

Daylight and Sunlight Addendum Report

On the proposed Development at:

**Centre Heights
Finchley Road
Swiss Cottage
NW3 6JG**

Client: Anaspel Ltd

Prepared By:

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Date of Report: 4th September 2015



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1 Introduction

This Addendum Report has been prepared to respond to comments made by the Council's Case Officer at a meeting on 19th August 2015. It should be read in conjunction with the Daylight Sunlight Report dated 18th May 2015 which was submitted in support of planning application ref: 2015/2997/P, and which assesses the impact of the proposed, part two, part five storey residential Mews development, retail extension and two storey penthouse extension, on the daylight and sunlight of the surrounding buildings. It also assesses the daylight and sunlight of the proposed residential development itself.

Analysis was carried out in accordance with the criteria set out for national discretionary guidance in the publication Site Layout Planning for Daylight and Sunlight published by the Building Research Establishment in 2011 (the BRE Report). The British Standard upon which this guidance is based is BS 8206-2:1992.

The British Standard current for this subject is BS 8206-2:2008 – Lighting for buildings. Code of practice for daylighting which superseded BS 8206-2:1992. Both Standards have been taken into account with superseded items having been substituted where appropriate.

The BRE Report states that the numerical values are advisory only and failure to meet the guideline criteria should not be used by Local Councils as an indicator as to whether a development is acceptable.

The development site is known as Centre Heights, Finchley Road, Swiss Cottage NW3 6LG and is located next to Swiss Cottage underground station and North East of South Hampstead railway station.

This addendum report responds to comments made by the Council's Case Officer at a meeting on 19th August 2015, in respect of the following:

- the impact of the retail extension;
- the impact of the proposal on existing homes within Centre Heights;
- the impact of the proposal on Swiss Terrace;
- window maps;
- Average Daylight Factor testing to be included for Hickes House; and
- overshadowing impact and proposed and surrounding amenity areas.

Anderson Wide and Harris has been instructed by Anaspel Ltd to respond to the issues raised and to undertake additional testing where required.

The existing site, currently comprises of the Centre Heights building, with retail units to the ground floor and residential above, and a concrete multi-level car park to the rear.

The proposed development comprises of the following:

- Part two, part five storey residential 'Mews' to the West of Centre Heights
- Penthouses on top of the Centre Heights building
- A first floor retail space extension to the rear.



It should be noted that this assessment does not take into account Rights of Light, as it is not a material planning consideration and therefore, this issue has not been assessed as part of this report.

2 Building Locations

Please see below, the locations of the surrounding buildings discussed in this Daylight Sunlight Assessment.

