

28<sup>th</sup> July 2016

## **Belsize Fire Station – 36 Lancaster Grove, NW3 4PB London**

### **Daylight & Sunlight**

In addition to our Daylight and Sunlight report issued on the 11<sup>th</sup> February 2016, we have been instructed to provide updated daylight results for proposed accommodation within this existing Grade II Listed Building. This revised analysis is based upon the amendments to the proposed scheme.

In the same manner as our original report, the results and analysis are based upon scheme drawings prepared by Shaun Knight Architecture, survey information, photographs and by reference to local planning policy and BRE guidance fully explained in our original report.

### **Summary**

The revised proposal confirms a revised internal layout to the proposed accommodation and improvements would occur when the revised daylight values are compared to our original report.

#### **1.0 Modelling and Analysis**

1.1 The model has been updated to include the latest scheme (Appendix 1).

#### **2.0 Daylight Results - Proposed Accommodation**

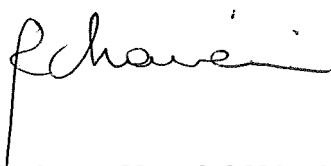
2.1 The revised layout plans for all floors are included within Appendix 2. The following pages show the results of the new residential accommodation. This accommodation would be located within an existing Grade II Listed building, which means the existing fenestration and architectural form is of the foremost importance. Other aspects inevitably demand a degree of compromise, but the revision of the layout has significantly improved the daylight readings when compared to the previous report.

- 2.2 The results confirm ADF in the majority of locations would remain above BRE's recommended values. A few exceptions would occur where ADF would fall short of BRE's recommendations. Two are bedrooms and BRE recognises the daylight to bedrooms is not as important as other habitable spaces.
- 2.4 Three living rooms, would have an ADF between 94% and 98% the required value of 1.5% and can be considered equivalent to the BRE's recommended value.
- 2.5 The only two locations where ADF would then be below BRE's guidelines would be R13 kitchen at 1<sup>st</sup> floor level, where the existing window and partitions need to be retained and R7 living room at 2<sup>nd</sup> floor level where, the proposed figure would be 78% the recommended value of 1.5%. Were we reporting in the terms of an Environmental Statement, this would be defined as an effect of minor adverse significance.
- 2.6 A very good set of results has been achieved when the Grade II Listed Building constraints are taken into account and the occasional exceptions are not sufficient to impact upon a planning approval.

### **3.0 Sunlight Results - Proposed Accommodation**

- 3.1 As stated in our previous report, the layout has been well considered in order to provide 80% of living rooms with sunlight availability. This is in accordance with BRE and London Plan recommendations.

Yours sincerely



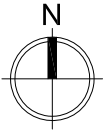
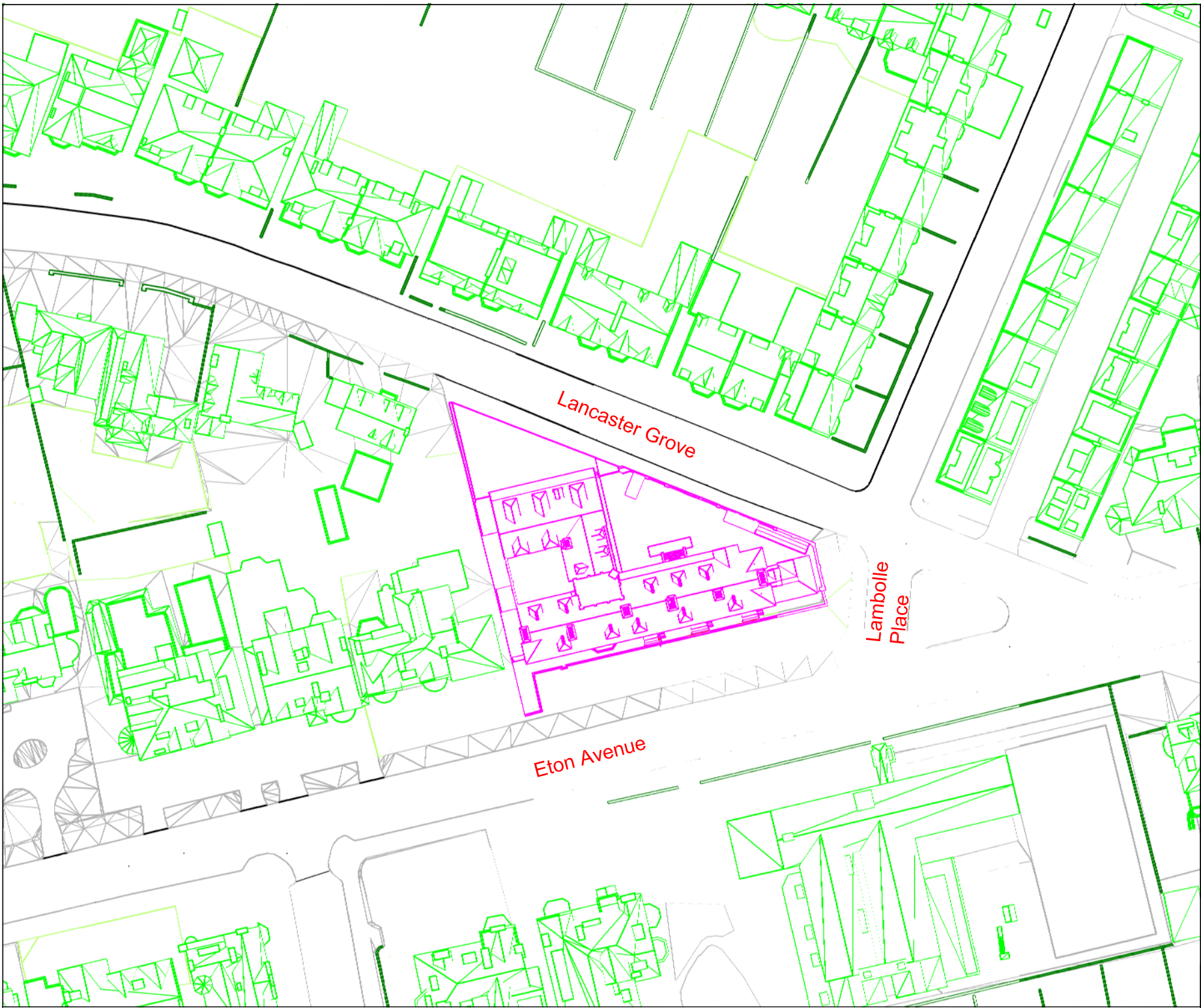
**Roberta Mancini MArch**

