

To: Mr P Donaghy
Quartz Project Services Limited
34 Dover Street
London
W1S 4NG

By email to: pdonaghy@quartzprojectservices.com

Our ref: 81568/IM/LAT/jdp
Date: 14 February 2020

Dear Paddy

Proposed Change of Use of 17 Park Square East, London NW1 4LH – Internal Daylight and Sunlight Report

As per our recent instructions we have modelled and assessed the interior daylight and sunlight amenity conditions in respect of the above.

Scope

We have been instructed by The Diorama Estates Limited to determine the interior daylight and sunlight amenity conditions which may arise from the proposed change of use at 17 Park Square East from Commercial (existing) to Residential (proposed).

Assessment criteria

To ensure that this assessment can be appropriately evaluated against London Borough of Camden'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.

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Regulated by RICS

The Diorama Proposals

We are aware that a planning application will be made in respect of the Diorama, to effectively add a further storey to that building, and we have therefore assessed the amenity levels within 17 Park Square East with the Diorama in its proposed condition. This has been done to ensure that the long-term / worst case results have been obtained.

Daylight Analysis Results

Regarding daylight, Average Daylight Factor (ADF) and Daylight Distribution (DD) tests have been undertaken to the habitable rooms.

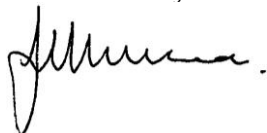
The results demonstrate that the dining room, reception room and master bedroom all meet the BRE targets. The kitchens, studies and rear bedrooms do not meet the targets, however, given the constraints posed by the location and the limited scope for alterations due to the listed nature of the building, this is considered acceptable.

Sunlight Annual Probable Sunlight Hours (APSH) tests have been undertaken to determine sunlight availability. The results demonstrate that the main rooms situated at the front of the building all meet the targets, which is again positive and accords with the BRE guide.

Summary

In overall terms the results are positive and accord with the BRE guide. That is, **the dwelling's** main rooms have good levels of daylight and sunlight. Given the constraints of the location and listed building status, and when considering that the proposal is for a single dwelling where the main rooms have excellent daylight and sunlight amenity, the proposals are considered to be acceptable.

