

HOLLIS

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
19 Park Square East						
F00	R1	Kitchen	W1-L	8.97	0.02	
F00	R1	Kitchen	W1-U	4.42	0.21	
Total					0.23	NO
F00	R2	Dining Room	W2-L	54.08	0.03	
F00	R2	Dining Room	W2-U	50.13	1.67	
Total					1.70	YES
F01	R1	Study	W1-L	14.27	0.00	
F01	R1	Study	W1-U	9.16	0.37	
Total					0.37	NO
F01	R2	Reception Room	W2-L	59.02	0.02	
F01	R2	Reception Room	W2-U	54.5	1.70	
F01	R2	Reception Room	W3-L	58.98	0.01	
F01	R2	Reception Room	W3-U	54.55	1.70	
Total					3.43	YES
F02	R1	Bedroom	W1	22.47	0.88	
Total					0.88	NO
F02	R2	Bedroom	W2-L	61.04	0.01	
F02	R2	Bedroom	W2-U	55.99	1.41	
F02	R2	Bedroom	W3-L	60.88	0.01	
F02	R2	Bedroom	W3-U	55.89	1.42	
Total					2.86	YES
F03	R1	Bedroom	W1	30.48	0.59	
Total					0.59	NO
F03	R2	Bedroom	W2	42.17	0.49	
F03	R2	Bedroom	W3	40.51	0.47	
Total					0.96	NO



PROPOSED
DAYLIGHT DISTRIBUTION ANALYSIS

19 Park Square East

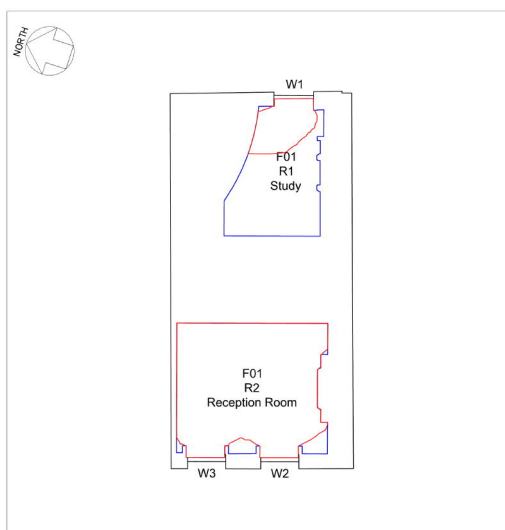
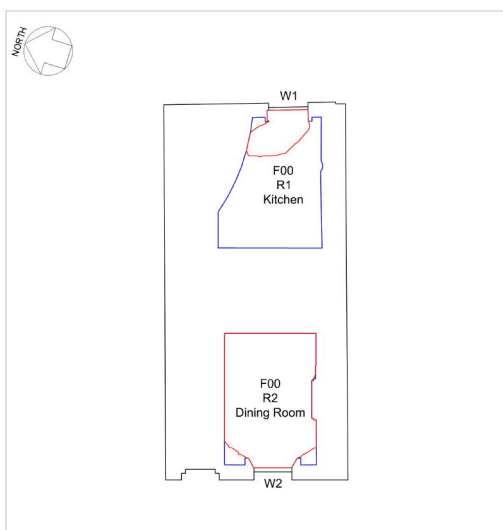
Floor Ref	Room Ref	Room Use	Room Area (m²)	No Sky Line (m²)	% of Room Area	BRE Compliant
19 Park Square East						
F00	R1	Kitchen	14.08	2.52	17.89%	NO
F00	R2	Dining Room	14.32	13.69	95.64%	YES
F01	R1	Study	12.87	3.29	25.59%	NO
F01	R2	Reception Room	23.17	22.1	95.38%	YES
F02	R1	Bedroom	13.55	8.06	59.49%	NO
F02	R2	Bedroom	24.1	23.77	98.61%	YES
F03	R1	Bedroom	13.53	11.3	83.48%	YES
F03	R2	Bedroom	23.53	23.26	98.87%	YES



