REPORT

Rochester Square
London NW1

DAYLIGHT , SUNLIGHT & OVERSHADOWING
TO

NEIGHBOURING PROPERTIES
&
PROPOSED ACCOMODATION

July 2017

BVP
BROOKE VINCENT + PARTNERS

RICS

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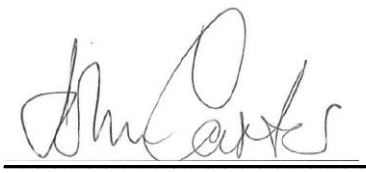

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3rd July 2017

Rochester Square, London NW1

Daylight & Sunlight

We are instructed to report upon the daylight and sunlight aspects of this Planning Application in relation to neighbouring residential properties and proposed accommodation.

Our report is based upon the scheme drawings prepared by Spacelab, survey information and photographs, plus daylight and sunlight studies.

1.0 SUMMARY

1.1 This report has been drafted by reference to the Building Research Establishment (BRE) publication (2011), *"Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice"* and local planning policy.

1.2 Our studies have confirmed that the amenity values of daylight and sunlight to neighbouring residential properties would be retained to a level that satisfies BRE criteria. Directly opposite the site the daylight at the face of the windows would have values marginally below those recommended but the distribution of daylight within the rooms would be above BRE recommended values. There would be no adverse effect.

1.3 Our studies have confirmed that in all but two locations, daylight within the proposed accommodation would satisfy BRE criteria within all habitable rooms. Sunlight availability would vary in response to aspect but the architect has ensured the living room would receive an acceptable level of annual probable sunlight hours. The recommendations of the London Plan are also satisfied.

1.4 The proposed development would not be the cause of any additional overshadowing of neighbouring gardens and BRE criterion is satisfied.

1.5 In summary, the scheme has been designed to respect BRE's criteria and therefore the relevant policy within Camden's Local Plan.

2.0 PLANNING POLICY

London Borough of Camden

2.1.1 Camden's current policy information is included within the Core Strategy (2010) However we have also included the relevant policy information from the Draft Local Plan document which was issued in June 2016.

POLICY CS5 – Managing the impact of growth and development

The second part of this Policy confirms:

"The Council will protect the amenity of Camden's residents and those working in and visiting the Borough by:

(e) Making sure that the impact of developments on their occupiers and neighbours is fully considered."

In the explanatory notes following this Policy item 5.8 confirms: *"We will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts."*

Development Policies (2010)

POLICY DP26 – Managing the impact of development on occupiers and neighbours

"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include;

(c) Sunlight, daylight and artificial light levels."

Draft Local Plan:

Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. We will protect the amenity of Camden's residents and those working in and visiting the borough by:…

e. sunlight and daylight;

2.2 **The London Plan 2016 (Including Housing Standards minor alterations - March 2016)**

2.2.1 The London Plan forms part of Camden's planning policy. The Housing Supplementary Planning Guidance (HSPG) 2016, defines in greater detail the London Plan's approach to Housing requirements and standards. Those aspects of the HSPG that are relevant to this report are mostly relevant to the London Plan **Policy 3.5 – Quality and Design of Housing Development**, and as detailed below.

Housing Supplementary Planning Guidance – March 2016

2.2.2 **Daylight and Sunlight**

Standard 32 – *All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen/dining spaces should preferably receive direct sunlight.*

The explanatory notes that follow Standard 32 include the following comments:

2.3.45 "… In *addition to the above standards, BRE good practice guidelines and methodology can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3*".

Section 1.3 is entitled *'Optimising Housing Potential'* and confirms that *"… 'optimisation' can be defined as 'developing land to the fullest amount consistent with all relevant planning objectives'...".*

2.3.46 "*Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units would achieve good amenity for residents*…".

2.3.47 "*BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan strategic approach to optimising housing output*

(Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London".

2.2.3 **Dual Aspect**

Standard 29 – *Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.*

The explanatory notes that follow Standard 29 include the following comments:

2.3.37 *"Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods…".*

2.3.39 *"… The design of single aspect flats will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy and daylight and the orientation enhances amenity, including views. North facing single aspect dwellings should be avoided wherever possible. However, in applying this standard consideration should also be given to other planning and design objectives for a site, for example the aim to maximise active frontages and minimise inactive frontages".*

2.3.41 *"In single aspect dwellings with more than two bedrooms it is difficult to achieve adequate natural ventilation and daylight to all rooms in an efficient plan layout which avoids long internal corridors. Single aspect dwellings containing three or more bedrooms should therefore be avoided. The design of single aspect ground floor dwellings will require particular consideration to maintain privacy and adequate levels of daylight".*

2.2.4 The London Plan does not provide numerical values for daylight or sunlight. Those given in this report are based upon the BRE guidance referred to above, in explanatory note 2.3.47 and more fully detailed in the item that follows this.

3. METHOD OF CALCULATION

Building Research Establishment

3.1 The calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication 2011 ‘’Site Layout Planning to Daylight and Sunlight. A Guide To Good Practice’’. This is referred to by Local Authorities as a means of articulating their policy. BRE confirm that the Guide does not contain mandatory requirements and in the **Introduction** provides a full explanation of its purpose:-

“The Guide is intended for building designers and their clients, consultants and planning officials.”

“The advice given here is not mandatory and this document should not be seen as an instrument of planning policy.”
“It aims 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.”

“In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.”

3.2 Modelling and Results

3.2.1 Our analysis and subsequent results are produced by the application of our specialist software on our three-dimensional model, images of which are included in Appendix 1. This is based upon survey information, supplemented by photographs, plus the architect's planning drawings also included in Appendix 1.

3.2.2 In this model, the existing site building is defined in blue, the neighbouring buildings in green and the proposed building in magenta.

3.3 Daylight

3.3.1 Daylight is not specific to a particular direction, as it is received from the dome of the sky.

3.3.2 Reference is made in the BRE report to various methods of assessing the effect a development will have on diffused daylight.

3.3.3 The simplest methods are not appropriate in an urban environment, where the built form is invariably complex. Vertical Sky Component (VSC) is the calculation most readily adopted, as the principles of calculation can be established by relating the location of any particular window to the existing and proposed, built environment.

3.3.4 The BRE Guide states *"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25^{o} to the horizontal, then the diffused daylighting of the existing building may be adversely affected.*

This will be the case if the Vertical Sky Component measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value".

3.3.5 Where the VSC calculation has been used, BRE also seeks to consider daylight distribution within neighbouring rooms, once again defining an adverse effect as a

result that is less than 0.8 the former value. Access is rarely available and we have therefore taken a reasoned approach.

3.3.6 The method of calculation for proposed accommodation is known as Average Daylight Factor (ADF). This is the most comprehensive of daylight calculations defined by BRE and is appropriate to proposed accommodation, because all relevant information is available.

3.3.7 The initial calculation is Vertical Sky Component which measures the value of daylight received at the centre of the window face. The area of glazing through which the light is transmitted and the transmission value of the glazing is then considered. Within the room the total surface area is calculated and a degree of reflection applied. The outcome is then compared to the values recommended by BRE. Assuming that the rooms are used in conjunction with artificial lighting the minimum recommended ADF levels are:-

2%	Kitchen or combined kitchen and living space
1.5%	Living room and study
1%	Bedroom

Where kitchens have been sited at the rear of the room these are to be served by task lighting in the modern mode.

3.3.8 Where a room is served by more than one window, ADF calculations are made in relation to each window and the individual results added together to provide the true ADF for that room. It should also be noted that full height glazing requires individual ADF calculations for those parts above and below the reference plane of 850mm above floor level. Hence the designation ‘L’ and ‘U’ against the result; the lower reading being reduced in accordance with BRE guidance to satisfy the reduced effect this portion of daylight has on daylight received at the reference plane.

3.3.9 With regard to the ADF calculations for proposed accommodation daylight, the following assumptions have been made with regard to the various elements that together are computed to produce the ADF value;

- Glazing transmittance – 0.68 for the double glazing (BRE default reading);
- Net glazed area of the window – 0.8 (BRE default reading)
- Interior surface reflectance – Living Room – 0.6 (BRE default reading 0.5)
  – Bedroom 0.6 (BRE default reading 0.5)
- Reflectance beneath reference plane – 0.15 (BRE default reading)

The variation in Living Room and Bedroom reflectance would be produced by the permanent floor finish of light coloured timber with lacquered finish. BRE have assumed a carpeted finish, which has a lower reflectance value than the permanent floor finish.

3.4 Sunlight

3.4.1 The BRE *Guide to Good Practice* confirms:

(i) Sunlight is only relevant to neighbouring residential windows which have a view of the proposed development and face within 90^{o} of south, i.e. south of the east-west axis.

(ii) If any part of a new development subtends an angle of more than 25^{o} to the horizontal measured from the centre of the main living room window, a vertical section perpendicular to the window, then the sunlighting in the existing dwelling may be adversely affected.

(iii) Similarly, the sunlight availability to an existing dwelling may be adversely affected if the APSH, when measured at the centre of the window is reduced by more than 4%.

(iv) Should the loss be greater than 4%, then sunlight availability may be adversely affected if the centre of the window receives less than 25% of the annual probable sunlight hours, of which 5% of the annual total should be received between 21 September and 21 March (winter) and less than 0.8 times its former sunlight hours during either period.

(v) Kitchens and bedrooms are less important, although care should be taken not to block too much sun.

3.4.2 Proposed accommodation "*will appear reasonably sunlit provided*":-

- *at least one main window wall faces within 90° of due south; and*
- *the centre of at least one window to a main living room can receive 25% of annual probably sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March.*
- *In housing, the main requirement for the sunlight is living rooms… It is viewed as less important in bedrooms and in kitchens.*

3.5 Permanent Overshadowing

3.5.1 BRE explains that sunlight in the spaces between buildings has an important impact and is important for a number of reasons. It therefore recommends that:-

"The availability of sunlight should be checked for all open spaces where it will be required. This would normally include:-

- *gardens, usually the main back garden of a house;*
- *parks and playing fields;*
- *outdoor swimming pools and paddling pools;*
- *sitting out areas, such as those between non-domestic buildings and in public squares;*
- *focal points for views, such as a group of monuments or fountains.*

3.5.2 BRE recognises that each of these spaces will have different sunlight requirements and suggests the Equinox (21 March) is chosen as a date for assessment:-

"It is recommended that at least half of the amenity areas listed above should receive at least two hours of sunlight on 21 March. If a detailed calculation cannot be carried out and the area is a simple shape, it is suggested that the centre of the area should receive at least two hours of sunlight on 21 March."

4.0 DAYLIGHT RESULTS

4.1 Neighbouring Buildings

NORTH

4.1 Julian Court

4.1.1 To the north of the site, there is a block of residential flats known as Julian Court. We have obtained the internal layout from the online real estate portal known as Rightmove to consider daylight within the rooms. However we have assumed the window on the flank elevation is serving a bathroom, due to the frosted glass, and BRE confirms there is no criterion to meet in these circumstances.

4.1.2 The VSC results in Appendix 2 show that in most locations, the existing VSC is below the BRE's benchmark figure of 27% and the proposed value follows suit. Wherever proposed VSC values are less than 27%, reference needs to be made to the guidance and this is reiterated in item 3.3.4 of this report. This clearly states that an adverse effect may only occur if proposed VSC is not only less than 27% but also less than 0.8 its former (existing) value. In all locations, the windows would remain well above 0.8 the existing value, and there would be no adverse effect.

