13491 Haverstock Hill

Cambridge Gate Properties

Internal Daylight Report Point2Surveyors

July 2016

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5-17 Haverstock Hill

Scheme Internal Daylight Report

Overshadowing

• Daylight & Sunlight • Light Pollution •

Solar Glare • Daylight Design

Director:	Liam Dunford
Client:	Marcol
Date:	July 2016
Version:	Final
Project:	P385

Contents

Appendices

1 Introduction

1.1 This report considers the internal daylight amenity of the proposed redevelopment of 5-17 Haverstock Hill, London. The site is located in the London Borough of Camden.

2 Planning Overview

2.1 Through the planning process the local authority will wish to be reassured that the construction of the new scheme will benefit from acceptable levels of internal daylight amenity within BRE and British Standard Guidance.

2.2 The Local Authority will be informed in this by the BRE document entitled *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011* (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.

2.3 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located and the internal daylight amenity will be one of a number of planning considerations which the local authority will weigh.

3 Methodology

3.1 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 Guidance report: *Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice* (2011). 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".*

3.2 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.

3.3 The BRE guidelines / British Standard sets the following recommended ADF levels for habitable room uses:

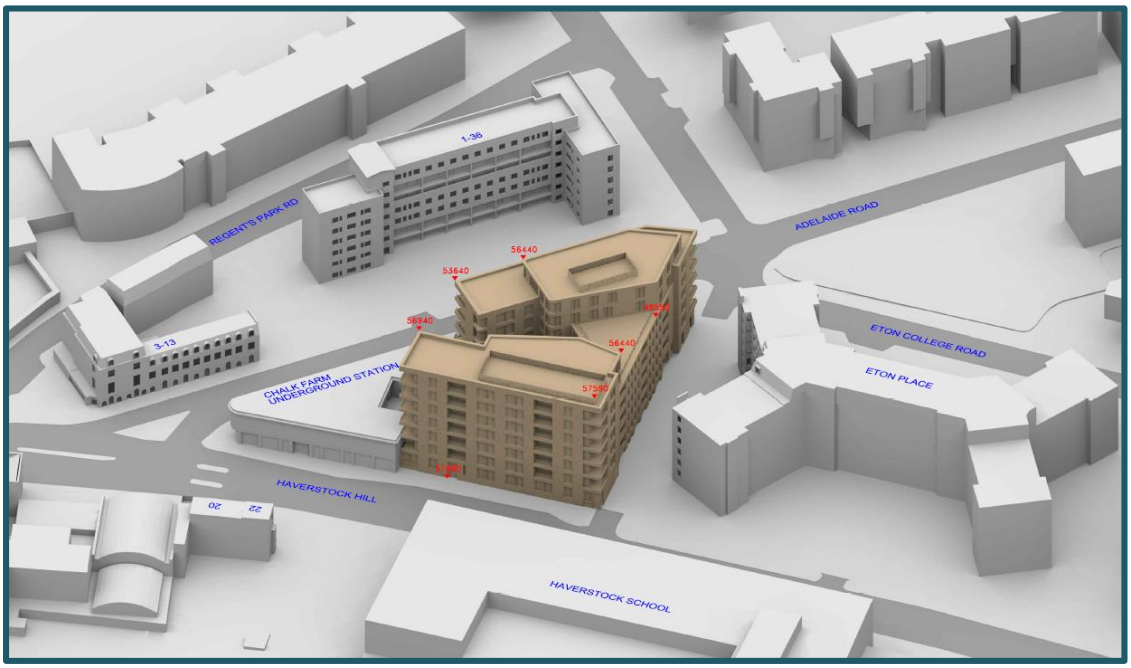
- 1% Bedroom
- 1.5% Living Room
- 2.0% Kitchens

3.4 It is important to remember that the BRE Guide states that 'the advice given here is not mandatory and should not be seen as an instrument of planning policy'. Furthermore, daylight criteria should be 'interpreted flexibly because natural lighting is only one of many factors'. Based upon these statements it is important to apply the guidance and target levels sensibly and flexibly taking into account the context of the site as a conversion of an existing building.

4 Sources of Information

Site Photographs	-	Point 2 Surveyors
Ordnance Survey	-	OS Map
CBRE	-	103307-A.pdf 103307E-01.dwg 103307T-01.dwg
Piercy & Co Architects	-	Proposed Scheme received 11/05/16 2D Plans & Elevations

5 The Proposed Scheme



Drawing Reference: P385/31 – 3D View – Proposed Scheme

5.1 Our understanding of the proposed scheme is illustrated in drawings P385/18, 31 and 32.

6 Internal Daylight Study

6.1 The results of our internal daylighting study to the proposed rooms, including drawings showing the layouts, window positions and orientation of the units can be found appended to this report under drawing references P385/33-40.

