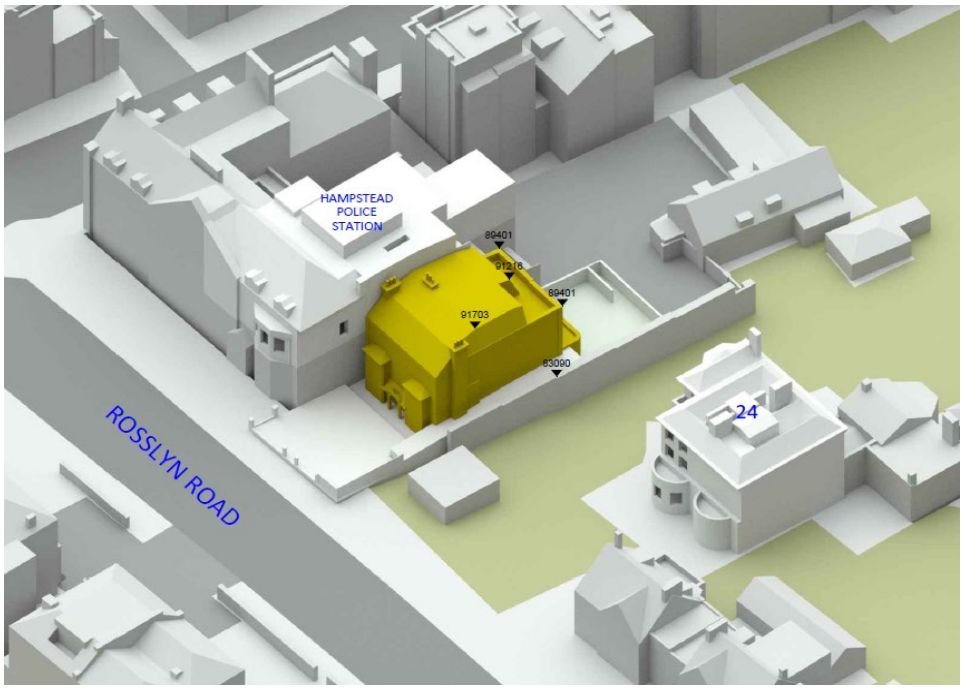


Figure 2: 3D view of computer model

1. INTRODUCTION

1.1 Simat Properties is proposing a development at 26 Rosslyn Hill, London NW3 1PD. The site, which is shown in Figure 1 at page 3, is located Rosslyn Hill in the London Borough of Camden.

1.2 The proposed development is designed by Square Feet Architects and comprises three individual apartments across four floors.

1.3 Anstey Horne has been commissioned to undertake a formal technical assessment of the daylight and sunlight levels within the proposed accommodation. We have used 3D computer modelling and our specialist computer software to calculate the levels of daylight and sunlight that will be available in the proposed habitable rooms. Our 3D model of the proposed scheme is illustrated in Figure 2 at page 3 and in our drawings at Appendix A.

1.4 There are no mandatory standards for daylight or sunlight to dwellings, but the following publications offer guidance:

- BS EN 17037:2018 Daylight in Buildings (2018)
- BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022)
- CIBSE Lighting Guide 10, Daylighting - A Guide for Designers: Lighting for the Built Environment (SLL LG10, 2014)

1.5 The assessments have been undertaken based on BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) which supersedes the second edition of the guide. The 2022 BRE Guidelines introduces more sophisticated tested methodologies that take into account external reflectance and climate-based daylight modelling (CBDM) whereby an assessment can be based on weather data for various locations across the United Kingdom.

1.6 The BRE Guidelines give advice on minimum recommended Target Illuminance (TI) and Daylight Factor (DF) in habitable rooms in dwellings. They also make recommendations for minimum levels of sunlight availability to interiors, based on hours of direct sunlight. The previously used Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) methodology is no longer recommended for testing the proposed levels of light within new developments.

1.7 This report summarises the relevant planning policy, the basic principles of daylighting, the methods used to assess the potential levels that will be achieved in the new accommodation, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our 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) 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 Chapter 11 'Making effective use of land' states in paragraph 130 (c) 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, published the BRE guidelines 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022) by PJ Littlefair in June 2022. 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

<u>Mayor's London Plan</u>

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' states the following:

"… 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 Housing Supplementary Planning Guidance.

2.7 Part 1 of the SPG covers housing supply and sets out the Plan's approach to optimising housing output. In relation to daylight and sunlight within new housing developments it advises:

"*An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight … within new developments. 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 daylight targets within a proposed scheme 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."

2.8 Part 2 of the SPG covers quality and design of housing developments. It contains standards that set out the minimum level of quality and design that new homes should meet. The standards and corresponding guidance that relate to daylight and sunlight in new housing are as follows:

Home as a place of retreat

"… Natural light is also vital to a sense of wellbeing in the home, and this may be restricted in densely developed parts of the city. The Mayor seeks to encourage the kind of housing that provides comfortable and enjoyable places of retreat and privacy. Factors to be considered include privacy, the importance of dual aspect development, noise mitigation, floor to ceiling heights, daylight and sunlight."

Dual aspect

"Standard 29 - Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided."

"Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods, natural cross ventilation and a greater capacity to address overheating, mitigating pollution, offering a choice of views, access to a quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms. Where possible the provision of dual aspect dwellings should be maximised in a development proposal."

"The design of single aspect flats will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy and daylight and the orientation enhances amenity, including views. North facing single aspect dwellings should be avoided wherever possible. However, in applying this standard consideration should also be given to other planning and design objectives for a site, for example the aim to maximise active frontages and minimise inactive frontages."