**For Brooke Vincent + Partners**

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## **Appendix 1**

CAD MODEL images



KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposal

Sources of Information:

Survey- Survey Solution Drg.No. 16523 se  
 Council- Camden  
 Photos-  
 Proposed Drawings- Shaun Knight Architecture  
 received: 27.07.2016 Drg. 001-215 rev C-D-E SKA.dwg

Rev.	Date	Description

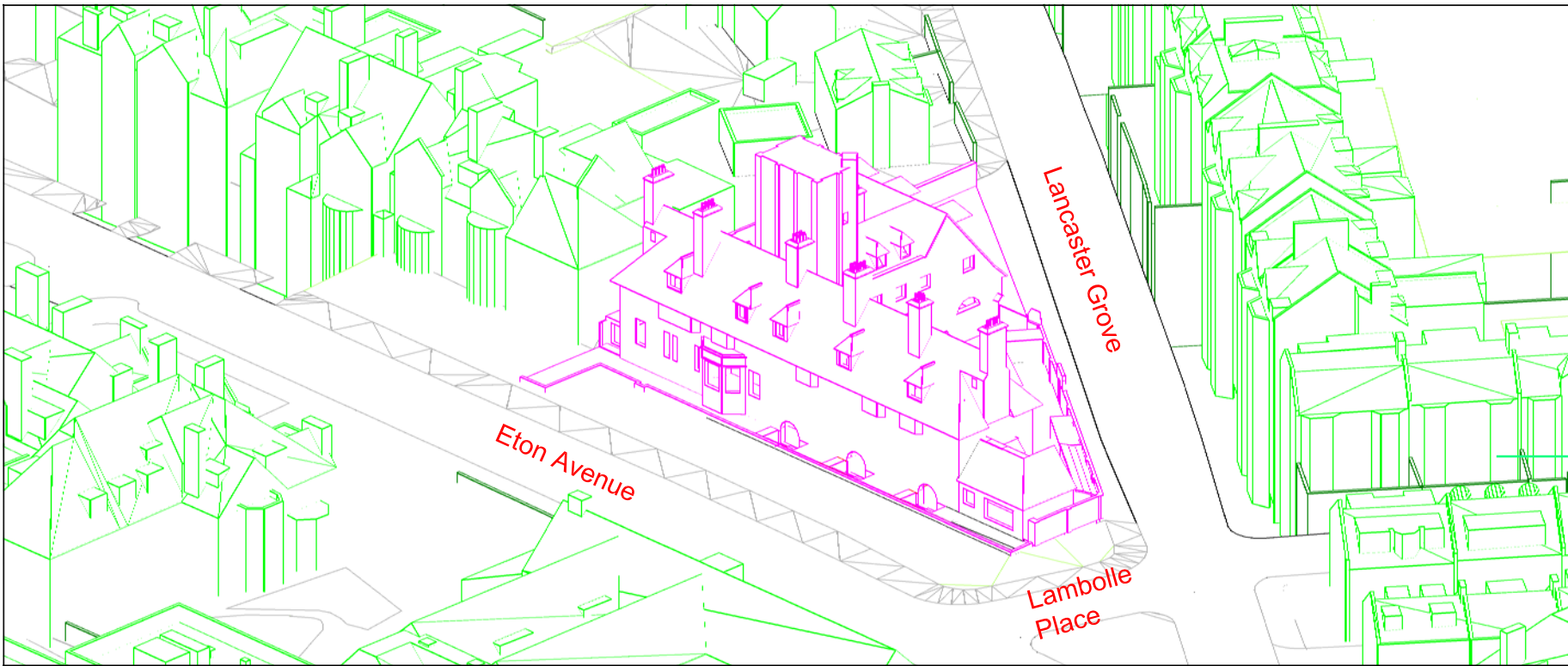
Chartered Building Surveyors  
 Enterprise House The Crest London NW4 2HW  
 Tel: 020 8202 1013  
 E-mail: info@brooke-wincnet.co.uk

