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JACK STRAW'S CASTLE, HAMPSTEAD

Scheme Internal Daylight Report

Overshadowing

• *Daylight & Sunlight* • *Light Pollution* •

Solar Glare • *Daylight Design*

DIRECTOR: LIAM DUNFORD
CLIENT: C/O ASSERSON LAW
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PROJECT: P1303

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Appendices

Appendix A – Internal Daylight Studies



1 Introduction

- 1.1 This report considers the internal daylight amenity of the proposed development of Jack Straw's Castle, Hampstead. 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 In assessing the daylight to the main habitable spaces within the proposed accommodation, as recommended by the guidelines, we have calculated the ADF. With reference to BS8206 Part 2:2008 and Appendix C of the BRE Report, in calculating the values, we have assumed light internal finishes giving the following reflectances: floors 0.4 (light wood or cream carpet), ceilings 0.85 (white paint), internal walls 0.81 (pale cream paint). We have assumed double glazing with a transmittance of 0.68, and have allowed for a maintenance factor of 8% (appropriate for urban residential properties).
- 3.2 This daylight assessment method considers the 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 their reflectances; and the angle of visible sky reaching the window/windows in question.
- 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

- | | | |
|-------------------------|---|---|
| Point 2 Surveyors | - | Site Photography |
| APR Services | - | Survey Info (received 16/03/17)
915377.dwg |
| Quinlan Terry Architect | - | Proposed Info (received 16/03/17)
1370 - PLANS AND ELEVATIONS 16-03-2017.dwg |

5 The Proposed Scheme



Proposed Scheme – East Elevation

6 Internal Daylight Study

- 6.1 Full and detailed analysis annotated upon floor layout plans are provided within Appendix A to show both the locations and configuration of the rooms which have been analysed.
- 6.2 12 rooms have been analysed to establish the ADF levels within. This represents all the residential rooms within the Proposed Development. Since these are the lowest residential floors, the analysis results represent a worst case scenario. Daylight amenity will generally improve the higher within the building a residential room is located since the windows serving the rooms will, generally, have a greater view of the sky.
- 6.3 With regard to the Living Room units, we note there are kitchens at the back of the room. The BRE calculation of ADF is assess multiple 'daylight factors' throughout the room and then creates an 'average daylight factor'. Naturally as the kitchens are at the back of the room they will have no access to direct sky visibility and, therefore, it is considered appropriate to ensure the primary living areas will achieve the requisite ADF target value. It is reminded a Living Room should achieve and ADF of 1.5%.
- 6.4 12 rooms (100%) assessed meet the required ADF value appropriate for the primary Living Rooms usage with many of the rooms achieving above the required minimums. The basements achieve 1.5% and 1.6%, and all units moving up the building achieve over double their target value.

7 Conclusion

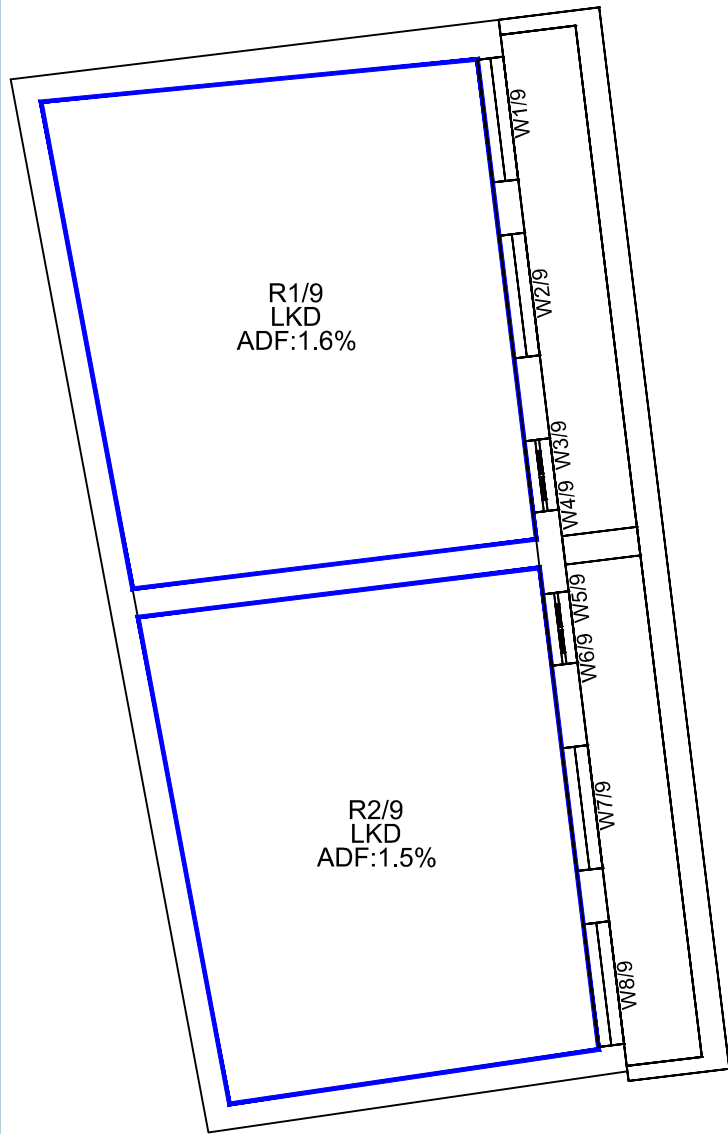
- 7.1 Section 6 above, and the appended drawings to this report (P1303_I_03) show that the scheme demonstrates a good level of compliance with BRE Guidance in terms of internal daylight amenity with 100% of the proposed residential units receiving the requisite ADF target values for primary living areas. The scheme has been designed well to allow good levels of daylight to penetrate into the proposed units and distribute throughout the rooms efficiently.
- 7.2 We fully support this scheme in terms of internal daylight amenity