6.2 We have considered the amenity levels to the habitable rooms which present a potentially constrained position.

6.3 3 bedrooms marginally derogate from BRE target values. Two ground floor bedrooms achieve 0.8% ADF and one first floor bedroom achieves 0.7% ADF against the BRE target value of 1%. It is reminded that the target values set are recommended for habitable rooms within a suburban environment, whereas this site is located within a typically urban grain, and accordingly a degree of flexibility should be applied when interpreting the guide.

6.4 All Living/Kitchen/Dining Rooms (LKD's) without balconies are fully BRE compliant, all reaching and improving on BRE target values. There are some incidences where LKD's appear to derogate from guidance however these rooms all have the additional benefit of external amenity areas attached to the main window of the room. In reality if you notionally incorporated the area of the balcony into the total area of the LKD, the ADF values would be fully BRE compliant by virtue of the large full length window allowing good amounts of daylight to penetrate into the room.

6.5 The external amenity should be viewed as a benefit to the room rather than a constraint.

6.6 Finally, one north-facing studio apartment located on the first floor is 0.1% shy of the BRE target value but considered wholly acceptable in the consideration of the overall good levels of daylight being achieved throughout the proposed scheme.

7 Conclusion

7.1 Section 6 above, and the appended drawings to this report (P385/21-27), show that the scheme demonstrates good levels of compliance with BRE Guidance in terms of internal daylight amenity.

7.2 There are only 4 incidences of marginal derogations from guidance across all units across the whole scheme, with a majority of the rooms achieving and greatly improving on BRE target values.

7.3 We fully support this application in terms of internal daylight amenity.

Appendix A – Internal Daylight Study

Sources: CBRE:
103307-A.pdf
103307E-01.dwg
103307T-01.dwg

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Proposed Scheme 11/05/16
160425_Haverstock Hill Model.DWG

OS Map

Site Photos

Key:

N

Project: 5-17 Haverstock Hill

Title: Site Plan
Proposed Scheme Dated 11/05/16

Drawn By: BW

Scale: 1:750

Date: Jul 16

Dwg No: **P385/18**

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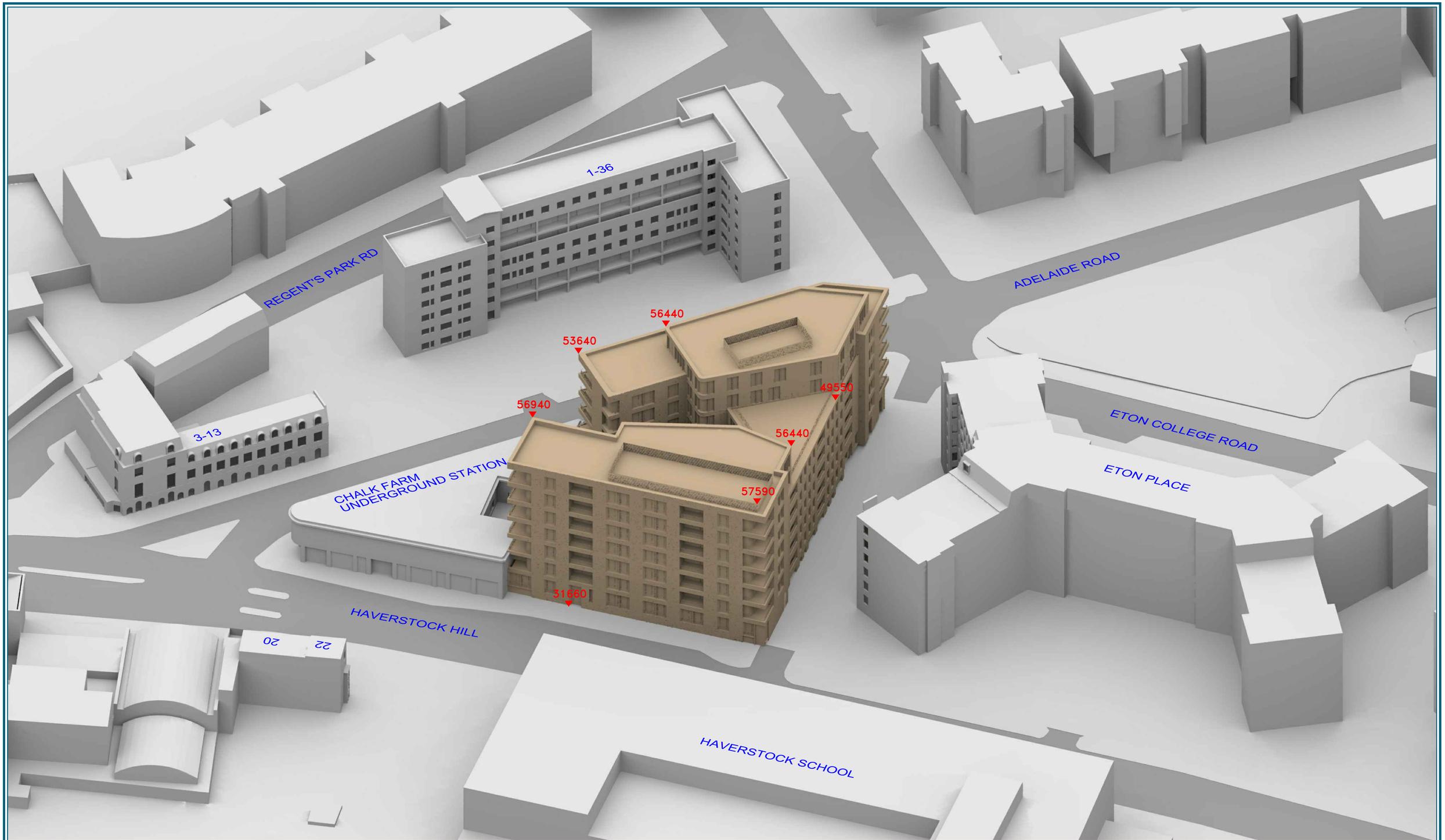

