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Daylight and Sunlight Report

On the proposed Development at:

1F Parsifal Road
London
NW6 1UG

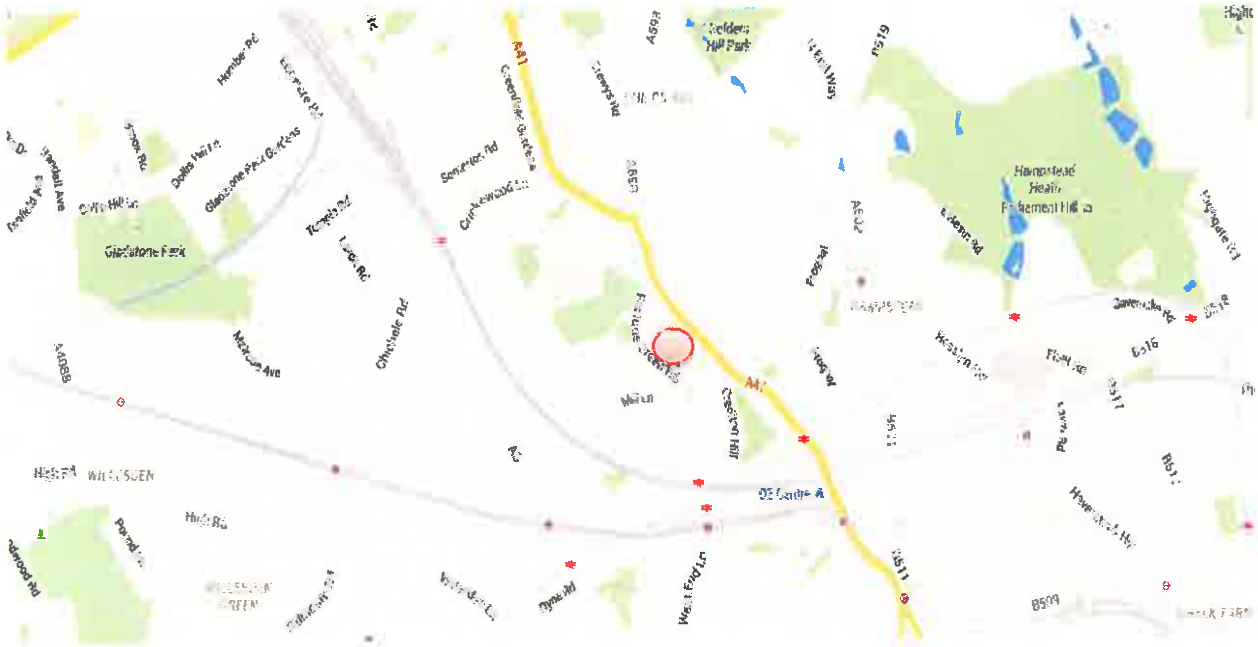
Client: Tom Nielsen and Antonia Hamilton
Prepared on behalf of:
Design-NA Architects
70 Cowcross Street
London,
EC1M 6EJ

Prepared By:
Eliza Inglis MRICS

Date of Report: 11th September 2015

Contents

1 Location Plan



2 Executive Summary

This report assesses the impact of a three storey residential dwelling under a mansard style roof on the daylight and sunlight of 35 and 37 Lyncroft Gardens.

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 Code of practice for daylighting which superseded BS 8206-2:1992. Both Standards have been taken into account with superseded items having been substituted where appropriate.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.

We have assessed the residential neighbouring buildings and the results show that there is negligible impact on the daylight and sunlight of the surrounding residential properties. We have assessed the proposed Vertical Sky Component, No Sky Line, Average Daylight Factor and Annual Probable Sunlight Hour results and all figures fall in line with the criteria as set out in the national BRE; Site Layout Planning for Daylight and Sunlight good practice guide.

3 Introduction

The development site is known as 1F Parsifal Road, London NW6 and is located near Finchley Road and Frognal Station.

This report considers the effects of the proposal on the daylight and sunlight to the proposed adjacent residential buildings.

Anderson Wide and Harris has been instructed by Design-NA Architects on behalf of Tom Nielsen and Antonia Hamilton to undertake a daylight and sunlight impact assessment for the planned extension to 1F Parsifal Road.

The existing site currently comprises a two storey dwelling. The proposed development includes adding an additional storey under a mansard roof.

It has been identified that the proposed development has the potential to affect the levels of daylight and sunlight to 35 and 37 Lyncroft Gardens.

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.

4 Scope of this Report

This report considers the daylight and sunlight issues against 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 guide is intended for building designers and their clients, consultants and planning officials. The advice is not mandatory and the report should not be seen as part of planning policy. Its aim is to help rather than constrain the designer.

Although it gives numerical guidelines, these should be interpreted flexibly because natural light is only one of the many factors in site layout design.

In certain circumstances the planning authority may wish to use alternative target values.

For example, in a city centre, a high degree of obstruction may be unavoidable if new developments are to match the height and proportions of the existing buildings.

Government policy has emphasised the efficient use of brownfield land and the need to boost significantly the supply of housing, since the BRE Report was published in 2011. 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. The new British Standard has not altered the levels put forward in 1992, merely enhanced the methods by which light is calculated. The BRE report applies nationally and therefore it will be more difficult to obtain the required levels in urban areas compared to rural locations.

In the absence of other levels, this report relates to daylighting and sunlight levels to those of the BRE Report. For the reasons given in this paragraph and within the BRE Report, these levels should be seen as references and not as limiting values.

This report considers the effect the proposed development has on the surrounding residential buildings and the development itself.

Daylight and sunlight to non-residential units are not generally considered as they are not generally town-planning issues. Daylight to non-residential units has not been considered in this report.

The analyses used in this chapter are:

For daylight: The principles set out in Section 2 of the BRE Report – Light from the sky. i.e. the combined impacts of all direct sunlight and indirect skylight during the daytime.
For sunlight: The principles set out in Section 3 of the BRE Report – Sunlighting i.e. the impacts of only the direct sunlight

For internal daylighting: The principles set out in Appendix C of the BRE Report – Interior Daylighting Recommendations.

4.1 Daylight

The BRE Report advises that the diffuse daylighting to a building may be adversely affected by a development if, following that development, either:

- **The vertical sky component (VSC) at the centre of an existing main window is reduced to less than 27% or less than 0.8 times its former value; or**
- **The area of the working plane in a room that can receive direct skylight is reduced to less than 0.8 times its former value.**

This assessment is required for windows serving rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms.

According to the BRE Report, windows to bathrooms, toilets, store rooms, circulation areas and garages need not be assessed.

When assessing daylight, the numerical criteria must be viewed flexibly and should be considered against other site layout constraints. In addition, it is important to consider whether the adjoining building is itself a good neighbour, standing a reasonable distance from the boundary and not taking more than its fair share of light.

4.2 Sunlight

The BRE Report advises that the levels of sunlighting to the rooms within a new development will appear reasonably sunlit provided:

- **The windows can receive at least 25% of annual probable sunlight hours (APSH) including 5% during winter months; and**
- **Have at least one main window wall facing within 90° of due south.**

The BRE Report states that all main living rooms within 90° of due south should be assessed. It states that bedrooms are less important, although care should be taken not to block out too much sun.

The BRE Report guidelines refer to the method set out in BS 8206-2:1992 as the appropriate method to calculate sunlight.

The BRE Report specifically warns local planning authorities to exercise care when using this method of assessment in the existing building situation particularly when development has been historically undertaken close to the common boundary.

It is important to understand that people like and appreciate sunlight, although it is not an essential requirement of a dwelling, unlike daylight availability or access to a quiet noise environment. Therefore, larger reductions in sunlight may be acceptable if a new development is to match the height and proportion of the existing buildings nearby.

The BRE Report emphasises that the existing building section of the guide is "purely advisory" and that "Planning authorities may wish to use criteria based on the requirements for sunlight in particular types of development in particular areas".

4.3 Internal Daylighting Distribution

The BRE Report advises that for the whole of a room to look adequately daylit, the following three criteria must be met:

(a) **Average Daylight Factor** (ADF)

The Average Daylight Factor calculation (ADF) enables a more accurate assessment of daylighting conditions as it assesses the internal illuminance within a room based on the average daylight factor, window size, and reflectance of internal surfaces enabling a more accurate assessment of daylight conditions.

The BRE Report advises that where supplementary electric lighting is available, the recommended daylight factor levels for dwellings are 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. Additionally, for non-residential it specifies a minimum of 5% where no supplementary electric lighting is provided and 2% where electric lighting has been provided.

The average daylight factor is calculated using the following formula:

$$df\,(\text{ADF}) = \frac{T\,Aw\,\Theta}{A\,(1-R^2)} \quad \%$$

Where T is the diffuse visible transmittance of the glazing.
Aw is the net glazed area of the window (m^2)
A is the total area of room surfaces: ceiling, floor, walls and windows (m^2)
R is their average reflectance
Θ is the angle of visible sky in degrees

(b) **Room Depth**

If a daylit room is lit by windows in one wall only, the depth of the room should not exceed the limiting value given by:

$$\frac{L}{W} + \frac{L}{H} \leq \frac{2}{1 - Rb}$$

Where L is the depth of the room.
W is the room width
H is the window-head height above floor level
Rb is the average reflectance of surfaces in the rear half of the room (away from the windows)

(c) **Position of the no-sky line**

If a significant area of the working plane lies beyond the no-sky line (i.e. it receives no direct sunlight), then the distribution of daylight in the room will look poor and supplementary electric lighting will be required.

However if an adjoining building contains rooms that are greater than 5 metres deep and lit only from one side then greater movement of the no sky line is unavoidable.

4.4 Determining Significance

The BRE Report states on Page 1:

> The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.

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 BRE Report suggests alternative targets can be used:

- Where the site already has an extant planning permission that the development want to vary, the VSC and APSH (annual probably sunlight hours) of the permitted scheme may be used as alternative benchmarks.
- In a historic city centre environment, it is often not possible to achieve 27% VSC, therefore it is sensible to use a target value consistent with levels of daylight typically experienced in the street.
- Where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light, to ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a "mirror-image" building of the same height and size, and equal distance away on the other side of the boundary.

The BRE Report provides guidance on a semantic scale which can be used to describe the impact. This is summarised below:

Criteria	Impact Magnitude
Where the decrease in daylight or sunlight fails to meet the guidelines and one or more the of the following scenarios applies: • A large number of windows or large area of open space is affected • The loss of light is substantially outside the guidelines • All windows in a particular property are affected • The affected building or outdoor space has a particularly strong requirement for light, e.g. a living room in a dwelling or a children's playground.	Major Adverse
Where the decrease in daylight or sunlight fails to meet the guidelines and a large number of windows or open space are affected; Or Here the decrease in daylight or sunlight fails to meet the guidelines, but one or more of the following scenarios applies: • Only a small number of windows or limited area of open space is affected • The loss of light is only just outside the guidelines • An affected room has other sources of light • The affected building or outdoor space has a low level requirement for light.	Minor Adverse
Where the increase/decrease in daylight or sunlight fully meets the guidelines and only a small number of windows are affected And If there is an increase in daylight or sunlight, the increase is "tiny".	Negligible
Where the increase in daylight or sunlight is small and/or the number of affected windows or area of open space affected is small.	Minor Beneficial
Where the increase in daylight or sunlight is large and/or the number of affected windows or area of open space affected is large.	Major Beneficial

Note: Appendix I of the BRE report also suggests the use of "moderate adverse" and "moderate beneficial" impacts. However, there is no guidance on how to designate moderate impacts, although the guidance suggests that judgement should be use when classifying impact magnitude.

5 The Drawings

This report is prepared in respect of the scheme shown on the following drawings and attached in Appendix 4.

All proposed drawings were drawn and provided by Design-NA Architects.

We have not received detailed plans of the surrounding buildings.

Proposed Development

Title	Drawing No	Date
Site Location	15PRR 00 000	May 2015
Block Plan	15PRR 00 001	May 2015
Existing Plan Ground Floor	15PRR 00 100	May 2015
Existing Plan First Floor	15PRR 00 101	May 2015
Existing Roof Plan	15PRR 00 102	May 2015
Existing Elevation North East	15PRR 00 200	May 2015
Existing Elevation North West	15PRR 00 201	May 2015
Existing Elevation South East	15PRR 00 202	May 2015
Existing Elevation South West	15PRR 00 203	May 2015
Existing Section Long	15PRR 00 300	May 2015
Existing Section Cross	15PRR 00 310	May 2015
Proposed Plan Ground Floor	15PRR 01 100	May 2015
Proposed Plan First Floor	15PRR 01 101	May 2015
Proposed Plan Roof Extension	15PRR 01 102	May 2015
Proposed Plan Roof	15PRR 01 103	May 2015
Proposed Elevation North East	15PRR 02 200	May 2015
Proposed Elevation North West	15PRR 02 201	May 2015
Proposed Elevation South East	15PRR 02 202	May 2015
Proposed Elevation South West	15PRR 02 203	May 2015
Proposed Section Long	15PRR 03 100	May 2015
Proposed Section Cross	15PRR 03 101	May 2015

6 The Scheme

The proposal comprises adding an additional storey under a mansard style roof to the two storey dwelling. See figure 2 below.

Figure 1: Scene as Existing.

