GL Hearn

Daylight and Sunlight Report

Client Name

Godfrey Investments (London) Limited
4 St Augustine's Road
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20 February 2013

Prepared by

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Reference: O:\Building Consultancy\Godfrey Investments\4 St Augustine's Road\Report\2013-02_20_Daylight_and_Sunlight_Report_4_St_Augustines_Road_Camden.docx

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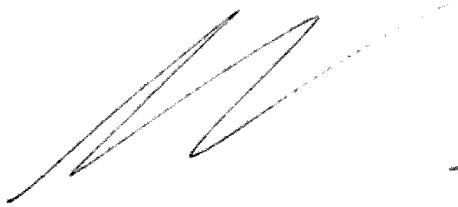
Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it is has been signed by the Originators and approved by a Business or Associate Director.

DATE	ORIGINATORS	APPROVED
20 February 2013	Toby Rogan-Lyons Senior Building Surveyor	Paul Smith Building Consultancy Director



Limitations
This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1. INSTRUCTIONS AND BRIEF

1.1 In accordance with your instructions we have carried out a study to assess the effect of your proposed development on the daylight and sunlight amenity to the neighbouring residential properties.

1.2 We have received the following documents and used them in preparing this report:

- CZWG Architects proposed plans and elevations received on 21 January 2013.
- Datum Survey Services Limited elevations and topographical survey received on 21 January 2013.
- Site photographs undertaken on 29 January 2013.
- Ordnance Survey map data.

1.3 Our study has been undertaken by preparing a three-dimensional computer model of the site and surrounding buildings and analysing the effect of the proposed development on the daylight and sunlight levels received by the neighbouring buildings using our bespoke software. Our assessment is based on a visual inspection, the information detailed above and estimates of relevant distances, dimensions and levels which are as accurate as the circumstances allow.

2. PLANNING POLICY

2.1 The London Borough of Camden's core strategy document contains the following references to daylight and sunlight amenity:

"*Protecting Amenity*

5.7. Camden's high level of amenity – the features of a place that can contribute to its attractiveness and comfort – is a major factor in the quality of life of the borough's residents, workers and visitors and fundamental to Camden's attractiveness and success. However Camden's inner London location, the close proximity of various uses and the presence of major roads and railways can mean that privacy, noise and light can be particular issues in the borough.

5.8. Protecting amenity is, therefore, a key part of successfully managing growth in Camden. We will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts. More detail and guidance on our approach to amenity is contained in Camden Development Policy DP26 – and our Camden Planning Guidance Supplementary Document."

2.2 Policy DP26 – Managing the Impact of Development on Occupiers and Neighbours contains the following references to daylight and sunlight:

"*The council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:*

(c) Sunlight, daylight and artificial light levels"

2.2.2 Paragraph 26.3 of 'Camden Development Policy's Section 3' document entitled 'Visual Privacy, Overlooking, Overshadowing, Outlook, Sunlight and Daylight' contains the following references to daylight and sunlight amenity.

"A development's impact on visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance from artificial light can be influenced by its design and layout, the distance between properties, the vertical levels of onlookers or occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme to prevent potential negative impacts of the development on occupiers and neighbours. To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the council will take into account the standards recommended in the British Research Establishment's Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (1991)."

3. BRE REPORT 209 *"SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT: A GUIDE TO GOOD PRACTICE"* SECOND EDITION (2011) ('THE REPORT')

3.1 Principles

3.1.1 The Second Edition of the Report replaces the 1991 document of the same name with effect from October 2011.

3.1.2 It is important to note that the introduction to the report stresses that the document is provided for guidance purposes only and it is not intended to be interpreted as a strict set of rules. It also suggests that it may be appropriate to adopt a flexible approach and alternative target values in dealing with *"special circumstances"* 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."* This is amplified by the following extracts from the introduction (P1, para. 6) and Section 2.2:

"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. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design..." (P1, para. 1.6)

"In special circumstances the Developer or Planning Authority may wish to use different target values." (P1, para. 1.6)

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light". (P7 para. 2.2.3)

3.1.3 The examples given in the Report can be applied to any part of the country: suburban, urban and rural areas. The inflexible application of the target values given in the Report may make reaching the BRE criteria difficult in a tight, urban environment where there is unlikely to be the same expectation of daylight and sunlight amenity as in a suburban or rural environment.

3.2 Daylight

3.2.1 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 degrees to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *the vertical sky component ['VSC'] 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 (0.85m above floor level in residential properties) in a room which can receive direct skylight is reduced to less than 0.8 times it former value.*

The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, store rooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestic building where the occupants have a reasonable expectation of daylight; this would normally include, schools, hospitals, hotels and hostels, small workshops and some offices."

3.2.2 Appendix F

3.2.2.1 This appendix gives guidelines on setting alternative target values for skylight and sunlight access. This allows a developer to set alternative targets for vertical sky component levels which can be generated from the layout dimensions of existing development or derived from the internal layouts and direct daylighting needs of the proposed development itself. The Report uses the example of a mews in an historic city centre, where a typical obstruction angle from the ground floor window level might be closer to 40 degrees, which would correspond to a VSC of 18%. This can then be used as a target value for development in that street if new development is to match the existing layout.

3.2.2.2 A similar approach may also be adopted in cases where an existing building has windows that are close to the site boundary and take more than their fair share of light. To ensure that new development matches the height and proportions of existing buildings, the Report suggests that the VSC and Annual Probable Sunlight Hours ('APSH') target for these windows could be set to those for a 'mirror-image' building of the same height and size and equal distance away on the other side of boundary.

3.2.2.3 Useful guidance is provided on the types of tests to be applied when considering the loss of light to an existing building. F6 states the following:

"In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylit environment as a whole. The average daylight factor (ADF) (Appendix C) also depends on the room and window dimensions, the reflectance of interior surfaces and the type of glass, as well as the obstruction outside. It is an appropriate measure to use in new buildings because most of these factors are within the developer's control."

"Use of the ADF for loss of light to existing buildings is not generally recommended. The use of the ADF as a criterion tends to penalise well-daylit existing buildings, because they can take a much bigger and closer obstruction and still remain above the minimum ADFs recommended in BS 8206-2. Because BS 8206-2 quotes a number of recommended ADF values for different qualities of daylight provision, such a reduction in light would still constitute a loss of amenity to the rooms. Conversely if the ADF in an existing building were only just over the recommended minimum, even a tiny reduction in light from a new development would cause it to go below the minimum, restricting what could be built nearby." (F6 and F7)

3.2.3 Appendix C of the Report provides details of BS8206: Part 2 British Standard for Daylighting and the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual: Windows Design which provides advice and guidance on interior daylighting. The BRE Report is intended to be used in conjunction with these documents, and its guidance is intended to fit-in with their recommendations. The British Standard and the CIBSE manual put forward three main criteria for interior daylighting, one of which is the use of the Average Daylight Factor (*df*) calculation. Essentially, the documents recommend that, if a supplementary electric lighting is provided, a *df* value of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms should be attained.

3.2.4 The British Standard also suggests, that if a predominately daylit appearance is required, then *df* should be 5% or more if there is no supplementary electric lighting. However, in all modern living accommodation supplementary electric lighting is provided and, as such, *df* values detailed above are used as target values.

3.3 Sunlight

3.3.1 The BRE Report advises that new development should take care to safeguard access to sunlight for existing buildings and any non-domestic buildings where there is a particular requirement for sunlight. In summary, the report states:

"If a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees 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, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*
- *receives less than 0.8 times its former sunlight hours during either period and*
- *has a reduction in sunlight over the whole year greater than 4% of annual probable sunlight hours"*

3.3.2 The report also states that:

"...It is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within ninety-degrees 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 ninety-degrees of due south anyway." (3.2.3)

3.3.3 Section 3.3 of the Report gives guidelines for protecting the sunlight to open spaces where it will be required. This would normally include:

- Gardens, usually the main back garden of a house and allotments
- Parks and playing fields
- Children's playground
- Outdoor swimming pools and paddling pools
- Sitting out areas such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains

3.3.4 In summary, the Report states that:

"It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive 2 hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least 2 hours of sunlight on 21 March."

3.3.5 The Report also recommends the following:

"*Where there are existing buildings as well as the proposed one, 'before' and 'after' shadow plots showing the difference that the proposed building makes may be helpful. In interpreting the impact of such differences, it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing of a space is to be expected.*" (3.3.13)

"As an additional option, plots for summertime (e.g. 21 June) may be helpful as they will show the reduced overshadowing then, although it should be borne in mind that 21 June represents the best case of minimum shadow, and that shadows for the rest of the year will be longer. Conversely if winter shadows (e.g. 21 December) are plotted, even low buildings will cast long shadows. In a built-up area, it is common for large areas of the ground to be in shadow in December." (3.3.15)

"If a particular space is only used at certain times of day or year (e.g. a café, outdoor performance area or school playground) it is instructive to plot shadows for those specific times." (3.3.16)

4. ASSESSMENT

4.1 We have analysed the effect of the proposed development on the daylight and sunlight amenity to the properties detailed below. These properties are the only buildings that could be affected by the proposed development as all other adjacent buildings will pass the preliminary 25-degree line test recommended by the BRE Report.

4.2 The location of the tested properties and window references are shown on the drawings appended to this report; the results are also included in the appendices in the relevant spreadsheets.