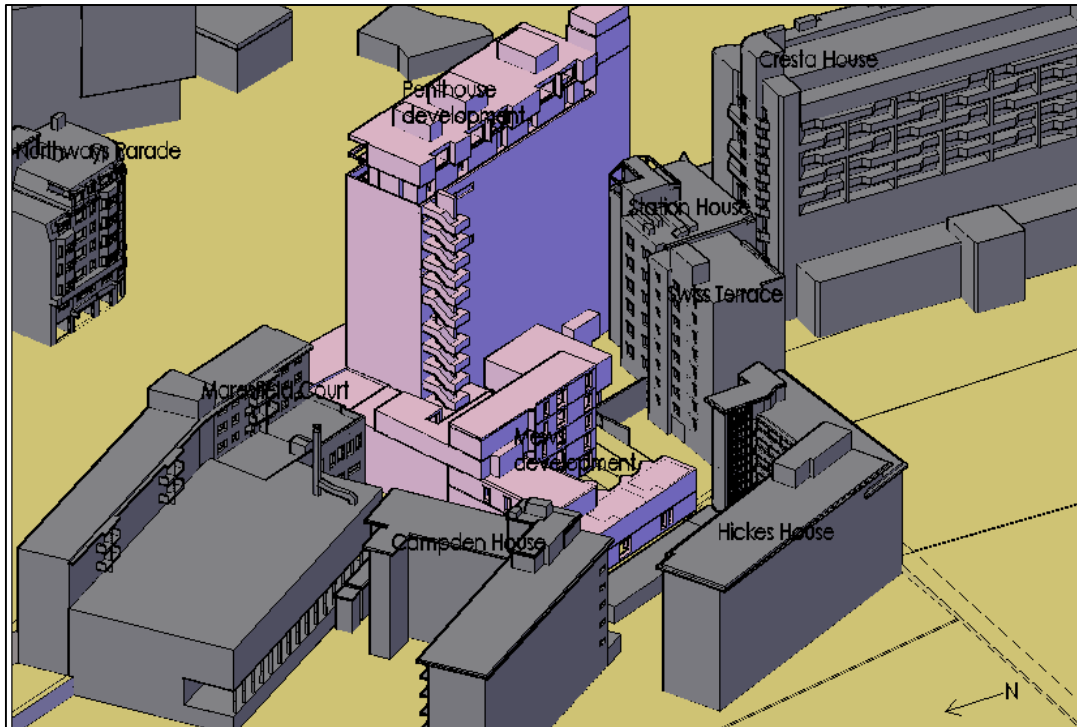


Figure 1.1

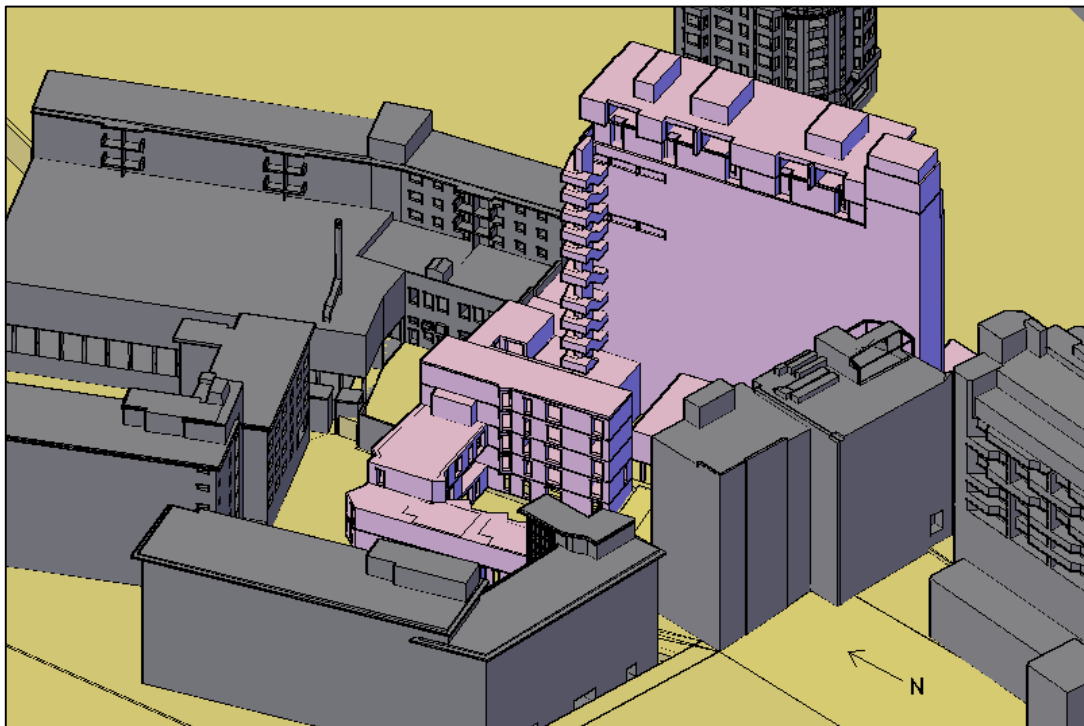


Figure 1.2

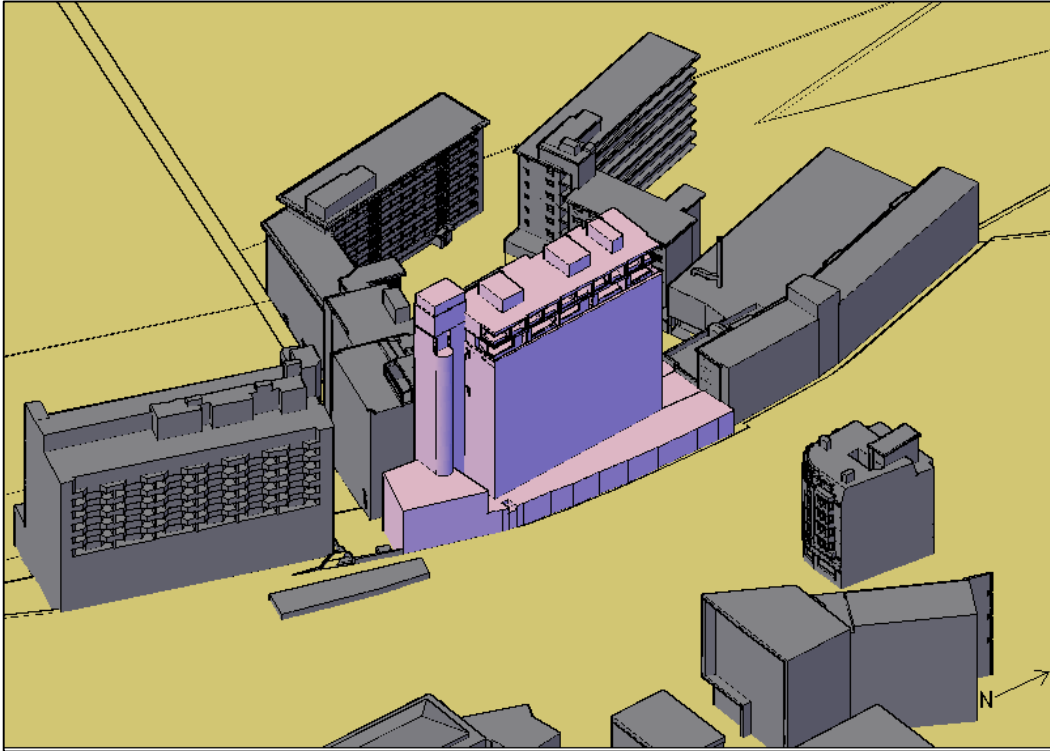


Figure 1.3

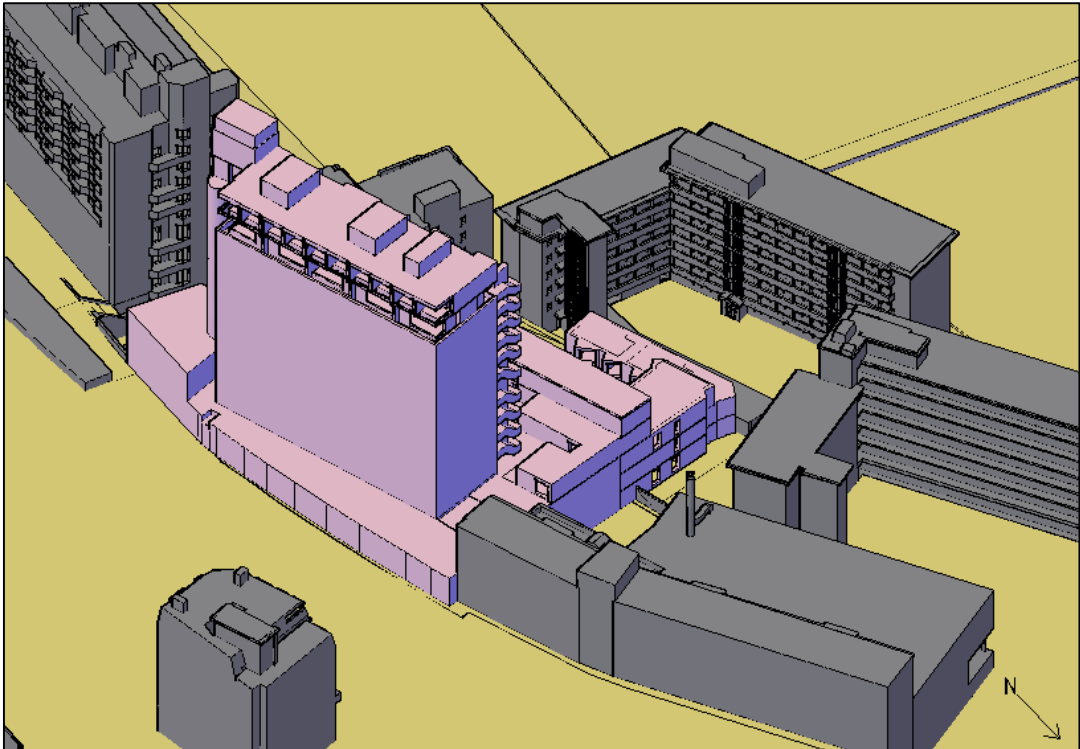


Figure 1.4

3 Model

The daylight, sunlight and overshadowing results have been calculated with accurate 3D modelling on AutoCAD and running it through bespoke light calculation software.

All aspects of the proposed development have been modelled, including the following:

- The Centre Heights building
- The proposed Mews development and 1st floor retail extension to the west of the centre heights building.
- The two storey Penthouses on top of the Centre Heights building

Additionally, all the relevant surrounding buildings have been modelled using accurate laser measurement device and 3D modelling as noted above.

- Hickes House
- Campden House
- Station House
- Swiss Terrace
- Cresta House
- Maresfield Court
- Northways Parade

4 Addendum Results and Analysis

4.1 Introduction

This addendum report responds to comments made by the Council's Case Officer at a meeting on 19th August 2015, in respect of the following:

- the impact of the retail extension;
- the impact of the proposal on existing homes within Centre Heights;
- the impact of the proposal on Swiss Terrace;
- Average Daylight Factor testing to be included for Hickes House
- window maps; and
- overshadowing impact and proposed and surrounding amenity areas.

4.2 Impact of the Retail Extension

The retail extension has been included in the 3D modelling and therefore its impact has been tested as part of the Daylight and Sunlight Assessment submitted with the application. It has also been taken into account in the additional testing reported in this addendum.

4.3 Impact on Existing Homes within Centre Heights

The proposed development will have no impact upon the daylight and sunlight conditions received by the existing homes within Centre Heights. The homes currently being created through the conversion of floors 1 to 5 will be unaffected by the development as there are no windows facing the Mews development. The windows serving the new homes face predominantly east, with one unit on each of the five floors also being served by north facing windows as well.

The existing homes from 6th floor upwards are located higher than the proposed Mews development; therefore, they will be unaffected by the development proposals in respect of daylight and sunlight conditions.

4.4 Impact on Swiss Terrace

All windows to Swiss Terrace passed the VSC test. Additionally all rooms passed the No Sky Contour tests. The daylighting to Swiss terrace will not be adversely affected after completion of the development. The results can be seen in Appendix 1.

Due to the orientation of the windows to Swiss Terrace, sunlighting tests have not been considered, as per the BRE guidance.

Hickes House

Hickes House has kitchen windows to Flat 2, Flat 3, Flat 4, and Flat 8 that do not satisfy the VSC test, the results are seen in Appendix 4. It should be noted that three of these windows are within 5% of passing. As advocated by the BRE guidelines, when these windows are tested at the edge of the protruding walkway above, they all pass. This confirms that due to the windows inset position, it is the design of Hickes House that is self-harming.

When running the No Sky Line test on the rooms of Hickes House, all habitable rooms in the building passed, and in accordance with BRE good practice we do not see daylighting of Hickes House to be significantly affected.

Sunlighting is not considered in this report as the windows affected by the proposed development are within 90° of due north.

It should be noted that these four flats are dual aspect homes with the living rooms and bedrooms facing away from the application site. The unit layout is such that the only area of potential impact arises from the location of the kitchen, which, as noted above, is inset under a circa. 1.1m deep protruding walkway. It is this protruding walkway which is causing self-harm to the level of daylight which can reach the kitchen window. Further, the layout of the kitchens means that the kitchen units are situated under and adjacent to the window. Although there is some loss of daylight to these kitchens, it is focused towards the rear of the room. In our opinion, the most important areas that require adequate light are the worktops of the kitchen units. When looking at the contours of the room, we can see that the worktops will still experience suitable light and we therefore find this acceptable for this inner London site.

It should be noted that the BRE guidelines state that ADF testing for existing neighbouring buildings is not generally recommend as an accurate guide. This is because the ADF depends not only on the size of the window and the room, but also on the reflectance of interior surfaces and the type of glass used and these are items that are outside of the developers control.

Nevertheless ADF testing was carried out on the four kitchens to Hickes House that do not satisfy the VSC requirements. The results are seen in Appendix 4. All four of these rooms have an ADF value post development that is 0.8 times its former value or more.

The BRE guidance says that, if the amount of light being received is reduced to less than 0.8 times its former value, it will be noticeable to the occupants. As this development will not cause this extent of change, we consider the ADF to be acceptable.

4.5 Window Maps

The window maps to all properties tested can be seen in Appendix 3.

4.6 Overshadowing Surrounding Amenity Areas

Campden House

The grassed area to the side of Campden House is not of high quality and is used as a pathway for walking around the building rather than as an amenity space. It is currently overshadowed space and approximately 47% of its area is lit in accordance with the BRE guide.