"Good single aspect one and two bedroom homes are possible where limited numbers of rooms are required, the frontage is generous, the plan is shallow, the orientation and or outlook is favourable, and care is taken to mitigate the potential for overheating without the need for mechanical cooling. Single aspect dwellings may also be appropriate when being used to wrap podium level car parks or large retail units with active frontages."

"In single aspect dwellings with more than two bedrooms it is difficult to achieve adequate natural ventilation and daylight to all rooms in an efficient plan layout which avoids long internal corridors. Single aspect dwellings containing three or more bedrooms should therefore be avoided. The design of single aspect ground floor dwellings will require particular consideration to maintain privacy and adequate levels of daylight."

Daylight and sunlight

"Standard 32 - All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight."

"Daylight enhances residents' enjoyment of an interior and reduces the energy needed to provide light for everyday activities, while controlled sunlight can help to meet part of the winter heating requirement. Sunlight is particularly desirable in living areas and kitchen

dining spaces. The risk of overheating should be taken into account when designing for sunlight alongside the need to ensure appropriate levels of privacy. In addition to the above standards, BRE good practice guidelines and methodology can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3."

"Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents. They should also demonstrate how the design has sought to optimise the amount of daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development."

"BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London."

Local Planning Policy and Guidance

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

Camden Local Plan (2017)

2.10 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

2.11 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."

2.12 Section 3 further states:

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

3. METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight within new development

3.1 Section 2.1 of the BRE guide makes recommendations concerning daylight in new buildings. At the site layout stage of the design process, when window positions and sizes are unknown, the potential for daylight may be checked at a series of reference points on each main face of the building. At each of these reference points the amount of available skylight falling on the vertical wall can be quantified as the vertical sky component (VSC).

3.2 Where window positions and sizes are known, it is more informative to calculate the interior daylighting inside the building. The guidelines recommend two methodologies and state that either of these can be used to check daylight provision in new rooms within a development. The two methodologies are as follows:

Illuminance Method

3.3 The illuminance method involves using climatic data for the location of the site to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at a minimum hourly interval for a typical year.

3.4 The UK National Annex provides minimum illuminance recommendations for daylight provision within UK dwellings as follows:

- Bedrooms: 100 lux
- Living rooms: 150 lux
- Kitchens: 200 lux

3.5 The above recommendations are based upon the median illuminances that should be achieved over at least 50% of the assessment grid for at least 50% of the daylight hours over the course of the calendar year.

3.6 The BRE Guidelines note that *"Where a room has a shared use, the highest target should apply. For example, in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design".*

Daylight Factor Method

3.7 As an alternative to the illuminance method, the BRE Guidelines 2022 recommend calculating daylight factors at each calculation point on the assessment grid. The daylight factor assessment uses an overcast sky model rather than climate-based data and does not take account of the potential for sunlight or the orientation of a particular room.

3.8 The BRE Guidelines provide equivalent daylight factor values to the lux values set out above for different locations. As the site is located in London, the equivalent target daylight factors for the nearest specified location (London Gatwick Airport) as follows:

- Bedrooms: 0.7%
- Living rooms: 1.1%
- Kitchens: 1.4%

3.9 The above recommendations are based upon the median daylight factors that should be achieved over at least 50% of the assessment grid.

Sunlight within new development

3.10 Section 3.1 of the BRE Guidelines make recommendations concerning sunlight in new buildings. It advises that *"In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens, where people prefer it in the mornings rather than the afternoon."*

3.11 The BRE Guidelines advise that site layout can be used to affect the duration of sunlight in buildings. It notes that *"A dwelling with no main window wall within 90° of due south is likely to be perceived as insufficiently sunlit. This is usually an issue only for flats. Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight."*

3.12 The BRE Guidelines note that *"The aim should be to minimise the number of dwellings whose living rooms face solely north, northeast or northwest, unless there is some corresponding factor such as an appealing view to the north."* It also acknowledges that *"for larger developments of flats, especially those with constraints, it may not be possible to have every living room facing within 90° of due south"*.

3.13 The BRE Guidelines recommend an approach to measuring sunlight exposure (SE) setting out that internal spaces should be able to receive a minimum of 1.5 hours of direct sunlight on a selected date between 1st February and 21st March with cloudless conditions. The BRE recommend that the test date should be 21st March and that at least one habitable

room, preferably a main living room, should achieve at least the minimum criterion. It further notes that the criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west, it is unlikely to be met.

3.14 The presence of balconies to provide private amenity within new developments does create challenges in relation to maximising sunlight potential as it limits the sky visibility from the centre point of the window. A flexible approach is therefore needed (particularly on large-scale developments where building heights tend to be greater and separation distances smaller) to strike a balance between the provision of balconies and achieving adequate levels of sunlight.

3.15 Whilst the BRE Guidelines intend to give good access to sunlight in a range of situations, it is noted that in some circumstances *"the designer or planning authority may wish to choose a different target value for hours of sunlight.*"

3.16 In summary the BRE Guidelines state that a dwelling will appear reasonably sunlit provided *"at least one main window wall faces within 90° of due south"* and *"a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March".* Where groups of dwellings are planned, *"site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations"*.

4. APPLICATION OF THE BRE GUIDELINES

4.1 In its introduction BRE Report 209 states its "main aim is … to help ensure good conditions in the local environment considered broadly, with enough sunlight and daylight on or between the buildings for good interior and exterior conditions".

4.2 The guide notes that it *"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."*

4.3 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken when applying its recommendations.

4.4 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes, "*In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.*"

4.5 Furthermore, as noted at paragraph 2.8 above, the Mayor of London's *Housing Supplementary Planning Guidance* emphasises that fully optimising housing potential on large sites may necessitate departure from conventional guidelines and the adoption of alternative target values.

