

27th March 2015

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Mr. Alex Kirkwood
TF Architecture Ltd
2-3 Woodstock Street
London
W1C 2AB

Dear Alex

RE: PROPOSED DEVELOPMENT WORKS AT ST PAULS MEWS, CAMDEN NW1 – INTERNAL DAYLIGHT STUDY.

Point 2 Surveyors have been instructed to provide an Internal Daylight report in respect of the latest TF Architecture Ltd proposals on St Pauls Mews, Camden. The analysis has been based upon the proposed scheme received from TF Architecture dated 18/03/2015.

The internal daylight amenity within proposed residential units has been assessed using the Average Daylight Factor (ADF) test, which is derived from British Standard BS 8026 and set out in the BRE Guidelines. ADF is a complex and representative calculation to determine natural internal luminance (daylight). It is defined in the BRE Guidelines as: "A ratio of total daylight flux incident on a reference area to the total area of the reference area, expressed as a percentage of outdoor luminance on a horizontal plane, due to an unobstructed sky of assumed or known luminance distribution".

This daylight assessment method considers the diffuse visible transmittance of the glazing to the room in question (i.e. how much light gets through the window glass); the net glazed area of the window in question; the total area of the room surfaces (ceiling, walls, floor and windows); and the angle of visible sky reaching the window/windows in question. It also makes allowance for the average reflectance of the internal surfaces of the room and of external obstruction. The BRE Guidelines and British Standard BS8206 recommend that for a fairly light-coloured room an internal reflectance value of 0.5 can be assumed.

The BRE Guidelines and BS 8026 provide for minimum levels of average daylight factor (ADF) being:

- 1% Bedroom
- 1.5% Living Room
- 2.0% Kitchens

Internal Daylight Detail

The scheme provides residential accommodation over lower ground and ground floors; we have analysed all habitable rooms within the scheme in terms of daylight amenity. The results of our internal daylighting study of the proposed rooms, including drawings showing the layouts, window positions and orientation of the rooms can be found appended to this report.

Our technical analysis demonstrates that the proposed units enjoy good levels of internal daylight amenity. The ADF result can be found detailed on each room layout plan attached to this report, the drawing numbered P500/INT/01. A full list of results these rooms is also attached to this report.

All the rooms in the proposed development, except for one, will enjoy ADF values well beyond the BRE recommended target value for their room type, ranging from 2.44% to 12.53%.

The one room (R1/9) which does not meet BRE Guidance is an ancillary bedroom located in the most tightly constrained part of the site. The room will receive an ADF of 0.56% meaning it is likely to be reliant on artificial lighting. However, considering the room is not a primary habitable room, and there are 4 other bedrooms receiving excellent levels of daylight the overall level of daylight amenity to the property is considered to be very good.

I trust that the above proves useful. Please don't hesitate to contact me should you have any queries.

Yours sincerely



Liam Dunford

Partner

For Point 2 Surveyors Ltd

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ADDRESS1
ADDRESS2
ADDRESS3

INTERNAL DAYLIGHT ANALYSIS
SCHEME NAME1
SCHEME NAME2

MAR 2015

Room	Roomuse	Window	VSC(%)	ADF(%)	TOTAL ADF(%)
Proposed Scheme					
R1/9	BEDROOM 3	W1/9	0.51	0.56	0.56
R2/9	BEDROOM 2	W2/9	4.86	2.44	2.44
R3/9	BEDROOM 4	W3/9	3.32	1.35	
R3/9	BEDROOM 4	W4/9	6.20	1.97	3.32
R4/9	BEDROOM 1	W5/9	8.26	3.02	3.02
R1/10	BEDROOM	W1/10	5.37	3.30	
R1/10	BEDROOM	W7/10	94.04	2.45	5.75
R2/10	KD	W2/10	21.43	3.65	
R2/10	KD	W3/10	5.78	0.82	
R2/10	KD	W6/10	95.87	8.06	12.53
R3/10	LIVINGROOM	W4/10	15.70	3.00	
R3/10	LIVINGROOM	W5/10	13.79	3.35	6.34

Lower Ground Floor



Ground Floor



Sources: TF ARCHITECTURE
Proposed Scheme Received 18/03/15
448 Series Drawings

Key:



Project: St Pauls Mews
London

Title: Room Layouts & ADF Results
Proposed Scheme

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Drawn By: CJ

Scale: 1:100

Date: MAR 15

Dwg No:

P500/INT/01