As noted, the space is not of high quality, with some of it being used as a pathway. It is predominately used for walking around the building rather than as amenity space. During the summer months it will remain well lit with an average of 84% of the area receiving at least two hours of sunlight as recommended in the BRE guidance. Taking this into account the impact of the development is considered to be acceptable for this inner London urban site.

Maresfield Court

The two upper ground floor flats of Maresfield Court have rear rooftop gardens approximately 100m² each. These areas are already very well lit with regards to sunlight. Both gardens have approximately 85–90% of the area receiving at least two hours of unobstructed sunlight.

The proposed development will have almost no impact on these areas, with the largest reduction being less than 1%. The proposal is therefore fully in line with the national BRE guide.

4.7 Overshadowing of proposed development

Mews courtyard

The site is constrained by existing high rise building to the east, south and west. The Mews courtyard is therefore unable to satisfy the recommended levels in the national BRE guide, however this being said given that the BRE guide is a national guide and it is to be applied flexibly, the proposal is considered to be acceptable in this inner London urban location.

Furthermore, we tested this amenity space during the periods that it will most likely be used, this being the summer months of June, July and August. The results from this test showed that the amenity area will receive adequate levels of sunlight, with up to 90% of the area having unobstructed sunlight for 2 hours, in June.



5 Conclusion

It is worth reiterating that the national BRE Report states that “care should be taken in applying these guidelines”, for example where the buildings stand very close or when a new development is to match the height and proportion of an existing building. These are national guidelines which apply equally to rural to central urban locations, hence the need to apply them flexibly having regard to the specific circumstances of the development.

The BRE Report states that the numerical values are advisory only and failure to meet the guideline criteria should not be used by Local Councils as an indicator as to whether a development is acceptable.

The results show that the proposed development is in line with the national BRE Site Layout Planning for Daylight and Sunlight good practice guide.

We have looked at the Vertical Sky Component, No Sky Line and Average Daylight Factor tests and it is our opinion that there will be no adverse impact on the daylighting of the proposed development or any surrounding rooms.

The sunlighting of all surrounding residential windows is in accordance with the BRE guide and we see that there will be no noticeable effect of the sunlighting to these windows. When assessing the development itself, it appears that the Mews flats have some limited sunlighting to living room windows. As noted previously in this report, it is our opinion that considering the inner London urban location of the Mews, its sunlighting is adequate.

The overshadowing of the proposed and surrounding amenity areas has also been assessed and it has been demonstrated that the proposals will deliver high quality amenity space within the development and will not unacceptably impact on surrounding amenity spaces when having regard to the inner London urban context of the site. The proposed development is in line with the national BRE guide in this respect.

The proposed development is therefore acceptable in daylight and sunlight terms.

We hope this Report covers all of the matters raised by the Council at the meeting on 19th August 2015. However, if any items require clarification, please do not hesitate to contact us. We also take this opportunity to thank you earnestly for your esteemed instructions.

Signed:.....

Ben Salvage BSc (Hons) PgDip

Signed:.....

George Palos B.Sc (Eng.), ACGI FRICS FCI Arb MAE MIET

Chartered Surveyor, Managing Director

Anderson, Wilde & Harris

Appendix 1 – Swiss terrace daylight results



Swiss Terrace - Vertical Sky Component

Building Ref	Floor	Id		VSC	Diff.	Test	Annual	Diff.	Test	Winter	Diff.	Test
Swiss Terrace	Ground	W1	Existing	18.64	0.80	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	14.92			*North Facing			*North Facing		
	Ground	W2	Existing	20.44	0.81	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	16.58			*North Facing			*North Facing		
	Ground	W3	Existing	22.01	0.83	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	18.32			*North Facing			*North Facing		
	First	W1	Existing	20.95	0.81	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	17.04			*North Facing			*North Facing		
	First	W2	Existing	22.88	0.82	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	18.74			*North Facing			*North Facing		
	First	W3	Existing	24.71	0.84	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	20.70			*North Facing			*North Facing		
	Second	W1	Existing	22.47	0.86	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	19.25			*North Facing			*North Facing		
	Second	W2	Existing	24.39	0.86	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	20.97			*North Facing			*North Facing		
	Second	W3	Existing	26.27	0.88	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	23.09			*North Facing			*North Facing		
	Third	W1	Existing	23.75	0.90	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	21.37			*North Facing			*North Facing		
	Third	W2	Existing	25.80	0.90	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	23.34			*North Facing			*North Facing		
	Third	W3	Existing	27.85	0.92	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	25.63			*North Facing			*North Facing		
	Fourth	W1	Existing	25.04	0.94	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	23.52			*North Facing			*North Facing		
	Fourth	W2	Existing	27.23	0.95	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	25.73			*North Facing			*North Facing		
	Fourth	W3	Existing	29.44	0.96	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	28.13			*North Facing			*North Facing		
	Fifth	W1	Existing	26.19	0.96	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	25.09			*North Facing			*North Facing		
	Fifth	W2	Existing	28.46	0.96	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	27.33			*North Facing			*North Facing		
	Fifth	W3	Existing	30.78	0.97	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	29.72			*North Facing			*North Facing		
	Sixth	W1	Existing	27.32	0.95	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	25.95			*North Facing			*North Facing		
	Sixth	W2	Existing	29.60	0.95	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	28.23			*North Facing			*North Facing		
	Sixth	W3	Existing	31.87	0.96	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	30.61			*North Facing			*North Facing		
	Seventh	W1	Existing	28.46	0.94	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	26.75			*North Facing			*North Facing		
	Seventh	W2	Existing	30.67	0.95	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	29.01			*North Facing			*North Facing		



Swiss Terrace - Vertical Sky Component

Building Ref	Floor	Id		VSC	Diff.	Test	Annual	Diff.	Test	Winter	Diff.	Test
	Seventh	W3	Existing	32.81	0.96	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
			Proposed	31.34			*North Facing			*North Facing		



