

24th July 2018

Marine Ices, Haverstock Hill, London NW3 2BL.

Daylight & Sunlight

In addition to our Daylight and Sunlight report issued on the 22nd January 2015, we have been instructed to provide updated daylight results due to the amendments to the proposed scheme.

In the same manner as our original report, the results and analysis are based upon scheme drawings prepared by 21st Architecture, site inspection, survey and photographs and by reference to local planning policy and BRE guidance fully explained in our original report.

Summary

- The revised proposal confirms an amendment to the fourth floor massing and therefore we have reviewed the proposed accommodation that would be effected by this amendment.

1.0 Modelling and Analysis

- 1.1 The massing model of the latest scheme is included within Appendix 1. The amendment to the fourth floor level is highlighted in dark magenta.

2.0 Daylight Results

- 2.1 For the purposes of this addendum, the adjacent property to the south east has been analysed. This site has recently been re-developed, therefore we have used the most appropriate method of calculation known as ADF (Average Daylight Factor)
- 2.2 The results confirm that in all but two locations, the values would remain well above the recommended guidelines and there would be no adverse effect.



- 2.3 The two exceptions are at first floor level, R6 and R8 and this is where the view of the amended fourth floor is most visible. Both these rooms are dual aspect and remain close to the recommended value of 2% for a Living/Kitchen/Dining room.
- 2.4 It is important to note that the BRE recommendations should be interpreted with flexibility and their guidance on this matter is reiterated below;

“This guide ... is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location”.

3.0 Sunlight Results

- 3.1 As stated in our previous report, the architect has produced layouts that provide all living rooms with at least one main window facing within 90° of due south. This conforms that sunlight is better than the layout example provided by BRE. This is a very good outcome.

4.0 Summary

- 4.1 For the purposes of this addendum, the proposed accommodation facing the amended fourth floor has been analysed.
- 4.2 The results confirm that all proposed habitable rooms would remain acceptable in response to BRE’s recommendations.

Yours sincerely

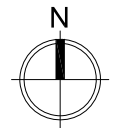
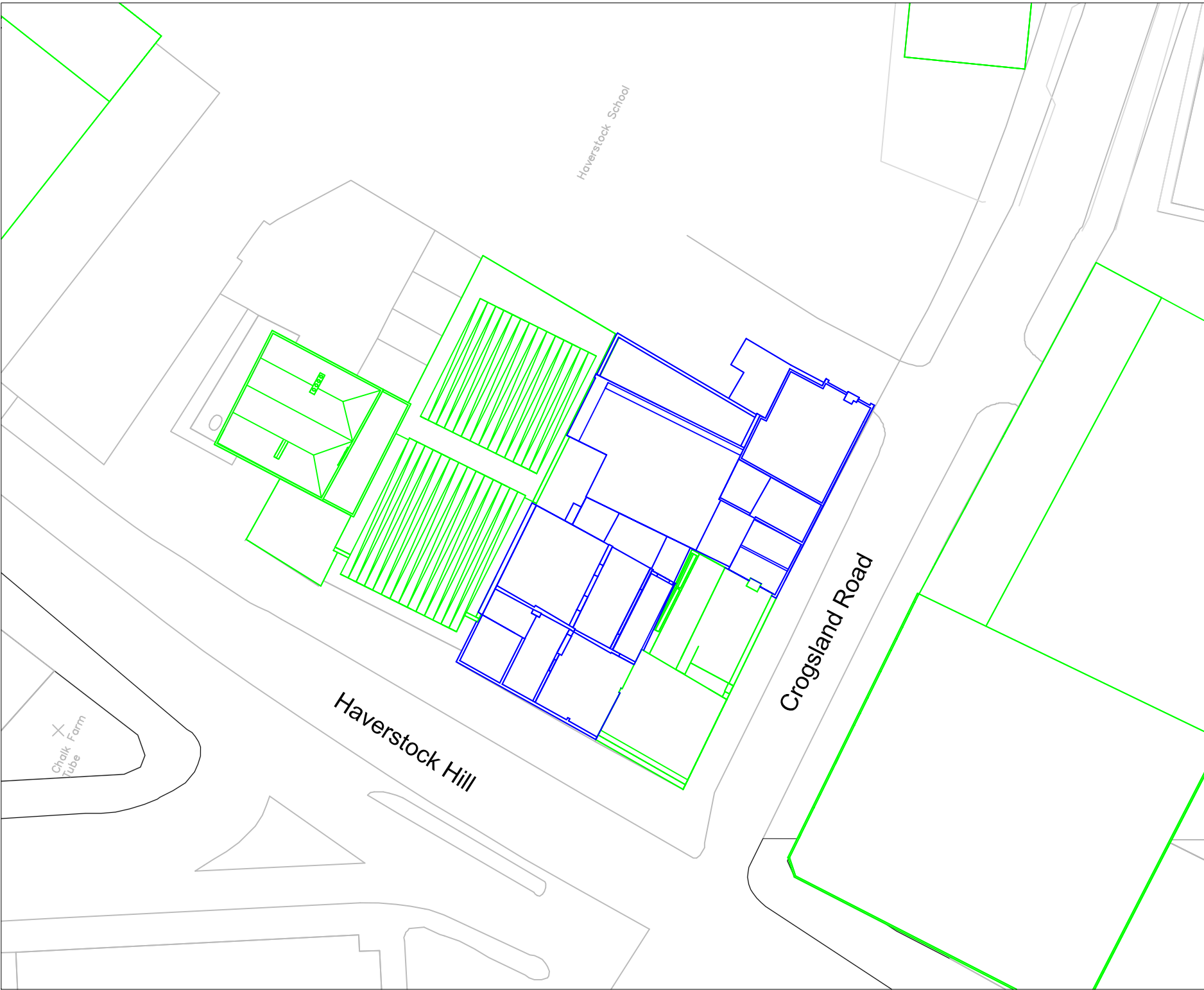
A handwritten signature in black ink, appearing to read 'Helen Anderson', with a stylized, flowing script.

