

GS/AAH/4632/12

17 September 2012

J. Penfold Esq  
DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Dear James,

**RE : NEW END, HAMPSTEAD – DAYLIGHT & SUNLIGHT IMPACT TO LAWN HOUSE**

INTRODUCTION

Following our discussions and receipt of the comments from the London Borough of Camden in respect of the current planning application for New End, Hampstead, please find enclosed our response in respect of those comments which were received via email on 30<sup>th</sup> August 2012.

As noted within our report, given the proximity of the side windows of Lawn House to the site, access was sought from the owners and occupiers of the property so that a detailed understanding of the room uses and layouts could be obtained. Unfortunately our request for access was denied. As such, our assessment of this property is based on assumed room layouts.

Following receipt of the description of the internal layout of the basement room (R1/200), we have updated our analysis in respect of this room and provide a summary of this updated analysis below.

Our updated analysis is based on the description of the basement room provided by the planning officer which includes a rear south facing window overlooking the garden, a front north facing window in a narrow lightwell and a smaller east facing window on the boundary with 29 New End. A window map showing the location of these windows is enclosed. Unfortunately, we have been unable to obtain photographs of this room and therefore, our updated analysis is based entirely upon the description provided by LB Camden.

Following the updated analysis of this room layout, we have provided 2 additional windows to this basement room (W1/200, W3/200) whilst retaining the previously assessed flank window (W2/200). The updated results are enclosed.

UPDATED ANALYSIS

The updated daylight analysis of this room shows that the proposed scheme will not have an impact to the VSC levels of the two additional windows assessed beyond that recommended by the BRE. The results indicate the same impact to the previously assessed flank window although this impact is discussed in our main report.

As such, the impact to this updated basement room is considered acceptable in respect of VSC.

In respect of No Sky Line (NSL), the updated results show an improvement to the NSL level within the room as a result of the proposed development. As such, the impact to the NSL level within the room is considered acceptable.

In respect of ADF, the results show the proposed scheme will have an impact upon room R1/200. The reduction in ADF as a result of the proposed scheme is low and will not be noticeable (5.48%). As such, the impact is considered acceptable.

In respect of sunlight, an additional window to the south of Lawn House has been analysed. The results show that the impact to the sunlight levels of this window is acceptable under the BRE guidelines.