CLIENT / ARCHITECT:  
 Shaun Knight Architecture

PROJECT:  
**Belsize Fire Station**  
 36 Lancaster Grove  
 NW3

DRAWING:  
 Plan View  
 Proposed

DRAWN: RM	PROJECT NO:
SCALE: NTS	<b>10801</b>
DATE: 28.07.2016	
DRAWING NO: <b>10801.101</b>	REV:



- KEY:
- Existing Neighbouring Buildings
  - Existing Site Building
  - Proposed Site Building

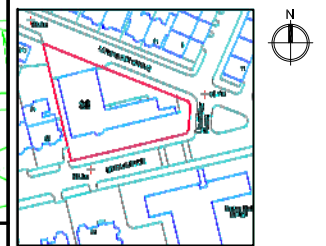
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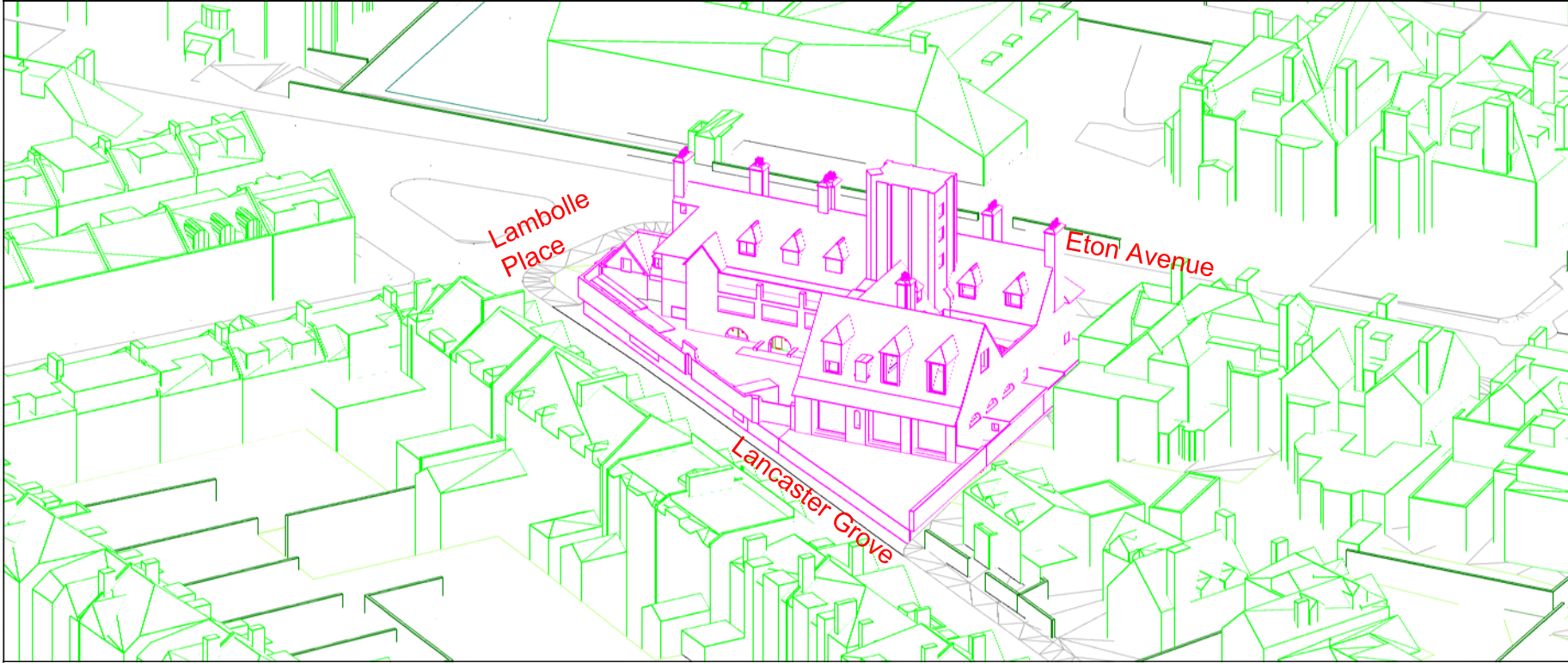
Council- Camden

Photos-

Proposed Drawings- Shaun Knight Architecture  
received: 27.07.2016 Drg. 001-215 rev C-D-E SKA.dwg