PROPOSED ANNUAL PROBABLE
SUNLIGHT HOURS ANALYSIS

19 Park Square East

Floor	Room		Window	Proposed Window		Proposed Room		Meets BRE
Ref.	Ref.	Room Use.	Ref.	Winter %	Annual %	Winter %	Annual %	
19 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	3	0	3	NO
F01	R2	Reception Room	W2	12	42			
F01	R2	Reception Room	W3	12	42	12	42	YES
F02	R1	Bedroom	W1	1	16	1	16	NO
F02	R2	Bedroom	W2	15	48			
F02	R2	Bedroom	W3	15	48	15	48	YES
F03	R1	Bedroom	W1	2	22	2	22	NO
F03	R2	Bedroom	W2	15	44			
F03	R2	Bedroom	W3	14	42	15	44	YES



SOURCES OF INFORMATION:

MNR 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 SECTION.DWG
20710B-10 ELEVATIONS.DWG
20710B-11 ELEVATIONS.DWG
20710B-12 ELEVATIONS (FURNISH).DWG
20710B-13 SECTIONS.DWG
20710B-14 SECTIONS.DWG
20710B-15 SECTIONS.DWG
AS PROPOSED, DAYLIGHT MODEL
MANUAL ILLU TO 20710B.DWG

RECEIVED 14 OCTOBER 2019

NO.17 PARK SQUARE STREET DRAWING PACKAGE
NO.18 PARK SQUARE STREET DRAWINGS
PACKAGE

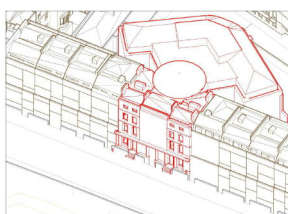
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P_07_PROPOSED ROOF PLAN.dwg

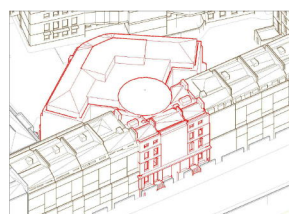
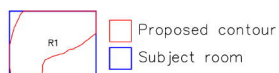
RECEIVED 11 FEBRUARY 2020

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

TITLE	Doyleight Distribution Contours/Referencing Plans 19 Park Square East
CLIENT	Marek Wojciechowski Architects



KEY



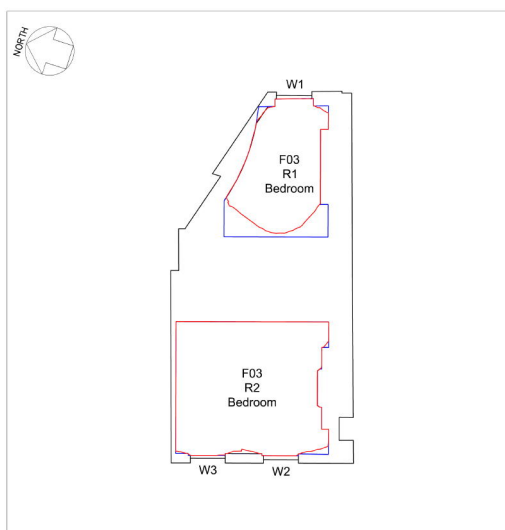
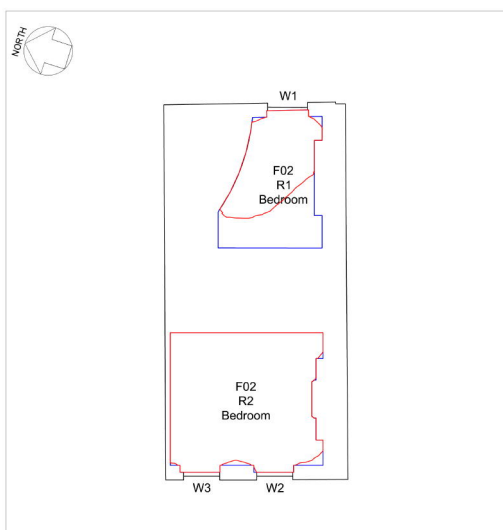
PROJECT	
The Diorama 17-19 Park Square East London	
DRAWN BY	CHECKED
CRB/SM	IM
SCALE	DATE
1:100@A3	February 2020

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