Yours sincerely



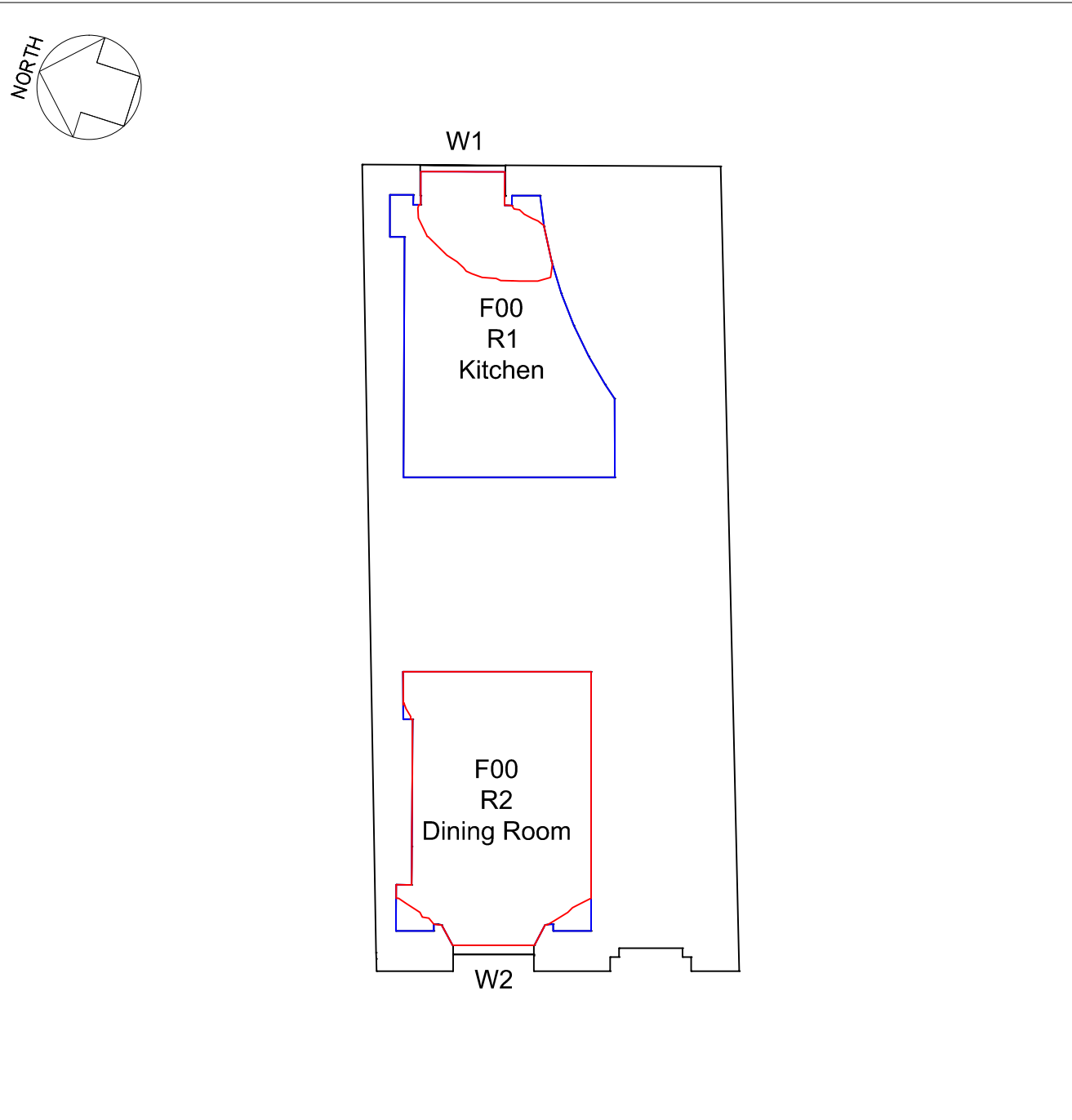
Ian McKenna
Partner

Enc. Daylight ADF and DD Results
Sunlight APSH Results
Room Reference Drawings

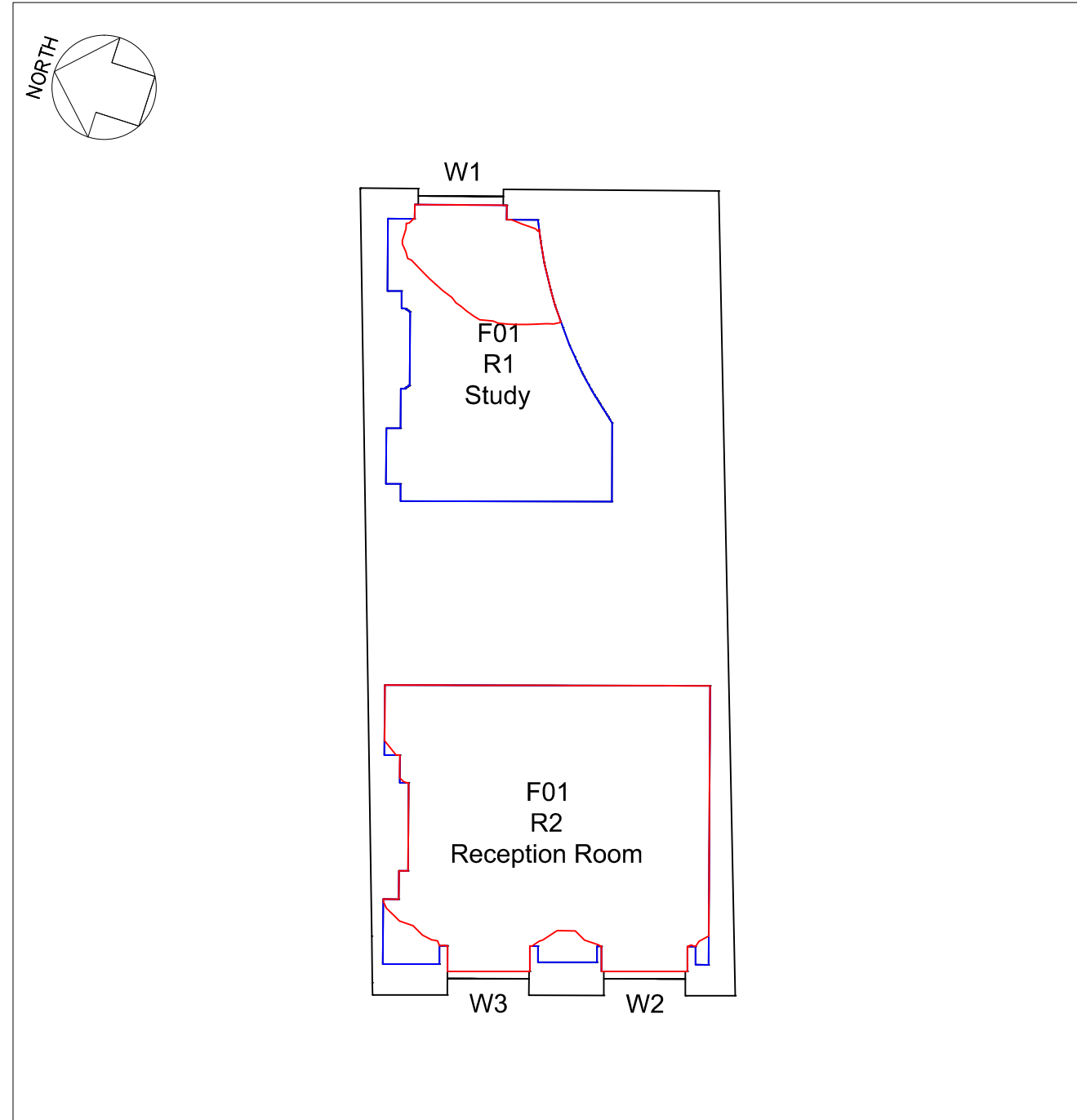
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Proposed Clear Sky	Proposed ADF	Meets BRE Criteria
17 Park Square East						
F00	R1	Kitchen	W1-L	10.17	0.02	
F00	R1	Kitchen	W1-U	7.78	0.37	
Total					0.39	NO
F00	R2	Dining Room	W2-L	54.72	0.03	
F00	R2	Dining Room	W2-U	50.68	1.84	
Total					1.87	YES
F01	R1	Study	W1	9.9	0.38	
Total					0.38	NO
F01	R2	Reception Room	W2-L	58.36	0.01	
F01	R2	Reception Room	W2-U	53.86	1.68	
F01	R2	Reception Room	W3-L	58.37	0.01	
F01	R2	Reception Room	W3-U	53.91	1.68	
Total					3.38	YES
