

12th August 2016

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

Daylight & Sunlight

In addition to our Daylight and Sunlight report and addendum respectively issued on the 11th February 2016 and 28th July 2016, we have been instructed to provide updated daylight results for Unit 6 of the proposed accommodation within this existing Grade II Listed Building. This revised analysis is based upon the amendments to appliances hall within 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 in Unit 6 and improvements would occur when the revised daylight values are compared to our original report.

1.0 Daylight Results - Proposed Accommodation

- 2.1 The revised layout plan for ground floor accommodation is included within Appendix 2. The following page shows the results of the new residential accommodation. This accommodation would be located within the appliances hall in an existing Grade II Listed building, which means the existing fenestration and architectural form is of the foremost importance.
- 2.2 The results confirm ADF in all but one location would remain above BRE's recommended values. The only exception would be R8 kitchen at ground floor level where the existing window and partitions need to be retained.

2.6 A very good set of results has been achieved when the Grade II Listed Building constraints are taken into account and the only exception is 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 confirmed in Unit 6 and it is in accordance with BRE and London Plan recommendations.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Roberta Mancini', with a long vertical line extending downwards from the start of the signature.

Roberta Mancini MArch

For Brooke Vincent + Partners

email: roberta.mancini@brooke-vincent.co.uk

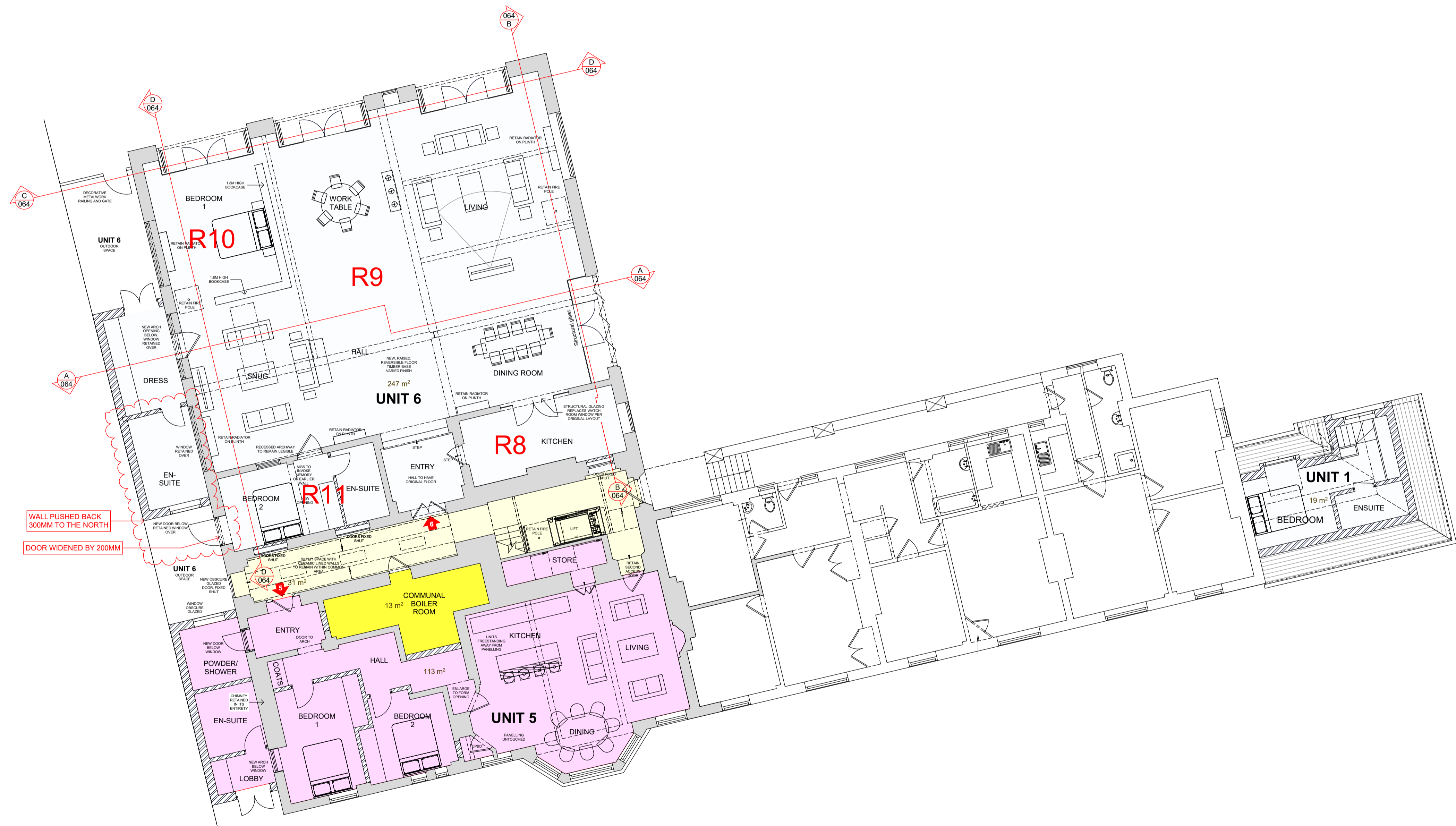
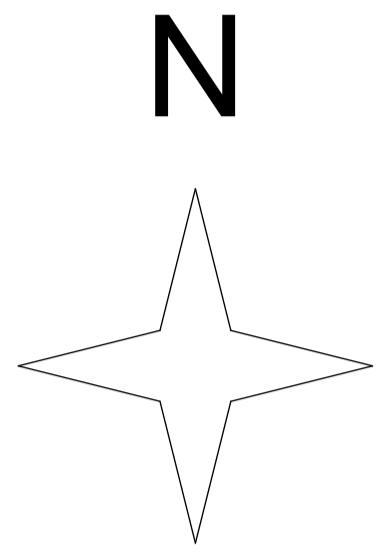
Appendix 1