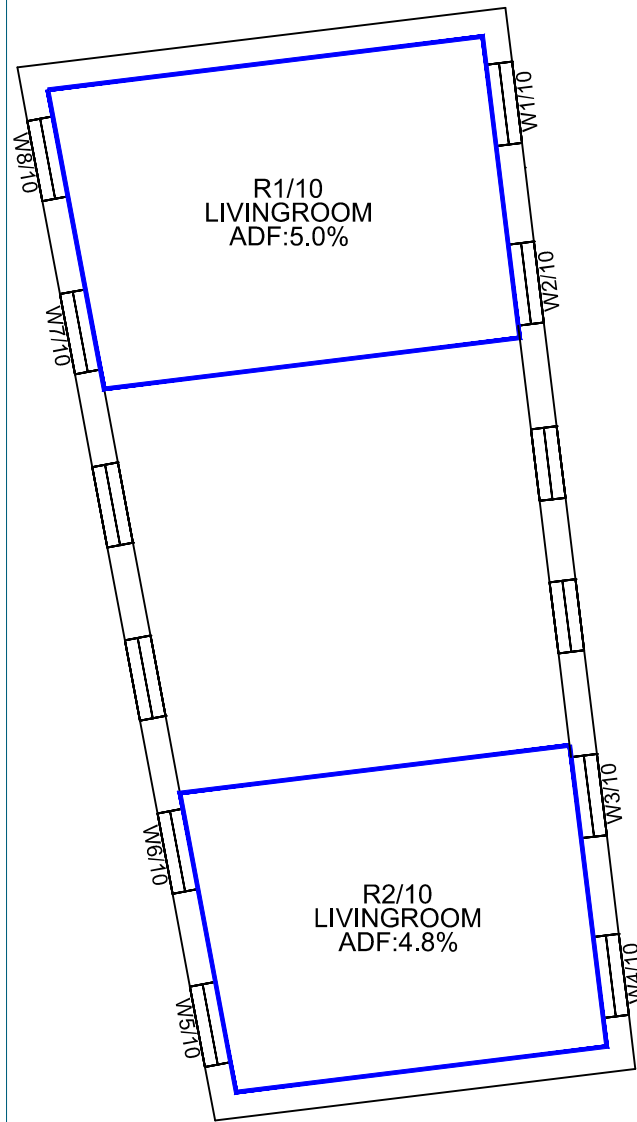
Appendix A – Internal Daylight Studies



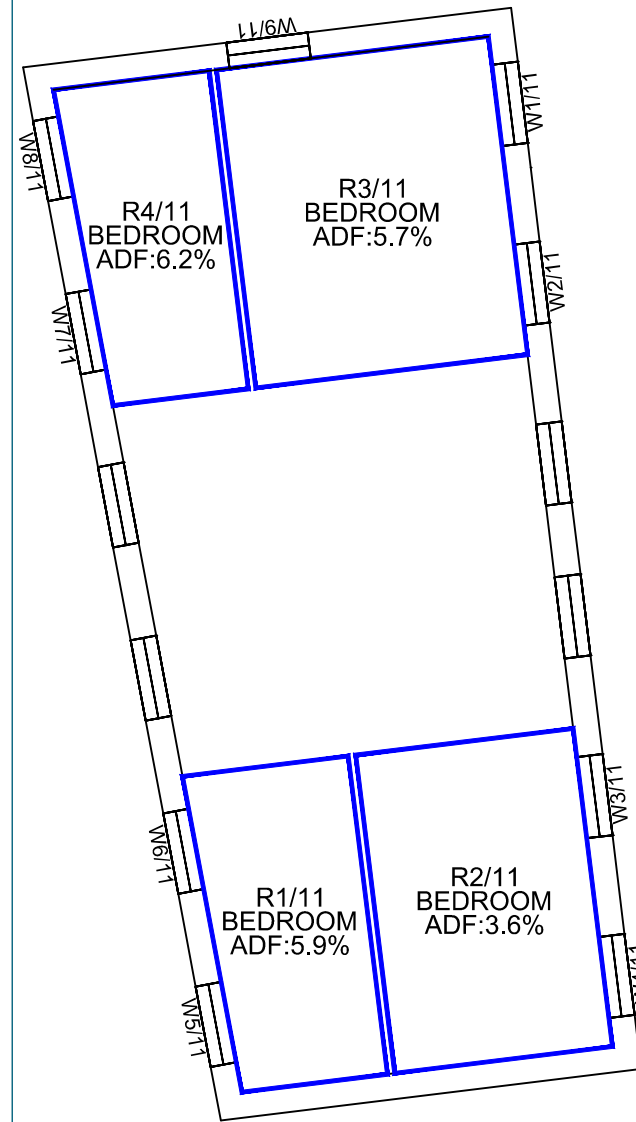
Basement



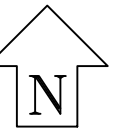
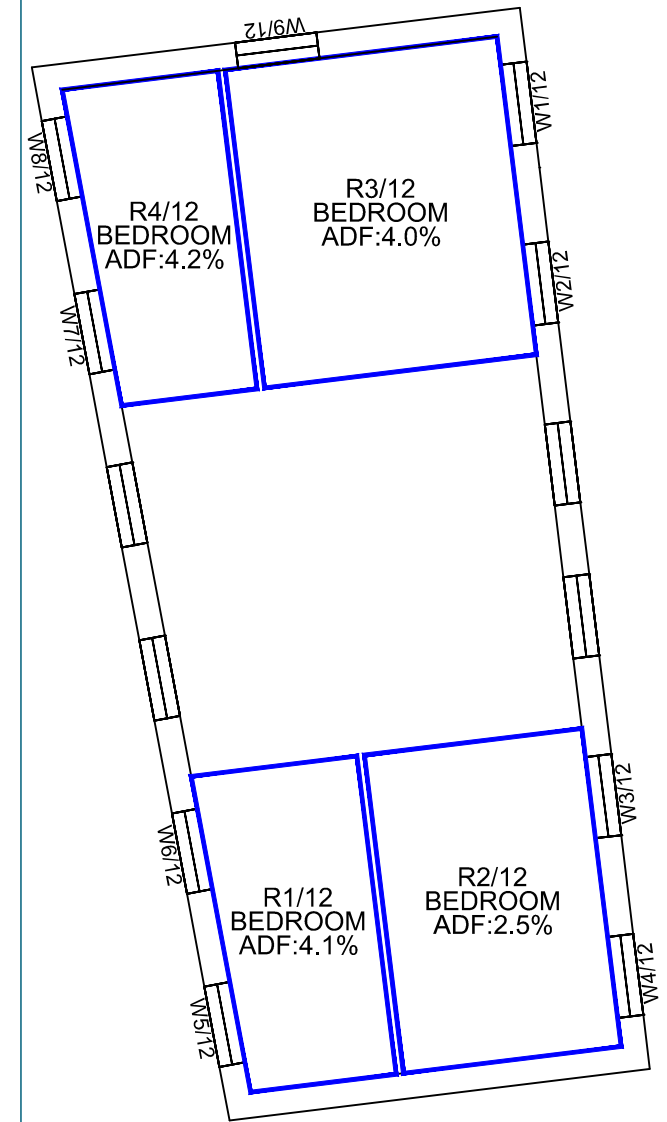
Ground



First



Second



Sources: APR Services
 Survey Info (received 16/03/17)
 915377.dwg
 Quinlan Terry Architect
 Proposed Info (received 16/03/17)
 1370 - PLANS AND ELEVATIONS 16-03-2017.dwg

Key:

Project: Jack Straw's Castle
 London

Title: Room Layouts and ADF Results
 Proposed Scheme
 (Updated Basement)

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Scheme Confirmed:

Date :

Drawn By: BW

Scale: 1:100 @ A3

Date: Mar 17

Dwg No: **P1303_I_03**

Rel: 03