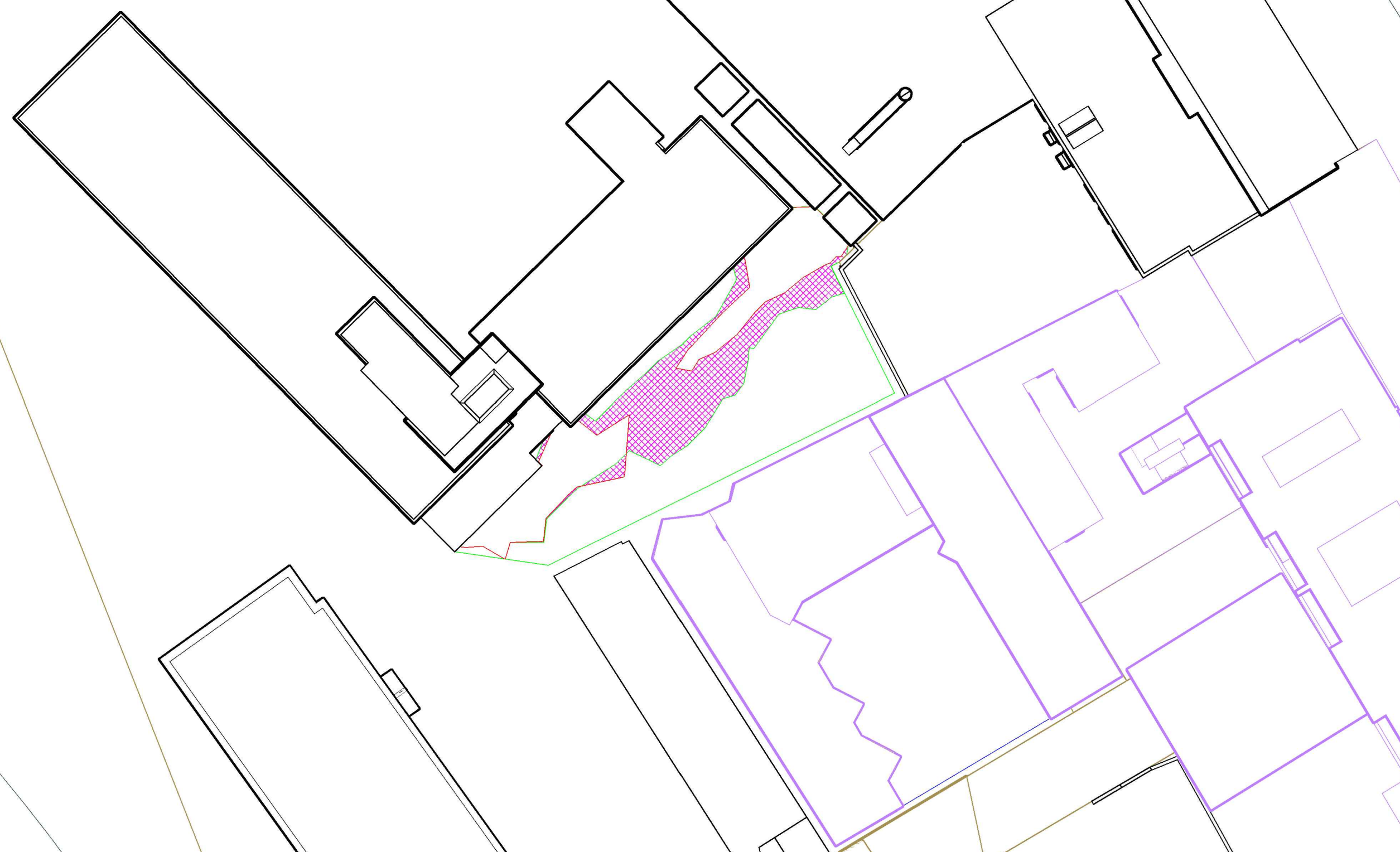
Swiss terrace - No Sky Line contour

Building Ref	Floor Ref	Room Ref	Room Use	Area	Lit Area Ex.	Lit Area Pr.	Diff.	Test
Swiss Terrace	Ground	R1	Bedroom	5.55	4.23	4.11	0.97	PASS
	Ground	R2	Hallway	9.20	8.03	7.84	0.98	PASS
	Ground	R3	Bedroom	9.00	8.17	7.43	0.91	PASS
	First	R1	Bedroom	5.55	4.25	4.21	0.99	PASS
	First	R2	Hallway	9.20	8.10	8.00	0.99	PASS
	First	R3	Bedroom	9.00	8.17	7.76	0.95	PASS
	Second	R1	Bedroom	5.55	4.29	4.25	0.99	PASS
	Second	R2	Hallway	9.20	8.23	8.13	0.99	PASS
	Second	R3	Bedroom	9.00	8.17	8.12	0.99	PASS
	Third	R1	Bedroom	5.55	4.30	4.26	0.99	PASS
	Third	R2	Hallway	9.20	8.41	8.21	0.98	PASS
	Third	R3	Bedroom	9.00	8.17	8.17	1.00	PASS
	Fourth	R1	Bedroom	5.55	4.37	4.29	0.98	PASS
	Fourth	R2	Hallway	9.20	8.51	8.34	0.98	PASS
	Fourth	R3	Bedroom	9.00	8.17	8.17	1.00	PASS
	Fifth	R1	Bedroom	5.55	4.46	4.35	0.97	PASS
	Fifth	R2	Hallway	9.20	8.63	8.45	0.98	PASS
	Fifth	R3	Bedroom	9.00	8.17	8.17	1.00	PASS
	Sixth	R1	Bedroom	5.55	4.67	4.45	0.95	PASS
	Sixth	R2	Hallway	9.20	8.76	8.53	0.97	PASS
	Sixth	R3	Bedroom	9.00	8.17	8.17	1.00	PASS
Seventh	R1	Bedroom	5.55	4.86	4.56	0.94	PASS	
Seventh	R2	Hallway	9.20	8.86	8.71	0.98	PASS	
Seventh	R3	Bedroom	9.00	8.17	8.17	1.00	PASS	

Appendix 2 – Amenity space overshadowing results

Overshadowing of Campden House amenity area - 21st March

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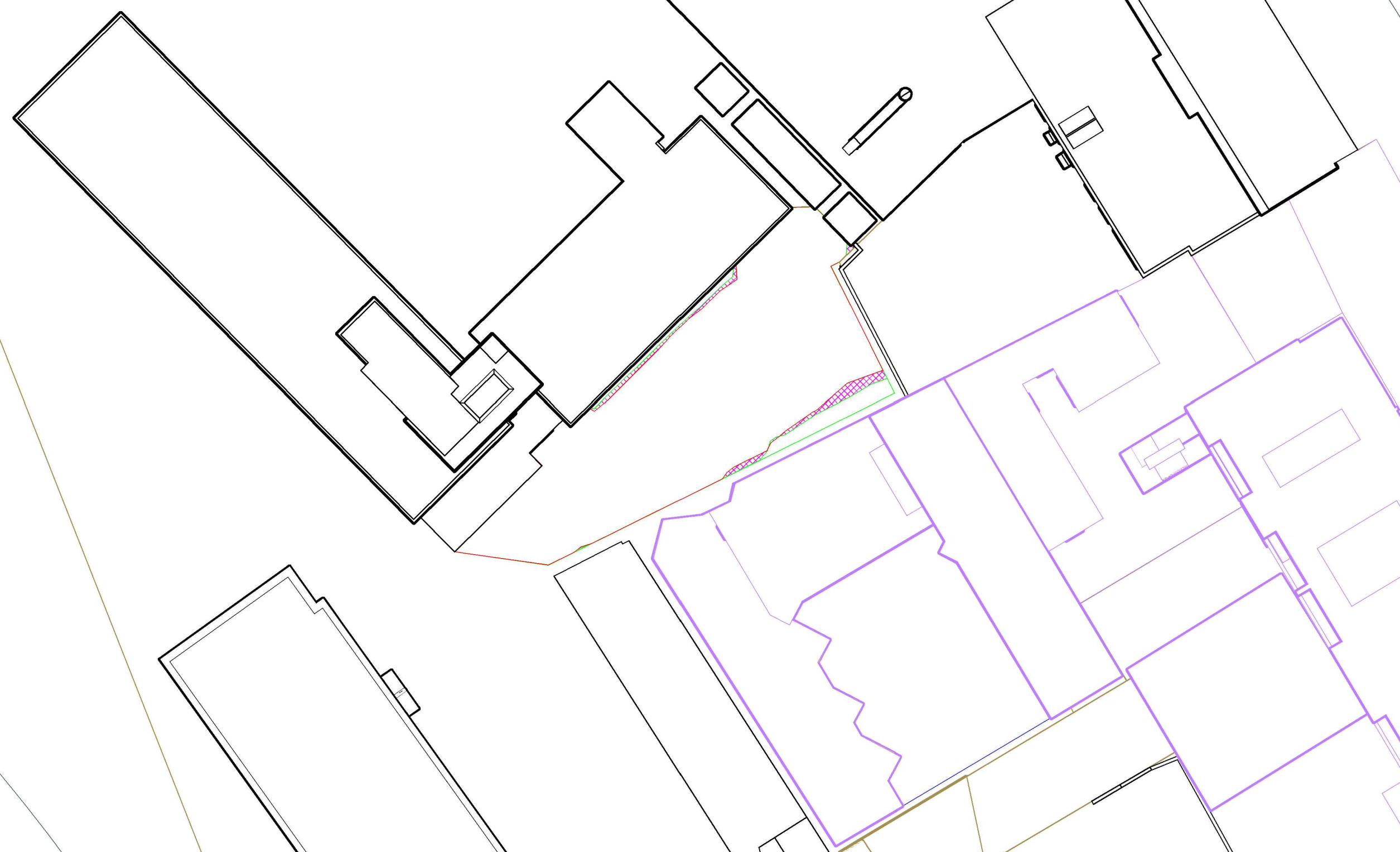


- Existing
- Proposed
- ▨ Amount of loss

Campden House	Ground	A1	306.36	Area m2	144.62	81.05	0.56
				Percentage	47.21%	26.46%	