4.1.3 We have given consideration to room sizes and Daylight Distribution within and the results can be referred to in Appendix 2. The results confirm that the rooms would remain above 0.8 the existing value and there would be no adverse effect. BRE criterion has been satisfied.

EAST

4.2 28 Rochester Square

4.2.1 To the east of the site, there is a row of terraced properties. We have analysed the closest property known as No.28 Rochester Square. The results confirm VSC values well above the requirements and BRE criterion has been fully satisfied.

SOUTH

4.3 29-36 Rochester Square

4.3.1 To the south of the site, a row of terraced properties stand opposite the site. We have obtained a number of internal layouts from the online real estate portal known as Rightmove in order to consider an accurate representation of daylight to the existing occupants. The windows at first floor level are not included as they only serve staircases and bathrooms.

4.3.2 The VSC results confirm a majority of windows are well above the recommended values of 0.8. The exceptions are only to a number of lower ground windows including 0.78 (W1), 0.76 (W2) and 0.78 (W3). The results are only marginally below the recommended value of 0.8 and should not negate a good set of results.

4.3.3 We have given consideration to Daylight Distribution within the rooms and the results can be referred to in Appendix 2. The results confirm that all rooms would remain equivalent or above 0.8 the existing value and there would be no adverse effect. BRE criterion has been satisfied.

4.3.4 The combination of VSC and Daylight Distribution results confirm good daylight would be maintained in accordance with BRE guidelines.

WEST

4.4 Rochester Court

4.4.1 To the west of the site, a block of residential flats stand opposite the site. For the purposes of this report, we have analysed the relevant windows at the lower floors and those directly facing the site to represent the worst case scenario. The VSC results confirm the difference between existing and proposed condition is well above the recommended values of 0.8 and BRE criterion has been satisfied.

4.4.2 We did not find it necessary to consider daylight distribution for the windows above because the VSC levels between existing and proposed were so similar and there would be no adverse effect.

4.5 144-146 Camden Road

4.5.1 To the north-west of the site, there are two terraced properties with the rear elevation facing the proposed site. The results confirm VSC remains well above 0.8 the existing values and BRE criterion has been fully satisfied.

4.5.2 Again, we did not find it necessary to consider daylight distribution for the windows above because the VSC levels between existing and proposed were so similar and there would be no adverse effect.

4.6 Proposed Accommodation

4.6.1 We have analysed ADF (which is fully explained in item 3.3.6 to 3.3.9) to all habitable rooms and the results are detailed within Appendix 3.

4.6.2 The results confirm ADF in all but two locations would be above to the BRE's recommended values. The exceptions include bedroom R2 and R4 at lower ground floor level where the proposed ADF values would be 0.91 and 0.82. They are only marginally below BRE recommended value of 1% for bedrooms. BRE also recognises the daylight to bedrooms is not as important as other habitable spaces.

4.7 Daylight Summary

4.7.1 The VSC and Daylight Distribution results of neighbouring residential properties confirm there would be little or no adverse effect to the majority of locations. In a few cases within 29-36 Rochester Square, where an apparent effect is defined by the VSC, the Daylight distribution counterpart is satisfactory.

4.7.2 Within the proposed accommodation, we have worked with the architect to ensure that habitable rooms receive the benefit of good daylight. In only two locations at lower ground would the result be slightly lower and should not negate a good set of results.

5.0 SUNLIGHT RESULTS

5.1 Neighbouring Residential Buildings

5.1.1 The sunlight results are defined by the two right hand columns in **Appendix 2** and adjacent to the VSC results.

5.1.2 Windows that do not face within 90 degrees of south are classified as 'north facing'. In these circumstances there is no criterion to meet.

5.1.3 The results for windows that face within 90 degrees of south demonstrate that when consideration is given to BRE's recommended values, there would be no adverse effect.

5.2 Proposed Accommodation

5.2.1 All habitable accommodation is on the south side of the building and will collectively receive direct sunlight. All flats satisfy the London Plan 'Standard 32' that homes should provide for direct sunlight to enter at least one habitable room for part of the day, as referenced by item 2.4 of this report.

5.2.2 In relation to the BRE guidelines (see item 3.4.3), each living room would benefit from sunlight availability in accordance with BRE recommendations and the proposed accommodation has a layout which has been well considered.

5.3 Summary

5.3.1 Sunlight availability to neighbouring residential properties that face within 90° of south would demonstrate that BRE's recommended values have been fully satisfied.

5.3.2 The proposed accommodation has a layout which has been well-considered in order to provide each flat with southerly aspect, in accordance the London Plan (2016) and BRE guidelines.

6.0 OVERSHADOWING RESULTS

6.1 For the purposes of this report, we have analysed the neighbouring amenity areas named below. We refer to the Permanent overshadowing contours within Appendix 4, which represent conditions on 21 March.

29-36 Rochester Square
144-146 Camden Road

6.2 In all locations the value would remain above 0.8 the existing amenity value and the proposed development would not be the cause of any adverse effect. BRE criterion has been satisfied.

APPENDIX 1

LOCATION PLAN

CAD MODEL

Rev.	Date	Description

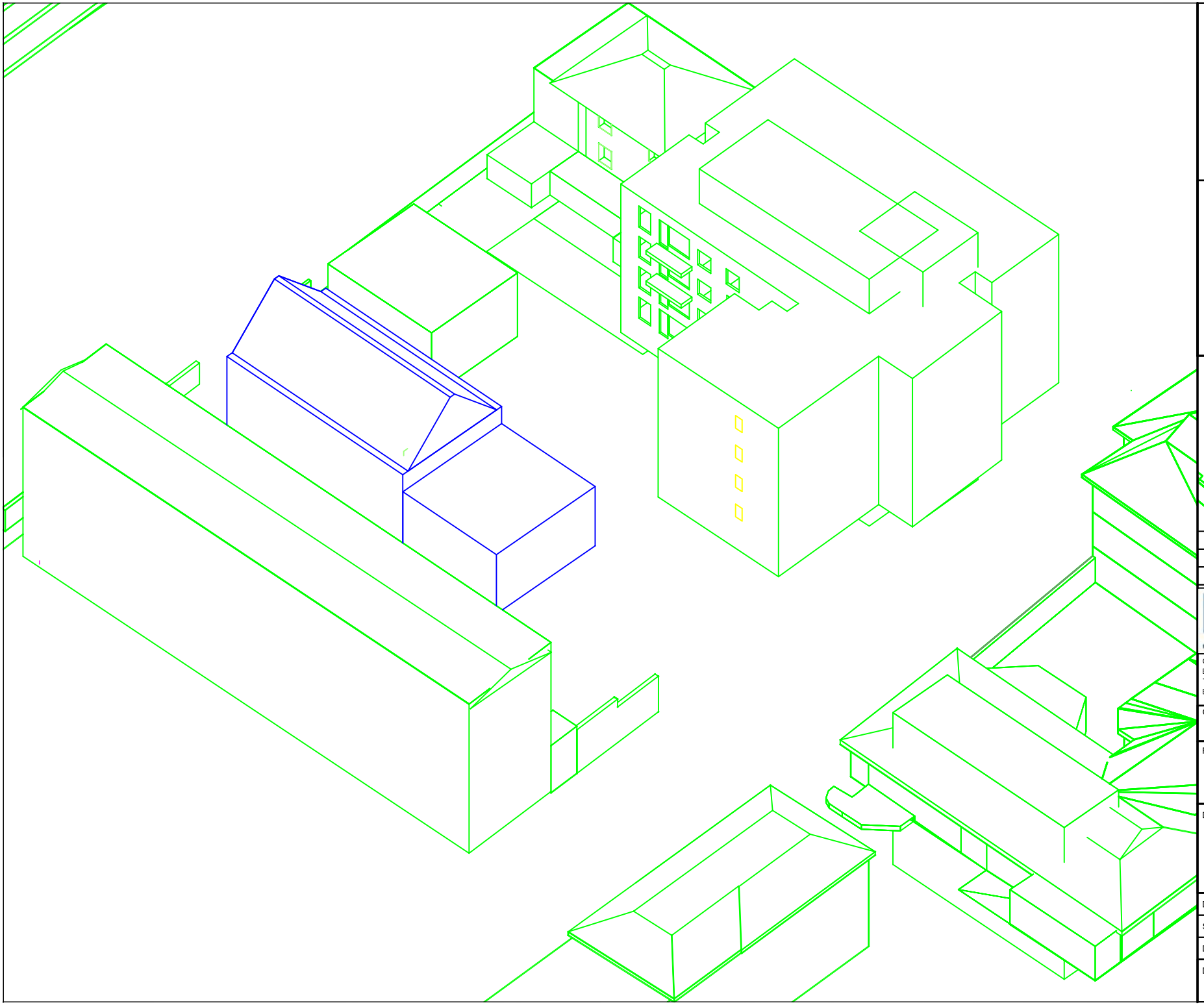
BVP BROOKE VINCENT + PARTNERS RICS
Chartered Building Surveyors
Enterprise House The Crest London NW4 2HW
Tel: 020 8202 1013
E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
Spacelab

PROJECT:
Rochester Square
NW1 9RZ

DRAWING:
Plan View
Existing

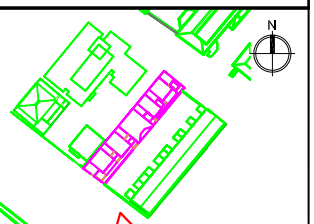
DRAWN: HA	PROJECT NO: 11014
SCALE: NTS	
DATE: 3.07.17	
DRAWING NO: 11014	REV:



KEY:

Existing
Neighbouring Buildings

Proposed Site Building



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PROJECT:
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DRAWING:
Perspective View
Existing

