

REPORT

**Mountview Lodge
9 Swiss Terrace
London NW6 4RR**

**Daylight and Sunlight
To
Neighbouring Buildings**

October 2018

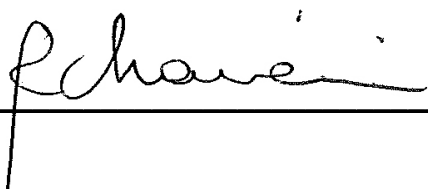


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9th October 2018

Mountview Lodge, 8 Swiss Terrace, London NW6 4RR

Daylight & Sunlight

We are instructed to report upon the daylight and sunlight aspects of this Planning Application for a three-storey roof extension in relation to the neighbouring residential properties.

Our report is based upon the scheme drawings prepared by Woods Hardwick Ltd, OS map, photographs and information available on the planning portal, plus daylight and sunlight studies as further detailed.

1. 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 the neighbouring residential properties would be retained to a level that would satisfy the BRE criteria. The single exception should not negate an otherwise good set of results.
- 1.3. Similarly, our studies have confirmed that the daylight within the proposed residential accommodation would satisfy the BRE criteria. Sunlight availability would vary in response to aspect and the layout ensures that the London Plan would be satisfied.
- 1.4. The closest neighbouring amenity area would not be subject to any difference in permanent overshadowing.
- 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. **PLANNING POLICY**

2.1. **London Borough of Camden**

- 2.1.1. The Camden Local Plan replaced the Council's Core Strategy and Development Policies in July 2017. The relevant policy is listed below:

Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;

...

d. require mitigation measures where necessary.

The factors we will consider include:

...

e. visual privacy, outlook; f. sunlight, daylight and overshadowing;

...

Camden's Local Plan also refer to supplementary planning document Camden Planning Guidance CPG: Amenity, which states as follows:

KEY MESSAGES:

- *The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should follow the guidance in the BRE's Site layout planning for daylight and sunlight: A guide to good practice.*
- *The 45° and 25° tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.*

- *Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.*
- *The Council may seek independent verification of sunlight and daylight reports if necessary.*

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

- 2.2.1. The DMLP must be read in conjunction with the other relevant plans and guidance, such as the London Plan. *“The London Plan provides a framework for managing London’s growing population. It has important implications for the DMLP as it sets out London-wide policies (including targets) for housing, transport, employment and the environment that need to be reflected at the borough level. The DMLP is ‘in general conformity’ with the contents of the London Plan”.*
- 2.2.2. 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.

2.3. **Housing Supplementary Planning Guidance – March 2016**

2.3.1. **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*”.

2.3.2. **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:

2.4.37 “*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...*”.

2.4.39 “*... 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*”.

2.4.41 *"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".*

- 2.3.3. **Policy 7.6 Architecture** – *"...B. Buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings.*

The explanatory notes that follow Policy 7.6 include the following comments:

1.3.45 *Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.*

1.3.46 *The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.*

- 2.4. The London Plan and HSPG do 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 plan drawings also included in Appendix 3.
- 3.2.2. In this model, the existing site building is defined in blue, the neighbouring buildings in grey and the proposed building in light brown.

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° 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 third method is known as Average Daylight Factor (ADF). This is the most comprehensive of daylight calculations defined by BRE and is only appropriate when all relevant information is available. Drawings gained from the planning department have provided BVP with the requisite knowledge.
- 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

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° 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° 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 probable 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.*

3.4.3. BRE acknowledges that a simple layout strategy can be an issue for flats:

“Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight. In both flats and houses, a sensible approach is to try to match internal room layout with window/wall orientation. Where possible, living rooms should face the southern or western parts of the sky and kitchens towards the north or east.”

The overall sunlighting potential of a large residential development may be initially assessed by counting how many dwellings have a window to a main living room facing south, east or west. The aim should be to minimise the number of dwellings whose living rooms face solely north, north east or north west, unless there is some compensating factor such as an appealing view to the north.”

3.4.4. BRE then provides an example of “careful layout design” in which “four out of the five flats shown have a south-facing living room”. This example is provided without having to consider the site constraints that impact upon most urban locations.

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.”

- 3.5.3. Further BRE guidance recommends that sunlight should not be reduced by 0.8 times its former value:

“If an existing garden or outdoor space is already heavily obstructed then any further loss of sunlight should be kept to a minimum. In this poorly sunlit case, if as a result of new development, the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this further loss of sunlight is significant. The garden or amenity area will tend to look more heavily overshadowed”.

4. DAYLIGHT RESULTS

Neighbouring Buildings

4.1. West

8 Swiss Terrace

- 4.1.1. Adjacent to the west of the development site is this block of flats. A number of windows on the front elevation have a peripheral view of the proposed extension and therefore, they have been analysed.
- 4.1.2. BRE provides the appropriate advice, which we have reiterated in item 3.3.4 of our report. This states that an adverse effect would occur if the proposed value was not only less than 27% VSC but also less than 0.8 of the former (existing) value. This would not occur, with all results well above 0.8 and the BRE criteria would be fully satisfied.
- 4.1.3. We have not sought access to this property because it was not considered necessary. It can be seen that the proposed values for daylight at the face of all the windows are

very similar to the existing value. There can be no expectation of a significant reduction in Daylight Distribution within the room.

Harben Road – Hickes House

- 4.1.4. Further west is this block of flats. A number of windows looking in to the galleries, to the rear and in the northern portion of the building, have a view of the development site.
- 4.1.5. Half of the windows serve non-habitable rooms and therefore there would be no BRE criteria to meet. The VSC results in Appendix 2 confirm the existing VSC figures in all locations are below BRE's threshold of 27% VSC and the value in the proposed condition inevitably follows suit. In any case, the proposed reading would be above 0.8 the existing value and therefore, there would be no adverse effect.
- 4.1.6. We have also given consideration to rooms size and daylight within. The results confirm that the daylight in the proposed condition would remain the same as or, close to, the existing condition and therefore, there would be no adverse effect.

4.2. North

Harben Road – Campden House

- 4.2.1. To the north is a further block of flats. The windows on the south elevation directly face the proposed extension and have been tested.
- 4.2.2. The results in Appendix 2 confirm the proposed readings would be above either 27% VSC or 0.8 the existing value. The BRE criteria would be fully satisfied.
- 4.2.3. We have also tested the daylight distribution within the habitable rooms. The results confirm the daylight level would be remain in accordance with the BRE recommendation in all locations.

Mews Centre Heights

- 4.2.4. To the north east of the site is this new residential development, which is almost complete. Information on the internal layout is available on the planning portal. The windows with a view of the proposed extension have been tested.
- 4.2.5. The results confirm the great majority of the windows would have the VSC below the benchmark of 27% in the existing condition. This is due to the C-shape of the development itself. In any case, in all locations the proposed readings would remain above 0.8 the former value and therefore, there would be no adverse effect.
- 4.2.6. When the daylight distribution test is carried out, the results in Appendix 2 also confirm that the proposed daylight would be retained to adequate levels.
- 4.2.7. We have also tested the ADF as all the relevant information is available. The results are also included in Appendix 2. They confirm that in a number of locations the daylight readings were below the BRE recommended value in the existing condition. The proposed extension would not cause any significant additional effect, with the proposed readings at or above 0.96 the former value. The variation would be indiscernible to the occupants.
- 4.2.8. When the three sets of results are considered, the scheme would satisfy the BRE guidelines.

Centre Heights – 137 Finchley Road

- 4.2.9. To the immediate north stands this mixed-use building along Finchley Road. Residential accommodation is located at sixth floor level and above and we have analysed a number of windows on the rear elevation, closer to the proposal.
- 4.2.10. Information on the internal layout of this building is available on Camden's Planning Portal. Two of the windows tested, W5 and W6 to the southern end of the rear elevation, would fall short of BRE recommendations. Both windows serve the same bedroom and when the daylight distribution within the room in tested, the results confirm the retained daylight would be at 0.75 the former value. This falls slightly short

of the BRE recommended 0.8, although BRE recognises daylight distribution to *“bedrooms should also be analysed although they are less important”*.

4.3. East

- 4.3.1. To the east there are no residential properties in proximity of the development site to consider.

4.4. South

Cresta House

- 4.4.1. This is a mixed used building to the south lying on the other side of a pedestrian walkway. Residential accommodation is located from the third-floor level upwards. Most of the windows on the side elevation serve staircase and hallways and therefore there would be no BRE criteria to meet. The original duplex flat layout has been modified several times over the years. We were able to locate different layouts for the residential accommodation at both ends of the building and all of them suggest that none of the windows on the side elevations serve any habitable room. Again, there would be no BRE criteria to meet.

- 4.4.2. Other residential buildings further south of the development site have not been tested as either they face in a different direction or they are too distant to be affected.

4.5. **Proposed accommodation**

- 4.5.1. For the purposes of this report, we have analysed ADF (which is fully explained in item 3.3.6 to 3.3.9) for all the residential habitable rooms from sixth to eighth floor levels. The results are detailed in Appendix 3 together with the architects' drawings.

- 4.5.2. The ADF results for habitable rooms would achieve the BRE recommended values in all locations. These are confirmed in the column immediately to the right of the proposed ADF value.

- 4.5.3. A very good set of daylight figures have been achieved and there would be adequate daylight to all the newly proposed habitable rooms.

4.6. **Daylight Summary**

- 4.6.1. Our analysis has confirmed that the daylight availability to the neighbouring buildings would be retained in accordance with the BRE recommendations. The single exception should not negate an otherwise good set of results.
- 4.6.2. Within the proposed accommodation, the layout ensures that the habitable rooms would receive the benefit of good daylight and this has been confirmed by the results.

5. **SUNLIGHT RESULTS**

Neighbouring Buildings

- 5.1.1. The sunlight results are defined by the two right hand columns in Appendix 2 and adjacent to VSC results. Windows that do not face within 90° degrees of south are classified as 'north facing'. In these circumstances there is no criterion to meet.
- 5.1.2. Almost all the windows that face within 90° degrees of south would retain both annual and winter sunlight availability with proposed values similar to the existing. The only exceptions would be windows W5 and W6 at seventh floor level in Centre Heights. Both windows serve a bedroom and BRE recognises sunlight to bedrooms is less important than to living rooms. These exceptions should not negate an otherwise good set of results.

5.2. **Proposed accommodation**

- 5.2.1. Site constraints in the urban environment often make sunlight availability recommendations difficult to achieve. The design ensures that Standard 5.5.2 of the London Plan HSPG is satisfied where it states that where direct sunlight cannot be achieved a good standard of daylight should be provided. The ADF results in this report confirm that values are in accordance with or above the recommended guidelines and therefore good amenity would be retained to any north facing living rooms.

5.3. **Sunlight Summary**

- 5.3.1. Sunlight availability to neighbouring residential properties that face within 90° of south demonstrates that BRE's recommended values would be satisfied.
- 5.3.2. The proposed accommodation has a layout which has been well considered in relation to site constraints and would satisfy the London Plan.

6. **OVERSHADOWING RESULTS**

Neighbouring Buildings

- 6.1.1. We have analysed the closest amenity area within the Mews – Centre Heights development located at ground floor level and immediately to the north of the proposal.
- 6.1.2. The result confirms was below the BRE recommendation of two hours of sunlight on 50% of the area on 21 March in the existing condition and the proposed extension would not cause any additional overshadowing. The BRE criterion would be satisfied.

6.2. **Overshadowing Summary**

- 6.2.1. The closest neighbouring amenity area would not be subject to any difference in permanent overshadowing. This would satisfy the BRE criteria.

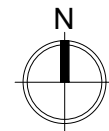
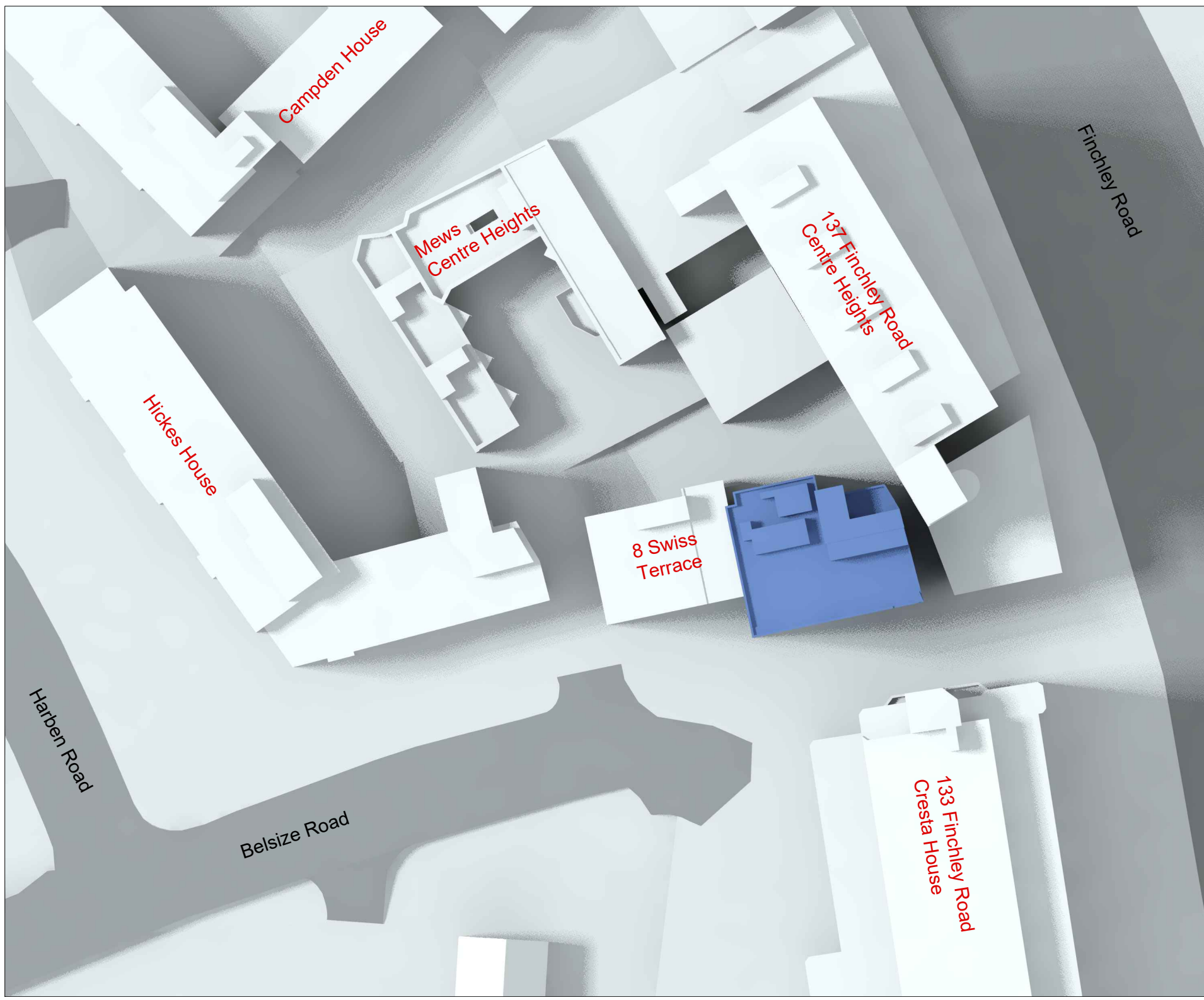
7. **SOURCES**

