13-15 John's Mews, Bloomsbury, London WC1

Internal Daylight Report

28th June, 2017

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Internal Daylight Report

13-15 John's Mews,

Bloomsbury,

London

WC1

Prepared for:-

JM13 Ltd

c/o Marek Wojciechowski Architects

66-68 Margaret Street

London

W1W 8SR

Prepared by	**Date**
James M A Crowley	28th June, 2017

Contents

Appendices

This report is solely for the benefit of **JM13 Limited** and the benefit cannot be transferred to any other party without the express written consent of CHP Surveyors Limited.

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1.0 Executive Summary

1.1 In accordance with our instructions by JM13 Limited, we have considered the level of daylight the proposed lower ground floor accommodation will achieve with reference to the Building Research Establishment's publication "*Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice*" (2011) (the 'BRE Guidelines') and the Mayor of London's Housing SPG (November 2011) and BS8206 Part 2.

1.2 Our analysis demonstrates that in all instances, taking account of that the accommodation provided is bedrooms, all will achieve or exceed the recommended minimum Average Daylight Factor (ADF).

1.3 The proposals will therefore achieve the BRE Guidelines and provide accommodation with good access to daylight.

2.0 Instruction

2.1 We have been instructed by JM13 Limited to establish the level of daylight the proposed residential accommodation at lower ground floor will enjoy.

3.0 Assessment

3.1 To ensure that this assessment has been appropriately considered, the level of daylight the proposed accommodation will enjoy, the analysis set out in the BRE Guidelines and BS8206 Part 2 in relation to proposed accommodation has been undertaken.

3.2 These publications set out recommendations as to the minimum level of daylight a room should enjoy, depending on its use, by calculating the Average Daylight Factor.

3.3 The ADF 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 illuminance on a horizontal plan, due to an*

unobstructed sky of assumed or known illuminance distribution."

- 2% for kitchens
- 1.5% for living rooms
- 1% for bedrooms

3.4 ADF considers the amount of light that gets through the glazing, the area of the glazing serving the room in question, the portion of the glazing about the working plane, the total area of the room's surfaces and the angle of visible sky reaching the window.
In calculating the ADF the following constraints were used:

- Glazing Transmittance – 0.69
- Maintenance Factor – 0.8
- Glazing bar correction – 0.8
- Wall reflectance – 0.81
- Floor reflectance – 0.4
- Ceiling reflectance – 0.85

4.0 Information

4.1 We have made reference to the following information:-

Ordnance Survey

Site Plan

Marek Wojciechowski Architects

Drawing numbers 16020 D_08, P_01, P_02, P_03, P_04, P_05, P_06, P_07, P_08 and P_09

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Online research

5.0 Proposals

5.1 JM13 Limited are submitting a Planning Application for the conversation of the existing building, including to provide at lower ground floor, accommodation in the form of four bedrooms.

6.0 Methodology

6.1 From the survey information provided and online information, we have produced a 3D computer model of the neighbouring structures. We have then produced a 3D computer model of the proposed structures for the site, including the proposed windows and internal configuration.

6.2 Using a specialist computer programme, we have undertaken the required analysis as set out in the BRE Guidelines.

7.0 Daylight

7.1 The results of our analysis are set out in the table attached at Appendix B and demonstrate that all bedrooms achieve or exceed the recommended minimum ADF for a bedroom of 1%.

7.2 The analysis demonstrates that the aims of the BRE Guidelines and the Mayor of London's Housing SPG are achieved and the bedrooms will have access to the appropriate level of daylight.

