DAYLIGHT STATEMENT

relating to the

SELF-TEST ANALYSIS FOR CONVERSION OF EXISTING RESIDENTIAL TO TWO 1-BEDROOM FLATS

at

24a MORNINGTON CRESCENT LONDON NW1 7RG

Prepared by:

Schroeders Begg Ltd
10 Rudolf Place
Miles Street
London
SW8 1RP
Tel No: **0207 582 8800**
www.sbegg.co.uk

MARCH 2016

Ref 100/DD

1.0 DAYLIGHT STATEMENT

1.1 We have undertaken a review on daylight relating to the proposed conversion of the existing residential at 24A Mornington Crescent, London NW1 7RG into two 1-bedroom flats (applicable at lower ground and upper ground floor levels) as represented by the design prepared by EHK architects.

1.2 This Daylight Statement is a 'self-test' analysis to review the levels of daylight available to the new converted habitable room arrangements within the proposed scheme. The test is to see whether adequate levels of daylight are achieved to these new habitable rooms.

1.3 Accordingly, we have undertaken analysis of daylight (average daylight factor – ADFs) to ensure the proposed new habitable rooms within the existing residential building will have adequate daylight. Our ADF analysis is in reference to BS 8206-2 Code of Practice for Daylighting as also referred to in the BRE publication "Site Layout Planning for Daylight & Sunlight – A guide to good practice" Second Edition published in 2011 (the "BRE Guide") and as stated within the local authority planning policies.

1.4 Our analysis results for all new habitable rooms within the scheme confirms that they will receive adequate daylight (please see Appendix 1 – Table 1 : Self-test – Average Daylight Factor) and indeed, with some habitable rooms exceeding the target ADFs by a reasonable margin (please also see within Appendix 2 the 'Room Reference Plan' locating each room analysed). (For clarification, the internal kitchen within the lower ground floor flat which is not directly day-lit, has not been analysed on the basis that it is a small internal 'galley-type' kitchen without dining space within and such a layout is inevitable for such a scheme and is acceptable in reference to the BRE Guide on the provision that it should be directly linked to a well daylit living room – re paragraph 2.1.14 of the BRE Guide – to confirm this galley kitchen is directly linked to a well daylit living room).

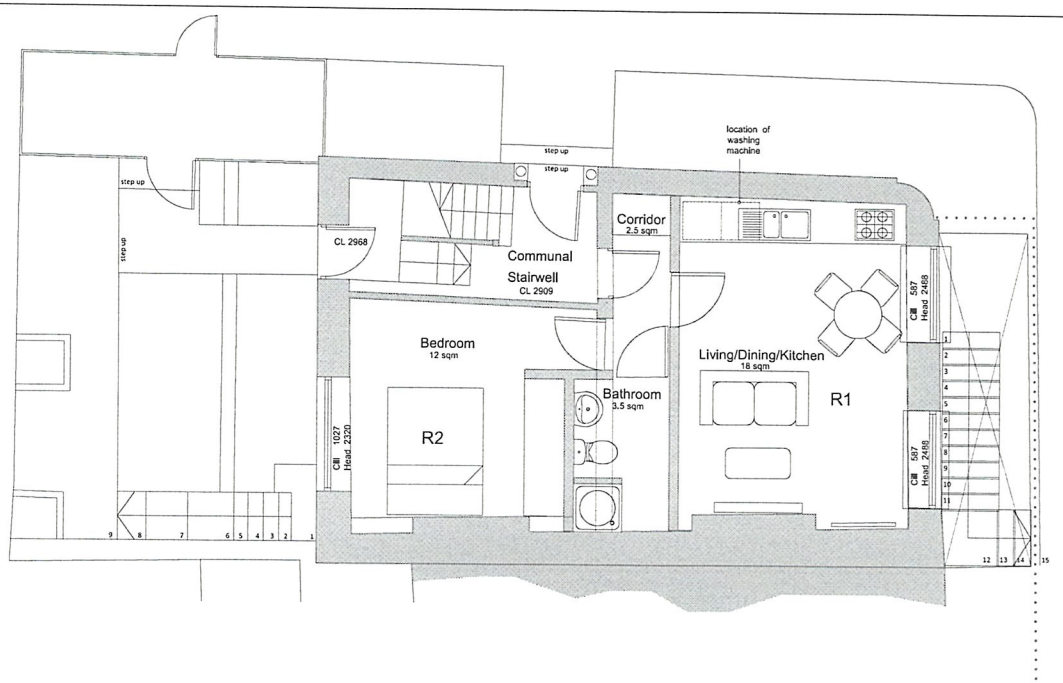
1.5 Based on the above, we conclude that daylight (ADFs) within the proposed habitable rooms are adequate and meet / exceed the target criteria set within BS 8206-2 and BRE publication "Site Layout Planning for Daylight & Sunlight – A guide to good practice".