BVP's modelling and analysis are based on the following information:




- 7.1. Survey by Greenhatch Group, job No18737 issued on 19/07/2013 and No18737a issued on 15/01/2014. Ref:
- 18737_01/03_P – Existing Floor plans
 - 18737_04_E – Existing Elevations
 - 18737_05_S – Existing Sections
 - 18737a_01_P – Outline Roof plans
 - 18737_02/08_E – Outline Elevations
- 7.2. Final proposed set of drawings issued by Woods Hardwick Ltd on 5/10/2018. Ref:
- 18086 – P08_D Extension options Sixth and seventh floors
 - 18086 – P09_D Extension options Eight floor and roof top
 - 18086 – P10/11_C Proposed Elevations
 - 18086 – P12_B Proposed Sections
- 7.3. Photos from site visit on February-March 2014. Ref:
- P1050969 to P1050979
 - IMG_20140321_092338 to IMG_20140321_094749
- 7.4. Camden's planning portal. Ref
- 2015/2997/P – amended drawings
- 7.5. Zoopla website.

APPENDIX 1

LOCATION PLAN CAD MODEL



KEY:

-  Existing Neighbouring Buildings
-  Existing Site Building
-  Proposed Site Building

Sources of Information:

Survey
Greenhatch Group, job no.18737 issued on 19.07.2013
and job no.18737a issued on 15.01.2014. Ref: Drg: No. -
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- 18737a_01_P - Outline Roof plans
- 18737_02/08_E - Outline Elevations

Council - Camden

Photos - Ref: Aerial photos
- P1050969 to P1050979
- IMG_20140321_092338 to IMG_20140321_094749

Proposed Drawings

Woods Hardwick Ltd received on 5.10.2018. Ref:
- 18086 - P08_D Extension options Sixth and seventh
floors
- 18086 - P09_D Extension options Eight floor and
roof top
- 18086 - P10/11_C Proposed Elevations
- 18086 - P12_B Proposed Sections

Rev.	Date	Description



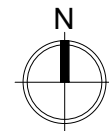
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Enterprise House The Crest London NW4 2HW
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CLIENT / ARCHITECT:
Graham Shapiro




PROJECT:
Mountview Lodge
9 Swiss Terrace
NW6 4RR

DRAWING:
Plan View
Existing

DRAWN: AM,RM	PROJECT NO: 11286	
SCALE: NTS		
DATE: 21.09.2018		
DRAWING NO: 11286.01		REV:



KEY:

-  Existing Neighbouring Buildings
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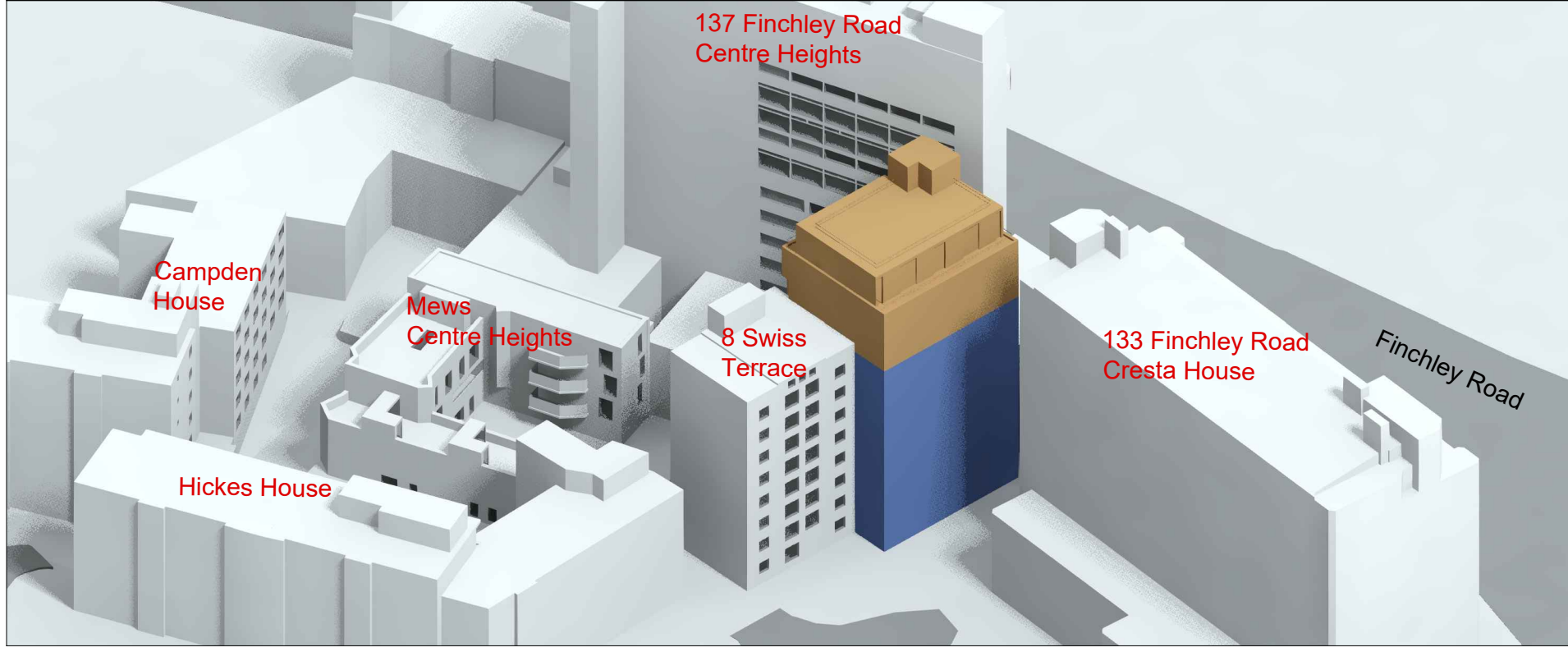
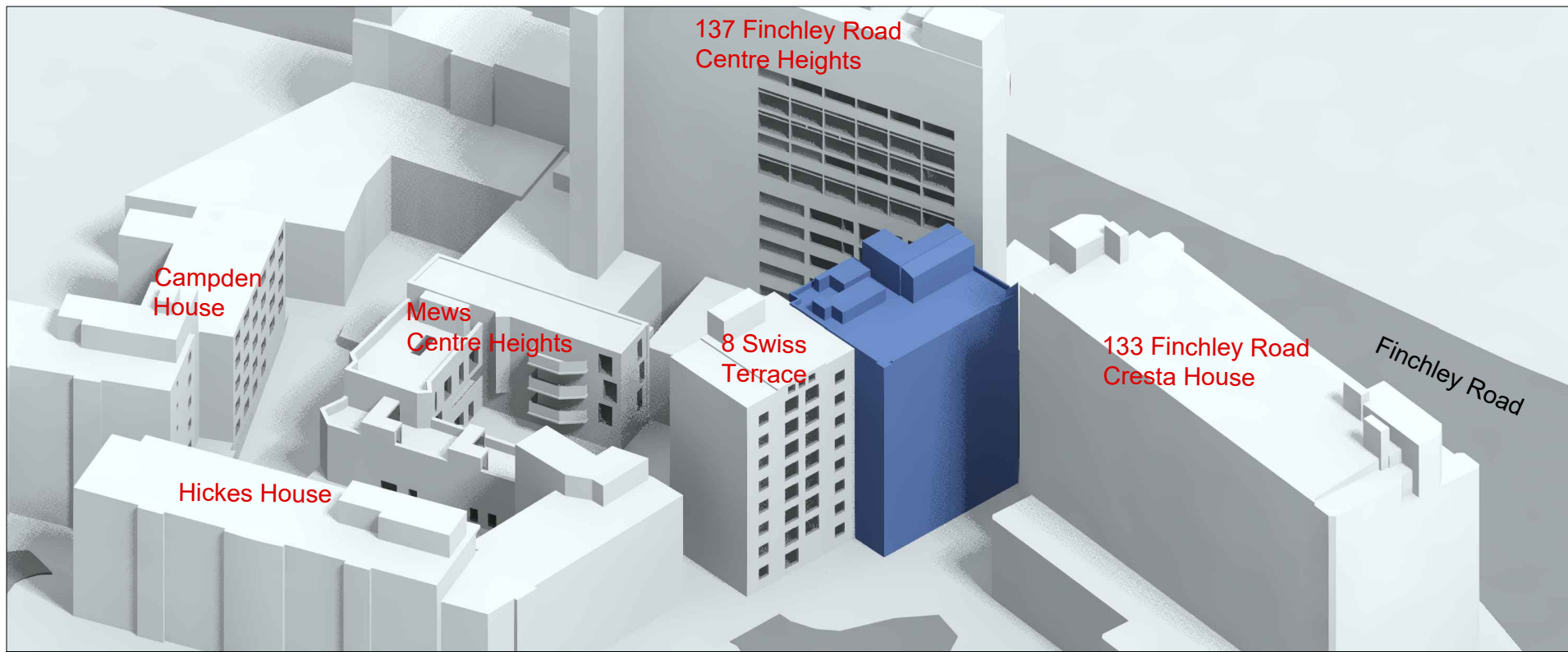
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CLIENT / ARCHITECT:
Graham Shapiro

PROJECT:
Mountview Lodge
9 Swiss Terrace
NW6 4RR

DRAWING:
Plan View
Proposed

DRAWN: AM,RM	PROJECT NO: 11286	
SCALE: NTS		
DATE: 21.09.2018		
DRAWING NO: 11286.02		REV:



KEY:

- Existing Neighbouring Buildings
- Existing Site Building
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LOCATION PLAN

Rev.	Date	Description



Chartered Building Surveyors
Enterprise House The Crest London NW4 2HW
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E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
Graham Shapiro

PROJECT:
Mountview Lodge
9 Swiss Terrace
NW6 4RR

DRAWING:
Perspective View
Existing - Proposed

DRAWN: AM, RM

SCALE: NTS

DATE: 21.09.2018

PROJECT NO:

11286

DRAWING NO:
11286.03

REV:

APPENDIX 2

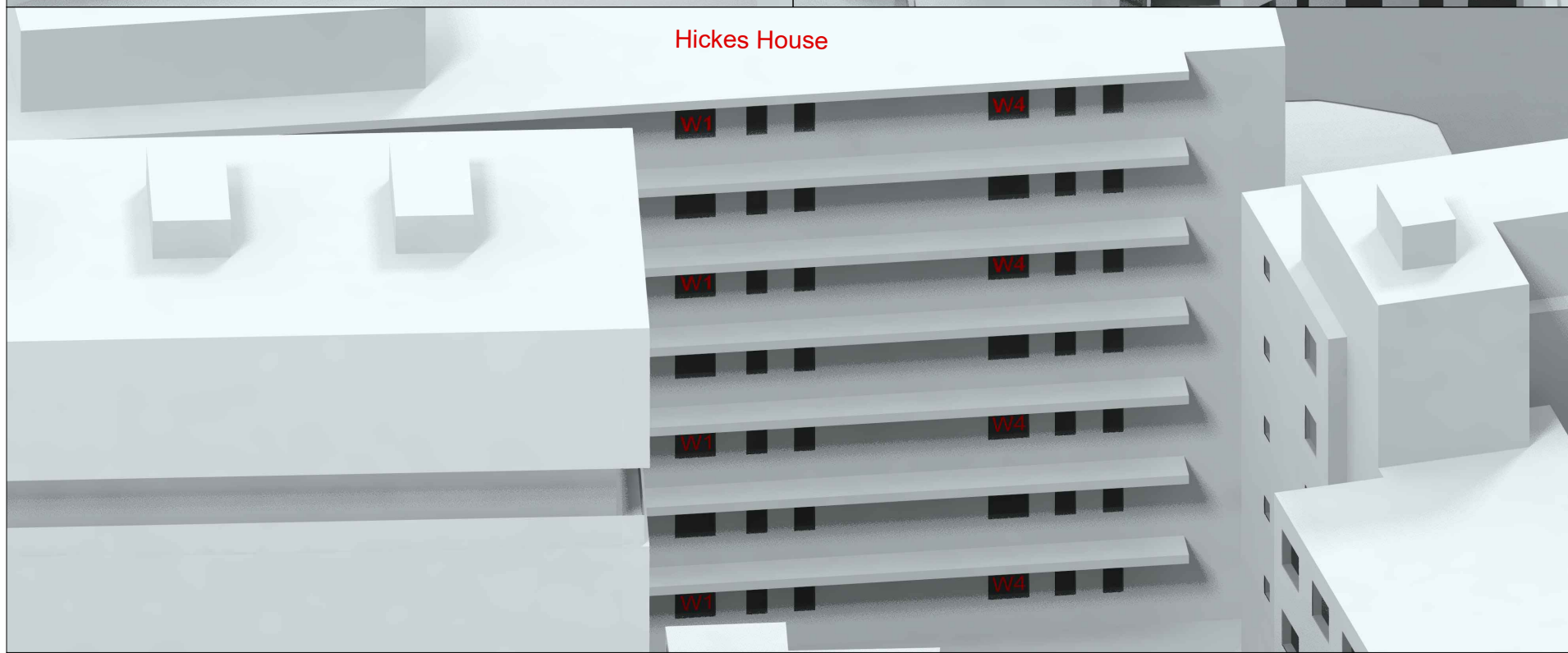
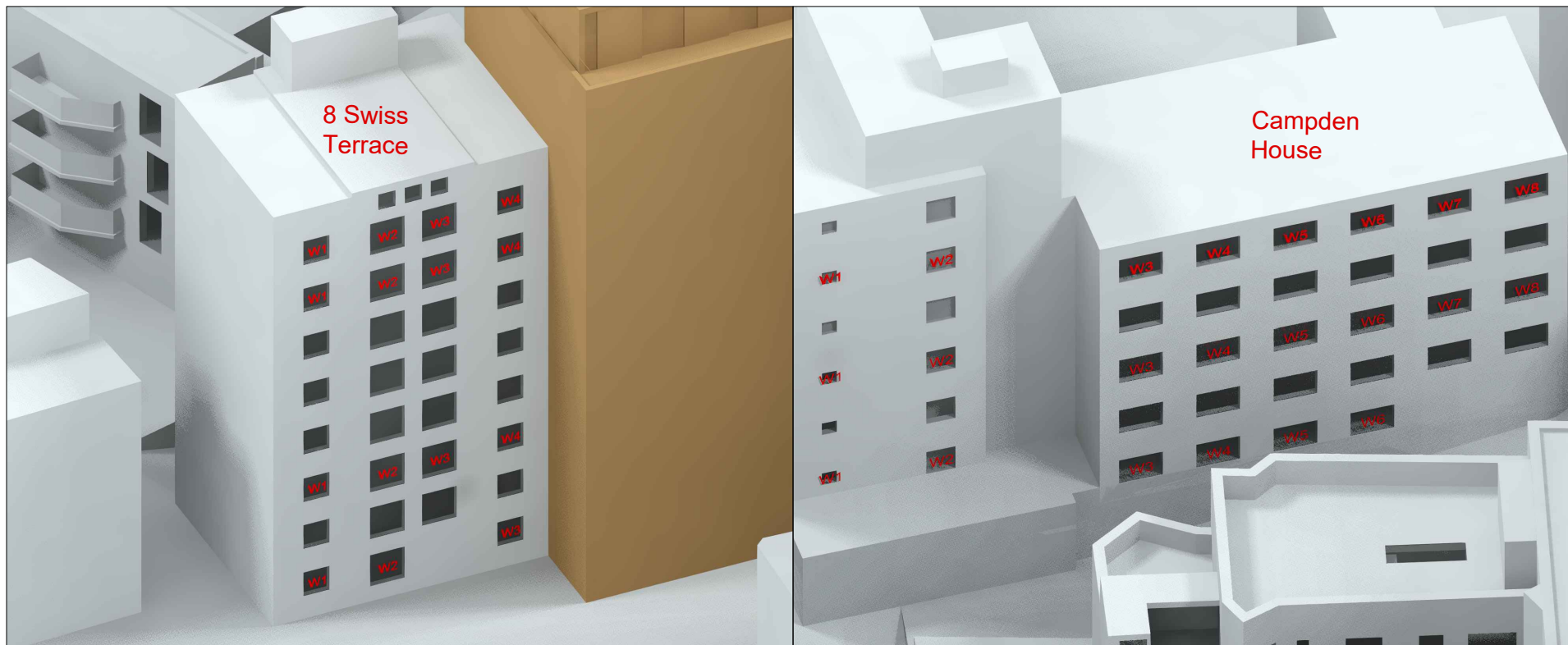
DAYLIGHT AND SUNLIGHT RESULTS TO NEIGHBOURING PROPERTIES

Project Name: Mountview Lodge, 9 Swiss Terrace												
Project No.: 11286												
Report Title: VSC_APSH Daylight & Sunlight - Neighbour Analysis												
Date of Analysis: 21/09/2018												
Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
8 Swiss Terrace												
Ground	No-Room		W1	Existing Proposed	28.89 28.84	0.99	YES	168°	61 61	1.00	24 24	1.00
	No-Room		W2	Existing Proposed	27.10 27.06	0.99	YES	168°	60 60	1.00	23 23	1.00
	No-Room		W3	Existing Proposed	23.45 23.44	0.99	YES	168°	54 54	1.00	21 21	1.00
Second	No-Room		W1	Existing Proposed	30.58 30.48	0.99	YES	168°	65 65	1.00	24 24	1.00
	No-Room		W2	Existing Proposed	28.79 28.69	0.99	YES	168°	60 60	1.00	23 23	1.00
	No-Room		W3	Existing Proposed	27.34 27.26	0.99	YES	168°	60 60	1.00	23 23	1.00
	No-Room		W4	Existing Proposed	24.62 24.59	0.99	YES	168°	54 54	1.00	21 21	1.00
Fourth	No-Room		W1	Existing Proposed	32.05 31.84	0.99	YES	168°	69 69	1.00	24 24	1.00
	No-Room		W2	Existing Proposed	30.29 30.03	0.99	YES	168°	63 63	1.00	23 23	1.00
	No-Room		W3	Existing Proposed	28.74 28.50	0.99	YES	168°	61 61	1.00	23 23	1.00
	No-Room		W4	Existing Proposed	25.40 25.28	0.99	YES	168°	57 57	1.00	22 22	1.00
Sixth	No-Room		W1	Existing Proposed	33.90 33.47	0.98	YES	168°	75 72	0.96	24 24	1.00
	No-Room		W2	Existing Proposed	32.42 31.71	0.97	YES	168°	70 69	0.98	24 24	1.00
	No-Room		W3	Existing Proposed	31.02 30.07	0.96	YES	168°	67 66	0.98	23 23	1.00
	No-Room		W4	Existing Proposed	26.84 26.01	0.96	YES	168°	58 58	1.00	23 23	1.00
Seventh	No-Room		W1	Existing Proposed	34.96 34.43	0.98	YES	168°	82 78	0.95	26 26	1.00
	No-Room		W2	Existing Proposed	33.83 32.76	0.96	YES	168°	76 70	0.92	24 24	1.00
	No-Room		W3	Existing Proposed	32.70 31.11	0.95	YES	168°	73 67	0.91	24 24	1.00
	No-Room		W4	Existing Proposed	29.56 26.51	0.89	YES	168°	63 58	0.92	23 23	1.00
Harben Rd-Hickes House												
Ground	R1	Kitchen	W1	Existing Proposed	4.14 4.13	0.99	YES	54°	*North*		*North*	
	R4	Kitchen	W4	Existing Proposed	4.21 4.17	0.99	YES	54°	*North*		*North*	
Second	R1	Kitchen	W1	Existing Proposed	6.34 6.29	0.99	YES	54°	*North*		*North*	
	R4	Kitchen	W4	Existing Proposed	5.48 5.40	0.98	YES	54°	*North*		*North*	
Fourth	R1	Kitchen	W1	Existing Proposed	9.58 9.43	0.98	YES	54°	*North*		*North*	
	R4	Kitchen	W4	Existing Proposed	8.08 7.94	0.98	YES	54°	*North*		*North*	
Sixth	R1	Kitchen	W1	Existing Proposed	16.01 15.81	0.98	YES	54°	*North*		*North*	
	R4	Kitchen	W4	Existing Proposed	16.06 15.90	0.99	YES	54°	*North*		*North*	

Project Name: Mountview Lodge, 9 Swiss Terrace
Project No.: 11286
Report Title: VSC_APSH Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 21/09/2018

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
Harben Rd-Campden House												
First	R1	Bedroom	W1	Existing Proposed	20.37 20.14	0.98	YES	135°	35 35	1.00	4 4	1.00
	R2	Bedroom	W2	Existing Proposed	20.29 20.17	0.99	YES	135°	41 40	0.97	6 6	1.00
	R3	LD	W3	Existing Proposed	18.90 18.90	1.00	YES	135°	40 40	1.00	7 7	1.00
	R4	Bedroom	W4	Existing Proposed	17.94 17.94	1.00	YES	135°	39 39	1.00	8 8	1.00
	R5	LD	W5	Existing Proposed	17.34 17.33	0.99	YES	135°	36 36	1.00	6 6	1.00
	R6	Bedroom	W6	Existing Proposed	17.04 17.04	1.00	YES	135°	36 36	1.00	5 5	1.00
Third	R1	Bedroom	W1	Existing Proposed	25.22 24.90	0.98	YES	135°	48 48	1.00	10 10	1.00
	R2	Bedroom	W2	Existing Proposed	25.03 24.66	0.98	YES	135°	54 54	1.00	13 13	1.00
	R3	LD	W3	Existing Proposed	25.91 25.56	0.98	YES	135°	53 52	0.98	15 14	0.93
	R4	Bedroom	W4	Existing Proposed	25.67 25.26	0.98	YES	135°	53 52	0.98	16 15	0.93
	R5	LD	W5	Existing Proposed	25.17 24.68	0.98	YES	135°	52 52	1.00	15 15	1.00
	R6	Bedroom	W6	Existing Proposed	24.66 24.21	0.98	YES	135°	50 49	0.98	14 13	0.92
	R7	LD	W7	Existing Proposed	24.20 23.90	0.98	YES	135°	49 49	1.00	15 15	1.00
	R8	Bedroom	W8	Existing Proposed	23.30 23.05	0.98	YES	135°	47 47	1.00	15 15	1.00
Fifth	R1	Bedroom	W1	Existing Proposed	30.59 30.27	0.98	YES	135°	61 60	0.98	19 18	0.94
	R2	Bedroom	W2	Existing Proposed	30.45 30.08	0.98	YES	135°	63 63	1.00	21 21	1.00
	R3	LD	W3	Existing Proposed	29.98 29.54	0.98	YES	135°	63 63	1.00	21 21	1.00
	R4	Bedroom	W4	Existing Proposed	29.71 29.25	0.98	YES	135°	60 60	1.00	22 22	1.00
	R5	LD	W5	Existing Proposed	29.36 28.89	0.98	YES	135°	59 58	0.98	22 21	0.95
	R6	Bedroom	W6	Existing Proposed	28.99 28.52	0.98	YES	135°	59 58	0.98	22 21	0.95
	R7	LD	W7	Existing Proposed	28.68 28.21	0.98	YES	135°	57 57	1.00	20 20	1.00
	R8	Bedroom	W8	Existing Proposed	28.35 27.88	0.98	YES	135°	58 57	0.98	20 19	0.95

Project Name: Mountview Lodge, 9 Swiss Terrace Project No.: 11286 Report Title: DD_Daylight Distribution Analysis - Neighbour Date of Analysis: 21/09/2018							
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
Harben Rd-Hickes House							
Ground	R1	Kitchen	Area m2	6.60	5.02	4.95	0.98
			% of room		76%	75%	
	R4	Kitchen	Area m2	6.60	5.50	5.45	
			% of room		83%	83%	0.99
Second	R1	Kitchen	Area m2	6.60	6.22	6.16	0.98
			% of room		94%	93%	
	R4	Kitchen	Area m2	6.60	5.92	5.92	
			% of room		90%	90%	0.99
Fourth	R1	Kitchen-Resi	Area m2	6.60	6.36	6.35	0.99
			% of room		96%	96%	
	R4	Kitchen-Resi	Area m2	6.60	6.11	6.11	
			% of room		93%	93%	1.00
Sixth	R1	Kitchen-Resi	Area m2	6.60	6.41	6.41	1.00
			% of room		97%	97%	
	R4	Kitchen-Resi	Area m2	6.60	6.41	6.41	
			% of room		97%	97%	1.00
Harben Rd-Campden House							
First	R1	Bedroom	Area m2	12.42	6.01	5.64	0.93
			% of room		48%	45%	
	R2	Bedroom	Area m2	10.46	0.58	0.58	0.99
			% of room		6%	6%	
	R3	LD	Area m2	17.06	9.47	9.47	1.00
			% of room		55%	55%	
	R4	Bedroom	Area m2	12.46	5.83	5.83	1.00
			% of room		47%	47%	
	R5	LD	Area m2	16.83	7.10	6.88	0.96
		% of room		42%	41%		
R6	Bedroom	Area m2	11.60	4.62	4.41	0.95	
		% of room		40%	38%		
Third	R1	Bedroom	Area m2	12.42	7.01	6.91	0.98
			% of room		56%	56%	
	R2	Bedroom	Area m2	10.46	0.59	0.59	0.99
			% of room		6%	6%	
	R3	LD	Area m2	17.06	15.67	14.50	0.92
			% of room		92%	85%	
	R4	Bedroom	Area m2	12.46	11.52	10.68	0.92
			% of room		92%	86%	
	R5	LD	Area m2	16.83	14.11	12.38	0.87
		% of room		84%	74%		
R6	Bedroom	Area m2	11.60	9.47	8.37	0.88	
		% of room		82%	72%		
R7	LD	Area m2	17.39	12.89	12.09	0.93	
		% of room		74%	70%		
R8	Bedroom	Area m2	11.27	8.32	7.47	0.89	
		% of room		74%	66%		
Fifth	R1	Bedroom	Area m2	12.42	7.52	7.51	0.99
			% of room		61%	60%	
	R2	Bedroom	Area m2	10.46	0.72	0.72	0.99
			% of room		7%	7%	
	R3	LD	Area m2	17.06	16.90	15.92	0.94
			% of room		99%	93%	
	R4	Bedroom	Area m2	12.46	12.41	11.79	0.95
			% of room		100%	95%	
	R5	LD	Area m2	16.83	16.60	14.99	0.90
		% of room		99%	89%		
R6	Bedroom	Area m2	11.60	11.57	10.36	0.89	
		% of room		100%	89%		
R7	LD	Area m2	17.39	16.25	14.38	0.88	
		% of room		93%	83%		
R8	Bedroom	Area m2	11.27	11.25	9.31	0.82	
		% of room		100%	83%		