F02	R1	Bedroom	W1	23.87	0.97	
Total					0.97	NO
F02	R2	Bedroom	W2-L	61.36	0.01	
F02	R2	Bedroom	W2-U	56.34	1.45	
F02	R2	Bedroom	W3-L	61.36	0.01	
F02	R2	Bedroom	W3-U	56.34	1.45	
Total					2.91	YES
F03	R1	Bedroom	W1	31.53	0.78	
Total					0.78	NO
F03	R2	Bedroom	W2	42.86	0.65	
F03	R2	Bedroom	W3	42.78	0.65	
Total					1.30	YES

Floor Ref	Room Ref	Room Use	Room Area (m ²)	No Sky Line (m ²)	% of Room Area	BRE Compliant
17 Park Square East						
F00	R1	Kitchen	13.71	2.75	20.07%	NO
F00	R2	Dining Room	12.79	12.34	96.49%	YES
F01	R1	Study	13.75	3.52	25.59%	NO
F01	R2	Reception Room	23.16	22.07	95.30%	YES
F02	R1	Bedroom	13.17	7.92	60.14%	NO
F02	R2	Bedroom	23.63	23.28	98.50%	YES
F03	R1	Bedroom	13.36	11.39	85.25%	YES
F03	R2	Bedroom	23.35	23.11	98.94%	YES

