Daylight Report

8 Warwick Court,
Holborn
London, WC1R 5JD

14th March, 2014

CHP SURVEYORS LIMITED

Hudson House
8 Tavistock Street
London, WC2E 7PP
Tel: 020 7083 0133

enquiries@chp.gb.com
www.chp.gb.com

Daylight Report

8 Warwick Court,

Holborn.

LONDON,

WC1R 5JD

Prepared for:-

GFZ Properties

c/o Marek Wojciechowski Architects Limited

28 Margaret Street

London

W1W 8RZ

Prepared by	**Date**
James M A Crowley	14th March, 2014

Contents

Appendices

This report is solely for the benefit of **GFZ Properties** and the benefit cannot be transferred to any other party without the express written consent of CHP Surveyors Limited.

CHP Surveyors Limited

CHP Surveyors Limited

1.0 Instruction

1.1 This report has been prepared by CHP Surveyors Limited on behalf of GFZ Properties in support of the planning application for the change of use and extension of 8 Warwick Court.

1.2 This report considers the results of the analysis with reference to the criteria set out in the BRE Guidelines for the proposals which are the subject of the planning application.

2.0 Principles

2.1 To assist in the understanding of the analysis that have been undertaken as part of this report, attached at Appendix A is a summary we have prepared of the BRE Guidelines, titled the Principles of Daylight and Sunlight.

3.0 Information

3.1 We have made reference to the following information:-

Ordnance Survey
Site Plan

Marek Wojciechowski Architects Limited
Proposed drawings P_02 to P_19

CHP Surveyors Limited
Site Photographs and online research.

4.0 Proposals

4.1 GFZ Properties are seeking full planning permission for the extension of the existing building to provide residential accommodation as indicated on drawing numbers 1851_01, 02, 03 and 04 attached at Appendix B.

5.0 Adjoining Properties

5.1 From our on-site observations none of the neighbouring properties provide residential accommodation. Our analysis, in accordance with the BRE Guidelines and Mayor of London's Housing SPG has therefore considered the level of daylight he proposed accommodation will achieve.

6.0 Analysis

6.1 Based on survey information, online research and onsite observations, we have produced a 3D computer model of the neighbouring residential properties to the site. We have then produced a 3D computer model of the proposals for the site, including the fenestration and internal configuration.

6.2 Using a specialist computer programme, we have undertaken the analysis set out in the BRE Guidelines to establish the level of daylight the proposed accommodation will enjoy.

6.3 As clearly stated within the BRE Guidelines the aims are to help designers not constrain them and that the numerical values contained within this document should be interpreted flexibly since natural light is only one of many factors in site layout design. It also states that different target levels may be used in such an urban location as we are considering.

6.4 The BRE Guidelines and Mayor of London's Housing SPG make reference to the Average Daylight Factor This analysis takes into account the size of the window in question, the size of the room it serves and any other windows serving the room. The recommended minimum ADF levels depend on the room use with these being 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. Where the required level of VSC is not achieved this is a more detailed analysis to ensure that the level of daylight enjoyed within the room is appropriate.

6.5 The results of our analysis are set out in the table attached at Appendix C. Due to the listed nature of the property this places restraints not only on the internal configuration of the property but also the fenestration and therefore the access to daylight the property can enjoy.

6.6 Whilst it is acknowledged that the levels of daylight to the lower ground floor accommodation is below that which is ideally required, it should be taken into account that the property is located within a dense urban location where access to daylight for the occupier would not necessarily be an important factor.

6.7 Other than the lower ground floor living room and front bedroom and the ground floor whose access to daylight is significantly restricted by the building being listed, all other rooms exceed the recommended minimum ADF levels.

9.0 Conclusion

9.1 The results set out in the spread sheet attached at Appendix C of the level of daylight the proposed accommodation will enjoy demonstrates that not all rooms will achieve the recommended levels of daylight. It needs however to be appreciated that this is only one of many factors that potential occupiers will consider. It is suggested that the key factor is the location and that therefore the dense urban location within which the property is located needs to be taken into account when considering what the appropriate level of daylight for the accommodation are.