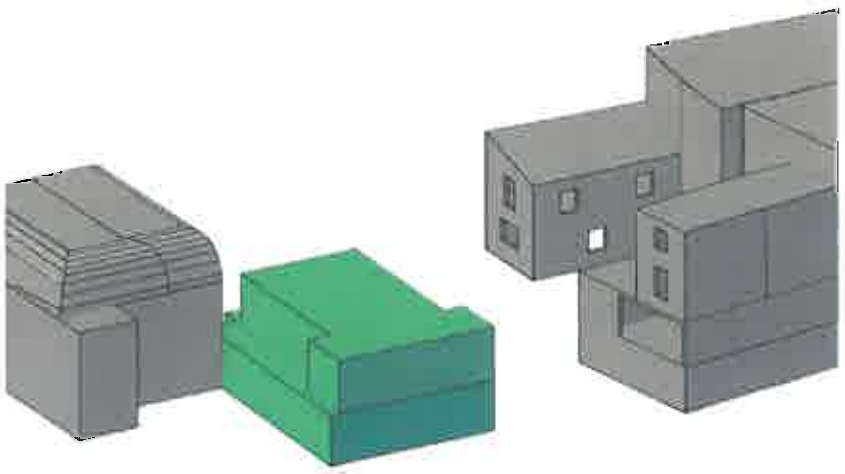
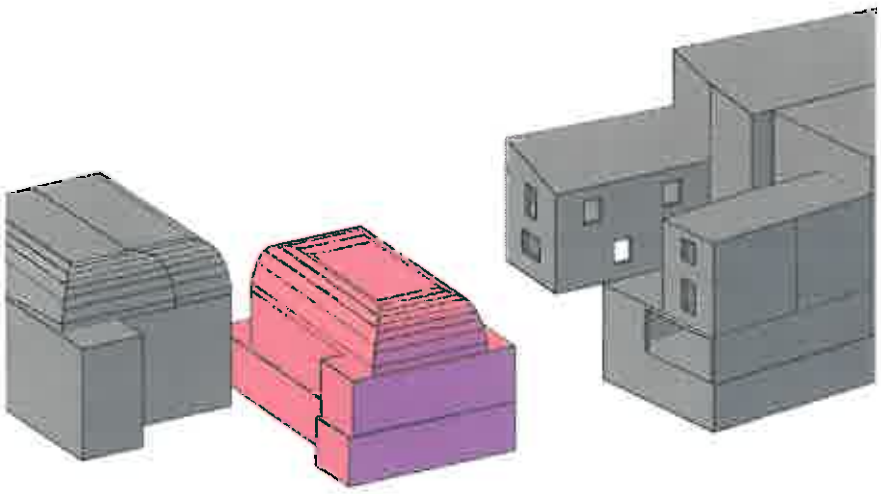


Figure 2: Scene as proposed.



7 Description of the Surrounding Site

The property is located near Finchley Road and Finchley Road and Frognal Station.

The site itself consists of a two storey residential building.

To the North of the subject site is 1E Parsifal Road.

To the South-East of the subject site 35 and 37 Lyncroft Gardens.

8 Results

8.1 Daylight and Sunlight

A tabular breakdown of the VSC and Sunlight results can be seen in Appendix 1.

In all cases the adjoining buildings have a VSC at each window exceeding 27% and/or the change in VSC being less than 20% hence exceeding the guidelines set out in the BRE guidance.

It is our opinion that the impact of the development on the adjoining buildings will be negligible. We therefore feel that this is an excellent result.

8.2 Average Daylight Factor

As all neighbouring properties have surpassed the VSC requirements, these are not strictly necessary.

A tabular breakdown of the ADF results can be seen in Appendix 2.

35 Lyncroft Gardens

All of the rooms 35 Lyncroft Gardens surpass the recommend levels as set out in the BRE guidance.

It is our opinion that the impact of the development on the 35 Lyncroft Gardens will be negligible. We therefore feel that this is an excellent result.

37 Lyncroft Gardens

Three rooms in 37 Lyncroft Gardens where tested. One of the bedrooms to the first floor passes the required ADF standards as set out in the BRE guidance.

The kitchen to the first floor and the other bedroom to the first floor do not meet the BRE guidance before the development is carried out. However the chance in the ADF results is significantly less than 0.8 times the former value. The BRE guidance says that if the ADF results change by less than 20% then the difference will not be noticeable to the residents.

It is our opinion that the impact of the development on the 37 Lyncroft Gardens will be negligible. We therefore feel that this is an excellent result.

8.3 Outputs

Vertical Sky Component results

The Vertical Sky Component results for the surrounding properties and proposed development are attached in Appendix 1.

Average Daylight Factor

The Average Daylight Factor results for the proposed development are attached in Appendix 2.

No Sky Line

The No Sky Line results for the surrounding properties are attached in Appendix 3.

9 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.

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.

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

We hope this Report covers all matters upon which you wished to be advised. 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:.....

Eliza Inglis MRICS
Chartered Surveyor,

Anderson, Wilde & Harris

APPENDIX 1 VSC & APSH Results

Project Name 1F Parsifal Road, London NW6																	
						VSC Sunlight Loc											

35 Lyncroft Gardens

Ground	R2	Kitchen	W1	Existing	34.33	0	95.05%	PASS	*North Facing								
				Proposed	32.63	0											
First	R3	Bedroom	W1	Existing	37.93	1	95.07%	PASS	*North Facing								
				Proposed	36.06	1											
First	R3	Bedroom	W2	Existing	32.83	2	99.12%	PASS	*North Facing								
				Proposed	32.54	2											
Second	R3	Bedroom	W1	Existing	39.62	3	96.82%	PASS	*North Facing								
				Proposed	38.36	3											
Second	R3	Bedroom	W2	Existing	37.39	4	99.49%	PASS	*North Facing								
				Proposed	37.2	4											
37 Lyncroft Gardens																	
Ground	R1	Kitchen	W1	Existing	35.54	5	97.24%	PASS	*North Facing								
				Proposed	34.56	5											
Ground	R1	Kitchen	W2	Existing	21.73	6	97.98%	PASS	32	0.97	PASS	2	1.00	PASS			
				Proposed	21.29	6			31			1					
First	R3	Bedroom	W1	Existing	37.97	7	97.29%	PASS	*North Facing								
				Proposed	36.94	7											
First	R3	Bedroom	W2	Existing	30.42	8	98.16%	PASS	47	0.98	PASS	12	1.00	PASS			
				Proposed	29.86	8			46			11					
First	R5	Bedroom	W4	Existing	22.3	9	98.52%	PASS	31	0.97	PASS	3	1.00	PASS			
				Proposed	21.97	9			30			2					

APPENDIX 2 ADF Results

Project Name 1F Parsifal Road, London NW6															
Floor Ref	Room Ref	Room Use	Window Ref	Glass Transmittance	Window Area	Visible Sky Existing	Visible Sky Proposed	Room Surface Area	Average Surface Reflectance	[illegible]	ADF Existing	ADF Proposed	[illegible]	Difference	[illegible]

35 Lyncroft Gardens

Ground	R2	Kitchen	W1	0.80	8.80	77.87	74.53	111.82	0.50	1.00	6.54	6.26			
											6.54	6.26	2	95.70%	PASS
First	R3	Bedroom	W1	0.80	1.28	85.74	81.52	70.26	0.50	1.00	1.67	1.58			
			W2	0.80	1.28	74.91	74.35	70.26	0.50	1.00	1.46	1.44			
											3.12	3.03	1	97.03%	PASS
Second	R3	Bedroom	W1	0.80	0.88	90.00	86.78	70.91	0.50	1.00	1.19	1.15			
			W2	0.80	0.88	84.48	84.04	70.91	0.50	1.00	1.12	1.11			
											2.31	2.26	1	97.90%	PASS

37 Lyncroft Gardens

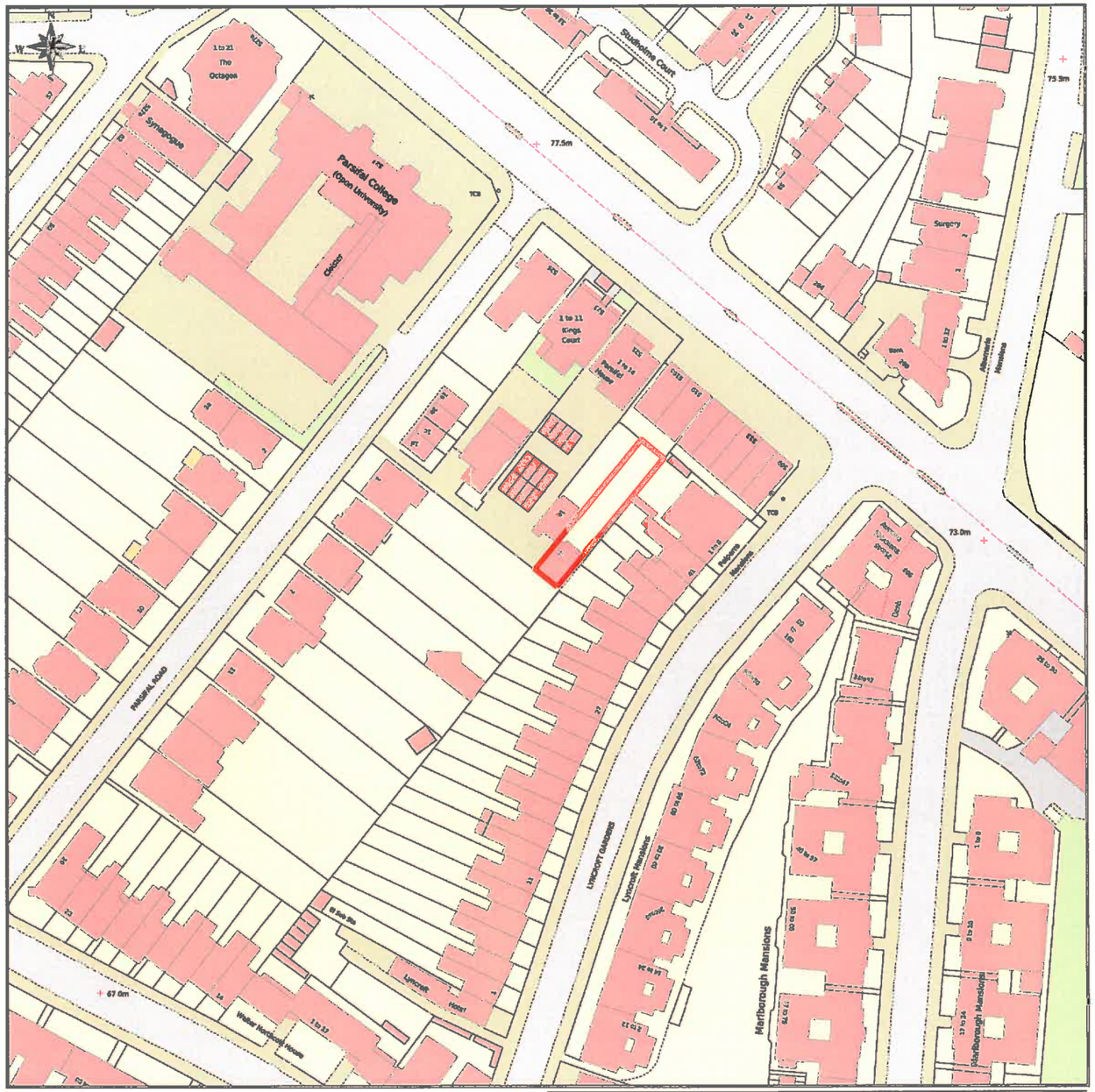
Ground	R1	Kitchen	W1	0.80	1.63	80.39	78.34	125.34	0.50	1.00	1.12	1.09			
			W2	0.80	0.96	55.62	54.89	125.34	0.50	1.00	0.45	0.45			
											1.57	1.54	2	97.81%	FAIL
First	R3	Bedroom	W1	0.80	1.28	85.84	83.45	73.45	0.50	1.00	1.60	1.55			
			W2	0.80	0.96	70.42	69.41	73.45	0.50	1.00	0.98	0.97			
											2.58	2.52	1	97.74%	PASS
First	R5	Bedroom	W4	0.80	0.96	56.55	56.01	70.14	0.50	1.00	0.83	0.82			
											0.83	0.82	1.00	99.04%	FAIL

APPENDIX 3 No-Sky Line Results

Project Name: 1F Parsifal Road, London NW6

Floor Ref.	Room Ref.	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Difference	Pass / Fail
35 Lyncroft Gardens								
Ground	R2	Kitchen	Area m2	28.91	28.89	28.89	100.00%	PASS
			% of room		99.93%	99.93%		
First	R3	Bedroom	Area m2	15.8	15.7	15.7	100.00%	PASS
			% of room		99.37%	99.37%		
Second	R3	Bedroom	Area m2	16.01	15.95	15.95	100.00%	PASS
			% of room		99.63%	99.63%		
37 Lyncroft Gardens								
Ground	R1	Kitchen	Area m2	33.25	30.52	29.26	95.87%	PASS
			% of room		91.79%	88.00%		
First	R3	Bedroom	Area m2	16.95	16.45	16.45	100.00%	PASS
			% of room		97.05%	97.05%		
First	R5	Bedroom	Area m2	15.9	7.44	7.44	100.00%	PASS
			% of room		46.79%	46.79%		

APPENDIX 4 The Scheme



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01	SITE LOCATION PLAN
00 000	GROUND 1:1250