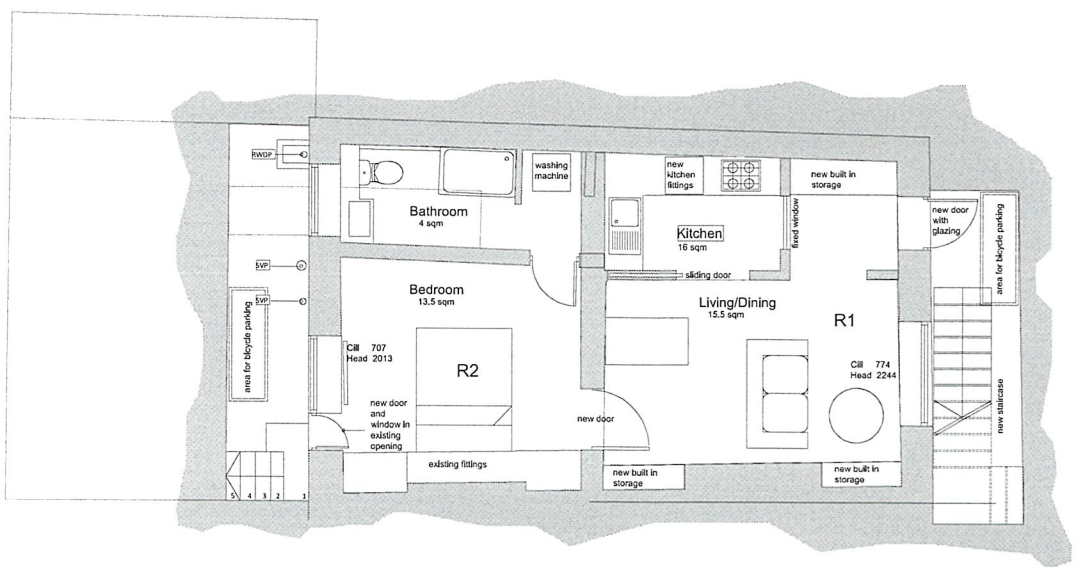
APPENDIX 1 - Table 1 : Self-test - Average Daylight Factors

Table 1 - Self-test - Average Daylight Factor

Floor	Room	Room Use.	Window	ADF Proposed	Target Value	Target Achieved
Lower Ground Floor	R1	Living Room	W1-L	0.01		
			W1-U	1.06		
			D1-L	0.03		
			D1-U	0.42		
				1.52	1.5	PASS
Lower Ground Floor	R2	Bedroom	W2-L	0.01		
			W2-U	0.63		
			W3-L	0.05		
			W3-U	0.57		
				1.26	1	PASS
Upper Ground	R1	Living Room	W1-L	0.05		
			W1-U	0.82		
			W2-L	0.05		
			W2-U	0.83		
				1.75	1.5	PASS
Upper Ground	R2	Bedroom	W3	2.10		
				2.10	1	PASS

APPENDIX 2 – Room Reference Plan





SOURCES

REV.	NOTES	DWN	DATE

Notes:

schroedersbegg
CHARTERED BUILDING SURVEYORS
Chartered Building Surveyors
90 Rudolf Place, Miles Street, London SW8 1RP
T 020 7582 6916 F 020 7091 9962 E info@sbegg.co.uk W www.sbegg.co.uk

DRAWN	-
CHECKED	-

SCALE
NTS (A3 Sheet)

24a Mornington Crescent, NW1

Internal Room Map

Job No	Rev	Drawing Number
100DD	-	02

Date : 060416