Sources: CBRE:
103307-A.pdf
103307E-01.dwg
103307T-01.dwg

PIERCY & CO
Proposed Scheme 11/05/16
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OS Map

Site Photos

Key:

Project: 5-17 Haverstock Hill

Title: 3D View
Proposed Scheme Dated 11/05/16

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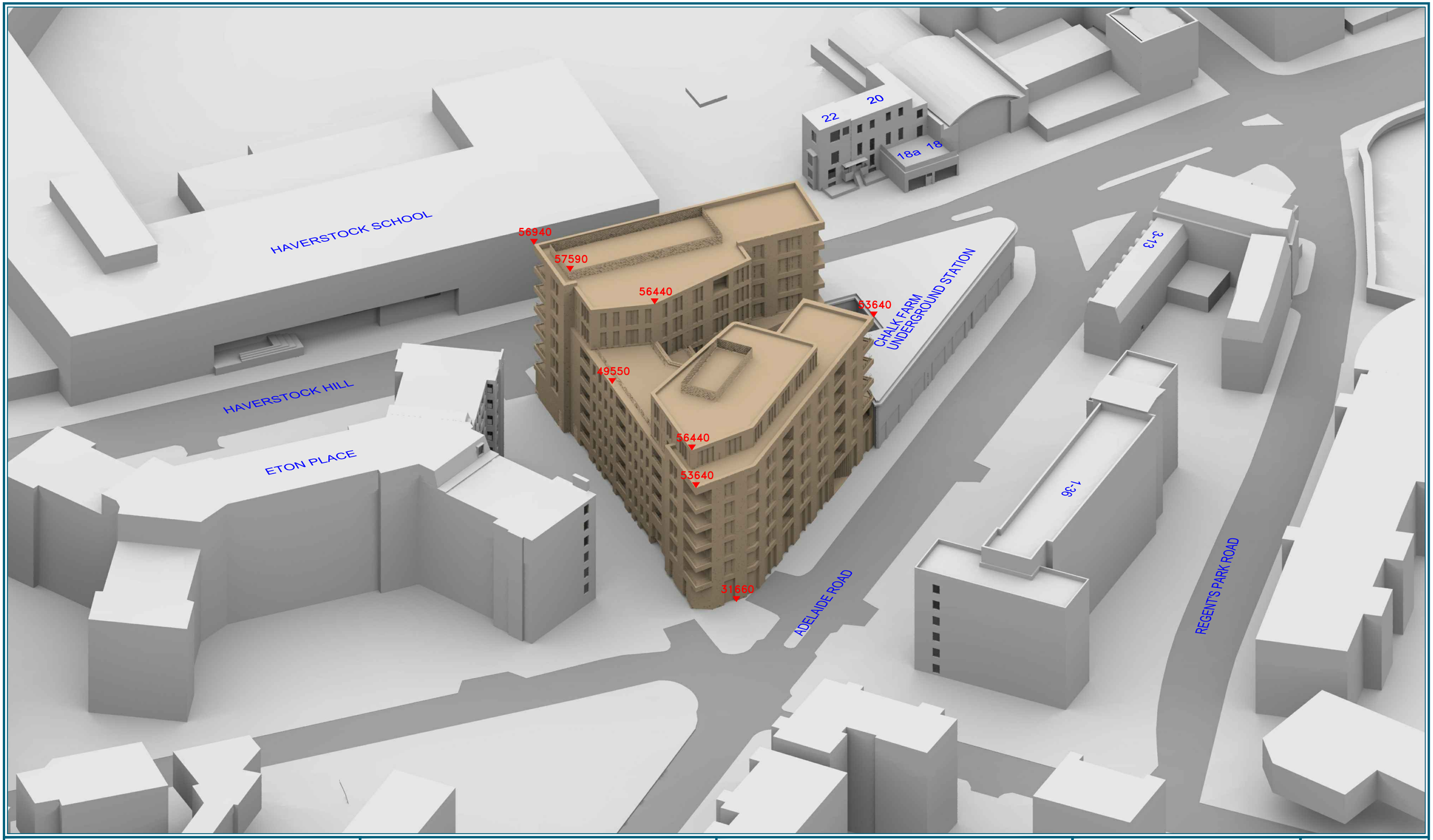
Drawn By: BW