LOCATION PLAN



Rev.	Date	Description

**BVP** **RICS**

BROOKE VINCENT - PARTNERS

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CLIENT / ARCHITECT:  
Shaun Knight Architecture

PROJECT:  
**Belsize Fire Station**  
36 Lancaster Grove  
NW3

DRAWING:  
Perspective View  
Proposed

DRAWN: RM	PROJECT NO:
SCALE: NTS	<b>10801</b>
DATE: 28.07.2016	
DRAWING NO: <b>10801.102</b>	REV:

## **Appendix 2**

Results:

Proposed Accommodation ADF



Project Name: Belsize Fire Station  
 Project No: 10801  
 Architect: Shaun Knight Architecture  
 Iteration Description: ADF Proposed accommodation  
 Date of Analysis: 27/07/2016 00:00:00

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
<b>Proposed</b>												
Lower Ground	R1	Unit 4	Living Room	W8-L	0.68	0.28	61.83	87.53	0.60	0.20	0.04	1.5
				W8-U	0.68	0.40	63.87	87.53	0.60	1.00	0.31	
				W9	0.68	0.87	71.87	87.53	0.60	1.00	0.76	
				W10-L	0.68	0.28	61.29	87.53	0.60	0.20	0.04	
				W10-U	0.68	0.40	62.48	87.53	0.60	1.00	0.30	
											1.46	
Lower Ground	R2	Unit 3	Living Room	W11-L	0.68	0.28	61.98	89.57	0.60	0.20	0.04	1.5
				W11-U	0.68	0.40	63.70	89.57	0.60	1.00	0.30	
				W12	0.68	0.87	71.41	89.57	0.60	1.00	0.74	
				W13-L	0.68	0.28	61.32	89.57	0.60	0.20	0.04	
				W13-U	0.68	0.40	61.77	89.57	0.60	1.00	0.29	
											1.41	
Lower Ground	R3	Unit 2	Living Room	W14-L	0.68	0.28	61.86	77.02	0.60	0.20	0.05	1.5
				W14-U	0.68	0.40	62.19	77.02	0.60	1.00	0.34	
				W15	0.68	0.87	70.74	77.02	0.60	1.00	0.85	
				W16-L	0.68	0.28	61.60	77.02	0.60	0.15	0.04	
				W16-U	0.68	0.40	62.15	77.02	0.60	1.00	0.34	
											1.62	
Lower Ground	R4	Unit 1	Livingroom	W17	0.68	0.96	71.46	103.34	0.60	1.00	0.71	1.50
				W18	0.68	3.47	73.05	103.34	0.60	1.00	2.61	
											3.31	
Lower Ground	R5	Unit 2	Bedroom	W19	0.68	1.04	55.78	54.02	0.60	1.00	1.14	1
											1.14	
Lower Ground	R6	Unit 3	Bedroom	W20	0.68	1.32	11.69	52.92	0.60	1.00	0.31	1
											0.31	
Lower Ground	R7	Unit 4	Bedroom	W21	0.68	1.00	16.15	46.43	0.60	1.00	0.37	1
											0.37	
Ground	R1	Unit 5	Bedroom	W1	0.80	1.44	74.97	81.00	0.60	1.00	1.67	1
				W33	0.80	0.58	49.66	81.00	0.60	1.00	0.44	
											2.11	
Ground	R2	Unit 5	Bedroom	W2	0.80	0.61	66.48	65.43	0.60	1.00	0.77	1
				W2	0.80	0.76	69.43	65.43	0.60	1.00	1.01	
											1.78	
Ground	R3	Unit 5	Livingroom	W3	0.80	0.68	67.14	188.90	0.60	1.00	0.30	1.50
				W4	0.80	1.45	68.77	188.90	0.60	1.00	0.66	
				W5	0.80	2.21	76.30	188.90	0.60	1.00	1.11	
				W6	0.80	1.52	68.39	188.90	0.60	1.00	0.69	
				W7	0.80	1.55	72.11	188.90	0.60	1.00	0.74	
											3.50	
Ground	R4	Unit 1	Bedroom	W19-L	0.68	0.53	70.17	70.06	0.60	0.20	0.11	1
				W19-U	0.68	0.29	59.66	70.06	0.60	1.00	0.26	
				W20	0.68	0.79	59.69	70.06	0.60	1.00	0.72	
											1.09	
First	R9	Unit 7	Living Room	W21	0.80	0.81	68.28	158.56	0.60	1.00	0.43	1.5
				W22	0.80	0.81	71.07	158.56	0.60	1.00	0.45	
				W23	0.80	0.81	72.74	158.56	0.60	1.00	0.46	
				W41	0.80	0.62	23.15	158.56	0.60	1.00	0.11	
											1.46	
First	R10	Unit 8	Bedroom	W24	0.68	0.86	74.12	83.20	0.60	1.00	0.81	1.00
				W25	0.80	0.86	74.20	83.20	0.60	1.00	0.96	
											1.77	

