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Daylight and Sunlight Report for the Proposed Development at Barrie House, 29 St Edmund's Terrace, London NW8 7QH

Prepared for	**Marek Wojciechowski Architects**
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1. Executive Summary

1.1 Scope

1.1.1 We have been instructed by Marek Wojciechowski Architects to determine the impact upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development(s) at Barrie House, 29, St Edmund's Terrace, London, NW8 7QH. We have also undertaken a sample of internal daylight and sunlight tests to determine whether the proposed building itself will receive sufficient daylight and sunlight.

1.1.2 This report is further to our Principal report dated 21 December 2017 and includes some updated elements of analysis which have been requested by the Case Officer at the London Borough of Camden. These comprise the inclusion of windows on the north elevation of Barrie House, as well as an amendment to a ground floor window at 1-45 Searle House to ensure that it no longer sits within a brick recess.

1.2 Assessment Criteria

1.2.1 To ensure that this assessment can be appropriately evaluated against Camden Council's planning policy, daylight and sunlight calculations have been undertaken in accordance with the Building Research Establishment Report `Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2nd Edition, 2011(the "BRE guide") and also British Standard 8206 – 2: 2008 – `Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE guide refers. The standards and tests applied within this assessment are briefly described in Appendix A.

1.3 Summary of Effect of Proposed Development on Existing Surrounding Buildings

Daylight

1.3.1 We have undertaken Vertical Sky Component (VSC) assessments to the neighbouring residential properties around the site and it has been noted that out of the 223 windows tested, only 4 will fall short of BRE criteria. These windows are located within Barrie House and we comment as follows:

Barrie House

1.3.2 This property forms part of the existing building, with windows overlooking the development on the north elevation. Of the 37 windows assessed for VSC, 33 (89%) will meet the BRE's numeric criteria. 4 windows fall short of the BRE criteria, two at ground floor level, one at first and one at second floor level. Three of these windows are located on the north elevation and act as secondary windows within the rooms that they serve. The remaining window on the ground floor which falls short does so marginally, achieving a VSC of 22.8% which is a 23% reduction from its former value (BRE guidance allows for a 20% reduction).

1.3.3 Based on the VSC results, we have also assessed the rooms within Barrie House for Daylight Distribution using the No Sky Line (NSL) method of analysis. The results demonstrate that all (100%) of the rooms assessed for Daylight Distribution meet the BRE's numeric targets. This means that all of the rooms will achieve adequate levels of daylight in BRE terms with the proposed development in place.

Sunlight

1.3.4 From our analysis of the plans provided, and our observations on site, a number of surrounding buildings required Annual Probable Sunlight Hours (APSH) testing (see Appendix A). The buildings included in the assessment as per the BRE guidelines are those windows with an orientation within 90 degrees south facing windows.

1.3.5 Out of the 55 windows assessed for APSH, all (100%) continue to meet the target values as set out in the BRE guidelines.

Overshadowing

1.3.6 There are no gardens or amenity spaces as defined in the BRE guidelines close enough to the proposed development to be adversely affected by the overshadowing.

1.4 Summary of Analysis of Daylight, Sunlight and Overshadowing for the New Development

Internal Daylight

1.4.1 We have undertaken ADF tests on 29 of the habitual rooms with the proposed development out of which only one falls short of the ADF criteria.

1.4.2 Whilst there is a reduction in the amount of daylight received in this room, it should be noted that the new block shows good levels of light in general and 96% of the rooms tested will fully comply with the BRE guideline criteria.

Internal Sunlight

1.4.3 In relation to flats, the BRE recognises that full compliance with the sunlight targets is not always achievable and it contains specific guidance in this regard. The guide states that the aim of the design is for each unit to have a main room (a living room as bedrooms and kitchens are less important) which receives a `reasonable amount' of sunlight. The results show that the BRE criteria is met in this regard.

Overshadowing

1.4.4 There are no gardens or amenity spaces as defined in the BRE guidelines close enough to the proposed development to be adversely affected by the overshadowing.

1.5 Overall

1.5.1 Overall it is considered that the proposed development will have a very minor effect on the daylight and sunlight amenity currently enjoyed by the surrounding residential properties. The No Sky Line assessment shows that 100% of the rooms will be adequately lit within Barrie House, and the Vertical Sky Component assessment demonstrates that all other surrounding properties are 100% BRE compliant.

1.5.2 Our assessments also show that all of the surrounding properties are BRE compliant in terms of Sunlight.

1.5.3 In terms of the proposed development itself, it is considered that the main principal habitable rooms will be sufficiently day and sun lit. The majority of bedrooms will also achieve good levels of daylight and sunlight when considering their orientation within the site, and therefore the technical analysis demonstrates that the proposed development is compliant with the BRE guide.

2. Introduction

2.1 Scope

2.1.1 We have been instructed by Marek Wojciechowski Architects to determine the impact upon the daylight and sunlight amenity that may arise from the proposed development of Barrie House, 29, St Edmund's Terrace, London, NW8 7QH in respect of the existing surrounding buildings. We have also undertaken an internal daylight and sunlight assessment to determine whether the proposed building will receive sufficient levels of light.

2.2 Planning Policy

2.2.1 Camden Council's Local Development Framework, Development Policy, refers to the following documents as those being used to review adequacy of daylight and sunlight. This Report is therefore based on the following publications which contain the accepted standards for assessing daylight and sunlight:

- Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011" ("the BRE guide").

2.2.2 Camden Council's Local Development Framework, Development Policy contains the following policy guidance under DP26: Managing the impact of development on occupiers and neighbours:

Visual privacy, overlooking, overshadowing, outlook, sunlight and daylight

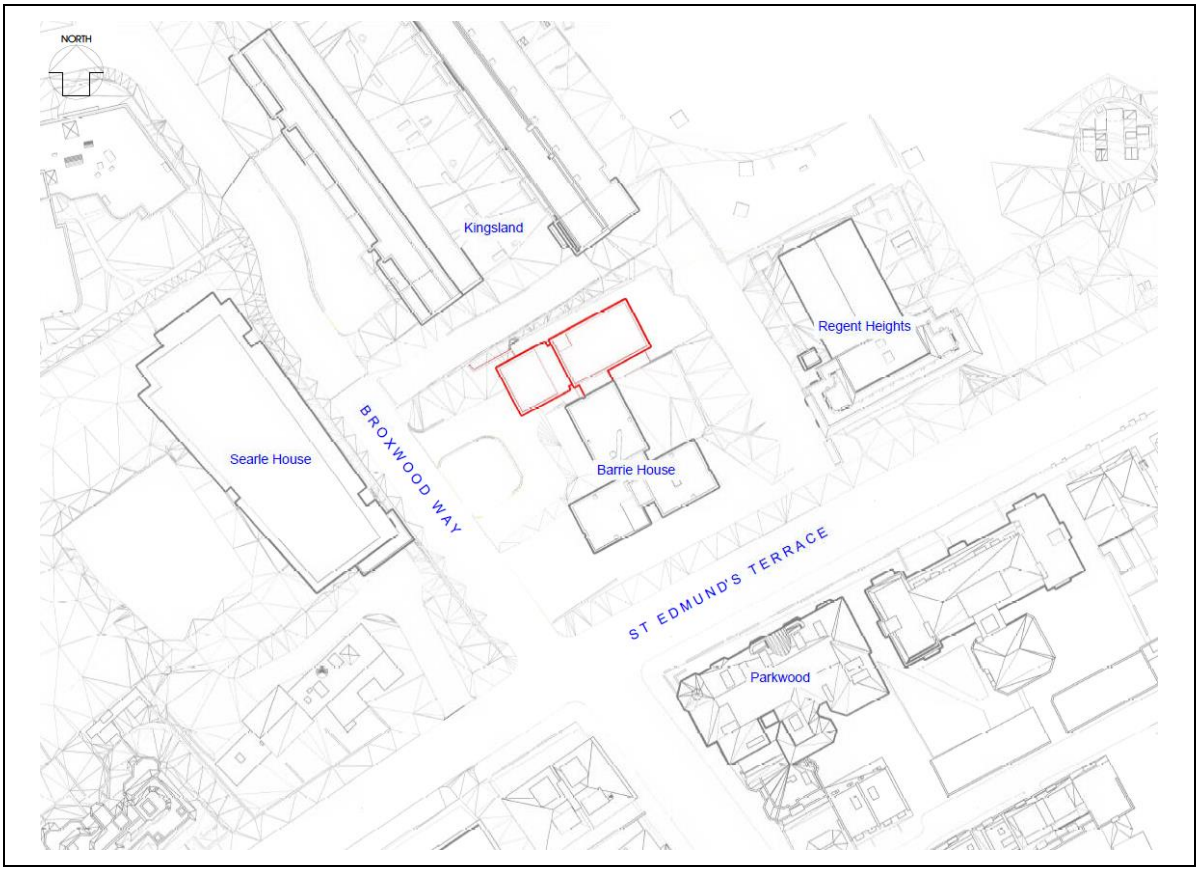
26.3 A development's impact on visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance from artificial light can be influenced by its design and layout, the distance between properties, the vertical levels of onlookers or occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme to prevent potential negative impacts of the development on occupiers and neighbours. To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards recommended in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (1991).

2.3 Assessment Criteria

2.3.1 To ensure that this assessment can be appropriately evaluated against Camden Council's planning policy, daylight and sunlight calculations have been undertaken in accordance with the `BRE guide' and also on BS8206–2: 2008 to which the BRE guide refers. The standards and tests applied are briefly described in Appendix A.

2.3.2 The existing buildings adjacent to the proposed development site are shown on the Site Plan (see below) and comprise:

Name/Address of Building	Assumed Use	Position in Relation to the Development
1-45 Searle House, Cecil Grove	Residential	West
1-72 Kingsland, Broxwood Way	Residential	North
Regent Heights (35 St Edmunds Terrace)	Residential	East
Parkwood (22 St Edmunds Terrace)	Residential	South
Barrie House (29 St Edmunds Terrace)	Residential	Central



2.4 Limitations

2.4.1 Our assessment is based on the scheme drawings provided by Marek Wojciechowski Architects as listed below:

Drawing Number / Title	Date
1215_791_1.dwg	January 2017
1215_791_2.dwg	January 2017
1215_791_3.dwg	January 2017
Primrose Hill_090117_Solids.dwg	January 2017
P_20 Proposed Lower Ground Floor Plan.dwg	07 December 2017
P_21 Proposed Ground Floor Plan.dwg	07 December 2017
P_22 Proposed First Floor Plan.dwg	07 December 2017
P_23 Proposed Second Floor Plan.dwg	07 December 2017
P_24 Proposed Third Floor Plan.dwg	07 December 2017
P_25 Proposed Roof Plan.dwg	07 December 2017
P_30 Existing and Proposed Southeast Site Elevation.dwg	07 December 2017
P_30 Existing and Proposed Southeast Site Elevation_Existing.dwg	07 December 2017
P_32 Existing and Proposed Southwest Site Elevation_Existing.dwg	07 December 2017
P_33 Existing and Proposed Southwest Lightwell Elevation.dwg	07 December 2017
P_33 Existing and Proposed Southwest Lightwell Elevation_Existing.dwg	07 December 2017
P_34 Existing and Proposed Northeast Site Elevation.dwg	07 December 2017
P_34 Existing and Proposed Northeast Site Elevation_Existing.dwg	07 December 2017
P_35 Existing and Proposed Northeast Lightwell Elevation.dwg	07 December 2017
P_35 Existing and Proposed Northeast Lightwell Elevation_Prop.dwg	07 December 2017
P_36 Existing and Proposed Northwest Site Elevation.dwg	07 December 2017
P_36 Existing and Proposed Northwest Site Elevation_Existing.dwg	07 December 2017
P_37 Existing and Proposed Northwest Lightwell Elevation.dwg	07 December 2017
P_37 Existing and Proposed Northwest Lightwell Elevation_Proposed.dwg	07 December 2017
P_38 Existing and Proposed Site Section A-A.dwg	07 December 2017
P_38 Existing and Proposed Site Section A-A_Prop.dwg	07 December 2017
P_39 Existing and Proposed Site Section C-C.dwg	07 December 2017
P_39 Existing and Proposed Site Section C-C_Proposed.dwg	07 December 2017
P_40 Existing and Proposed Southeast Section Elevation.dwg	07 December 2017
P_40 Existing and Proposed Southeast Section Elevation_Existing.dwg	07 December 2017

2.4.2 A site inspection was also undertaken to record the location of windows within the surrounding buildings. Where no elevation survey data has been provided to us, we have estimated approximate window heights and positions in the surrounding existing properties from data gathered at our site inspection.

2.4.3 In some areas access (external or internal) was not available and/or the view was restricted and therefore our assessment has been made on the basis of assumptions as to the likely location of windows, room dimensions and uses. These buildings/areas are listed below:

- 1 to 45 Searle House, Cecil Grove.
- 1-72 Kingsland, Broxwood Way.
- Regent Heights (35 St Edmunds Terrace).
- Parkwood (22 St Edmunds Terrace).

2.4.4 A topographical survey has not been undertaken and all levels and elevation details are approximate, having been obtained from the site inspection, OS data and elevation drawings. However, it is noted that there were no significant changes in ground level between the proposed development and the existing surrounding buildings.

3. Assessment & Results – Impact of New Development on Existing, Surrounding Buildings

3.1 Daylight

3.1.1 In accordance with the BRE guide (see also Appendix A) and our site inspection the following buildings required assessment:

- 1 - 45 Searle House, Cecil Grove.
- 1-72 Kingsland, Broxwood Way.
- Regent Heights (35 St Edmunds Terrace).
- Parkwood (22 St Edmunds Terrace).

3.1.2 The results of our VSC analysis are shown in full in Appendix D. The following table is a summary of our findings:

Building Address	No. of Windows Analysed	BRE Compliant		Total Percentage BRE Compliant
		Yes	No	
1 - 45 Searle House, Cecil Grove	56	56	0	100
1-72 Kingsland, Broxwood Way	14	14	0	100
Regent Heights (35 St Edmunds Terrace)	32	32	0	100
Parkwood (22 St Edmunds Terrace)	84	84	0	100
Barrie House (29 St Edmunds Terrace)	37	33	4	89
Totals	**223**	**219**	**4**	**98**

3.1.3 Of the 223 windows assessed, 219 will meet the target values as set out in the BRE guidelines.

1-45 Searle House

3.1.4 In our previous analysis, 1 window on the ground floor of this property fell marginally short of the BRE's numeric criteria. As per the comments received by the Case Officer at the London Borough of Camden, we have amended the window in question within our 3D model, moving it forward to meet the building line so that it no longer sits behind the brick behind the face of the elevation.

3.1.5 Our updated assessment demonstrates that this window will achieve a BRE compliant level of VSC and as such, it is clear that the main issue is the self-obstructing nature of the brick overhang. This shows that there is a clear distortion to the analysis in relation to the daylight effects of the development, where recessed windows are present. Therefore, it is felt that the design of the 1-45 Searle House itself is compromising the availability of daylight.

3.1.6 On that basis, we feel that the proposed scheme at Barrie House is providing only a very minor reduction to the available light levels to these rooms within this property and thus the negligible impact should be considered acceptable in daylighting terms.

1 - 45 Searle House

Barrie House (29 St Edmunds Terrace)

3.1.7 This property forms part of the existing building and the results of the analysis show that 4 windows will fall short of BRE criteria. However, it should be noted that the windows in question are not the primary windows serving each room.

3.1.8 Two windows are affected within one room on the ground floor, however this room has a third window which comfortably meets the VSC targets with 29.4% VSC.

3.1.9 One window is affected on the first floor and one window is affected on the second floor, both of which are secondary windows within the rooms located on the north elevation. In both of these rooms, there are two large main windows present, each comfortably meeting the BRE's numeric targets for VSC, suggesting that the room will be well daylit.

3.1.10 We have also assessed the No Sky Line within Barrie House in order to understand the levels of Daylight Distribution. This type of analysis provides a more accurate representation of the available daylight within the room once the proposed development is in place.

3.1.11 The results for the NSL assessment show that 100% of rooms within Barrie House comfortably meet the BRE's numeric target criteria for daylight and will therefore be adequately lit once the proposed development is in place.

3.2 Sunlight

3.2.1 In accordance with the BRE Guide, our analysis of the plans provided and our observations on site, a number of the surrounding buildings require Annual Probable Sunlight Hours (APSH) testing – (see Appendix A):

- 1 to 45 Searle House, Cecil Grove.
- 1-72 Kingsland, Broxwood Way.
- Regent Heights (35 St Edmunds Terrace).
- Barrie House (29 St Edmunds Terrace).

3.2.2 The table below shows a summary of the results of the APSH testing. Full test results are contained in Appendix E.

Building Address	No. of Windows Analysed	BRE Compliant		Total Percentage BRE Compliant
		Yes	No	
1 to 45 Searle House, Cecil Grove	12	12	0	100
1-72 Kingsland, Broxwood Way	9	9	0	100
Regent Heights (35 St Edmunds Terrace)	27	27	0	100
Barrie House (29 St Edmunds Terrace)	8	8	0	100
Totals	**56**	**56**	**0**	**100**

3.2.3 Of the 56 windows tested all will continue to meet the target values as set out in the BRE guidelines.

3.3 Overshadowing

3.3.1 No gardens or amenity spaces, as defined in the BRE guide, are located close enough to the proposed development to be adversely affected by overshadowing.

4. Assessment & Results – Daylighting, Sunlighting & Overshadowing issues in the New Development

4.1 Internal Daylight

4.1.1 ADF tests have been undertaken to a sample of the principal habitable rooms within the proposed development. The full ADF test results are shown in full in Appendix D. Below is a summary of our findings:

Floor Level	No. of Rooms Analysed	BRE Compliant		Total Percentage BRE Compliant
		Yes	No	
Below Ground	9	8	1	88
Ground	5	5	0	100
First	6	6	0	100
Second	6	6	0	100
Third	3	3	0	100
Totals	**29**	**28**	**1**	**96**

4.1.2 The above results indicate that out of the 29 rooms considered for this assessment, only one will fall short of ADF criteria.

4.1.3 The room in question forms part of the below ground floor and is located facing north towards the existing Barrie House building. Whilst it is noted that a reduction occurs to this room, the new block shows good levels of light in general and 96% of the rooms test will fully comply with criteria.

4.2 Internal Sunlight

4.2.1 APSH assessments have been undertaken to all the principal habitable living, kitchen dining rooms (LKD) within the proposed development. The full APSH test results are shown in full in Appendix E.

4.2.2 In relation to flats, the BRE recognises that full compliance with the sunlight targets is not achievable and it contains specific guidance in this regard. The guide states that the aim of the design is for each unit to have a main room (a living room as bedrooms and kitchens are less important) which receives a 'reasonable amount' of sunlight. Where this is not possible due to orientation constraints, the aim is to maximise the number of units which meet this objective.

4.2.3 A review of the results shows that this objective has been met, with most living areas receiving a reasonable amount of sunlight. As a whole the majority of the rooms within the proposed development will receive sunlight levels over the target 25% total annual probable sunlight hours.