4.3 We set-out below our assessment of the daylight and sunlight amenity issues for each property:

4.4 <u>3 St Augustine's Road</u>

4.4.1 This is a five storey residential property to the north of the proposed development site. This property is currently under construction and as such we have used both the vertical sky component (VSC) and average daylight factor (ADF) assessments to determine daylight levels.

4.4.2 Daylight analysis using the VSC test detailed in the BRE Report indicates that none of the windows tested will transgress the recommended VSC targets given in the BRE Report. ADF analysis of the internal arrangements of this property show that none of the rooms analysed will see a reduction of more than 0.8 times their former value and hence will be in line with the BRE Report guidance target values.

4.4.3 Sunlight analysis shows that none of the windows requiring testing under BRE Report guidance will transgress the BRE Report recommended target values.

4.5 <u>5 St Augustine's Road</u>

4.5.1 This is a four storey residential property to the north of the proposed development site. This property would pass the initial 25 degree line test given in the BRE Report; however, due to its

proximity to the proposed development site we have undertaken daylight and sunlight analysis using the VSC and annual probable sunlight hours (APSH) tests.

4.5.2 Daylight and sunlight analysis shows that there will be no transgressions of the BRE Report recommended daylight and sunlight guidance target values.

4.6 8 St Augustine's Road

4.6.1 This is a three storey residential property to the north-east of the development site. External observation shows that two rooms within the property will have windows overlooking the proposed development site.

4.6.2 Daylight analysis (VSC) shows that there will be minor transgressions to three windows. Windows W1 and W2 at ground floor level will see minor reductions in their existing VSC values to 0.75 and 0.74 times their former values respectively. These values compares favourably with the 0.8 times guidance target given in the BRE Report. External observation indicates that these windows along with a third window (window W3) serve one internal space. Window W3 will see a modification of its existing VSC value to 0.98 times its former value. This value, along with the minor modifications to the quantum of light for windows W1 and W2, indicates that the room served by these windows will see no significant reduction in its existing potential daylight access.

4.6.3 Window W1 at first floor level is one of two windows serving a singular internal space. This window will see a reduction in its existing VSC value of 0.79 times its former value which compares favourably with the BRE Report guidance target of 0.8 times. This minor reduction along with the retained level of VSC to the second window serving the internal space indicates that the room served by these windows maintains the probability of good daylight amenity.

4.6.3 Sunlight analysis for this property shows that there will be no transgressions of the BRE Report guideline target values for sunlight access (APSH).

4.7 6 St Augustine's Road

4.7.1 This is a three storey residential property to the east of the proposed development site.

4.7.2 Daylight analysis shows that of the eleven windows tested four will see transgressions of the BRE Report recommended target values. Windows W1, W3 and W4 at lower ground floor level will all see reductions in their existing VSC levels beyond the BRE Report guidance targets. Window W2 at first floor level will also see a reduction beyond that recommended in the BRE Report. All of these windows directly overlook the proposed development site and are close to the boundary between the two sites.

4.7.3 The BRE Report states that in this situation VSC targets should be revised to allow a development to match the scale of the neighbouring properties. In line with the BRE Report guidance mirroring No. 6 St Augustine's Road across the boundary between the two sites would lead to a revised VSC target of under 13%. Window W1 at lower ground floor level will retain a VSC value of 17.6, a value in excess of the BRE recommended target. Windows W3 and W4 at ground floor level appear to be secondary windows to a lounge/kitchen/dining area where the main windows (windows W5 and W6) are situated to the rear of the property. Given the retained values of VSC to windows W5 and W6 the space served by these windows is likely to retain the potential for good daylight access. Window W2 at first floor level would appear to be one of three windows serving one interior space. Given the retained values of VSC to windows W3 and W4 it is unlikely that occupants will notice any reduction in their existing daylight amenity.

4.7.4 Sunlight analysis shows that there will be one minor transgression to the annual sunlight availability to window W2 but that the remainder of the windows serving the internal space served by window W2 will retain good sunlight access in both annual and winter APSH tests. Once again the occupants are unlikely to notice a reduction in the sunlight amenity.

4.8 27A Agar Grove

4.8.1 This is a proposed new development to the east of the development site. Our analysis has taken this proposal into account in line with BRE Report and planning guidance. Daylight analysis using the ADF tests show that none of the rooms analysed will see reductions in their existing ADF values beyond 0.8 times their former value and as such will in line with BRE Report guidance.

4.8.2 Sunlight analysis shows that there will be no modifications of the sunlight access values and hence all windows will be BRE Report compliant.

4.9 29 Agar Grove

4.9.1 This residential property to the east of the proposed development site has one window overlooking the proposal.

4.9.2 Daylight and sunlight analysis shows that there will be little or no modification to the existing daylight and sunlight values and that the retained values will be BRE Report compliant.

4.10 82, 88, 78 and 76 Agar Grove

4.10.1 All four of these properties are four storey residential properties to the south of the proposed development site.

4.10.2 Daylight analysis of all windows facing the proposed development site shows that there will be little or no modifications to existing daylight values. Therefore, all windows tested will be BRE Report compliant.

4.10.3 None of the windows serving these properties and overlooking the proposed development site face within 90 degrees of due south and hence do not require testing under the BRE Report guidance.

4.11 17 – 17A Murray Street

4.11.1 This is a three storey residential property to the west of the proposed development site.

4.11.2 Daylight analysis shows that there will be little or no modification to its existing daylight amenity. None of the windows serving this property face within 90 degrees of due south and hence under BRE guidance do not require testing for sunlight access.

4.12 Overshadowing

4.12.1 Nos. 6 and 8 St Augustine's Road have amenity spaces attached to them that require testing for overshadowing under the BRE Report guidance. Overshadowing analysis shows that during the winter months both of these amenity spaces will see reduction in their existing lit areas. The existing lit area results are unusually high for such an urban area; this is due to the undeveloped nature of the proposed site. It should be noted that we have undertaken overshadowing analysis with the proposed development at 27a Agar Grove in Place.

4.12.2 Analysis undertaken, with the 27a development in its existing state shows that the lit area results, with the proposed 4 St Augustine's Road development in place, will be significantly improved.

4.12.3 Additional analysis, undertaken for the summer months, in line with the BRE Report guidance, shows that these reductions are limited and during the summer months the amenity spaces receive BRE Report compliant levels of sunlight amenity.

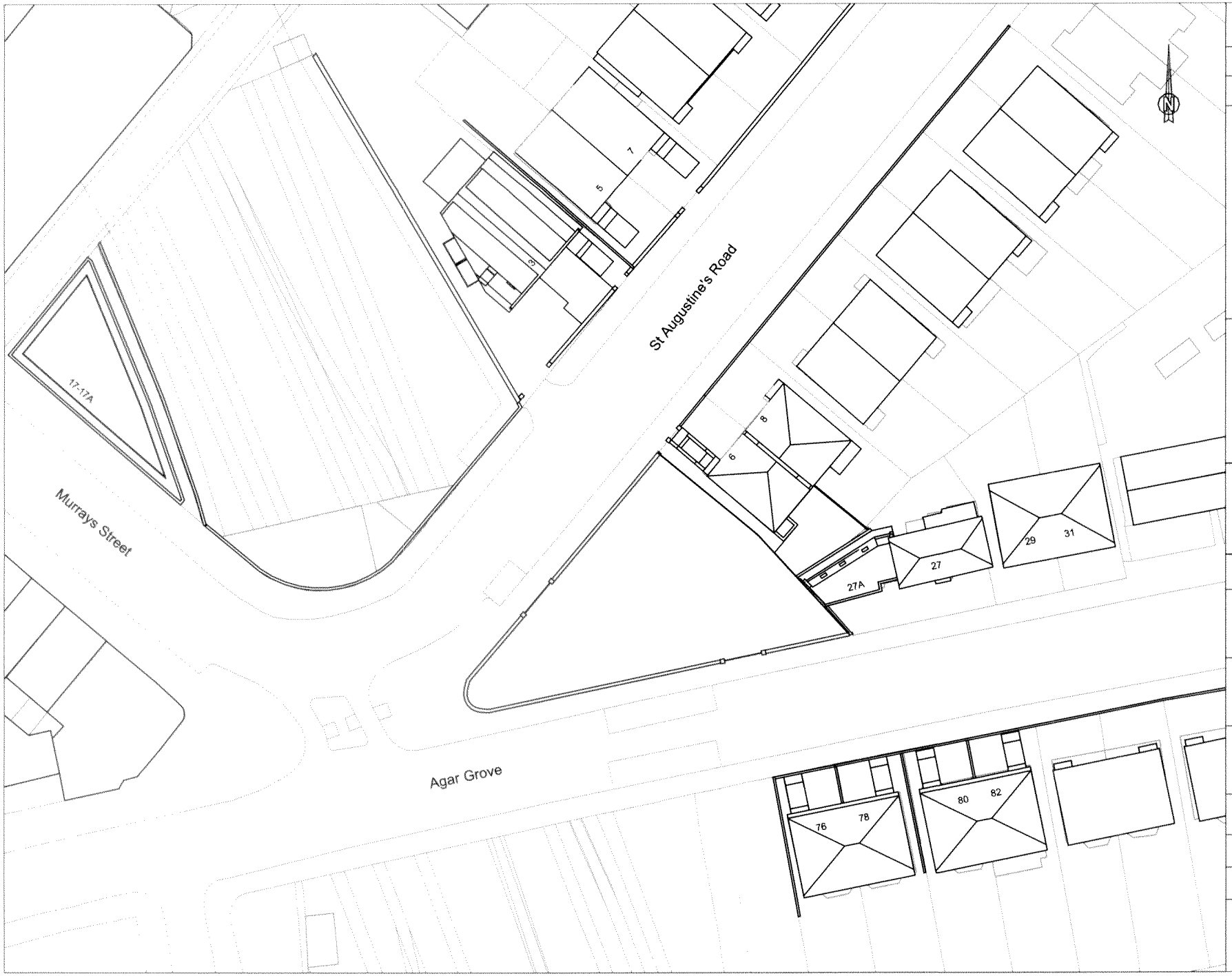
5. CONCLUSION

5.1 Our analysis demonstrates that the proposed development of 4 St Augustine's Road, Camden, NW1 9RNwould have a limited impact on the daylight and sunlight amenity received to neighbouring residential properties when assessed in accordance with the guidelines given in the London Borough of Camden's Core Strategy, and more specifically, with the guidelines set-out in the BRE Report.

