

Planning and Built Environment  
 London Borough of Camden  
 Camden Town Hall  
 Judd Street  
 London WC1H 9JE

Our Ref : 1117-01-02

DATE: 5<sup>th</sup> APRIL 2018

c/o Nicholas Taylor and Associates, 31 Windmill Street, London W1T 2JN

Dear Sirs

TOWN & COUNTRY PLANNING ACTS - Daylight and Sunlight Assessment  
 Application Site at: 307-309 Finchley Road, London NW3 6EH

1.00 AMENDMENT REPORT:

1.01 This is an updating addendum report to the earlier report of 1117-01-01(3) dated 23<sup>rd</sup> August 2017 ref. 1117-01-01(3).

2.00 IN BRIEF:

2.01 I have been requested to verify the following:

- (i) The existing interior daylight values subsisting in the 1<sup>st</sup> floor rear lightwell bedroom of No 309 Finchley Road, identified as room R11.
- (ii) The interior daylight of the rear lightwell accommodation at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors of No 309 Finchley Road now proposed by the amended layout drawings.
- (iii) Whether or not the proposed rear lightwell extension of No 309 Finchley Road will noticeably reduce the daylight to the lightwell rooms at the rear of No 307 Finchley Road.

3.00 COMMENTARY and FINDING : [Please see appendices 1117-A03(1) and 1117-A04]

3.01 Existing interior daylight values subsisting in the 1<sup>st</sup> floor rear lightwell bedroom of No 309 Finchley Road, identified as room R11.

- (a) ADF = 0.2%
- (b) L = 5.3m ... (Existing depth 2.9m)
- (c) DD = 10%

Observation: The accustomed low values are attributable to an existing small window area (0.8m<sup>2</sup>), and an existing tall room height (3500mm)

Continued .....

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3.02 The interior daylight of the rear lightwell accommodation at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors of No 309 Finchley Road now proposed by the amended layout drawings.

3.021 First Floor Level:

- (i) Room R11: No Material Change  
Values (a) ADF = 0.4%, (b) L = 5.3m (designed depth 2.9m), (c) DD = 20%
- (ii) Room R12: No Material Change  
Values (a) ADF = 0.5%, (b) L = 5.4m (analytic depth 4.2m), (c) DD = 20%

3.022 Second Floor Level:

- (i) Room R21: Proposed Bathroom Use and not subject to Analysis
- (ii) Room R22: No Material Change  
Values (a) ADF = 0.8%, (b) L = 4.8m (analytic depth 4.2m), (c) DD = 25%

3.023 Third Floor Level:

- (i) Room R31: Proposed Bedroom Use  
Values (a) ADF = 0.8%, (b) L = 5.4m (designed depth 4.5m), (c) DD = 50%
- (ii) Room R31: Proposed Bedroom Use  
Values (a) ADF = 2.0%, (b) L = 4.3m (designed depth 4.5m), (c) DD = 45%

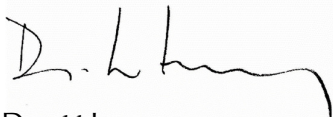
3.03 Whether or not the proposed rear lightwell extension of No 309 Finchley Road will noticeably reduce the daylight to the lightwell rooms at the rear of No 307 Finchley Road.

3.031 Commentary: I can confirm that the vertical sky component available for the overlooking habitable room accommodation at the rear of No 307 Finchley Road at Gnd, 1<sup>st</sup> and 3<sup>rd</sup> floor levels will not be reduced by an amount that is greater than 20% the existing value, implying that inhabitants will notice no difference, but that at 2<sup>nd</sup> floor level the reduction will be about 30% representing a minor adverse environmental impact.

#### 4.00 CONCLUSION :

4.01 The development proposal has been well designed to provide the accommodation offered and within the lightwell constraints at most represents a minor adverse impact on the daylight and sunlight to the overlooking accommodation to the rear of No 307 Finchley Road.