Scale: NTS

Date: Jul 16

Dwg No: **P385/31**



Sources: CBRE: 103307-A.pdf 103307E-01.dwg 103307T-01.dwg PIERCY & CO Proposed Scheme 11/05/16 160425_Haverstock Hill Model.DWG OS Map Site Photos	Key:	Project: 5-17 Haverstock Hill	Title: 3D View Proposed Scheme Dated 11/05/16	Point 2 Surveyors Ltd, 3rd Floor, 17 Slingsby Place, London WC2E 9AB, 0207 836 5828 www.point2surveyors.com
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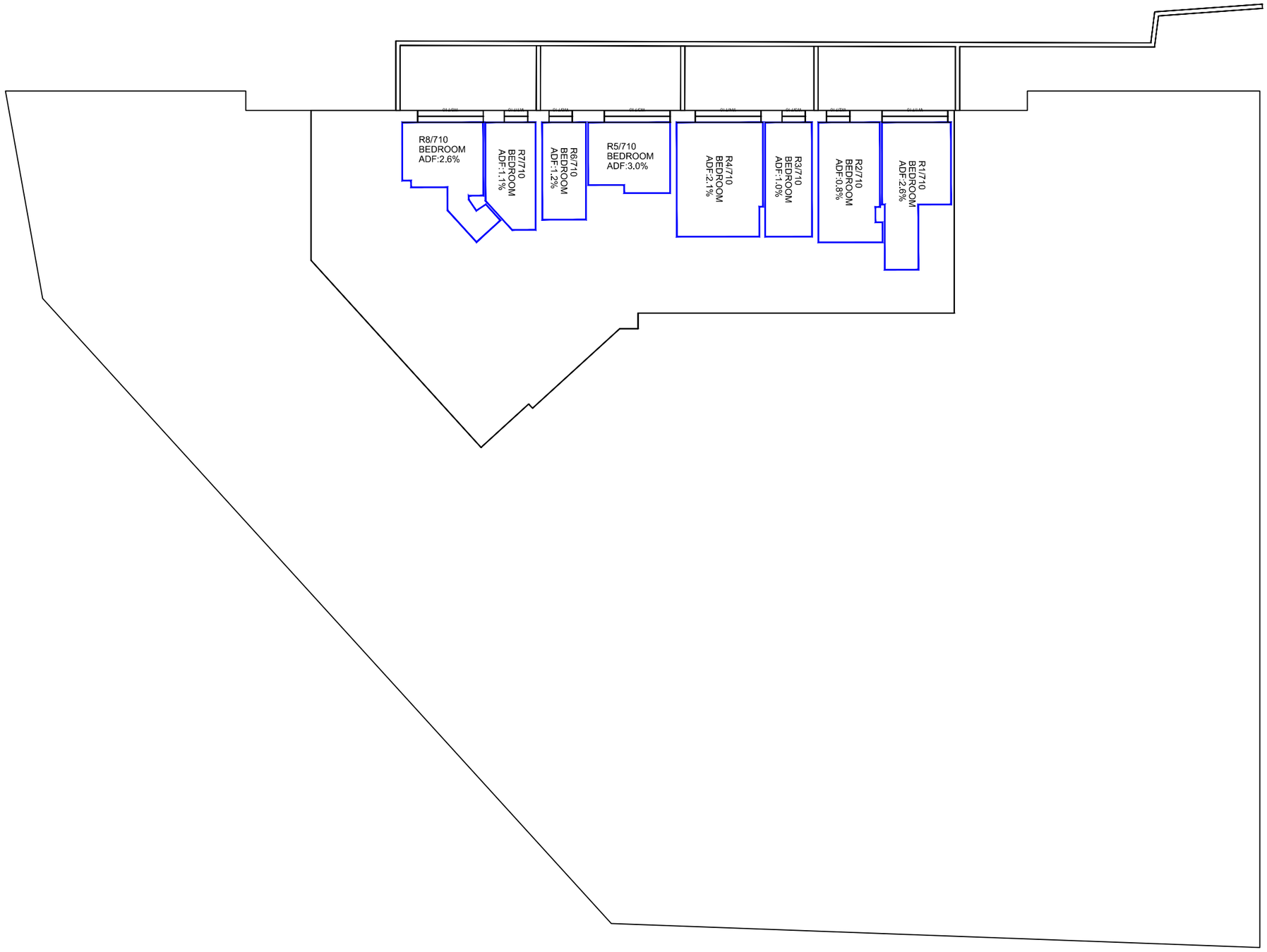