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SCALE: NTS	
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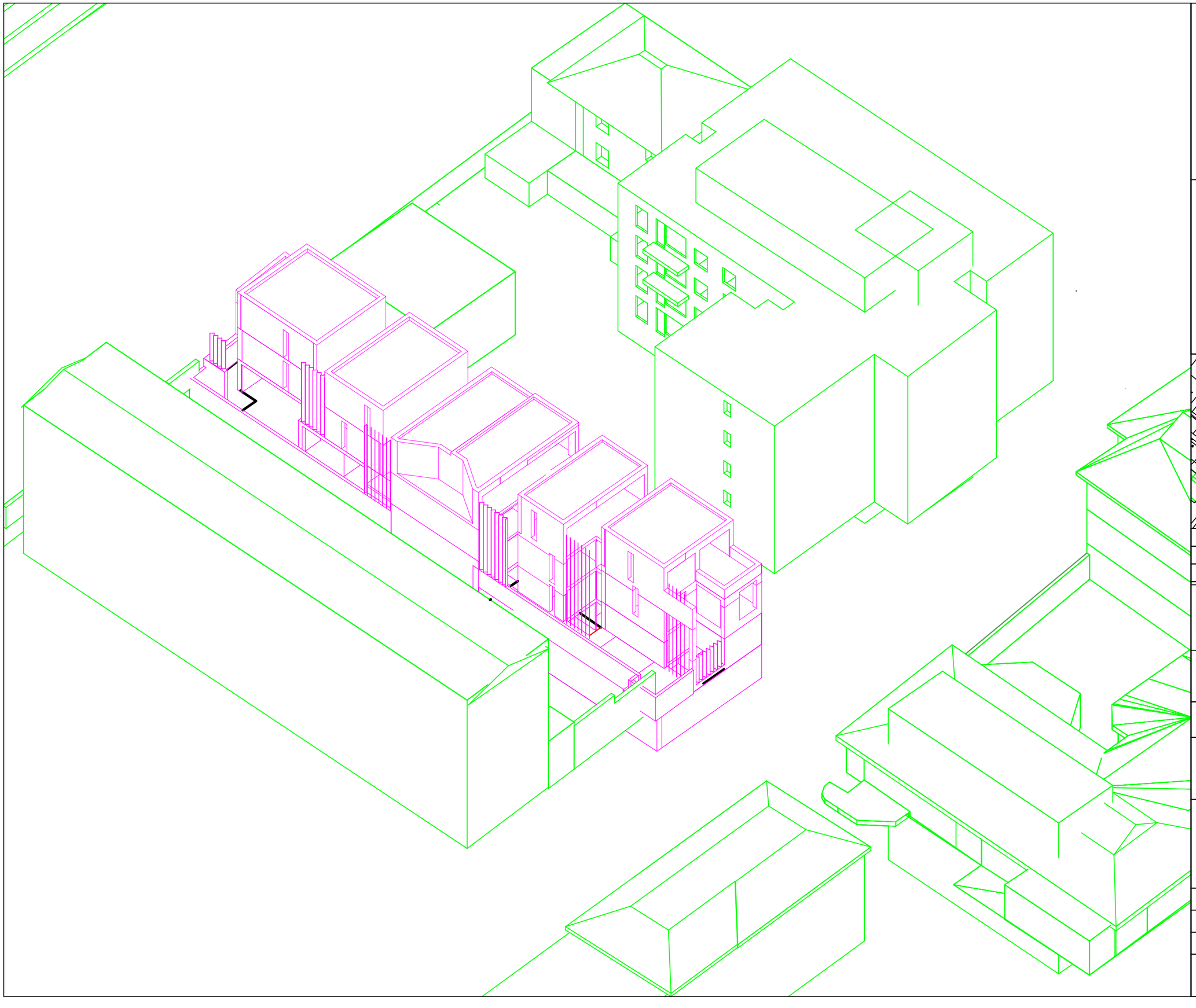
DRAWING NO:	REV:
11014	



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Proposed Site Building

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Rochester Square
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DRAWING:
Perspective View
Proposed

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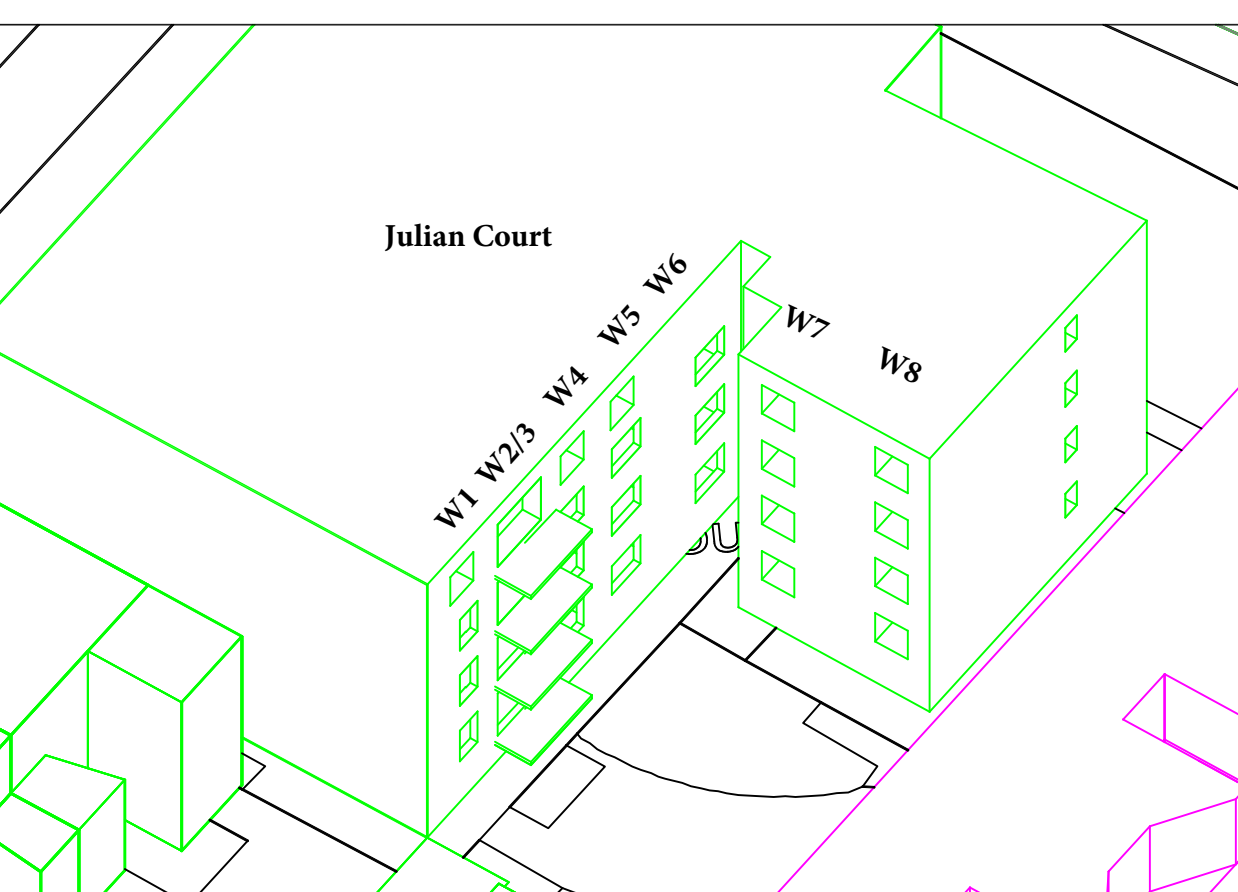
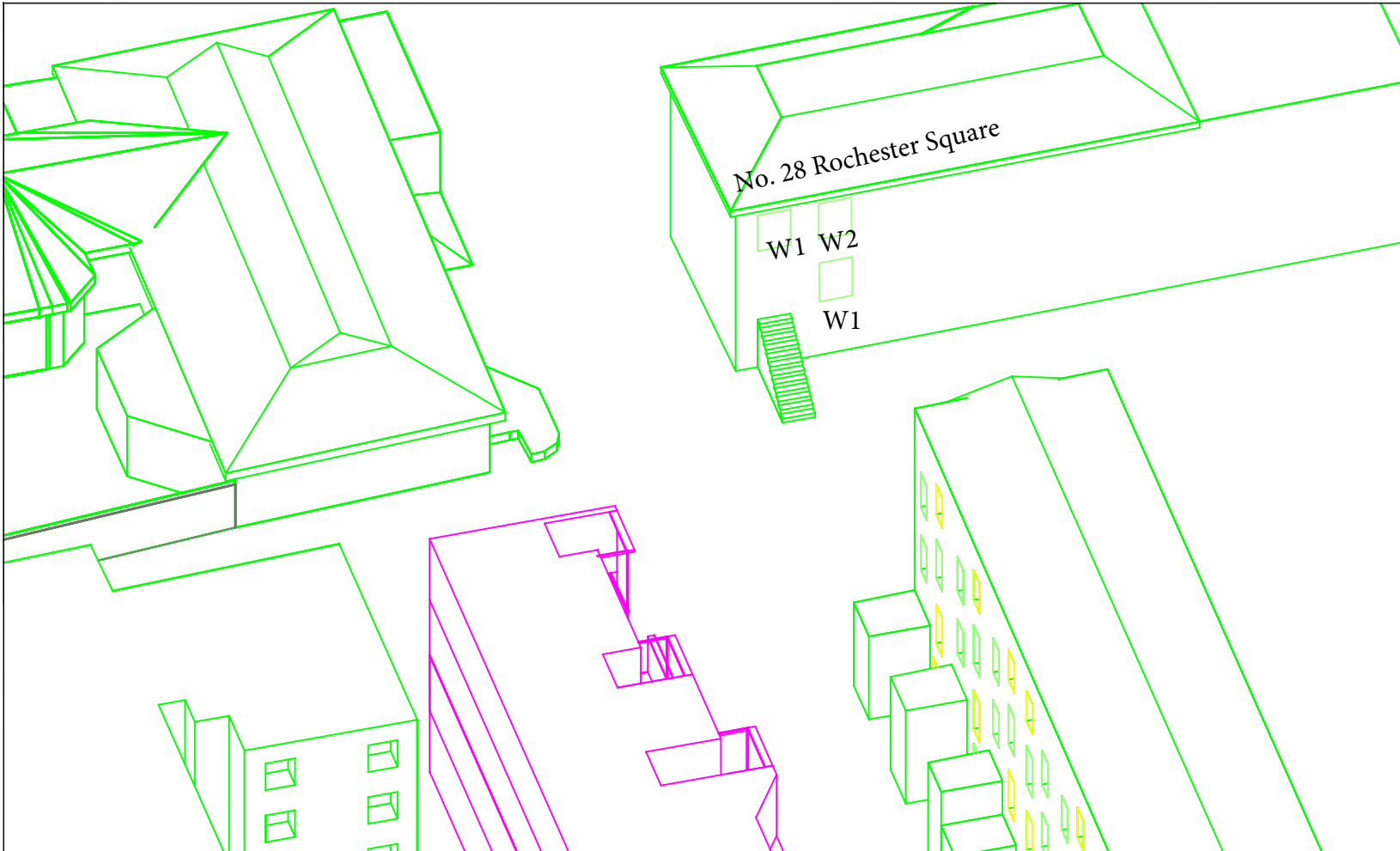
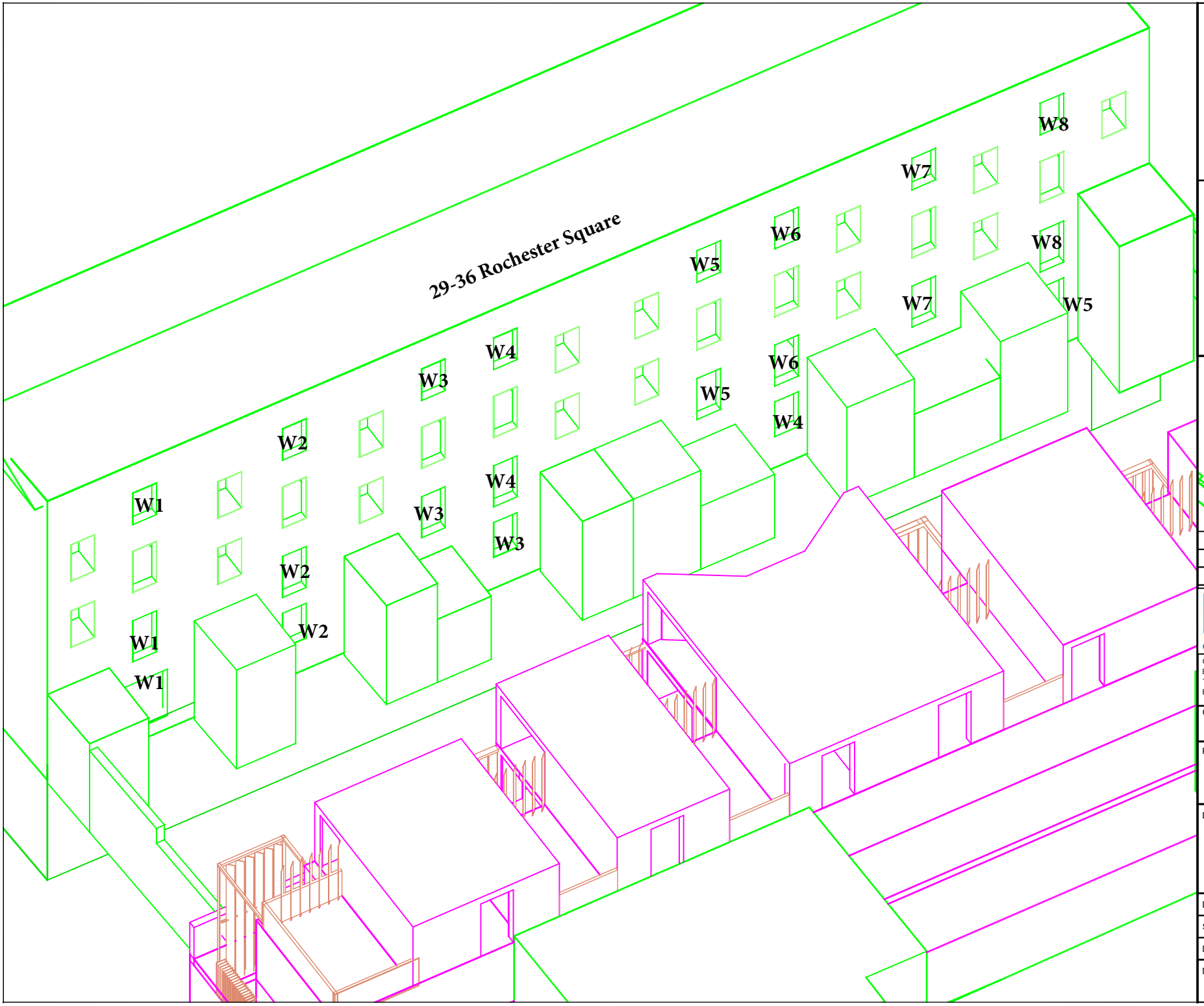
SCALE: NTS	
DATE: 03.07.2017	