Helen Anderson BDes (Hons)

email: helen.anderson@brooke-vincent.co.uk

Appendix 1

CAD MODEL images



- KEY:**
- Existing Neighbouring Buildings
 - Existing Site Building
 - Proposed Site Building

Sources of Information:

Council- Camden

Photos- Aerial photos

Proposed Drawings- 21St Architecture Ltd received: 19.07.2018.
 256_PL2_GA_01 RevA.dwg 256_PL2_GA_02 RevA.dwg
 256_PL2_GA_03 RevA.dwg 256_PL2_GA_04 RevA.dwg
 256_PL2_GA_05 RevA.dwg 256_PL2_GE_00 RevA.dwg
 256_PL2_GE_01 RevA.dwg 256_PL2_GE_02 RevA.dwg
 256_PL2_GE_03 RevA.dwg

Rev.	Date	Description

BVP **RICS**
BROOKE VINCENT + PARTNERS

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

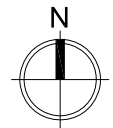
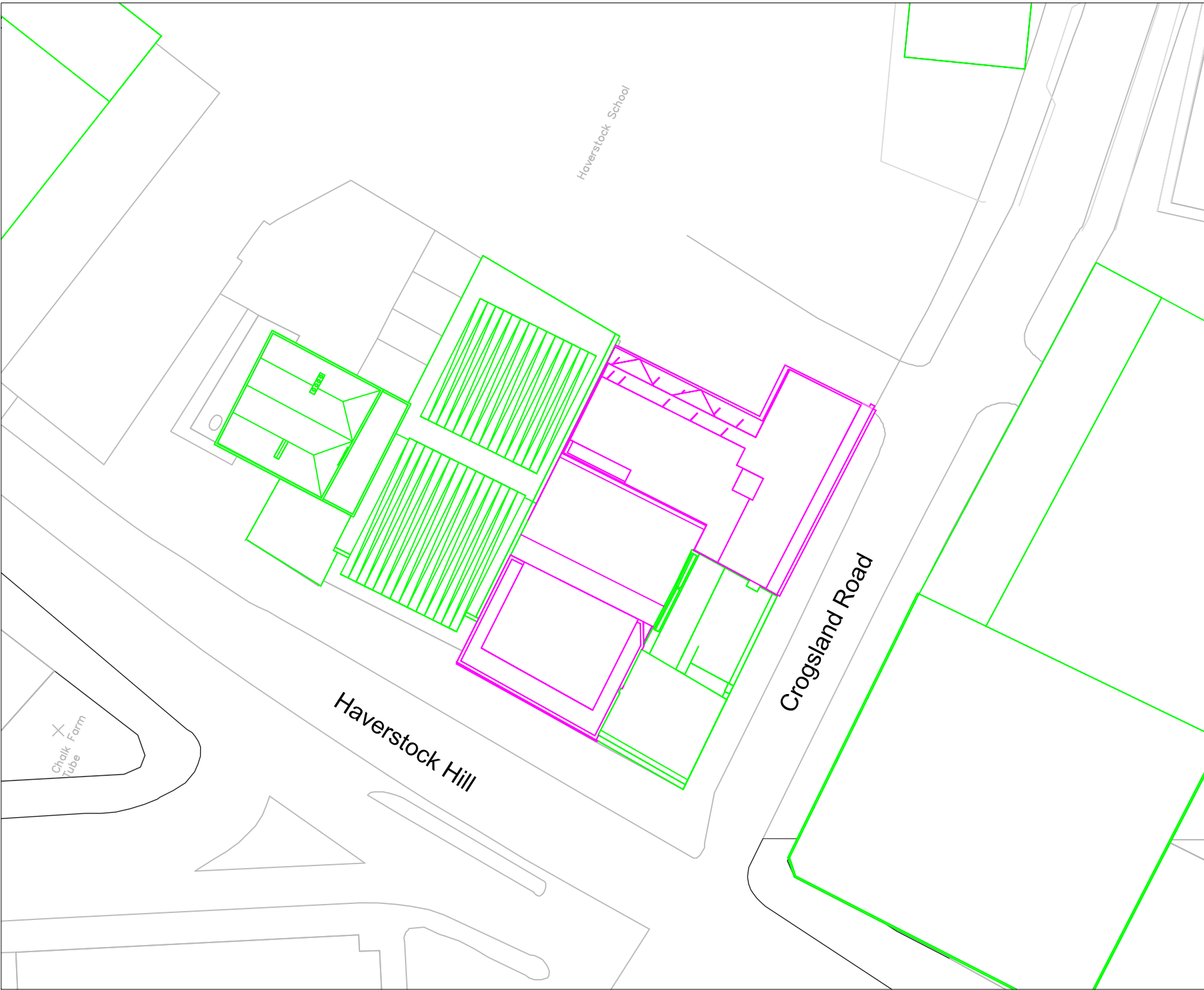
CLIENT / ARCHITECT:
 21St Architecture Ltd

PROJECT:
 Marine Ices,
 4-10 Haverstock Hill, NW3

DRAWING:
 Plan View
 Existing

DRAWN: AM,HA,RM	PROJECT NO: 10374
SCALE: NTS	
DATE: 24.07.2018	

DRAWING NO: 10374-01	REV:
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- KEY:**
- Existing Neighbouring Buildings
 - Existing Site Building
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Sources of Information:

Council- Camden

Photos- Aerial photos

Proposed Drawings- 21St Architecture Ltd
 received: 19.07.2018.
 256_PL2_GA_01 RevA.dwg 256_PL2_GA_02 RevA.dwg
 256_PL2_GA_03 RevA.dwg 256_PL2_GA_04 RevA.dwg
 256_PL2_GA_05 RevA.dwg 256_PL2_GE_00 RevA.dwg
 256_PL2_GE_01 RevA.dwg 256_PL2_GE_02 RevA.dwg
 256_PL2_GE_03 RevA.dwg