5.2 In my opinion, the proposed development of 4 St Augustine's Road, Camden would not materially affect the adjoining properties' daylight and sunlight amenity

APPENDIX A

DRAWINGS



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NOTES :

INFORMATION USED IN ANALYSIS:
CZWG Architects. 21/01/2013 - Proposed plans and elevations.

Datum Survey Services Ltd: 21/01/2013 - elevations and topographical survey.

Photographs. 29/01/2013

LAND REGISTRY AND PLANNING HISTORY INFO :

REVISION

PLAN KEY:
- Surrounding Buildings
- Existing Buildings

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PROJECT:
4 St Augustine's Road,
Camden
NW1 9RN

CLIENT:
Godfrey Investments
(London) Ltd.

DRAWING TITLE:
Existing Site Plan

DRAWING NO:	REVISION:
J029077/ 01	

DATE:	DRAWN BY:
07/02/2013	IA

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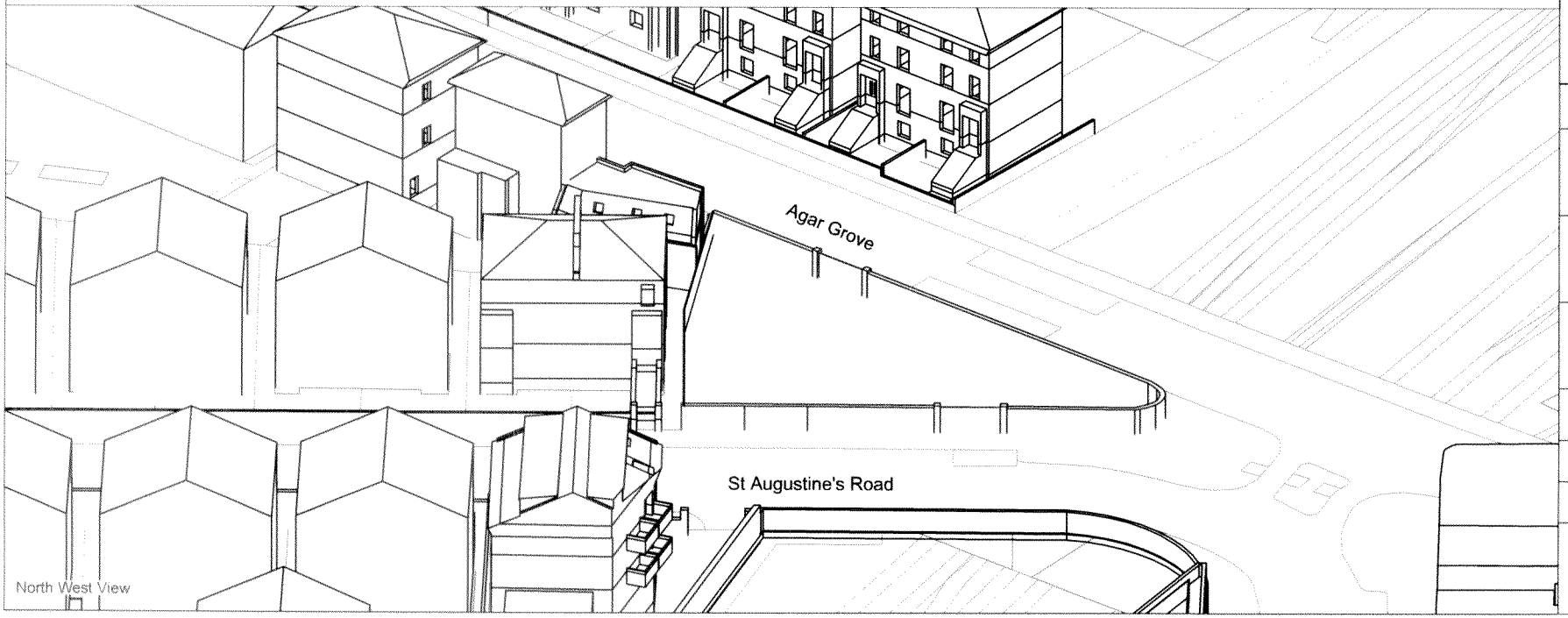

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Photographs. 29/01/2013

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4 St Augustine's Road,
Camden
NW1 9RN

CLIENT:
Godfrey Investments (London) Ltd.

DRAWING TITLE:
Existing 3D View

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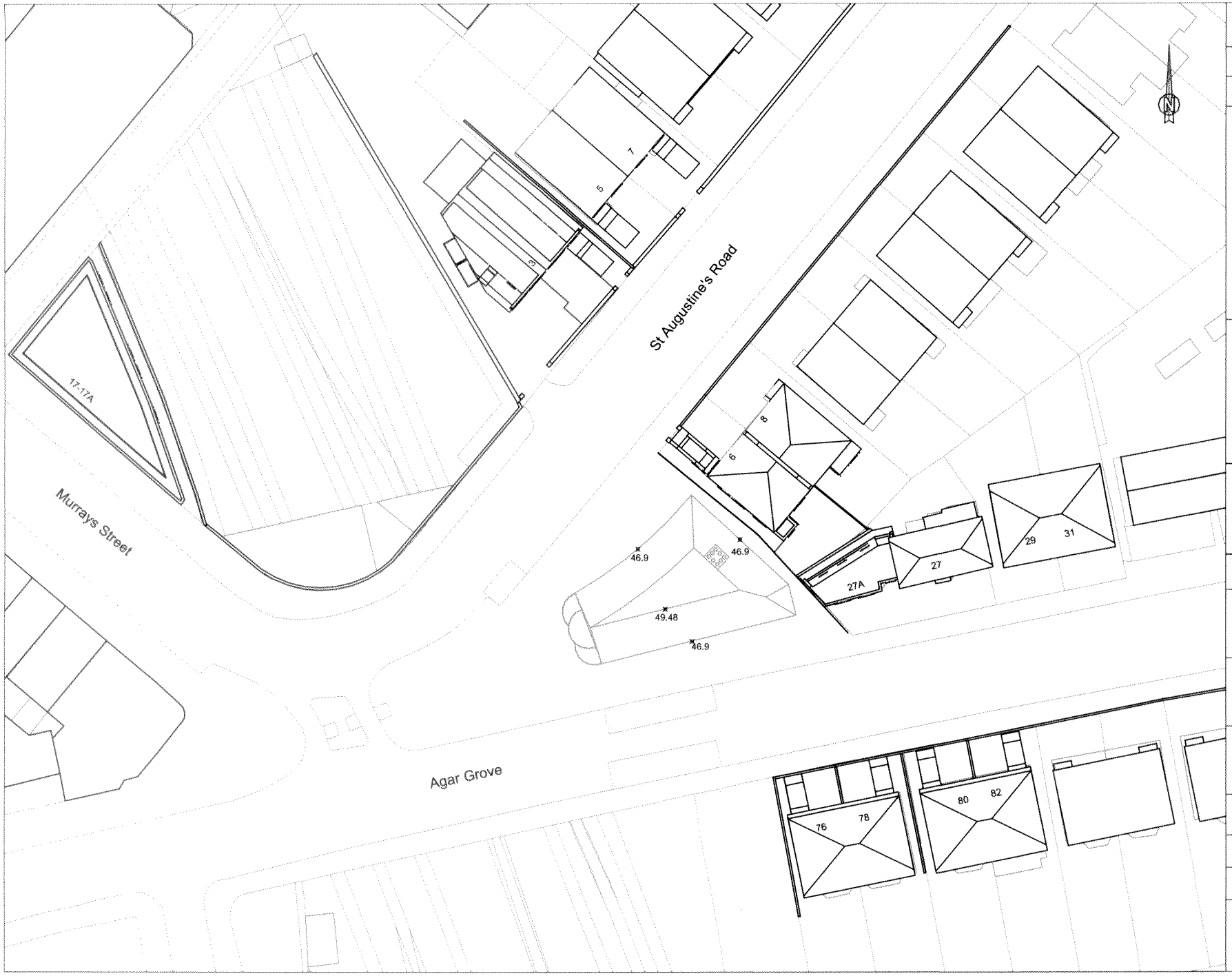

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NOTES :

INFORMATION USED IN ANALYSIS:
CZWG Architects. 21/01/2013 - Proposed plans and elevations.

Datum Survey Services Ltd. 21/01/2013 - elevations and topographical survey.

Photographs: 28/01/2013

LAND REGISTRY AND PLANNING HISTORY INFO :

REVISION

PLAN KEY
Surrounding Buildings
Proposed Buildings

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PROJECT:
4 St Augustine's Road,
Camden
NW1 9RN

CLIENT
Godfrey Investments (London) Ltd.