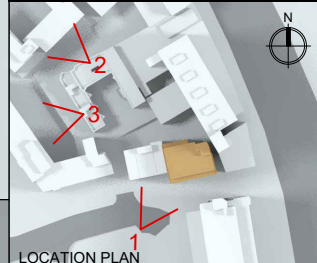


KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

Sources of Information:

Survey
Greenhatch Group, job no.18737 issued on 19.07.2013 and job no.18737a issued on 15.01.2014. Ref: Drg: No. -
- 18737_01/03_P - Existing Floor plans
- 18737_04_E - Existing Elevations
- 18737_05_S - Existing Sections
- 18737a_01_P - Outline Roof plans
- 18737_02/08_E - Outline Elevations
Council - Camden
Photos - Ref: Aerial photos
- P1050969 to P1050979
- IMG_20140321_092338 to IMG_20140321_094749
Proposed Drawings
Woods Hardwick Ltd received on 5.10.2018. Ref:
- 18086 - P08_D Extension options Sixth and seventh floors
- 18086 - P09_D Extension options Eight floor and roof top
- 18086 - P10/11_C Proposed Elevations
- 18086 - P12_B Proposed Sections



Rev.	Date	Description

BVP

BROOKE VINCENT + PARTNERS

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

CLIENT / ARCHITECT:
Graham Shapiro

PROJECT:
**Mountview Lodge
9 Swiss Terrace
NW6 4RR**

DRAWING:
**Perspective View
Windows**

DRAWN: AM, RM	PROJECT NO:
SCALE: NTS	11286
DATE: 21.09.2018	REV:
DRAWING NO: 11286.04	

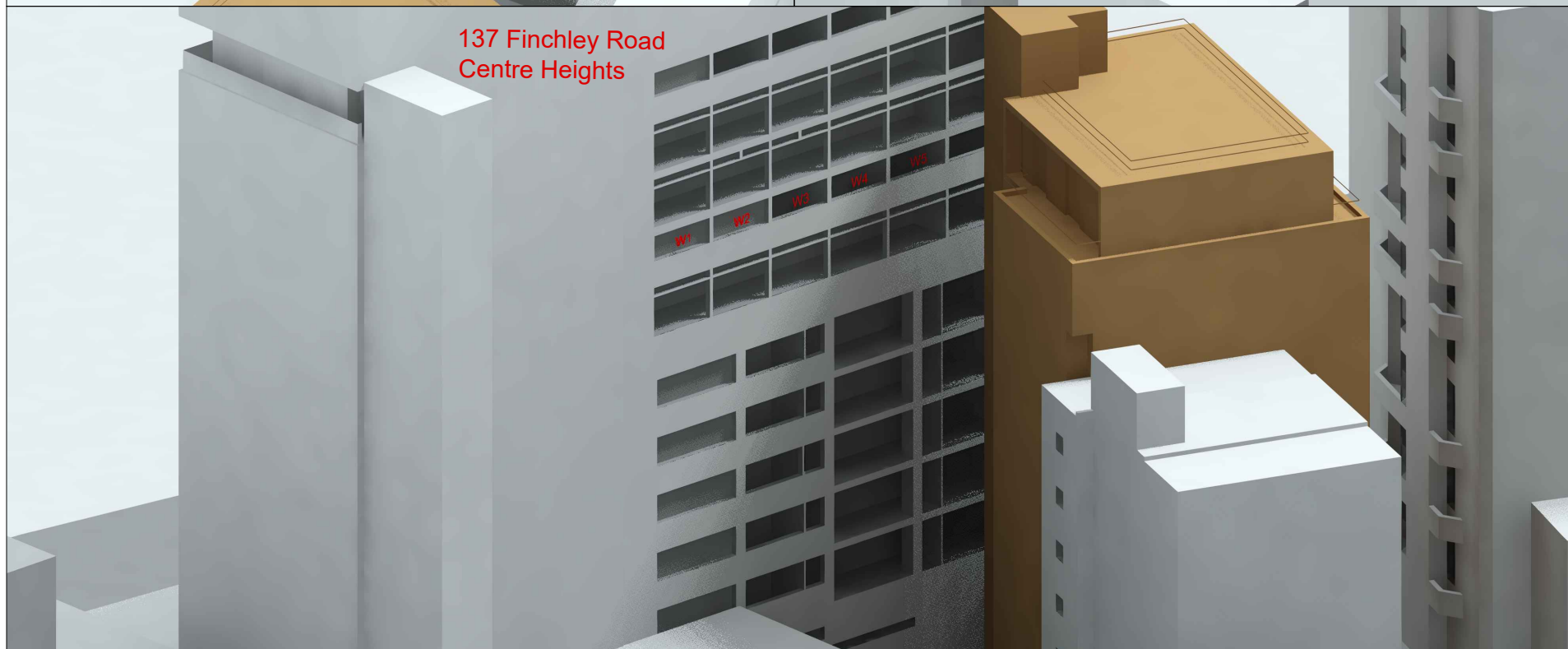
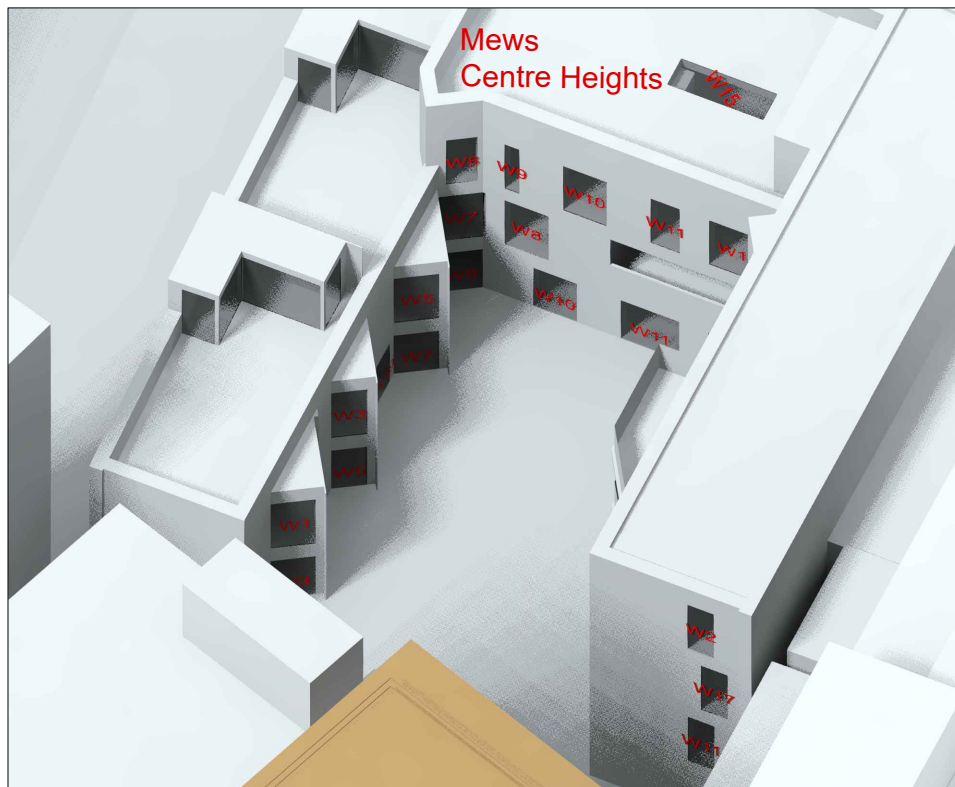
Project Name: Mountview Lodge, 9 Swiss Terrace
Project No.: 11286
Report Title: VSC_APSH Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 21/09/2018

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
Mews Centre Heights												
Ground	R2	LKD	W3	Existing	6.66	0.96	YES	117°	4	1.00	1	1.00
				Proposed	6.42				4		1	
			W4	Existing	9.38	0.99	YES	27°		*North*		*North*
				Proposed	9.35							
			W5	Existing	5.77	0.93	YES	117°	2	0.50	0	0.00
				Proposed	5.37				1		0	
	R4	LKD	W6	Existing	7.92	0.99	YES	27°		*North*		*North*
				Proposed	7.90							
			W17	Existing	16.39	1.00	YES	237°	21	1.00	0	0.00
				Proposed	16.39				21		0	
			W18	Existing	15.28	1.00	YES	237°	14	1.00	0	0.00
				Proposed	15.28				14		0	
			W7	Existing	7.38	0.93	YES	117°	5	0.80	0	0.00
				Proposed	6.87				4		0	
			W8	Existing	3.16	0.99	YES	27°		*North*		*North*
				Proposed	3.15							
			W9	Existing	6.08	0.91	YES	117°	4	0.75	0	0.00
				Proposed	5.54				3		0	
			W15	Existing	18.62	1.00	YES	237°	32	1.00	4	1.00
				Proposed	18.62				32		4	
			W16	Existing	18.32	1.00	YES	237°	29	1.00	3	1.00
				Proposed	18.32				29		3	
First	R1	Bedroom	W1	Existing	8.16	0.95	YES	117°	6	0.83	1	1.00
				Proposed	7.83				5		1	
			W2	Existing	14.38	0.99	YES	27°		*North*		*North*
				Proposed	14.34							
	R2	Bedroom	W3	Existing	8.34	0.93	YES	117°	10	0.80	0	0.00
				Proposed	7.83				8		0	
			W4	Existing	12.52	0.99	YES	27°		*North*		*North*
				Proposed	12.50							
	R3	Bedroom	W5	Existing	10.44	0.94	YES	117°	13	0.84	0	0.00
				Proposed	9.83				11		0	
			W6	Existing	4.98	0.99	YES	27°		*North*		*North*
				Proposed	4.97							
	R4	Bedroom	W7	Existing	8.96	0.92	YES	117°	8	0.75	0	0.00
				Proposed	8.33				6		0	
	R5	Bedroom	W8	Existing	15.66	0.95	YES	149°	27	1.00	2	1.00
				Proposed	15.01				27		2	
	R6	LKD	W9	Existing	3.19	0.96	YES	149°	6	1.00	5	1.00
				Proposed	3.07				6		5	
			W12	Existing	20.99	1.00	YES	333°		*North*		*North*
				Proposed	20.99							
	R7	Bedroom	W10	Existing	22.85	1.00	YES	239°	31	1.00	2	1.00
				Proposed	22.85				31		2	
			W11	Existing	8.15	0.88	YES	149°	24	0.83	2	1.00
				Proposed	7.19				20		2	

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Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
Second	R3	Bedroom	W8	Existing	17.24	0.95	YES	117°	39	0.94	12	1.00
			Proposed	16.52				37		12		
			W9	Existing	21.33	0.96	YES	149°	42	0.95	13	1.00
			Proposed	20.60				40		13		
	R4	Bedroom	W10	Existing	21.55	0.96	YES	149°	50	0.96	14	1.00
	R5	LKD	W11	Existing	21.02	0.95	YES	149°	51	0.96	13	1.00
				Proposed	20.69				48		14	
			W12	Existing	21.02	0.97	YES	149°	51	0.96	13	1.00
				Proposed	20.08				49		13	
			W12	Existing	18.31	0.97	YES	149°	46	0.97	12	1.00
				Proposed	17.80				45		12	
			W13	Existing	28.81	1.00	YES	333°		*North*		*North*
				Proposed	28.81							
			W14	Existing	27.09	1.00	YES	333°		*North*		*North*
				Proposed	27.09							
			W15	Existing	83.04	0.99	YES	90° Hz	65	0.98	19	0.94
	Proposed	82.57					64		18			
	R6	Bedroom	W16	Existing	26.66	1.00	YES	239°	38	1.00	4	1.00
Proposed			26.66				38		4			
W17			Existing	10.30	0.85	YES	149°	31	0.87	3	1.00	
			Proposed	8.80				27		3		
Third	R1	Bedroom	W1	Existing	31.16	0.99	YES	239°	46	1.00	8	1.00
			Proposed	31.15				46		8		
			W2	Existing	12.97	0.85	YES	149°	39	0.87	6	1.00
			Proposed	11.03				34		6		
137 Finchley Rd-Centre Heights												
Seventh	No-Room		W1	Existing	38.62	0.95	YES	239°	66	0.93	24	0.83
				Proposed	36.80				62		20	
	No-Room		W2	Existing	38.82	0.92	YES	239°	65	0.90	23	0.73
				Proposed	35.73				59		17	
	R1	Bedroom	W3	Existing	38.81	0.86	YES	239°	64	0.84	22	0.54
	R2	Bedroom	W4	Existing	38.70	0.74	YES	239°	54	0.70	12	0.31
				Proposed	33.40				45		7	
	R3	Bedroom	W5	Existing	38.48	0.55	NO	239°	64	0.40	22	0.13
				Proposed	21.46				26		3	
	R3	Bedroom	W6	Existing	38.01	0.29	NO	239°	62	0.29	20	0.25
				Proposed	11.25				18		5	