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STATUS
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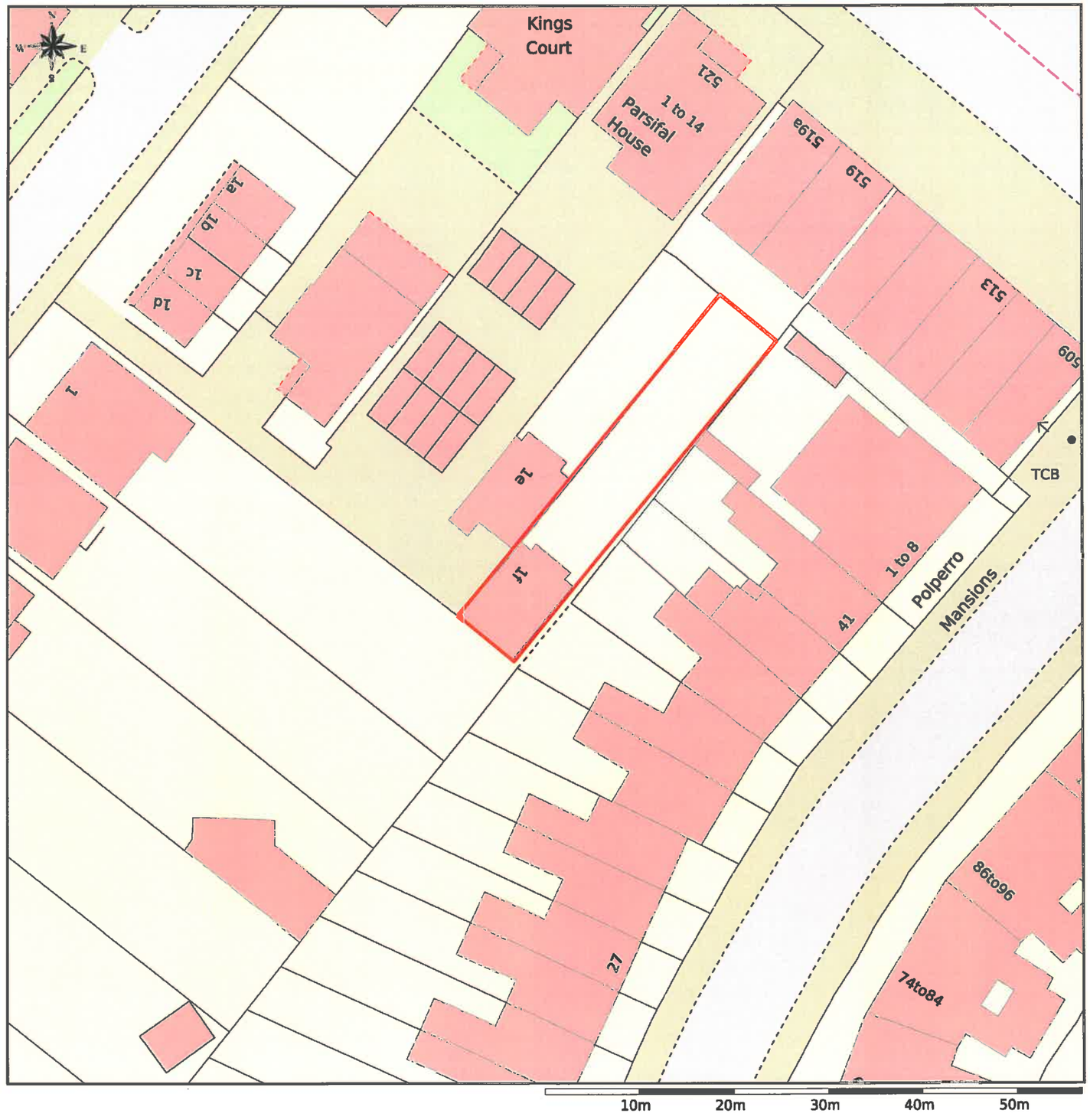
PROJECT
TOM NIELSEN & ANTONIA HAMILTON
1F PARSIFAL ROAD

DRAWING TITLE
SITE LOCATION PLAN

SCALE AT A3	DATE
1:1250	MAY 2015

DRAWING NO	REV
dNA 15PRR 00 000	P0



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01	BLOCK PLAN	
00 001	GROUND	1 : 500

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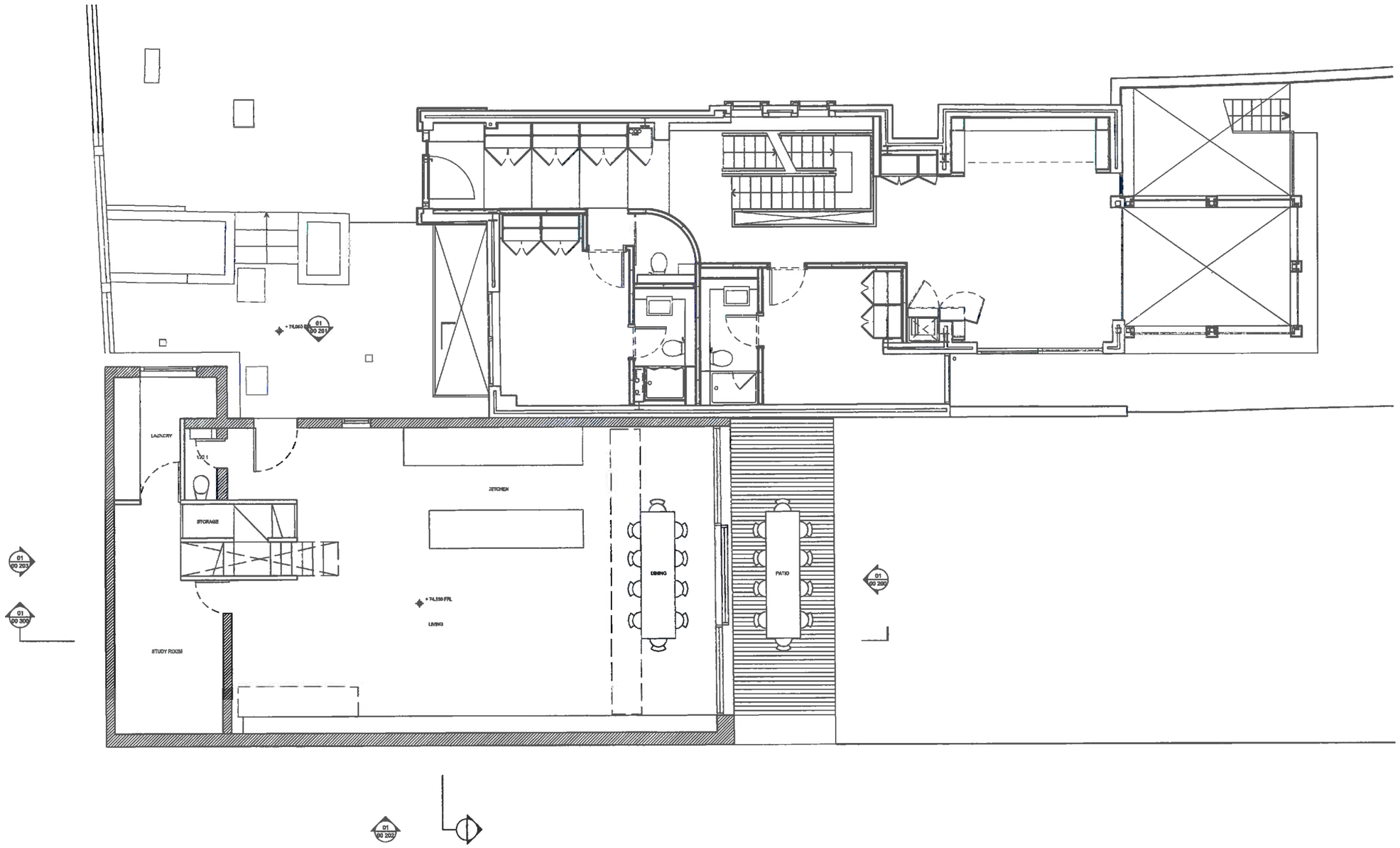
1F PARSIFAL ROAD

DRAWING TITLE

BLOCK PLAN

SCALE AT A3	DATE
1:500	MAY 2015

DRAWING NO	REV
dNA 15PRR 00 001	P0



01 EXISTING PLAN
00 100 GROUND 1 : 50

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1F PARSIFAL ROAD

DRAWING TITLE
EXISTING PLAN
GROUND FLOOR

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

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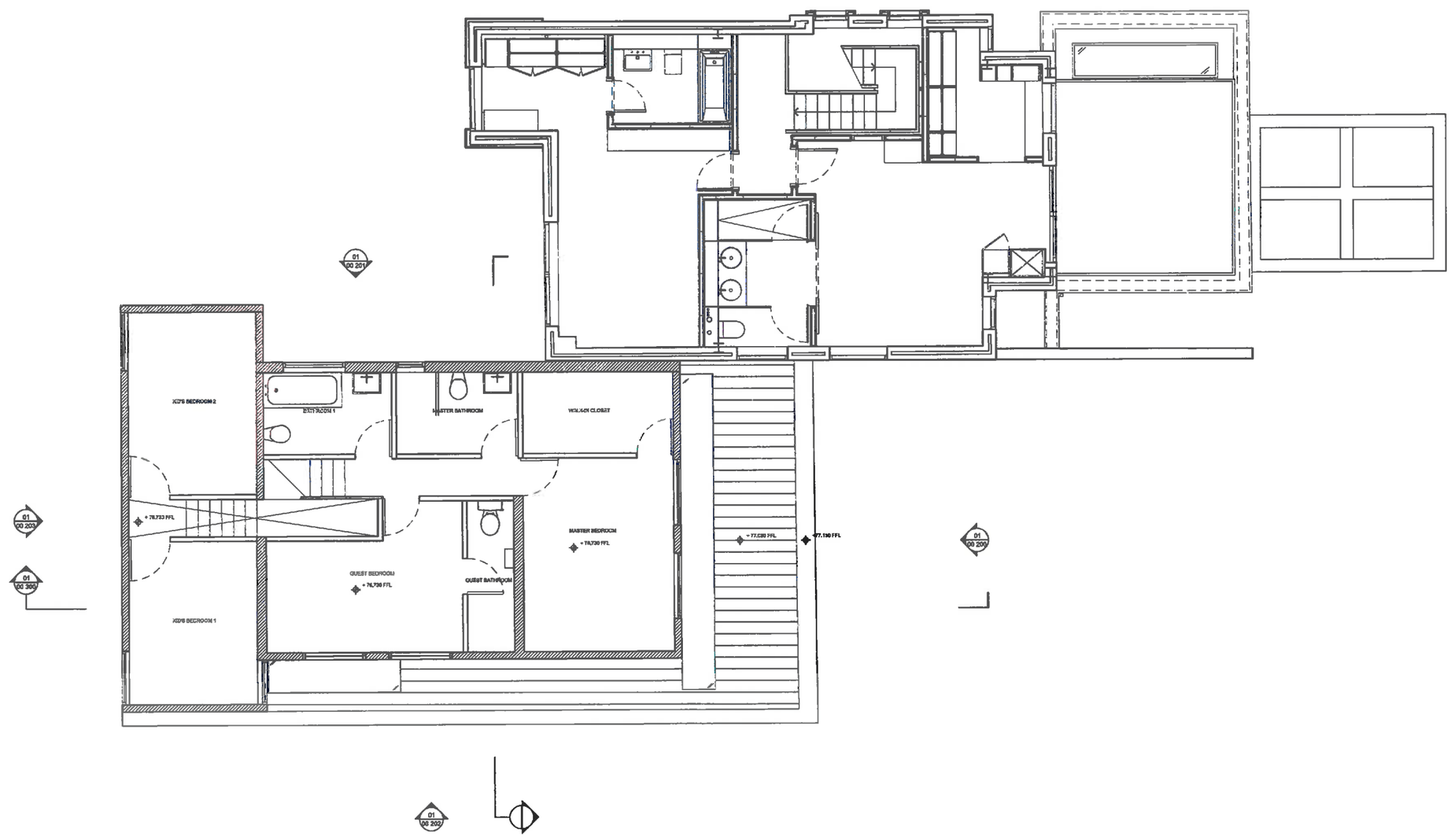
P0



01 00 101 EXISTING PLAN FIRST 1 : 50

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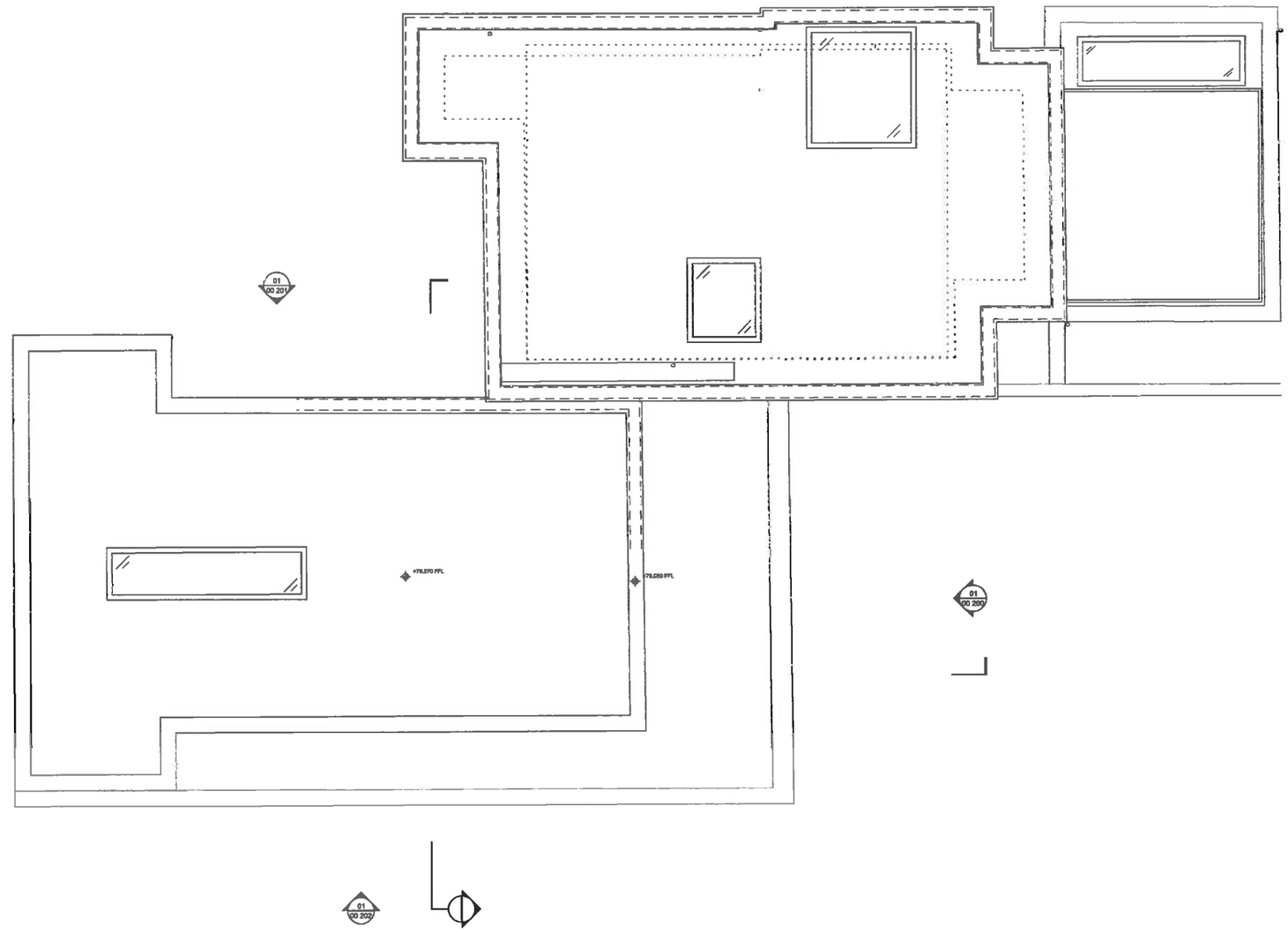
DRAWING TITLE
EXISTING PLAN
FIRST FLOOR