Appendix A

Principles of Daylight

In 1991 the Building Research Establishment (BRE) published a handbook called "*Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice.*"

As stated within the Introduction of this document, the 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.*"

Within the introduction the document goes onto state:-

"*The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. It's aim is to help, rather than constrain the Designer. Although it gives numerical guidelines, these should be interpreted flexibly...*"

It must therefore be appreciated as can be seen from the above extracts of the Introduction of this document and reiterated throughout, the handbook is for guidance only.

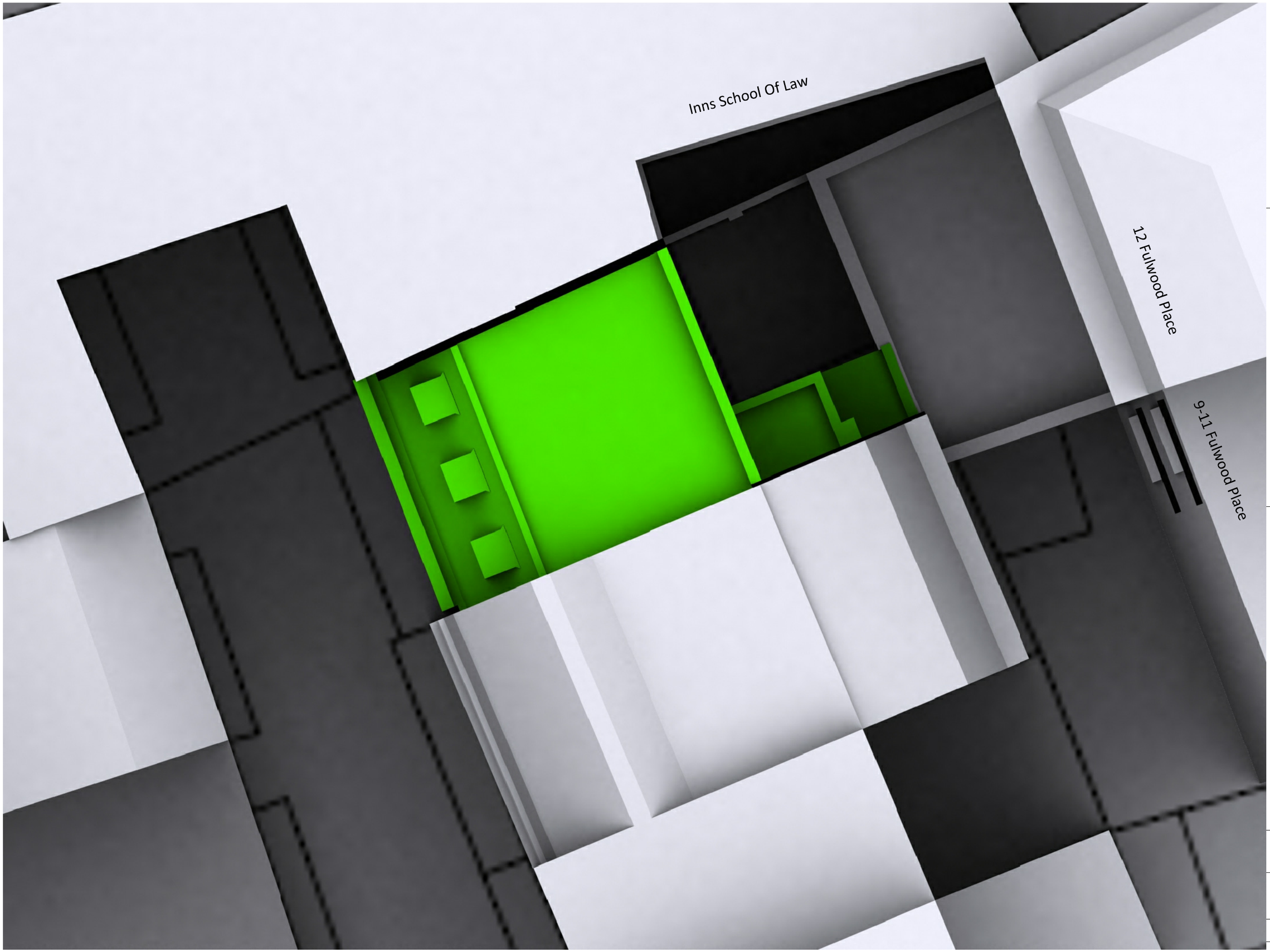
DAYLIGHT

When considering the level of daylight proposed residential accommodation will enjoy, the handbook refers to BS8206-part2 which make reference to the Average Daylight Factor.