Project Name: Mountview Lodge, 9 Swiss Terrace							
Project No.: 11286							
Report Title: DD_Daylight Distribution Analysis - Neighbour							
Date of Analysis: 21/09/2018							
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
Mews Centre Heights							
Ground	R2	LKD	Area m2	32.42	15.97	15.97	0.99
			% of room		49%	49%	
	R4	LKD	Area m2	40.84	22.45	21.35	0.95
			% of room		55%	52%	
	R5	Bedroom	Area m2	11.28	7.40	6.82	0.92
			% of room		66%	60%	
R6	LKD	Area m2	47.07	35.80	35.34	0.98	
		% of room		76%	75%		
First	R1	Bedroom	Area m2	14.23	5.95	5.85	0.98
			% of room		42%	41%	
	R2	Bedroom	Area m2	11.35	6.18	6.18	0.99
			% of room		54%	54%	
	R3	Bedroom	Area m2	18.28	6.10	6.10	1.00
			% of room		33%	33%	
	R4	Bedroom	Area m2	13.91	6.29	4.79	0.76
			% of room		45%	34%	
	R5	Bedroom	Area m2	10.77	9.13	8.79	0.96
			% of room		85%	82%	
R6	LKD	Area m2	37.84	32.82	32.49	0.98	
		% of room		87%	86%		
R7	Bedroom	Area m2	12.86	10.31	10.31	1.00	
		% of room		80%	80%		
Second	R3	Bedroom	Area m2	12.00	10.51	10.21	0.97
			% of room		88%	85%	
	R4	Bedroom	Area m2	8.19	7.73	7.50	0.97
			% of room		94%	92%	
	R5	LKD	Area m2	37.51	37.45	37.31	0.99
			% of room		100%	99%	
R6	Bedroom	Area m2	12.86	11.01	11.01	1.00	
		% of room		86%	86%		
Third	R1	Bedroom	Area m2	12.86	12.72	12.72	1.00
			% of room		99%	99%	
137 Finchley Rd-Centre Heights							
Seventh	R1	Bedroom	Area m2	13.02	13.02	13.02	0.99
			% of room		100%	100%	
	R2	Bedroom	Area m2	13.02	13.02	13.02	0.99
			% of room		100%	100%	
	R3	Bedroom	Area m2	14.43	12.62	9.52	0.75
			% of room		87%	66%	

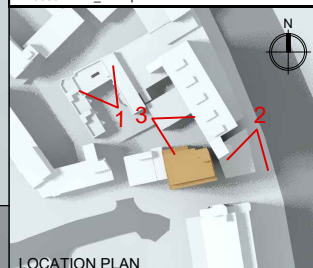


KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

Sources of Information:

Survey
Greenhatch Group, job no.18737 issued on 19.07.2013
and job no.18737a issued on 15.01.2014. Ref: Drg: No. -
- 18737_01/03_P - Existing Floor plans
- 18737_04_E - Existing Elevations
- 18737_05_S - Existing Sections
- 18737a_01_P - Outline Roof plans
- 18737_02/08_E - Outline Elevations
Council - Camden
Photos - Ref: Aerial photos
- P1050969 to P1050979
- IMG_20140321_092338 to IMG_20140321_094749
Proposed Drawings
Woods Hardwick Ltd received on 5.10.2018. Ref:
- 18086 - P08_D Extension options Sixth and seventh floors
- 18086 - P09_D Extension options Eight floor and roof top
- 18086 - P10/11_C Proposed Elevations
- 18086 - P12_B Proposed Sections



LOCATION PLAN

Rev.	Date	Description



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

CLIENT / ARCHITECT:
Graham Shapiro

PROJECT:
Mountview Lodge
9 Swiss Terrace
NW6 4RR

DRAWING:
Perspective View
Windows

DRAWN: AM, RM

SCALE: NTS

DATE: 21.09.2018

PROJECT NO:

11286

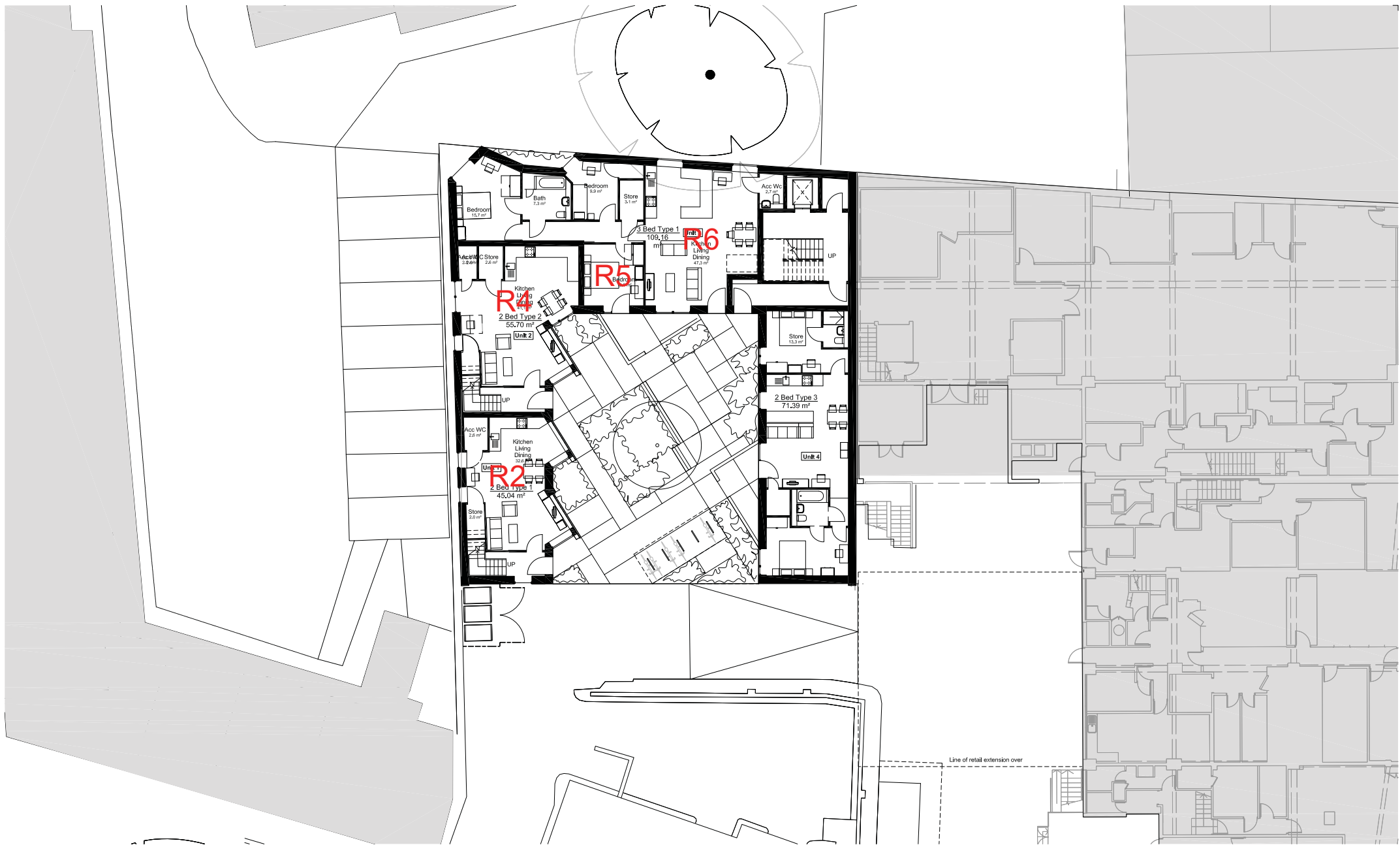
DRAWING NO:
11286.05

REV:

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Recom'd Value	Pr/Ex
Mews Centre Heights														
Ground	R2	LKD	W3-L	0.68	0.97	26.19	25.65	136.34	0.50	0.15	0.03	0.02	2.00	0.99
			W3-U	0.68	1.76	26.52	25.91	136.34	0.50	1.00	0.31	0.30		
			W4-L	0.51	1.51	32.05	32.05	136.34	0.50	0.15	0.04	0.04		
			W4-U	0.51	2.74	33.44	33.44	136.34	0.50	1.00	0.46	0.46		
			W5-L	0.68	0.77	24.84	23.89	136.34	0.50	0.15	0.02	0.02		
			W5-U	0.68	1.41	25.79	24.77	136.34	0.50	1.00	0.24	0.23		
			W6-L	0.51	1.30	28.94	28.94	136.34	0.50	0.15	0.03	0.03		
			W6-U	0.51	2.37	30.84	30.84	136.34	0.50	1.00	0.36	0.36		
			W17-L	0.68	0.04	44.11	44.11	136.34	0.50	0.15	0.00	0.00		
			W17-U	0.68	1.12	44.83	44.83	136.34	0.50	1.00	0.33	0.33		
			W18-L	0.68	0.04	42.19	42.19	136.34	0.50	0.15	0.00	0.00		
			W18-U	0.68	1.11	42.86	42.86	136.34	0.50	1.00	0.32	0.32		
											2.14	2.12		
Ground	R4	LKD	W7-L	0.68	0.97	28.24	27.11	163.10	0.50	0.15	0.02	0.02	2.00	0.99
			W7-U	0.68	1.77	29.17	27.99	163.10	0.50	1.00	0.29	0.27		
			W8-L	0.51	1.65	18.07	18.07	163.10	0.50	0.15	0.02	0.02		
			W8-U	0.51	3.01	18.24	18.24	163.10	0.50	1.00	0.23	0.23		
			W9-L	0.68	0.97	25.57	24.31	163.10	0.50	0.15	0.02	0.02		
			W9-U	0.68	1.76	26.91	25.63	163.10	0.50	1.00	0.26	0.25		
			W15-L	0.68	0.07	48.50	48.50	163.10	0.50	0.15	0.00	0.00		
			W15-U	0.68	2.23	48.92	48.92	163.10	0.50	1.00	0.61	0.61		
			W16-L	0.68	0.04	47.32	47.32	163.10	0.50	0.15	0.00	0.00		
			W16-U	0.68	1.11	48.08	48.08	163.10	0.50	1.00	0.30	0.30		
											1.75	1.72		
Ground	R5	Bedroom	W10-L	0.68	1.02	36.45	35.46	59.98	0.50	0.15	0.08	0.08	1.00	0.97
			W10-U	0.68	1.86	38.51	37.43	59.98	0.50	1.00	1.08	1.05		
											1.17	1.13		
Ground	R6	LKD	W11-L	0.68	1.36	40.31	39.73	171.08	0.50	0.15	0.04	0.04	2.00	1.00
			W11-U	0.68	2.47	41.72	41.11	171.08	0.50	1.00	0.55	0.54		
			W12-L	0.68	0.69	37.02	37.01	171.08	0.50	0.15	0.02	0.02		
			W12-U	0.68	1.25	38.19	38.19	171.08	0.50	1.00	0.25	0.25		
			W13-L	0.68	1.02	46.55	46.55	171.08	0.50	0.15	0.04	0.04		
			W13-U	0.68	1.86	48.48	48.48	171.08	0.50	1.00	0.48	0.48		
			W14-L	0.68	1.02	43.94	43.94	171.08	0.50	0.15	0.04	0.04		
			W14-U	0.68	1.85	45.67	45.67	171.08	0.50	1.00	0.45	0.45		
											1.86	1.85		
First	R1	Bedroom	W1-L	0.68	0.97	29.07	28.36	77.01	0.50	0.15	0.05	0.05	1.00	0.99
			W1-U	0.68	1.76	30.06	29.27	77.01	0.50	1.00	0.62	0.61		
			W2-L	0.51	1.52	39.79	39.78	77.01	0.50	0.15	0.08	0.08		
			W2-U	0.51	2.76	43.41	43.40	77.01	0.50	1.00	1.06	1.06		
											1.81	1.79		
First	R2	Bedroom	W3-L	0.68	0.77	29.60	28.53	62.65	0.50	0.15	0.05	0.05	1.00	0.99
			W3-U	0.68	1.41	31.44	30.33	62.65	0.50	1.00	0.64	0.62		
			W4-L	0.51	1.31	37.11	37.11	62.65	0.50	0.15	0.08	0.08		
			W4-U	0.51	2.39	40.06	40.06	62.65	0.50	1.00	1.04	1.04		
											1.81	1.78		
First	R3	Bedroom	W5-L	0.68	0.97	33.30	32.12	84.42	0.50	0.15	0.05	0.05	1.00	0.98
			W5-U	0.68	1.77	35.12	33.90	84.42	0.50	1.00	0.67	0.64		
			W6-L	0.51	1.66	22.66	22.66	84.42	0.50	0.15	0.05	0.05		
			W6-U	0.51	3.03	24.11	24.11	84.42	0.50	1.00	0.59	0.59		
											1.35	1.33		
First	R4	Bedroom	W7-L	0.68	0.95	30.08	28.77	71.79	0.50	0.15	0.05	0.05	1.00	0.96
			W7-U	0.68	1.73	34.05	32.77	71.79	0.50	1.00	0.74	0.72		
											0.80	0.77		
First	R5	Bedroom	W8-L	0.68	1.02	41.74	40.61	57.55	0.50	0.15	0.10	0.10	1.00	0.98
			W8-U	0.68	1.86	46.18	45.04	57.55	0.50	1.00	1.35	1.32		
											1.45	1.42		
First	R6	LKD	W9-L	0.68	4.23	27.13	26.90	149.38	0.50	0.15	0.10	0.10	2.00	1.00
			W9-U	0.68	7.72	10.93	10.93	149.38	0.50	1.00	0.51	0.51		
			W12-L	0.68	0.68	50.23	50.23	149.38	0.50	0.15	0.03	0.03		
			W12-U	0.68	1.24	52.82	52.82	149.38	0.50	1.00	0.40	0.40		
											1.04	1.04		
First	R7	Bedroom	W10-L	0.68	1.02	55.23	55.23	65.12	0.50	0.15	0.12	0.12	1.00	0.98
			W10-U	0.68	1.86	56.94	56.94	65.12	0.50	1.00	1.47	1.47		
			W11-L	0.68	0.62	29.23	27.35	65.12	0.50	0.15	0.04	0.04		
			W11-U	0.68	1.13	30.10	27.78	65.12	0.50	1.00	0.47	0.44		
											2.10	2.06		