4.3 Overshadowing

4.3.1 The new development has no gardens or amenity spaces, as defined in the BRE guide, located close enough to the proposed development to be adversely affected by overshadowing.

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Appendix A

Assessments to be Applied

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Introduction

The main purpose of the guidelines in the Building Research Establishment Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice 2011, 2nd Edition" ("the BRE guide") is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban sites and extensions to existing buildings, a fact recognised by the BRE Report's author in the Introduction where Dr Paul Littlefair says:

'The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not been seen as an instrument of planning policy; its aim is 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 values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings…..'

In many cases in low-rise housing, meeting the criteria for daylight and sunlight may mean that the BRE criteria for other amenity considerations such as *privacy* and *sense of enclosure* are also satisfied.

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority's policies, vary widely, from 18-35m1. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide's daylighting requirements as it complies with the 25^0 rule and will almost certainly satisfy the 'Three times height' test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical 'minimum' distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25^0 rule.

[1] The commonest minimum privacy distance is 21m (Householder Development Consents Review: Implementation of Recommendations – Department for Communities and Local Government – May 2007)

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Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 and Appendix C of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of tests to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings.

Daylighting Tests

'Three times height' test - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25^0 test will need to be carried out.

25^0 test – a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25^0 to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25^0 then more detailed tests are required, as outlined below.

VSC Test - the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in every direction) is 40%.

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25^0 Test). Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

Daylight Distribution (DD) Test – This test looks at the position of the "No-Sky Line" (NSL) – that is, the line that divides the points on the working plane (0.7m from floor level in offices and 0.85m in dwellings and industrial spaces) which can and cannot see the sky. The BRE guide suggests that areas beyond the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it.

In new developments no more than 20% of a room's area should be beyond the NSL. For existing buildings the BRE guide states that if, following the construction of a new development, the NSL moves so that the area beyond the NSL increases by more than 20%, then daylighting is likely to be seriously affected.

The guide suggests that in houses, living rooms, dining rooms and kitchens should be tested: bedrooms are deemed less important, although should nevertheless be analysed. In other buildings each main room where daylight is expected should be investigated.

ADF Test –The ADF (Average Daylight Factor) test takes account of the interior dimensions and surface reflectance within the room being tested as well as the amount of sky visible from the window. For this reason it is considered a more detailed and representative measure of the adequacy of light. The minimum ADF values recommended in BS8206 Part 2 are: 2% for family kitchens (and rooms containing kitchens); 1.5% for living rooms; and 1% for bedrooms. This is a test used in assessing new developments, although, in certain circumstances, it may be used as a supplementary test in the assessment of daylighting in existing buildings, particularly where more than one window serves a room.

Room depth ratio test - This is a test for new developments looking at the relative dimensions of each room (principally its depth) and its window(s) to ensure that the rear half of a room will receive sufficient daylight so as not to appear gloomy.

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Sunlight

Sunlight is an important 'amenity' in both domestic and non-domestic settings. The way in which a building's windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the United Kingdom is in the northern hemisphere, we receive virtually all of our sunlight from the south. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to the position of due south.

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within 90^0 of due south and no obstruction subtends to angle of more than 25^0 to the horizontal or where the window wall faces within 20^0 of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that the Annual Probable Sunlight Hours (APSH) need to be analysed. APSH means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question. If the APSH tests reveal that the new development will receive at least one quarter of the available APSH, including at least 5% of APSH during the winter months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together.

The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. APSH tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90^0 of due south of an existing building's main window wall and the new building subtends to angle of more than 25^0 to the horizontal;
- The window wall faces within 20^0 of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

Where APSH testing is required it is similar to the test for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

Sunlight – Gardens and Open Spaces

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guide are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5m tall are also factored into the calculations.

The BRE guidelines state that:

- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;
- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

Appendix G of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

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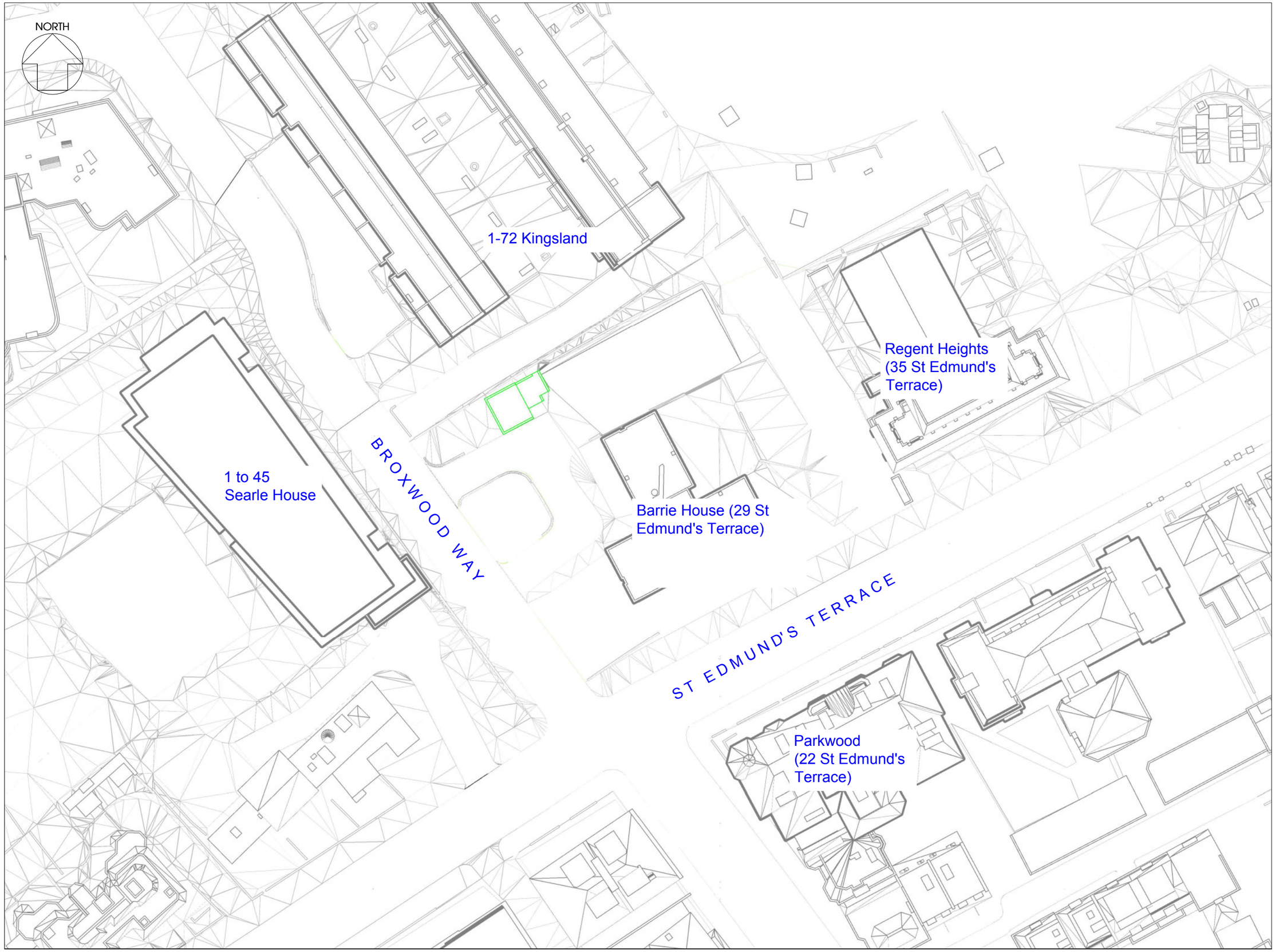
Appendix B

Context Drawings



Existing Site Plan

SOURCES OF INFORMATION:

MAREK WOJCIECHOWSKI ARCHITECTS

1215_791_1.dwg
1215_791_2.dwg
1215_791_3.dwg
Primrose Hill_090117_Solids.dwg
Received January 2017

P_20 Proposed Lower Ground Floor Plan.dwg
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P_32 Existing and Proposed Southwest Site Elevation_Existing.dwg
P_33 Existing and Proposed Southwest Lightwell Elevation.dwg
P_33 Existing and Proposed Southwest Lightwell Elevation_Existing.dwg
P_34 Existing and Proposed Northeast Site Elevation.dwg
P_34 Existing and Proposed Northeast Site Elevation_Existing.dwg
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P_40 Existing and Proposed Southeast Section Elevation_Existing.dwg
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Rev.	Date	Amendments	Initial

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TITLE
Existing Site Plan

CLIENT
Marek Wojciechowski Architects

PROJECT
Barrie House
29 St Edmund's Terrace
London, NW8 7QH

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SCALE	DATE
1:500@A3	December 2017

malcolm hollis
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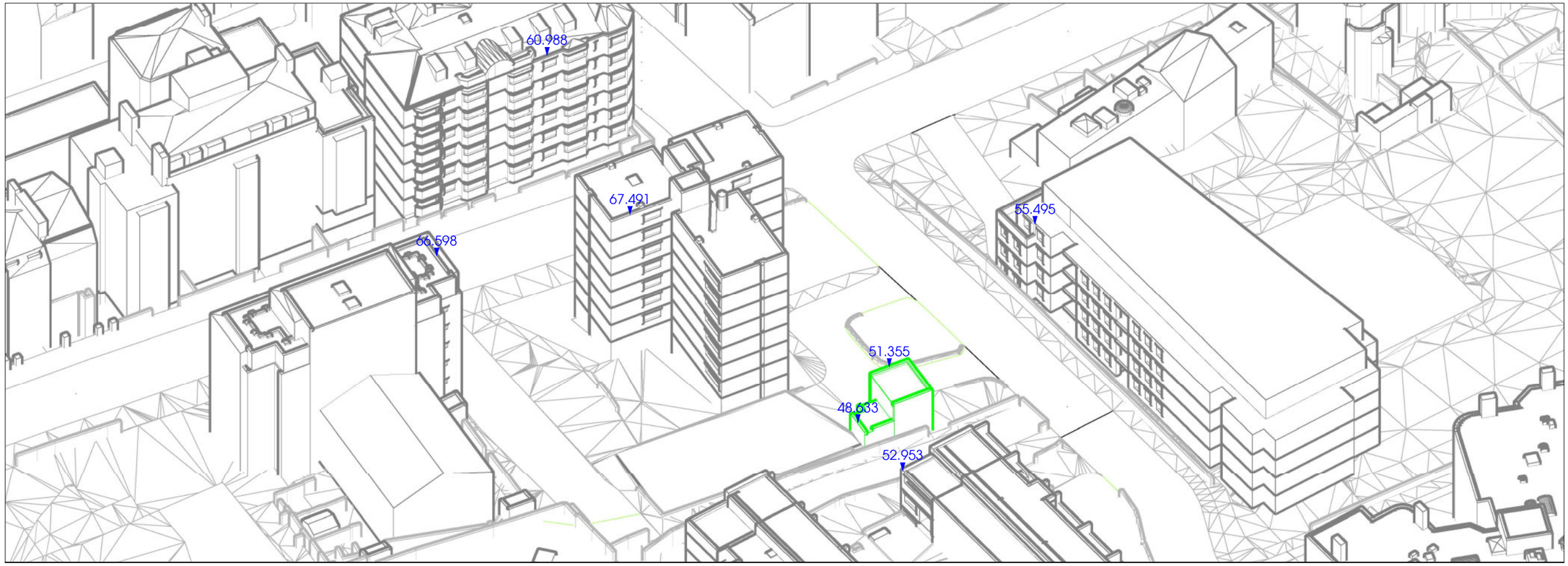
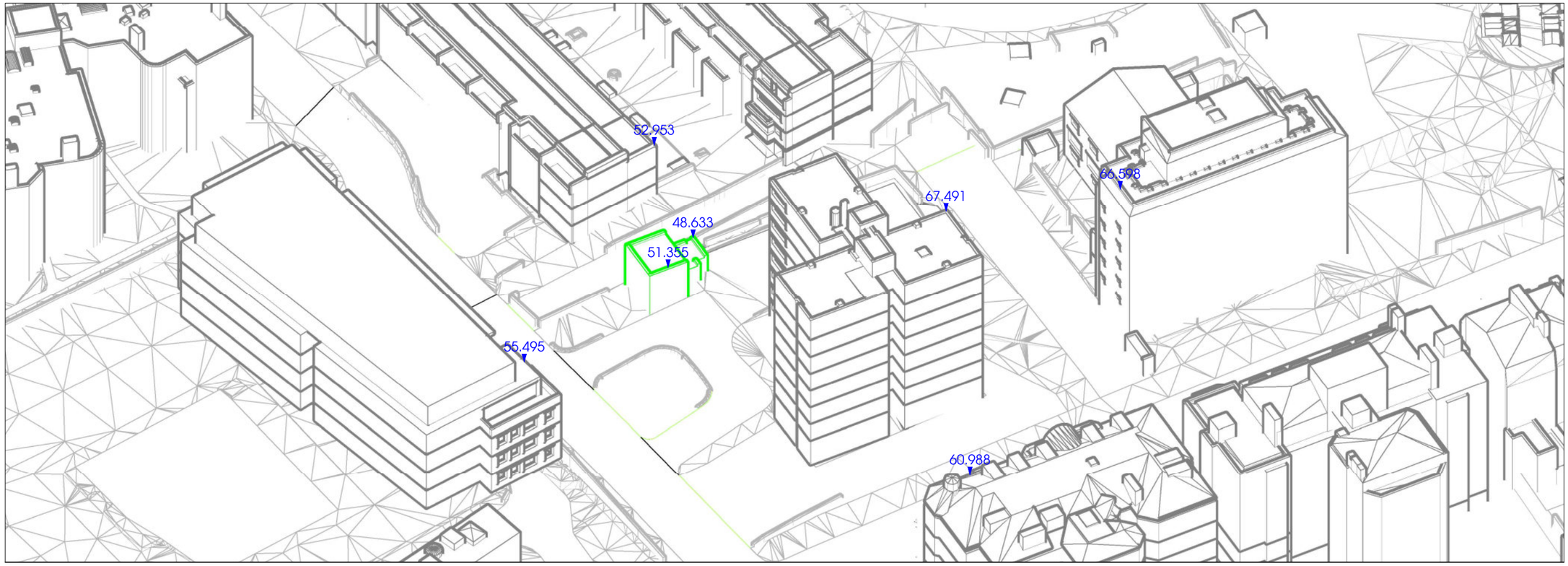


3D Context View - View from North (Existing)



3D Context View - View from South (Existing)

SOURCES OF INFORMATION:

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1215_791_3.dwg
Primrose Hill_090117_Solids.dwg
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3D Views
Existing Site

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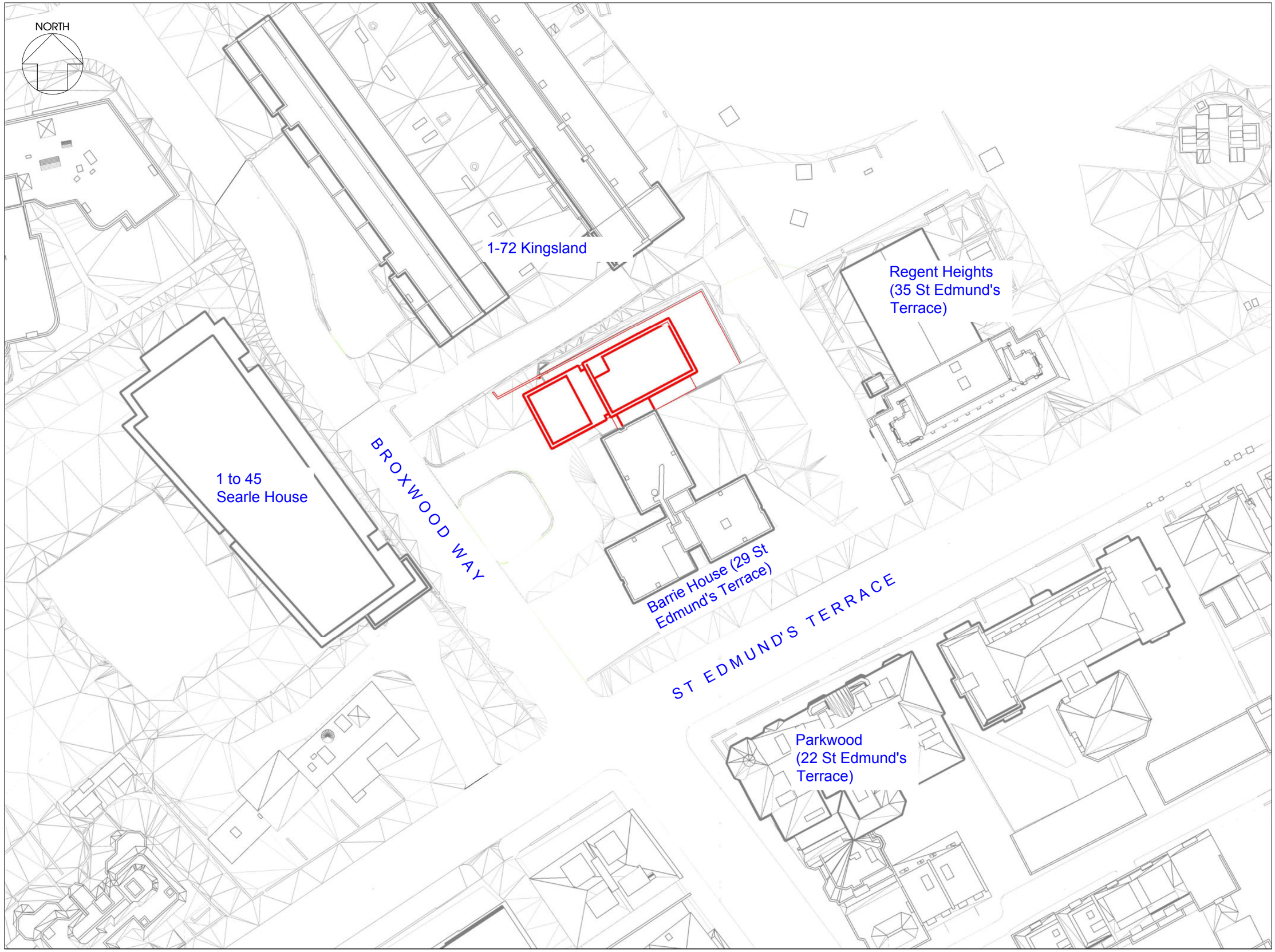

Proposed Site Plan

SOURCES OF INFORMATION:

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Proposed Site Plan

CLIENT
Marek Wojciechowski Architects

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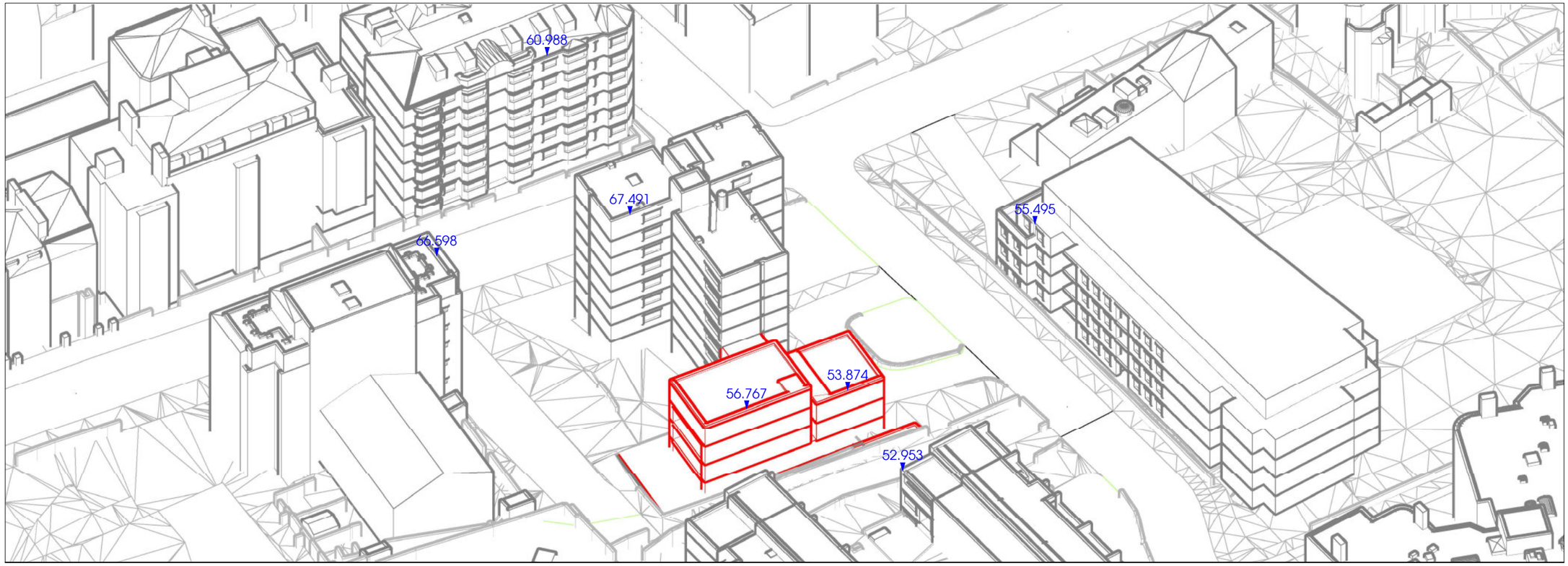
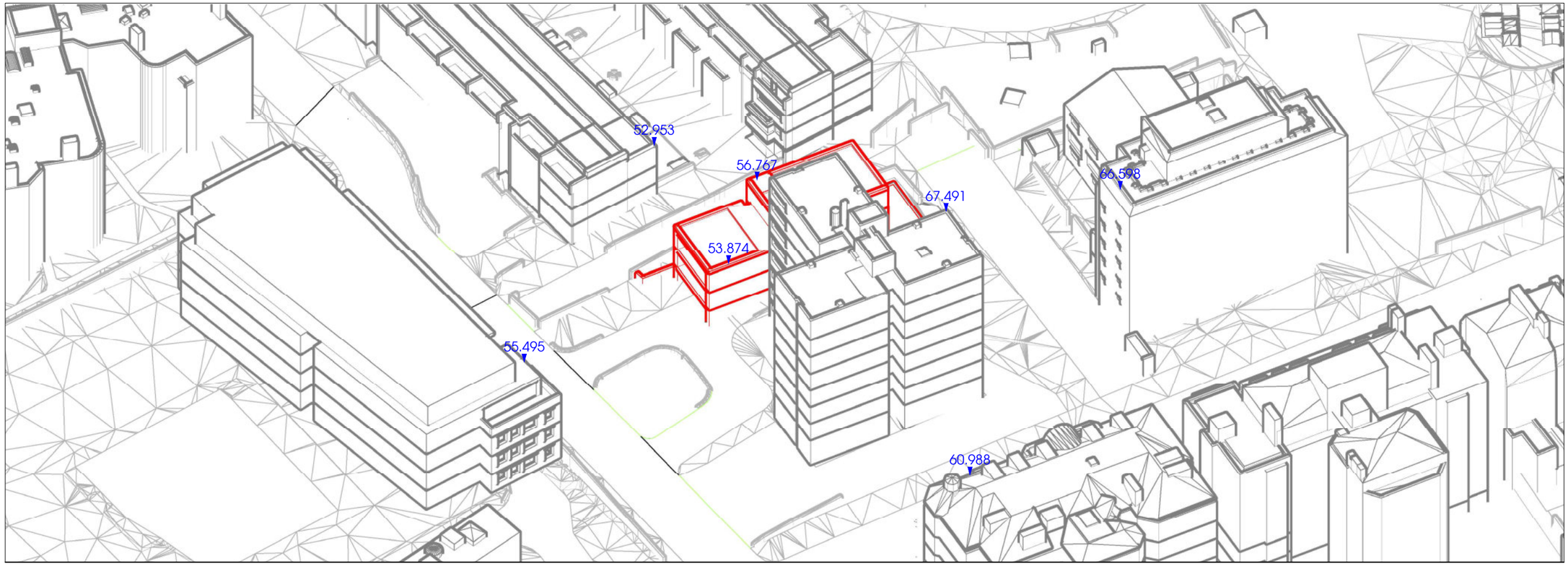


3D Context View - View from North (Proposed)



3D Context View - View from South (Proposed)

SOURCES OF INFORMATION:

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TITLE

3D Views
Proposed Site

CLIENT

Marek Wojciechowski Architects

PROJECT

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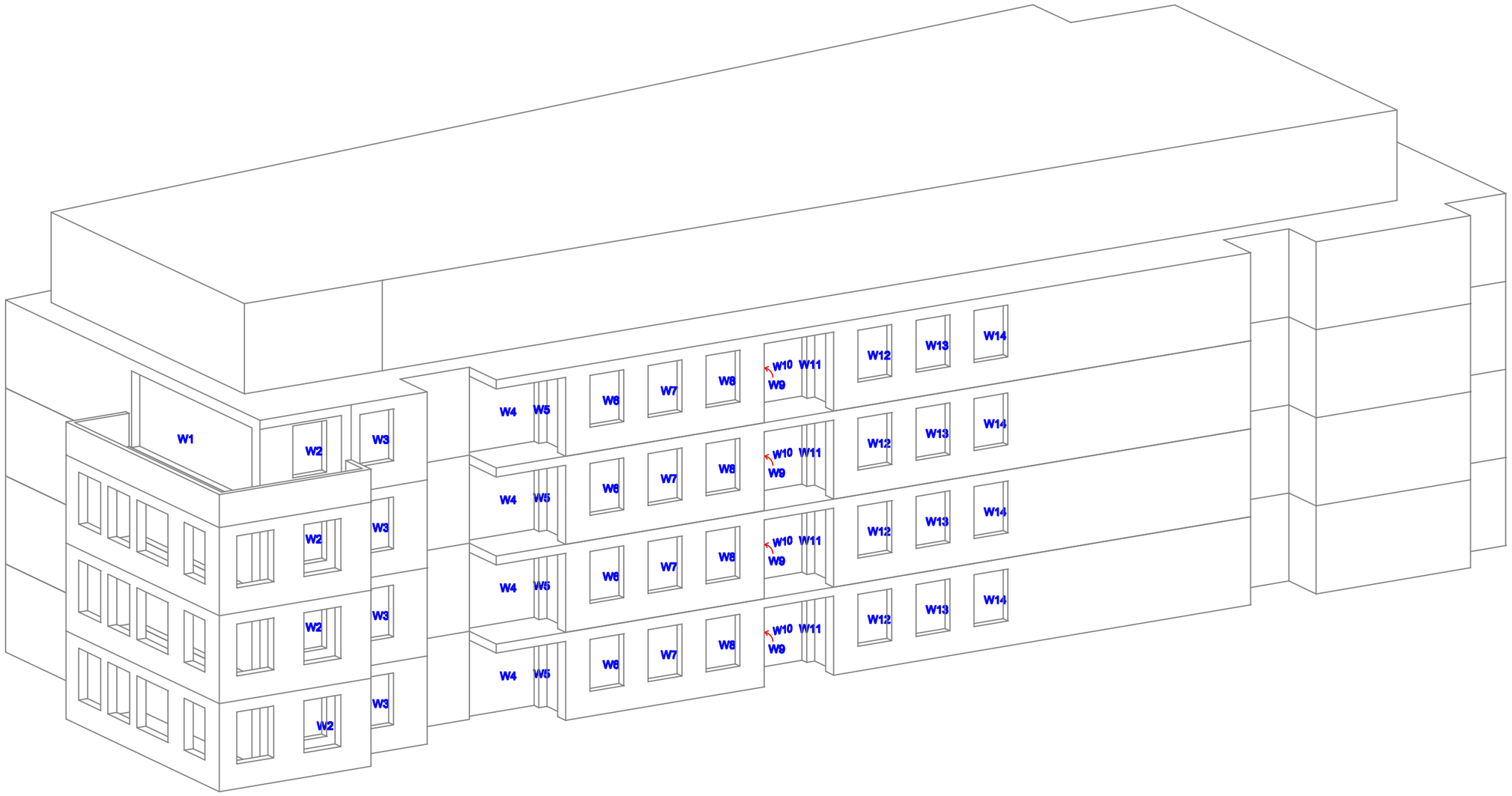
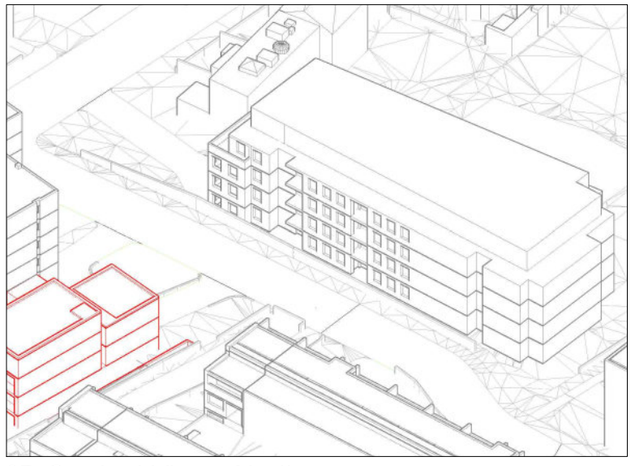
Appendix C

Window/Room Reference Drawings



1 to 45 Searle House, Cecil Grove



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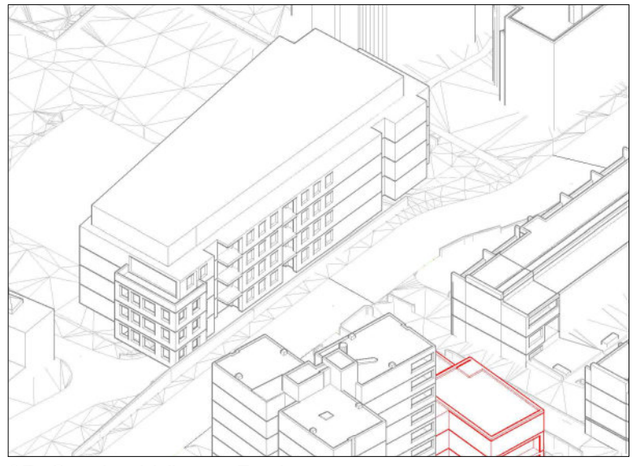

3D Context View - East

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1215_791_3.dwg
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Window Referencing Diagrams
1 to 45 Searle House, Cecil Grove

CLIENT

Marek Wojciechowski Architects

PROJECT

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29 St Edmund's Terrace
London, NW8 7QH

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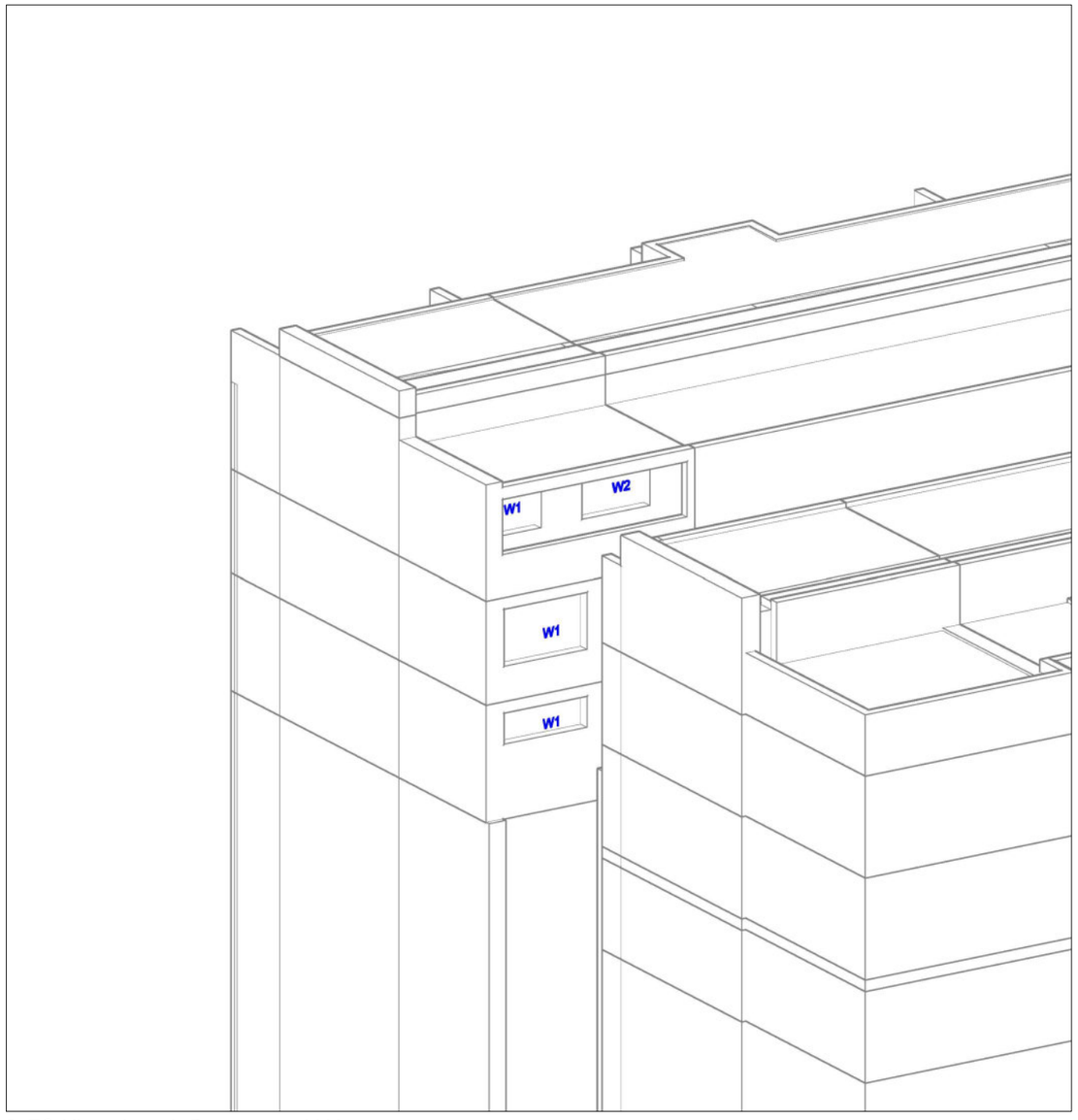
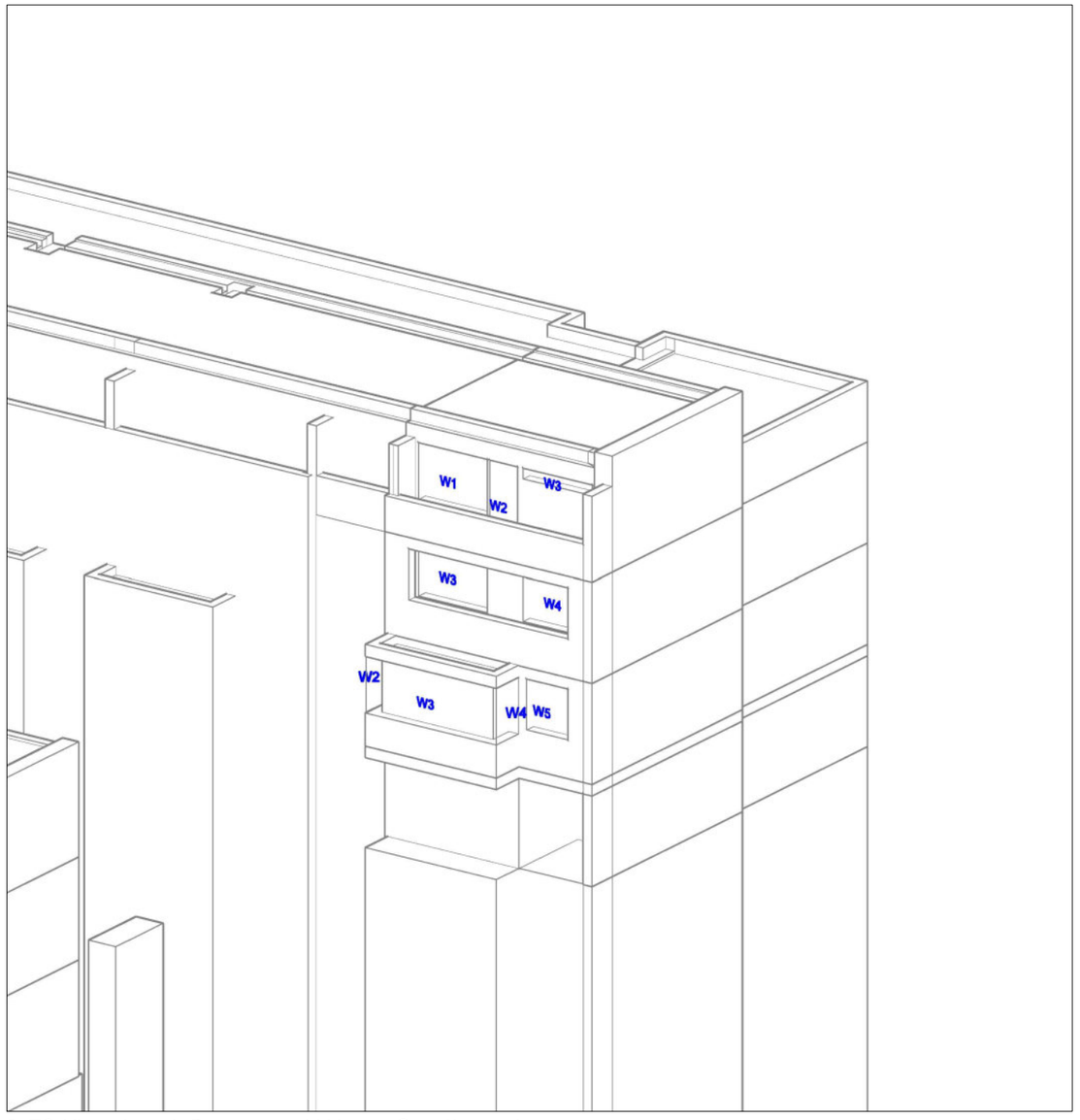