Overshadowing of Campden House amenity area - 21st June

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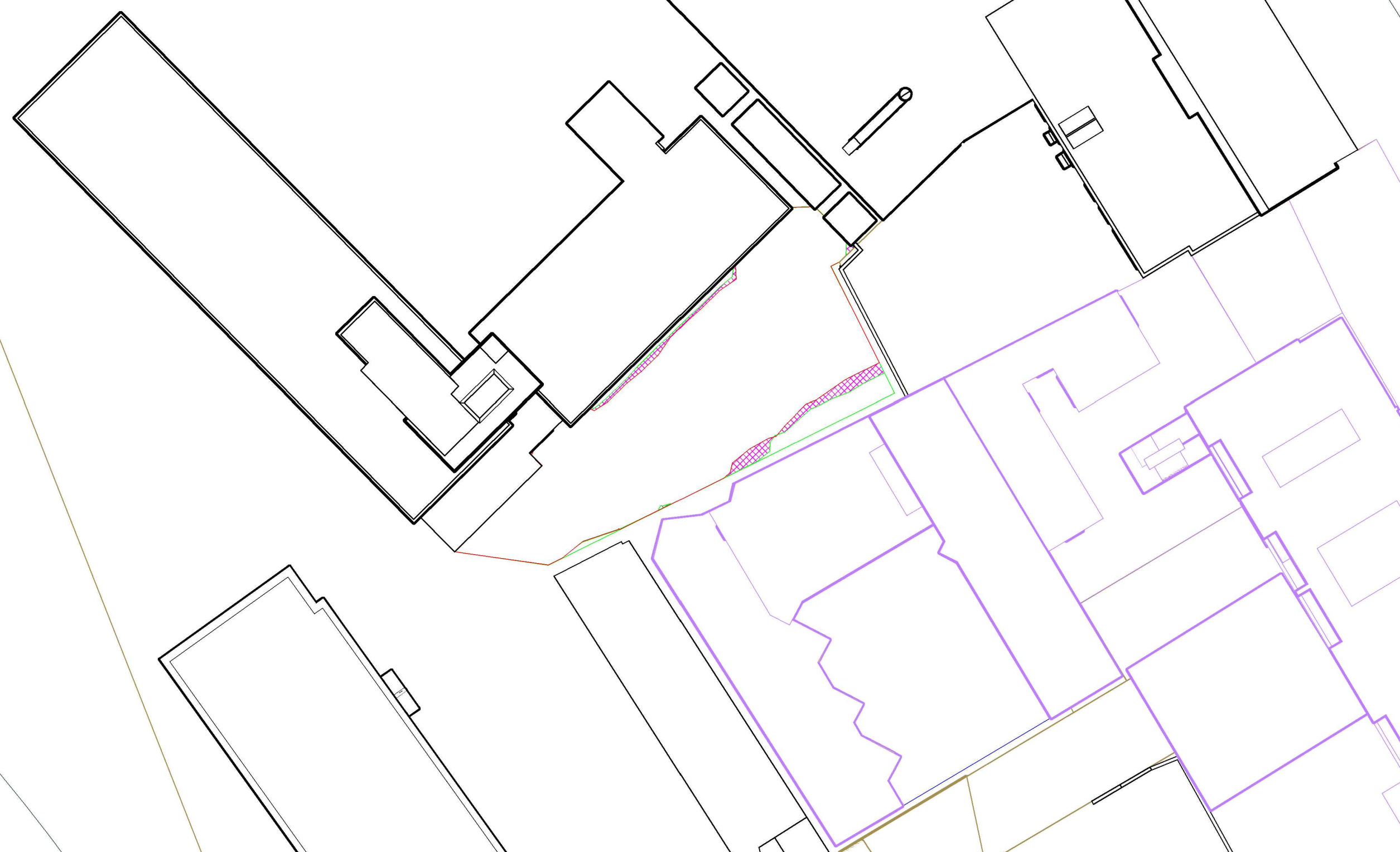
- Existing
- Proposed
- ▨ Amount of loss

Campden House	Ground	A1	306.36	Area m2	281.63	274.11	0.97
				Percentage	91.93%	89.47%	

Overshadowing of Campden House amenity area - 21st July

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- Existing
- Proposed
- ▨ Amount of loss

Campden House	Ground	A1	306.36	Area m2	277.53	266.85	0.96
				Percentage	90.59%	87.10%	

Overshadowing of Campden House amenity area - 21st August

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- Existing
- Proposed
- ▨ Amount of loss

Campden House	Ground	A1	306.36	Area m2	252.15	232.19	0.92
				Percentage	82.31%	75.79%	

Overshadowing of The Mews courtyard amenity area - 21st March

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 Lit area proposed



Building Ref	Floor Ref.	Amenity Ref.	Area		Lit Area Pr.
Mews Courtyard	Ground	A1	175.92	Area m2	21.32
				Percentage	12.12%

Overshadowing of The Mews courtyard amenity area - 21st June

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 Lit area proposed

Building Ref	Floor Ref.	Amenity Ref.	Area		Lit Area Pr.
Mews courtyard	Ground	A1	175.92	Area m2	158.91
				Percentage	90.33%

Overshadowing of The Mews courtyard amenity area - 21st July

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 Lit area proposed

Building Ref	Floor Ref.	Amenity Ref.	Area		Lit Area Pr.
Mews Courtyard	Ground	A1	175.92	Area m2	150.18
				Percentage	85.37%

Overshadowing of The Mews courtyard amenity area - 21st August

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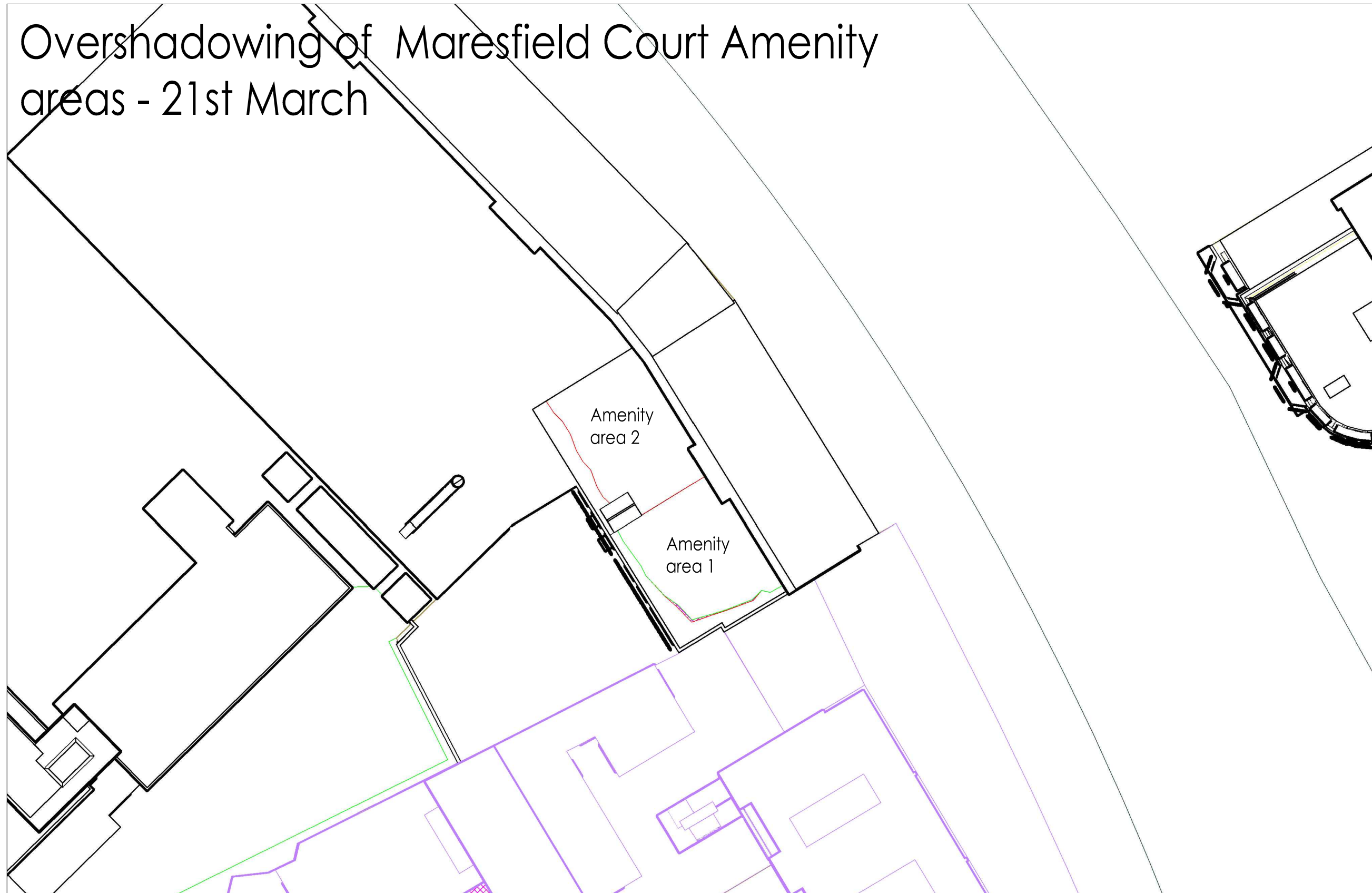
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 Lit area proposed



Building Ref	Floor Ref.	Amenity Ref.	Area		Lit Area Pr.
Mews Courtyard	Ground	A1	175.92	Area m2	98.34
				Percentage	55.90%