Project Name: Mountview Lodge, 9 Swiss Terrace
Project No.: 11286
Report Title: ADF_Average Daylight Analysis - Neighbour
Date: 21/09/2018

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Recom'd Value	Pr/Ex
Second	R3	Bedroom	W8-L	0.68	0.67	43.99	42.78	62.74	0.50	0.15	0.06	0.06	1.00	0.97
			W8-U	0.68	1.23	46.38	45.12	62.74	0.50	1.00	0.82	0.80		
			W9-L	0.68	0.34	50.69	49.51	62.74	0.50	0.15	0.04	0.04		
			W9-U	0.68	0.62	52.27	51.03	62.74	0.50	1.00	0.47	0.45		
											1.39	1.36		
Second	R4	Bedroom	W10-L	0.68	1.02	53.46	52.11	48.05	0.50	0.15	0.15	0.15	1.00	0.97
			W10-U	0.68	1.85	54.40	52.97	48.05	0.50	1.00	1.90	1.85		
											2.06	2.00		
Second	R5	LKD	W11-L	0.68	0.68	51.94	50.60	163.94	0.50	0.15	0.03	0.03	2.00	0.99
			W11-U	0.68	1.24	52.98	51.37	163.94	0.50	1.00	0.36	0.35		
			W12-L	0.68	1.36	47.63	47.17	163.94	0.50	0.15	0.05	0.05		
			W12-U	0.68	2.48	49.48	48.55	163.94	0.50	1.00	0.68	0.66		
			W13-L	0.68	0.68	62.58	62.58	163.94	0.50	0.15	0.04	0.04		
			W13-U	0.68	1.24	65.74	65.74	163.94	0.50	1.00	0.45	0.45		
			W14-L	0.68	0.68	59.63	59.63	163.94	0.50	0.15	0.03	0.03		
			W14-U	0.68	1.24	62.82	62.82	163.94	0.50	1.00	0.43	0.43		
			W15	0.68	2.85	167.97	167.12	163.94	0.50	1.00	2.65	2.63		
											4.72	4.68		
Second	R6	Bedroom	W16-L	0.68	1.01	61.57	61.57	65.12	0.50	0.15	0.13	0.13	1.00	0.98
			W16-U	0.68	1.85	62.95	62.95	65.12	0.50	1.00	1.62	1.62		
			W17-L	0.68	0.62	33.26	30.40	65.12	0.50	0.15	0.04	0.04		
			W17-U	0.68	1.12	34.22	31.03	65.12	0.50	1.00	0.53	0.48		
											2.33	2.28		
Third	R1	Bedroom	W1-L	0.68	1.01	68.44	68.44	65.12	0.50	0.15	0.15	0.15	1.00	0.98
			W1-U	0.68	1.85	70.26	70.26	65.12	0.50	1.00	1.81	1.81		
			W2-L	0.68	0.62	37.94	34.51	65.12	0.50	0.15	0.05	0.04		
			W2-U	0.68	1.12	39.19	35.42	65.12	0.50	1.00	0.61	0.55		
											2.62	2.55		



Ground Floor Plan
1 : 100

standard notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING. IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

revisions

P10	21.05.2015	ISSUED FOR PLANNING
P11	01.10.2015	REVISED PLANNING ISSUE

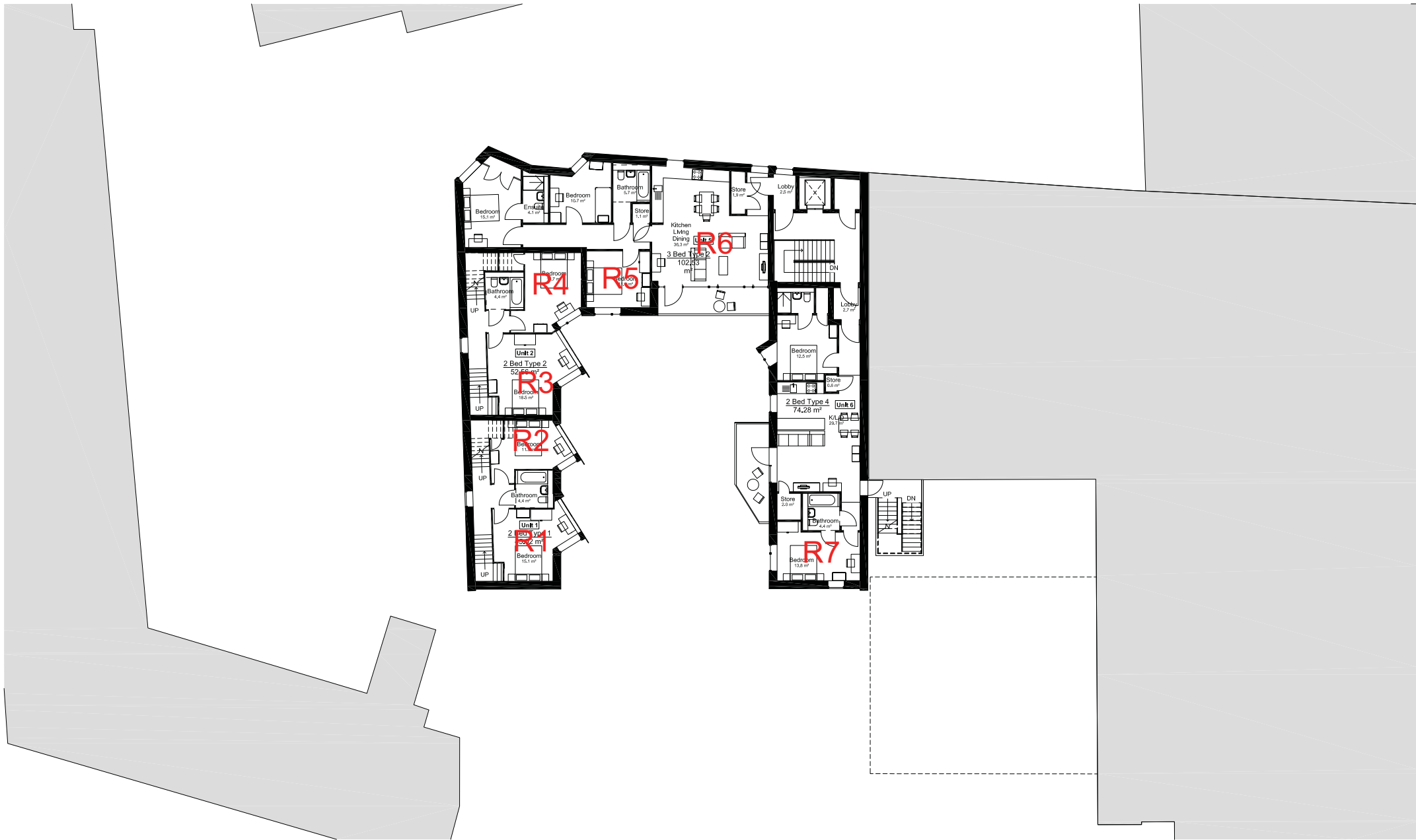
Centre Heights Finchley Road

date 01/07/13
scale 1:100@A1
drawn JC
checked NJ
drawing number 3073- L - 1100
rev P11

client Anaspiel Ltd
Mews: Ground Floor Plan

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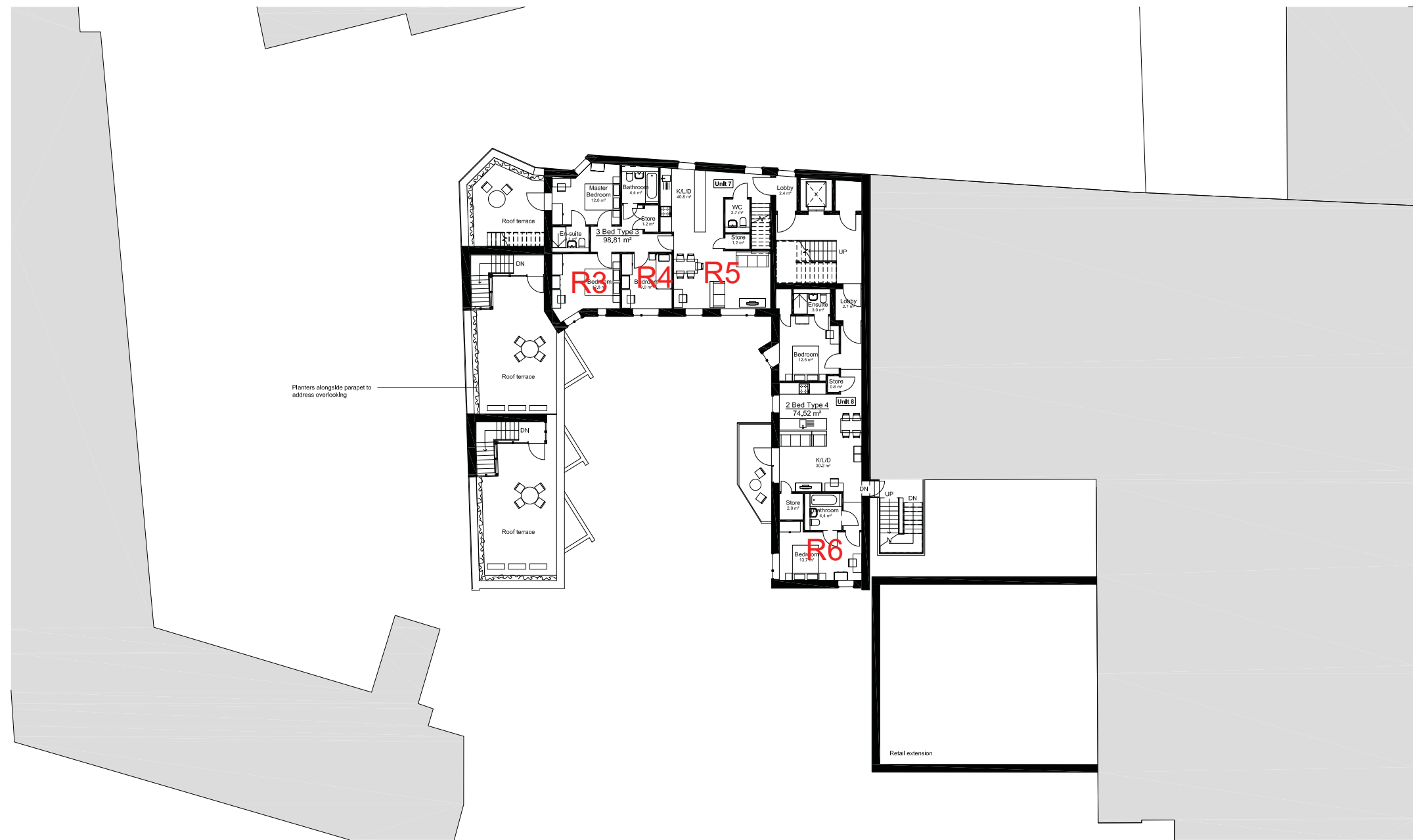
Levitt Bernstein
1 Kingsland Passage
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f: 020 7275 9349
w: levittbernstein.co.uk
e: post@levittbernstein.co.uk
Levitt Bernstein



1
1101
First Floor Plan
1: 100

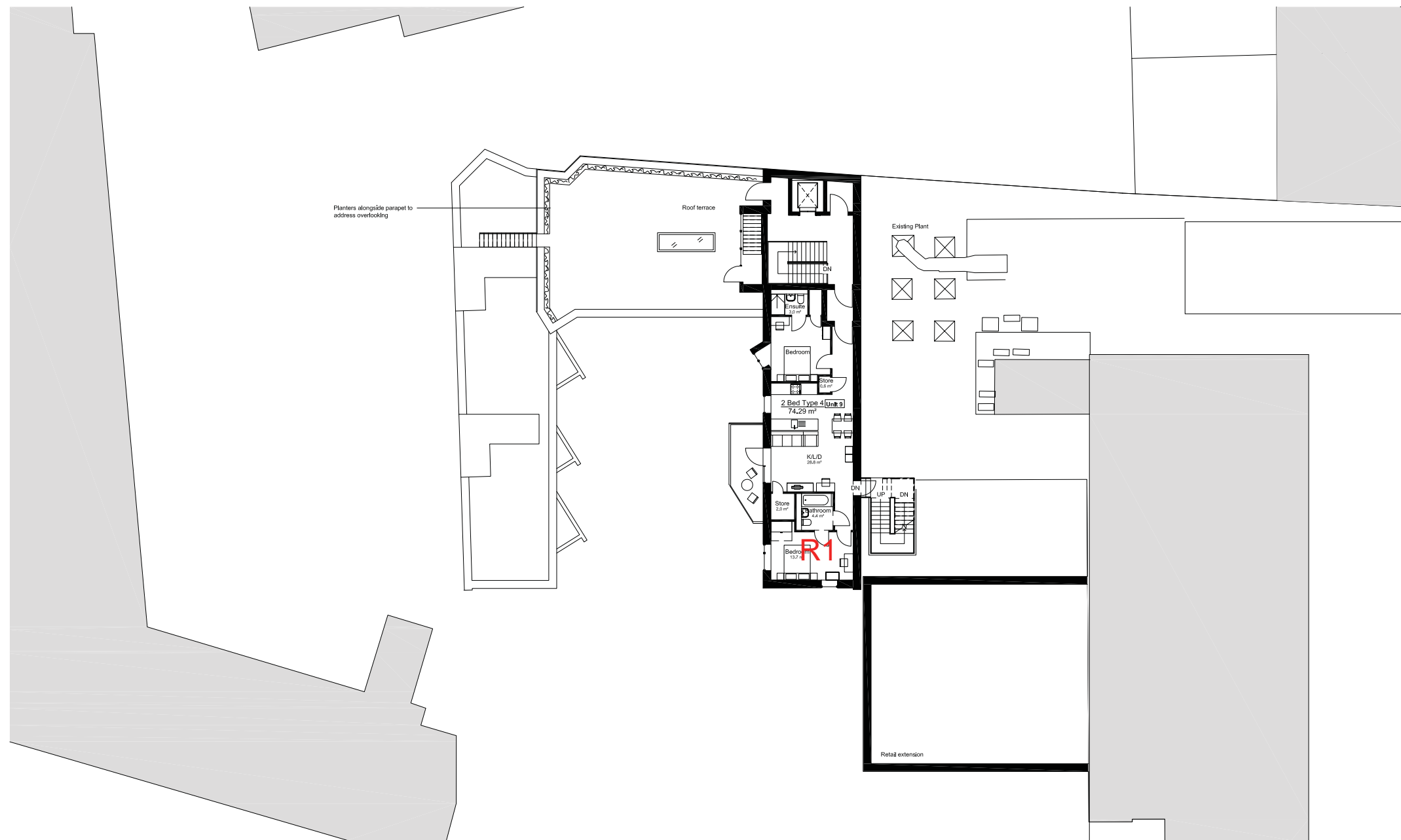
Centre Heights Finchley Road

standard notes	drawing notes	revisions	date	client	Levitt Bernstein 1 Kingsland Passage London E8 2EB
1. Do not scale this drawing. 2. All dimensions must be checked on site and any discrepancies verified with the architect. 3. Unless shown otherwise, all dimensions are to structural surfaces.		P10 21.05.2015 P11 01.10.2015	ISSUED FOR PLANNING REVISED PLANNING ISSUE	Anaspel Ltd	
			scale 1:100@A1	drawing Mews: First Floor Plan	t: 020 7275 7676 f: 020 7275 9349 w: levittbernstein.co.uk e: post@levittbernstein.co.uk
THIS IS NOT A CONSTRUCTION DRAWING. IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.			drawn checked JC NJ	drawing number 3073- L - 1101	rev P11
			C:\Users\laura.gibb\Documents\3073_Mews Development CENTRAL_laura.gibb.rvt		Levitt Bernstein