Project Name: Belsize Fire Station

Project No: 10801

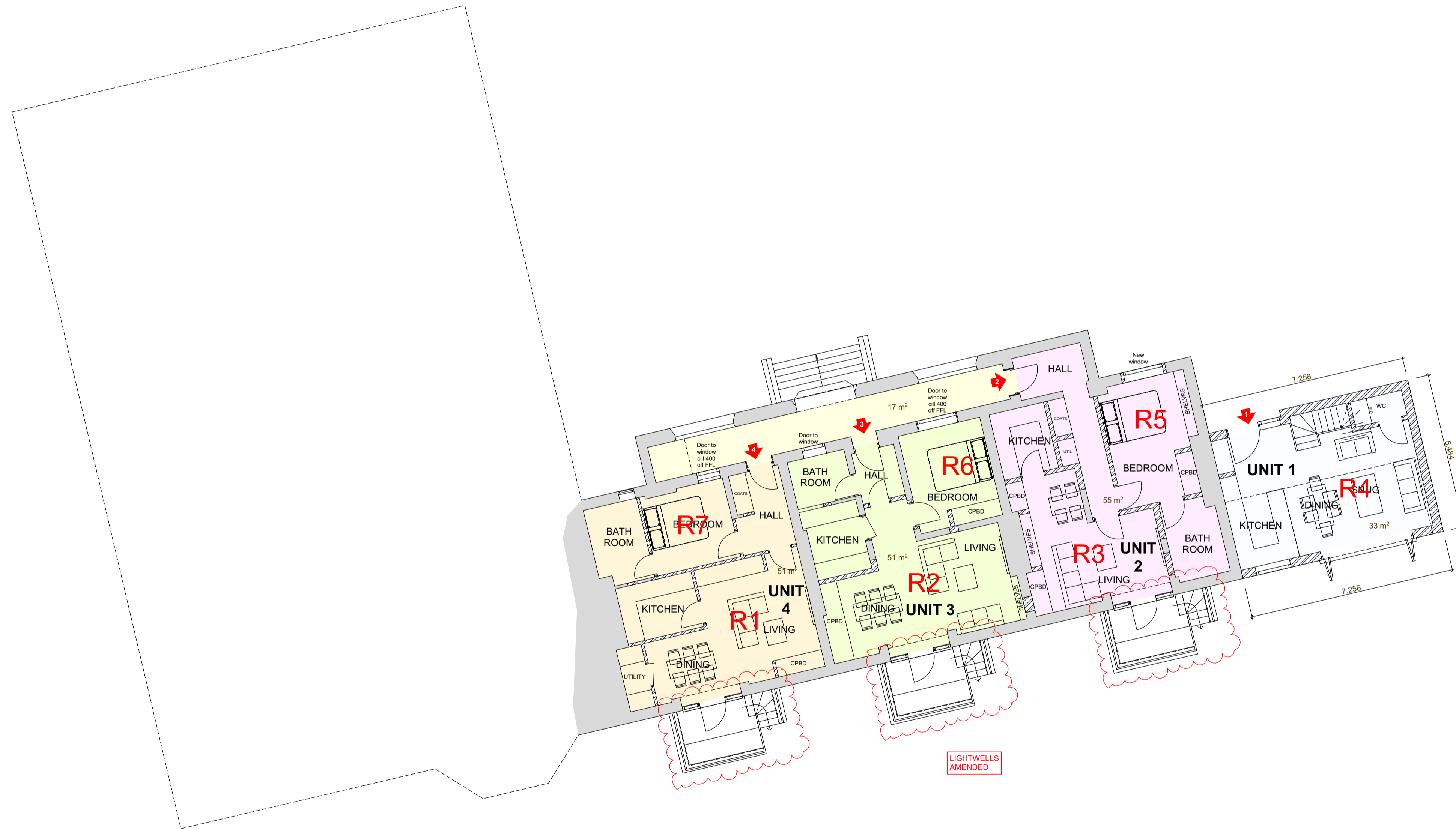
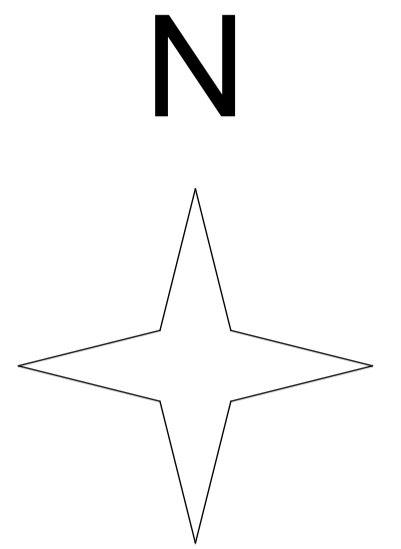
Architect: Shaun Knight Architecture