4.6 Clearly, rigid application of the BRE Report's standard numerical guidelines may be inappropriate in a built-up urban environment where higher density affordable development may be desirable and where there simply cannot be the same expectation of light as in a suburban or rural context.

5. INFORMATION USED IN THE TECHNICAL STUDY

5.1 We undertook our technical study using a 3D computer model of the proposed scheme and its surrounding buildings, which we built from the following information:

- Proposed scheme:
  - Square Feet Architects' drawings of the proposed scheme received 20 February 2025
- 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

5.2 The computer model is illustrated on the drawings at Appendix A.

5.3 In calculating the daylight availability to the proposed habitable rooms, the following values were applied:

- Diffuse glass transmission: 0.68 for clear double glazing with a low emissivity coating;
- Maintenance factor for dirt on glass: 0.92 (i.e. 8% loss) for vertical glazing;
- Window aperture area: measured from 3D computer model multiplied by 0.6 for the frame correction factor;
- Surface reflectance's of each room based on the following surface finishes and reflectances:
  - Ceilings: white 0.80
  - Walls: pale cream 0.80
  - Floors: light wood flooring 0.4

6. RESULTS OF TECHNICAL STUDY

6.1 We have tested all habitable rooms in the proposed development.

6.2 In all we tested 11 rooms, of which three are a combination of living rooms, dining rooms and kitchens and eight are bedrooms.

6.3 The rooms tested are shown outlined on our drawing nos. ROL01169_R04_V01_601-01 to 04 at Appendix D. The drawings give the use of each room and the room and window references used in our detailed tables of results.

Daylight within new development

6.4 The daylight availability within the proposed habitable rooms has been calculated in accordance with the illuminance method. The results for the proposed habitable rooms tested are shown in the table at Appendix B (along with the relevant target for the room use concerned) and on the room layout drawings at Appendix D. To assist in understanding the daylight availability to the proposed rooms, we have provided illuminance contour drawings with the bandings to show the lux potential beyond the targets suggested by the BRE.

6.5 The results demonstrate that 10 (91%) of the 11 rooms assessed will achieve illuminance levels that either meet or exceed the recommended guideline values based on the target for their specific room use.

6.6 Of the three living/kitchen/dining (LKD) rooms assessed, two LKDs will achieve illuminance levels that exceed the recommended guideline values for a kitchen which is the highest target proposed by the BRE Guidelines, with these LKDs receiving the recommended 200 lux to 100% and 78% of their areas respectively. In terms of the bedrooms, all 8 bedrooms are shown to exceed the guideline values, with 7 of these rooms achieving the guideline lux values to 100% of their areas and the remaining room achieving the guideline lux value to 76% of its area. All of these rooms can therefore be considered to enjoy very good levels of daylight availability.

6.7 The single room which falls short of the guideline values is an LKD located on the lower ground floor which receives the 200 lux target to 23% of the assessed area. From review of the lux contour drawing for this LKD, the room achieves at least 150 lux, the recommended guideline value for a living room, in the area where the main living space is to be located and where the expectation for natural light is usually at its highest. The kitchen space, located farther away from the window, has been positioned to the rear of the room because these tend to be areas where artificial lighting is utilised by occupants to provide an optimum lighting balance, in conjunction with the natural daylight received elsewhere in the room. It is worth noting this LKD is located in a unit which contains three bedrooms, all of which all exceed the recommended illuminance levels and therefore the future occupants will have access to a number of well daylit spaces.

Sunlight within new development

6.8 The focus of the BRE sunlight guidelines is on main living rooms, rather than bedrooms and kitchens, which the guide views as less important. The guide recommends that *"Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight ... Where possible, living rooms should face the southern or western parts of the sky and kitchens towards the north or east."* It is important to note that the BRE Guidelines acknowledge that a dwelling will appear reasonable sunlit provided that at least one main window wall faces within 90-degrees of due south and a habitable room, albeit preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.

6.9 The guidelines acknowledge that *"if a room faces significantly north of due east or west [the sunlight criterion] is unlikely to be met"*. Despite this tested all the rooms in our model regardless of orientation.

6.10 We tested a total of three main living rooms (including rooms containing the main living area, such as a living/kitchen/dining room), as well as eight bedrooms. Although we have tested various types of habitable room, the guidelines focus on main living rooms and conservatories and the results should be considered in this context.

6.11 The sunlight results for the rooms tested are given in the table at Appendix C. As advised by the BRE Guidelines, these are room-based aggregate figures taking account of sunlight available to all windows, where they are served by more than one.

6.12 The results demonstrate that the three LKDs fall short of the guideline values for sunlight. These rooms are served by windows which face north-east and therefore as set out above the expectation of sunlight will be lower. On a unit basis, each of the three individual units assessed contain at least two bedrooms that achieve the highest sunlight criterion of at least four hours of direct sunlight exposure on 21 March, demonstrating that excellent sunlight availability is achieved in all of the units.

7. SUMMARY AND CONCLUSION

7.1 There are no mandatory standards for daylight or sunlight provision within dwellings. London Borough of Camden's planning policy seeks to provide good living conditions for residents of new housing developments, including the provision of adequate daylight and sunlight within dwellings and sunlight to amenity spaces.

7.2 BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) provides useful guidance on the subject.

7.3 We assessed daylight and sunlight to all habitable rooms in the proposed development. The tests were undertaken in accordance with the BRE methodology.

7.4 In terms of daylight, the results confirm that all but one of the rooms assessed exceed the BRE's recommended criteria for illuminance. For sunlight, all of the assessed units have at least two bedrooms exceeding the highest recommendations for sunlight.