SUMMARY

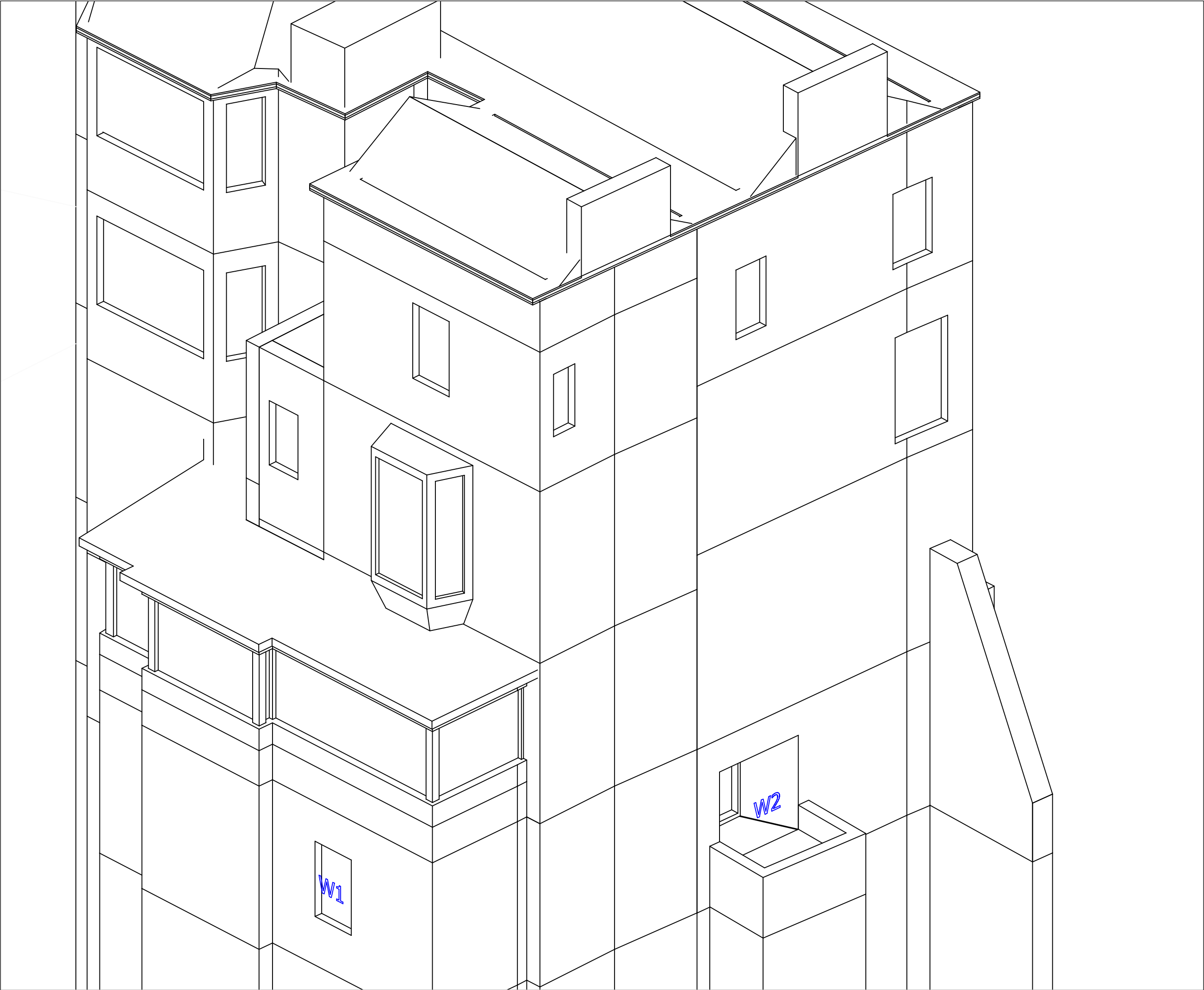
In summary, GIA have updated the basement room layout of Lawn House (R1/200) following receipt of comments from the London Borough of Camden. Having analysed the updated room layout, I can confirm that there are no additional impacts to the room as a result of the proposed scheme beyond that recommended by the BRE. Therefore, the impact to the updated room is considered acceptable in respect of the BRE guidelines.

I trust this is helpful although please contact me if you have any queries.

Kind regards,

Yours sincerely,  
For and on behalf of GIA

  
R **GARETH SIMPSON**  
**SURVEYOR**  
[gareth.simpson@gia.uk.com](mailto:gareth.simpson@gia.uk.com)