Rev.	Date	Description

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Chartered Building Surveyors
 Enterprise House The Crest London NW4 2HW
 Tel: 020 8202 1013
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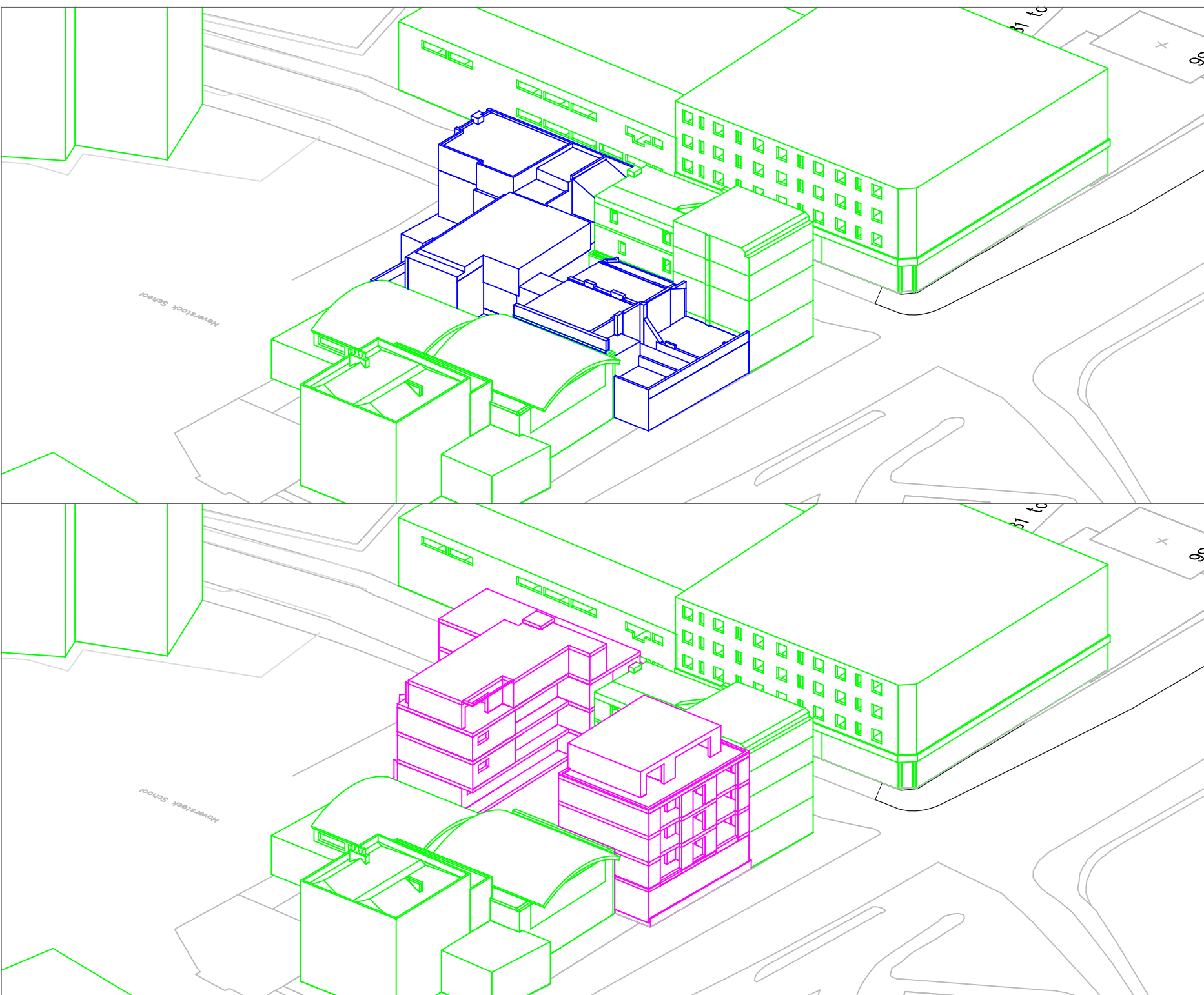
CLIENT / ARCHITECT:
 21St Architecture Ltd

PROJECT:
 Marine Ices,
 4-10 Haverstock Hill, NW3

DRAWING:
 Plan View
 Proposed

DRAWN: AM,HA,RM	PROJECT NO: 10374
SCALE: NTS	
DATE: 24.07.2018	

DRAWING NO: 10374-02	REV:
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KEY:

□	Existing Neighbouring Buildings
□	Existing Site Building
□	Proposed Site Building

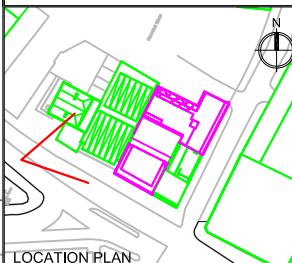
Sources of Information:

Council- Camden

Photos- Aerial photos

Proposed Drawings- 21St Architecture Ltd received: 19.07.2018.

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256_PL2_GA_03 RevA.dwg	256_PL2_GA_04 RevA.dwg
256_PL2_GA_05 RevA.dwg	256_PL2_GE_00 RevA.dwg
256_PL2_GE_01 RevA.dwg	256_PL2_GE_02 RevA.dwg
256_PL2_GE_03 RevA.dwg	



LOCATION PLAN

Rev.	Date	Description

BVP  **RICS**

BROOKE VINCENT + PARTNERS

Chartered Building Surveyors
Enterprise House The Crest London NW4 2HW
Tel: 020 8202 1013
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CLIENT / ARCHITECT:
21St Architecture Ltd

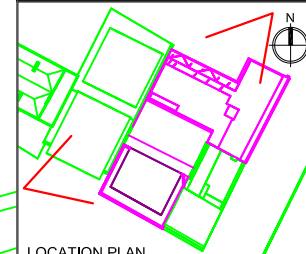
PROJECT:
Marine Ices,
4 -10 Haverstock Hill, NW3