Results:

Proposed Accommodation ADF

Project Name: Belsize Fire Station
 Project No: 10801
 Architect: Shaun Knight Architecture
 Iteration Description: ADF Unit 6
 Date of Analysis: 08/08/16 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
Proposed												
Ground	R8	Unit 6	Kitchen	W40	0.80	1.56	57.18	97.78	0.60	1.00	1.14	
											1.14	2
Ground	R9	Unit 6	LD	W22-L	0.68	1.67	52.88	530.11	0.60	0.15	0.03	
				W22-U	0.68	3.79	47.24	530.11	0.60	1.00	0.36	
				W23	0.68	1.20	66.43	530.11	0.60	1.00	0.16	
				W24-L	0.68	1.60	51.56	530.11	0.60	0.15	0.02	
				W24-U	0.68	5.74	35.48	530.11	0.60	1.00	0.41	
				W25	0.80	0.65	59.47	530.11	0.60	1.00	0.09	
				W26-L	0.68	1.60	52.68	530.11	0.60	0.15	0.03	
				W26-U	0.68	5.74	36.71	530.11	0.60	1.00	0.42	
				W30	0.80	1.20	63.52	530.11	0.60	1.00	0.18	
				W31	0.80	1.20	56.94	530.11	0.60	1.00	0.16	
											1.86	1.5
Ground	R10	Unit 6	Bedroom	W27-L	0.68	1.60	53.07	118.01	0.60	0.15	0.11	
				W27-U	0.68	5.74	37.34	118.01	0.60	1.00	1.93	
				W28	0.80	1.20	68.21	118.01	0.60	1.00	0.87	
											2.91	1
Ground	R11	Unit 6	Bedroom	W32	0.80	0.58	52.52	72.58	0.60	1.00	0.52	
				W45-L	0.68	0.40	38.82	72.58	0.60	0.15	0.03	
				W45-U	0.68	0.76	40.84	72.58	0.60	1.00	0.46	
											1.01	1



- 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
- REV F 26/07/2016
- UNIT 6 ANNOTATED
- REV G
- UNIT 6 NOW INDICATED
- REV H 10/08/2016
- WEST EXTENSION TO UNIT 6 REDUCED BY 300MM, EXTERNAL DOOR TO BED 2 UNIT 6 WIDENED BY 200MM

PLANNING



SHAUN KNIGHT
ARCHITECTURE

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

PROJECT: 36 LANCASTER
GROVE
TITLE : PROPOSED GROUND
FLOOR PLAN

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

DRAWING NUMBER: 004H

PROPOSED GROUND FLOOR PLAN

KEY
 EXISTING RETAINED WALLS
 PROPOSED WALLS