Sources: CBRE:
103307-A.pdf
103307E-01.dwg
103307T-01.dwg

PIERCY & CO
Proposed Scheme 11/05/16
160425_Haverstock Hill Model.DWG

OS Map

Site Photos

Key:

Project: 5-17 Haverstock Hill

Title: Internal ADF Results
Proposed Scheme Dated 11/05/16
Lower Ground Floor

Drawn By: BW

Scale: 1:200

Date: Jul 16

Dwg No: **P385/33**

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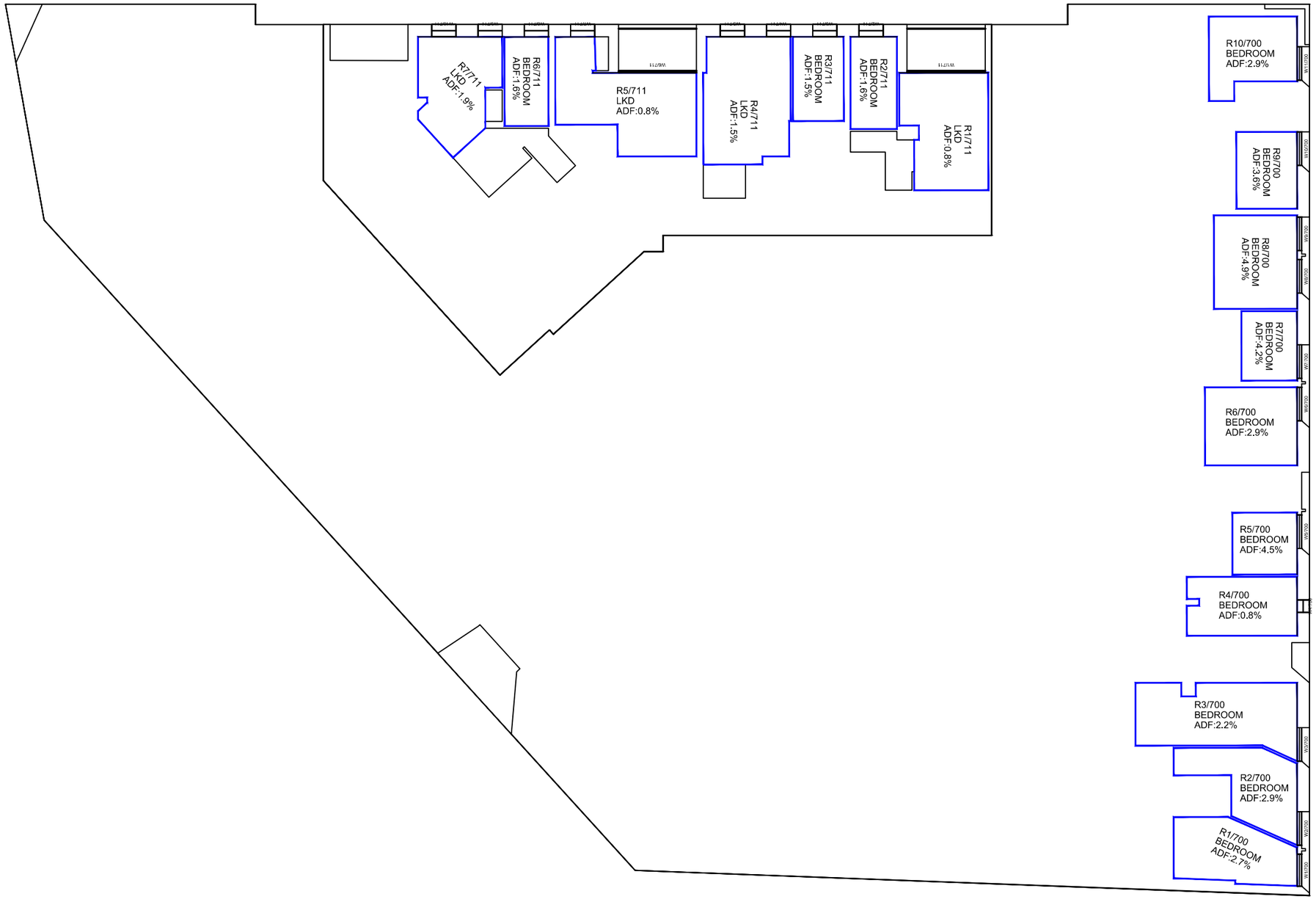