Average Daylight Factor (ADF)

This takes into account the amount of direct sky visibility on the window, the transmittance of the light through the glass, and the reflectance of the resultant light from the entire surface area of the room, which is then expressed as a percentage.
The recommended ADF values are 2% for a kitchen, 1.5% for lounges and 1% for bedrooms.

Appendix B



SOURCES

Notes

KEY

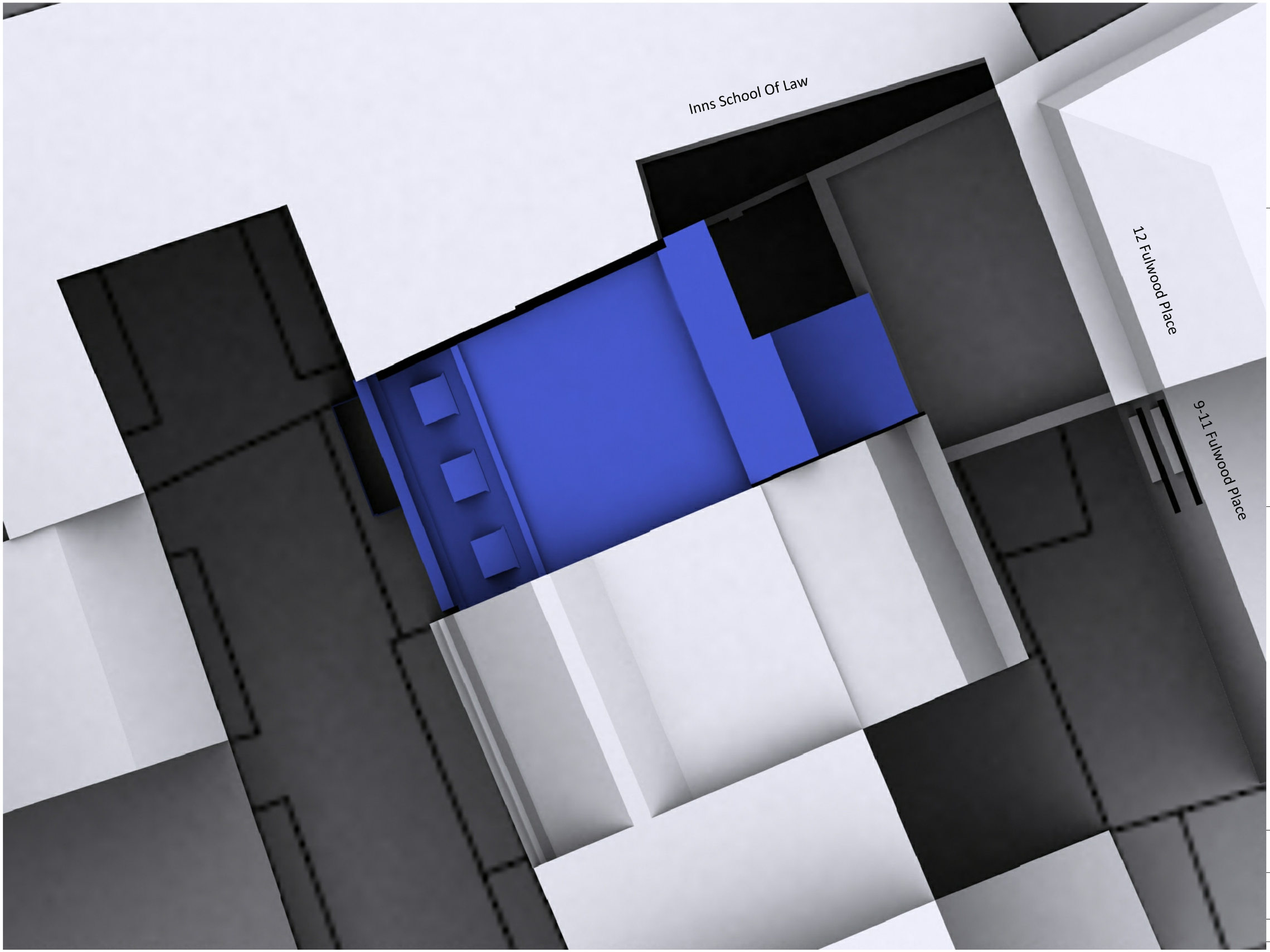
CHP
SURVEYORS LIMITED
Hudson House - 8 Tavistock Street - London WC2E 7PP
TEL: 020 7083 0133
www.CHP.gb.com