7.5 Although the BRE guide gives numerical guidelines, these are intended to be applied flexibly since natural lighting is only one of many factors in site layout design. Where higher density development is desirable there simply cannot be the same expectation of light as in a suburban or rural context. Furthermore, the Mayor of London's *Draft Interim Housing Supplementary Planning Guidance* emphasises that fully optimising housing potential may necessitate departure from conventional guidelines whilst still achieving satisfactory levels of residential amenity.

7.6 In conclusion, the layout of the proposed development delivers a reasonable application of the BRE guidelines and will overall provide good daylight and sunlight conditions within the proposed accommodation. In our opinion, the proposed development accords with London Borough of Camden's planning policy on daylight and sunlight.

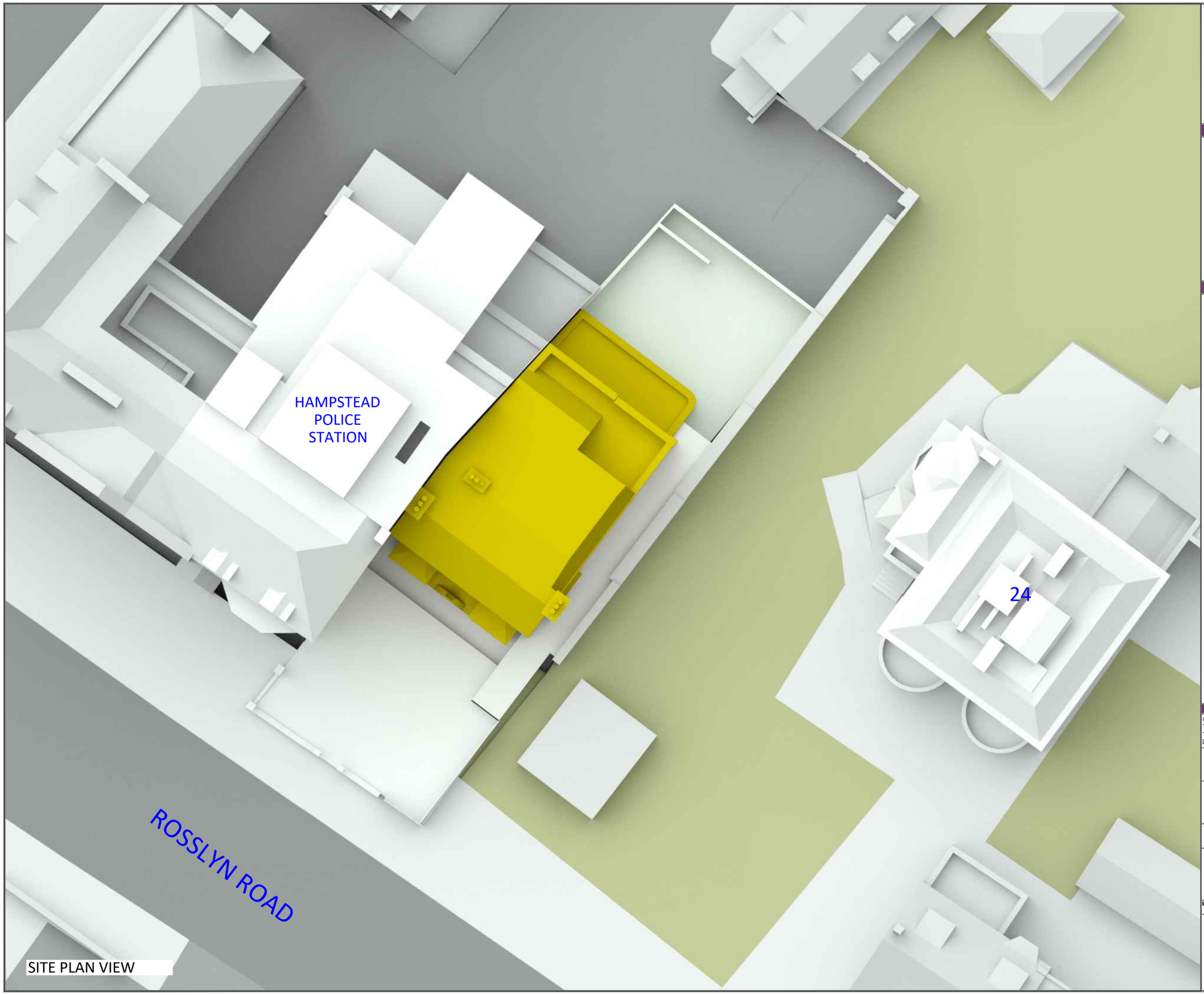
ANSTEY HORNE

March 2025

APPENDICES

APPENDIX A
-
PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL01169_R04_V01_3D-004 to 006



AnsteyHorne
CHARTERED SURVEYORS
www.ansteyhorne.co.uk
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

