

USING BRE DIGEST FOR PLANNING FOR DAYLIGHT AND SUNLIGHT

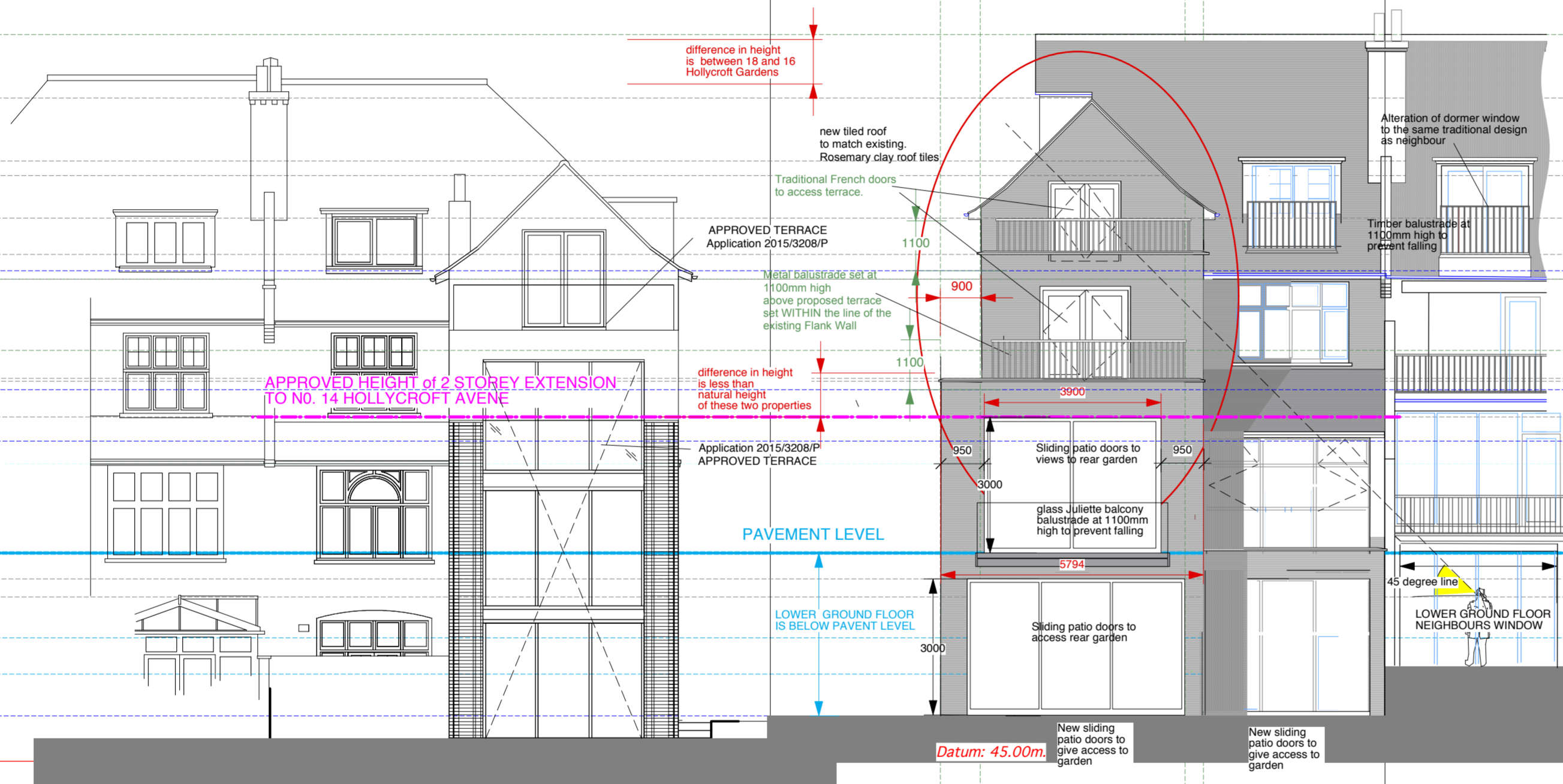
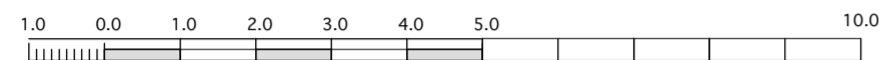
A significant amount of light is likely to be blocked if the centre of the window lies within the 45 degree angle on BOTH plan and elevation.

Here the centre line of the Lower Ground window lies outside the 45 degree angle on elevation to both the LOWER GROUND and GROUND FLOOR rear extension. So the impact of the lower two floors of the proposed extension is likely to be small.

THUS: In this instance the LOWER GROUND and GROUND floor REAR EXTENSION is well within the limit set on the elevation view.

HOWEVER the 45 degree line does cross the FIRST FLOOR and SECOND FLOOR and so this must be looked on plan view to see if the obstruction occurs on the PLAN view

SEE NEW DRAWING no18 FOR A PLAN VIEW ASSESSMENT OF FIRST AND SECOND FLOOR



No 14 Hollycroft Avenue
Planning Application - 2015/3208/P
Granted 17-12-2015

A total of 28m² of contemporary large glazed opening to the rear extension including a double height fully glazed atrium has been allowed at no 14 Hollycroft Ave

A total of 25m² of contemporary large glazed openings is proposed to the rear extension. This being less than at 14 Hollycroft Avenue

PROPOSED REAR ELEVATION OF no 14 HOLLYCROFT AVENUE

PROPOSED REAR ELEVATION OF no. 16 HOLLYCROFT AVENUE

PART REAR ELEVATION OF no.18 HOLLYCROFT AVENUE

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This drawing is to be read in conjunction with all other drawings. NOTES ON THIS DRAWING WILL APPLY TO ALL OTHER DRAWINGS WHERE A SIMILAR POSITION EXISTS.

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- 9) ALL CRITICAL DIMENSIONS SHALL BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION
- 10) ANY DISCREPANCY BETWEEN THIS DRAWING AND ON-SITE DIMENSION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION AND INSTRUCTION BEFORE WORKS ON THAT PART SHALL COMMENCE.

REVISIONS

NO	DATE	DESCRIPTION	BY
A	10.10.16	Projection of extension reduced and extension angled to take into account the widening of the site to the rear	GJP
B	24.03.17	Second floor extension removed. Providing option for terrace at Second and First floor level	GJP
C	27.03.17	Proposed rear terraces removed	GJP
D	28.03.17	45 degree daylight line added to neighbours house	GJP
E	31.03.17	BRE Digest notes added	GJP
F	18.04.17	Splay to rear extension has been removed. Extent of rear glazing reduced	GJP
G	19.04.17	Rear extension: Ground floor sliding door reduced to two doors wide only	GJP
H	12.05.17	Rear extension has been increased from 700mm to 900mm to suit brick setting out	GJP
J	25.08.17	Sliding doors to First and Second floor to access terrace, as approved at no 14 Hollycroft Avenue New glass balustrade set at 1100mm high above proposed terrace	GJP
K	20.11.17	Traditional French doors to First and Second floor to access terrace, New metal balustrade set at 1100mm high above proposed terrace	GJP

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PROJECT
**16 HOLLYCROFT AVENUE
HAMPSTEAD
LONDON NW3 7QL**

DRAWING TITLE
**PROPOSED REAR ELEVATION
showing no. 14 Hollycroft Ave.**

SCALE 1:100 @ A2 DATE Mar 2017

DRAWING NUMBER
06.951.12 Rev K