DRAWING TITLE:
Proposed Site Plan

DRAWING NO:	REVISION:
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07/02/2013	IA

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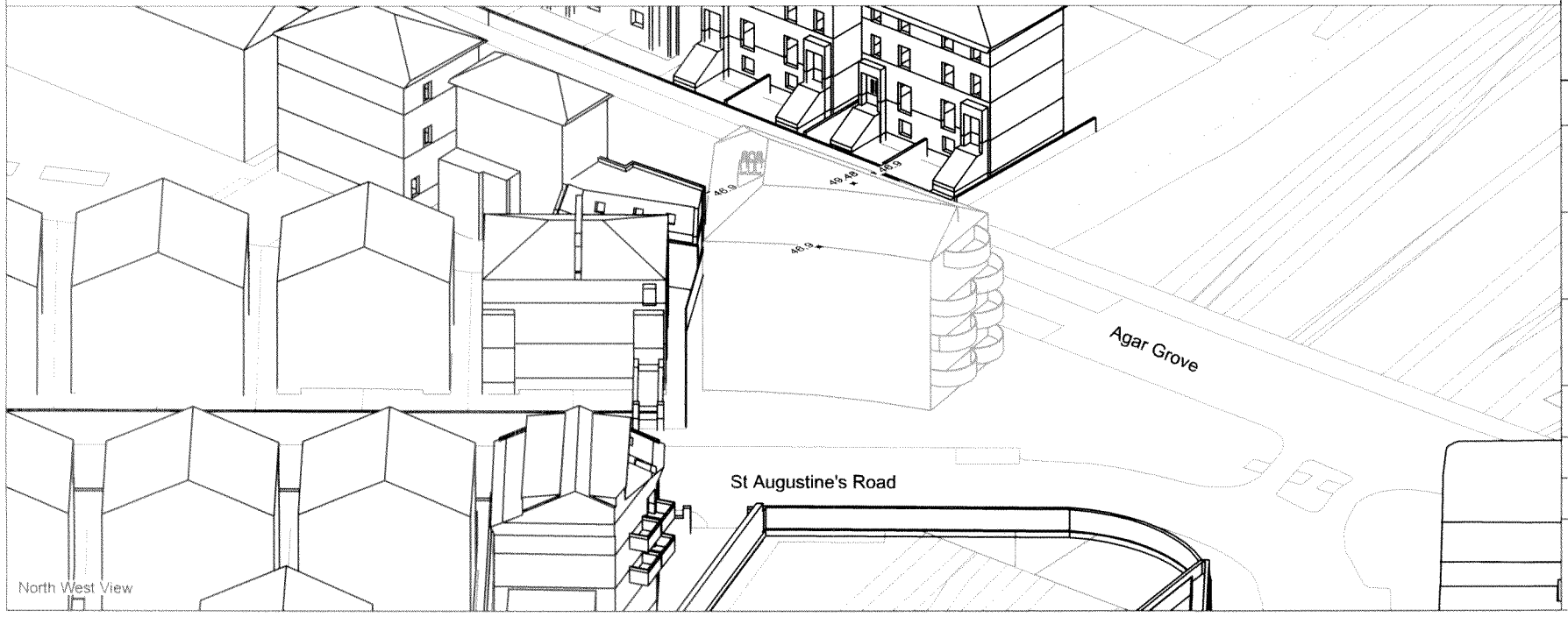

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CZWG Architects: 21/01/2013 - Proposed plans and elevations.

Datum Survey Services Ltd: 21/01/2013 - elevations and topographical survey.

Photographs: 29/01/2013

LAND REGISTRY AND PLANNING HISTORY INFO

REVISION

PLAN KEY
Surrounding Buildings
Proposed Buildings

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F: +44 (0)20 7851 4910

PROJECT:
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NW1 9RN

CLIENT
Godfrey Investments (London) Ltd.

DRAWING TITLE:
Proposed 3D View

DRAWING NO:	REVISION:
J029077/ 04	

DATE:	DRAWN BY:
07/02/2013	IA

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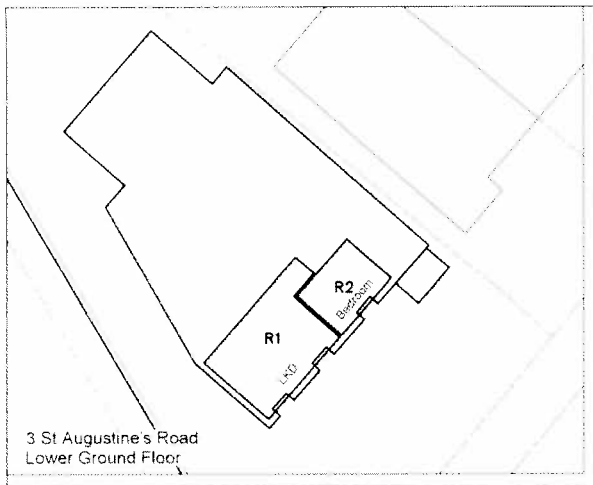

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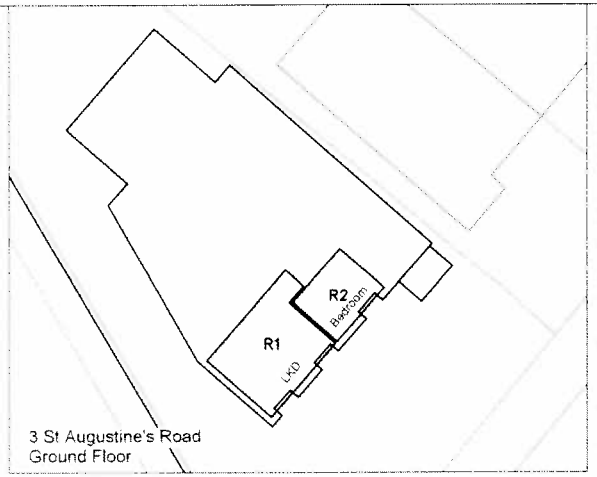
Lower Ground Floor



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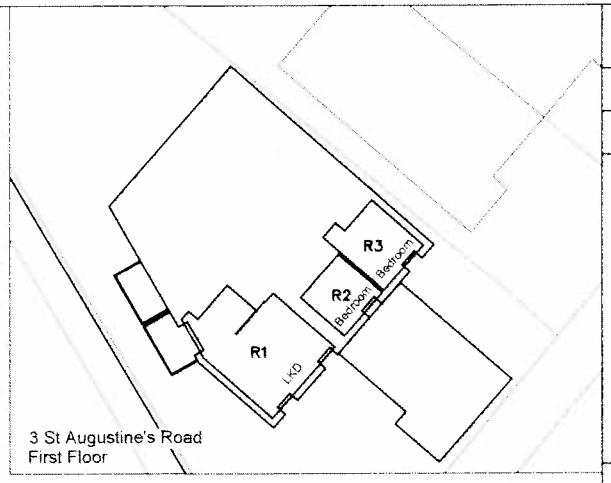
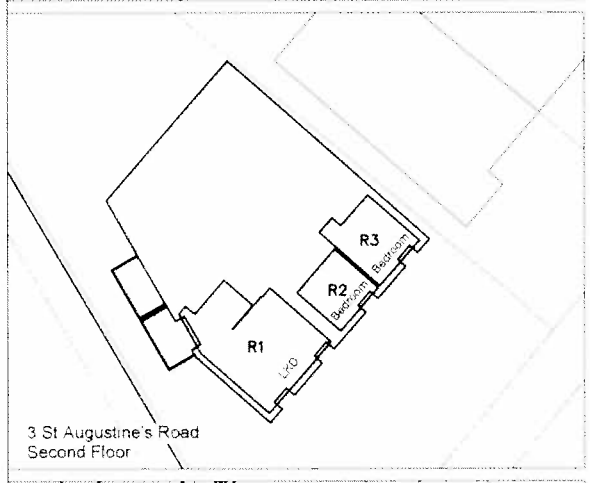
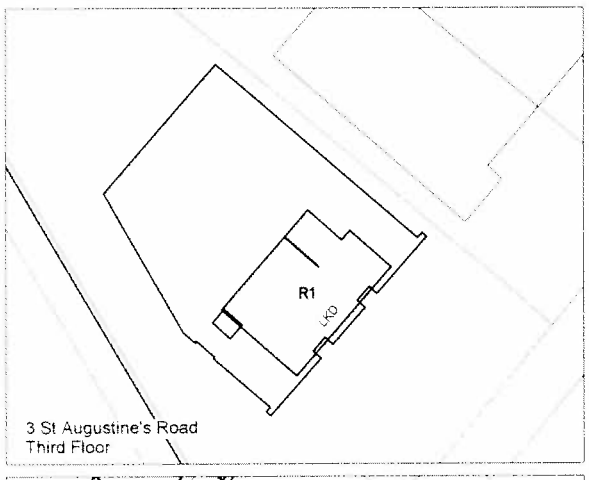
Ground Floor



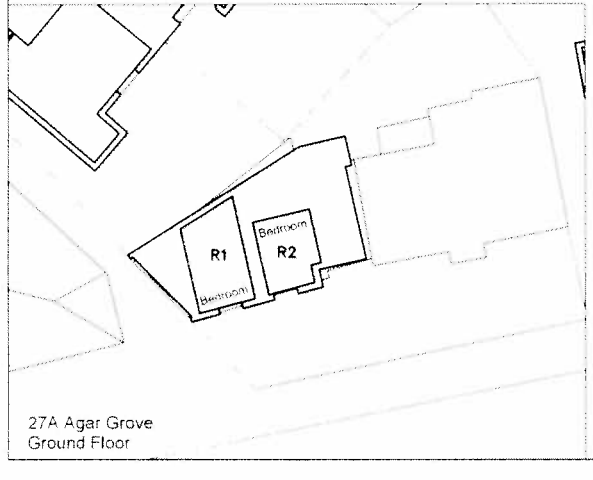
3 St Augustine's Road
First Floor



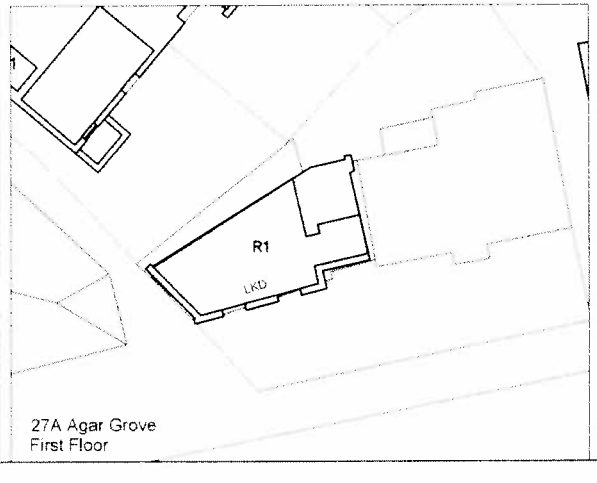
3 St Augustine's Road
Second Floor



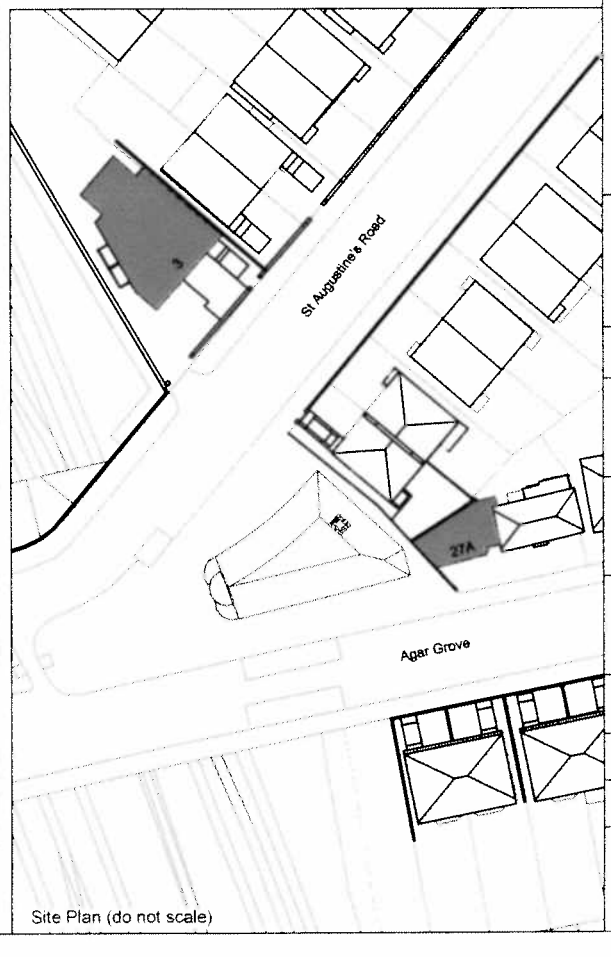
3 St Augustine's Road
Third Floor



27A Agar Grove
Ground Floor



27A Agar Grove
First Floor



Site Plan (do not scale)

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING

NOTES

INFORMATION USED IN ANALYSIS
GDWG Architects, 21/01/2013 - Proposed plans and elevations.

Datum Survey Services Ltd, 21/01/2013 - elevations and topographical survey.

Photographs, 29/01/2013

LAND REGISTRY AND PLANNING HISTORY INFO

REVISION

PLAN KEY
- Surrounding Buildings
- Proposed Buildings
- Room Layout
- Building Location

GL Hearn
20 Soho Square, London, W1D 3QW
T +44 (0)20 7851 4900
F +44 (0)20 7851 4910

PROJECT
4 St Augustine's Road,
Camden
NW1 9RN

CLIENT
Godfrey Investments
(London) Ltd.

DRAWING TITLE
Average Daylight Factor
Room Plan

DRAWING NO	REVISION
J029077/05	

DATE	DRAWN BY
07/02/2013	IA

SCALE
1:250 @ A3 (unless stated)

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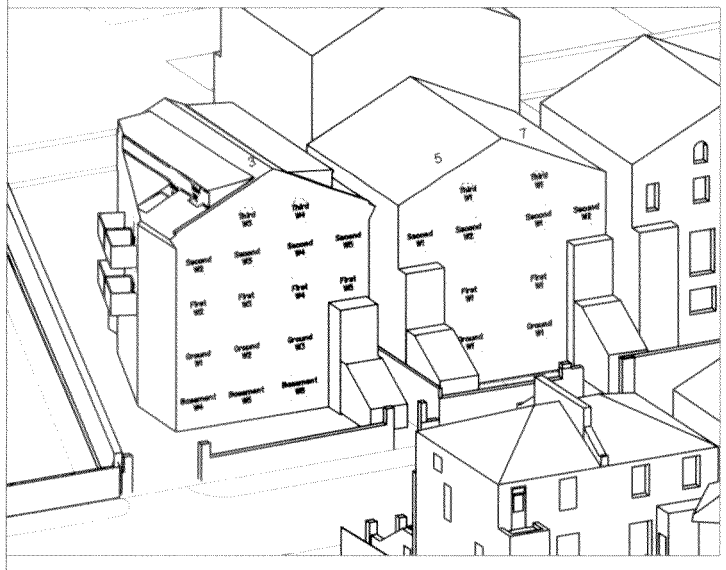

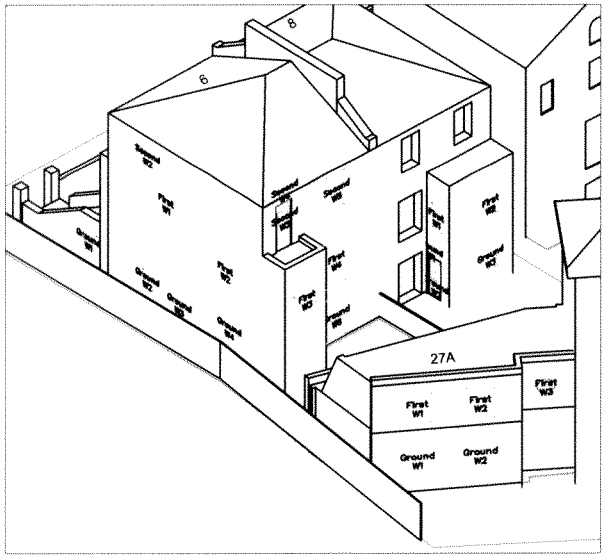

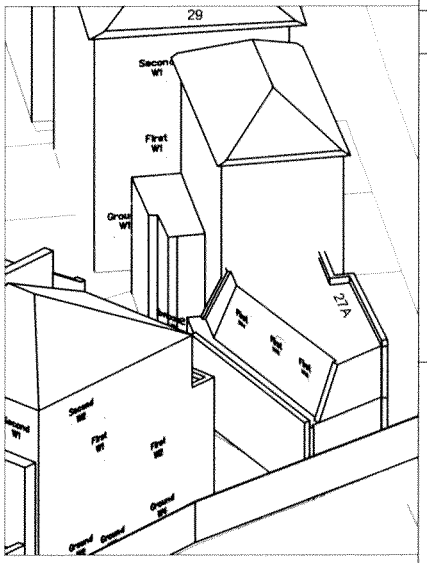

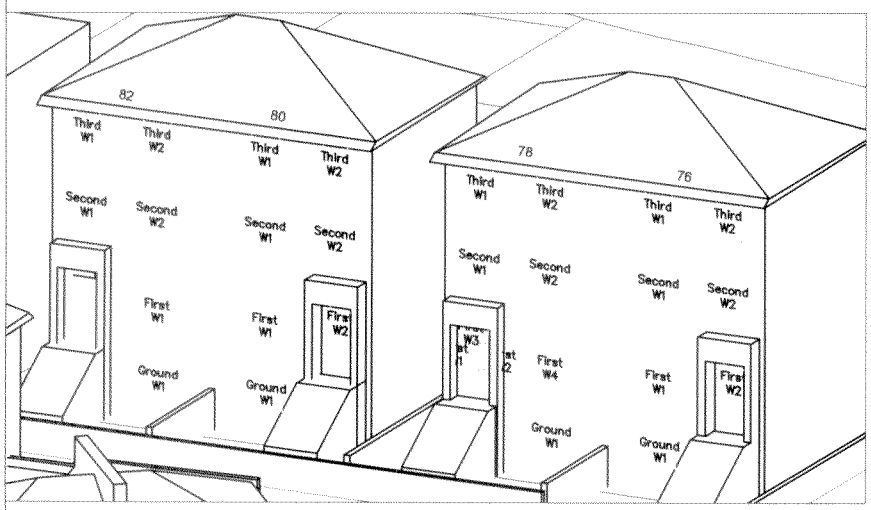

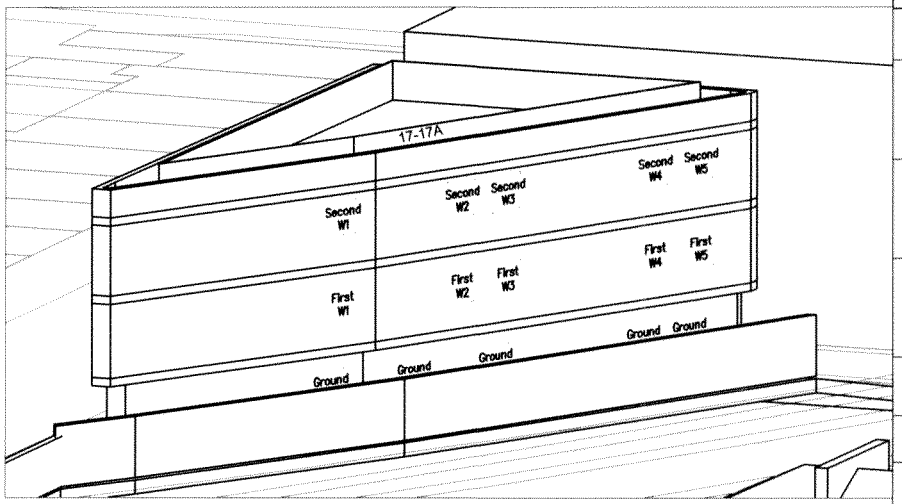

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING

NOTES:

INFORMATION USED IN ANALYSIS
CZWG Architects: 21/01/2013 - Proposed plans and elevations.

Datum Survey Services Ltd: 21/01/2013 - elevations and topographical survey.

Photographs: 29/01/2013

LAND REGISTRY AND PLANNING HISTORY INFO:

REVISION

PLAN KEY:
Surrounding Buildings
Proposed Buildings
W Assessed Window

GL Hearn
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PROJECT:
4 St Augustine's Road, Camden NW1 9RN

CLIENT:
Godfrey Investments (London) Ltd.

DRAWING TITLE:
Window Map Proposed Scheme

DRAWING NO: J029077/06
REVISION:

DATE: 07/02/2013
DRAWN BY: IA

SCALE: NTS

(internal use only)
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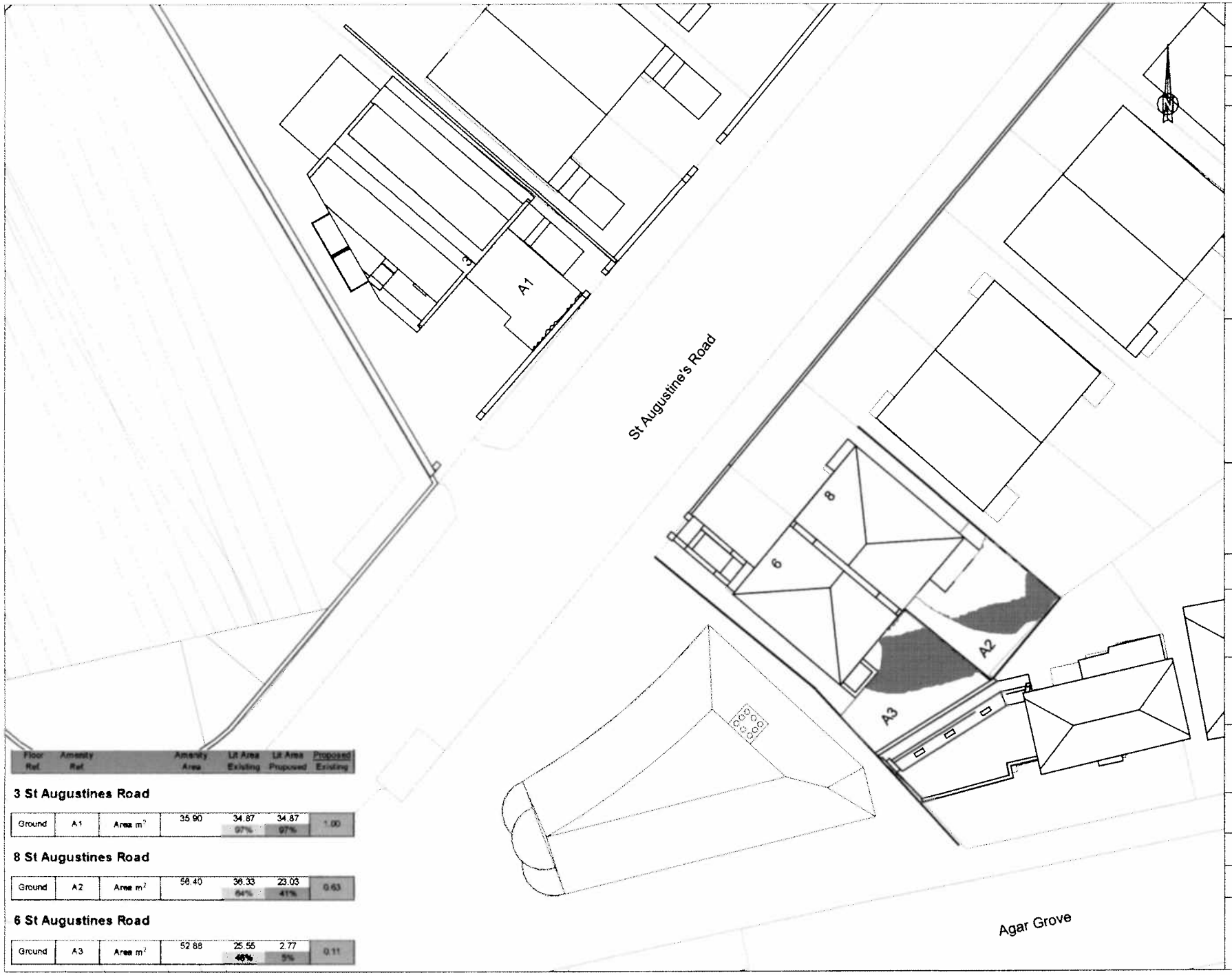

Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Proposed Existing
3 St Augustines Road						
Ground	A1	Area m²	35.90	34.87 97%	34.87 97%	1.00
8 St Augustines Road						
Ground	A2	Area m²	56.40	36.33 64%	23.03 41%	0.63
6 St Augustines Road						
Ground	A3	Area m²	52.88	25.55 48%	2.77 5%	0.11

DO NOT SCALE
NO DIMENSION SHALL BE SCALED FROM THIS DRAWING

NOTES

INFORMATION USED IN ANALYSIS
CZWG Architects: 21/01/2013 - Proposed plans and elevations.

Datum Survey Services Ltd: 21/01/2013 - elevations and topographical survey.

Photographs: 29/01/2013

LAND REGISTRY AND PLANNING HISTORY INFO

REVISION

PLAN KEY
- Surrounding Buildings
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Loss/Gain

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PROJECT
4 St Augustine's Road.
Camden
NW1 9RN

CLIENT
Godfrey Investments (London) Ltd.

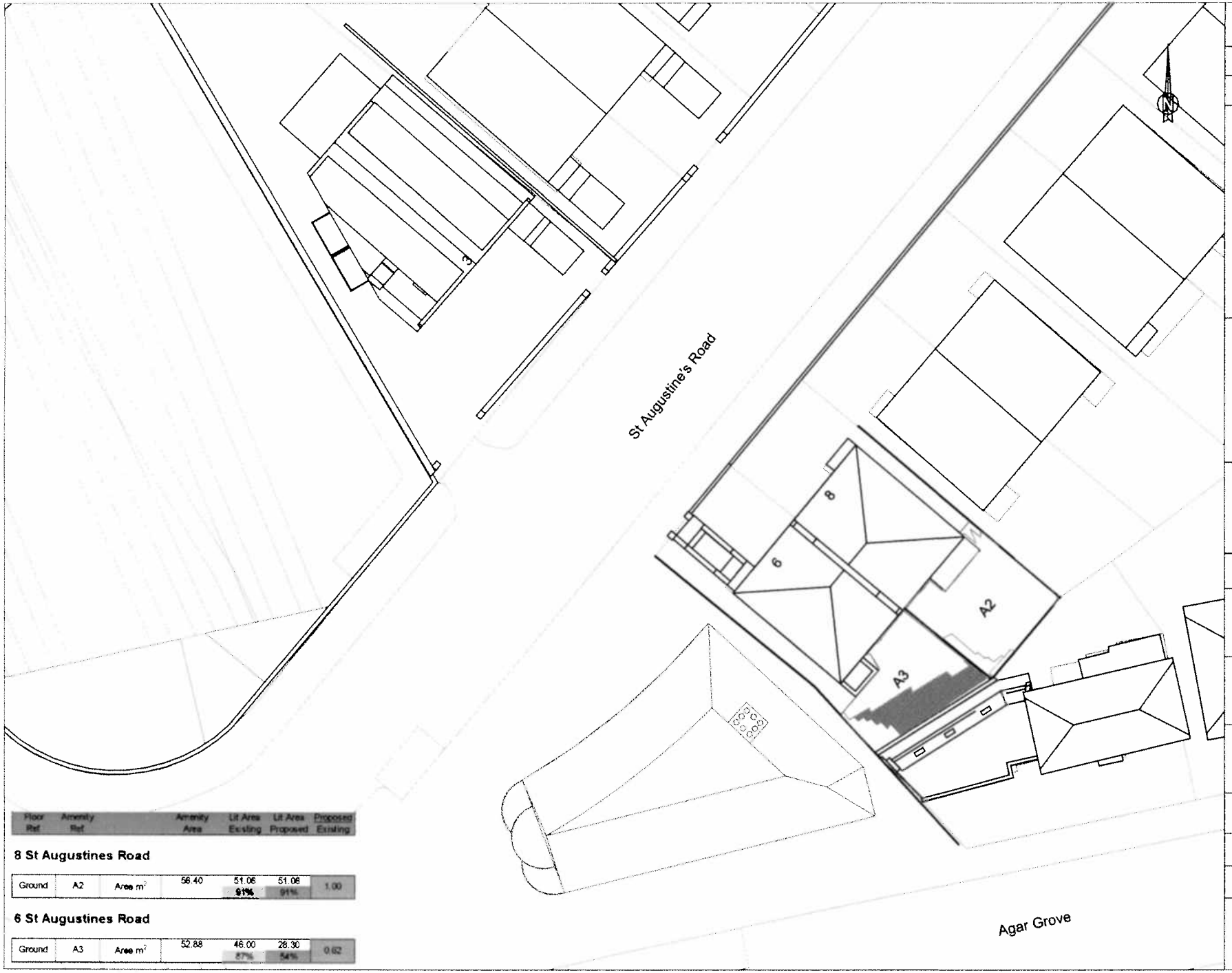
DRAWING TITLE
Overshadow Contours (21st March)

DRAWING NO: J029077/09
REVISION:

DATE: 07/02/2013
DRAWN BY: IA

SCALE: 1:250 @ A3

FILE PATH: O:\Building Consultancy\Godfrey Investments\4 St Augustine's Road\Analysis\2013_01_28\Drawings\DWG



Floor Ref	Amenity Ref		Amenity Area	Lit Area Existing	Lit Area Proposed	Proposed Existing
8 St Augustines Road						
Ground	A2	Area m²	56.40	51.06 91%	51.06 91%	1.00
6 St Augustines Road						
Ground	A3	Area m²	52.88	46.00 87%	28.30 54%	0.62

DO NOT SCALE
NO DIMENSION SHOULD BE SCALED FROM THIS DRAWING

NOTES

INFORMATION USED IN ANALYSIS
DZWG Architects. 21/01/2013 - Proposed plans and elevations.
Datum Survey Services Ltd. 21/01/2013 - elevations and topographical survey.
Photographs. 29/01/2013.

LAND REGISTRY AND PLANNING HISTORY INFO

REVISION

PLAN KEY
- Surrounding Buildings
- Room Layout
- Existing Contour
- Proposed Contour
- Area of Lose/Gain

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PROJECT
4 St Augustine's Road,
Camden
NW1 9RN

CLIENT
Godfrey Investments
(London) Ltd.

DRAWING TITLE
Overshadow Contours
(21st June)

DRAWING NO.
J029077/10

REVISION

DATE
07/02/2013

DRAWN BY
IA

SCALE
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APPENDIX B

ANALYSIS SPREADSHEETS

Godfrey Investments (London) Ltd - 4 St Augustine's Road, Camden, NW1 9RN

Daylight and Sunlight - VSC and Sunlight Results

GL Hearn

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours: Annual %	Winter %
3 St Augustines Road								
Basement	R1	LKD	W4	Existing	34.20	0.92	51	15
				Proposed	31.56		47	11
Basement	R1	LKD	W5	Existing	33.46	0.93	53	16
				Proposed	31.02		50	13
Basement	R2	Bedroom	W6	Existing	29.04	0.92	43	14
				Proposed	26.82		40	11
Ground	R1	LKD	W1	Existing	36.25	0.94	55	16
				Proposed	34.08		53	14
Ground	R1	LKD	W2	Existing	35.86	0.94	55	16
				Proposed	33.84		53	14
Ground	R2	Bedroom	W3	Existing	32.89	0.94	52	17
				Proposed	31.07		50	15
First	R1	LKD	W1	Existing	25.05	1.00	35	16
				Proposed	24.97		35	16
First	R1	LKD	W2	Existing	37.77	0.96	48	14
				Proposed	36.25		48	14
First	R1	LKD	W3	Existing	37.66	0.96	48	14
				Proposed	36.25		48	14
First	R2	Bedroom	W4	Existing	37.57	0.97	48	14
				Proposed	36.28		48	14
First	R3	Bedroom	W5	Existing	37.41	0.97	49	15
				Proposed	36.26		49	15
Second	R1	LKD	W1	Existing	38.65	1.00	51	16
				Proposed	38.61		51	16
Second	R1	LKD	W2	Existing	38.80	0.97	47	15
				Proposed	37.80		47	15
Second	R1	LKD	W3	Existing	38.75	0.98	47	15
				Proposed	37.82		47	15
Second	R2	Bedroom	W4	Existing	38.70	0.98	47	15
				Proposed	37.84		47	15
Second	R3	Bedroom	W5	Existing	38.67	0.98	47	15
				Proposed	37.89		47	15
Third	R1	LKD	W1	Existing	37.88	1.00	51	19
				Proposed	37.88		51	19
Third	R1	LKD	W2	Existing	38.81	1.00	52	21
				Proposed	38.67		52	21
Third	R1	LKD	W3	Existing	39.46	0.99	46	15
				Proposed	38.90		46	15
Third	R1	LKD	W4	Existing	39.45	0.99	46	15
				Proposed	38.94		46	15
Third	R1	LKD	W5	Existing	37.02	1.00	*North Facing	
				Proposed	37.02			
Third	R1	LKD	W6	Existing	36.85	1.00	*North Facing	
				Proposed	36.85			

Godfrey Investments (London) Ltd - 4 St Augustine's Road, Camden, NW1 9RN

Daylight and Sunlight - VSC and Sunlight Results

GL Hearn

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours: Annual %	Winter %
5 St Augustines Road								
Ground		Residential	W1	Existing	28.44	1.00	50	11
				Proposed	28.42		50	11
First		Residential	W1	Existing	34.64	0.97	62	18
				Proposed	33.58		62	18
Second		Residential	W1	Existing	38.38	0.98	71	24
				Proposed	37.63		71	24
Second		Residential	W2	Existing	38.34	0.98	71	24
				Proposed	37.67		71	24
Third		Residential	W1	Existing	39.28	0.99	71	24
				Proposed	38.86		71	24
7 St Augustines Road								
Ground		Residential	W1	Existing	28.89	0.96	62	21
				Proposed	27.85		61	20
First		Residential	W1	Existing	34.62	0.97	68	22
				Proposed	33.75		68	22
Second		Residential	W1	Existing	38.38	0.99	71	24
				Proposed	37.82		71	24
Second		Residential	W2	Existing	38.35	0.99	71	24
				Proposed	37.85		71	24
Third		Residential	W1	Existing	39.29	0.99	71	24
				Proposed	38.95		71	24
8 St Augustines Road								
Ground	R1	Residential	W1	Existing	13.96	0.75	34	12
				Proposed	10.49		29	8
Ground	R1	Residential	W2	Existing	14.58	0.74	34	11
				Proposed	10.79		30	8
Ground	R1	Residential	W3	Existing	22.78	0.98	49	10
				Proposed	22.21		44	6
First	R1	Residential	W1	Existing	19.42	0.79	45	17
				Proposed	15.34		43	15
First	R1	Residential	W2	Existing	28.06	0.98	60	15
				Proposed	27.54		58	13
6 St Augustines Road								
Ground	R1	Study	W1	Existing	31.67	0.56	62	19
				Proposed	17.60		28	3
Ground	R3	LKD	W3	Existing	24.22	0.17	56	12
				Proposed	4.02		13	3
Ground	R3	LKD	W4	Existing	31.07	0.12	65	17
				Proposed	3.59		13	4

Godfrey Investments (London) Ltd - 4 St Augustine's Road, Camden, NW1 9RN

Daylight and Sunlight - VSC and Sunlight Results

GL Hearn

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed Existing	Available Sunlight Hours Annual %	Winter %
Ground	R3	LKD	W5	Existing	15.69	1.00	*North Facing	
				Proposed	15.69			
Ground	R3	LKD	W6	Existing	20.07	0.99	31	5
				Proposed	19.96		31	5
First	R2	Lounge	W2	Existing	38.04	0.13	76	27
				Proposed	5.08		17	5
First	R2	Lounge	W3	Existing	31.25	0.85	61	21
				Proposed	26.57		40	11
First	R2	Lounge	W4	Existing	27.51	1.00	48	12
				Proposed	27.38		48	12
Second	R2	Lounge	W3	Existing	35.46	0.88	66	22
				Proposed	31.31		53	12
Second	R2	Lounge	W4	Existing	35.22	0.90	67	22
				Proposed	31.58		57	13
Second	R2	Lounge	W5	Existing	35.26	0.95	68	21
				Proposed	33.37		62	15

27A Agar Grove

Ground	R1	Bedroom	W1	Existing	30.99	1.00	57	19
				Proposed	30.95		57	19
Ground	R2	Bedroom	W2	Existing	31.23	1.00	56	18
				Proposed	31.21		56	18
First	R1	LKD	W1	Existing	34.01	1.00	60	22
				Proposed	33.97		60	22
First	R1	LKD	W2	Existing	33.79	1.00	59	21
				Proposed	33.76		59	21
First	R1	LKD	W3	Existing	26.94	1.00	28	16
				Proposed	26.94		28	16
First	R1	LKD	W4	Existing	28.12	0.91	*North Facing	
				Proposed	25.68			
First	R1	LKD	W5	Existing	28.17	0.83	*North Facing	
				Proposed	23.38			
First	R1	LKD	W6	Existing	29.64	0.74	*North Facing	
				Proposed	21.92			