Existing
Proposed
12120 AOD Height (mm)
Consented
Cutback

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

0m 2m 4m 6m 8m 10m

PROJECT INFORMATION

CLIENT: SIMAT PROPERTIES LTD

PROJECT TITLE: 26 ROSSLYN ROAD
CAMDEN
NW3 1PD

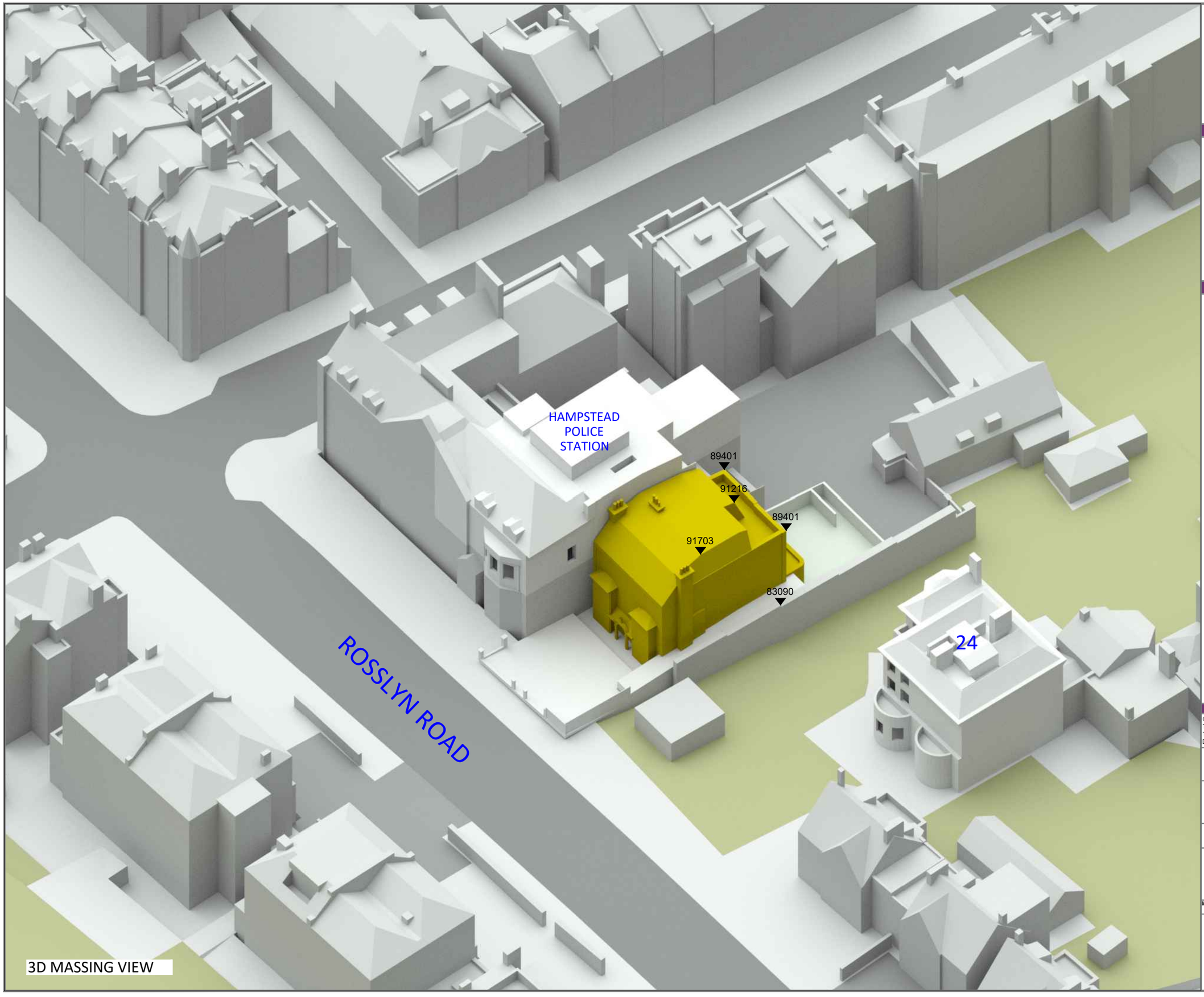
SCHEME REF: SCHEME RECEIVED: 20/02/2025

DRAWING TITLE: SITE PLAN VIEW
PROPOSED CONDITION

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
ML/EY	03/03/2025	1:200	A3

PROJECT No:_RELEASE No:_VERSION No:	DRAWING No:
ROL01169_R04_V01_	004

Site Plan



AnsteyHorne
CHARTERED SURVEYORS
www.ansteyhorne.co.uk
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362

LEGEND:

Existing
Consented
Proposed
Cutback
12120 AOD Height (mm)