1
1102 Second Floor
1 : 100

standard notes 1. Do not scale this drawing. 2. All dimensions must be checked on site and any discrepancies verified with the architect. 3. Unless shown otherwise, all dimensions are to structural surfaces. THIS IS NOT A CONSTRUCTION DRAWING. IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.	drawing notes		revisions P10 21.05.2015 ISSUED FOR PLANNING P11 01.10.2015 REVISED PLANNING ISSUE	date 07/01/14 scale 1:100@A1 drawn JC checked NJ drawing number 3073- L -1102 rev P11	client Anaspel Ltd drawing Mews: Second Floor Plan t: 020 7275 7676 f: 020 7275 9348 vc: levittbernstein.co.uk ec: post@levittbernstein.co.uk Levitt Bernstein
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1
1103

Third Floor 1:100

standard notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING. IT IS
UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION
AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

revisions

P10	21.05.2015	ISSUED FOR PLANNING
P11	01.10.2015	REVISED PLANNING ISSUE

date
07/01/14

client
Anaspel Ltd

scale
1:100@A3

drawing
Mews: Third Floor Plan

drawn checked drawing number
JC NJ 3073- L-1103

rev
P11

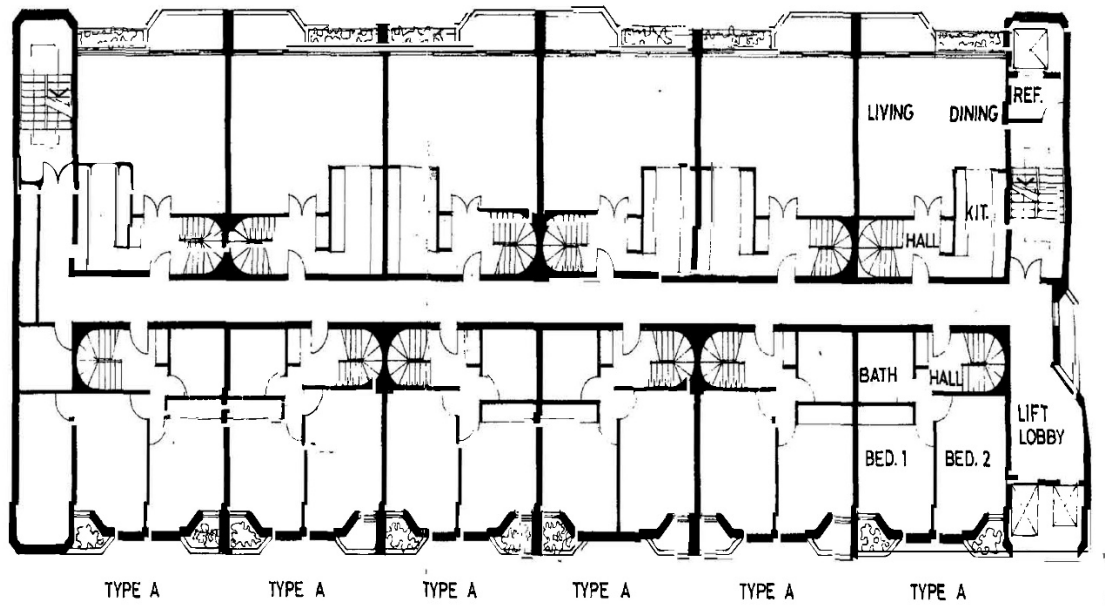
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1 Kingsland Passage
London
E8 2BB

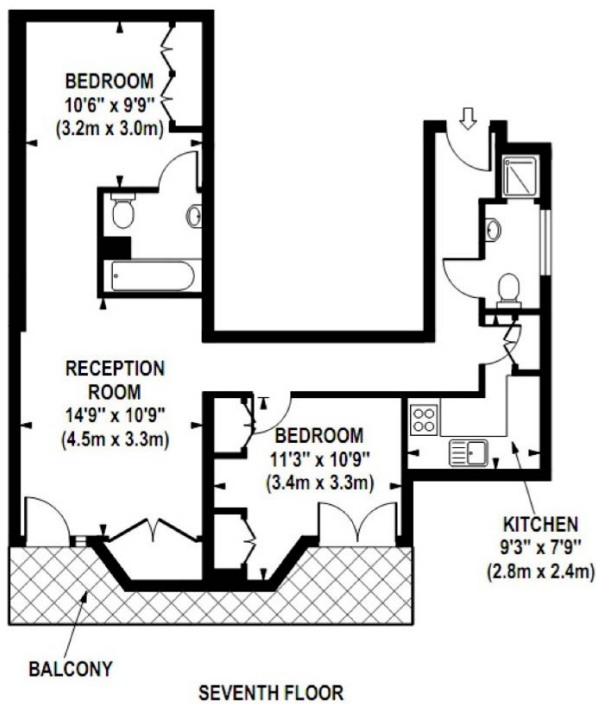
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e: post@levittbernstein.co.uk

Levitt Bernstein

CRESTA HOUSE



3rd, 5th & 7th FLOORS



APPENDIX 3

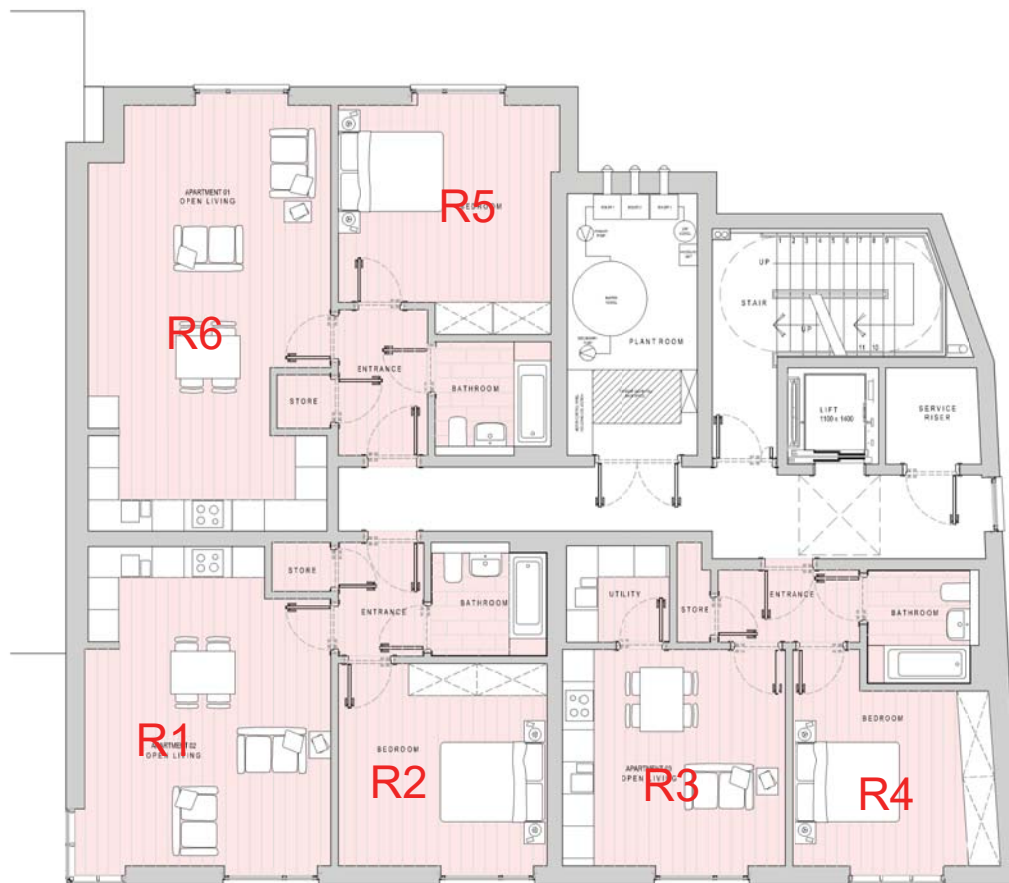
DAYLIGHT RESULTS TO PROPOSED ACCOMODATION ROOMS REFERENCE PLAN

Project Name: Mountview Lodge Project No.: 11286 Report Title: Average Daylight Analysis - Proposed accommodation Date: 04/10/2018												
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Recom'd Value	Meets BRE Criteria
Proposed												
Sixth	R1	Living Room	W1-L	0.68	0.76	69.80	82.31	0.60	0.20	0.14	1.50	YES
			W1-U	0.68	0.83	66.99	82.31	0.60	1.00	0.72		
			W2-L	0.68	1.18	66.77	82.31	0.60	0.20	0.20		
			W2-U	0.68	2.20	66.95	82.31	0.60	1.00	1.90		
			W8-L	0.68	0.96	83.99	82.31	0.60	0.20	0.21		
			W8-U	0.68	1.05	81.71	82.31	0.60	1.00	1.11		
										4.28		
Sixth	R2	Bedroom	W3-L	0.68	1.18	62.68	66.49	0.60	0.20	0.24	1.00	YES
			W3-U	0.68	2.20	62.85	66.49	0.60	1.00	2.21		
										2.45		
Sixth	R3	Living Room	W4-L	0.68	1.18	55.89	60.55	0.60	0.20	0.23	1.50	YES
			W4-U	0.68	2.20	56.26	60.55	0.60	1.00	2.17		
										2.40		
Sixth	R4	Bedroom	W5-L	0.68	1.18	50.86	54.27	0.60	0.20	0.23	1.00	YES
			W5-U	0.68	1.29	48.49	54.27	0.60	1.00	1.22		
										1.46		
Sixth	R5	Bedroom	W6-L	0.68	1.18	51.54	70.49	0.60	0.20	0.18	1.00	YES
			W6-U	0.68	2.20	51.34	70.49	0.60	1.00	1.70		
										1.89		
Sixth	R6	Living Room	W7-L	0.68	1.18	56.20	97.70	0.60	0.20	0.14	1.50	YES
			W7-U	0.68	2.20	56.47	97.70	0.60	1.00	1.35		
										1.50		
Seventh	R1	Living Room	W1-L	0.68	0.76	73.49	86.14	0.60	0.20	0.14	1.50	YES
			W1-U	0.68	0.83	70.75	86.14	0.60	1.00	0.73		
			W2-L	0.68	1.18	70.60	86.14	0.60	0.20	0.20		
			W2-U	0.68	2.20	71.21	86.14	0.60	1.00	1.93		
			W9-L	0.68	0.96	87.91	86.14	0.60	0.20	0.21		
			W9-U	0.68	1.05	82.87	86.14	0.60	1.00	1.07		
										4.28		
Seventh	R2	Bedroom	W3-L	0.68	1.18	66.47	66.83	0.60	0.20	0.25	1.00	YES
			W3-U	0.68	2.20	67.23	66.83	0.60	1.00	2.35		
										2.60		
Seventh	R3	Living Room	W4-L	0.68	1.18	60.27	60.55	0.60	0.20	0.25	1.50	YES
			W4-U	0.68	2.20	61.40	60.55	0.60	1.00	2.37		
										2.62		
Seventh	R4	Bedroom	W5-L	0.68	1.18	56.14	54.27	0.60	0.20	0.26	1.00	YES
			W5-U	0.68	1.29	54.41	54.27	0.60	1.00	1.37		
										1.63		
Seventh	R5	Bedroom	W6-L	0.68	0.65	34.43	51.65	0.60	0.20	0.09	1.00	YES
			W6-U	0.68	1.22	36.15	51.65	0.60	1.00	0.91		
										1.00		
Seventh	R6	Bedroom	W7-L	0.68	1.18	53.37	57.57	0.60	0.20	0.23	1.00	YES
			W7-U	0.68	2.20	53.29	57.57	0.60	1.00	2.16		
										2.40		
Seventh	R7	Living Room	W8-L	0.68	1.18	58.85	86.17	0.60	0.20	0.17	1.50	YES
			W8-U	0.68	2.20	58.78	86.17	0.60	1.00	1.59		
										1.77		