Overshadowing of Maresfield Court Amenity areas - 21st March



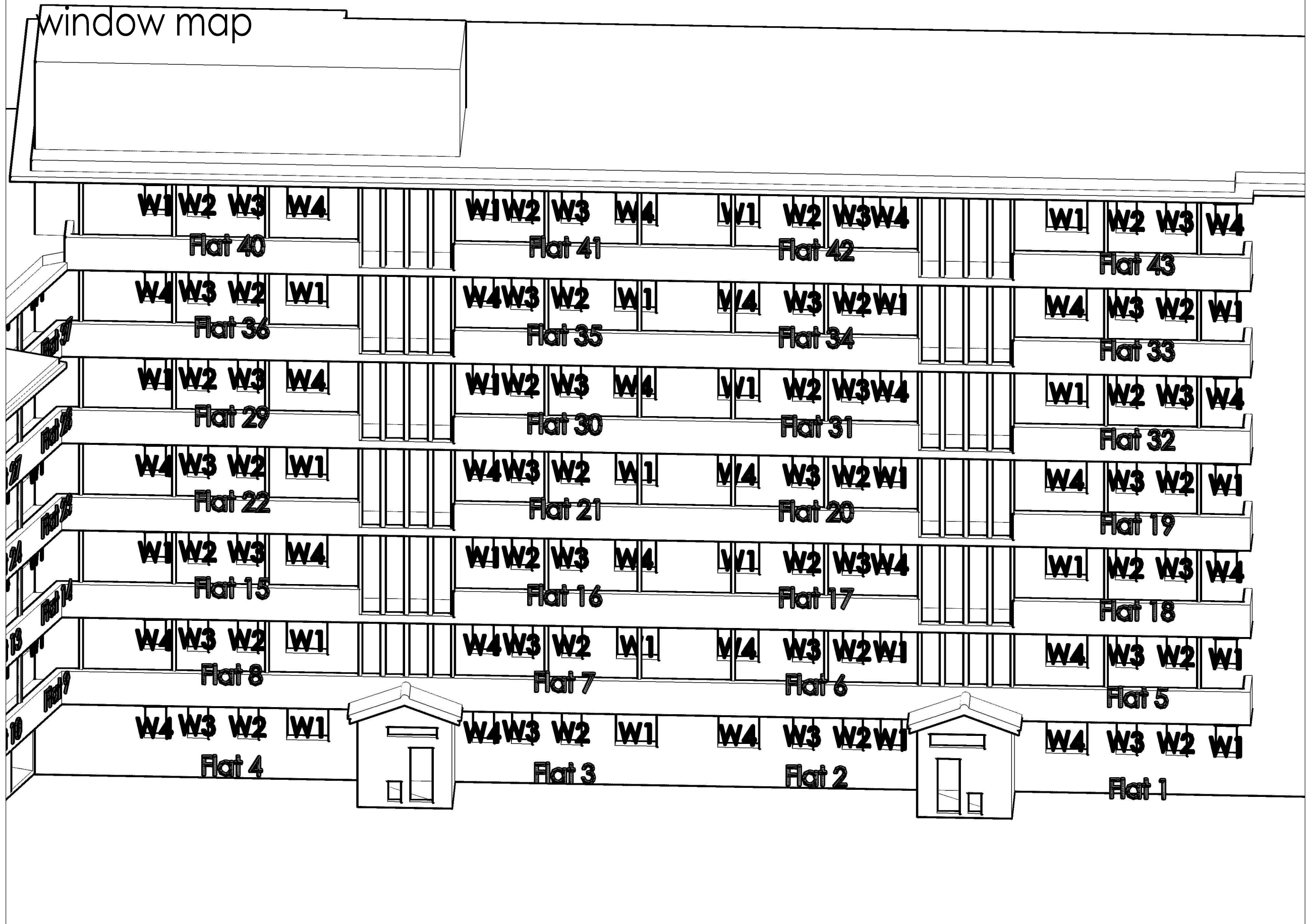
- Existing
- Proposed
- ▨ Amount of loss

Building Ref	Floor Ref.	Amenity Ref.	Area		Lit Area Ex.	Lit Area Pr.	Diff.
Maresfield Court	Second	A2	102.75	Area m2	90.17	90.17	1.00
				Percentage	87.76%	87.76%	
	Second	A1	95.58	Area m2	78.20	79.02	1.01
				Percentage	81.82%	82.67%	

Appendix 3 – Window maps

Hickes house north-east elevation

window map



Hickes house north elevation window map



Campden House window map

anderson wilde & harris

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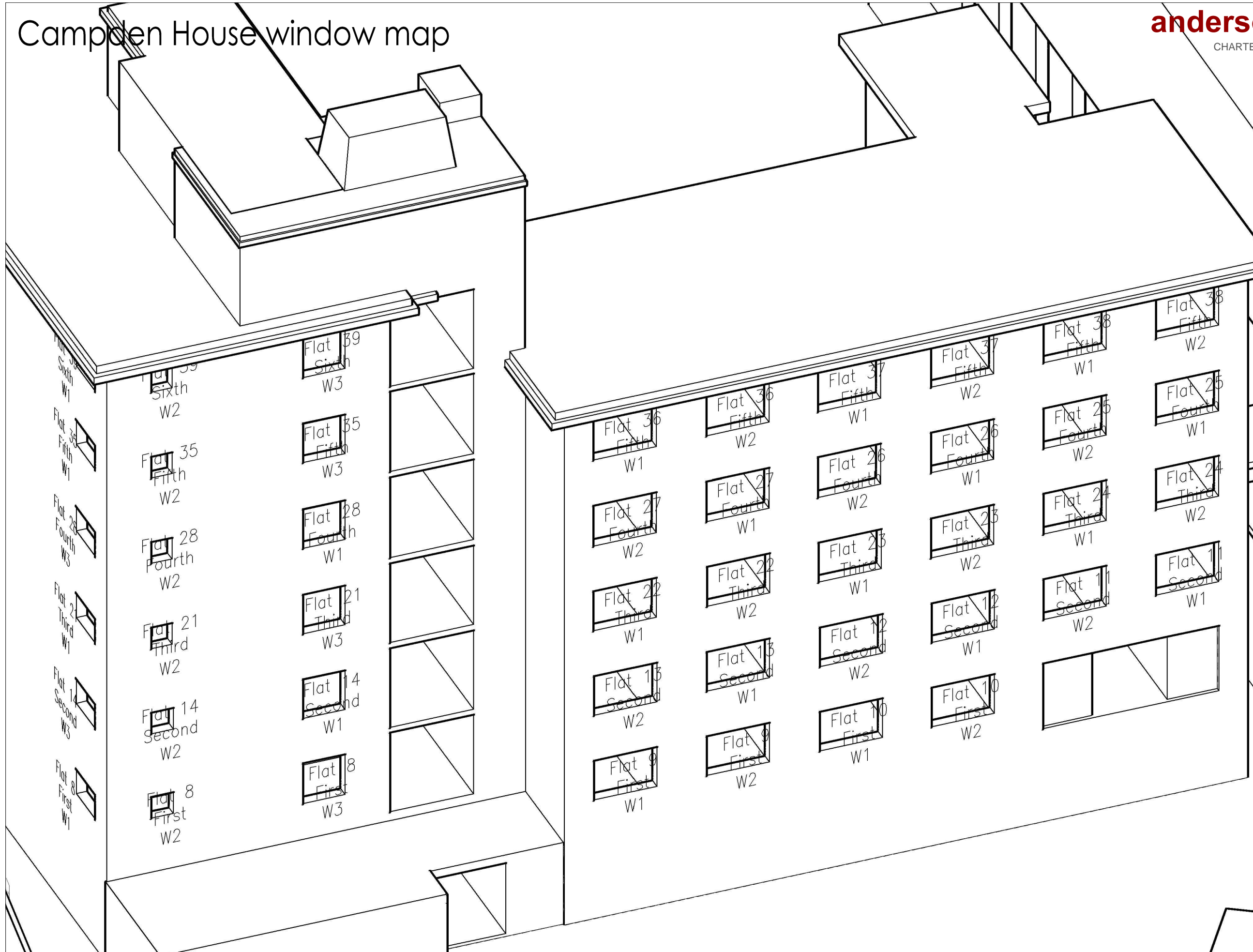
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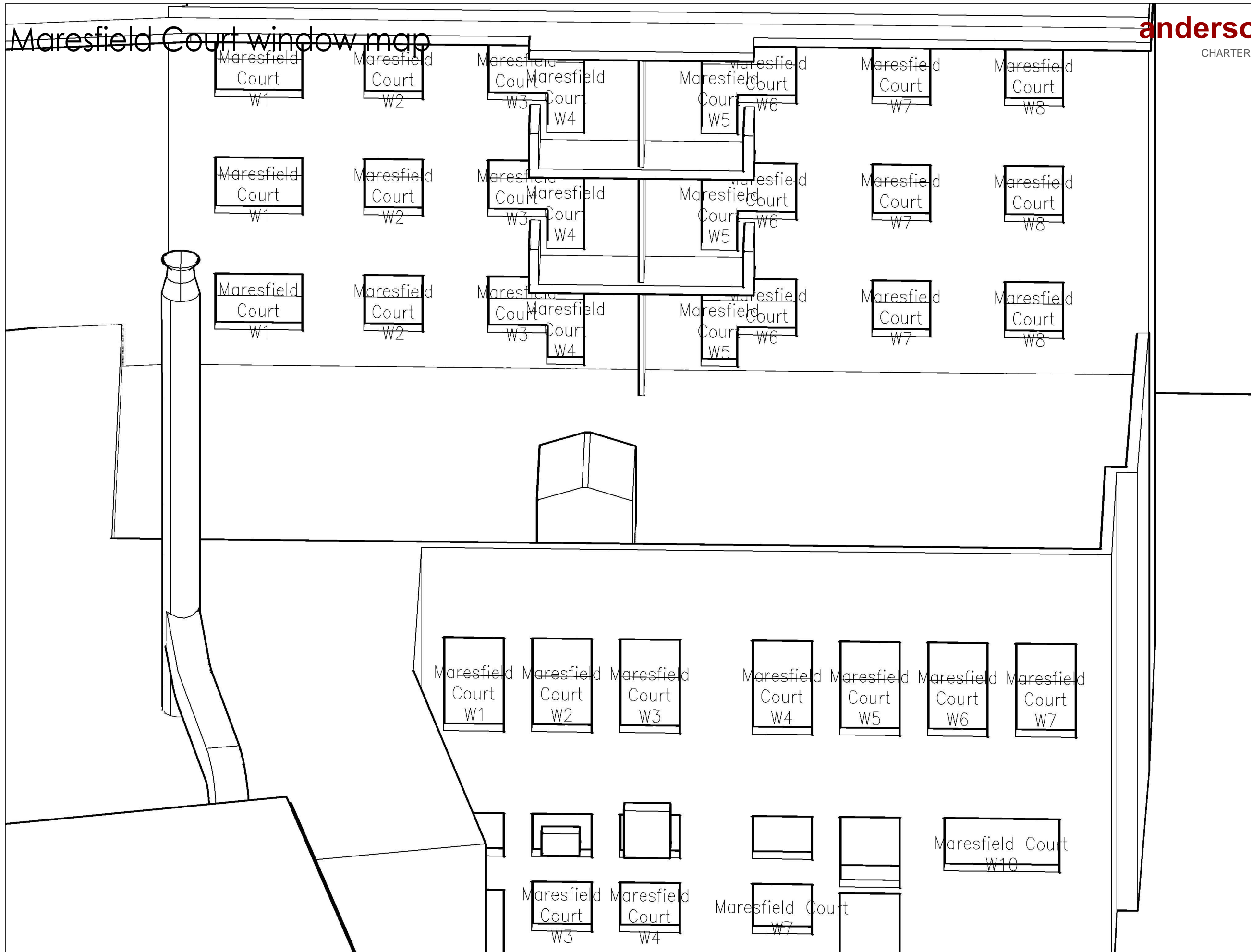
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Maresfield Court window map