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

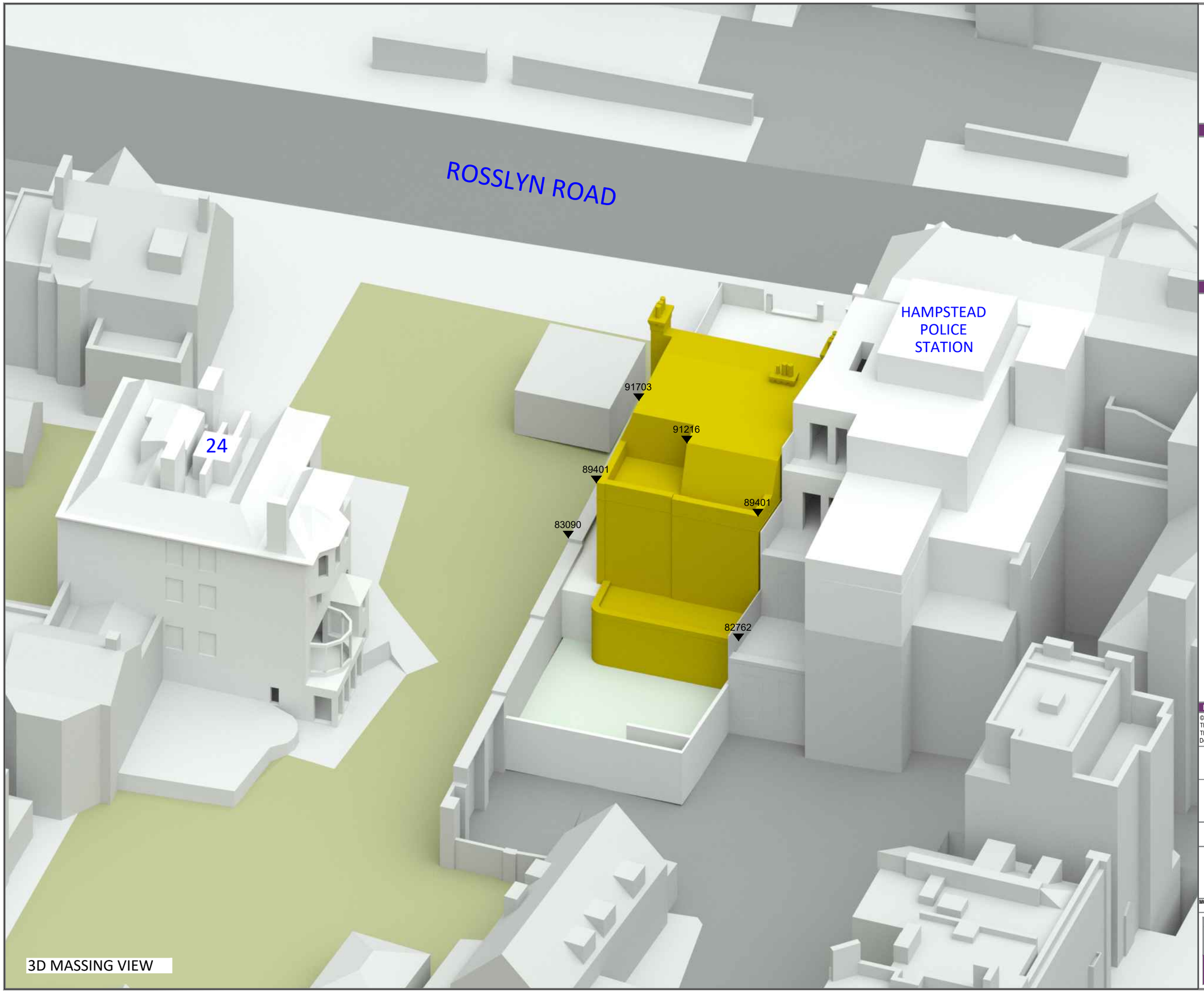
PROJECT INFORMATION

CLIENT:	SIMAT PROPERTIES LTD
PROJECT TITLE:	26 ROSSLYN ROAD CAMDEN NW3 1PD
SCHEME REF:	SCHEME RECEIVED: 20/02/2025
DRAWING TITLE:	3D MASSING MODEL VIEW PROPOSED CONDITION

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
ML/EY	03/03/2025	N.T.S.	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL01169_R04_V01_	005

3D Massing Model



AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

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

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
ACCUCITIES
Received on 10/08/23

Site and aerial photos.

PROPOSED BUILDINGS
SQUARE FEET
Received on 20/02/2025

PROJECT INFORMATION

CLIENT:	SIMAT PROPERTIES LTD
PROJECT TITLE:	26 ROSSLYN ROAD CAMDEN NW3 1PD
SCHEME REF:	SCHEME RECEIVED: 20/02/2025
DRAWING TITLE:	3D MASSING MODEL VIEW PROPOSED CONDITION

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
ML/EY	03/03/2025	N.T.S.	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL01169_R04_V01_	006

3D Massing Model

APPENDIX B
-
DAYLIGHT ILLUMINANCE TABLE

Project Name: 26 ROSSLYN ROAD
Project No.: ROL01169 - R04 - V01
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 03/03/2025

								Criteria			
Floor Ref	Room Ref	Room Use	**Room Area m2**	**Effective Area**	**Median Lux**	**Area Meeting Req Lux**	**% of Area Meeting Req Lux**	**Req Lux**	**Req % of Effective Area**	**Req % of Daylight Hours**	**Daylight Hours**
PROPOSED											
Lower ground	R1	Bedroom	15.23	10.58	267	10.58	100%	100	50%	50%	4380
	R2	Bedroom	18.71	13.49	146	10.24	76%	100	50%	50%	4380
	R3	Bedroom	23.98	18.36	311	18.36	100%	100	50%	50%	4380
	R4	LKD	60.13	50.07	87	11.48	23%	200	50%	50%	4380
Upper ground	R1	Bedroom	14.81	10.25	373	10.25	100%	100	50%	50%	4380
	R2	Bedroom	18.47	13.26	172	13.26	100%	100	50%	50%	4380
	R3	LKD	39.59	31.41	589	31.41	100%	200	50%	50%	4380
1st Floor	R1	Bedroom	13.10	9.08	348	9.08	100%	100	50%	50%	4380
	R2	Bedroom	16.91	12.30	178	12.30	100%	100	50%	50%	4380
	R3	Bedroom	16.84	12.24	440	12.24	100%	100	50%	50%	4380
2nd Floor	R1	LKD	58.28	47.81	613	37.16	78%	200	50%	50%	4380

APPENDIX C
-
SUNLIGHT EXPOSURE TABLE

Project Name: 26 ROSSLYN ROAD
Project No.: ROL01169 - R04 - V01
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 03/03/2025

Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
		PROPOSED			
Lower ground	R1	Bedroom	W1	127°	0
			W2	217°	6.1
			W3	307°N	0
					6.1
Lower ground	R2	Bedroom	W4	127°	0.4
			W5	217°	5.1
			W6	307°N	0
					5.1
Lower ground	R3	Bedroom	W7	37°N	0
					0
Lower ground	R4	LKD	W8	37°N	0
					0
Upper ground	R1	Bedroom	W1	127°	3.1
			W2	217°	6.4
			W3	307°N	0
					8.6
Upper ground	R2	Bedroom	W4	126°	1.5
			W5	217°	5
			W6	307°N	0
					5.8
Upper ground	R3	LKD	W7	37°N	0.2
			W8	37°N	0
					0.2
1st Floor	R1	Bedroom	W1	217°	6.2
					6.2
1st Floor	R2	Bedroom	W2	217°	4.1
					4.1
1st Floor	R3	Bedroom	W3	37°N	0
			W4	37°N	0
					0
2nd Floor	R1	LKD	W1	90° Hz	1.6
			W2	37°N Inc	0
			W3	90° Hz	1.6
			W4	37°N Inc	0
			W5	37°N Inc	0.5