PROJECT TITLE
8 Warwick Court

DRAWING TITLE
Plan View
Existing

SCALE	DATE	ISSUE
NTS	040314	01

DWG NO	REV
1851_01	-



SOURCES

Notes

KEY

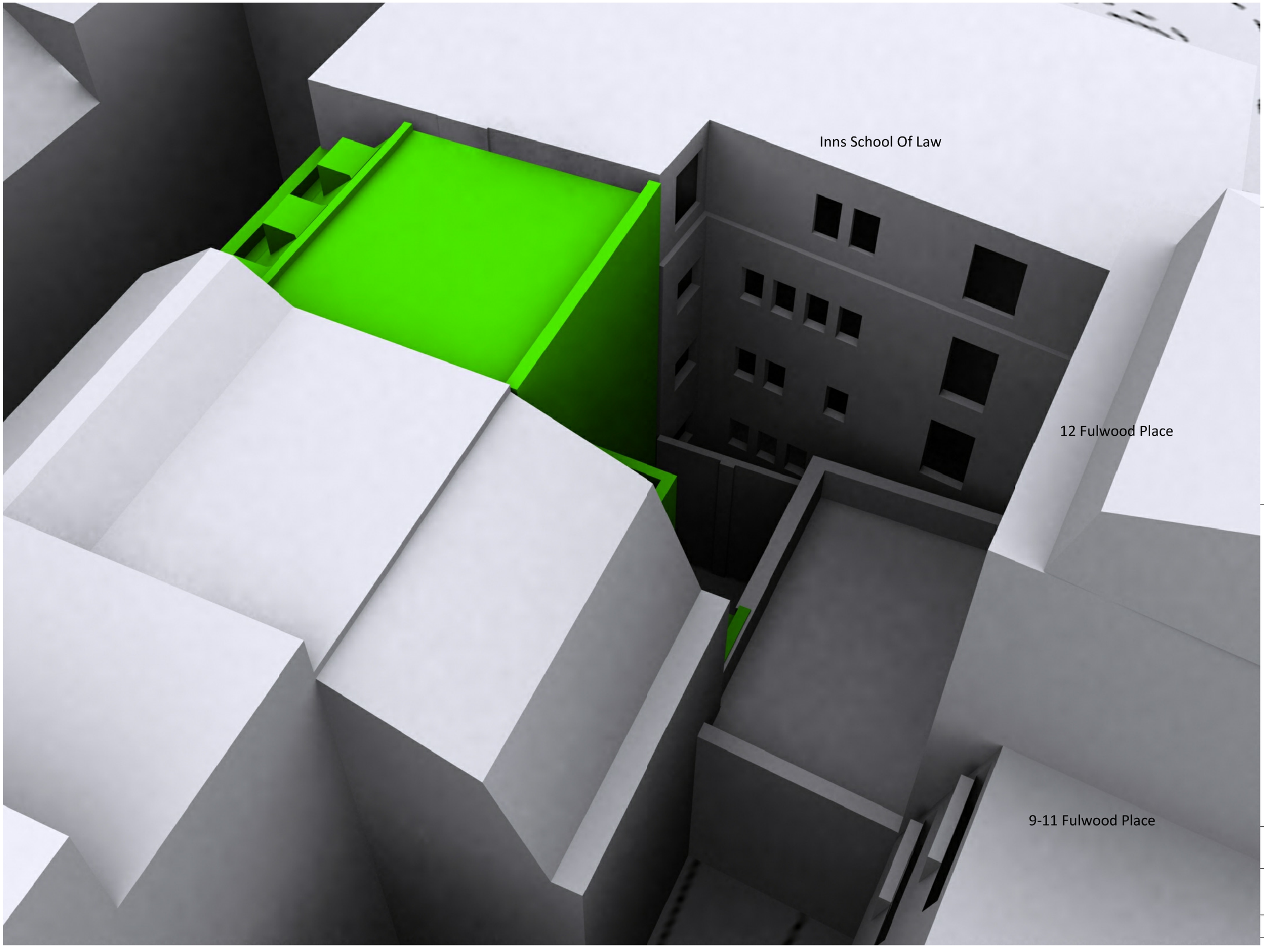
CHP
SURVEYORS LIMITED
Hudson House - 8 Tavistock Street - London WC2E 7PP
TEL: 020 7083 0133
www.CHP.gb.com