1-72 Kingsland, Broxwood Way



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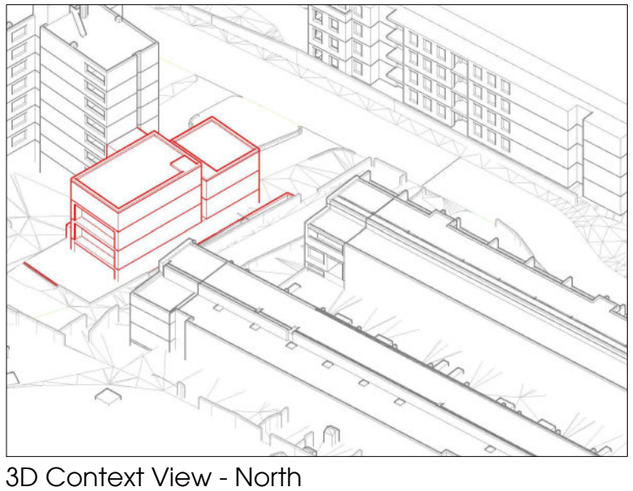
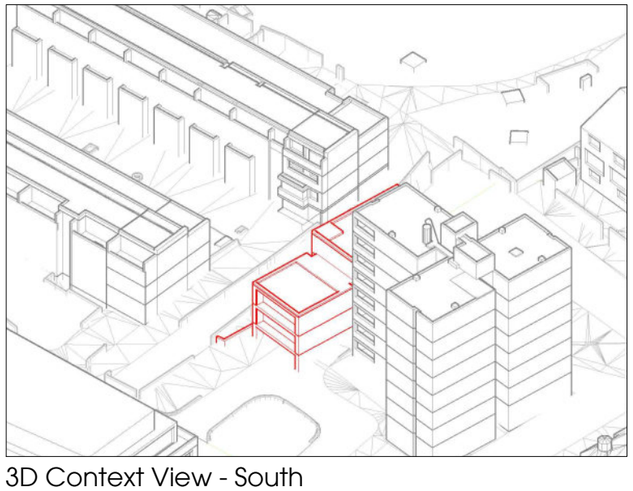


3D Context View - North



3D Context View - South

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Window Referencing Diagrams
1-72 Kingsland, Broxwood Way

CLIENT

Marek Wojciechowski Architects

PROJECT

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29 St Edmund's Terrace
London, NW8 7QH

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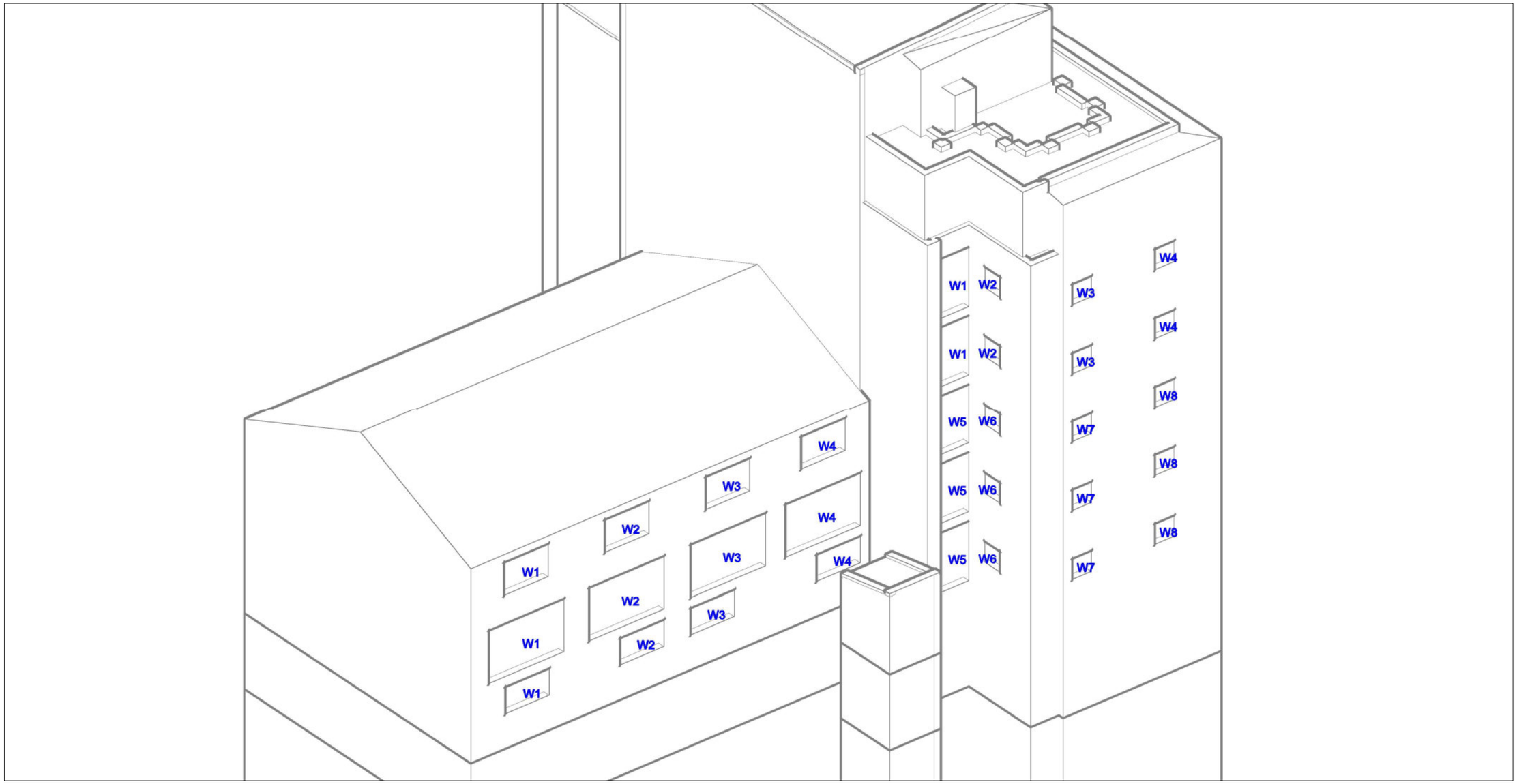
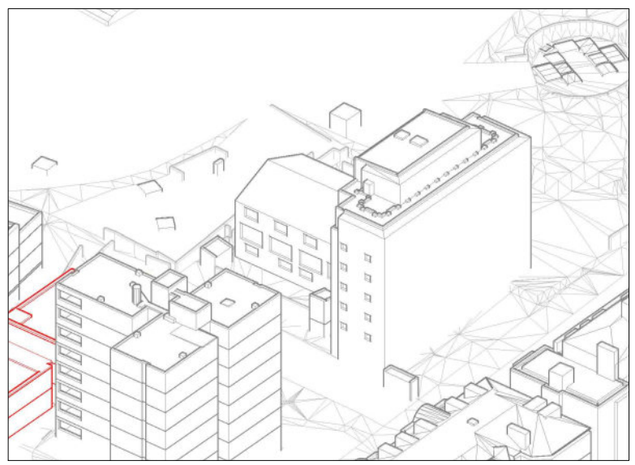


Regent Heights (35 St Edmund's Terrace)

3D Context View - West



3D Context View - South

SOURCES OF INFORMATION:

MAREK WOJCIECHOWSKI ARCHITECTS

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Window Referencing Diagrams
Regent Heights
(35 St Edmund's Terrace)

CLIENT

Marek Wojciechowski Architects

PROJECT

Barrie House
29 St Edmund's Terrace
London, NW8 7QH

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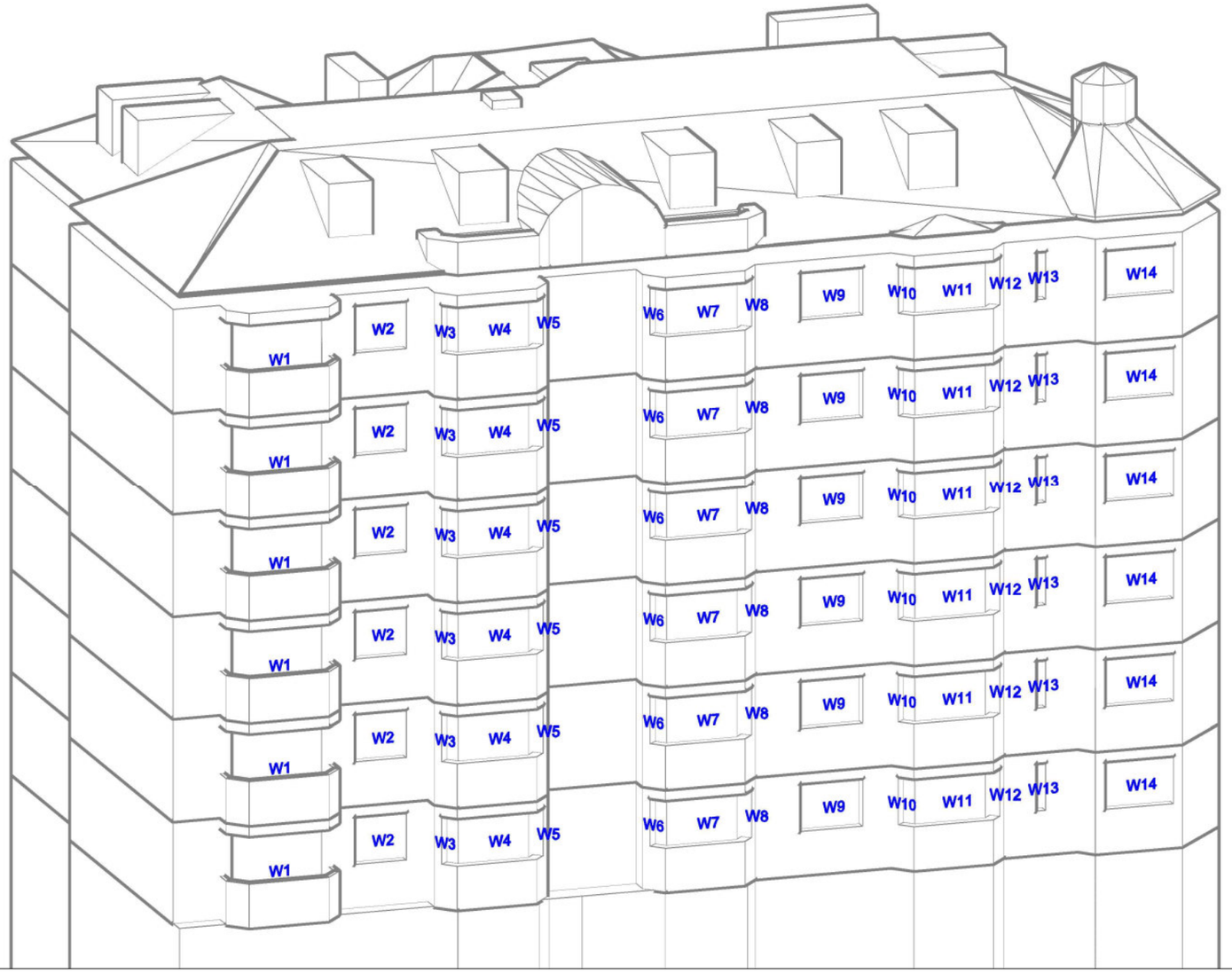
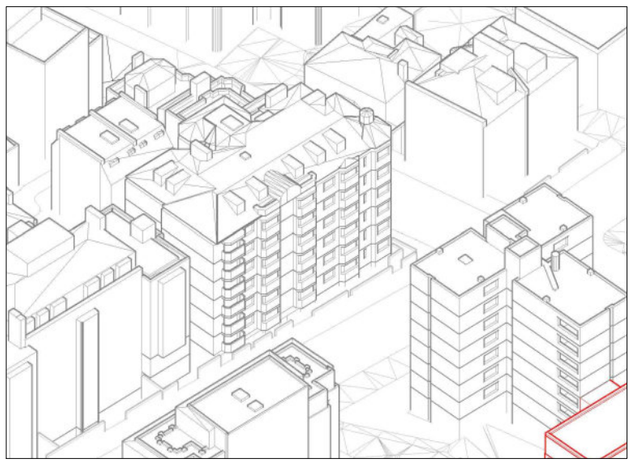


Parkwood (22 St Edmund's Terrace)

3D Context View - West



3D Context View - North

SOURCES OF INFORMATION:

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Window Referencing Diagrams
St Edmunds Terrace
Parkwood (22 St Edmund's Terrace)

CLIENT

Marek Wojciechowski Architects

PROJECT

Barrie House
29 St Edmund's Terrace
London, NW8 7QH

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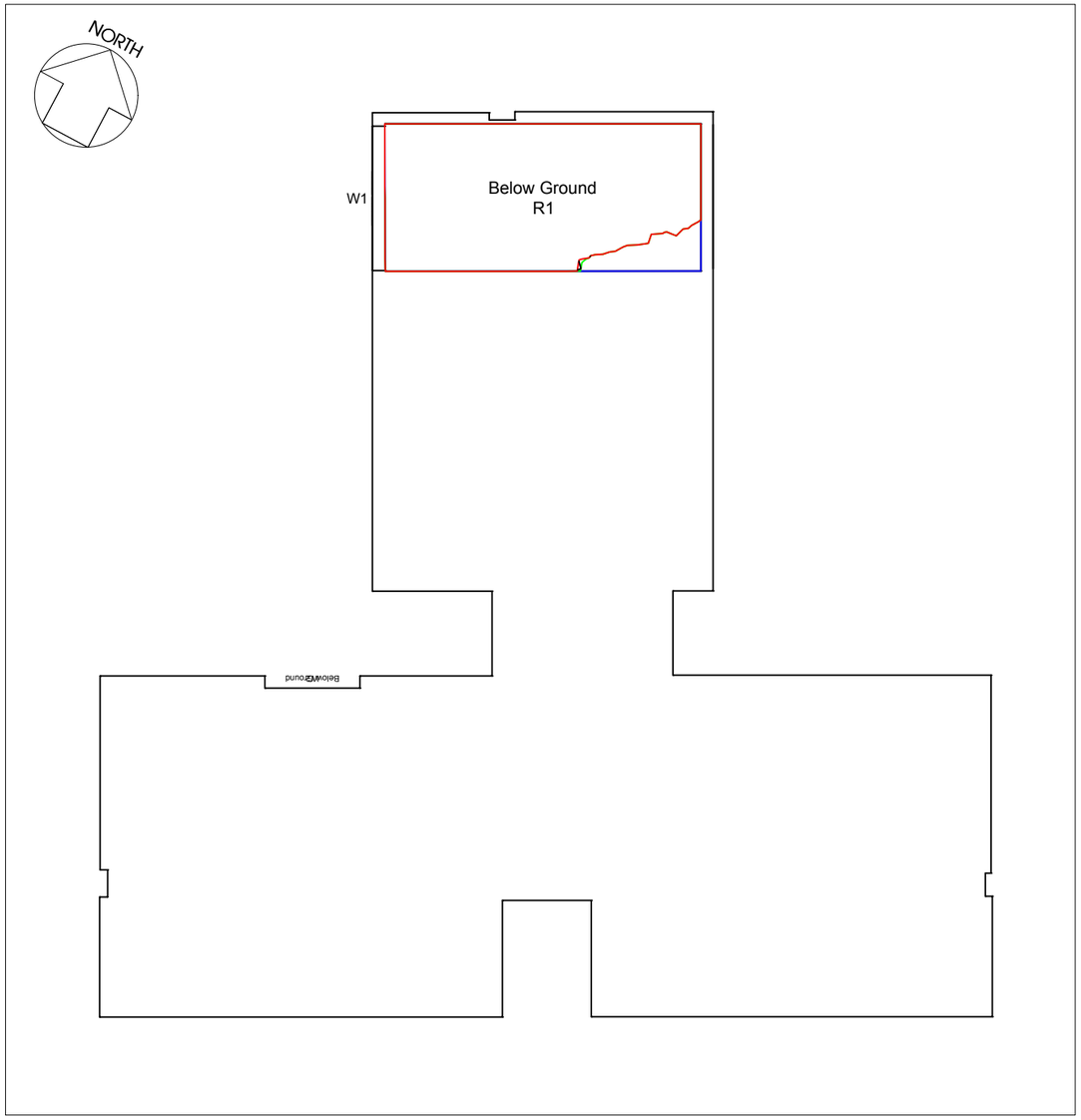
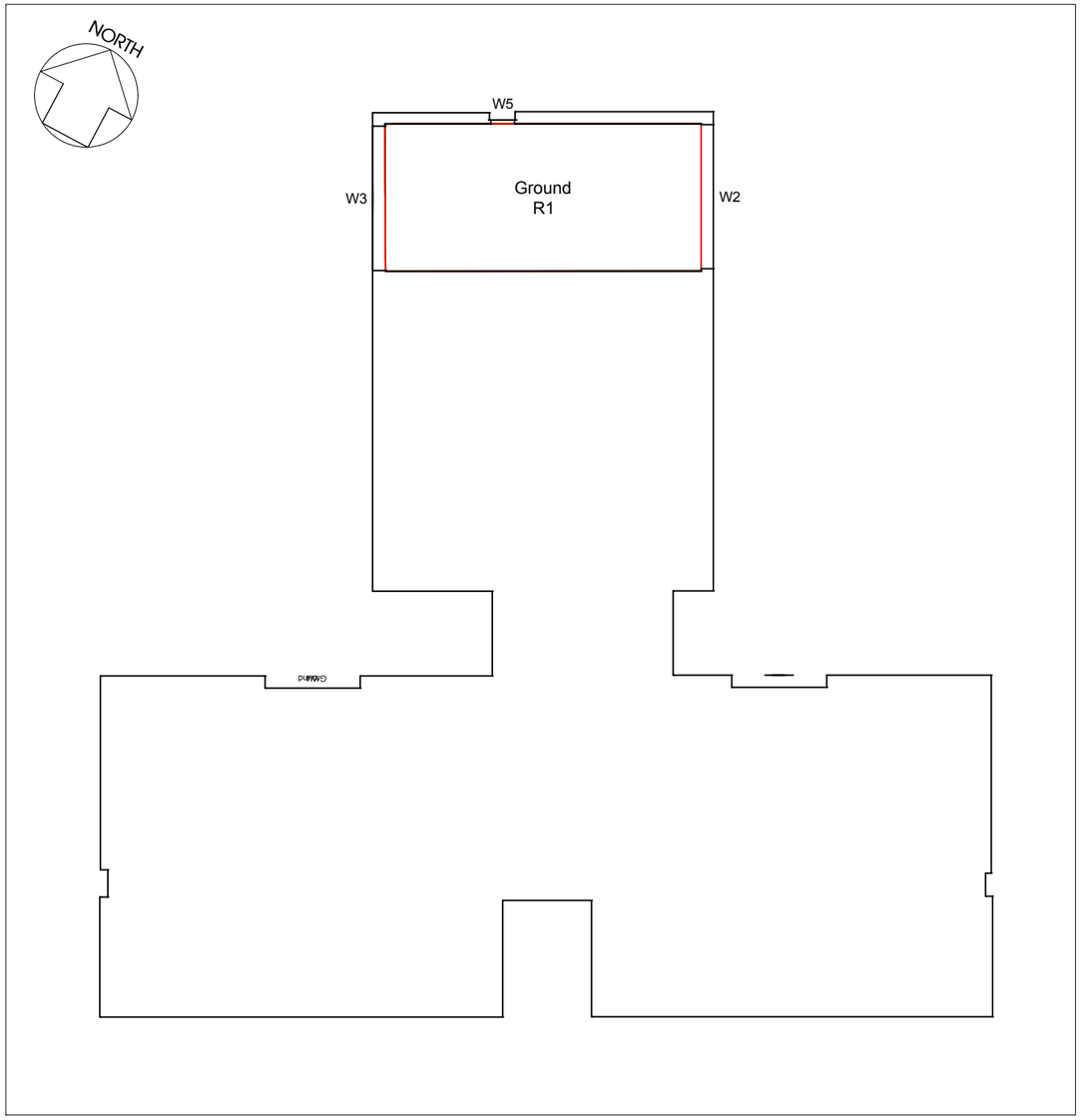
Appendix D