Iteration Description: ADF Proposed accommodation

Date of Analysis: 27/07/2016 00:00:00

Floor Ref.	Room Ref.	Room Attribute	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value
First	R11	Unit 8	LKD	W26	0.80	2.36	74.65	297.50	0.60	1.00	0.74	2.00
				W27	0.80	2.36	79.30	297.50	0.60	1.00	0.78	
				W28	0.80	1.92	80.42	297.50	0.60	1.00	0.65	
				W29	0.80	2.42	59.42	297.50	0.60	1.00	0.60	
				W30	0.80	0.13	35.06	297.50	0.60	1.00	0.02	
				W31	0.80	0.71	45.41	297.50	0.60	1.00	0.14	
				W32	0.80	0.13	32.47	297.50	0.60	1.00	0.02	
				W33	0.80	1.55	46.20	297.50	0.60	1.00	0.30	
											3.25	
First	R12	Unit 8	Bedroom	W26-L	0.80	1.34	78.44	101.78	0.60	0.20	0.26	1.00
				W26-U	0.80	1.01	74.65	101.78	0.60	1.00	0.93	
				W33-L	0.80	0.61	49.66	101.78	0.60	0.20	0.07	
				W33-U	0.80	0.93	46.20	101.78	0.60	1.00	0.53	
											1.79	
First	R13	Unit 7	Kitchen	W35	0.80	0.78	37.96	43.23	0.60	1.00	0.86	2.00
											0.86	
Second	R1	Unit 10	Livingroom	W1	0.68	0.34	85.60	131.41	0.60	1.00	0.23	1.5
				W2	0.68	1.48	73.83	131.41	0.60	1.00	0.88	
				W13	0.68	1.48	78.18	131.41	0.60	1.00	0.94	
											2.05	
Second	R3	Unit 10	Bedroom	W3	0.68	0.99	78.93	74.24	0.60	1.00	1.12	1
											1.12	
Second	R4	Unit 9	Bedroom	W4	0.68	0.99	72.99	66.51	0.60	1.00	1.15	1
											1.15	
Second	R5	Unit 9	Bedroom	W5	0.68	0.99	72.87	69.94	0.60	1.00	1.10	1
											1.10	
Second	R6	Unit 9	Livingroom	W6	0.68	1.48	73.68	173.14	0.60	1.00	0.67	1.5
				W7	0.68	0.33	85.95	173.14	0.60	1.00	0.17	
				W8	0.68	0.33	86.88	173.14	0.60	1.00	0.17	
				W40	0.68	1.48	72.95	173.14	0.60	1.00	0.66	
											1.68	
Second	R7	Unit 11	Livingroom	W9	0.68	0.77	70.52	97.66	0.60	1.00	0.59	1.5
				W10	0.68	0.77	70.80	97.66	0.60	1.00	0.59	
											1.18	
Second	R8	Unit 11	Bedroom	W11	0.68	0.77	74.10	53.05	0.60	1.00	1.14	1
											1.14	
Second	R9	Unit 10	Bedroom	W12	0.68	1.48	56.19	64.16	0.60	1.00	1.38	1.00
											1.38	





REV A 15/06/2016  
 - WC WIDTH AMENDED IN UNIT 1.  
 REV B 24/06/2016  
 - LIGHTWELLS AMENDED  
 - LAYOUTS AMENDED  
 REV C30/06/2016  
 - UNIT LAYOUTS AMENDED  
 REV D27/07/2016  
 - LIGHTWELLS AMENDED

**PLANNING**



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PROJECT: 36 LANCASTER  
 GROVE

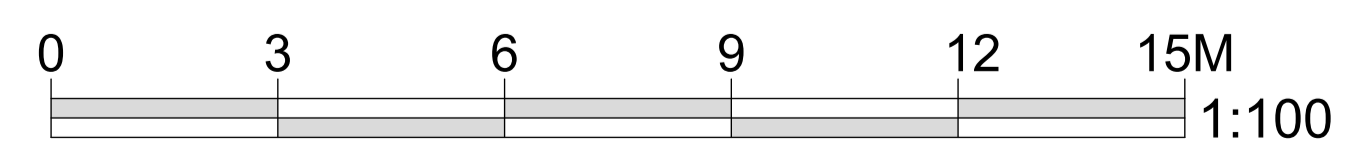
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 BASEMENT PLAN