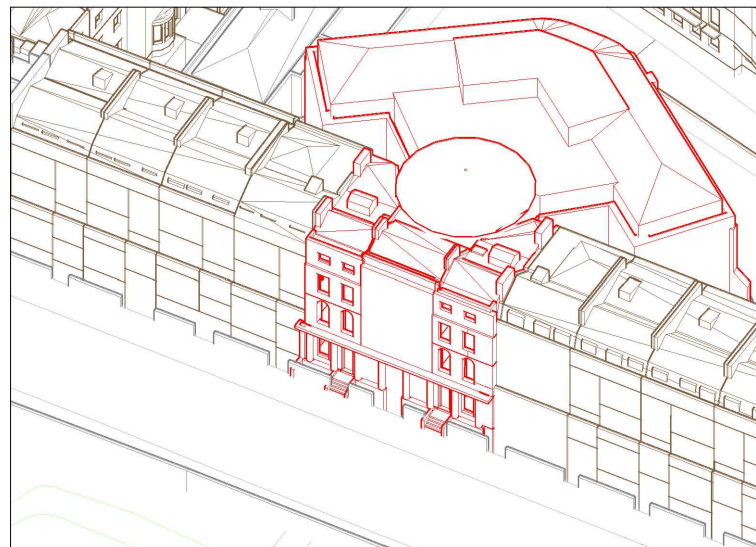
Floor Ref.	Room Ref.	Room Use.	Window Ref.	Proposed Window		Proposed Room		Meets BRE Criteria
				Winter %	Annual %	Winter %	Annual %	
17 Park Square East								
F00	R1	Kitchen	W1	0	0	0	0	NO
F00	R2	Dining Room	W2	10	38	10	38	YES
F01	R1	Study	W1	0	0	0	0	NO
F01	R2	Reception Room	W2	11	41			
F01	R2	Reception Room	W3	11	41	11	41	YES
F02	R1	Bedroom	W1	0	0	0	0	NO
F02	R2	Bedroom	W2	15	48			
F02	R2	Bedroom	W3	15	48	15	48	YES
F03	R1	Bedroom	W1	0	15	0	15	NO
F03	R2	Bedroom	W2	15	44			
F03	R2	Bedroom	W3	15	44	15	44	YES