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 00 101

REV
P0



01 00 102 EXISTING PLAN ROOF 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
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4. The Architect is to be notified in writing of any discrepancies before proceeding.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/05/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
79 Concrete Street
London
EC1M 6EJ
T: +44 (0) 20 7870 7787
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

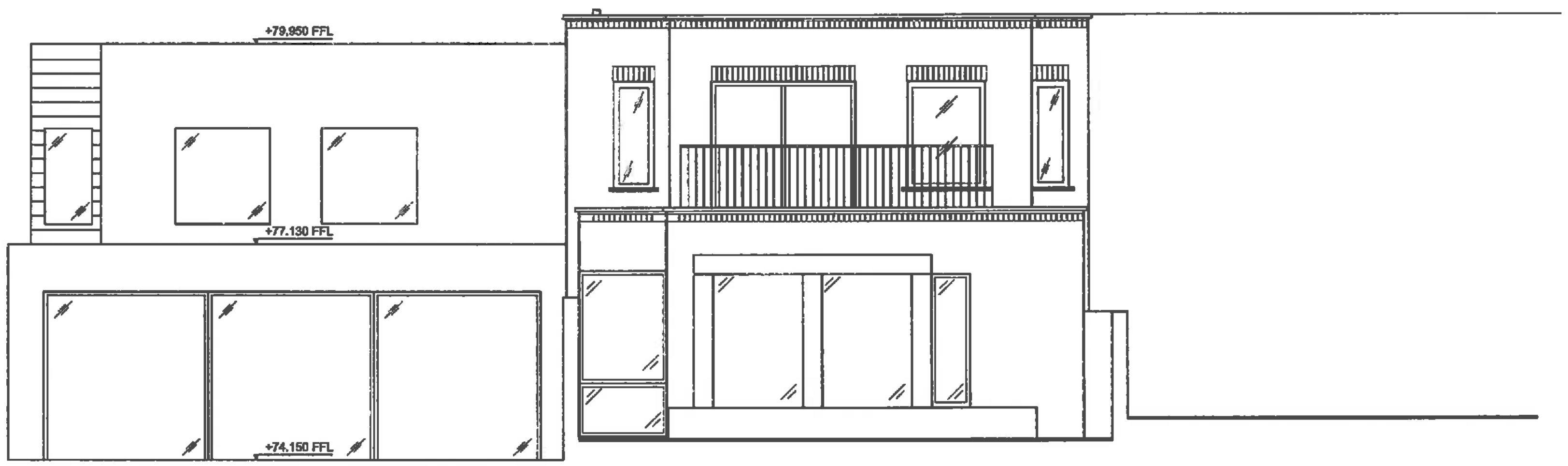
DRAWING TITLE
EXISTING PLAN
ROOF

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 00 102

REV
P0



01	EXISTING ELEVATION	
00 200	NORTHEAST	1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
3. All levels and dimensions are to be checked on site.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	[illegible]	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects

79 Cowcross Street
London
EC1M 6EJ

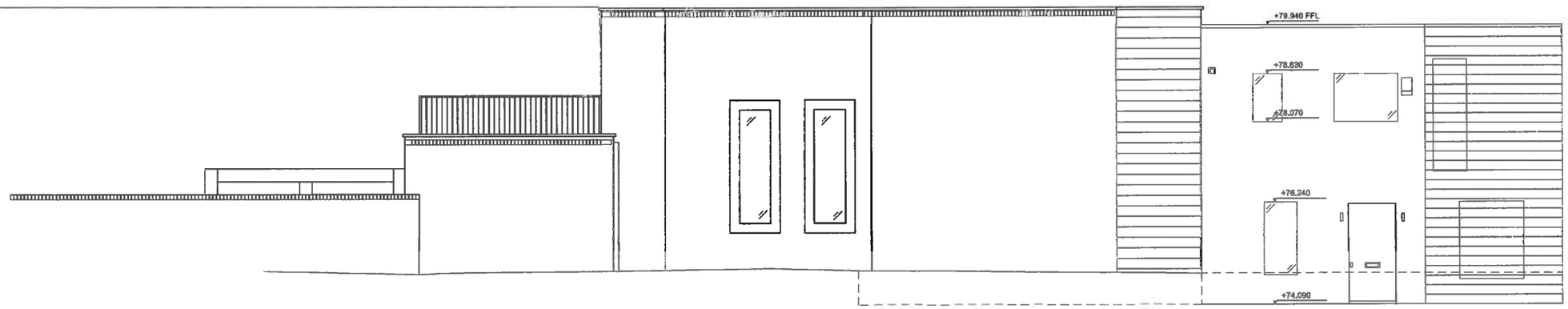
T: +44 (0) 20 7878 7787
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

DRAWING TITLE
EXISTING ELEVATION
NORTHEAST

SCALE	DATE
1:50 @A1 1:100 @A3	MAY 2015

DRAWING NO	REV
dNA 15PRR 00 200	P0



01 EXISTING ELEVATION
00 201 NORTHWEST 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
3. All levels and dimensions are to be checked on site.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/06/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
76 Clerkenwell Road
London
EC1M 5SJ
T: +44 (0) 20 7570 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

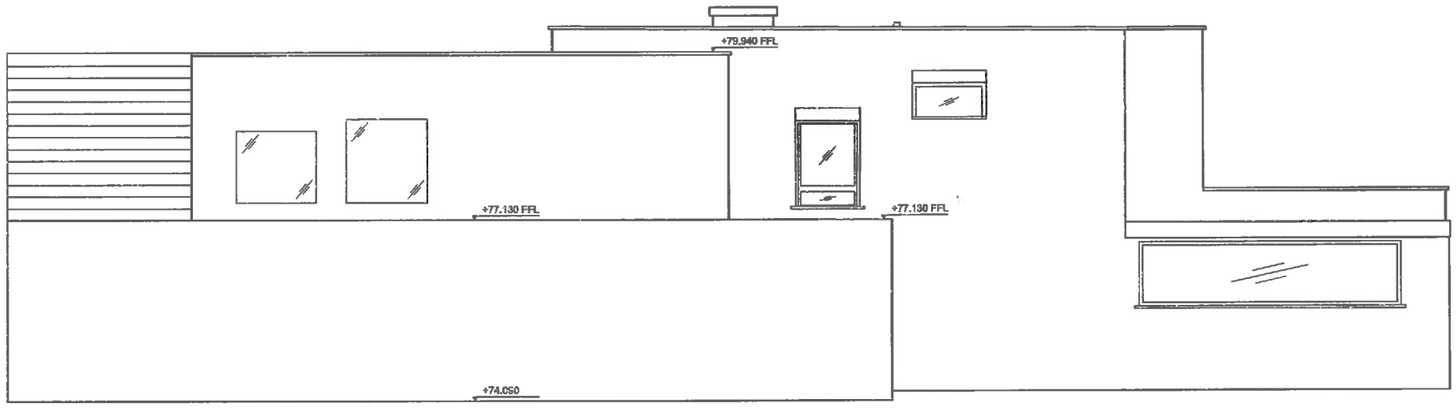
DRAWING TITLE
EXISTING ELEVATION
NORTHWEST

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 00 201

REV
P0



01	EXISTING ELEVATION
00 202	SOUTHEAST 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/05/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
70 Cowcross Street
London
EC1M 6EJ
T: +44 (0) 20 7689 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

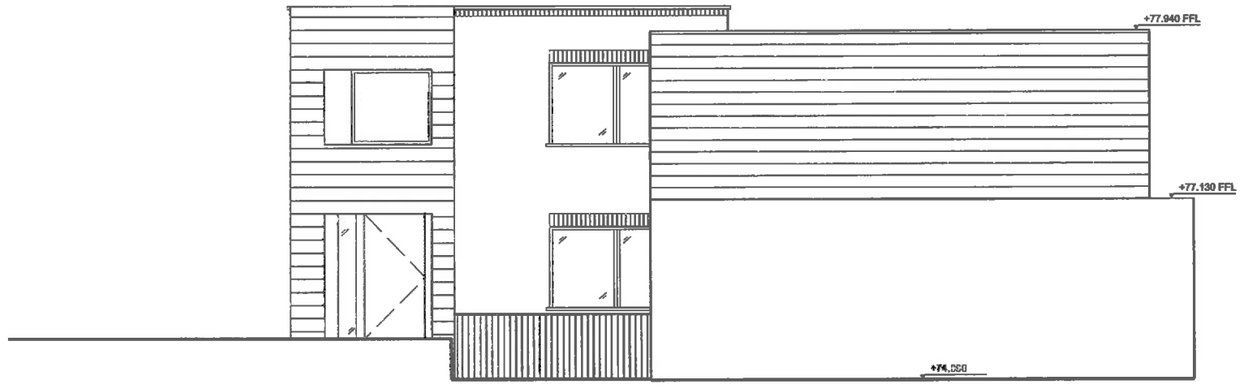
DRAWING TITLE
EXISTING ELEVATION
SOUTHEAST

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 00 202

REV
P0



01 EXISTING ELEVATION
00 203 SOUTHWEST 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/06/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
79 Caledonian Street
London
EC1M 6EJ
T: +44 (0) 20 7570 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

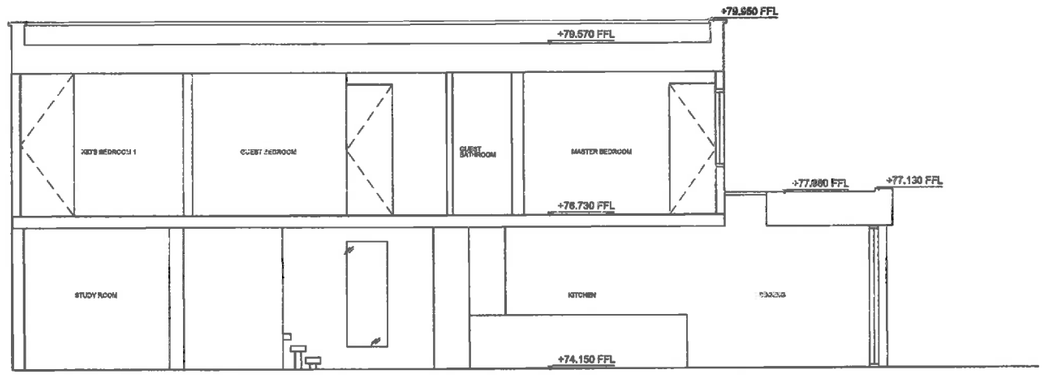
DRAWING TITLE
EXISTING ELEVATION
SOUTHWEST

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 00 203

REV
P0



01	EXISTING SECTION
00 300	LONG 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
3. All levels and dimensions are to be checked on site.
4. The Architect is to be notified in writing of any discrepancies before proceeding.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/05/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
70 Cowcross Street
London
EC1M 6EJ
T: +44 (0) 20 7978 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

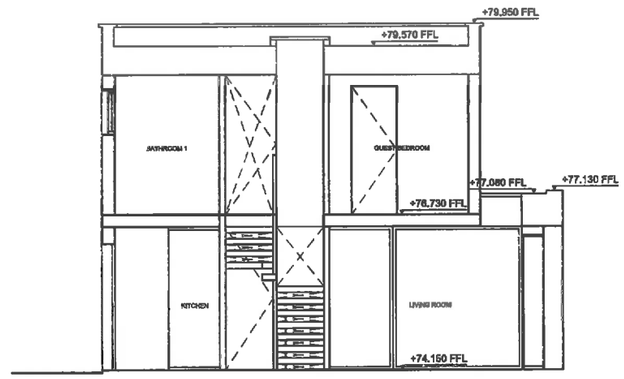
DRAWING TITLE
EXISTING SECTION
LONG

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 00 300

REV
P0



01 EXISTING SECTION
00 310 CROSS 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
3. All levels and dimensions are to be checked on site.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/05/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
79 Cowcross Street
London
EC1M 6EJ
T: +44 (0) 20 7570 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