anderson wilde & harris

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Station House and Swiss terrace window map



Gresta House window map



anderson wilde & harris

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Northways parade window map

anderson wilde & harris

CHARTERED SURVEYORS & ARCHITECTURAL SERVICES

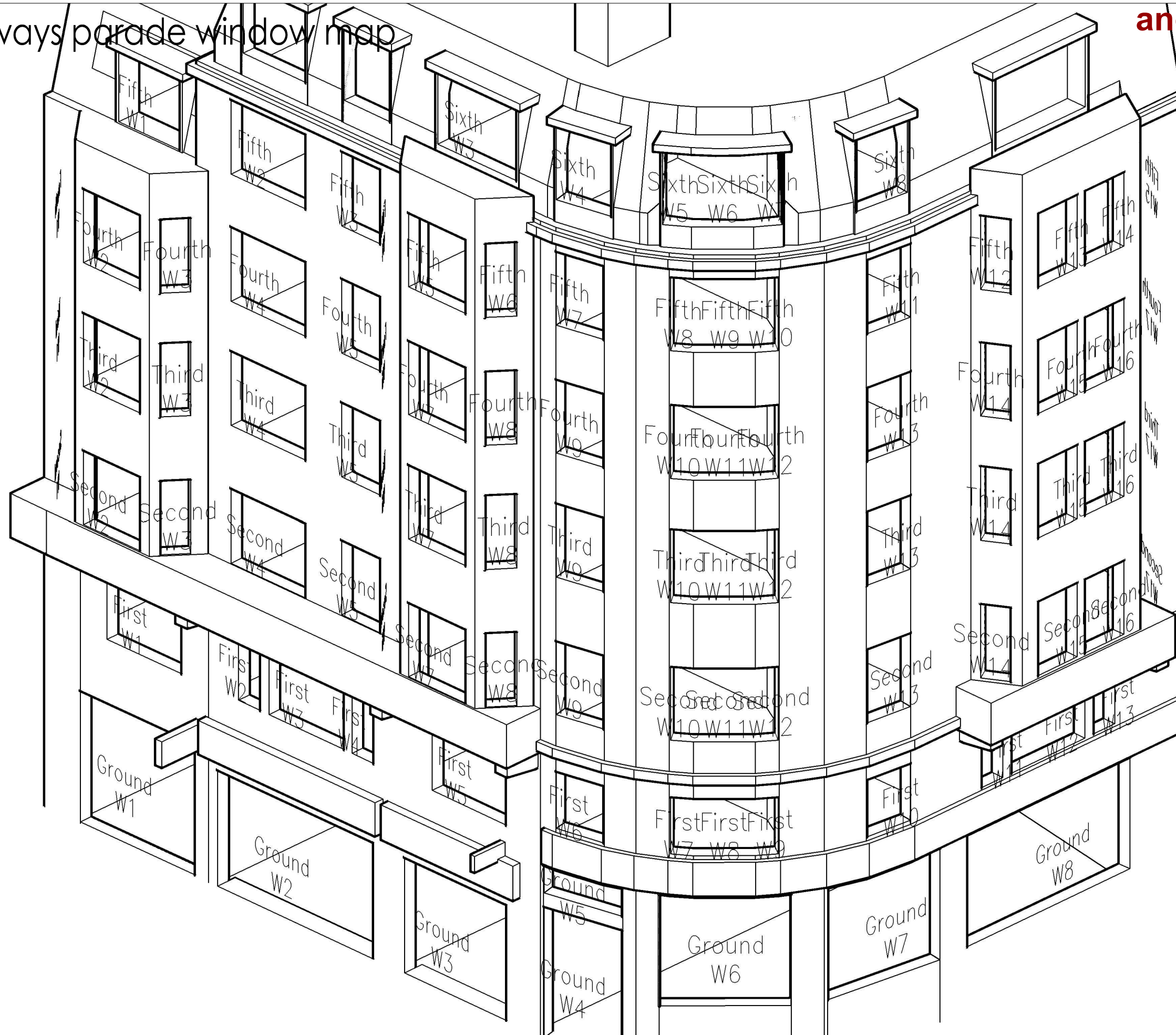
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Appendix 4 – Hickes house VSC & ADF results



Hickes House - Vertical Sky Component

Building Ref	Floor	Room	Id		VSC	Diff.	Test	Annual	Diff.	Test	Winter	Diff.	Test
Flat 35	Fifth	NoRoomA ttached	W1	Existing	11.03	0.91	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
				Proposed	10.08			*North Facing		*North Facing			
Hickes House Flat 36	Fifth	NoRoomA ttached	W1	Existing	10.72	0.89	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
				Proposed	9.58			*North Facing		*North Facing			
Hickes House Flat 38	Fifth	NoRoomA ttached	W4	Existing	11.64	1.00	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
				Proposed	11.62			*North Facing		*North Facing			
Hickes House Flat 39	Fifth	NoRoomA ttached	W1	Existing	8.51	1.00	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
				Proposed	8.51			*North Facing		*North Facing			
Hickes House Flat 40	Sixth	NoRoomA ttached	W4	Existing	12.32	0.91	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
				Proposed	11.16			*North Facing		*North Facing			
Hickes House Flat 41	Sixth	NoRoomA ttached	W4	Existing	12.88	0.92	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
				Proposed	11.89			*North Facing		*North Facing			
Hickes House Flat 42	Sixth	NoRoomA ttached	W1	Existing	13.13	0.93	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
				Proposed	12.20			*North Facing		*North Facing			
Hickes House Flat 43	Sixth	NoRoomA ttached	W1	Existing	13.36	0.94	PASS	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing	*North Facing
				Proposed	12.59			*North Facing		*North Facing			