Date: DECEMBER 2015

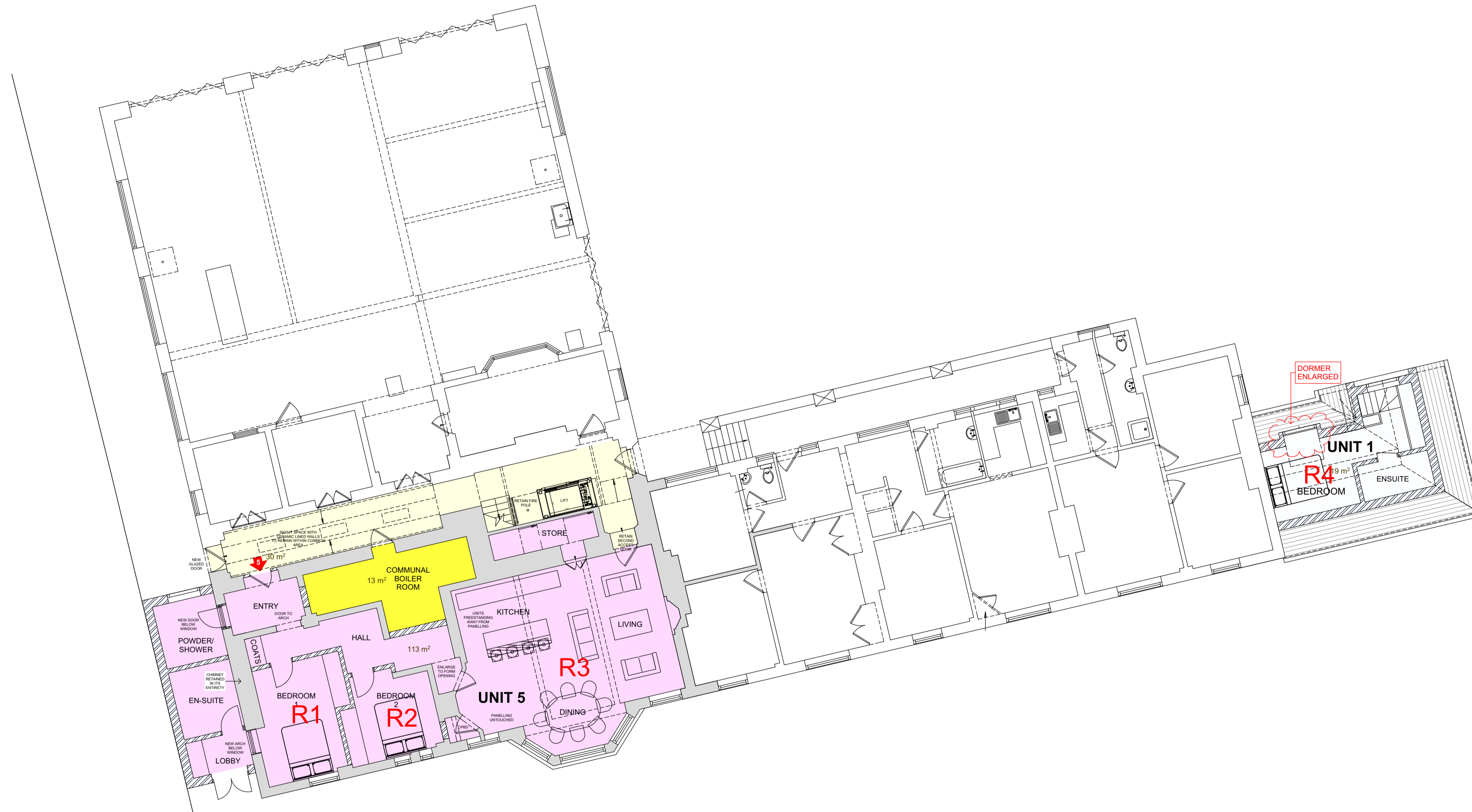
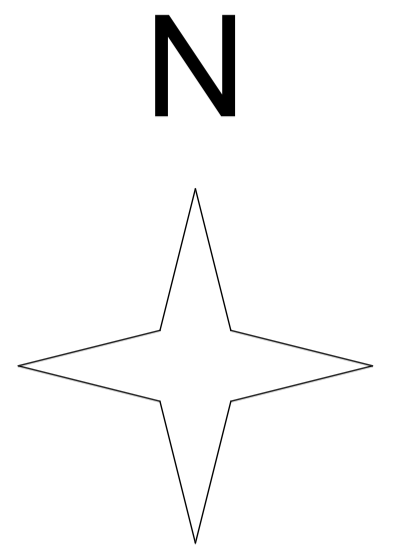
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DRAWING NUMBER: 003D

**PROPOSED BASEMENT PLAN**



**KEY**  
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 [Dashed line] PROPOSED WALLS



- REV A 31/03/2016
- PODS REMOVED FROM UNIT 6
- LIFT AMENDED
- REV B 18/04/2016
- UNIT 6 OMITTED FROM APPLICATION
- REV C 10/05/2016
- UNIT 5 AMENDED TO PROVIDE COMMUNAL PLANT ROOM
- REV D 15/06/2016
- LIFT AMENDED TO COMPLY WITH M4(1)
- REV E 24/06/2016
- DORMER TO UNIT 1 ENLARGED

**PLANNING**



SHAUN KNIGHT  
 ARCHITECTURE

40 FALCON ROAD, HAMPTON  
 TW12 2RA  
 07824 815 258M  
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 E:skarchitecture@hotmail.co.uk  
 W:shaunknightarchitecture.com