Project Name: 26 ROSSLYN ROAD
Project No.: ROL01169 - R04 - V01
Report Title: Sunlight Exposure Analysis - Proposed Scheme
Date: 03/03/2025

Floor Ref	Room Ref	Room Use	Window Ref	Window Orientation	Proposed Sunlight Exposure (Hours)
			W6	37°N Inc	0.5
			W7	127°	2.2
					3.8

APPENDIX D
-
LAYOUT PLANS WITH DAYLIGHT ILLUMINANCE

LOWER GROUND

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

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

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

PROJECT INFORMATION

CLIENT: SIMAT PROPERTIES LTD

PROJECT TITLE: 26 ROSSLYN ROAD
CAMDEN
NW3 1PD

SCHEME REF: SCHEME RECEIVED: 20/02/2025

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
PROPOSED

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
ML/EY	03/03/2025	1:100	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL01169_R04_V01_	601-01

Daylight & Sunlight

UPPER GROUND

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

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

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

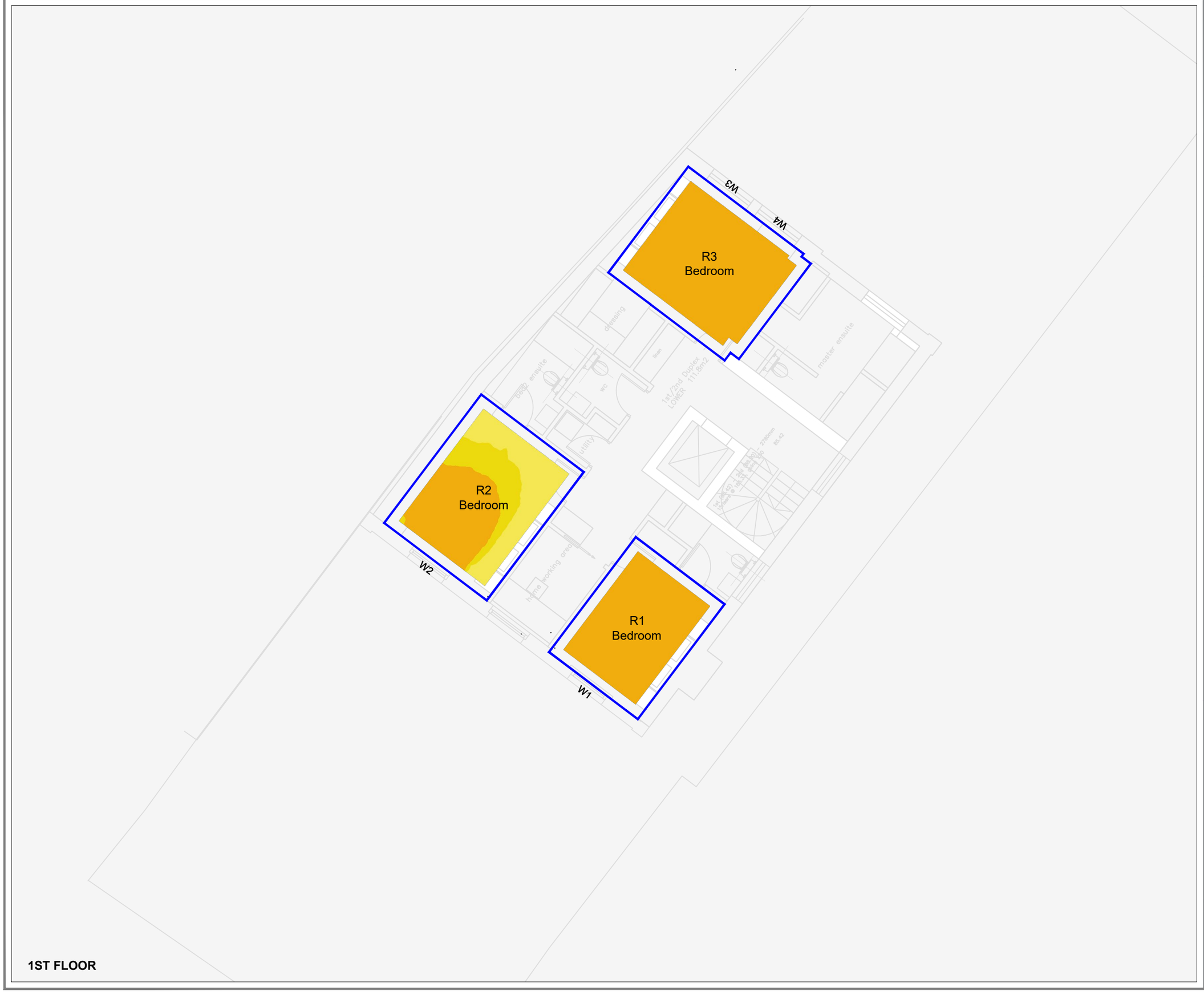
PROJECT INFORMATION

CLIENT:	SIMAT PROPERTIES LTD
PROJECT TITLE:	26 ROSSLYN ROAD CAMDEN NW3 1PD
SCHEME REF:	SCHEME RECEIVED: 20/02/2025
DRAWING TITLE:	TARGET ILLUMINANCE INTERNAL FLOOR LAYOUTS PROPOSED

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
ML/EY	03/03/2025	1:100	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL01169_R04_V01_	601-02