17 Park Square East – Ground Floor

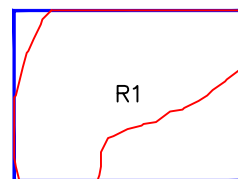


17 Park Square East – First Floor

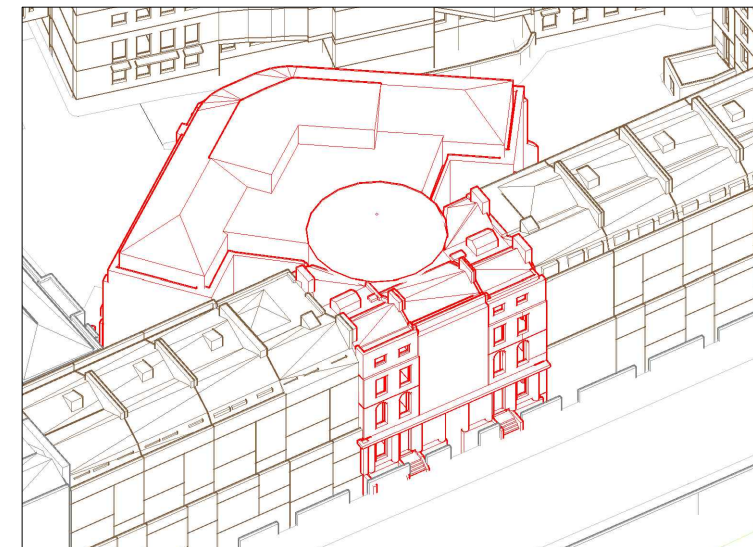


3D Context View – South West

KEY



- Proposed contour
- Subject room



3D Context View – North West

SOURCES OF INFORMATION:
MWA ARCHITECTS
20710B-1 LAND SURVEY.DWG
20710B-2 BASEMENT FLOOR PLAN.DWG
20710B-3 LOWER GROUND FLOOR PLAN.DWG
20710B-4 UPPER GROUND FLOOR PLAN.DWG
20710B-5 FIRST FLOOR PLAN.DWG
20710B-6 SECOND FLOOR PLAN.DWG
20710B-7 THIRD FLOOR PLAN.DWG
20710B-8 ROOF PLAN.DWG
20710B-9 SECTIONS.DWG
20710B-10 ELEVATIONS.DWG
20710B-11 ELEVATIONS.DWG
20710B-12 ELEVATIONS(PRELIM).DWG
20710B-13 SECTIONS.DWG
20710B-14 SECTIONS.DWG
20710B-15 SECTIONS.DWG
AS PROPOSED_DAYLIGHT_MODEL
MARYLEBONE_RD_310118_SOLIDS.DWG
RECEIVED 14 OCTOBER 2019
NO.17 PARK SQUARE STREET DRAWING PACKAGE
NO.19 PARK SQUARE STREET DRAWINGS PACKAGE
RECEIVED 08 NOVEMBER 2019
P_07_PROPOSED ROOF PLAN.dwg
RECEIVED 11 FEBRUARY 2020

Rev.	Date	Amendments	Initial
HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES. ALL DIMENSIONS ARE IN MILLIMETERS ONLY			

TITLE
Daylight Distribution
Contours/Referencing Plans
17 Park Square East

CLIENT
Marek Wojciehowski
Architects

PROJECT
The Diorama
17-19 Park Square East
London

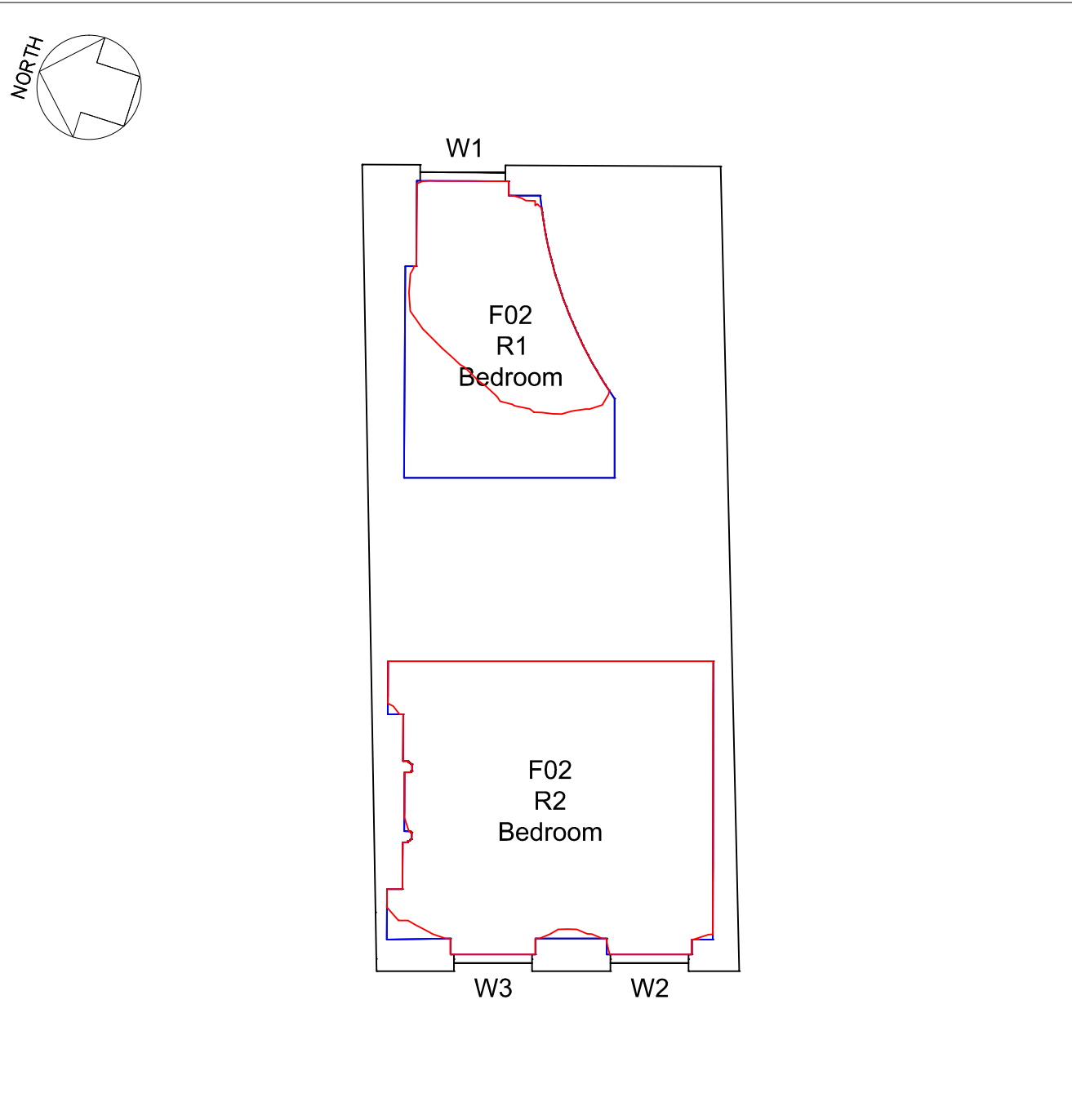
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SCALE 1:100@A3	DATE February 2020