Hickes House - No Sky Line

Building Ref	Floor Ref	Room Ref	Room Use	Area	Lit Area Ex.	Lit Area Pr.	Diff.	Test
38	Fifth	R4	Kitchen	7.41	6.89	6.89	1.00	PASS
Hickes House Flat 39	Fifth	R1	Kitchen	7.41	6.83	6.83	1.00	PASS
Hickes House Flat 4	Ground	R1	Kitchen	4.73	2.98	2.79	0.94	PASS
Hickes House Flat 40	Sixth	R4	Kitchen	4.73	4.59	4.44	0.97	PASS
Hickes House Flat 41	Sixth	R4	Kitchen	4.73	4.59	4.43	0.96	PASS
Hickes House Flat 42	Sixth	R1	Kitchen	4.72	4.59	4.59	1.00	PASS
Hickes House Flat 43	Sixth	R1	Kitchen	4.72	4.60	4.60	1.00	PASS
Hickes House Flat 5	First	R4	Kitchen	4.72	4.20	4.20	1.00	PASS
Hickes House Flat 6	First	R4	Kitchen	4.72	4.43	4.43	1.00	PASS
Hickes House Flat 7	First	R1	Kitchen	4.73	4.05	3.78	0.93	PASS
Hickes House Flat 8	First	R1	Kitchen	4.73	3.28	3.08	0.94	PASS



Hickes House - Average Daylight Factor

Building Ref.	Floor Ref.	Room Ref.	Room Usage	Win Ref.	Glass Trans.	Glazed Area	Clear Sky Ex.	Clear Sky Pr.	Room SA.	Average SR.	Below WP.	ADF Ex.	ADF Pr.	Req. Value	Diff.
Hickes House Flat 1	Ground	R4	Kitchen	W4	0.80	1.14	22.48	20.99	32.94	0.50	1.00	0.83	0.77	2	0.93
												0.83	0.77		
Hickes House Flat 2	Ground	R4	Kitchen	W4	0.80	1.14	25.01	22.00	32.94	0.50	1.00	0.92	0.81	2	0.88
												0.92	0.81		
Hickes House Flat 3	Ground	R1	Kitchen	W1	0.80	1.14	25.19	21.85	32.94	0.50	1.00	0.93	0.81	2	0.87
												0.93	0.81		
Hickes House Flat 4	Ground	R1	Kitchen	W1	0.80	1.14	22.20	17.83	32.94	0.50	1.00	0.82	0.66	2	0.80
												0.82	0.66		
Hickes House Flat 5	First	R4	Kitchen	W4	0.80	1.14	25.40	23.40	32.94	0.50	1.00	0.94	0.86	2	0.92
												0.94	0.86		
Hickes House Flat 6	First	R4	Kitchen	W4	0.80	1.14	26.50	23.95	32.94	0.50	1.00	0.98	0.88	2	0.90
												0.98	0.88		
Hickes House Flat 7	First	R1	Kitchen	W1	0.80	1.14	26.64	23.75	32.94	0.50	1.00	0.98	0.88	2	0.89
												0.98	0.88		
Hickes House Flat 8	First	R1	Kitchen	W1	0.80	1.14	27.01	23.32	32.94	0.50	1.00	1.00	0.86	2	0.86
												1.00	0.86		
Hickes House Flat 10	First	R4	Kitchen	W4	0.80	1.73	31.00	29.50	45.64	0.50	1.00	1.25	1.19	2	0.95
												1.25	1.19		
Hickes House Flat 11	First	R1	Kitchen	W1	0.80	1.66	25.65	25.63	45.64	0.50	1.00	0.99	0.99	2	1.00
												0.99	0.99		
Hickes House Flat 12	Second	R4	Kitchen	W4	0.80	1.66	28.25	28.23	45.64	0.50	1.00	1.09	1.09	2	1.00
												1.09	1.09		
Hickes House Flat 13	Second	R1	Kitchen	W1	0.80	1.73	33.64	32.89	45.64	0.50	1.00	1.36	1.33	2	0.98
												1.36	1.33		
Hickes House Flat 15	Second	R4	Kitchen	W4	0.80	1.14	28.67	25.92	32.94	0.50	1.00	1.06	0.96	2	0.90
												1.06	0.96		
Hickes House Flat	Second	R4	Kitchen	W4	0.80	1.14	28.83	26.30	32.94	0.50	1.00	1.06	0.97		



Hickes House - Average Daylight Factor

Building Ref.	Floor Ref.	Room Ref.	Room Usage	Win Ref.	Glass Trans.	Glazed Area	Clear Sky Ex.	Clear Sky Pr.	Room SA.	Average SR.	Below WP.	ADF Ex.	ADF Pr.	Req. Value	Diff.
16												1.06	0.97	2	0.91
Hickes House Flat 17	Second	R1	Kitchen	W1	0.80	1.14	28.95	26.77	32.94	0.50	1.00	1.07	0.99	2	0.92
Hickes House Flat 18	Second	R1	Kitchen	W1	0.80	1.14	27.47	25.61	32.94	0.50	1.00	1.01	0.95	2	0.93
Hickes House Flat 19	Third	R4	Kitchen	W4	0.80	1.14	29.96	28.27	32.94	0.50	1.00	1.11	1.04	2	0.94
Hickes House Flat 20	Third	R4	Kitchen	W4	0.80	1.14	31.76	29.78	32.94	0.50	1.00	1.17	1.10	2	0.94
Hickes House Flat 21	Third	R1	Kitchen	W1	0.80	1.14	31.74	29.59	32.94	0.50	1.00	1.17	1.09	2	0.93
Hickes House Flat 22	Third	R1	Kitchen	W1	0.80	1.14	31.57	28.87	32.94	0.50	1.00	1.17	1.07	2	0.91
Hickes House Flat 24	Third	R4	Kitchen	W4	0.80	1.73	36.26	35.89	45.64	0.50	1.00	1.47	1.45	2	0.99
Hickes House Flat 25	Third	R1	Kitchen	W1	0.80	1.66	30.26	30.23	45.64	0.50	1.00	1.17	1.17	2	1.00
Hickes House Flat 26	Fourth	R4	Kitchen	W4	0.80	1.66	32.42	32.42	45.64	0.50	1.00	1.25	1.25	2	1.00
Hickes House Flat 27	Fourth	R1	Kitchen	W1	0.80	1.73	38.85	38.68	45.64	0.50	1.00	1.57	1.56	2	1.00
Hickes House Flat 29	Fourth	R4	Kitchen	W4	0.80	1.14	34.86	32.42	32.94	0.50	1.00	1.29	1.20	2	0.93
Hickes House Flat 30	Fourth	R4	Kitchen	W4	0.80	1.14	35.09	33.19	32.94	0.50	1.00	1.30	1.23	2	0.95
Hickes House Flat 31	Fourth	R1	Kitchen	W1	0.80	1.14	35.19	33.44	32.94	0.50	1.00	1.30	1.23	2	0.95



Hickes House - Average Daylight Factor

Building Ref.	Floor Ref.	Room Ref.	Room Usage	Win Ref.	Glass Trans.	Glazed Area	Clear Sky Ex.	Clear Sky Pr.	Room SA.	Average SR.	Below WP.	ADF Ex.	ADF Pr.	Req. Value	Diff.
Hickes House Flat 32	Fourth	R1	Kitchen	W1	0.80	1.14	32.95	31.48	32.94	0.50	1.00	1.22	1.16	2	0.96
Hickes House Flat 33	Fifth	R4	Kitchen	W4	0.80	1.14	36.92	35.52	32.94	0.50	1.00	1.36	1.31	2	0.96
Hickes House Flat 34	Fifth	R4	Kitchen	W4	0.80	1.14	37.91	36.24	32.94	0.50	1.00	1.40	1.34	2	0.96
Hickes House Flat 35	Fifth	R1	Kitchen	W1	0.80	1.14	37.66	35.86	32.94	0.50	1.00	1.39	1.32	2	0.95
Hickes House Flat 36	Fifth	R1	Kitchen	W1	0.80	1.14	37.12	34.95	32.94	0.50	1.00	1.37	1.29	2	0.94
Hickes House Flat 38	Fifth	R4	Kitchen	W4	0.80	1.73	38.44	38.41	45.64	0.50	1.00	1.55	1.55	2	1.00
Hickes House Flat 39	Fifth	R1	Kitchen	W1	0.80	1.66	32.39	32.39	45.64	0.50	1.00	1.25	1.25	2	1.00
Hickes House Flat 40	Sixth	R4	Kitchen	W4	0.80	1.14	39.95	37.83	32.94	0.50	1.00	1.47	1.40	2	0.95
Hickes House Flat 41	Sixth	R4	Kitchen	W4	0.80	1.14	40.91	39.13	32.94	0.50	1.00	1.51	1.44	2	0.96
Hickes House Flat 42	Sixth	R1	Kitchen	W1	0.80	1.14	41.32	39.66	32.94	0.50	1.00	1.53	1.46	2	0.96
Hickes House Flat 43	Sixth	R1	Kitchen	W1	0.80	1.14	41.55	40.18	32.94	0.50	1.00	1.53	1.48	2	0.97