Yours faithfully



Donald Jessop

Jessop Associates (UK) Ltd  
DAYLIGHT AND SUNLIGHT CONSULTANTS

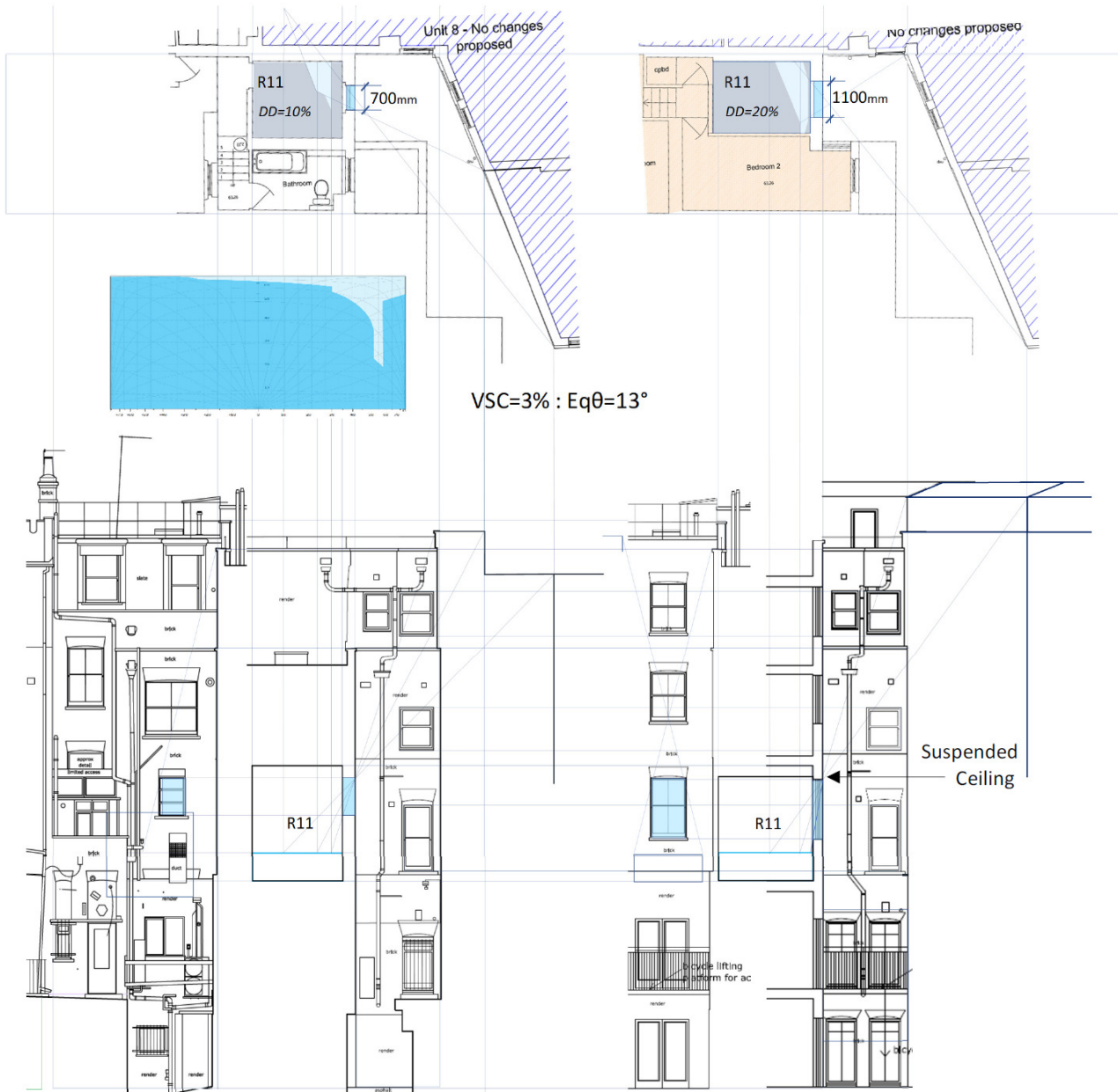
## APPENDIX

<b>1117-A03</b>	Daylight Modelling for Interior Daylight Values .... p 4
<b>1117-A04</b>	Daylight Modelling for Interior Daylight Values .... p 5

Application Site at: 307-309 FINCHLEY ROAD, LONDON NW3 6EH

TOWN and COUNTRY PLANNING ACTS (BRE Guideline Criteria)

Extract Drawings for Identification and Modelling Purposes ONLY - Reduced Scale (subject to survey verification) - April 2018