DRAWING NO:	REV:
11014	


Julian Court
W1
W2/3
W4
W5
W6
W7
W8


No. 28 Rochester Square
W1
W2
W1



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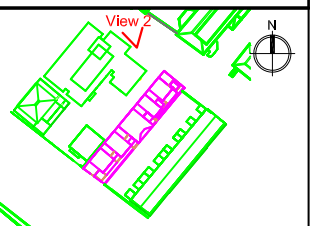

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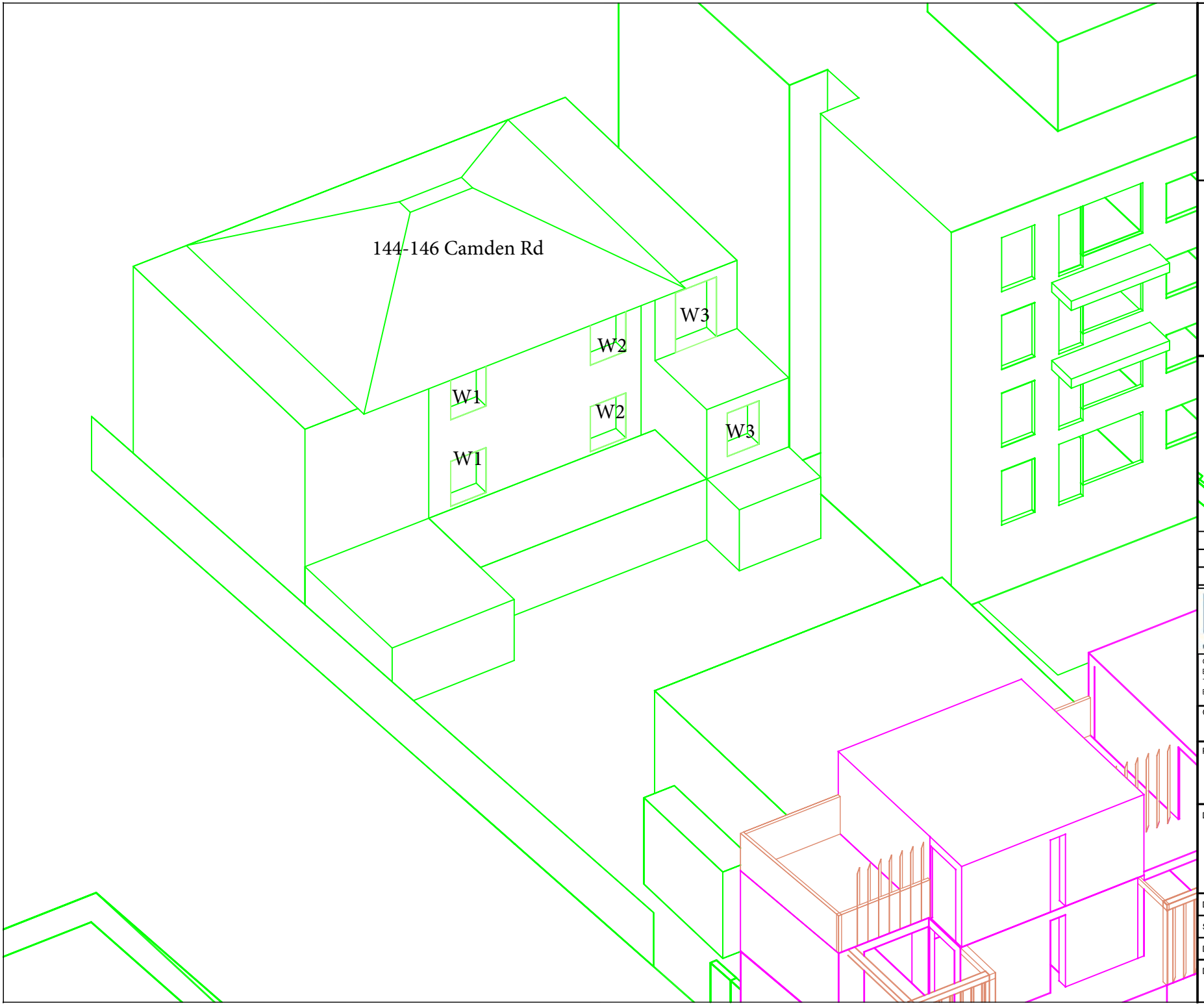

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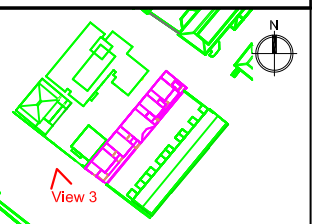

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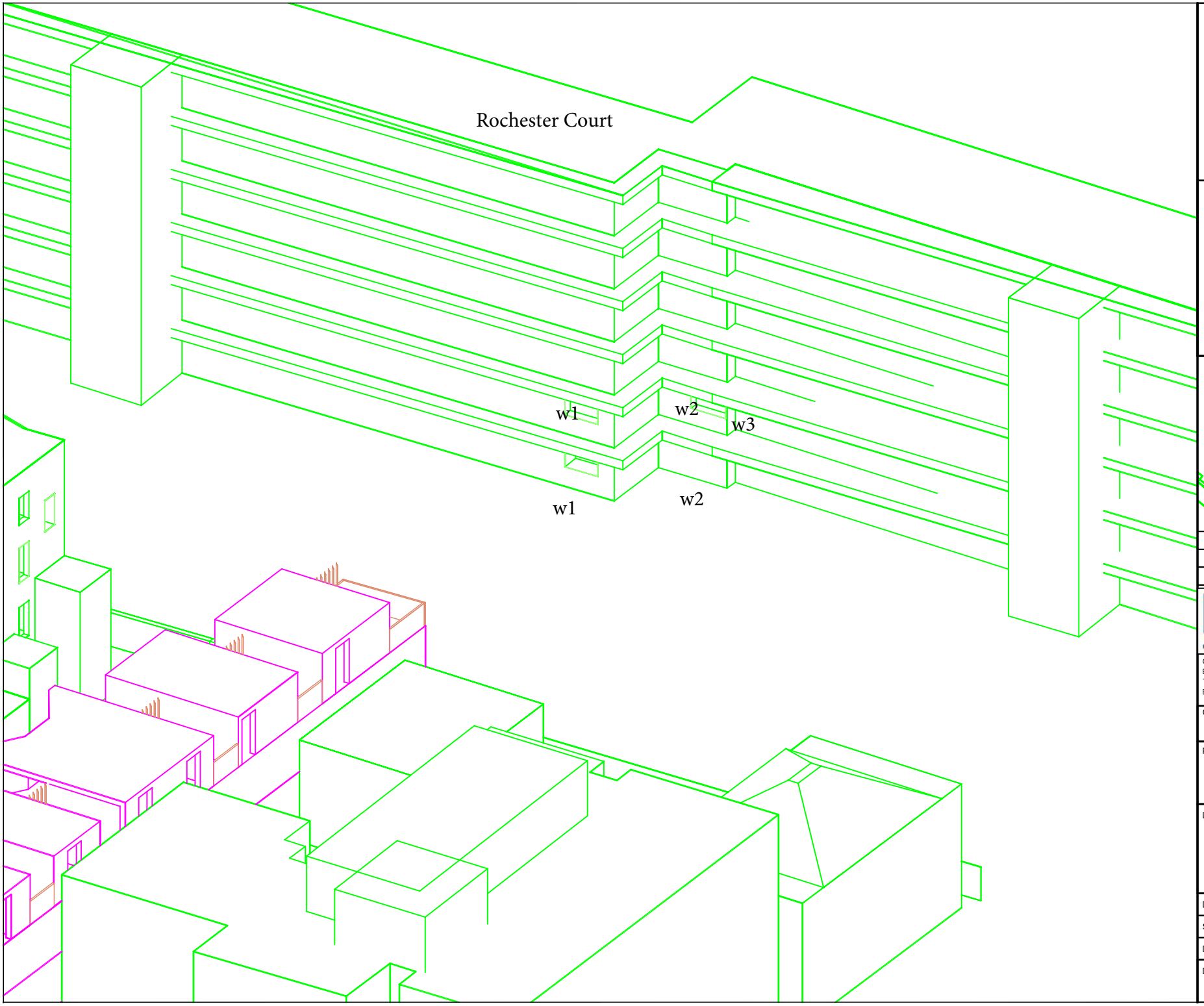

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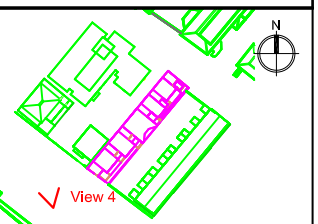