Daylight Study



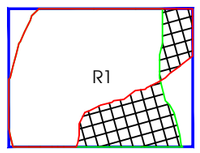
Barrie House (29 St Edmund's Terrace) - Below Ground Floor



Barrie House (29 St Edmund's Terrace) - Ground Floor

3D Context View - North East

KEY

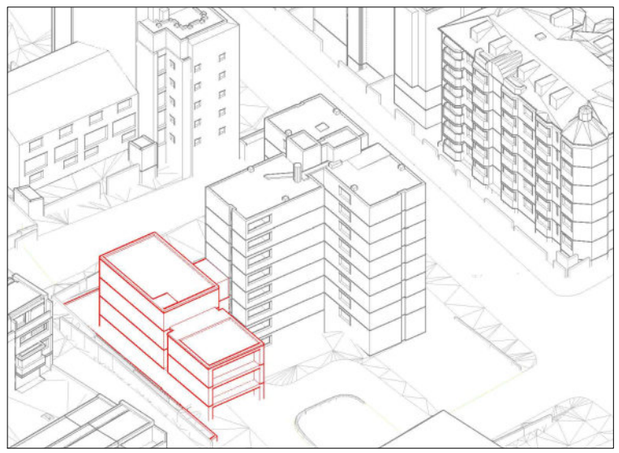


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View - West

SOURCES OF INFORMATION:

MAREK WOJCIECHOWSKI ARCHITECTS

1215_791_1.dwg
1215_791_2.dwg
1215_791_3.dwg
Primrose Hill_090117_Solids.dwg
Received January 2017

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P_25 Proposed Roof Plan.dwg
P_30 Existing and Proposed Southeast Site Elevation.dwg
P_30 Existing and Proposed Southeast Site Elevation_Existing.dwg
P_32 Existing and Proposed Southwest Site Elevation_Existing.dwg
P_33 Existing and Proposed Southwest Lightwell Elevation.dwg
P_33 Existing and Proposed Southwest Lightwell Elevation_Existing.dwg
P_34 Existing and Proposed Northeast Site Elevation.dwg
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P_37 Existing and Proposed Northwest Lightwell Elevation.dwg
P_37 Existing and Proposed Northwest Lightwell Elevation_Proposed.dwg
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P_40 Existing and Proposed Southeast Section Elevation.dwg
P_40 Existing and Proposed Southeast Section Elevation_Existing.dwg
Received 07 December 2017

Rev.	Date	Amendments	Initial

MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
ALL DIMENSIONS ARE IN MILLIMETERS ONLY

TITLE

Daylight Distribution Contours/Referencing Plans Barrie House (29 St Edmund's Terrace)

CLIENT

Marek Wojciechowski Architects

PROJECT

Barrie House
29 St Edmund's Terrace
London, NW8 7QH

DRAWN BY	CHECKED
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SCALE	DATE
1:150@A3	December 2017

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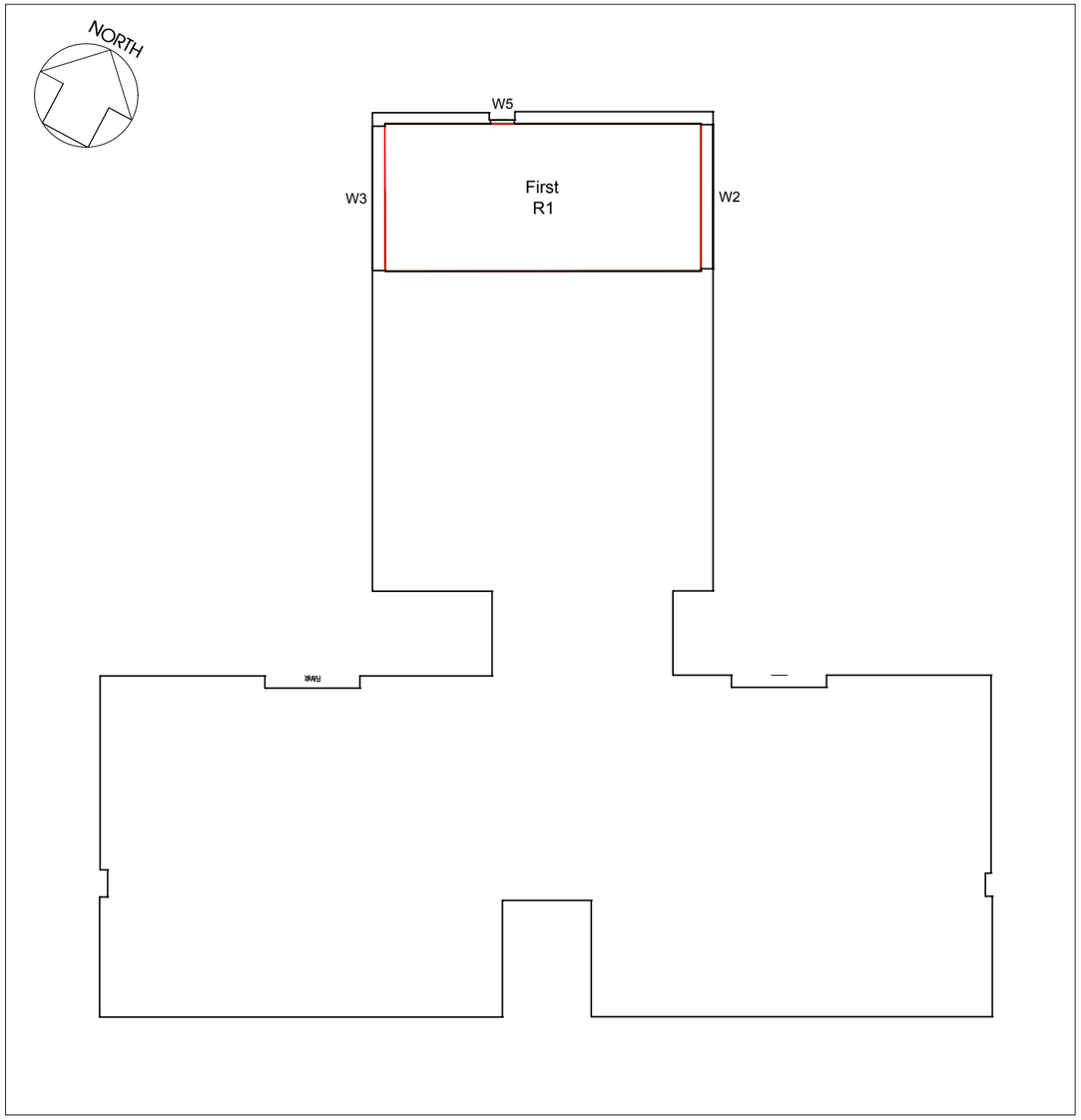
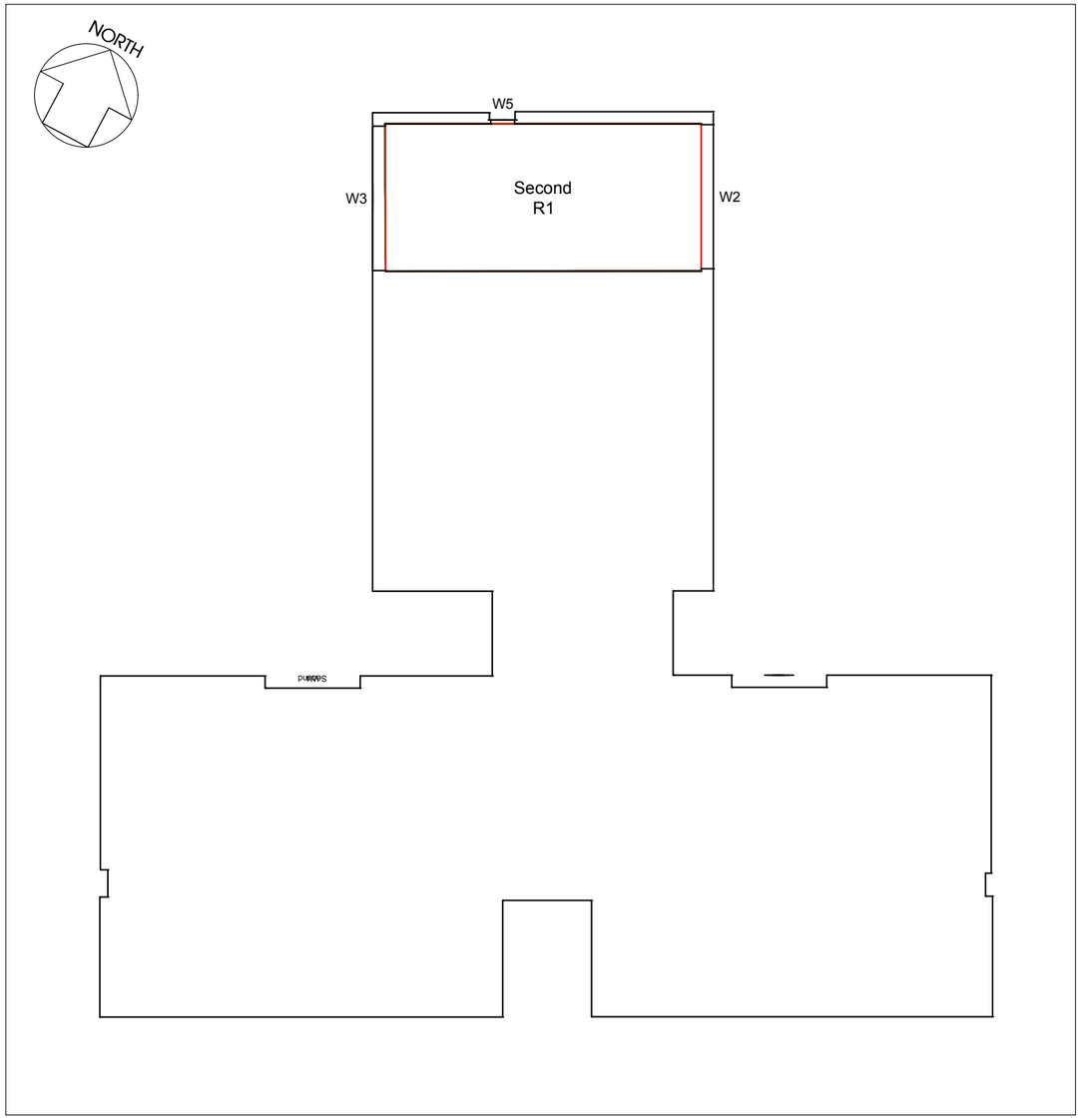
DRAWING NO.	RELEASE NO.
56156_DD_01	3



Barrie House (29 St Edmund's Terrace) - First Floor



Barrie House (29 St Edmund's Terrace) - Second Floor

SOURCES OF INFORMATION:

MAREK WOJCIECHOWSKI ARCHITECTS

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1215_791_2.dwg
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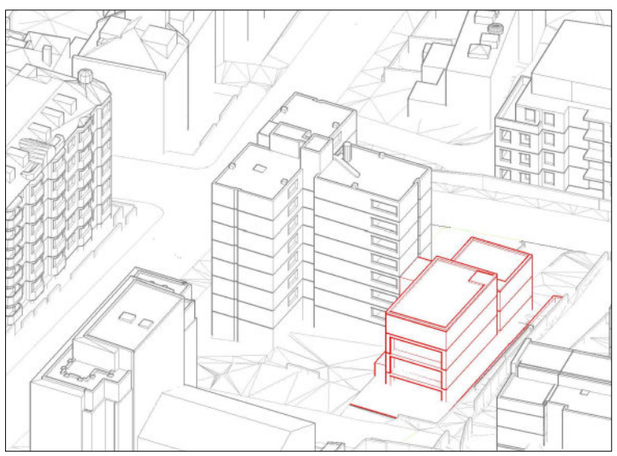
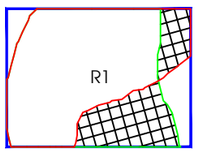
Received 07 December 2017



3D Context View - North East

KEY

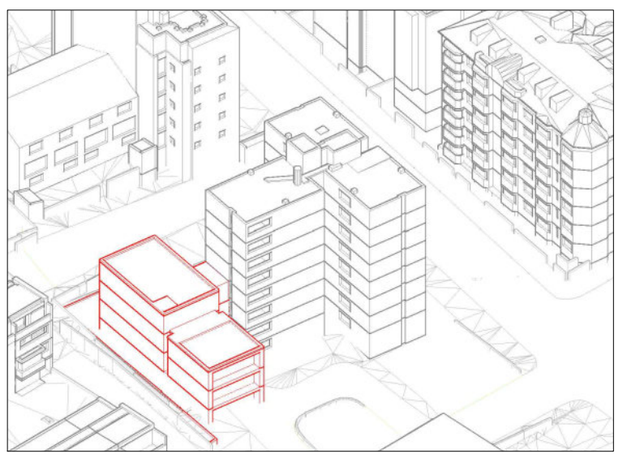


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View - West

Rev.	Date	Amendments	Initial

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TITLE

Daylight Distribution Contours/Referencing Plans Barrie House (29 St Edmund's Terrace)

CLIENT

Marek Wojciechowski Architects

PROJECT

Barrie House
29 St Edmund's Terrace
London, NW8 7QH

DRAWN BY	CHECKED
OW	EB
SCALE	DATE
1:150@A3	December 2017

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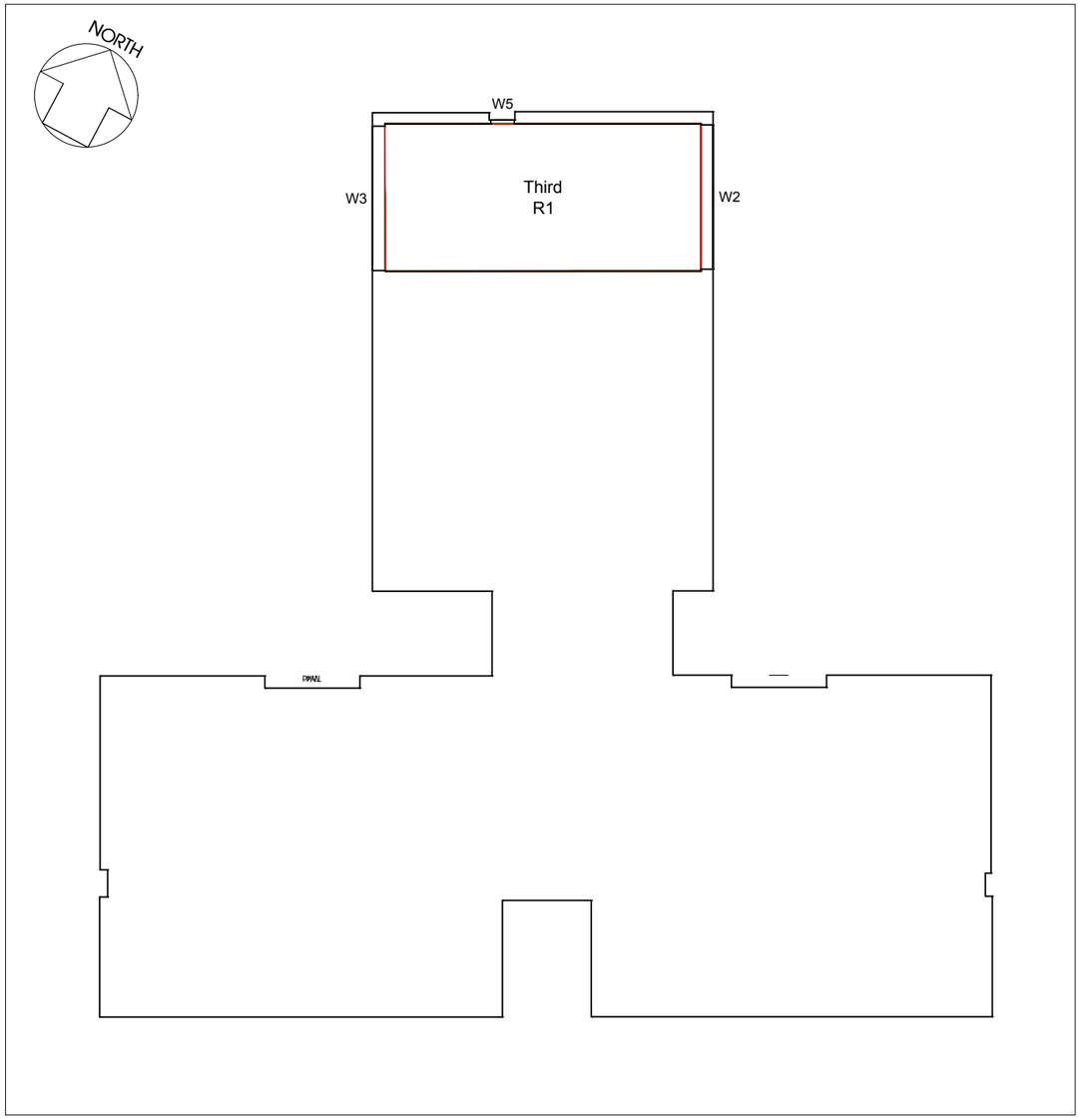
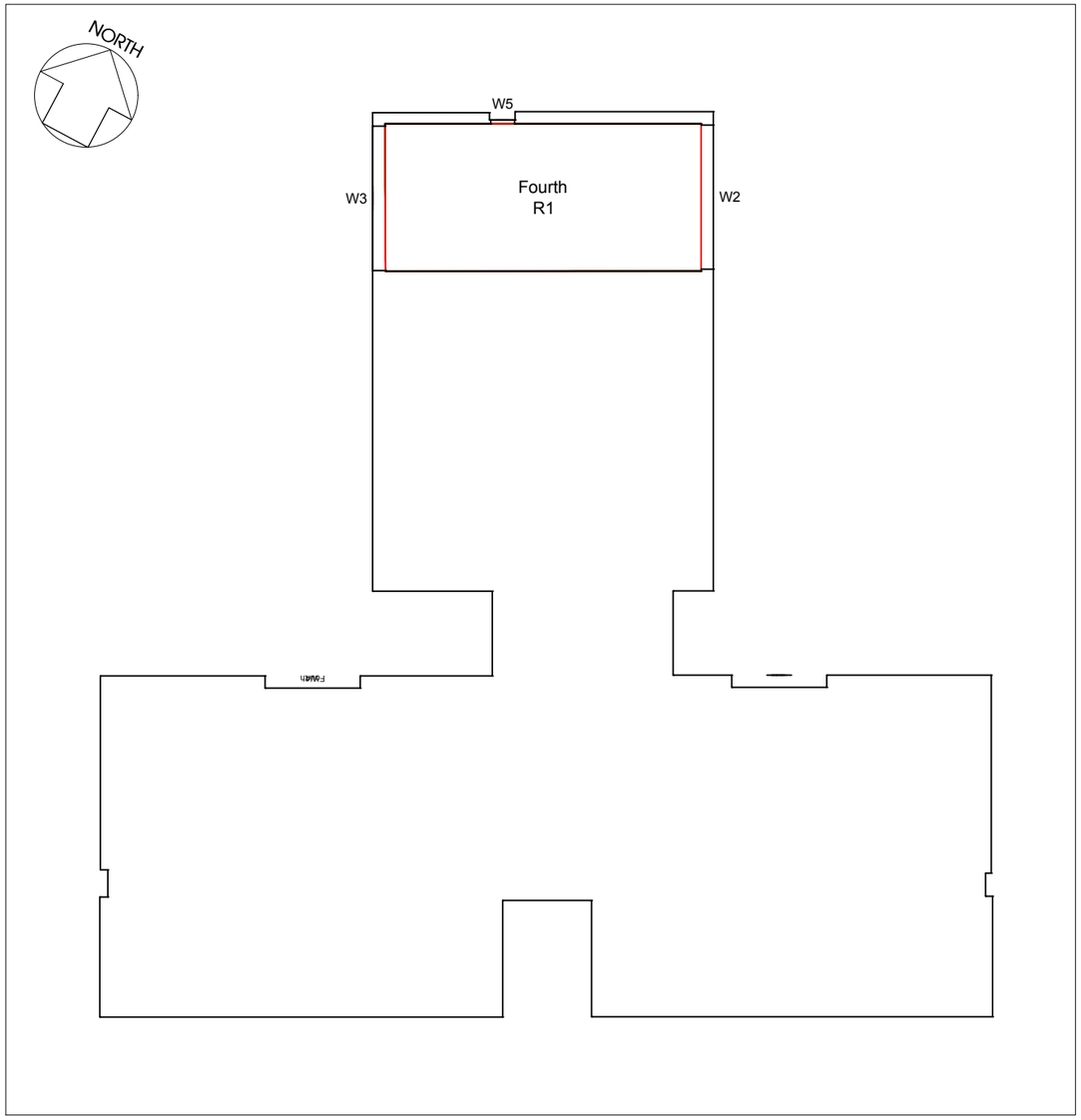
DRAWING NO.	RELEASE NO.
56156_DD_02	3