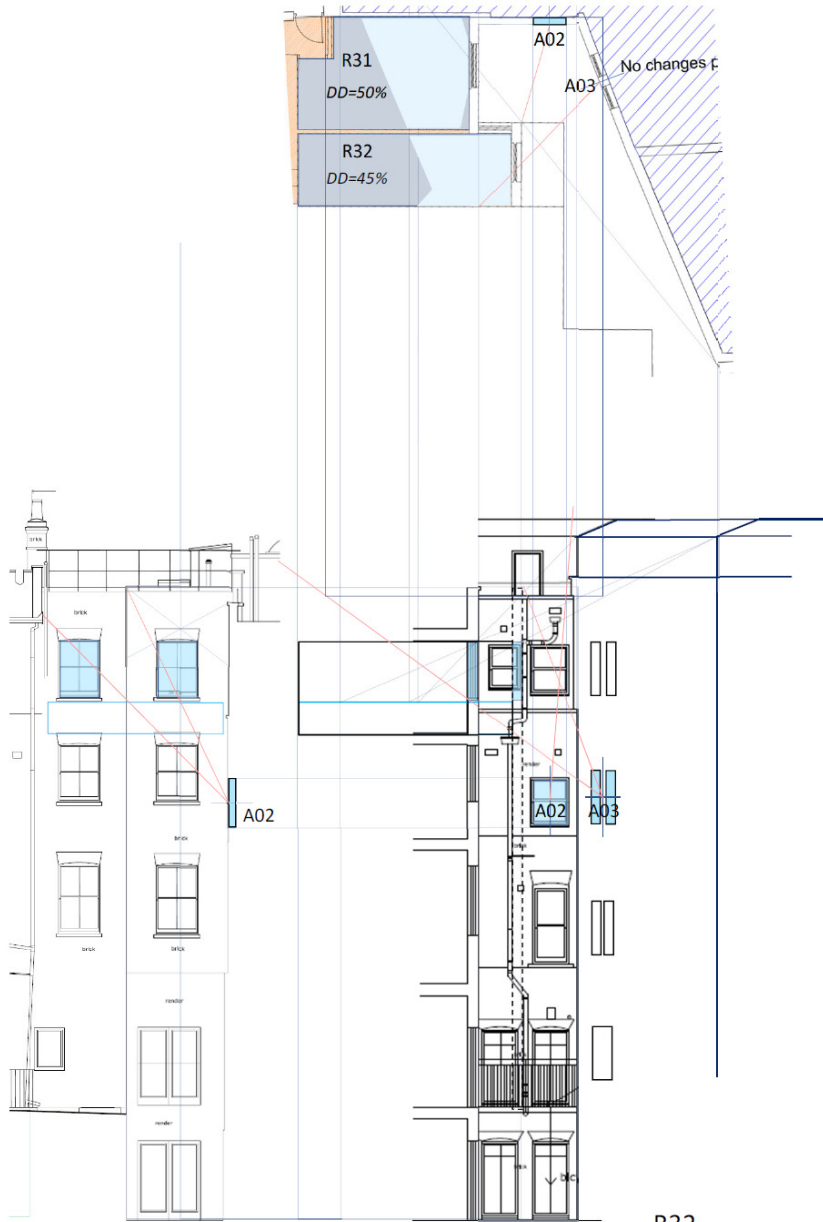
Existing Room: R11  
 Actual Room Height: 3500mm  
 Room Depth: 2900mm  
 Room Width: 2250mm  
 Room Perimeter: 10.3m  
 Room Area: 6.5m<sup>2</sup>  
 Window Area: 0.8m<sup>2</sup> (700mm x 1100mm)  
 Eqθ: 13°  
 ADF = 7.3/37 = 0.2%  
 L = 5.3m (Existing Depth 2.9m)  
 DD = 10%

Proposed Room: R11  
 Analytic Room Height: 3000mm (ff-wh)  
 Room Depth: 2900mm  
 Room Width: 2250mm  
 Room Perimeter: 10.3m  
 Room Area: 6.5m<sup>2</sup>  
 Window Area: 1.9m<sup>2</sup> (1750mm x 1100mm)  
 Eqθ: 9°  
 ADF = 12/33.9 = 0.4%  
 L = 5.3m (Designed Depth 2.9m)  
 DD = 20%

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R31  
 Room Height: 2500mm  
 Room Depth: 4500mm (max), 3600mm (min)  
 Room Width: 2900mm  
 Room Perimeter: 14.8m  
 Room Area: 12.1m<sup>2</sup>  
 Window Area: 1.7m<sup>2</sup> (1500mm x 1100mm)  
 Eqθ: 30°  
 ADF = 36/46 = 0.8%  
 L = 5.4m (Designed Depth 4.5m)  
 DD = 50%

R32  
 Room Height: 2500mm  
 Room Depth: 4500mm  
 Room Width: 1900mm  
 Room Perimeter: 12.8m  
 Room Area: 8.6m<sup>2</sup>  
 Window Area: 1.7m<sup>2</sup> (1500mm x 1100mm)  
 Eqθ: 41°  
 Window Area: 1.2m<sup>2</sup> (1500mm x 800mm)  
 Eqθ: 30°  
 ADF = 74/37 = 2.0%  
 L = 4.3m (Designed Depth 4.5m)  
 DD = 45%