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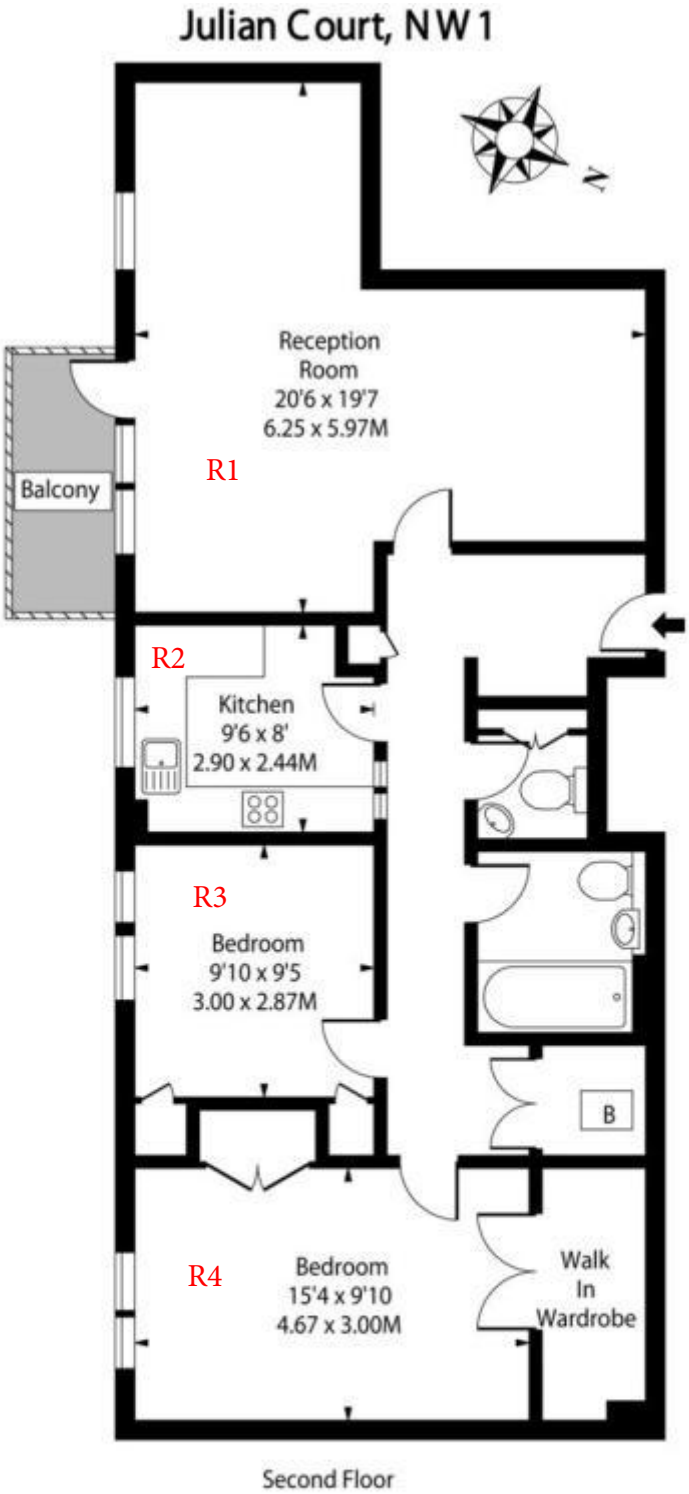
11014	

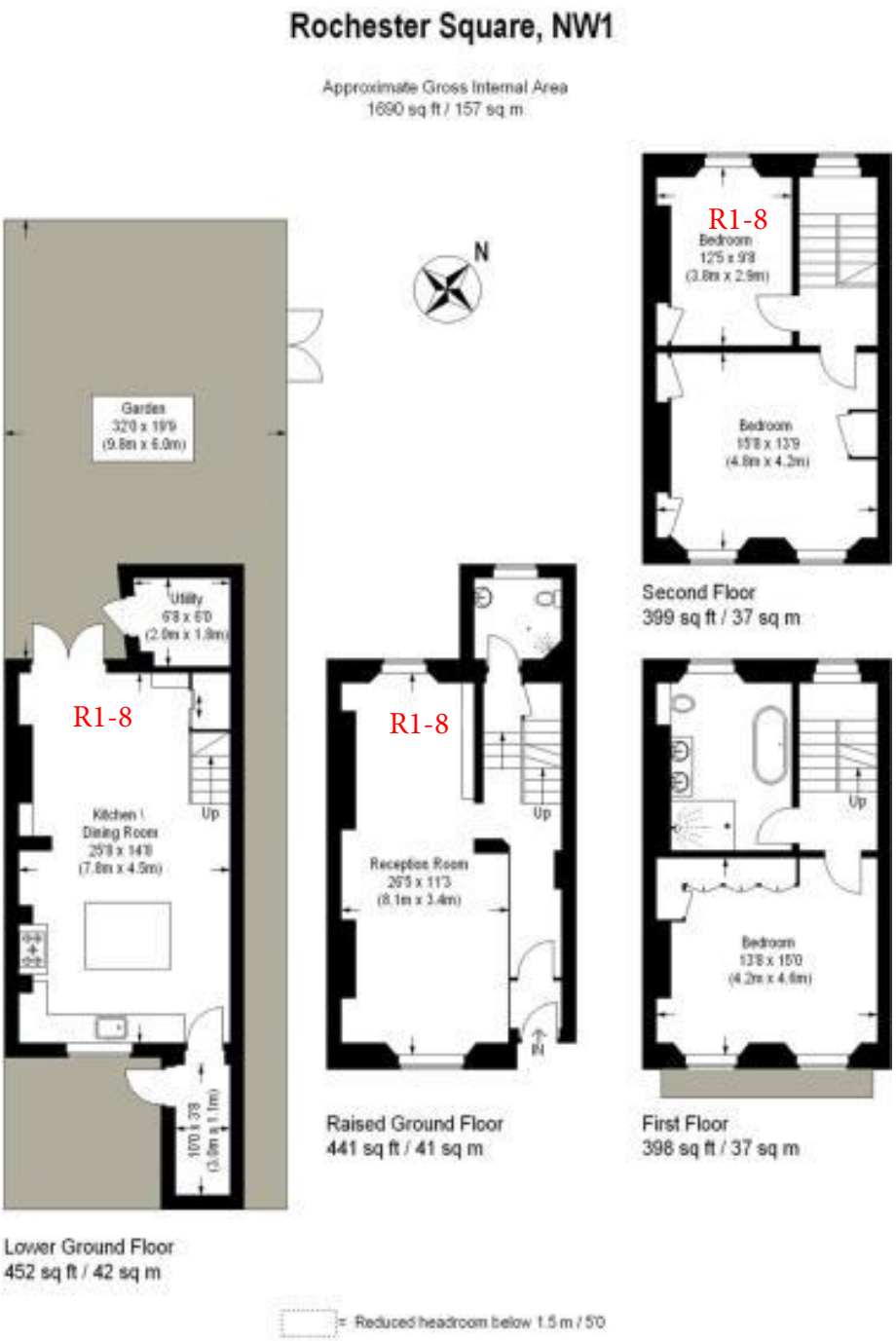
ROOM LAYOUTS - NEIGHBOURING
PROPERTY: Julian Court



Approx Gross Internal Area 917 Sq Ft - 85.19 Sq M

Illustration Purposes Only
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

ROOM LAYOUTS - NEIGHBOURING
PROPERTY: 29-36 Rochester Square



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID110432)

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS TO NEIGHBOURING PROPERTIES

Project Name: Rochester Square Spiritualist Temple
Project No.: 11014
Report Title: Daylight & Sunlight - Neighbour Analysis <Report Title>
Date of Analysis: 22/06/2017

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
Julian Court												
Ground	R1	Residential	Livingroom	W1	Existing	27.61	0.96	YES	57	YES	14	YES
					Proposed	26.58			52		11	
				W2	Existing	26.61	0.96	YES	57	YES	17	YES
					Proposed	25.48			52		14	
				W3	Existing	25.78	0.96	YES	58	YES	18	YES
					Proposed	24.71			53		15	
	R2	Residential	Kitchen	W4	Existing	23.79	0.96	YES	49	YES	18	YES
					Proposed	22.91			44		14	
	R3a	Residential	Bedroom	W5	Existing	19.96	0.96	YES	45	YES	18	YES
					Proposed	19.26			41		14	
	R3	Residential	Bedroom	W6	Existing	7.55	1.00	YES	28	YES	13	YES
					Proposed	7.55			27		12	
	R4	Residential	Bedroom	W7	Existing	20.85	0.98	YES	52	YES	20	YES
					Proposed	20.49			48		16	
First	R1	Residential	Livingroom	W1	Existing	30.35	1.00	YES	63	YES	20	YES
					Proposed	30.31			63		20	
				W2	Existing	21.25	1.00	YES	52	YES	20	YES
					Proposed	21.19			52		20	
				W3	Existing	15.68	1.00	YES	33	YES	16	YES
					Proposed	15.61			33		16	
	R2	Residential	Kitchen	W4	Existing	25.48	1.00	YES	43	YES	15	YES
					Proposed	25.54			43		15	
	R3a	Residential	Bedroom	W5	Existing	22.88	1.00	YES	48	YES	20	YES
					Proposed	22.92			48		20	
	R3	Residential	Bedroom	W6	Existing	8.48	1.00	YES	29	YES	13	YES
					Proposed	8.50			29		13	
	R4	Residential	Bedroom	W7	Existing	23.56	1.00	YES	55	YES	23	YES
					Proposed	23.60			55		23	
	R5	Residential	Livingroom	W8	Existing	28.72	0.99	YES	62	YES	24	YES
					Proposed	28.38			58		20	
Second	R1	Residential	Livingroom	W1	Existing	33.37	1.00	YES	66	YES	22	YES
					Proposed	33.46			66		22	
				W2	Existing	24.80	1.00	YES	56	YES	22	YES
					Proposed	24.88			56		22	
				W3	Existing	19.94	1.00	YES	37	YES	18	YES
					Proposed	20.00			37		18	
	R2	Residential	Kitchen	W4	Existing	29.77	1.00	YES	52	YES	19	YES
					Proposed	29.82			52		19	
	R3a	Residential	Bedroom	W5	Existing	26.99	1.00	YES	55	YES	20	YES
					Proposed	27.02			55		20	
	R3	Residential	Bedroom	W6	Existing	10.37	1.00	YES	30	YES	14	YES
					Proposed	10.38			30		14	
	R4	Residential	Bedroom	W7	Existing	27.41	1.00	YES	61	YES	24	YES
					Proposed	27.42			61		24	
	R5	Residential	Livingroom	W8	Existing	31.89	1.00	YES	66	YES	24	YES
					Proposed	31.89			66		24	
Third	R1	Residential	Livingroom	W1	Existing	37.63	1.00	YES	70	YES	24	YES
					Proposed	37.63			70		24	
				W2	Existing	37.31	1.00	YES	68	YES	24	YES
					Proposed	37.31			68		24	
				W3	Existing	37.23	1.00	YES	69	YES	24	YES
					Proposed	37.23			69		24	
	R2	Residential	Kitchen	W4	Existing	35.94	1.00	YES	66	YES	24	YES
					Proposed	35.94			66		24	
	R3a	Residential	Bedroom	W5	Existing	33.42	1.00	YES	63	YES	23	YES
					Proposed	33.42			63		23	
	R4	Residential	Bedroom	W7	Existing	32.16	1.00	YES	64	YES	24	YES
					Proposed	32.16			64		24	
	R5	Residential	Livingroom	W8	Existing	35.07	1.00	YES	68	YES	25	YES
					Proposed	35.07			68		25	