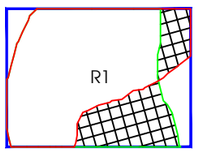
Barrie House (29 St Edmund's Terrace) - Third Floor



Barrie House (29 St Edmund's Terrace) - Fourth Floor

3D Context View - North East

KEY

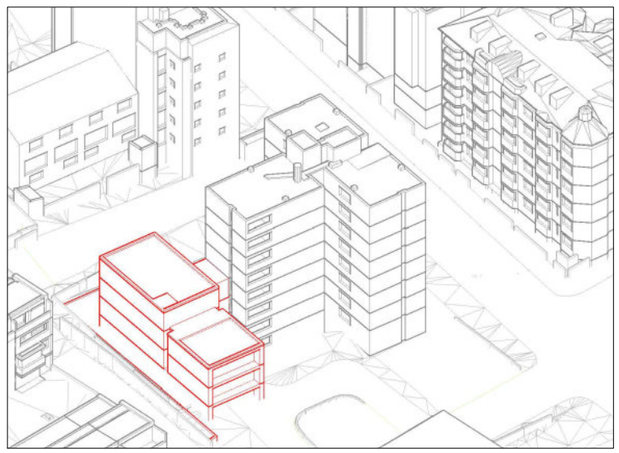


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View - West

SOURCES OF INFORMATION:

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CLIENT

Marek Wojciechowski Architects

PROJECT

Barrie House
29 St Edmund's Terrace
London, NW8 7QH

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1:150@A3	December 2017

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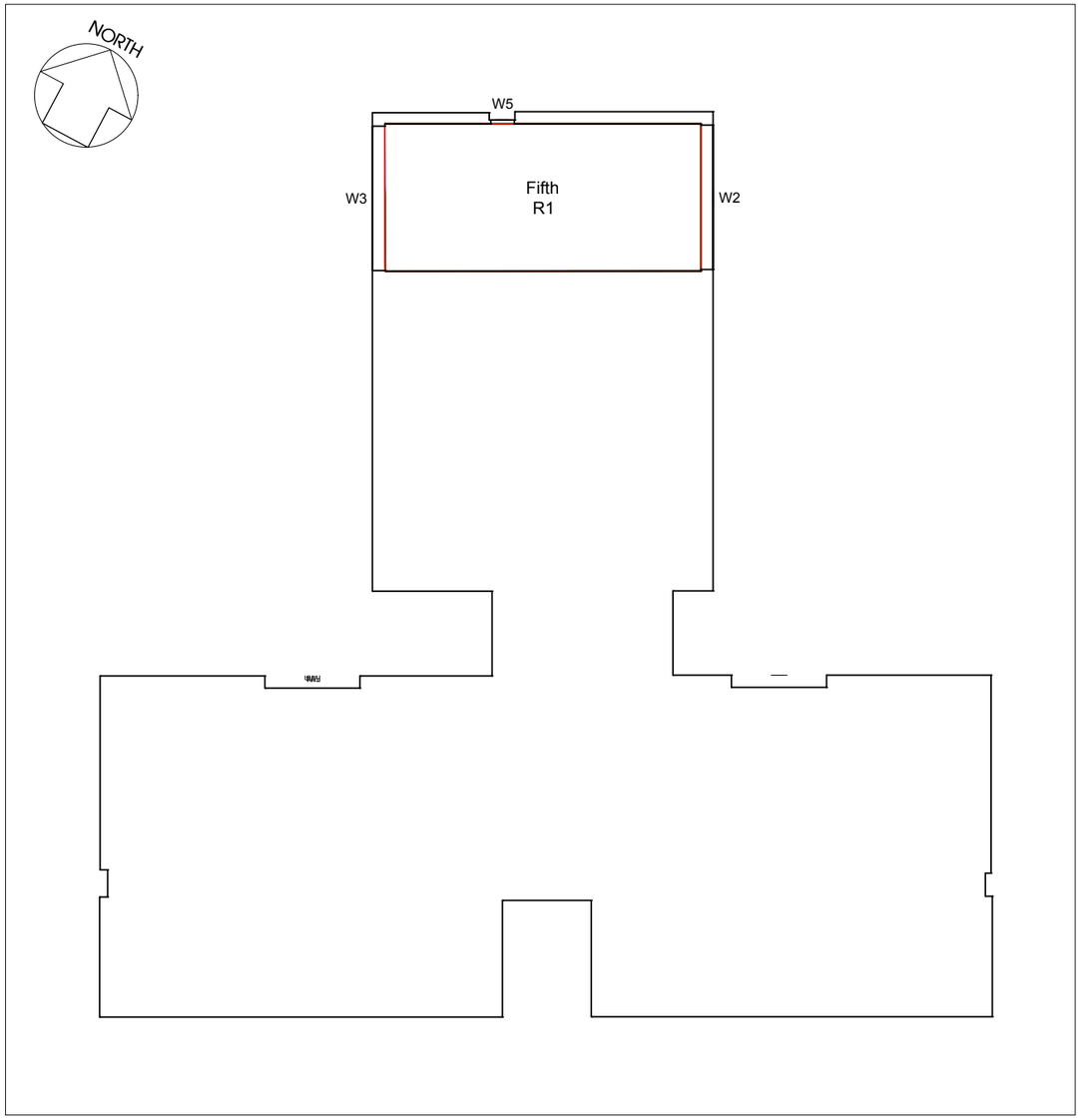
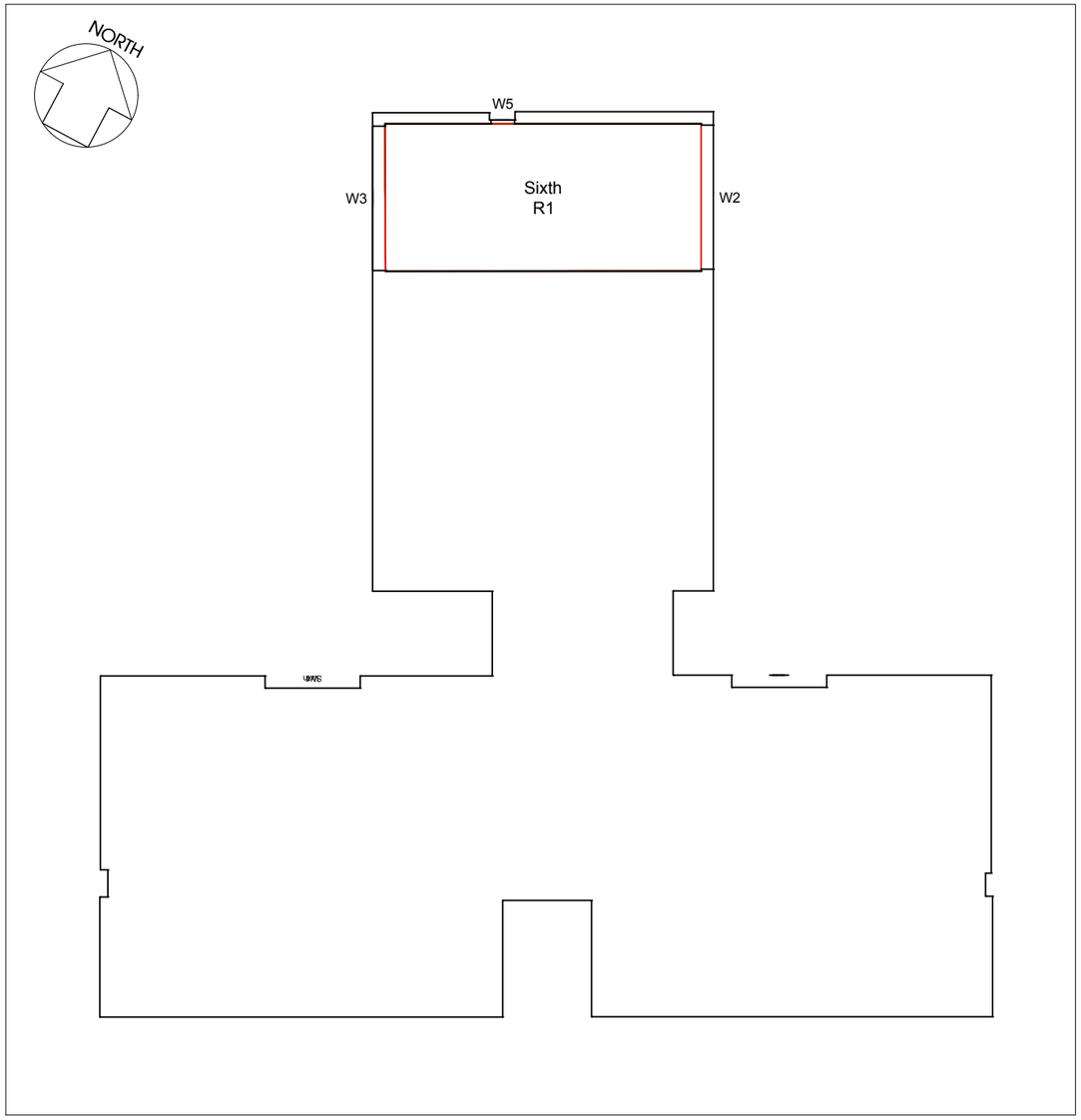
DRAWING NO.	RELEASE NO.
56156_DD_03	3



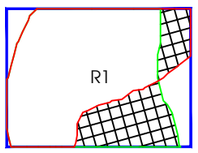
Barrie House (29 St Edmund's Terrace) - Fifth Floor



Barrie House (29 St Edmund's Terrace) - Sixth Floor

3D Context View - North East

KEY

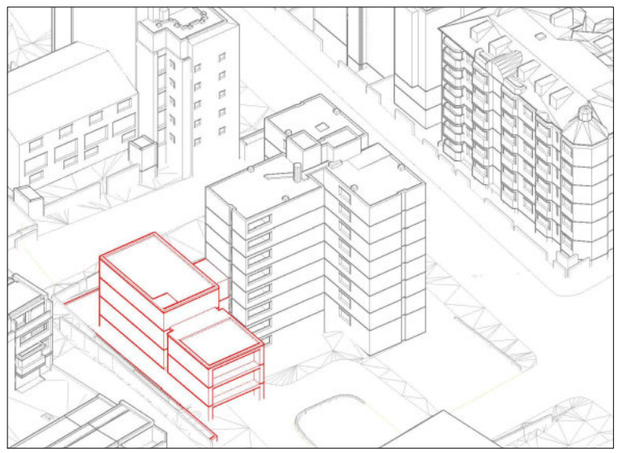


Existing contour

Proposed contour

Area of loss/gain

Subject room



3D Context View - West

SOURCES OF INFORMATION:

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DRAWING NO.	RELEASE NO.
56156_DD_04	3

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Barrie House							
Below Ground	R1	Living Room	25.9	25.8	1	0	YES
Ground	R1	Living Room	28.0	28.0	1	0	YES
First	R1	Living Room	28.0	28.0	1	0	YES
Second	R1	Living Room	28.0	28.0	1	0	YES
Third	R1	Living Room	28.0	28.0	1	0	YES
Fourth	R1	Living Room	28.0	28.0	1	0	YES
Fifth	R1	Living Room	28.0	28.0	1	0	YES
Sixth	R1	Living Room	28.0	28.0	1	0	YES

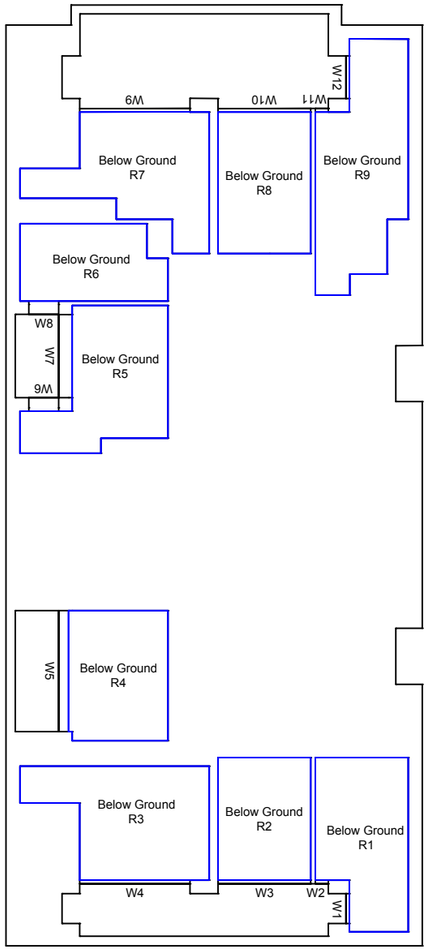
Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
Searle House					
Ground	W1	5.63	5.63	1.00	Yes
Ground	W2	27.35	26.20	0.96	Yes
Ground	W3	23.10	22.11	0.96	Yes
Ground	W4	8.97	8.57	0.96	Yes
Ground	W5	3.50	3.42	0.98	Yes
Ground	W6	28.82	28.70	1.00	Yes
Ground	W7	29.17	29.12	1.00	Yes
Ground	W8	29.49	29.41	1.00	Yes
Ground	W9	5.37	5.37	1.00	Yes
Ground	W10	8.57	8.44	0.98	Yes
Ground	W11	3.57	3.51	0.98	Yes
Ground	W12	29.96	29.76	0.99	Yes
Ground	W13	30.02	29.81	0.99	Yes
Ground	W14	30.00	29.78	0.99	Yes
First	W1	6.61	6.61	1.00	Yes
First	W2	4.30	3.50	0.81	Yes
First	W3	25.00	24.19	0.97	Yes
First	W4	10.85	10.38	0.96	Yes
First	W5	4.20	4.14	0.98	Yes
First	W6	31.44	31.11	0.99	Yes
First	W7	31.81	31.52	0.99	Yes
First	W8	32.14	31.84	0.99	Yes
First	W9	6.23	6.23	1.00	Yes
First	W10	10.31	10.04	0.97	Yes
First	W11	4.22	4.13	0.98	Yes
First	W12	32.58	32.33	0.99	Yes
First	W13	32.66	32.46	0.99	Yes
First	W14	32.69	32.53	1.00	Yes
Second	W1	7.34	7.34	1.00	Yes
Second	W2	5.15	4.73	0.92	Yes
Second	W3	27.10	26.66	0.98	Yes
Second	W4	12.55	12.18	0.97	Yes
Second	W5	5.13	5.09	0.99	Yes
Second	W6	33.77	33.46	0.99	Yes
Second	W7	34.09	33.85	0.99	Yes
Second	W8	34.38	34.17	0.99	Yes
Second	W9	7.03	7.03	1.00	Yes
Second	W10	11.73	11.55	0.99	Yes
Second	W11	4.80	4.74	0.99	Yes
Second	W12	34.89	34.76	1.00	Yes
Second	W13	35.05	34.95	1.00	Yes
Second	W14	35.18	35.11	1.00	Yes
Third	W1	35.88	35.88	1.00	Yes
Third	W2	33.77	33.62	1.00	Yes
Third	W3	34.18	34.04	1.00	Yes
Third	W4	14.53	14.41	0.99	Yes
Third	W5	7.36	7.35	1.00	Yes
Third	W6	35.44	35.36	1.00	Yes
Third	W7	35.71	35.65	1.00	Yes
Third	W8	35.96	35.92	1.00	Yes
Third	W9	7.46	7.46	1.00	Yes
Third	W10	12.66	12.61	1.00	Yes