Sources of Information

KSR ARCHITECTS  
IR18-4632  
IR19-4642  
RECEIVED 27/03/12

Notes

N.B. DO NOT SCALE OFF THIS DRAWING

ALL HEIGHTS GIVEN IN mm AOD  
PROPOSED SCHEME SHOWN IN BLUE

Rev	Date	Description	Initials
A		Initial Issue	

Project

NEW END, HAMPSTEAD  
LONDON NW3

Title

3D VIEW  
LAWN HOUSE  
BASEMENT WINDOW MAP

Scale	Date
NTS	11.09.12

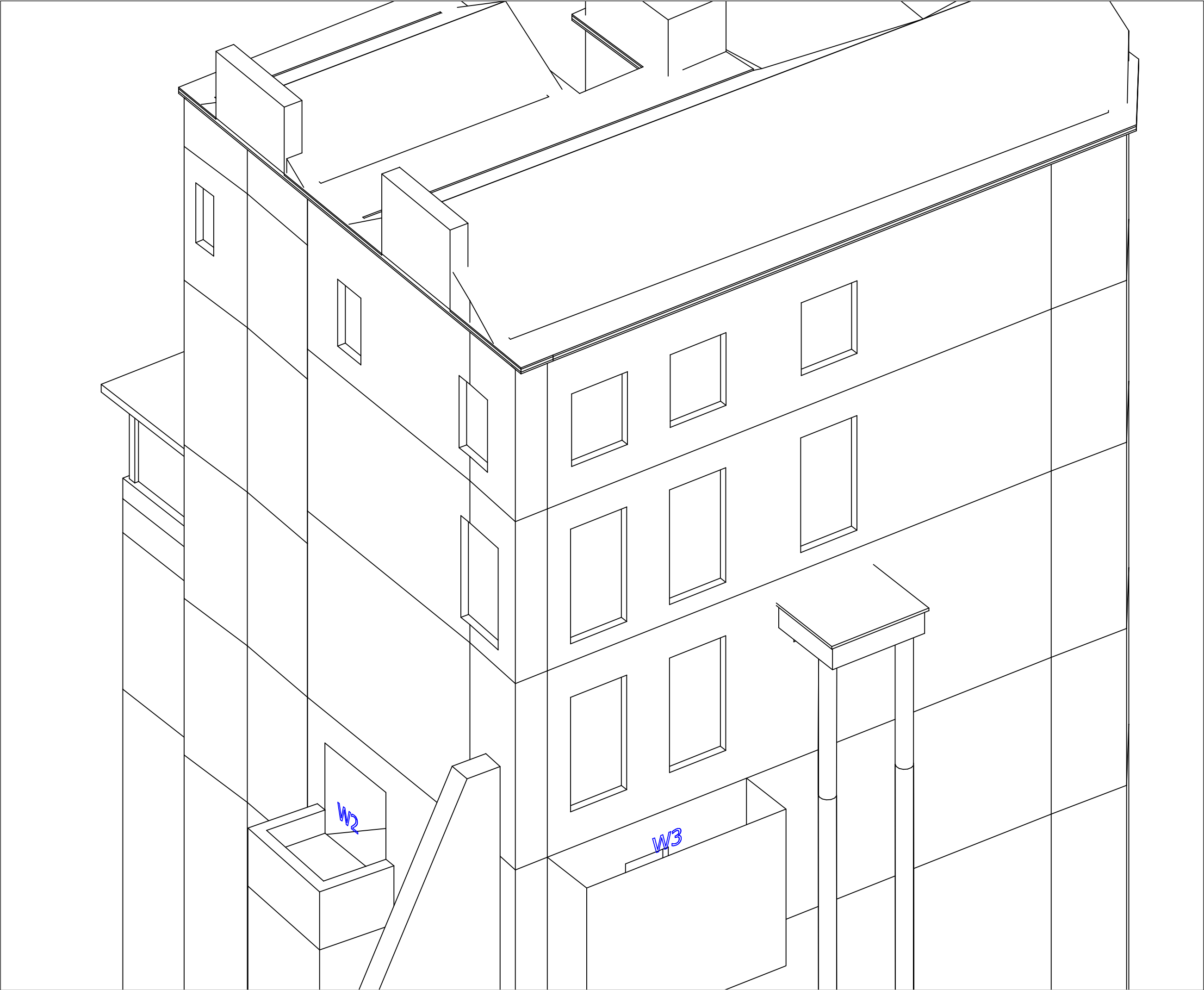
Drawn	Checked
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AMM

Drawing No.	Rel No.	Revision
4632-44	11	A



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Rev	Date	Description	Initials
A		Initial Issue	

Project

NEW END, HAMPSTEAD  
LONDON NW3

Title

3D VIEW  
LAWN HOUSE  
BASEMENT WINDOW MAP

Scale	Date
NTS	11.09.12

Drawn	Checked
AMM	

Drawing No.	Rel No.	Revision
4632-45	11	A



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Vertical Sky Component					
Room	Window	Existing	Proposed	Loss	%
<b>LAWN HOUSE, HAMPSTEAD SQUARE</b>					
<b>R1/200</b>	<b>W1/200</b>	29.11	28.97	0.14	0.48
<b>R1/200</b>	<b>W2/200</b>	3.75	1.61	2.14	57.07
<b>R1/200</b>	<b>W3/200</b>	8.72	8.72	0.00	0.00

Average Daylight Factor								
Room	Window	Room Use	Existing		Proposed		Loss	%
			ADF	Total	ADF	Total		
LAWN HOUSE, HAMPSTEAD SQUARE								
R1/200	W1/200		0.42		0.41			
R1/200	W2/200		0.04		0.01			
R1/200	W3/200		0.22	0.68	0.22	0.64	0.04	5.48