Project Name: Rochester Square Spiritualist Temple
Project No.: 11014
Report Title: Daylight Distribution Analysis - Neighbour <Report Title>
Date of Analysis: 03/07/2017

Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Julian Court									
Ground	R1	Residential	Livingroom	Area m2	27.35	27.16	27.16		
				% of room		99%	99%	1.00	YES
	R2	Residential	Kitchen	Area m2	6.63	6.52	6.52		
				% of room		98%	98%	1.00	YES
	R3a	Residential	Bedroom	Area m2	8.50	8.37	8.37		
				% of room		98%	98%	1.00	YES
	R3	Residential	Bedroom	Area m2	14.25	9.29	8.75		
				% of room		65%	61%	0.94	YES
	R4	Residential	Bedroom	Area m2	11.35	6.13	6.13		
				% of room		54%	54%	1.00	YES
	R5	Residential	Bathroom	Area m2	3.00	2.79	2.56		
				% of room		93%	85%	0.92	YES
First	R1	Residential	Livingroom	Area m2	27.35	27.15	27.15		
				% of room		99%	99%	1.00	YES
	R2	Residential	Kitchen	Area m2	6.63	6.55	6.55		
				% of room		99%	99%	1.00	YES
	R3a	Residential	Bedroom	Area m2	8.50	8.38	8.38		
				% of room		99%	99%	1.00	YES
	R3	Residential	Bedroom	Area m2	14.25	9.49	9.49		
				% of room		67%	67%	1.00	YES
	R4	Residential	Bedroom	Area m2	11.35	6.48	6.48		
				% of room		57%	57%	1.00	YES
	R5	Residential	Livingroom	Area m2	13.20	12.73	12.73		
				% of room		96%	96%	1.00	YES
	R6	Residential	Bathroom	Area m2	3.00	2.83	2.83		
				% of room		94%	94%	1.00	YES
Second	R1	Residential	Livingroom	Area m2	27.35	27.22	27.22		
				% of room		100%	100%	1.00	YES
	R2	Residential	Kitchen	Area m2	6.63	6.57	6.57		
				% of room		99%	99%	1.00	YES
	R3a	Residential	Bedroom	Area m2	8.50	8.38	8.38		
				% of room		99%	99%	1.00	YES
	R3	Residential	Bedroom	Area m2	14.25	9.62	9.62		
				% of room		67%	67%	1.00	YES
	R4	Residential	Bedroom	Area m2	11.35	7.74	7.74		
				% of room		68%	68%	1.00	YES
	R5	Residential	Livingroom	Area m2	13.20	12.92	12.92		
				% of room		98%	98%	1.00	YES
	R6	Residential	Bathroom	Area m2	3.00	2.85	2.85		
				% of room		95%	95%	1.00	YES
Third	R1	Residential	Livingroom	Area m2	27.35	27.24	27.24		
				% of room		100%	100%	1.00	YES
	R2	Residential	Kitchen	Area m2	6.63	6.57	6.57		
				% of room		99%	99%	1.00	YES
	R3a	Residential	Bedroom	Area m2	8.50	8.34	8.34		
				% of room		98%	98%	1.00	YES
	R4	Residential	Bedroom	Area m2	11.35	9.75	9.75		
				% of room		86%	86%	1.00	YES
	R5	Residential	Livingroom	Area m2	13.20	12.98	12.98		
				% of room		98%	98%	1.00	YES
	R6	Residential	Bathroom	Area m2	3.00	2.88	2.88		
				% of room		96%	96%	1.00	YES

Project Name: Rochester Square Spiritualist Temple
Project No.: 11014
Report Title: Daylight & Sunlight - Neighbour Analysis <Report Title>
Date of Analysis: 22/06/2017

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
No. 28 Rochester Square												
Ground				W1	Existing	33.91	0.99	YES	67	YES	22	YES
					Proposed	33.61			66		21	
First				W1	Existing	34.44	1.00	YES	67	YES	24	YES
					Proposed	34.34			67		24	
				W2	Existing	34.52	1.00	YES	67	YES	24	YES
					Proposed	34.42			67		24	

Project Name: Rochester Square Spiritualist Temple
Project No.: 11014
Report Title: Daylight & Sunlight - Neighbour Analysis <Report Title>
Date of Analysis: 22/06/2017

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
29-36 Rochester Square												
Lower Ground	R1	Residential	Livingroom	W1	Existing	18.69	0.78	MARGINAL		NORTH	FACING	
					Proposed	14.60						
	R2	Residential	Livingroom	W2	Existing	19.72	0.76	MARGINAL				
					Proposed	15.00						
	R3	Residential	Livingroom	W3	Existing	21.73	0.78	MARGINAL				
					Proposed	17.03						
	R4	Residential	Livingroom	W4	Existing	16.81	0.88	YES				
					Proposed	14.85						
	R5	Residential	Livingroom	W5	Existing	9.81	0.95	YES				
					Proposed	9.28						
Ground	R1	Residential	Livingroom	W1	Existing	33.24	0.92	YES				
					Proposed	30.66						
	R2	Residential	Livingroom	W2	Existing	32.50	0.90	YES				
					Proposed	29.37						
	R3	Residential	Livingroom	W3	Existing	31.53	0.91	YES				
					Proposed	28.72						
	R4	Residential	Livingroom	W4	Existing	30.97	0.92	YES				
					Proposed	28.48						
	R5	Residential	Livingroom	W5	Existing	29.51	0.97	YES				
					Proposed	28.59						
	R6	Residential	Livingroom	W6	Existing	29.18	0.98	YES				
					Proposed	28.66						
	R7	Residential	Livingroom	W7	Existing	29.13	1.00	YES				
					Proposed	29.24						
	R8	Residential	Livingroom	W8	Existing	22.48	0.99	YES				
					Proposed	22.18						
Second	R1	Residential	Bedroom	W2	Existing	37.63	1.00	YES				
					Proposed	37.63						
	R2	Residential	Bedroom	W4	Existing	37.44	1.00	YES				
					Proposed	37.44						
	R3	Residential	Bedroom	W6	Existing	37.30	1.00	YES				
					Proposed	37.30						
	R4	Residential	Bedroom	W7	Existing	37.26	1.00	YES				
					Proposed	37.26						
	R5	Residential	Bedroom	W10	Existing	37.29	1.00	YES				
					Proposed	37.29						
	R6	Residential	Bedroom	W11	Existing	37.30	1.00	YES				
					Proposed	37.30						
	R7	Residential	Bedroom	W13	Existing	37.25	1.00	YES				
					Proposed	37.25						
	R8	Residential	Bedroom	W15	Existing	37.13	1.00	YES				
					Proposed	37.13						

Project Name: Rochester Square Spiritualist Temple
Project No.: 11014
Report Title: Daylight Distribution Analysis - Neighbour <Report Title>
Date of Analysis: 03/07/2017

Floor Ref.	Room Ref.	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
29-36 Rochester Square									
Lower Ground	R1	Residential	Livingroom	Area m2	14.78	13.74	10.69		
				% of room		93%	72%	0.78	EQUIV
	R2	Residential	Livingroom	Area m2	14.78	12.90	10.47		
				% of room		87%	71%	0.81	YES
	R3	Residential	Livingroom	Area m2	14.78	10.80	8.88		
				% of room		73%	60%	0.82	YES
	R4	Residential	Livingroom	Area m2	14.78	8.01	8.03		
				% of room		54%	54%	1.00	YES
	R5	Residential	Livingroom	Area m2	14.78	8.50	8.92		
				% of room		57%	60%	1.05	YES
Ground	R1	Residential	Livingroom	Area m2	9.22	8.99	8.99		
				% of room		97%	97%	1.00	YES
	R2	Residential	Livingroom	Area m2	6.99	6.75	6.75		
				% of room		97%	97%	1.00	YES
	R3	Residential	Livingroom	Area m2	6.99	6.75	6.75		
				% of room		97%	97%	1.00	YES
	R4	Residential	Livingroom	Area m2	6.99	6.75	6.75		
				% of room		97%	97%	1.00	YES
	R5	Residential	Livingroom	Area m2	6.99	6.76	6.76		
				% of room		97%	97%	1.00	YES
	R6	Residential	Livingroom	Area m2	6.99	6.76	6.76		
				% of room		97%	97%	1.00	YES
	R7	Residential	Livingroom	Area m2	6.99	6.76	6.76		
				% of room		97%	97%	1.00	YES
	R8	Residential	Livingroom	Area m2	6.99	6.73	6.73		
				% of room		96%	96%	1.00	YES
Second	R1	Residential	Bedroom	Area m2	7.55	7.23	7.23		
				% of room		96%	96%	1.00	YES
	R2	Residential	Bedroom	Area m2	6.99	6.75	6.75		
				% of room		97%	97%	1.00	YES
	R3	Residential	Bedroom	Area m2	6.99	6.76	6.76		
				% of room		97%	97%	1.00	YES
	R4	Residential	Bedroom	Area m2	6.99	6.75	6.75		
				% of room		97%	97%	1.00	YES
	R5	Residential	Bedroom	Area m2	6.99	6.76	6.76		
				% of room		97%	97%	1.00	YES
	R6	Residential	Bedroom	Area m2	6.99	6.76	6.76		
				% of room		97%	97%	1.00	YES
	R7	Residential	Bedroom	Area m2	6.99	6.76	6.76		
				% of room		97%	97%	1.00	YES
	R8	Residential	Bedroom	Area m2	6.99	6.75	6.75		
				% of room		97%	97%	1.00	YES

Project Name: Rochester Square Spiritualist Temple
Project No.: 11014
Report Title: Daylight & Sunlight - Neighbour Analysis <Report Title>
Date of Analysis: 22/06/2017

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
Rochester Court												
Ground				W1	Existing	14.93	1.00	YES		NORTH	FACING	
					Proposed	14.93						
				W2	Existing	2.84	0.97	YES				
					Proposed	2.75						
First				W1	Existing	17.87	1.00	YES				
					Proposed	17.85						
				W2	Existing	10.18	0.99	YES				
					Proposed	10.12						
				W3	Existing	4.91	0.99	YES				
					Proposed	4.87						

Project Name: Rochester Square Spiritualist Temple
Project No.: 11014
Report Title: Daylight & Sunlight - Neighbour Analysis <Report Title>
Date of Analysis: 22/06/2017

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Annual	Meets BRE Criteria	Winter	Meets BRE Criteria
144-146 Camden Rd												
Ground				W1	Existing	27.71	1.00	YES	50	YES	13	YES
					Proposed	27.58			49		12	
				W2	Existing	21.72	1.00	YES	48	YES	17	YES
					Proposed	21.81			48		17	
				W3	Existing	24.70	1.01	YES	55	YES	18	YES
					Proposed	24.86			55		18	
First				W1	Existing	23.78	0.99	YES	45	YES	16	YES
					Proposed	23.65			45		16	
				W2	Existing	20.95	1.00	YES	43	YES	19	YES
					Proposed	20.89			43		19	
				W3	Existing	25.00	1.00	YES	51	YES	21	YES
					Proposed	24.95			51		21	

APPENDIX 3

DAYLIGHT
TO
PROPOSED ACCOMODATION

Project Name: Rochester Square Spiritualist Temple
Project No.: 11014
Report Title: Average Daylight Analysis - Neighbour Test
Date: 22/06/2017