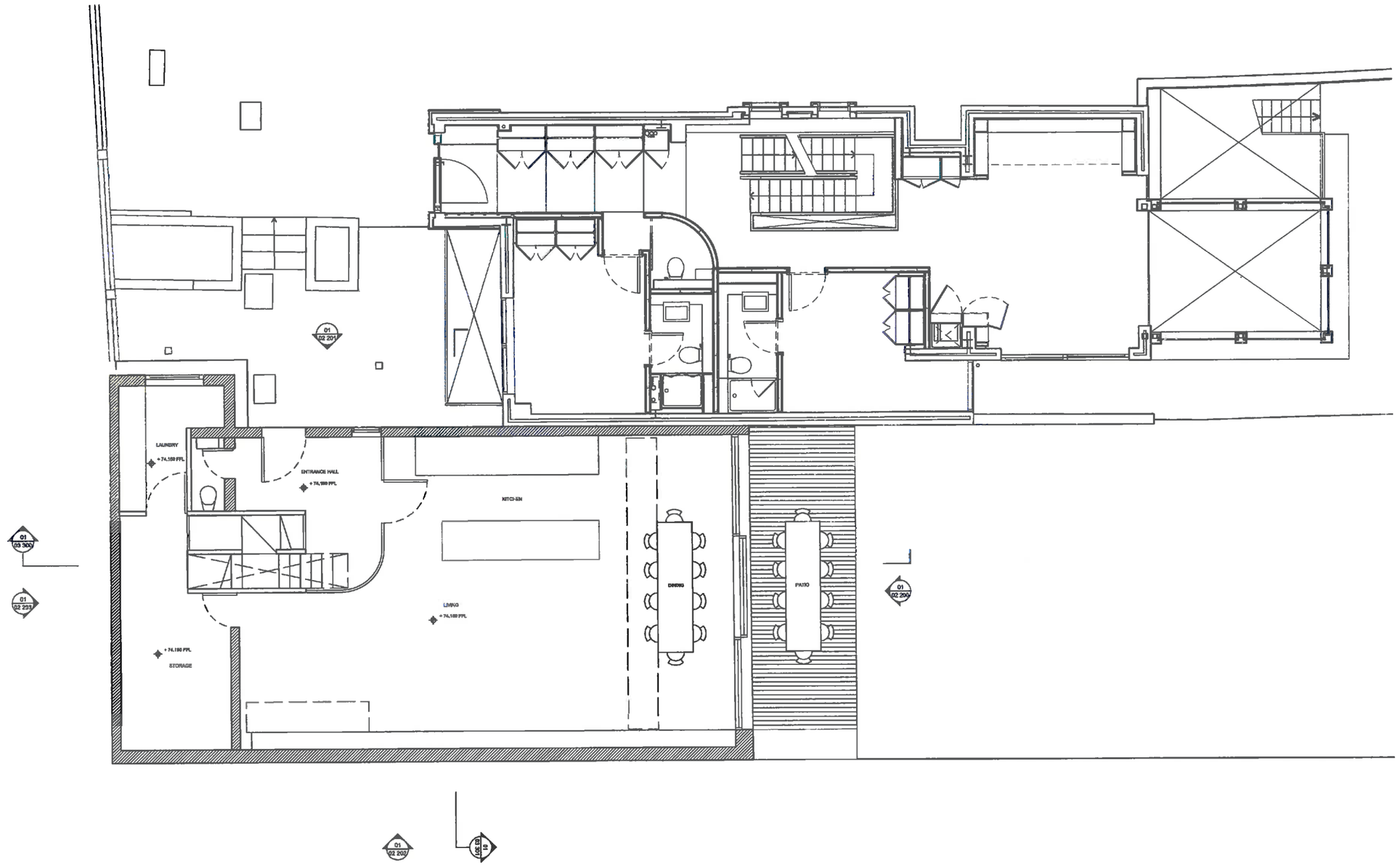
DRAWING TITLE
EXISTING SECTION
CROSS

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 00 310

REV
P0



01 PROPOSED PLAN
01 100 GROUND FLOOR 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
3. All levels and dimensions are to be checked on site.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/05/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
70 Cowcross Street
London
EC1M 6EJ
T: +44 (0) 20 7870 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

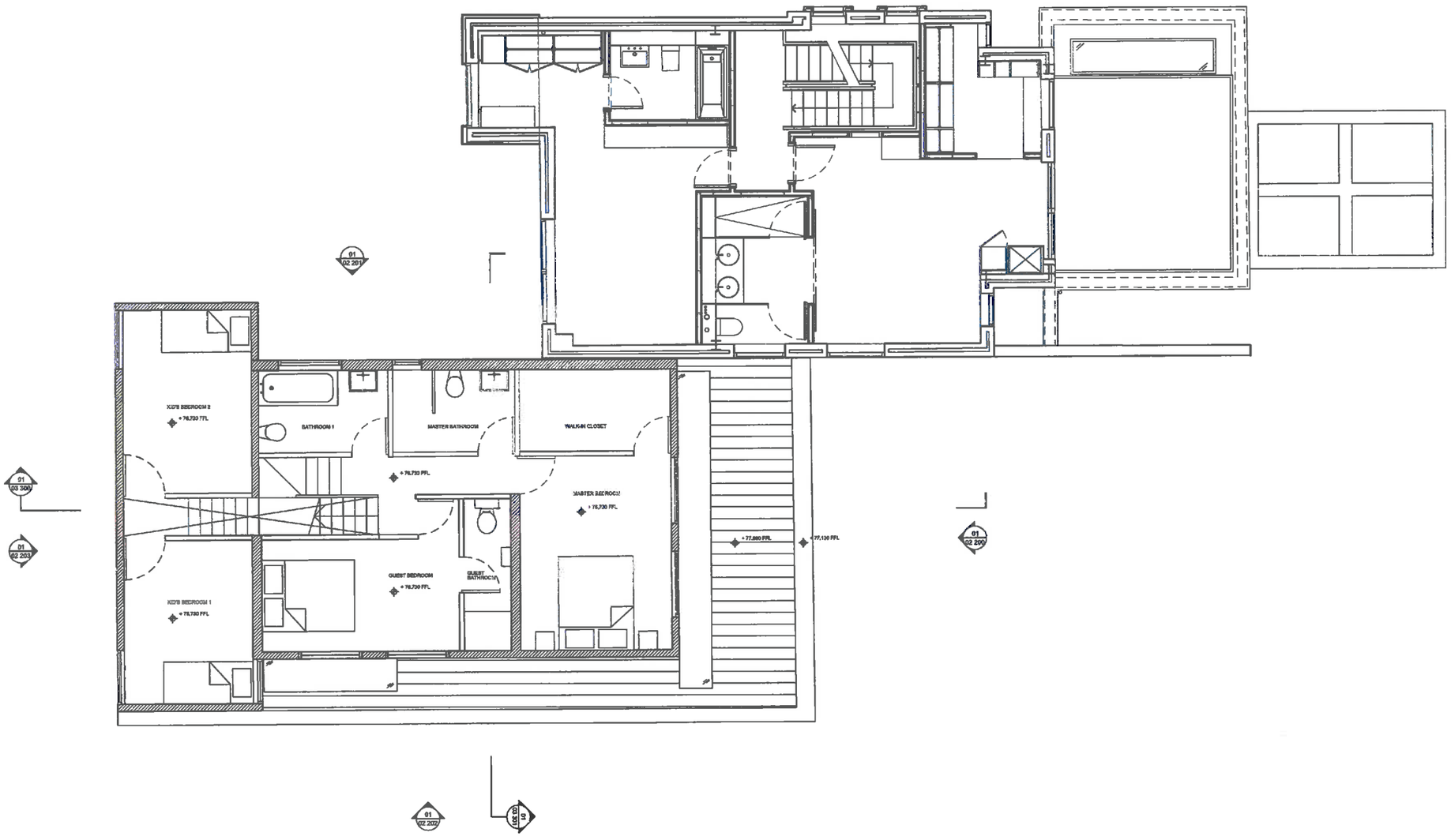
DRAWING TITLE
PROPOSED PLAN
GROUND FLOOR

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 01 100

REV
P0



01	PROPOSED PLAN
01 101	FIRST FLOOR 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/06/15	NA

STATUS
FOR PLANNING

KEY PLAN

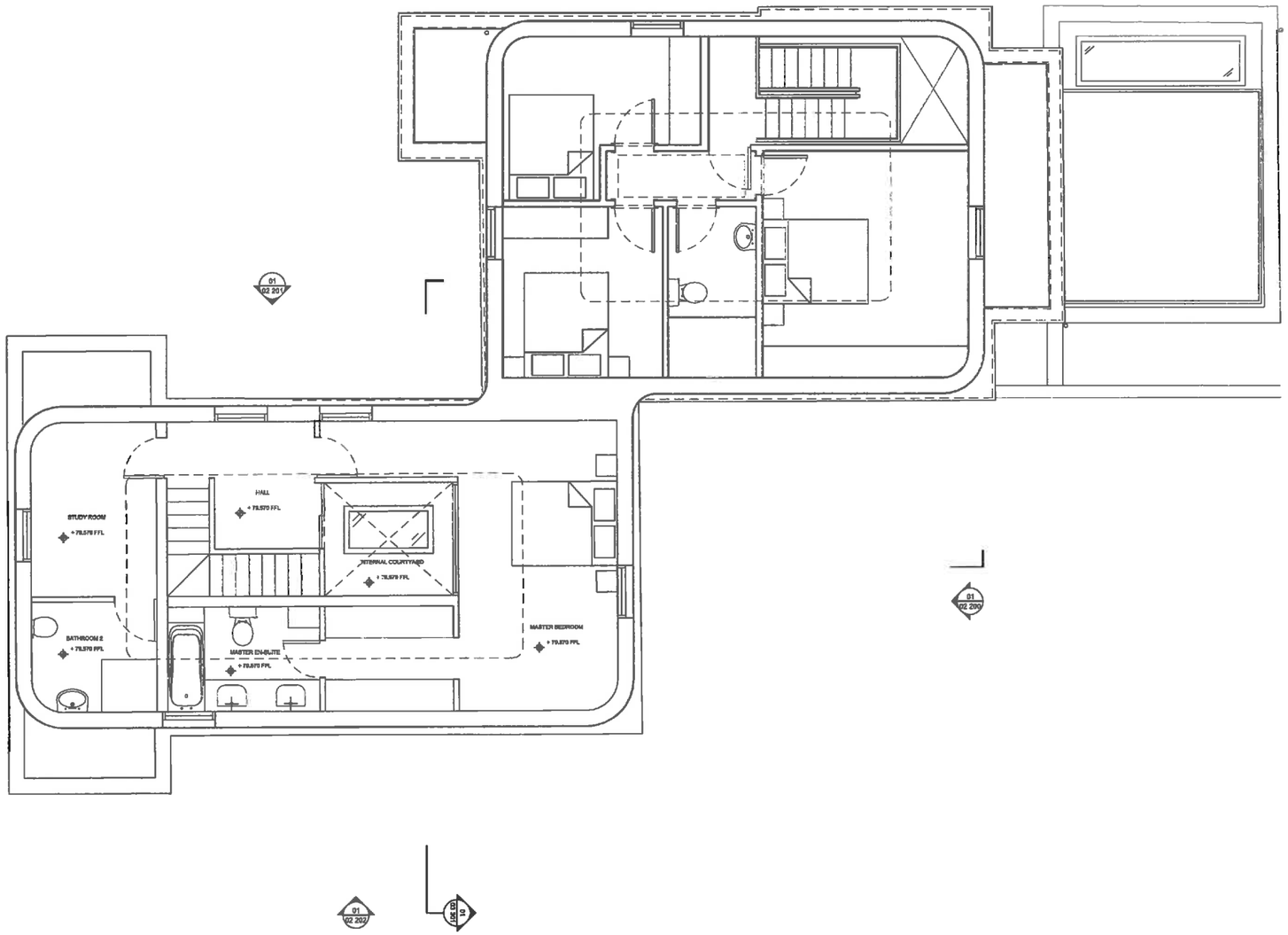
design-NA Architects
70 Cowcross Street
London
EC1M 6EJ
T: +44 (0) 20 7609 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

DRAWING TITLE
PROPOSED PLAN
FIRST FLOOR

SCALE	DATE
@A1 1:50 @A3	MAR 2015

DRAWING NO	REV
dNA 15PRR 01 101	P0



01 PROPOSED PLAN
01 102 ROOF EXTENSION 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/05/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
70 Cowcross Street
London
EC1M 6EJ
T: +44 (0) 20 7870 7787
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

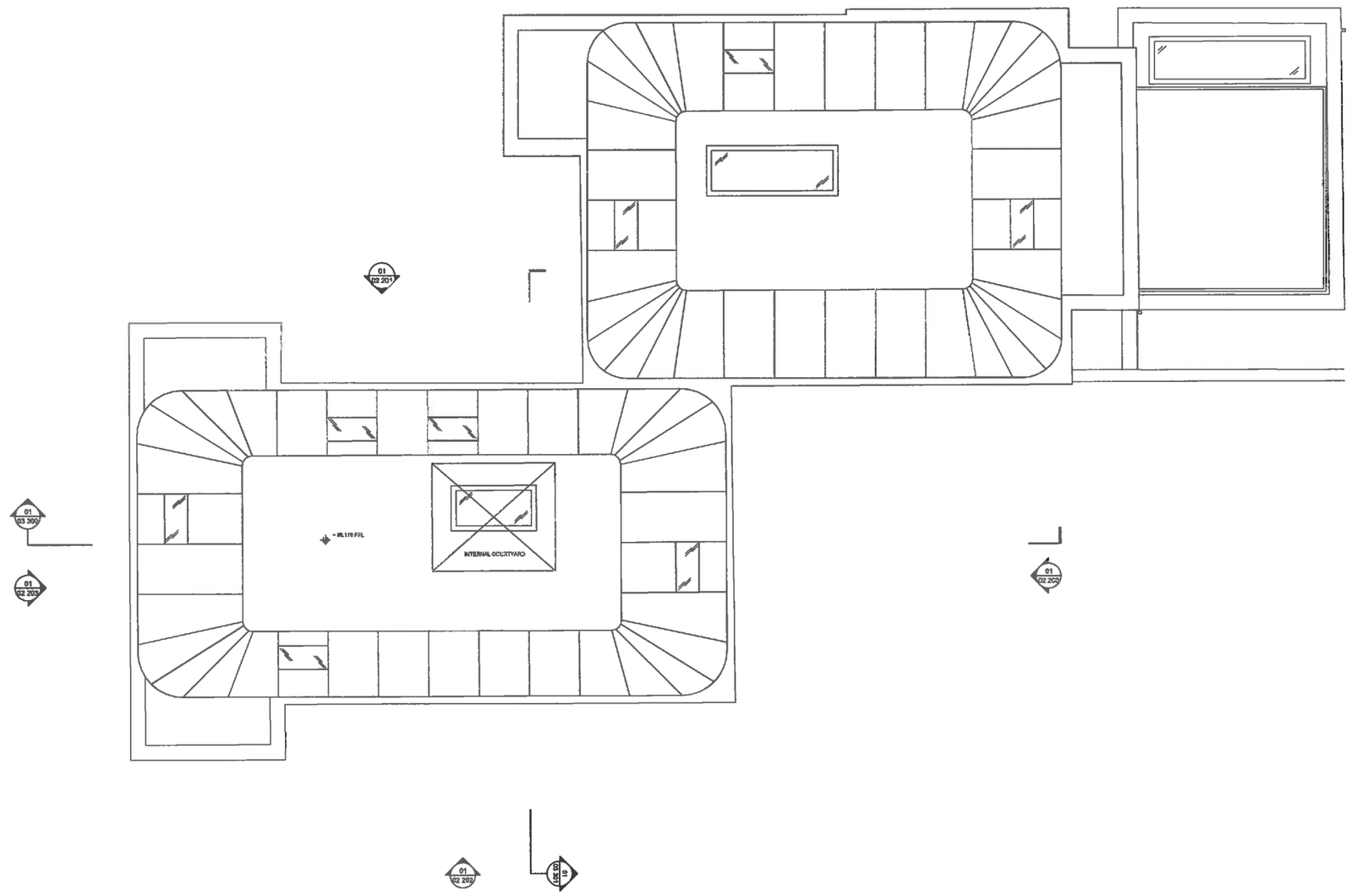
DRAWING TITLE
PROPOSED PLAN
ROOF EXTENSION

SCALE
1:50 @A1
1:100 @A3

DATE
MAR 2015

DRAWING NO
dNA 15PRR 01 102

REV
P0



01 PROPOSED PLAN
01 103 ROOF 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
3. All levels and dimensions are to be checked on site.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/05/15	KA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
70 Clerkenwell Street
London
EC1M 6BJ
T: +44 (0) 20 7870 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