Sources: CBRE:
103307-A.pdf
103307E-01.dwg
103307T-01.dwg

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Proposed Scheme 11/05/16
160425_Haverstock Hill Model.DWG

OS Map

Site Photos

Key:

Project: 5-17 Haverstock Hill

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Proposed Scheme Dated 11/05/16
Ground Floor

Drawn By: BW

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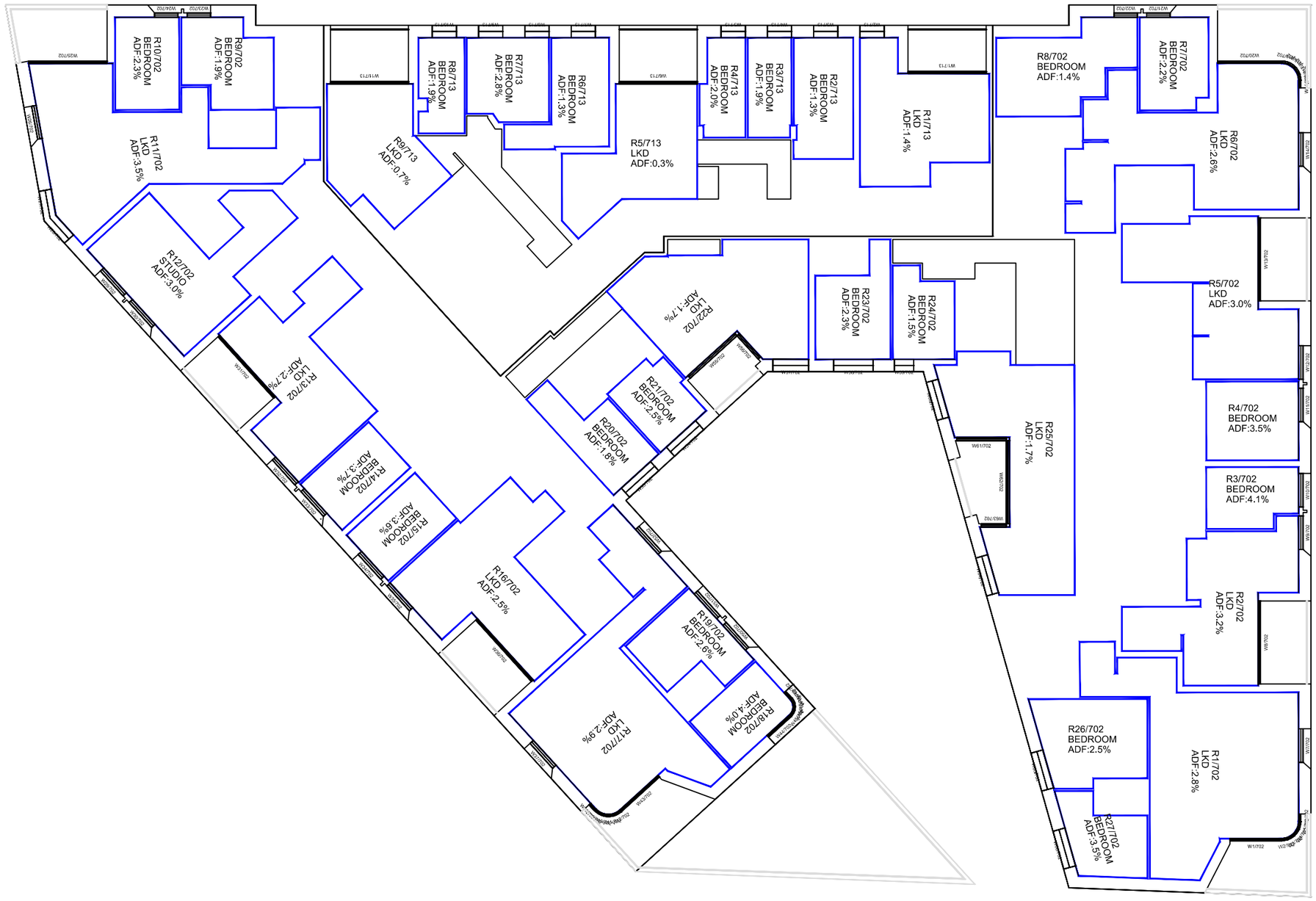