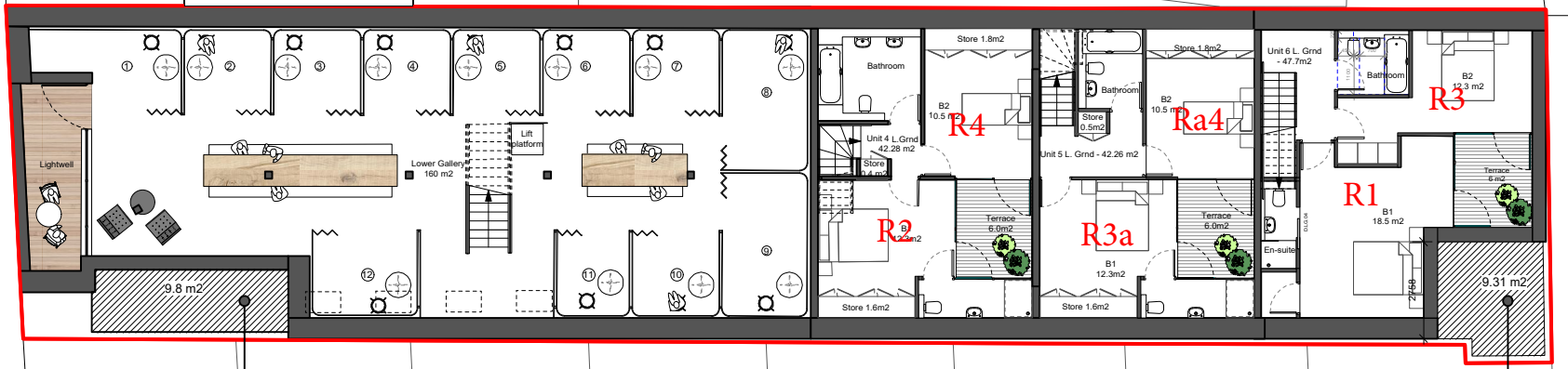
Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Req'd Value	Meets BRE Criteria
Rochester Square Spiritualist Temple													
Below Ground	R1	Residential	Bedroom	W1-L	0.68	1.77	26.20	83.12	0.60	0.20	0.12		
				W1-U	0.68	3.44	38.88	83.12	0.60	1.00	1.71		
											1.83	1.00	YES
Below Ground	R2	Residential	Bedroom	W2-L	0.68	1.86	10.47	60.61	0.60	0.20	0.07		
				W2-U	0.68	3.62	13.32	60.61	0.60	1.00	0.84		
											0.91	1.00	Marginal
Below Ground	R3a	Residential	Bedroom	W3-L	0.68	1.86	20.29	60.49	0.60	0.20	0.13		
				W3-U	0.68	3.61	29.76	60.49	0.60	1.00	1.89		
											2.02	1.00	YES
Below Ground	R3	Residential	Bedroom	W4-L	0.68	1.52	18.47	51.39	0.60	0.20	0.12		
				W4-U	0.68	2.95	23.36	51.39	0.60	1.00	1.43		
											1.54	1.00	YES
Below Ground	R4a	Residential	Bedroom	W5-L	0.68	1.46	15.91	53.33	0.60	0.20	0.09		
				W5-U	0.68	2.84	17.66	53.33	0.60	1.00	1.00		
											1.09	1.00	YES
Below Ground	R4	Residential	Bedroom	W6-L	0.68	1.47	12.62	55.42	0.60	0.20	0.07		
				W6-U	0.68	2.86	13.67	55.42	0.60	1.00	0.75		
											0.82	1.00	NO
Ground	R1	Residential	Living Room	W1-L	0.68	1.77	48.42	94.03	0.60	0.20	0.19		
				W1-U	0.68	3.44	52.75	94.03	0.60	1.00	2.05		
											2.24	1.50	YES
Ground	R2	Residential	Living Room	W2-L	0.68	1.84	36.07	97.64	0.60	0.20	0.14		
				W2-U	0.68	3.56	37.36	97.64	0.60	1.00	1.45		
				W4-L	0.68	1.43	19.93	97.64	0.60	0.20	0.06		
				W4-U	0.68	2.77	22.14	97.64	0.60	1.00	0.67		
				W5-L	0.68	0.34	37.47	97.64	0.60	0.20	0.03		
				W5-U	0.68	0.66	41.47	97.64	0.60	1.00	0.30		
											2.65	1.50	YES
Ground	R3a	Residential	Living Room	W3-L	0.68	2.87	22.84	96.39	0.60	0.20	0.14		
				W3-U	0.68	5.58	24.05	96.39	0.60	1.00	1.48		
				W6-L	0.68	0.44	16.53	96.39	0.60	0.20	0.02		
				W6-U	0.68	0.86	18.51	96.39	0.60	1.00	0.18		
											1.81	1.50	YES
First	R1	Residential	Bedroom	W1-L	0.68	1.08	76.14	66.00	0.60	0.20	0.27		
				W1-U	0.68	2.10	77.84	66.00	0.60	1.00	2.64		
				W5-L	0.68	1.52	41.86	66.00	0.60	0.20	0.21		
				W5-U	0.68	2.95	44.49	66.00	0.60	1.00	2.11		
											5.22	1.00	YES
First	R2	Residential	Bedroom	W2-L	0.68	1.16	56.06	46.16	0.60	0.20	0.30		
				W2-U	0.68	2.25	53.74	46.16	0.60	1.00	2.78		
				W6-L	0.68	0.34	54.17	46.16	0.60	0.20	0.08		
				W6-U	0.68	0.66	56.76	46.16	0.60	1.00	0.86		
											4.03	1.00	YES
First	R3a	Residential	Bedroom	W3-L	0.68	1.83	40.52	59.76	0.60	0.20	0.26		
				W3-U	0.68	3.55	43.20	59.76	0.60	1.00	2.73		
				W8-L	0.68	0.34	45.89	59.76	0.60	0.20	0.06		
				W8-U	0.68	0.66	49.18	59.76	0.60	1.00	0.58		
											3.63	1.00	YES
First	R3	Residential	Bedroom	W4-L	0.68	2.89	28.50	73.00	0.60	0.20	0.24		
				W4-U	0.68	5.62	31.80	73.00	0.60	1.00	2.60		
											2.84	1.00	YES
First	R4a	Residential	Bedroom	W7-L	0.68	1.43	25.55	41.12	0.60	0.20	0.19		
				W7-U	0.68	2.78	29.51	41.12	0.60	1.00	2.12		
											2.31	1.00	YES
First	R4	Residential	Bedroom	W9-L	0.68	1.46	22.81	44.96	0.60	0.20	0.16		
				W9-U	0.68	2.84	27.04	44.96	0.60	1.00	1.81		
											1.97	1.00	YES
First	R5	Residential	Bedroom	W10-L	0.68	1.47	23.03	56.65	0.60	0.20	0.13		
				W10-U	0.68	2.85	26.80	56.65	0.60	1.00	1.43		
											1.56	1.00	YES
First	R6	Residential	Bedroom	W11-L	0.68	0.34	43.30	55.86	0.60	0.20	0.06		
				W11-U	0.68	0.66	46.52	55.86	0.60	1.00	0.58		
				W15-L	0.68	0.89	34.71	55.86	0.60	0.20	0.12		
				W15-U	0.68	1.72	34.00	55.86	0.60	1.00	1.11		
											1.87	1.00	YES
First	R7	Residential	Bedroom	W12-L	0.68	1.58	34.62	55.01	0.60	0.20	0.21		
				W12-U	0.68	3.07	36.56	55.01	0.60	1.00	2.17		
											2.38	1.00	YES
First	R8	Residential	Bedroom	W13-L	0.68	0.33	50.80	69.70	0.60	0.20	0.05		
				W13-U	0.68	0.64	53.37	69.70	0.60	1.00	0.52		
				W16-L	0.68	0.89	42.11	69.70	0.60	0.20	0.11		
				W16-U	0.68	1.72	43.61	69.70	0.60	1.00	1.14		
											1.83	1.00	YES
First	R9	Residential	Bedroom	W14-L	0.68	1.91	30.35	58.97	0.60	0.20	0.21		
				W14-U	0.68	3.70	33.92	58.97	0.60	1.00	2.26		
											2.47	1.00	YES

Project Name: Rochester Square Spiritualist Temple
Project No.: 11014
Report Title: Average Daylight Analysis - Neighbour Test
Date: 22/06/2017

Floor Ref.	Room Ref.	Property Type	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	Meets BRE Criteria
First	R10	Residential	Bedroom	W17-L	0.68	1.04	59.15	58.80	0.60	0.20	0.22		
				W17-U	0.68	2.01	60.10	58.80	0.60	1.00	2.19		
											2.41	1.00	YES
Second	R1	Residential	LKD	W1-L	0.68	1.91	75.34	121.36	0.60	0.20	0.25		
				W1-U	0.68	3.70	83.51	121.36	0.60	1.00	2.71		
				W4-L	0.68	1.77	75.00	121.36	0.60	0.20	0.23		
				W4-U	0.68	3.44	83.44	121.36	0.60	1.00	2.51		
				W5-L	0.68	0.34	60.76	121.36	0.60	0.20	0.04		
				W5-U	0.68	0.66	63.88	121.36	0.60	1.00	0.37		
				W17-L	0.68	0.81	48.15	121.36	0.60	0.20	0.07		
				W17-U	0.68	1.58	51.30	121.36	0.60	1.00	0.71		
											6.89	2.00	YES
Second	R2	Residential	LKD	W2-L	0.68	4.95	39.07	112.78	0.60	0.20	0.36		
				W2-U	0.68	9.60	51.62	112.78	0.60	1.00	4.67		
				W6-L	0.68	0.34	53.11	112.78	0.60	0.20	0.03		
				W6-U	0.68	0.66	58.24	112.78	0.60	1.00	0.36		
				W16-L	0.68	0.82	48.10	112.78	0.60	0.20	0.07		
				W16-U	0.68	1.59	51.20	112.78	0.60	1.00	0.77		
											6.27	2.00	YES
Second	R3a	Residential	LKD	W3-L	0.68	5.96	36.97	122.82	0.60	0.20	0.38		
				W3-U	0.68	11.57	49.93	122.82	0.60	1.00	5.00		
				W15-L	0.68	0.82	54.72	122.82	0.60	0.20	0.08		
				W15-U	0.68	1.59	57.69	122.82	0.60	1.00	0.79		
											6.25	2.00	YES
Second	R3	Residential	LKD	W7-L	0.68	0.34	50.23	137.32	0.60	0.20	0.03		
				W7-U	0.68	0.66	55.45	137.32	0.60	1.00	0.28		
				W10-L	0.68	4.94	43.22	137.32	0.60	0.20	0.33		
				W10-U	0.68	9.58	57.63	137.32	0.60	1.00	4.27		
				W13-L	0.68	0.82	65.85	137.32	0.60	0.20	0.08		
				W13-U	0.68	1.59	68.90	137.32	0.60	1.00	0.85		
											5.84	2.00	YES
Second	R4a	Residential	LKD	W8-L	0.68	0.34	58.03	142.48	0.60	0.20	0.03		
				W8-U	0.68	0.66	60.90	142.48	0.60	1.00	0.30		
				W11-L	0.68	2.93	63.12	142.48	0.60	0.20	0.28		
				W11-U	0.68	5.68	67.00	142.48	0.60	1.00	2.84		
				W12-L	0.68	0.82	55.85	142.48	0.60	0.20	0.07		
				W12-U	0.68	1.59	73.95	142.48	0.60	1.00	0.87		
											4.39	2.00	YES
Second	R4	Residential	LKD	W9-L	0.68	5.94	41.55	119.85	0.60	0.20	0.44		
				W9-U	0.68	11.53	56.05	119.85	0.60	1.00	5.73		
				W14-L	0.68	0.82	61.44	119.85	0.60	0.20	0.09		
				W14-U	0.68	1.59	64.24	119.85	0.60	1.00	0.90		
											7.16	2.00	YES