PROJECT TITLE
8 Warwick Court

DRAWING TITLE
Plan View
Proposed

SCALE	DATE	ISSUE
NTS	040314	01

DWG NO	REV
1851_02	-



SOURCES

Notes

KEY

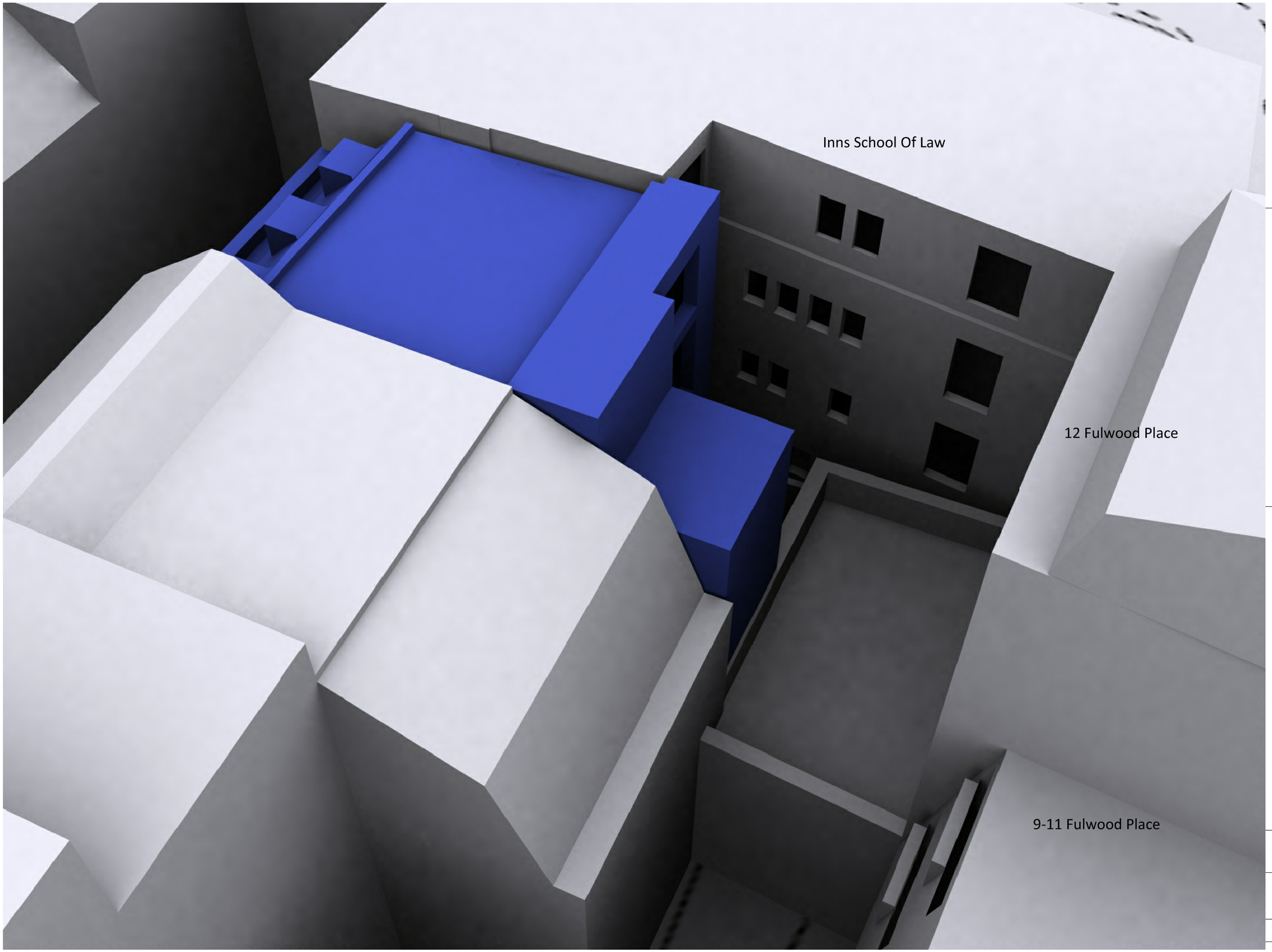
CHP
SURVEYORS LIMITED
Hudson House - 8 Tavistock Street - London WC2E 7PP
TEL: 020 7083 0133
www.CHP.gb.com

PROJECT TITLE
8 Warwick Court

DRAWING TITLE
Perspective View
Existing

SCALE	DATE	ISSUE
NTS	040314	01

DWG NO	REV
1851_03	-



SOURCES

Notes

KEY

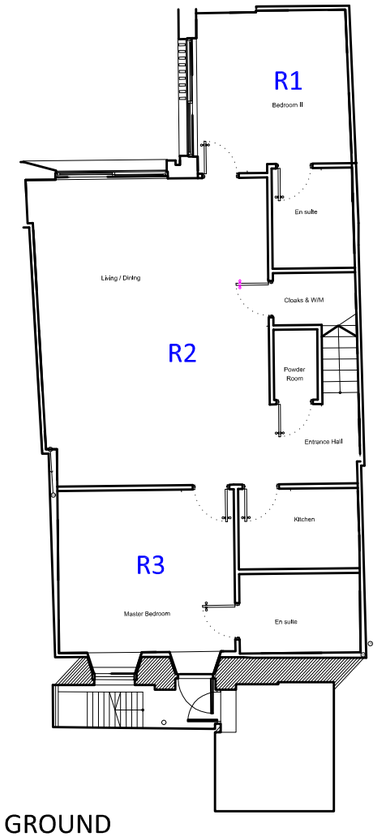
CHP
SURVEYORS LIMITED
Hudson House - 8 Tavistock Street - London WC2E 7PP
TEL: 020 7083 0133
www.CHP.gb.com

PROJECT TITLE
8 Warwick Court

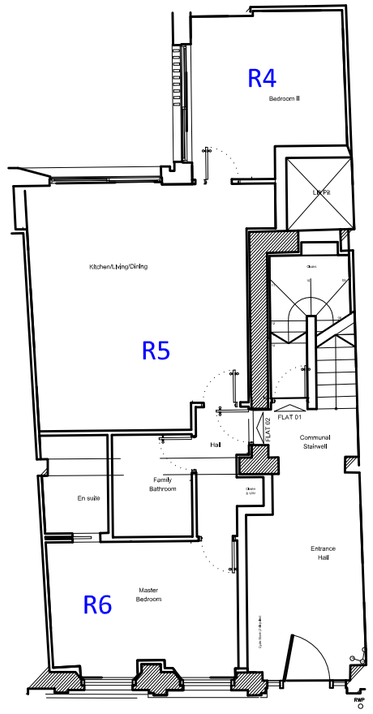
DRAWING TITLE
Perspective View
Proposed

SCALE	DATE	ISSUE
NTS	040314	01

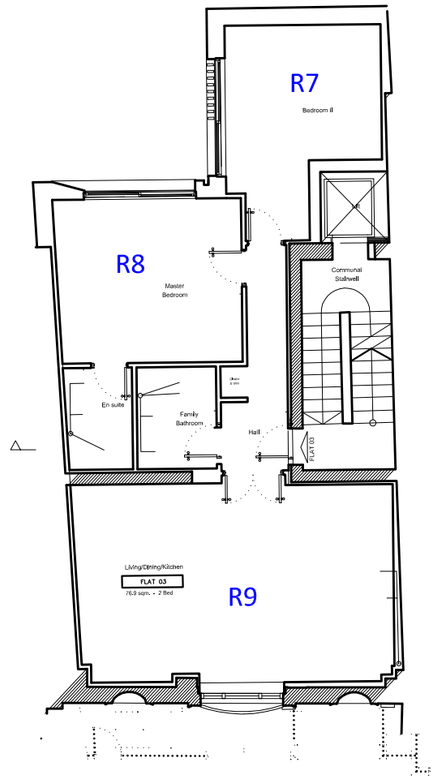
DWG NO	REV
1851_04	-



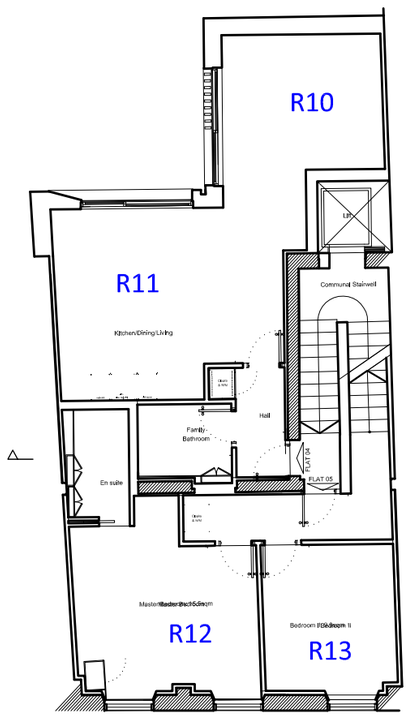
LOWER GROUND



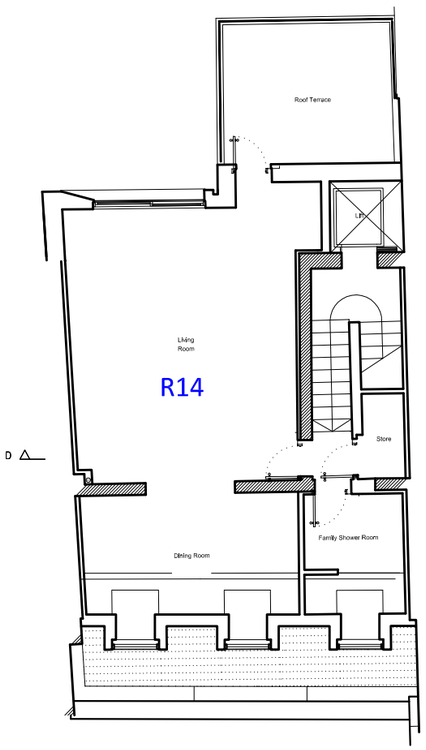
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

SOURCES

Notes

KEY

CHP
SURVEYORS LIMITED
Hudson House - 8 Tavistock Street - London WC2E 7PP
TEL: 020 7083 0133
www.CHP.gb.com

PROJECT TITLE
8 Warwick Court

DRAWING TITLE
Internal Room Map

SCALE	DATE	ISSUE
NTS	040314	01

DWG NO	REV
1851_05	-

Appendix C

8 Warwick Court, London WC1R 5JD

Internal Results

LEVEL	ROOM	ROOMUSE	ADF REQUIRED	ADF PROPOSED	NOSKY PROPOSED
Lower Ground	R1	Bedroom	1.0	1	15%
	R2	Living room	1.5	0.5	8%
	R3	Bedroom	1.0	0.8	20%
Ground	R4	Bedroom	1.0	1.8	36%
	R5	Living room	1.5	1	27%
	R6	Bedroom	1.0	1.9	57%
First	R7	Bedroom	1.0	2.5	62%
	R8	Bedroom	1.0	2.2	78%
	R9	Living room	1.5	1.2	40%
Second	R10	Bedroom	1.0	3.7	98%
	R11	Living room	1.5	2.4	89%
	R12	Bedroom	1.0	2.4	90%
	R13	Bedroom	1.0	1.5	82%
Third	R14	Living room	1.5	1.9	85%