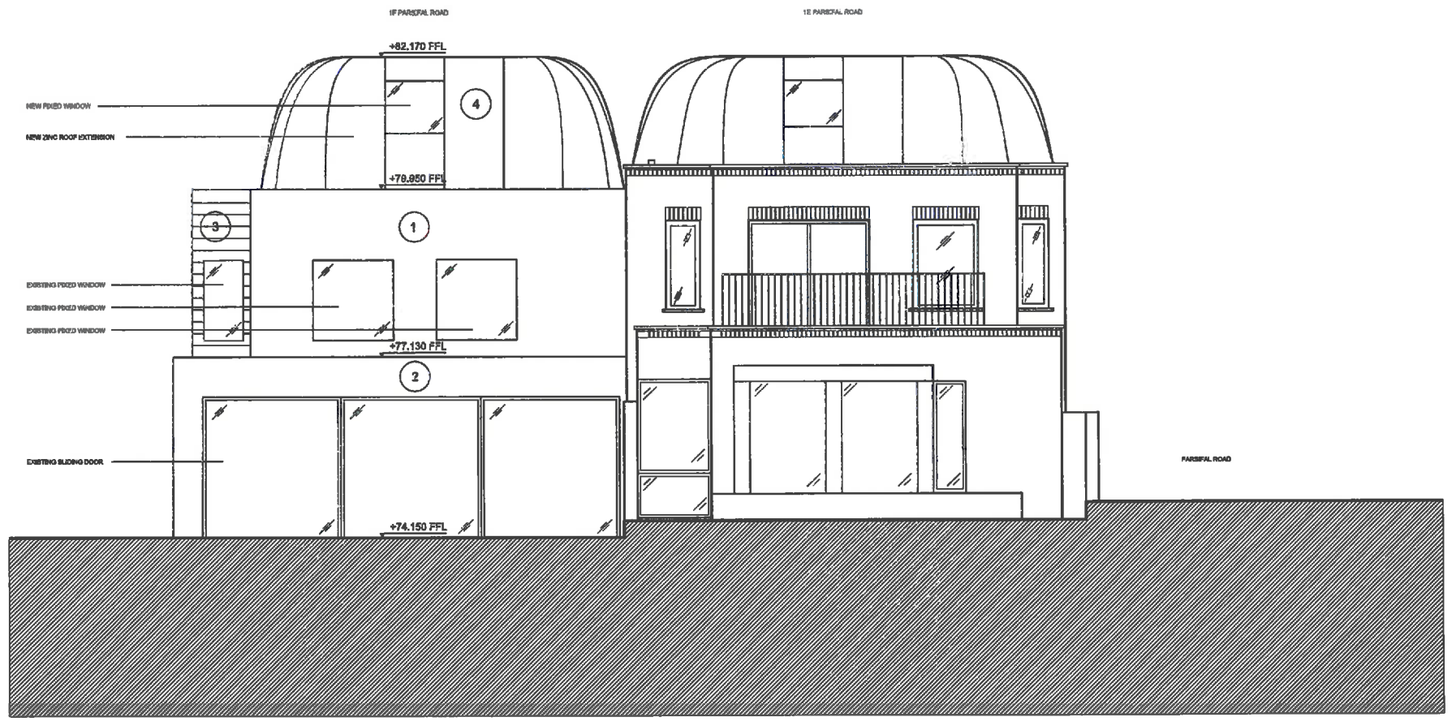
DRAWING TITLE
PROPOSED PLAN
ROOF

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 01 103

REV
P0



KEY

1. EXISTING BRICKWORK
2. WHITE PAINT
3. TIMBER CLADDING
4. ZINC CLADDING

01 02 200 PROPOSED ELEVATION NORTHEAST 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	07.2015	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
70 Cowcross Street
London
EC1M 6BJ
T: +44 (0) 20 7870 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

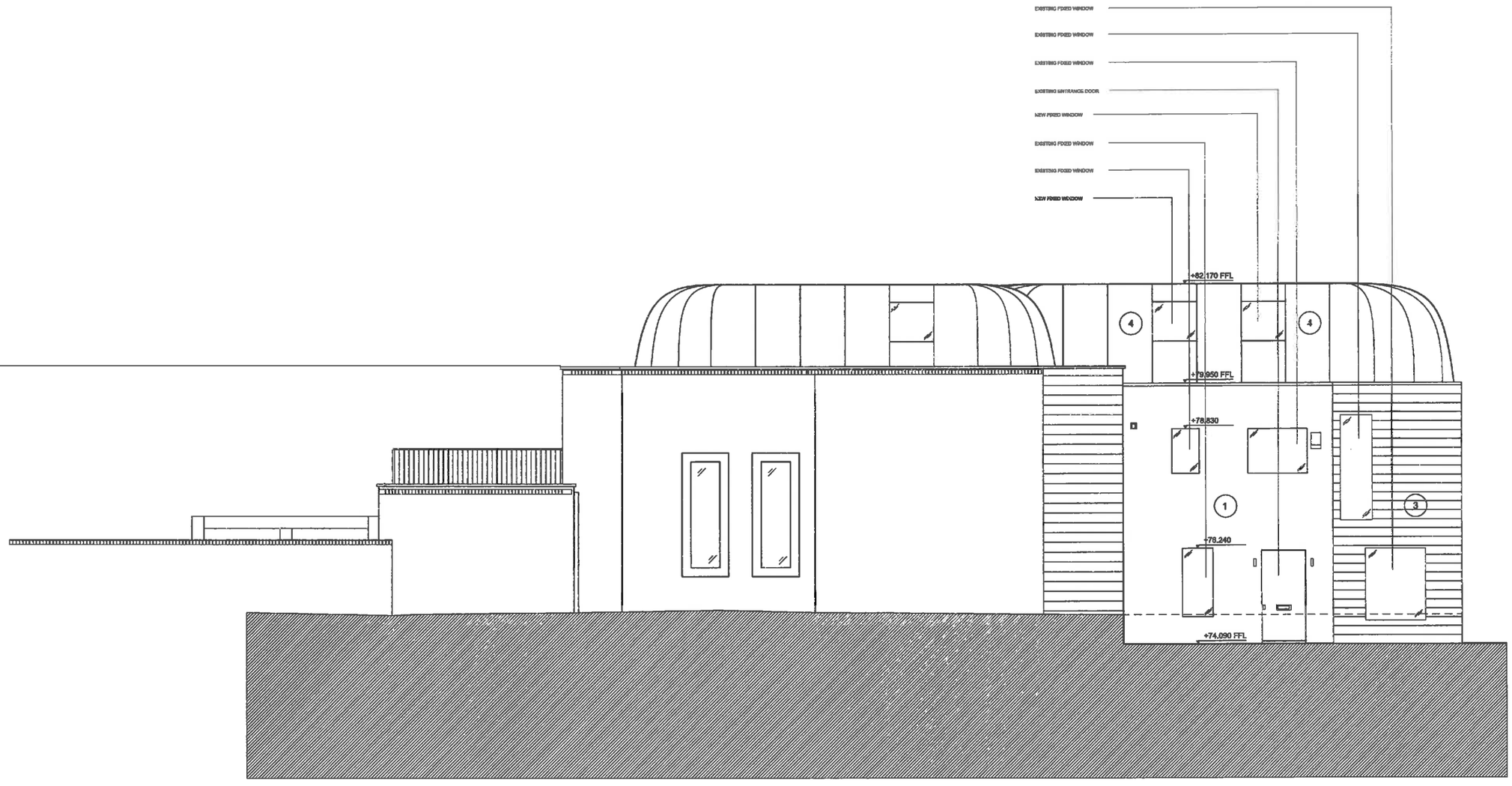
DRAWING TITLE
PROPOSED ELEVATION
NORTHEAST

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 02 200

REV
P0



KEY

1. EXISTING BRICKWORK
2. WHITE PAINT
3. TIMBER CLADDING
4. ZINC CLADDING

01 02 201 PROPOSED ELEVATION NORTHWEST 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/09/15	RA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
70 Cowcross Street
London
EC1M 6EJ
T: +44 (0) 20 7570 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

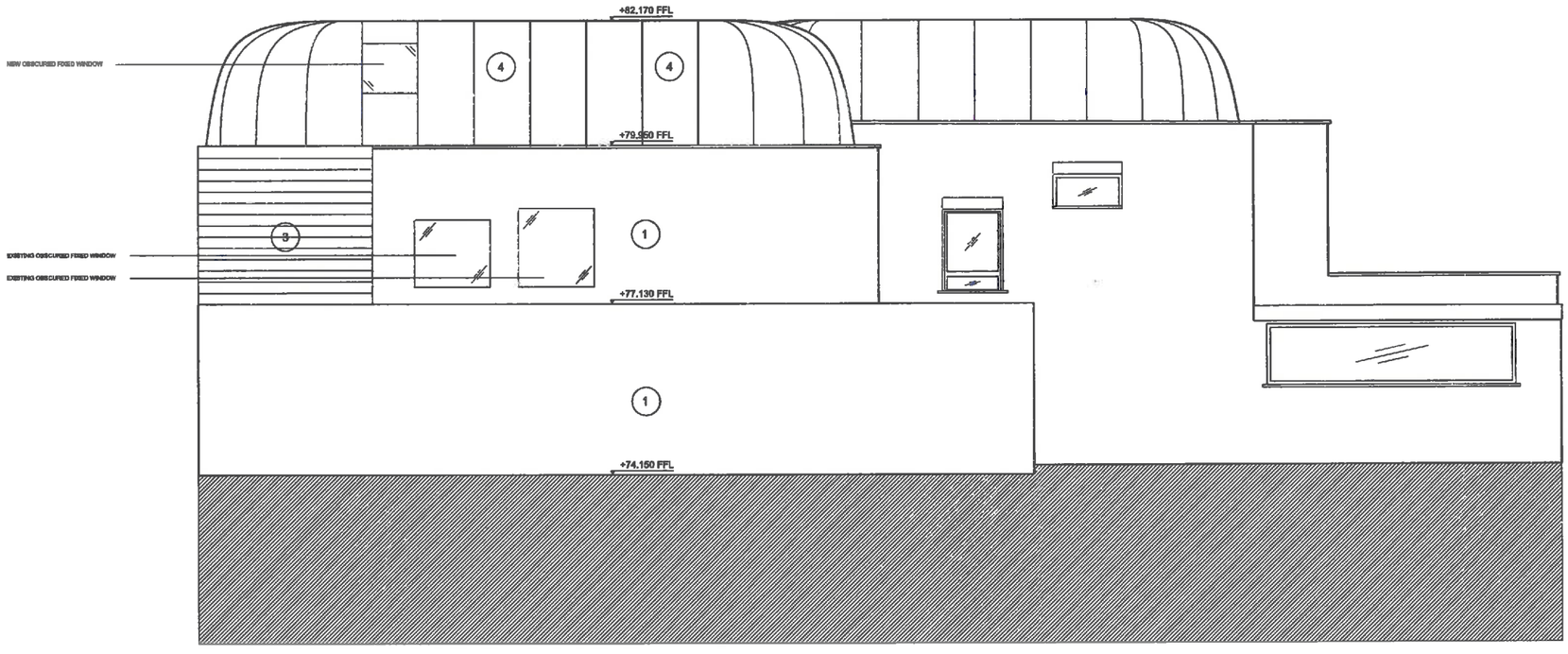
DRAWING TITLE
PROPOSED ELEVATION
NORTHWEST

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 02 201

REV
P0



KEY

1. EXISTING BRICKWORK
2. WHITE PAINT
3. TIMBER CLADDING
4. ZINC CLADDING

01 02 202 PROPOSED ELEVATION SOUTHEAST 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/26/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
79 Caledonian Road
London
EC1M 6SJ
T: +44 (0) 20 7978 7787
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

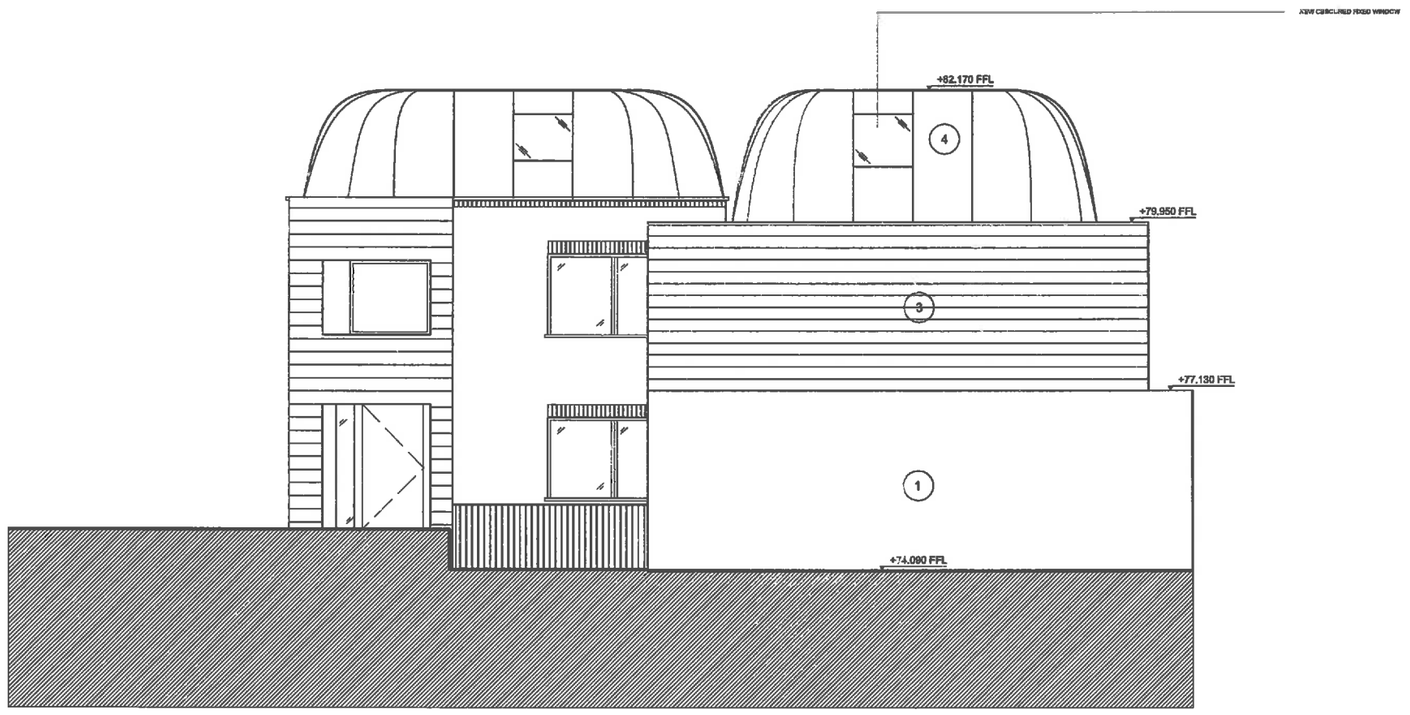
DRAWING TITLE
PROPOSED ELEVATION
SOUTHEAST

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 02 202

REV
P0



KEY

1. EXISTING BRICKWORK
2. WHITE PAINT
3. TIMBER CLADDING
4. ZINC CLADDING

01 02 103 PROPOSED ELEVATION SOUTHWEST 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/05/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
79 Cowcross Street
London
EC1M 6EU
T: +44 (0) 20 7570 7797
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

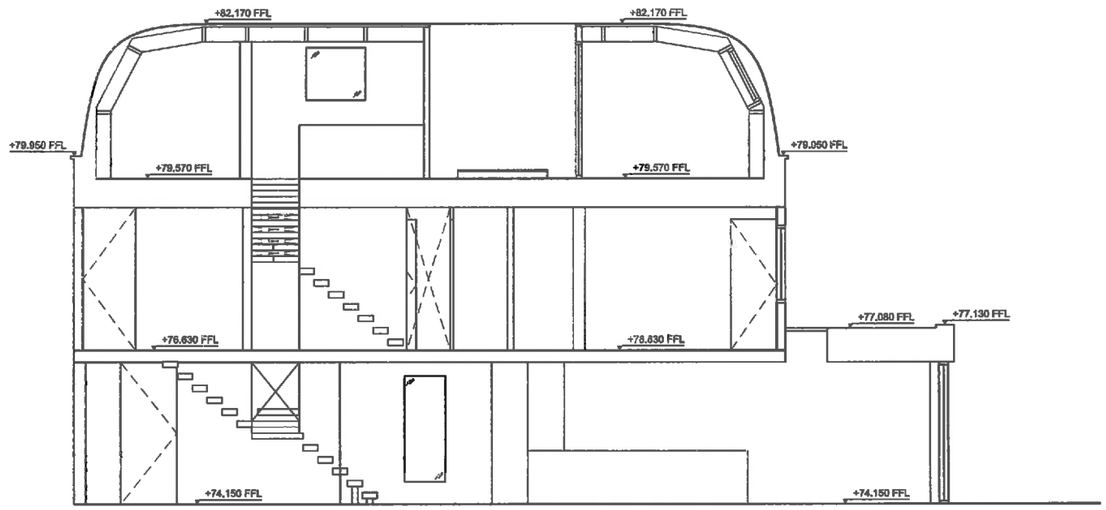
DRAWING TITLE
PROPOSED ELEVATION
SOUTHWEST

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 02 203

REV
P0



01 PROPOSED SECTION
03 300 LONG 1: 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
2. Do not scale from this drawing.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/04/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
70 Cowcross Street
London
EC1M 6EJ
T: +44 (0) 20 7870 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

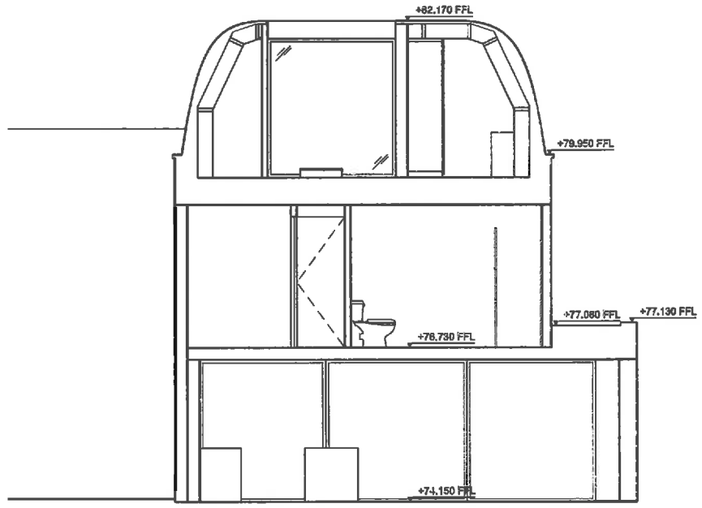
DRAWING TITLE
PROPOSED SECTION
LONG

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 03 300

REV
P0



01	PROPOSED SECTION
03 302	CROSS 1 : 50

GENERAL NOTES

1. This drawing should be read in conjunction with all other contract documentation and all other consultant and specialist drawings.
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3. All levels and dimensions are to be checked on site.
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REV	DESCRIPTION	DATE	BY
P0	ISSUED FOR PLANNING	01/06/15	NA

STATUS
FOR PLANNING

KEY PLAN

design-NA Architects
70 Cowcross Street
London
EC1M 6EJ
T: +44 (0) 20 7370 7767
E: info@design-na.com

PROJECT
TOM NIELSEN 7 ANTONIA HAMILTON
1F PARSIFAL ROAD

DRAWING TITLE
PROPOSED SECTION
CROSS

SCALE
1:50 @A1
1:100 @A3

DATE
MAY 2015

DRAWING NO
dNA 15PRR 03 302

REV
P0

Addendum Drawings for the Daylight and Sunlight Report

On the proposed Development at:

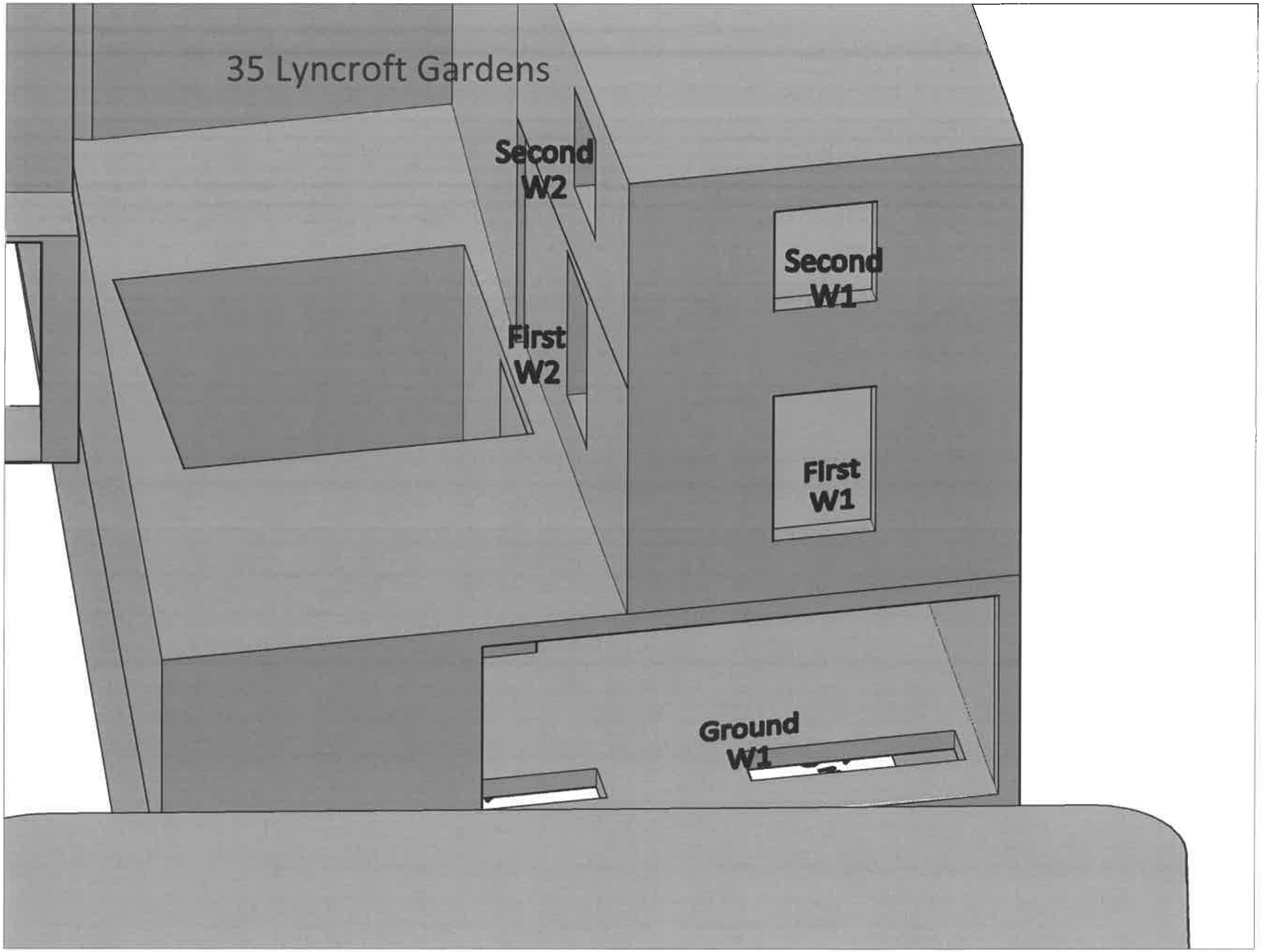
1F Parsifal Road
London
NW6 1UG

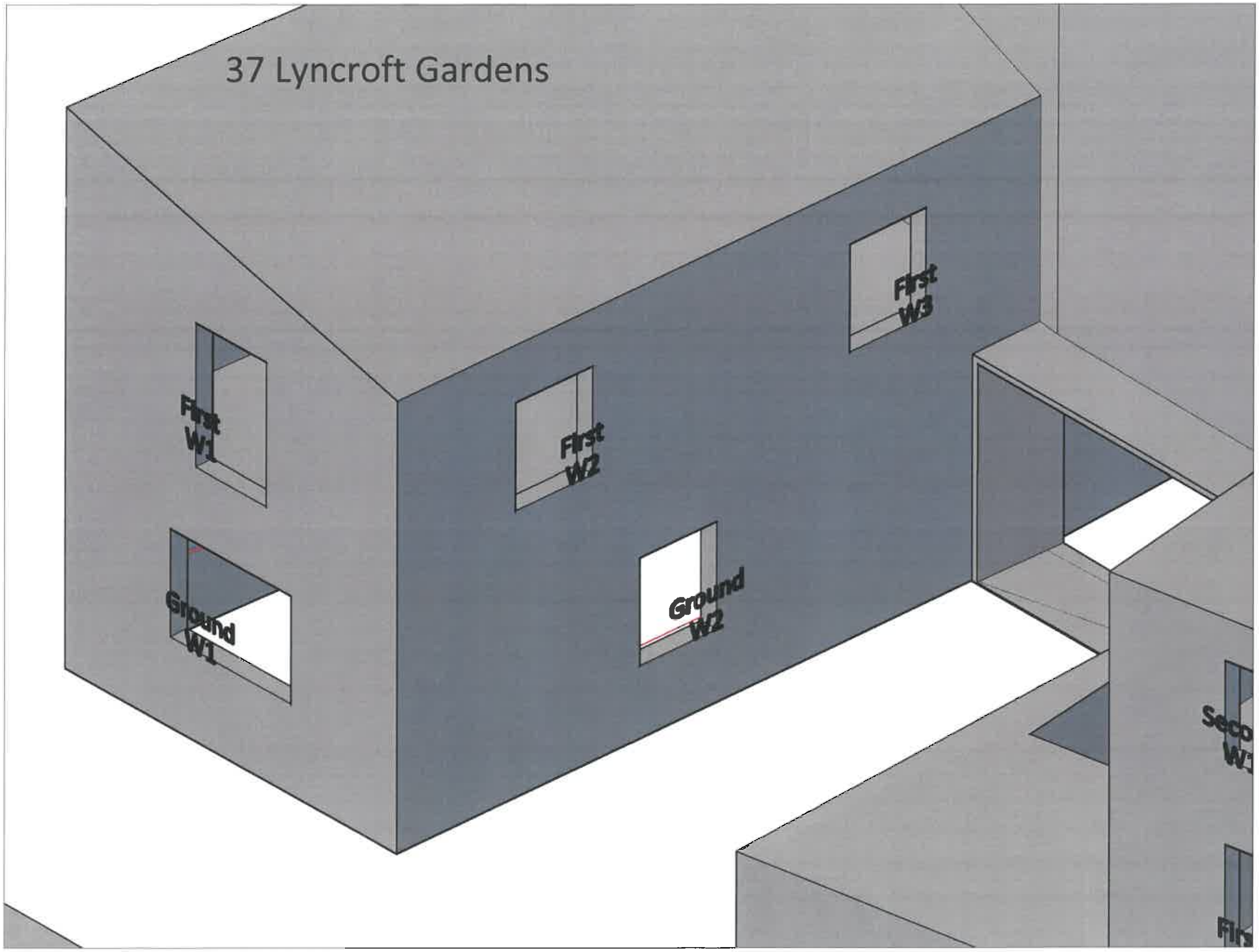
Client: Tom Nielsen and Antonia Hamilton
Prepared on behalf of:
Design-NA Architects
70 Cowcross Street
London,
EC1M 6EJ