ROCHESTER SQUARE

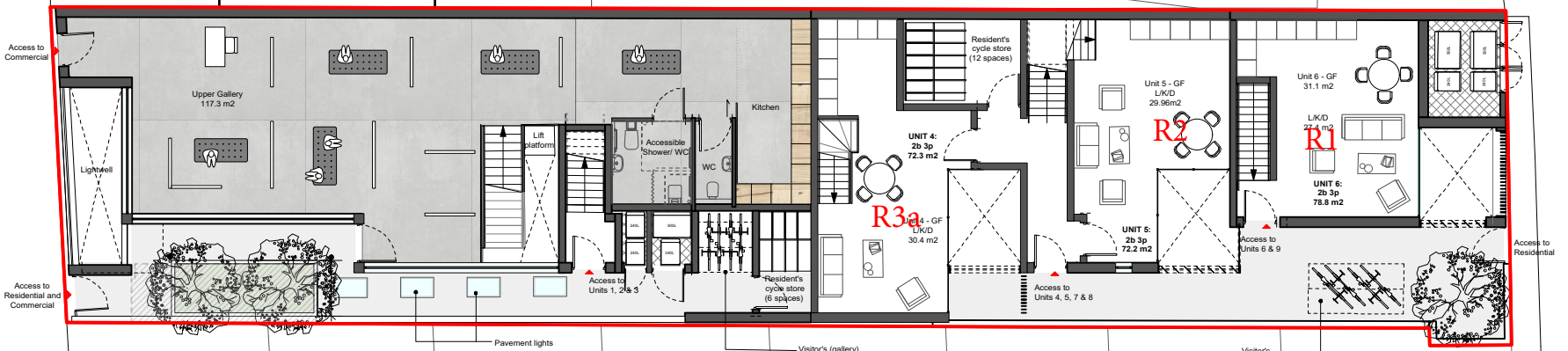
LOWER
GROUND



Agreed area required for new trees to be planted

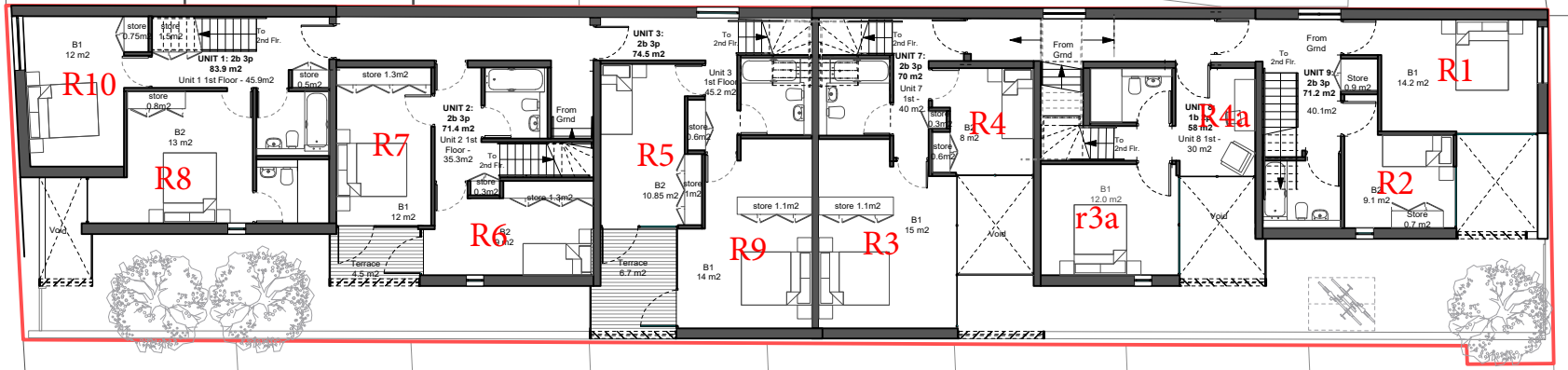
ROCHESTER SQUARE

GROUND



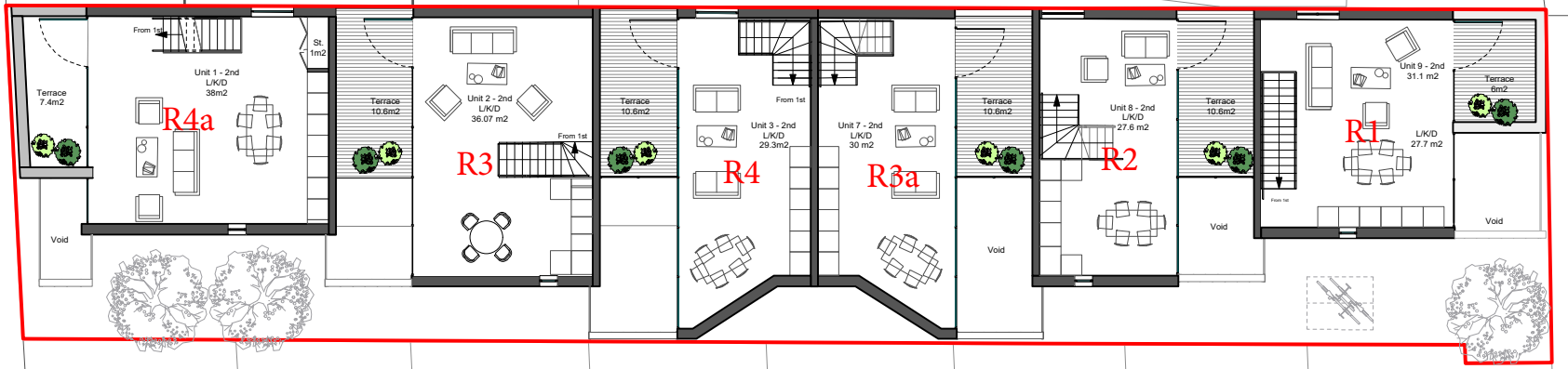
ROCHESTER SQUARE

FIRST



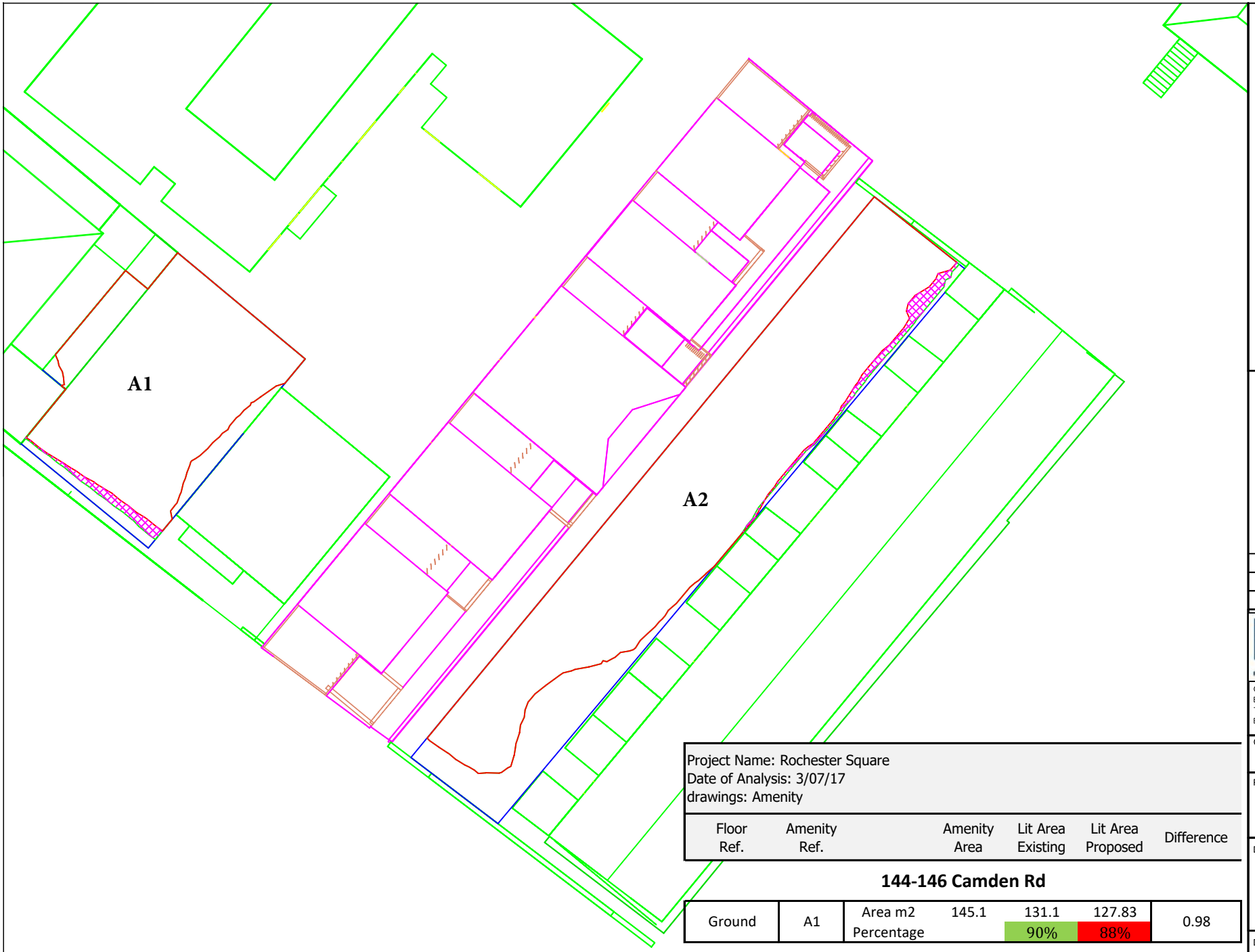
ROCHESTER SQUARE

SECOND



APPENDIX 4

OVERSHADOWING RESULTS



N

KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building
- Existing Contour
- Proposed Contour
- Loss/Gain Area 2h sunlight

Project Name: Rochester Square
Date of Analysis: 3/07/17
drawings: Amenity

Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Difference
144-146 Camden Rd						
Ground	A1	Area m2	145.1	131.1	127.83	0.98
		Percentage		90%	88%	
29-36 Rochester Square						
Ground	A2	Area m2	265.71	225.7	220.56	0.98
		Percentage		85%	83%	

Rev.	Date	Description

BVP BROOKE VINCENT + PARTNERS RICS
Chartered Building Surveyors
Enterprise House The Crest London NW4 2HW
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CLIENT / ARCHITECT: Spacelab

PROJECT: Rochester Square NW1 9RZ

DRAWING: Plan View amenity

DRAWN: HA
SCALE: NTS
DATE: 03,07.17
PROJECT NO: 11014
DRAWING NO: 11014
REV: