Proposed Redevelopment, 4 Abbots Place, London NW6

Internal Daylighting Report

June 2009

DRIVERS JONAS

Proposed Redevelopment, 4 Abbots Place, London NW6

Internal Daylighting Report

1. Introduction 1

Summary of results 1

Analysis *1*

2. Methodology 1

Average Daylighting Factor Calculations – Proposed Residential Element *1*

3. Calculations and Results 2

Average Daylight Factor Results 2

4. Conclusion 2

5. Appendix A - Average Daylight Factor Results 3

1. Introduction

1.1 Drivers Jonas has been instructed by instructed by the applicant, Sohail Sarbuland to provide an internal daylight study addressing the lower ground floor bedrooms of the proposed residential development at 4 Abbotts Place.

Summary of results

1.2 All habitable rooms assessed exceed the minimum recommended Average Daylight Factor for their use.

Analysis

1.3 Drivers Jonas has analysed all the proposed habitable rooms at lower ground floor level in order to assess the internal natural daylight provision, in response to concerns raised by the local authority.

1.4 Drivers Jonas has modelled the surrounding buildings based on site photographs, electronic drawings provided by Claridge Architects and best estimates. Internal dimensions were measured from the proposed drawings provided by Claridge Architects, detailed below.

1.5 The calculations are based on the following drawings showing the existing and proposed situations from Claridge Architects, issued 11 June 2009:- GA00 (R.G) GA01 (R.G) GA02 (R.G) GS00 (R.G) GS01 (R.G) GS.02 (R.G) GS03 (R.G) GS04 (R.G) GE.00 (R.F) GE.01 (R.F) GE.02 (R.F) GE.03 (R.F)

2. Methodology

Average Daylighting Factor Calculations – Proposed Residential Element

2.1 Appendix C of the BRE Guidelines summarises the British Standards Average Daylight Factor test, which assesses the size of the windows in relation to the size of the room. The daylighting calculations use the formula as set out in the British Standard document BS8206 Pt 2 ‘Lighting for buildings code of practice for daylighting’. The minimum values of Average Daylight Factor in dwellings are 1% for bedrooms, 1.5% for living rooms and 2% for kitchens.

2.2 Certain constants were assumed in the formula, which are as follows: -

(i) The diffuse light transmittance of glazing was taken to be 0.59

(ii) The average reflectance of interior surfaces was taken as 0.5, which is a value for a white ceiling and mid reflectance of walls.

2.3 The Average Daylight Factor (ADF) results were obtained for each room individually and expressed as a percentage. Please refer to the attached plans showing ADF levels for relevant habitable rooms.

2.4 Where there are kitchen/living rooms we have used the living room ADF value of 1.5% as the pass rate, excluding the kitchen area from the assessment.

3. Calculations and Results

Average Daylight Factor Results

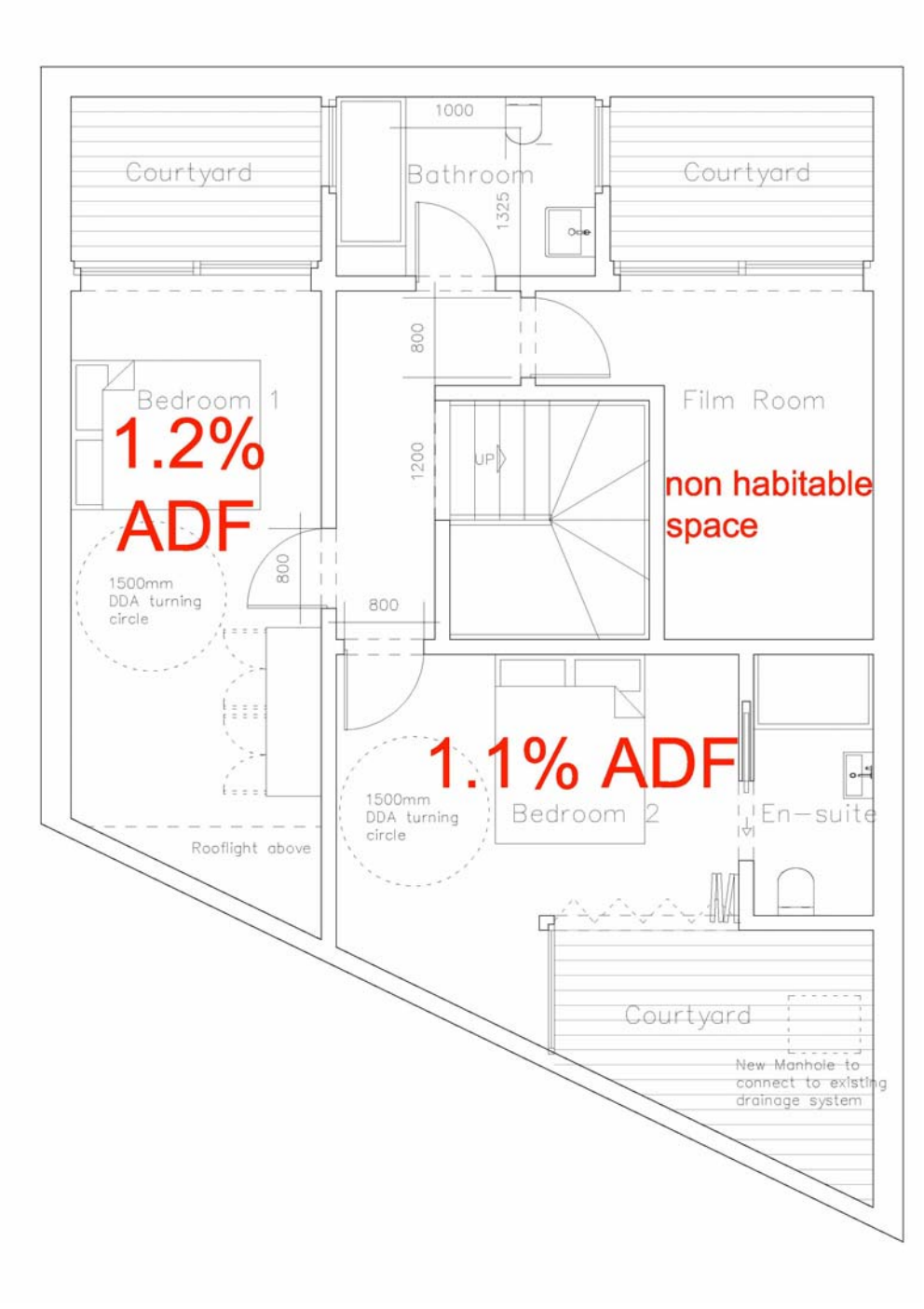
3.1 Please refer to Appendix A for the ADF results of the rooms analysed. All habitable rooms assessed meet the British Standard lighting for buildings BS8206 Pt 2.

4. Conclusion

4.1 The results demonstrate that adequate levels of internal daylight will be received to the lower ground floor habitable rooms, exceeding the minimum recommended levels within the BRE guidelines.

4.2 Please refer to Appendix A for plans showing the ADF results.

5. Appendix A - Average Daylight Factor Results



ADF results – Lower Ground Floor Proposed Habitable Rooms