Prepared By:
Eliza Inglis MRICS

Date of Report: 11th September 2015

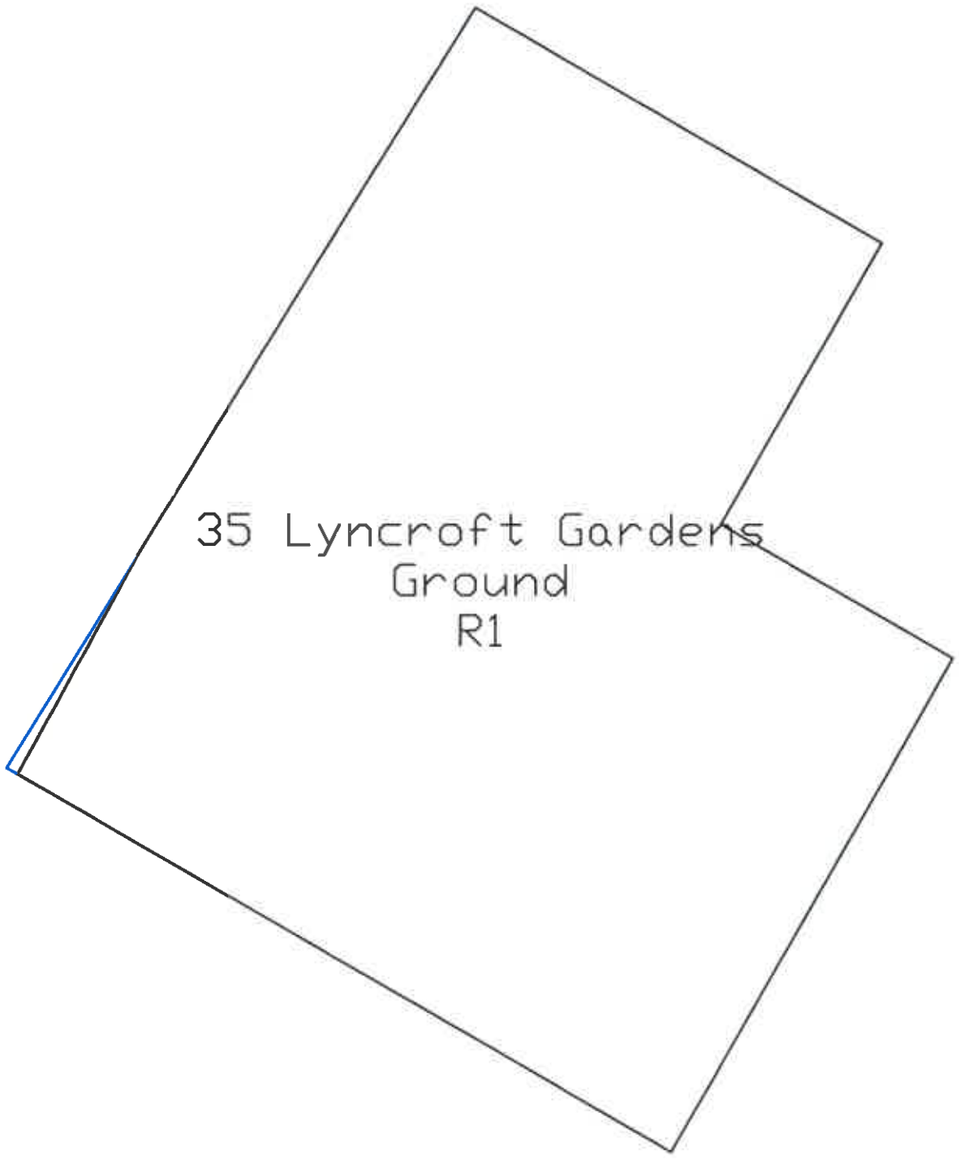
Window Labels for Neighbouring Properties


35 Lyncroft Gardens
Second
W2
Second
W1
First
W2
First
W1
Ground
W1


37 Lyncroft Gardens
First W1
First W2
First W3
Ground W1
Ground W2

Lit Area Contours

35 Lyncroft Gardens - Ground Floor



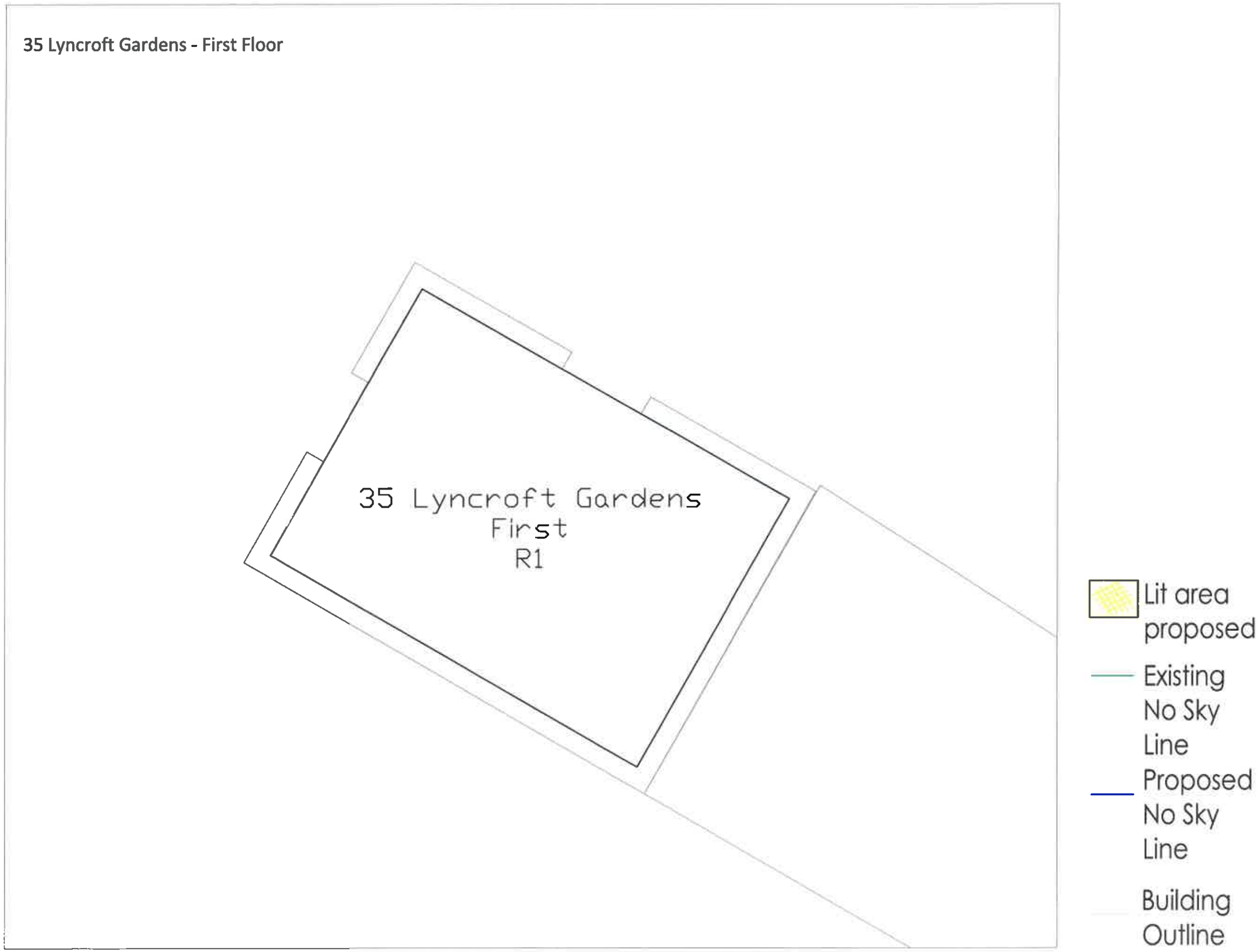
Lit area proposed

Existing No Sky Line

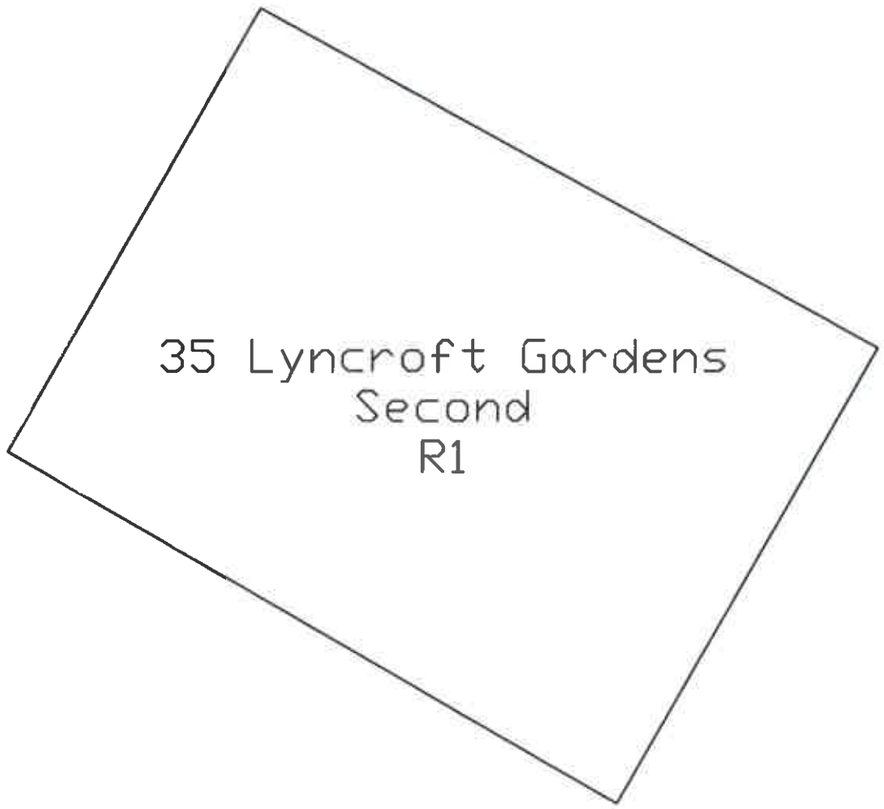
Proposed No Sky Line

Building Outline

35 Lyncroft Gardens - First Floor



35 Lyncroft Gardens - Second Floor



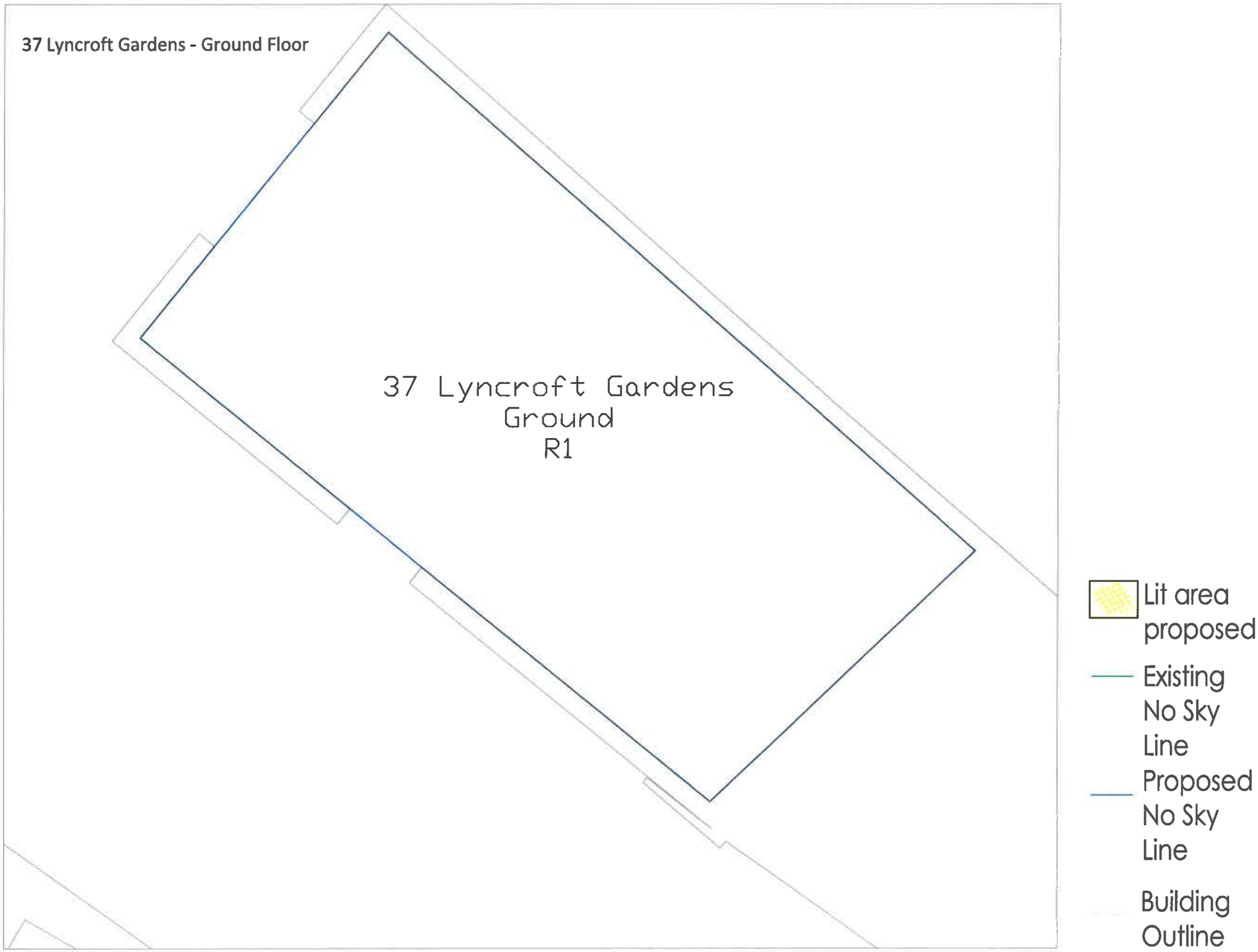
Lit area proposed

Existing No Sky Line

Proposed No Sky Line

Building Outline

37 Lyncroft Gardens - Ground Floor



37 Lyncroft Gardens - First Floor