HOLLIS

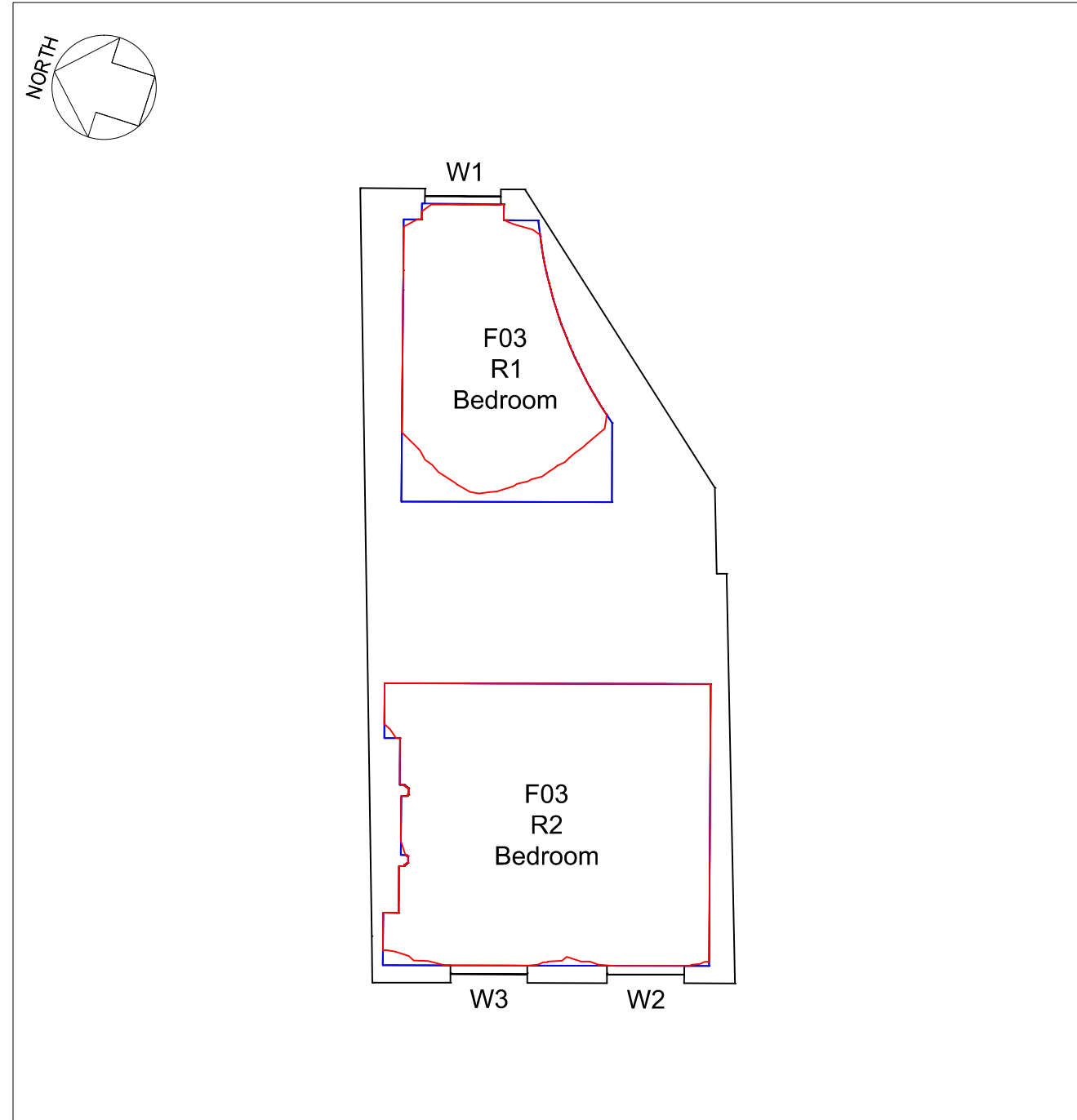
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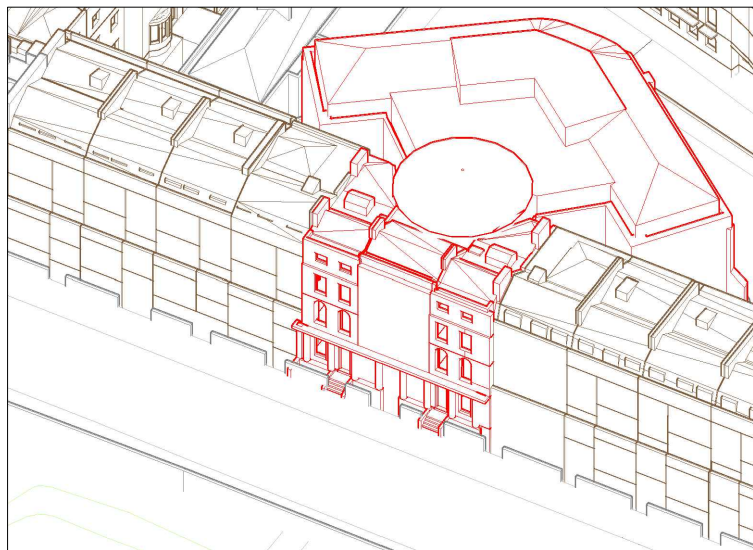
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17 Park Square East – Second Floor