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
Third	W11	5.38	5.36	1.00	Yes
Third	W12	36.43	36.40	1.00	Yes
Third	W13	36.57	36.56	1.00	Yes
Third	W14	36.70	36.69	1.00	Yes
Kingsland					
Ground	W1	23.01	22.14	0.96	Yes
Ground	W2	0.75	0.75	1.00	Yes
First	W1	26.40	25.86	0.98	Yes
First	W2	19.55	19.55	1.00	Yes
First	W3	33.80	32.88	0.97	Yes
First	W4	17.36	14.21	0.82	Yes
First	W5	30.38	28.80	0.95	Yes
Second	W1	5.49	5.49	1.00	Yes
Second	W2	4.76	4.69	0.98	Yes
Second	W3	16.57	16.26	0.98	Yes
Second	W4	18.74	18.34	0.98	Yes
Third	W1	35.41	35.35	1.00	Yes
Third	W2	36.50	36.40	1.00	Yes
Third	W3	36.98	36.96	1.00	Yes
Regent Heights					
Ground	W1	29.91	28.92	0.97	Yes
Ground	W2	28.58	27.61	0.97	Yes
Ground	W3	27.12	26.21	0.97	Yes
Ground	W4	18.60	18.38	0.99	Yes
Ground	W5	14.88	14.17	0.95	Yes
Ground	W6	24.95	24.36	0.98	Yes
Ground	W7	26.74	26.09	0.98	Yes
Ground	W8	27.85	27.37	0.98	Yes
First	W1	31.68	31.07	0.98	Yes
First	W2	30.42	29.81	0.98	Yes
First	W3	28.18	27.62	0.98	Yes
First	W4	23.29	22.81	0.98	Yes
First	W5	17.15	16.82	0.98	Yes
First	W6	27.60	27.35	0.99	Yes
First	W7	28.97	28.69	0.99	Yes
First	W8	29.97	29.76	0.99	Yes
Second	W1	33.82	33.70	1.00	Yes
Second	W2	32.57	32.45	1.00	Yes
Second	W3	30.33	30.21	1.00	Yes
Second	W4	25.05	24.95	1.00	Yes
Second	W5	18.59	18.58	1.00	Yes
Second	W6	28.95	28.95	1.00	Yes
Second	W7	31.38	31.38	1.00	Yes
Second	W8	32.22	32.22	1.00	Yes
Third	W1	20.10	20.10	1.00	Yes
Third	W2	29.65	29.65	1.00	Yes
Third	W3	33.76	33.76	1.00	Yes
Third	W4	34.44	34.44	1.00	Yes
Fourth	W1	22.13	22.13	1.00	Yes
Fourth	W2	30.89	30.89	1.00	Yes
Fourth	W3	36.05	36.05	1.00	Yes
Fourth	W4	36.52	36.52	1.00	Yes

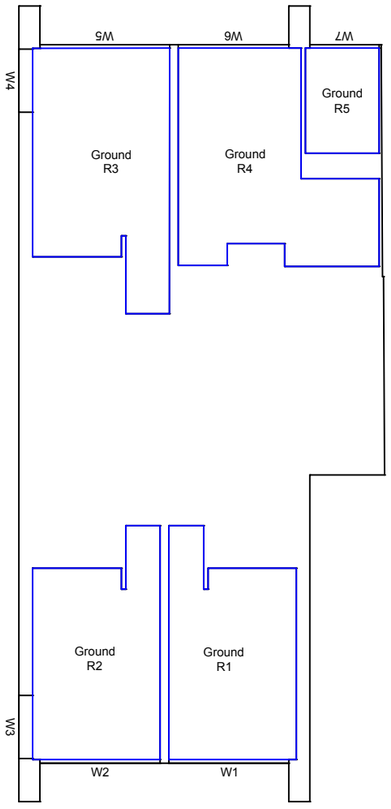
Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
Parkwood					
Ground	W1	13.87	13.68	0.99	Yes
Ground	W2	20.98	20.92	1.00	Yes
Ground	W3	21.99	21.97	1.00	Yes
Ground	W4	24.96	24.94	1.00	Yes
Ground	W5	22.16	22.16	1.00	Yes
Ground	W6	21.25	21.25	1.00	Yes
Ground	W7	24.21	24.21	1.00	Yes
Ground	W8	22.41	22.41	1.00	Yes
Ground	W9	23.62	23.62	1.00	Yes
Ground	W10	20.32	20.32	1.00	Yes
Ground	W11	24.43	24.43	1.00	Yes
Ground	W12	24.01	24.01	1.00	Yes
Ground	W13	23.71	23.71	1.00	Yes
Ground	W14	25.82	25.83	1.00	Yes
First	W1	16.25	16.09	0.99	Yes
First	W2	22.73	22.69	1.00	Yes
First	W3	23.51	23.49	1.00	Yes
First	W4	26.78	26.77	1.00	Yes
First	W5	23.48	23.48	1.00	Yes
First	W6	22.71	22.71	1.00	Yes
First	W7	26.01	26.01	1.00	Yes
First	W8	23.73	23.73	1.00	Yes
First	W9	25.41	25.41	1.00	Yes
First	W10	21.82	21.82	1.00	Yes
First	W11	26.23	26.23	1.00	Yes
First	W12	25.26	25.26	1.00	Yes
First	W13	25.45	25.45	1.00	Yes
First	W14	27.54	27.54	1.00	Yes
Second	W1	18.11	18.00	0.99	Yes
Second	W2	24.56	24.53	1.00	Yes
Second	W3	25.00	24.99	1.00	Yes
Second	W4	28.69	28.68	1.00	Yes
Second	W5	24.87	24.87	1.00	Yes
Second	W6	24.21	24.21	1.00	Yes
Second	W7	27.94	27.94	1.00	Yes
Second	W8	25.14	25.14	1.00	Yes
Second	W9	27.34	27.34	1.00	Yes
Second	W10	23.45	23.45	1.00	Yes
Second	W11	28.15	28.15	1.00	Yes
Second	W12	26.52	26.52	1.00	Yes
Second	W13	27.29	27.29	1.00	Yes
Second	W14	29.33	29.33	1.00	Yes
Third	W1	20.01	19.95	1.00	Yes
Third	W2	26.49	26.48	1.00	Yes
Third	W3	26.59	26.59	1.00	Yes
Third	W4	30.67	30.67	1.00	Yes
Third	W5	26.29	26.29	1.00	Yes
Third	W6	25.81	25.81	1.00	Yes
Third	W7	29.99	29.99	1.00	Yes
Third	W8	26.62	26.62	1.00	Yes
Third	W9	29.38	29.38	1.00	Yes
Third	W10	25.24	25.24	1.00	Yes

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
Third	W11	30.16	30.16	1.00	Yes
Third	W12	27.74	27.74	1.00	Yes
Third	W13	29.21	29.21	1.00	Yes
Third	W14	31.18	31.18	1.00	Yes
Fourth	W1	21.95	21.94	1.00	Yes
Fourth	W2	28.45	28.45	1.00	Yes
Fourth	W3	28.45	28.45	1.00	Yes
Fourth	W4	32.70	32.70	1.00	Yes
Fourth	W5	27.86	27.86	1.00	Yes
Fourth	W6	27.54	27.54	1.00	Yes
Fourth	W7	32.13	32.13	1.00	Yes
Fourth	W8	28.45	28.45	1.00	Yes
Fourth	W9	31.56	31.56	1.00	Yes
Fourth	W10	27.36	27.36	1.00	Yes
Fourth	W11	32.30	32.30	1.00	Yes
Fourth	W12	29.15	29.15	1.00	Yes
Fourth	W13	31.24	31.24	1.00	Yes
Fourth	W14	33.12	33.12	1.00	Yes
Fifth	W1	23.83	23.83	1.00	Yes
Fifth	W2	29.42	29.42	1.00	Yes
Fifth	W3	31.79	31.79	1.00	Yes
Fifth	W4	34.63	34.63	1.00	Yes
Fifth	W5	29.80	29.80	1.00	Yes
Fifth	W6	29.67	29.67	1.00	Yes
Fifth	W7	34.25	34.25	1.00	Yes
Fifth	W8	31.58	31.58	1.00	Yes
Fifth	W9	34.01	34.01	1.00	Yes
Fifth	W10	30.67	30.67	1.00	Yes
Fifth	W11	34.41	34.41	1.00	Yes
Fifth	W12	31.87	31.87	1.00	Yes
Fifth	W13	33.63	33.63	1.00	Yes
Fifth	W14	35.05	35.05	1.00	Yes
Barrie House					
Below Grou	W1	31.23	26.05	0.83	Yes
Below Grou	W2	19.07	17.34	0.91	Yes
Ground	W1	20.13	17.93	0.89	Yes
Ground	W2	29.55	22.83	0.77	No
Ground	W3	33.57	29.42	0.88	Yes
Ground	W4	20.24	19.21	0.95	Yes
Ground	W5	29.67	2.81	0.09	No
First	W1	21.15	19.88	0.94	Yes
First	W2	31.59	26.62	0.84	Yes
First	W3	35.12	34.26	0.98	Yes
First	W4	21.24	21.01	0.99	Yes
First	W5	31.54	9.79	0.31	No
Second	W1	22.20	21.82	0.98	Yes
Second	W2	33.53	31.95	0.95	Yes
Second	W3	36.45	36.45	1.00	Yes
Second	W4	22.10	22.10	1.00	Yes
Second	W5	32.80	18.38	0.56	No
Third	W1	23.12	23.12	1.00	Yes
Third	W2	35.31	35.31	1.00	Yes
Third	W3	37.67	37.67	1.00	Yes

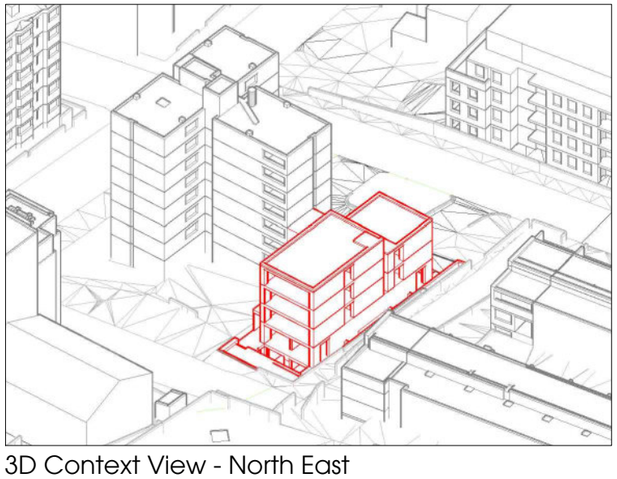
Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
Third	W4	23.02	23.02	1.00	Yes
Third	W5	33.49	33.49	1.00	Yes
Fourth	W1	24.10	24.10	1.00	Yes
Fourth	W2	36.63	36.63	1.00	Yes
Fourth	W3	38.27	38.27	1.00	Yes
Fourth	W4	24.13	24.13	1.00	Yes
Fourth	W5	33.63	33.63	1.00	Yes
Fifth	W1	26.18	26.18	1.00	Yes
Fifth	W2	37.82	37.82	1.00	Yes
Fifth	W3	38.82	38.82	1.00	Yes
Fifth	W4	26.69	26.69	1.00	Yes
Fifth	W5	33.61	33.61	1.00	Yes
Sixth	W1	31.74	31.74	1.00	Yes
Sixth	W2	38.93	38.93	1.00	Yes
Sixth	W3	39.37	39.37	1.00	Yes
Sixth	W4	33.53	33.53	1.00	Yes
Sixth	W5	33.67	33.67	1.00	Yes



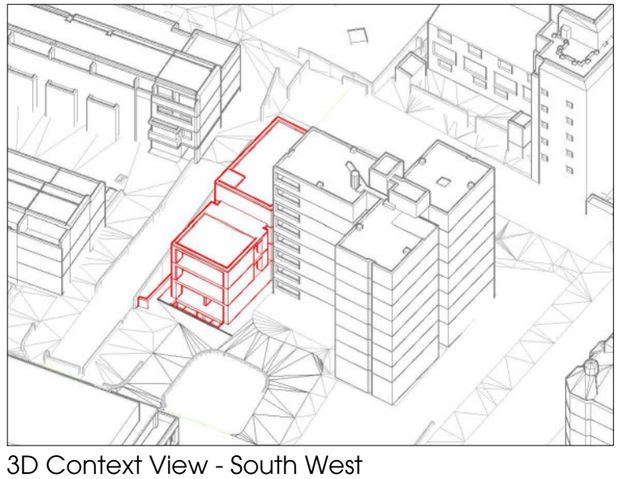
Proposed - Below Ground Floor



Proposed - Ground Floor



3D Context View - North East



3D Context View - South West

SOURCES OF INFORMATION:

MAREK WOJCIECHOWSKI ARCHITECTS

1215_791_1.dwg
1215_791_2.dwg
1215_791_3.dwg
Primrose Hill_090117_Solids.dwg
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P_25 Proposed Roof Plan.dwg
P_30 Existing and Proposed Southeast Site Elevation.dwg
P_30 Existing and Proposed Southeast Site Elevation_Existing.dwg
P_32 Existing and Proposed Southwest Site Elevation_Existing.dwg
P_33 Existing and Proposed Southwest Lightwell Elevation.dwg
P_33 Existing and Proposed Southwest Lightwell Elevation_Existing.dwg
P_34 Existing and Proposed Northeast Site Elevation.dwg
P_34 Existing and Proposed Northeast Site Elevation_Existing.dwg
P_35 Existing and Proposed Northeast Lightwell Elevation.dwg
P_35 Existing and Proposed Northeast Lightwell Elevation_Prop.dwg
P_36 Existing and Proposed Northwest Site Elevation.dwg
P_36 Existing and Proposed Northwest Site Elevation_Existing.dwg
P_37 Existing and Proposed Northwest Lightwell Elevation.dwg
P_37 Existing and Proposed Northwest Lightwell Elevation_Proposed.dwg
P_38 Existing and Proposed Site Section A-A.dwg
P_38 Existing and Proposed Site Section A-A_Prop.dwg
P_39 Existing and Proposed Site Section C-C.dwg
P_39 Existing and Proposed Site Section C-C_Proposed.dwg
P_40 Existing and Proposed Southeast Section Elevation.dwg
P_40 Existing and Proposed Southeast Section Elevation_Existing.dwg
Received 07 December 2017

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Daylight Distribution Contours/Referencing Plans Proposed

CLIENT

Marek Wojciechowski Architects

PROJECT

Barrie House
29 St Edmund's Terrace
London, NW8 7QH

DRAWN BY	CHECKED
OW	EB
SCALE	**DATE**
1:150@A3	December 2017

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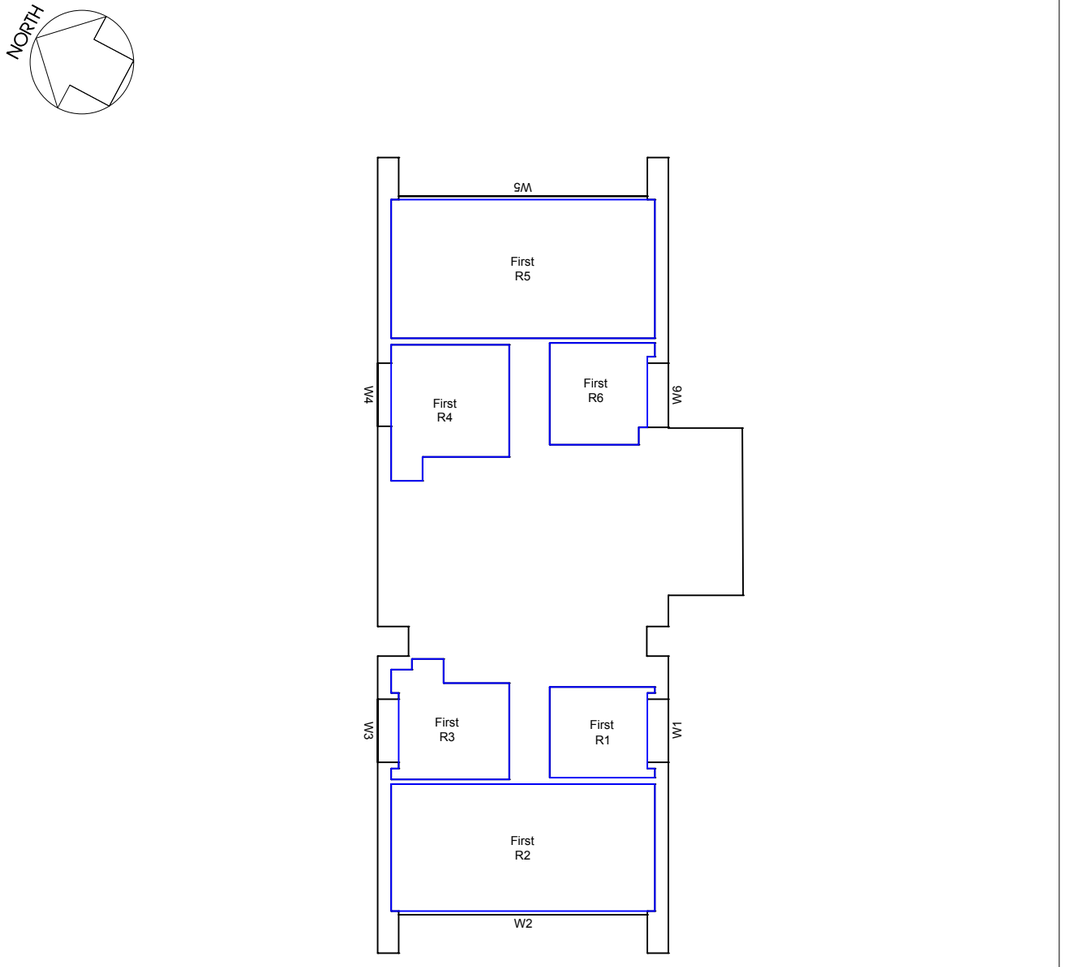
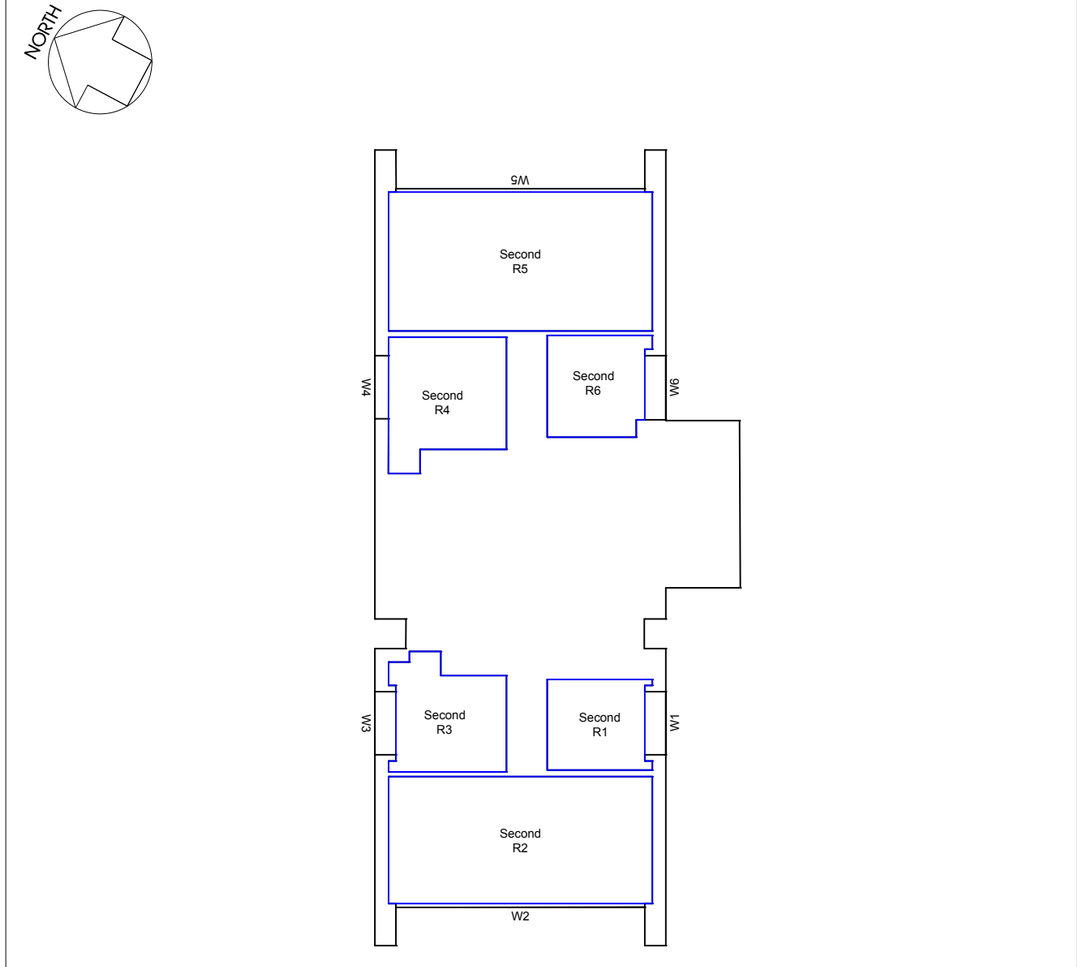
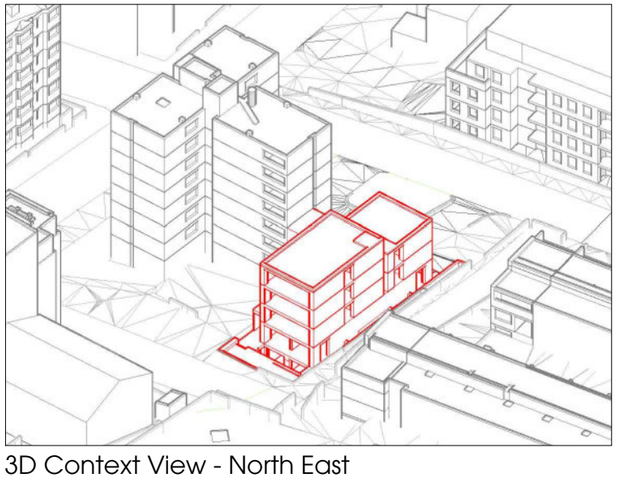
DRAWING NO.	RELEASE NO.
56156_DDINT_01	3