Sources: CBRE:
103307-A.pdf
103307E-01.dwg
103307T-01.dwg

PIERCY & CO
Proposed Scheme 11/05/16
160425_Haverstock Hill Model.DWG

OS Map

Site Photos

Key:

Project: 5-17 Haverstock Hill

Title: Internal ADF Results
Proposed Scheme Dated 11/05/16
Second Floor

Drawn By: BW

Scale: 1:200

Date: Jul 16

Dwg No: **P385/36**

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Sources: CBRE: 103307-A.pdf 103307E-01.dwg 103307T-01.dwg PIERCY & CO Proposed Scheme 11/05/16 160425_Haverstock Hill Model.DWG OS Map Site Photos	Key:	Project: 5-17 Haverstock Hill	Title: Internal ADF Results Proposed Scheme Dated 11/05/16 Third Floor	Point 2 Surveyors Ltd, 3rd Floor, 17 Slingsby Place, London WC2E 9AB, 0207 836 5828 www.point2surveyors.com	
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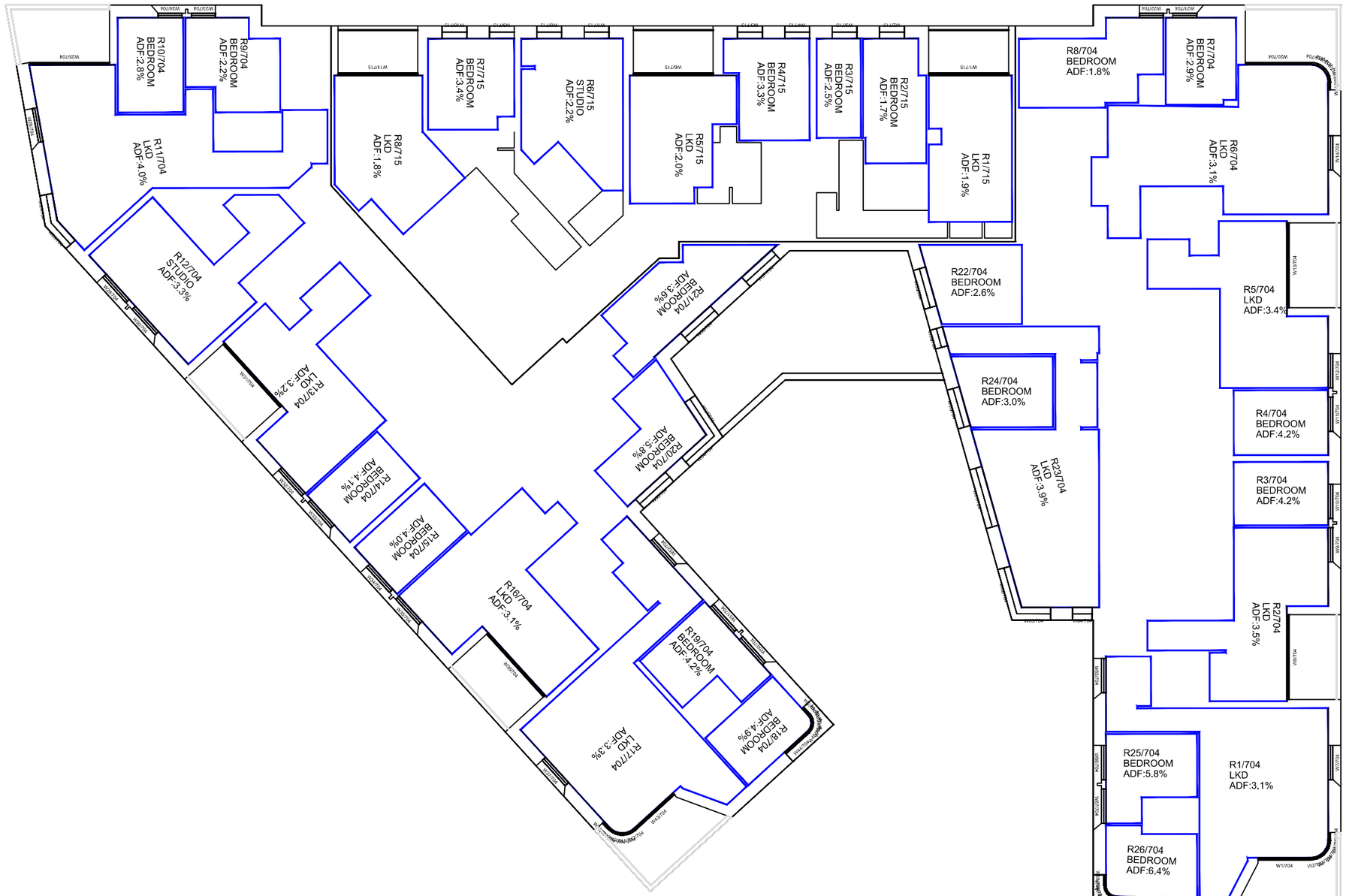