Project Name: Mountview Lodge Project No.: 11286 Report Title: Average Daylight Analysis - Proposed accommodation Date: 04/10/2018												
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Recom'd Value	Meets BRE Criteria
Eighth	R1	LKD	W1-L	0.68	1.30	76.62	114.04	0.60	0.20	0.19		
			W1-U	0.68	2.84	79.46	114.04	0.60	1.00	2.10		
			W2-L	0.68	1.29	74.00	114.04	0.60	0.20	0.18		
			W2-U	0.68	2.81	76.98	114.04	0.60	1.00	2.02		
										4.48	2.00	YES
Eighth	R2	Bedroom	W3-L	0.68	1.27	71.03	43.23	0.60	0.20	0.44		
			W3-U	0.68	2.78	74.18	43.23	0.60	1.00	5.07		
										5.52	1.00	YES
Eighth	R3	Bedroom	W4-L	0.68	1.29	67.87	51.58	0.60	0.20	0.36		
			W4-U	0.68	2.81	71.47	51.58	0.60	1.00	4.14		
										4.50	1.00	YES
Eighth	R4	Bedroom	W5-L	0.68	0.66	47.80	42.91	0.60	0.20	0.16		
			W5-U	0.68	1.45	46.16	42.91	0.60	1.00	1.66		
										1.82	1.00	YES
Eighth	R5	Bedroom	W6-L	0.68	1.28	54.52	53.59	0.60	0.20	0.28		
			W6-U	0.68	2.79	51.22	53.59	0.60	1.00	2.83		
										3.11	1.00	YES
Eighth	R6	Living Room	W7-L	0.68	1.28	59.12	73.16	0.60	0.20	0.22		
			W7-U	0.68	2.79	55.75	73.16	0.60	1.00	2.26		
										2.48	1.50	YES



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PROPOSED NEW SIXTH FLOOR 1:100



PROPOSED NEW SEVENTH FLOOR 1:100

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PLANNING ISSUE

D	Scheme design updated to reflect daylight feedback	DC		05-10-18	
C	Scheme design updated to reflect Pre-Planning feedback	DC		09-08-18	
B	Apartment windows amended.	JA	DC	04-05-18	
A	Apartment numbers amended.	JA	DC	02-05-18	
Revision	Description	Drawn	Checked	Date	
	Preliminary <input type="checkbox"/>	Information <input checked="" type="checkbox"/>	Tender <input type="checkbox"/>	Construction <input type="checkbox"/>	As Built <input type="checkbox"/>

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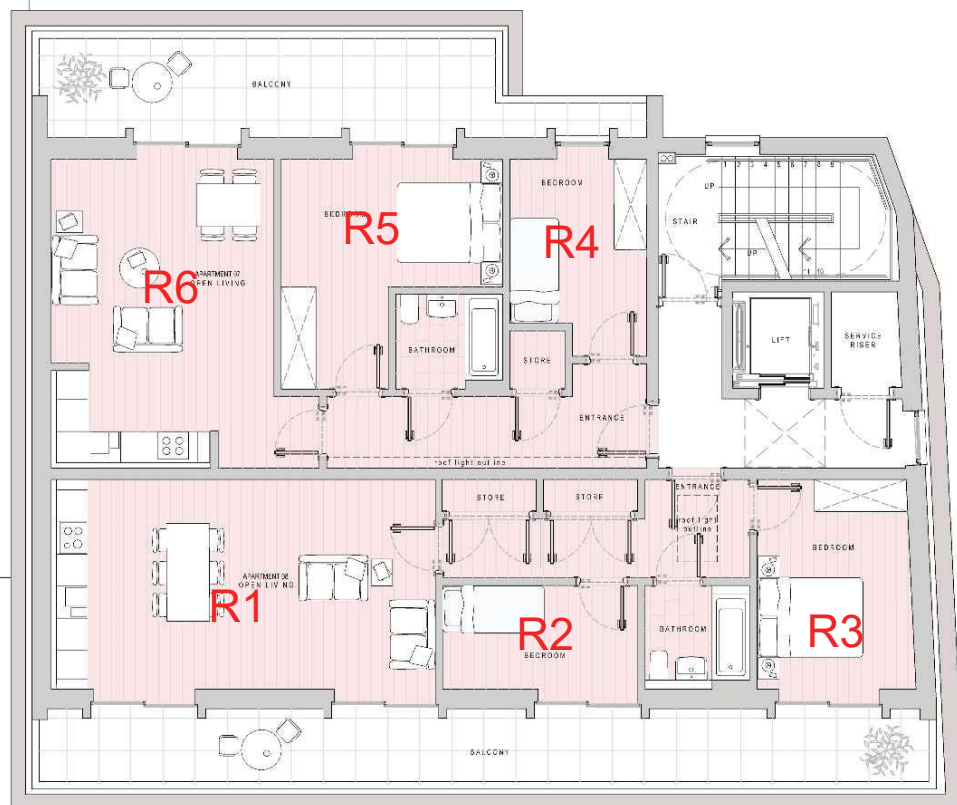
EXTENSION OPTIONS
SIXTH AND SEVENTH FLOORS

Scale 1:100 @ A3 Date MARCH 2018 Drawn JA Chk DC

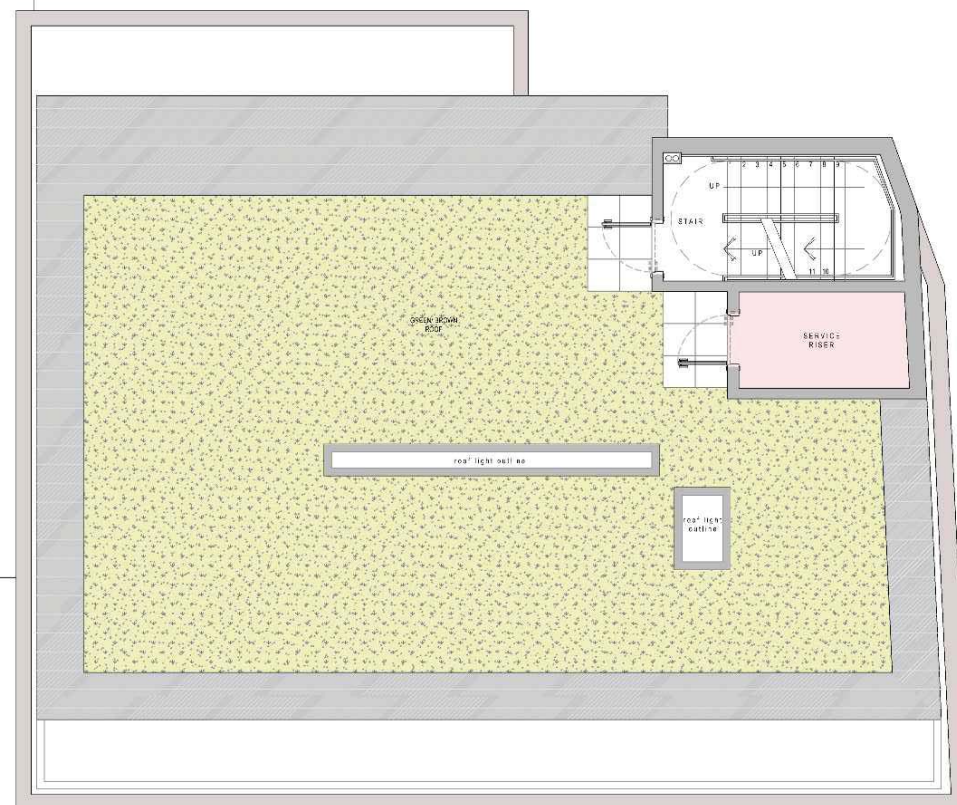
18086 - P08_D



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PROPOSED NEW EIGHTH FLOOR 1:100



PROPOSED NEW ROOF TOP 1:100



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PLANNING ISSUE

D	Bedroom arrangement amended to apartment 8	DC		15-08-18
C	Scheme design updated to reflect Pre-Planning feedback	DC		09-08-18
B	Apartment windows amended.	JA	DC	04-05-18
A	Apartment numbers amended.	JA	DC	02-05-18

Revision	Description	Drawn	Checked	Date
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Preliminary ☐ Information ☐ Tender ☐ Construction ☐ As Built ☐

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Project: MOUNTVIEW LODGE, SWISS TERRACE
STEWARTBY

Details: EXTENSION OPTIONS
EIGHTH FLOOR AND ROOF TOP

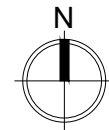
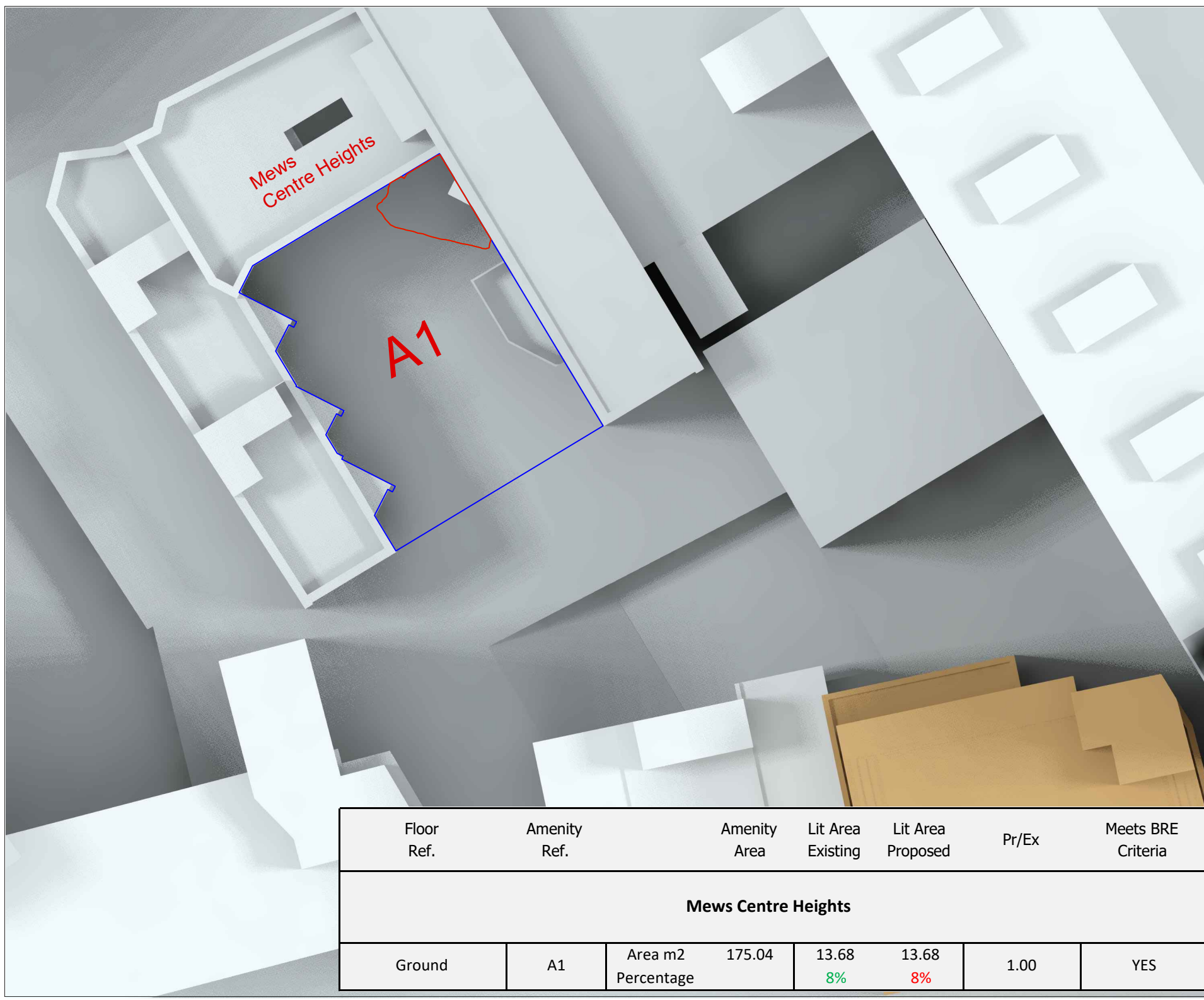
Scale: 1:100 @ A3 Date: MARCH 2018 Drawn: JA Check: DC

Please consider the environment before printing this drawing

18086 - P09_D

APPENDIX 4

PERMANENT OVERSHADOWING TO NEIGHBOURING AMENITY AREA



KEY:

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

Sources of Information:
Survey
Greenhatch Group, job no.18737 issued on 19.07.2013
and job no.18737a issued on 15.01.2014. Ref: Drg: No. -
- 18737_01/03_P - Existing Floor plans
- 18737_04_E - Existing Elevations
- 18737_05_S - Existing Sections
- 18737a_01_P - Outline Roof plans
- 18737_02/08_E - Outline Elevations
Council - Camden
Photos - Ref: Aerial photos
- P1050969 to P1050979
- IMG_20140321_092338 to IMG_20140321_094749
Proposed Drawings
Woods Hardwick Ltd received on 5.10.2018. Ref:
- 18086 - P08_D Extension options Sixth and seventh
floors
- 18086 - P09_D Extension options Eight floor and
roof top
- 18086 - P10/11_C Proposed Elevations
- 18086 - P12_B Proposed Sections

Rev.	Date	Description

BVP 
BROOKE VINCENT + PARTNERS

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

CLIENT / ARCHITECT:
Graham Shapiro

PROJECT:
**Mountview Lodge
9 Swiss Terrace
NW6 4RR**

DRAWING:
**Plan View
Permanent Overshadow**

DRAWN: AM, RM	PROJECT NO: 11286
SCALE: NTS	
DATE: 21.09.2018	

DRAWING NO: 11286.06	REV:
--------------------------------	------

Floor Ref.	Amenity Ref.	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Mews Centre Heights						
Ground	A1	Area m2 Percentage	175.04	13.68 8%	13.68 8%	1.00 YES