Daylight & Sunlight



1ST FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

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

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

PROJECT INFORMATION

CLIENT: SIMAT PROPERTIES LTD

PROJECT TITLE: 26 ROSSLYN ROAD
CAMDEN
NW3 1PD

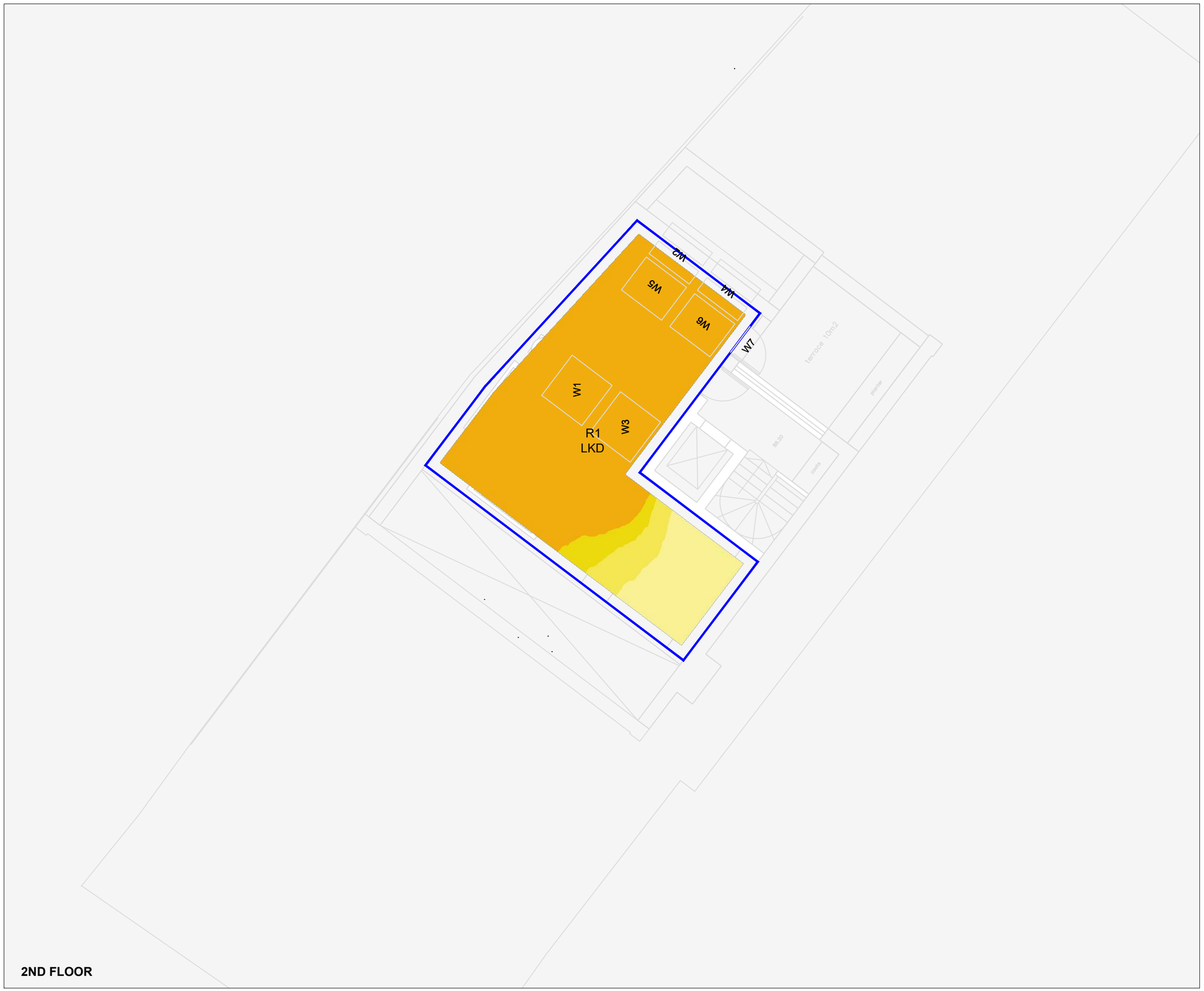
SCHEME REF: SCHEME RECEIVED: 20/02/2025

DRAWING TITLE: TARGET ILLUMINANCE
INTERNAL FLOOR LAYOUTS
PROPOSED

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
ML/EY	03/03/2025	1:100	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL01169_R04_V01_	601-03

Daylight & Sunlight



2ND FLOOR

AnsteyHorne

CHARTERED SURVEYORS

London - 020 3744 2374
Birmingham - 0121 667 9902
Bristol - 0117 471 1574
Manchester - 0161 528 7690
Plymouth - 01752 270 315
Norwich - 01603 577 362
www.ansteyhorne.co.uk

LEGEND:

TI - LUX LEVELS PER (50%) ANNUAL HOURS

- 200+
- 150-199
- 100-149
- 50-99
- 0-49

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

N

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

PROJECT INFORMATION

CLIENT:	SIMAT PROPERTIES LTD
PROJECT TITLE:	26 ROSSLYN ROAD CAMDEN NW3 1PD
SCHEME REF:	SCHEME RECEIVED: 20/02/2025
DRAWING TITLE:	TARGET ILLUMINANCE INTERNAL FLOOR LAYOUTS PROPOSED

MODELLED BY:/ DRAWN BY:	DATE:	SCALE:	
ML/EY	03/03/2025	1:100	A3

PROJECT No:__RELEASE No:__VERSION No:	DRAWING No:
ROL01169_R04_V01_	601-04

Daylight & Sunlight

LONDON
BIRMINGHAM
BRISTOL
BRIGHTON
CARDIFF
LEEDS
MANCHESTER
NORWICH
PLYMOUTH

Rights of light
Party wall
Building surveying
Fire engineering
Project & cost Management
Building safety