8.0 Conclusion

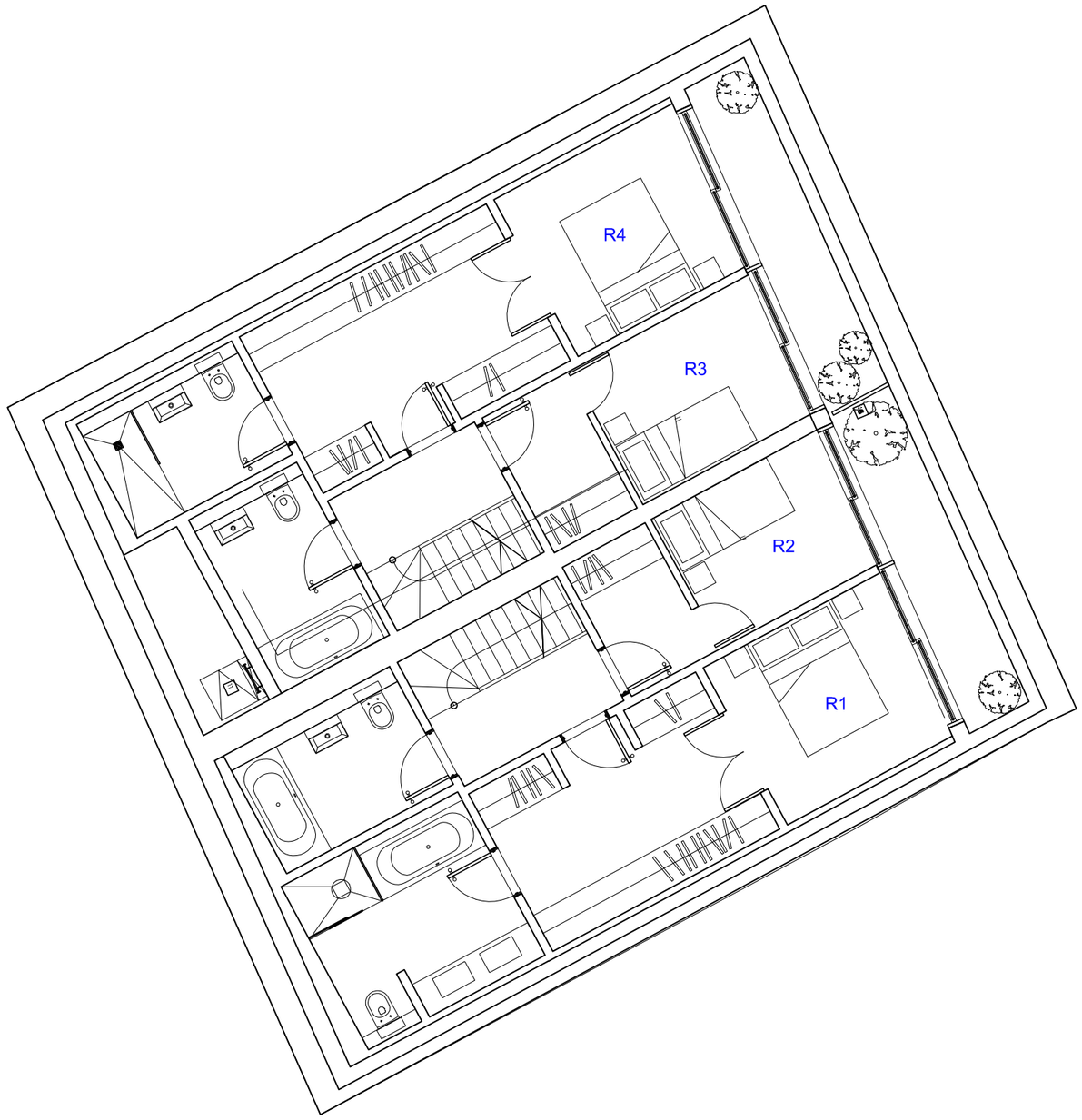
8.1 Our analysis has considered the level of daylight the four bedrooms proposed at lower ground floor will achieve with reference to the BRE Guidelines and the Mayor of London's

Housing SPG and demonstrates that in all instances the recommended minimum level of daylight is achieved or exceeded.

8.2 The results of our analysis therefore demonstrate that the aims of the Building Research Establishment's publication "*Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice*", the Mayor of London's Housing SPG are met.

Appendix A

Sources



KEY

CHP Surveyors Ltd
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PROJECT TITLE
St John's Wood

DRAWING TITLE
Proposed Internal Room Map

SCALE	DATE	ISSUE
NTS	27-06-2017	-

DWG NO	REV
2201_04	-

Appendix B

13-15 John's Mews, Bloomsbury, WC1

ADF Daylight Results

LEVEL	ROOM	ROOM USE	REQUIRED	PROPOSED
Basement	R1	Bedroom	1.00	1.00
	R2	Bedroom	1.00	1.19
	R3	Bedroom	1.00	1.18
	R4	Bedroom	1.00	1.01