29 Agar Grove

Ground	R1	Kitchen	W1	Existing	15.16	0.99	9	3
				Proposed	14.95		9	3

82 Agar Grove

Ground		Residential	W1	Existing	28.88	0.95	*North Facing
				Proposed	27.45		
First		Residential	W1	Existing	31.89	0.96	*North Facing
				Proposed	30.73		
Second		Residential	W1	Existing	34.89	0.98	*North Facing
				Proposed	34.22		

Godfrey Investments (London) Ltd - 4 St Augustine's Road, Camden, NW1 9RN

Daylight and Sunlight - VSC and Sunlight Results

GL Hearn

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
Second		Residential	W2	Existing	34.82	0.98	*North Facing	
				Proposed	34.03			
Third		Residential	W1	Existing	26.22	0.98	*North Facing	
				Proposed	25.78			
Third		Residential	W2	Existing	25.89	0.98	*North Facing	
				Proposed	25.38			

80 Agar Grove

Basement	R1	Bedroom	W1	Existing	28.37	0.96	*North Facing	
				Proposed	27.36			
Ground	R1	Bedroom	W1	Existing	32.25	0.95	*North Facing	
				Proposed	30.74			
First	R1	Bedroom	W1	Existing	35.07	0.97	*North Facing	
				Proposed	34.05			
First	R2	Bedroom	W2	Existing	35.35	0.97	*North Facing	
				Proposed	34.16			
Second	R1	Bedroom	W1	Existing	25.74	0.97	*North Facing	
				Proposed	25.09			
Second	R2	Kitchen	W2	Existing	25.85	0.97	*North Facing	
				Proposed	25.10			

78 Agar Grove

Basement	R1	Bedroom	W1	Existing	31.13	0.88	*North Facing	
				Proposed	27.54			
Ground	R2	Bedroom	W4	Existing	33.63	0.91	*North Facing	
				Proposed	30.66			
First	R1	Bedroom	W1	Existing	35.81	0.95	*North Facing	
				Proposed	34.08			
First	R2	Bedroom	W2	Existing	35.79	0.94	*North Facing	
				Proposed	33.78			
Second	R1	Bedroom	W1	Existing	26.60	0.96	*North Facing	
				Proposed	25.52			
Second	R2	Bedroom	W2	Existing	26.31	0.95	*North Facing	
				Proposed	25.07			

76 Agar Grove

Basement	R1	Bedroom	W1	Existing	30.52	0.87	*North Facing	
				Proposed	26.46			
Ground	R1	Bedroom	W1	Existing	33.88	0.89	*North Facing	
				Proposed	30.30			
First	R1	Bedroom	W1	Existing	36.04	0.93	*North Facing	
				Proposed	33.59			
First	R2	Bedroom	W2	Existing	36.36	0.93	*North Facing	
				Proposed	33.68			
Second	R1	Bedroom	W1	Existing	26.17	0.94	*North Facing	
				Proposed	24.66			

Godfrey Investments (London) Ltd - 4 St Augustine's Road, Camden, NW1 9RN

Daylight and Sunlight - VSC and Sunlight Results

GL Hearn

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Proposed / Existing	Available Sunlight Hours Annual %	Winter %
Second	R2	Bedroom	W2	Existing	26.31	0.94	*North Facing	
				Proposed	24.65			

17-17A Murray Street

Ground		Residential	W1	Existing	26.40	0.99	*North Facing	
				Proposed	26.20			
Ground		Residential	W2	Existing	26.34	0.99	*North Facing	
				Proposed	26.15			
Ground		Residential	W3	Existing	26.39	0.99	*North Facing	
				Proposed	26.22			
Ground		Residential	W4	Existing	26.15	0.99	*North Facing	
				Proposed	26.01			
Ground		Residential	W5	Existing	25.89	1.00	*North Facing	
				Proposed	25.76			
First		Residential	W1	Existing	36.75	0.99	*North Facing	
				Proposed	36.29			
First		Residential	W2	Existing	36.44	0.99	*North Facing	
				Proposed	36.08			
First		Residential	W3	Existing	36.34	0.99	*North Facing	
				Proposed	36.01			
First		Residential	W4	Existing	35.74	0.99	*North Facing	
				Proposed	35.48			
First		Residential	W5	Existing	35.37	0.99	*North Facing	
				Proposed	35.13			
Second		Residential	W1	Existing	37.89	0.99	*North Facing	
				Proposed	37.56			
Second		Residential	W2	Existing	37.75	0.99	*North Facing	
				Proposed	37.49			
Second		Residential	W3	Existing	37.70	0.99	*North Facing	
				Proposed	37.46			
Second		Residential	W4	Existing	37.47	1.00	*North Facing	
				Proposed	37.28			
Second		Residential	W5	Existing	37.32	1.00	*North Facing	
				Proposed	37.14			

* Window faces within 90 degrees of North

Godfrey Investments (London) Ltd - 4 St Augustine's Road, Camden, NW1 9RN

Average Daylight Factor Results

GL Hearn

3 St Augustines Road

Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Existing	ADF Proposed	Req'd Value
Basement	R1	LKD	W4-L	0.01	0.01	
			W4-U	0.68	0.63	
			W5-L	0.02	0.02	
			W5-U	0.69	0.65	
				1.40	1.31	2.0
Basement	R2	Bedroom	W6-L	0.02	0.01	
			W6-U	1.13	1.07	
				1.15	1.08	1.0
Ground	R1	LKD	W1-L	0.07	0.06	
			W1-U	1.10	1.04	
			W2-L	0.06	0.06	
			W2-U	1.09	1.04	
				2.32	2.21	2.0
Ground	R2	Bedroom	W3-L	0.11	0.10	
			W3-U	1.83	1.75	
				1.93	1.85	1.0
First	R1	LKD	W1-L	0.06	0.06	
			W1-U	0.61	0.61	
			W2-L	0.01	0.01	
			W2-U	0.70	0.68	
			W3-L	0.01	0.01	
			W3-U	0.70	0.68	
				2.09	2.04	2.0
First	R2	Bedroom	W4-L	0.02	0.02	
			W4-U	1.77	1.72	
				1.79	1.73	1.0
First	R3	Bedroom	W5-L	0.01	0.01	
			W5-U	1.41	1.37	
				1.43	1.39	1.0
Second	R1	LKD	W1-L	0.08	0.08	
			W1-U	1.06	1.06	
			W2-L	0.01	0.01	
			W2-U	0.53	0.52	
			W3-L	0.01	0.01	
			W3-U	0.53	0.52	
				2.22	2.19	2.0

Godfrey Investments (London) Ltd - 4 St Augustine's Road, Camden, NW1 9RN

Average Daylight Factor Results

GL Hearn

Floor Ref.	Room Ref.	Room Use	Window Ref.	ADF Existing	ADF Proposed	Req'd Value
Second	R2	Bedroom	W4-L	0.03	0.03	
			W4-U	1.35	1.32	
				1.38	1.35	1.0
Second	R3	Bedroom	W5-L	0.02	0.02	
			W5-U	1.08	1.05	
				1.10	1.08	1.0
Third	R1	LKD	W1-L	0.02	0.02	
			W1-U	0.89	0.88	
			W2	0.53	0.52	
			W3-L	0.04	0.04	
			W3-U	0.23	0.23	
			W4-L	0.04	0.04	
			W4-U	0.23	0.23	
			W5	0.36	0.36	
			W6	0.36	0.36	
				2.69	2.68	2.0

27A Agar Grove

Ground	R1	Bedroom	W1-L	0.02	0.02	
			W1-U	1.19	1.19	
				1.21	1.21	1.0
Ground	R2	Bedroom	W2-L	0.02	0.03	
			W2-U	1.48	1.48	
				1.51	1.51	1.0
First	R1	LKD	W1-L	0.01	0.01	
			W1-U	0.57	0.57	
			W2-L	0.01	0.01	
			W2-U	0.57	0.57	
			W3	0.17	0.17	
			W4	0.17	0.16	
			W5	0.17	0.15	
			W6	0.17	0.14	
				1.83	1.77	2.0

APPENDIX C

INFORMATION OBTAINED

08/02/2013

Godfrey Investments (London) Ltd - 4 St Augustine's Road, Camden, NW1 9RN

Information Obtained

GL Hearn

Property Address	Information Type	Source	Date Acquired
3 St Augustine's Road	Plans and Elevations - 2004/1870-P, 2007/4686-P, 2011/1817-P	LPA Website	29/01/2013
5 St Augustine's Road	Plans - 2009/4605-P	LPA Website	28/01/2013
6 St Augustine's Road	Plans and Elevations - 2006/0214-P	LPA Website	05/02/2013
17 Murray Street	Plans and Elevations - 2005/3722-P	LPA Website	28/01/2013
27A Agar Grove	Plans and Elevations - 2012/0869-P	LPA Website	28/01/2013
29 Agar Grove	Plans and Elevations - 2010/3761-P Floor plans	LPA Website Estate Agent	28/01/2013 05/02/2013
80 Agar Grove	Floor Plans - CTP/H13/9/9/26264	LPA Website	28/01/2013
78 Agar Grove	No informtion found - plans found for 80 Agar Grove used		
76 Agar Grove	No informtion found - plans found for 80 Agar Grove used		