Sources: CBRE: 103307-A.pdf 103307E-01.dwg 103307T-01.dwg PIERCY & CO Proposed Scheme 11/05/16 160425_Haverstock Hill Model.DWG OS Map Site Photos	Key:	Project: 5-17 Haverstock Hill			Title: Internal ADF Results Proposed Scheme Dated 11/05/16 Fourth Floor
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Sources: CBRE:
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OS Map

Site Photos

Key:

Project: 5-17 Haverstock Hill

Title: Internal ADF Results
Proposed Scheme Dated 11/05/16
Fifth Floor

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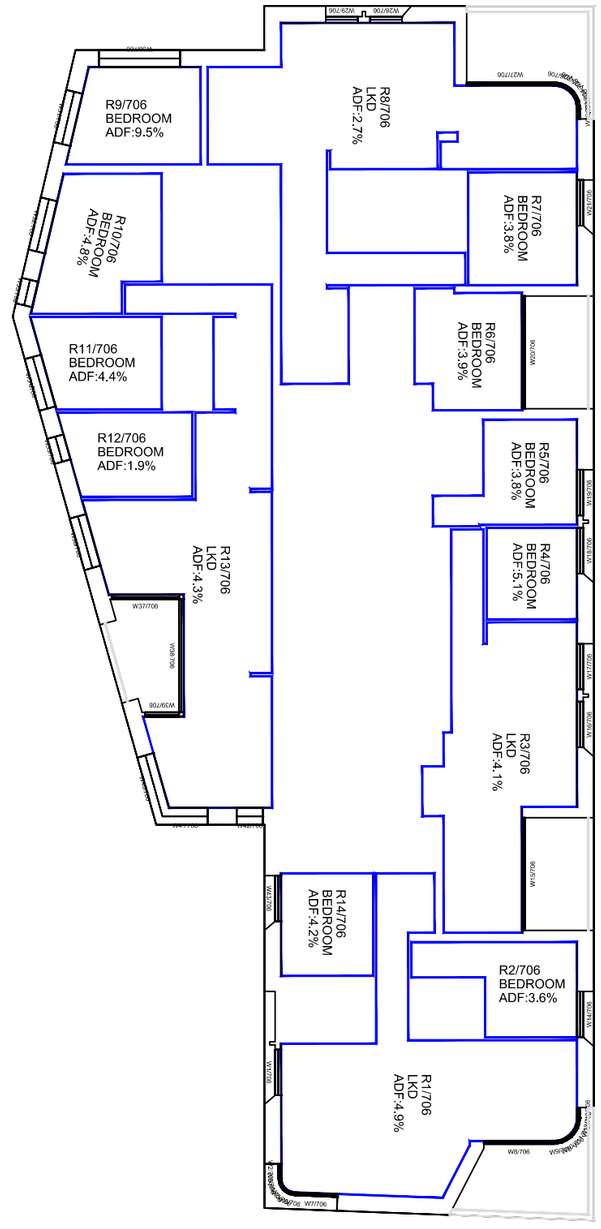
Dwg No: **P385/39**



Sources: CBRE:
103307-A.pdf
103307E-01.dwg
103307T-01.dwg

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Proposed Scheme 11/05/16
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OS Map

Site Photos

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Project: 5-17 Haverstock Hill

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Proposed Scheme Dated 11/05/16
Sixth Floor

Drawn By: BW

Scale: 1:200

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Dwg No: **P385/40**

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