Project No: 4632 (rel\_11\_4632\_cad)  
EXISTING V PROPOSED

NEW END ROAD, HAMPSTEAD, LONDON NW3  
KSR ARCHITECTS SCHEME RECEIVED 27/03/12  
DAYLIGHT DISTRIBUTION ANALYSIS

SEP 2012

Room/ Floor	Room Use	Whole Room	Prev sq ft	New sq ft	Loss sq ft	%Loss
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LAWN HOUSE, HAMPSTEAD SQUARE

R1/200		480.3	407.5	408.5	-0.9	-0.2
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Position	Room Use	Summer	Existing Winter	Total	Summer	Proposed Winter	Total	% Loss Winter	Total
<b>LAWN HOUSE, HAMPSTEAD SQUARE</b>									
<b>W1/200</b>		31	20	51	31	18	49	10.00	3.92
<b>W2/200</b>		2	0	2	0	0	0	-	100.00



## Gareth Simpson

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**To:** Gareth Simpson  
**Subject:** RE: 29 new end  
**Attachments:** SPROP270312.pdf; 4632-44 WINDOWMAP LAWNHOUSE A3 Sheet (1).pdf; 4632-45 WINDOWMAP2 LAWNHOUSE A3 Sheet (1).pdf; APROP270312 Rel 11.pdf; DDPROP270312.pdf

**From:** Gareth Simpson [<mailto:Gareth.Simpson@gia.uk.com>]  
**Sent:** 05 September 2012 10:42  
**To:** James Penfold  
**Cc:** Jerome Webb  
**Subject:** RE: 29 new end

Good Morning James

I have attached the window maps for New End as requested by the planning officer. In respect of the internal daylight queries, I would provide the following response:

- 1) With regards the GIA report on internal amenity of the proposed flats, I do not understand the No Sky Line figures: the preamble in para 3.1 states that to achieve satisfactory daylight uniformity, 20% should be achieved and the tables on pages 8-9 indeed show that all rooms have in excess of 56% NSL. However in para 6.1, it says that 11 rooms do not meet the criteria. Am I reading the tables wrong or misunderstanding the criteria? Perhaps they can explain!  
The text in the methodology (para 3.1) could be misunderstood to say that 20% equates to a pass; to the contrary it means that the area of the room which does not receive direct skylight should not exceed 20%. Therefore, all rooms which achieve above 80% NSL in the tables are compliant and all those which receive less than that fall short of the recommended levels.
- 2) Also I note that the living room no.6 which is illustrated on page 12 has red windows for sunshine, somewhere between 10-18% (it is not clear from the colour key), so it is misleading to say in para 6.2 that it receives 'slightly less than 25% of APSH'; furthermore as far as I can see, it does not comply with the 5% winter sun recommendation as it is coloured red or blue for this. It is worth emphasising that some objections have been made to the poor quality of proposed basement level flats so it is important to ensure that they do meet minimum standards or to justify why they cannot.  
Page 22 illustrates the levels of APSH received by every window pane serving the main living area of that particular room located on the lower ground (living room no.6). The concept behind the study of insolation is that even if 1 window allows the suggested number of sun hours to enter the room than the room complies with the guidance. In this instance figure 7 shows that the large skylight provided will let in between 20% to 22% APSH throughout the year, whilst figure 8 shows that the same will provide in excess of the 5% APSH suggested for the winter months. Therefore, technically the room will pass the test for winter and fall 'slightly short' in our opinion of the 25% required in total. We believe that the winter hours should be considered as very important as this is when sunlight within the living room is most appreciated. During the summer months the occupiers would also benefit from the outside amenity areas to enjoy the sunlight. Finally, considering that this is a basement flat in central London we believe that the proposed design shows excellent sunlight potential compared to many other comparable basement solutions.

In respect of the amenity to surrounding properties, we may have to update our analysis to reflect the planners comments. We are examining our model and technical information to confirm this.

Kind Regards

Gareth

**Gareth Simpson**

Surveyor

Rights of Light

Daylight & Sunlight

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