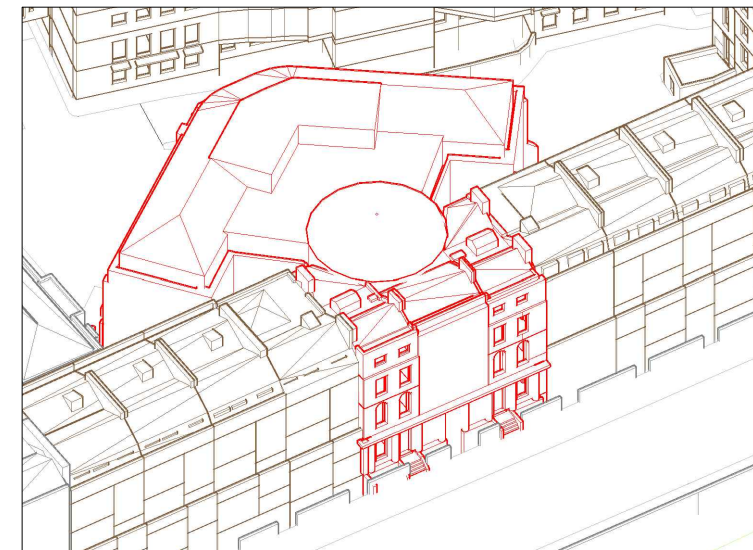
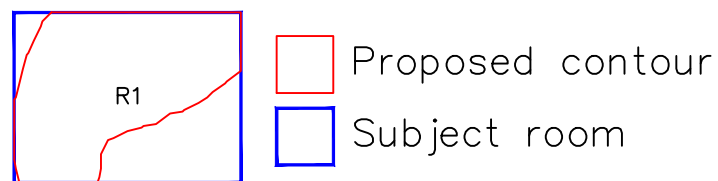


17 Park Square East – Third Floor



3D Context View – South West

KEY



3D Context View – North West

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