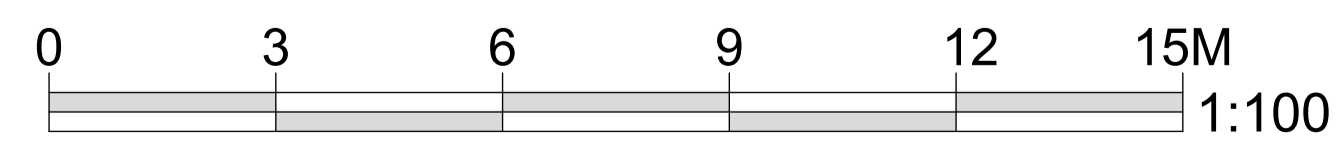
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Date: DECEMBER 2015  
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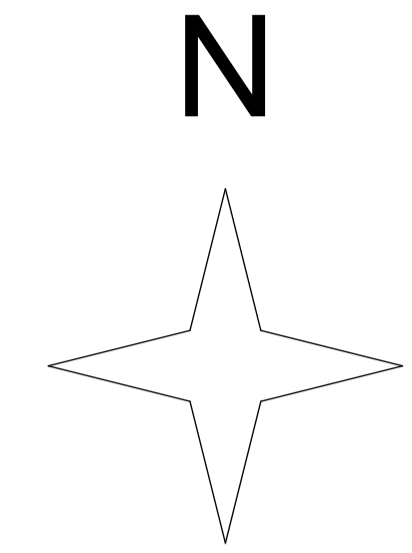
DRAWING NUMBER: 004E

**PROPOSED GROUND FLOOR PLAN**

**KEY**  
 ——— EXISTING RETAINED WALLS  
 - - - - - PROPOSED WALLS







- REV A 31/03/2016
- LIFT AMENDED
- REV B 18/04/2016
- UNIT 6 OMITTED FROM APPLICATION
- REV C 15/06/2016
- LIFT AMENDED TO COMPLY WITH M4(1).
- REV D 24/06/2016
- UNIT 7 LAYOUT AMENDED
- REV E 30/06/2016
- LAYOUT AMENDED

**PLANNING**



**SHAUN KNIGHT  
 ARCHITECTURE**

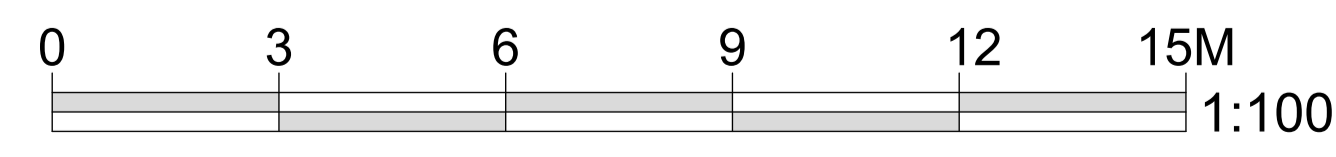
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 TW12 2RA  
 07824 815 258M  
 0208 979 4949T  
 E:skarchitecture@hotmail.co.uk  
 W:shaunknightarchitecture.com

**PROJECT: 36 LANCASTER  
 GROVE**  
**TITLE : PROPOSED FIRST  
 FLOOR PLAN**

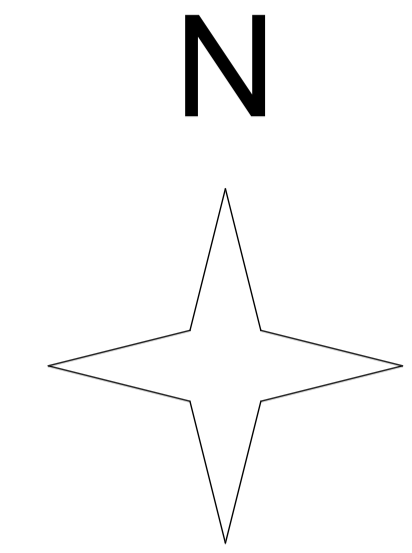
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**DRAWING NUMBER: 005E**

**PROPOSED FIRST FLOOR PLAN**



**KEY**  
 ——— EXISTING RETAINED WALLS  
 - - - - - PROPOSED WALLS



- REV A 31/03/2016
- PREVIOUS UNIT 12 NOW OMITTED FROM APPLICATION
- 1 DORMER OMITTED FROM EACH OF UNITS 9 AND 10
- LIFT AMENDED
- REV B 15/06/2016
- LIFT AMENDED TO COMPLY WITH M4(1).
- DORMERS AMENDED
- REV C 24/06/2016
- LAYOUTS OF UNITS 9, 10 AND 11 AMENDED.

**PLANNING**



SHAUN KNIGHT  
 ARCHITECTURE

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 W:shaunknightarchitecture.com

PROJECT: 36 LANCASTER  
 GROVE  
 TITLE : PROPOSED SECOND  
 FLOOR PLAN

Date: DECEMBER 2015  
 Scale: 1:100 AT A1 Drawn: SDK

DRAWING NUMBER: 006C

**PROPOSED SECOND FLOOR PLAN**

**KEY**  
 ——— EXISTING RETAINED WALLS  
 - - - - - PROPOSED WALLS