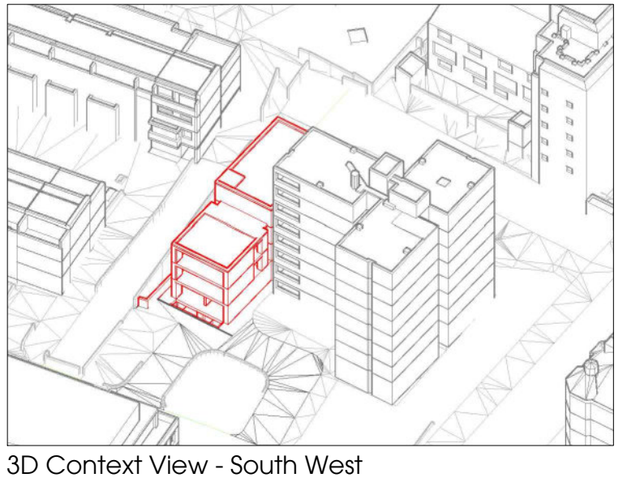
Proposed - First Floor



Proposed - Second Floor



3D Context View - North East



3D Context View - South West

SOURCES OF INFORMATION:

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P_34 Existing and Proposed Northeast Site Elevation.dwg
P_34 Existing and Proposed Northeast Site Elevation_Existing.dwg
P_35 Existing and Proposed Northeast Lightwell Elevation.dwg
P_35 Existing and Proposed Northeast Lightwell Elevation_Prop.dwg
P_36 Existing and Proposed Northwest Site Elevation.dwg
P_36 Existing and Proposed Northwest Site Elevation_Existing.dwg
P_37 Existing and Proposed Northwest Lightwell Elevation.dwg
P_37 Existing and Proposed Northwest Lightwell Elevation_Proposed.dwg
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P_39 Existing and Proposed Site Section C-C.dwg
P_39 Existing and Proposed Site Section C-C_Proposed.dwg
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29 St Edmund's Terrace
London, NW8 7QH

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SCALE	DATE
1:150@A3	December 2017

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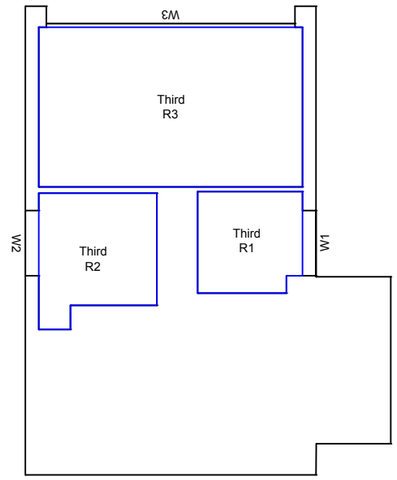
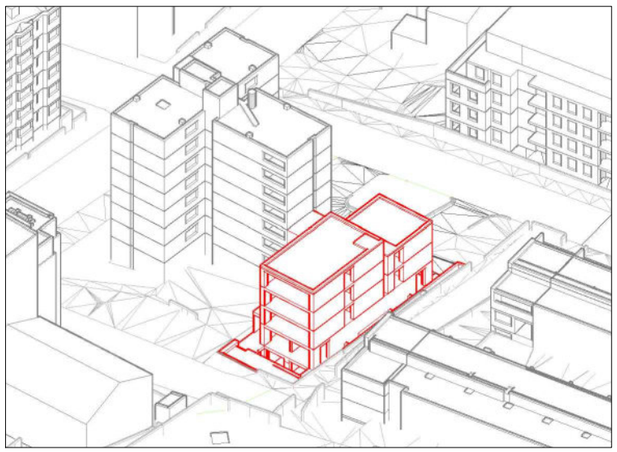
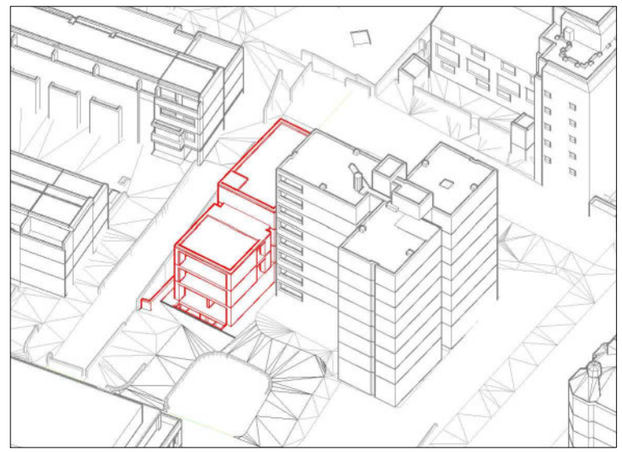
DRAWING NO.	RELEASE NO.
56156_DDINT_02	3



Proposed - Third Floor



3D Context View - North East



3D Context View - South West

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29 St Edmund's Terrace
London, NW8 7QH

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OW	**EB**
SCALE	**DATE**
1:150@A3	**December 2017**

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DRAWING NO.	RELEASE NO.
56156_DDINT_03	**3**

Floor Ref	Room Ref	Room Use	Window Ref	Clear Sky Pr	ADF Pr	Room ADF Pr	Meets BRE Criteria
Proposed Development							
Below Ground	R1	Bedroom	W1-L	21.02	0.1		
Below Ground	R1	Bedroom	W1-U	23.03	0.67		
Below Ground	R1	Bedroom	W2-L	18.06	0.04		
Below Ground	R1	Bedroom	W2-U	29.47	0.37	1.18	YES
Below Ground	R2	Bedroom	W3-L	25.51	0.46		
Below Ground	R2	Bedroom	W3-U	40.11	4.54	5	YES
Below Ground	R3	Bedroom	W4-L	25.3	0.38		
Below Ground	R3	Bedroom	W4-U	40.05	3.75	4.13	YES
Below Ground	R4	Bedroom	W5-L	13.5	0.29		
Below Ground	R4	Bedroom	W5-U	22.24	3.01	3.3	YES
Below Ground	R5	Bedroom	W6-L	13.19	0.06		
Below Ground	R5	Bedroom	W6-U	20.43	0.55		
Below Ground	R5	Bedroom	W7-L	11.72	0.14		
Below Ground	R5	Bedroom	W7-U	20.28	1.51	2.25	YES
Below Ground	R6	Bedroom	W8-L	13.17	0.08		
Below Ground	R6	Bedroom	W8-U	20.26	0.73	0.81	NO
Below Ground	R7	Bedroom	W9-L	33.48	0.49		
Below Ground	R7	Bedroom	W9-U	42.09	3.8	4.28	YES
Below Ground	R8	Bedroom	W10-L	33.8	0.55		
Below Ground	R8	Bedroom	W10-U	42.61	4.33	4.89	YES
Below Ground	R9	Bedroom	W11-L	24.9	0.04		
Below Ground	R9	Bedroom	W11-U	33.22	0.32		
Below Ground	R9	Bedroom	W12-L	24.82	0.13		
Below Ground	R9	Bedroom	W12-U	24.88	0.79	1.28	YES
Ground	R1	LKD	W1-L	56.54	0.68		
Ground	R1	LKD	W1-U	39.72	3.24	3.92	YES
Ground	R2	LKD	W2-L	56.52	0.68		
Ground	R2	LKD	W2-U	39.49	3.23		
Ground	R2	LKD	W3-L	51.21	0.32		
Ground	R2	LKD	W3-U	62.26	2.67	6.9	YES
Ground	R3	LKD	W4-L	44.48	0.24		
Ground	R3	LKD	W4-U	54.8	2.05		
Ground	R3	LKD	W5-L	51.34	0.58		
Ground	R3	LKD	W5-U	36.04	2.77	5.64	YES
Ground	R4	LKD	W6-L	50.49	0.47		
Ground	R4	LKD	W6-U	35.31	2.22	2.69	YES
Ground	R5	Bedroom	W7-L	52.5	0.92		
Ground	R5	Bedroom	W7-U	54.65	6.54	7.46	YES
First	R1	Bedroom	W1-L	40.79	0.57		
First	R1	Bedroom	W1-U	41.1	3.18	3.75	YES
First	R2	LKD	W2-L	60.21	1.31		
First	R2	LKD	W2-U	38.76	4.68	5.99	YES
First	R3	Bedroom	W3-L	69.22	0.78		
First	R3	Bedroom	W3-U	72.06	4.47	5.25	YES
First	R4	Bedroom	W4-L	67.1	0.69		
First	R4	Bedroom	W4-U	69.75	3.99	4.68	YES
First	R5	LKD	W5-L	56.41	1.16		
First	R5	LKD	W5-U	35.21	4.01	5.17	YES
First	R6	Bedroom	W6-L	36.08	0.49		
First	R6	Bedroom	W6-U	36.83	2.77	3.27	YES
Second	R1	Bedroom	W1-L	42.39	0.59		
Second	R1	Bedroom	W1-U	42.75	3.31	3.9	YES
Second	R2	LKD	W2-L	64.09	1.39		
Second	R2	LKD	W2-U	42.7	5.15	6.55	YES
Second	R3	Bedroom	W3-L	77.02	0.86		
Second	R3	Bedroom	W3-U	79.92	4.96	5.83	YES
Second	R4	Bedroom	W4-L	74.37	0.77		
Second	R4	Bedroom	W4-U	77.16	4.41	5.18	YES
Second	R5	LKD	W5-L	59.92	1.23		
Second	R5	LKD	W5-U	38.26	4.36	5.59	YES
Second	R6	Bedroom	W6-L	38.48	0.52		
Second	R6	Bedroom	W6-U	39.35	2.96	3.49	YES
Third	R1	Bedroom	W1-L	41.38	0.56		
Third	R1	Bedroom	W1-U	42.51	3.19	3.76	YES
Third	R2	Bedroom	W2-L	81.77	0.87		
Third	R2	Bedroom	W2-U	84.03	4.97	5.84	YES
Third	R3	LKD	W3-L	72.92	1.36		
Third	R3	LKD	W3-U	60.48	6.24	7.6	YES

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Appendix E

Sunlight Study

Floor Ref.	Window Ref.	Existing Winter %	Existing Annual %	Proposed Winter %	Proposed Annual %	Winter Times Former Value	Annual Times Former Value	BRE Compliant
Searle House								
Ground	W1	7	10	7	10	1.00	1.00	YES
Ground	W5	1	3	1	3	1.00	1.00	YES
Ground	W11	0	7	0	7	0.00	1.00	YES
First	W1	8	11	8	11	1.00	1.00	YES
First	W5	1	4	1	4	1.00	1.00	YES
First	W11	0	8	0	8	0.00	1.00	YES
Second	W1	9	12	9	12	1.00	1.00	YES
Second	W5	2	7	2	6	1.00	0.86	YES
Second	W11	1	10	1	10	1.00	1.00	YES
Third	W1	26	74	26	74	1.00	1.00	YES
Third	W5	4	10	4	10	1.00	1.00	YES
Third	W11	1	12	1	12	1.00	1.00	YES
Kingsland								
Ground	W2	0	0	0	0	0.00	0.00	YES
First	W3	16	59	15	58	0.94	0.98	YES
First	W4	17	49	14	46	0.82	0.94	YES
First	W5	15	58	12	55	0.80	0.95	YES
Second	W3	12	26	12	26	1.00	1.00	YES
Second	W4	11	32	11	32	1.00	1.00	YES
Third	W1	19	62	19	62	1.00	1.00	YES
Third	W2	19	63	19	63	1.00	1.00	YES
Third	W3	19	63	19	63	1.00	1.00	YES
Regent Heights								
Ground	W1	9	47	8	46	0.89	0.98	YES
Ground	W2	8	42	8	42	1.00	1.00	YES
Ground	W3	7	37	7	36	1.00	0.97	YES
Ground	W4	0	16	0	16	0.00	1.00	YES
Ground	W5	0	13	0	12	0.00	0.92	YES
Ground	W7	14	42	14	41	1.00	0.98	YES
Ground	W8	15	45	15	44	1.00	0.98	YES
First	W1	11	52	10	51	0.91	0.98	YES
First	W2	10	48	9	47	0.90	0.98	YES
First	W3	5	35	5	34	1.00	0.97	YES
First	W4	1	24	1	23	1.00	0.96	YES
First	W5	0	16	0	16	0.00	1.00	YES
First	W7	19	52	19	52	1.00	1.00	YES
First	W8	18	51	18	51	1.00	1.00	YES
Second	W1	13	54	13	54	1.00	1.00	YES
Second	W2	11	50	11	50	1.00	1.00	YES
Second	W3	6	39	6	39	1.00	1.00	YES
Second	W4	1	25	1	25	1.00	1.00	YES
Second	W5	0	18	0	18	0.00	1.00	YES
Second	W7	19	55	19	55	1.00	1.00	YES
Second	W8	21	56	21	56	1.00	1.00	YES
Third	W1	0	19	0	19	0.00	1.00	YES
Third	W3	20	58	20	58	1.00	1.00	YES
Third	W4	21	59	21	59	1.00	1.00	YES
Fourth	W1	0	21	0	21	0.00	1.00	YES
Fourth	W3	20	60	20	60	1.00	1.00	YES
Fourth	W4	21	61	21	61	1.00	1.00	YES

Floor Ref.	Window Ref.	Existing Winter %	Existing Annual %	Proposed Winter %	Proposed Annual %	Winter Times Former Value	Annual Times Former Value	BRE Compliant
Barrie House								
Below Ground	W1	13	46	13	43	1.00	0.93	YES
Ground	W3	13	49	13	44	1.00	0.90	YES
First	W3	14	52	14	51	1.00	0.98	YES
Second	W3	15	54	15	54	1.00	1.00	YES
Third	W3	15	56	15	56	1.00	1.00	YES
Fourth	W3	17	58	17	58	1.00	1.00	YES
Fifth	W3	20	61	20	61	1.00	1.00	YES
Sixth	W3	23	64	23	64	1.00	1.00	YES

Floor Ref		Room Ref	Window Ref	Winter Pr	Annual Pr	Room Win Pr	Room Ann P	Meets BRE Criteria
Proposed Development								
Below Ground		R1	W1	0	0			
Below Ground		R1	W2	0	0	0	0	NO
Below Ground		R2	W3	0	12	0	12	NO
Below Ground		R3	W4	4	17	4	17	NO
Below Ground		R4	W5	0	0	0	0	NO
Below Ground		R5	W6	0	0			
Below Ground		R5	W7	0	0	0	0	NO
Below Ground		R6	W8	0	0	0	0	NO
Below Ground		R7	W9	2	11	2	11	NO
Below Ground		R8	W10	0	4	0	4	NO
Below Ground		R9	W11	0	0			
Below Ground		R9	W12	0	0	0	0	NO
Ground		R1	W1	10	32	10	32	YES
Ground		R2	W2	11	32			
Ground		R2	W3	0	9	11	32	YES
Ground		R3	W4	0	8			
Ground		R3	W5	0	5	0	13	NO
Ground		R4	W6	0	1	0	1	NO
Ground		R5	W7	2	15	2	15	NO
First		R1	W1	13	36	13	36	YES
First		R2	W2	12	34	12	34	YES
First		R3	W3	0	10	0	10	NO
First		R4	W4	0	11	0	11	NO
First		R5	W5	0	10	0	10	NO
First		R6	W6	2	19	2	19	NO
Second		R1	W1	13	37	13	37	YES
Second		R2	W2	13	35	13	35	YES
Second		R3	W3	0	13	0	13	NO
Second		R4	W4	0	13	0	13	NO
Second		R5	W5	0	12	0	12	NO
Second		R6	W6	2	22	2	22	NO
Third		R1	W1	3	25	3	25	NO
Third		R2	W2	1	14	1	14	NO
Third		R3	W3	2	20	2	20	NO