DRAWING:
Perspective View
Existing
Proposed

DRAWN: AM,HA,RM	PROJECT NO:
SCALE: NTS	10374
DATE: 24.07.2018	
DRAWING NO: 10374-03	REV:

KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building
- The amended Fourth floor



LOCATION PLAN

Rev.	Date	Description



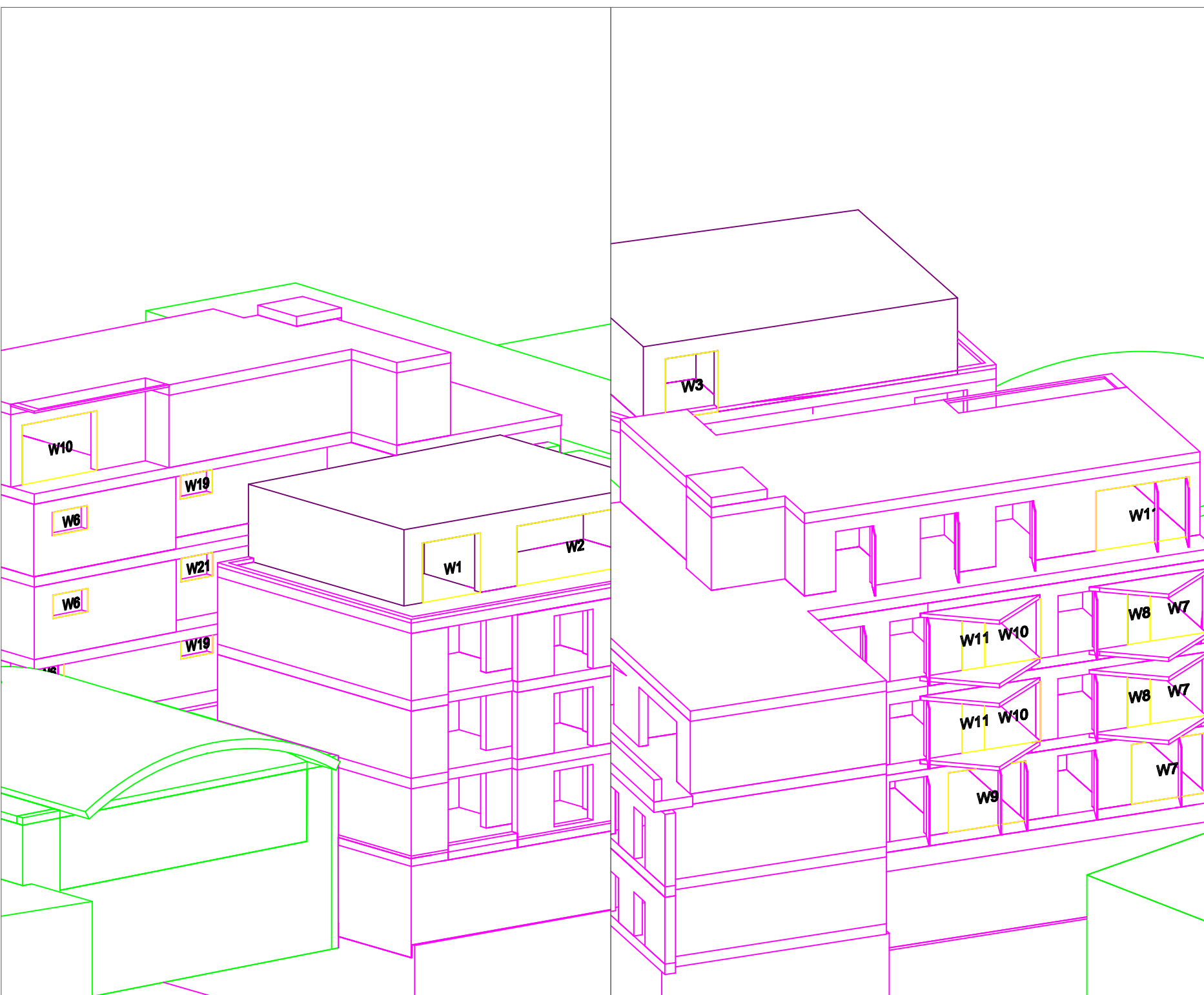
Chartered Building Surveyors
 Enterprise House The Crest London NW4 2HW
 Tel: 020 8202 1013
 E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:
 21 st Architecture Ltd

PROJECT: Marine Ices,
 4-10 Haverstock Hill, NW3

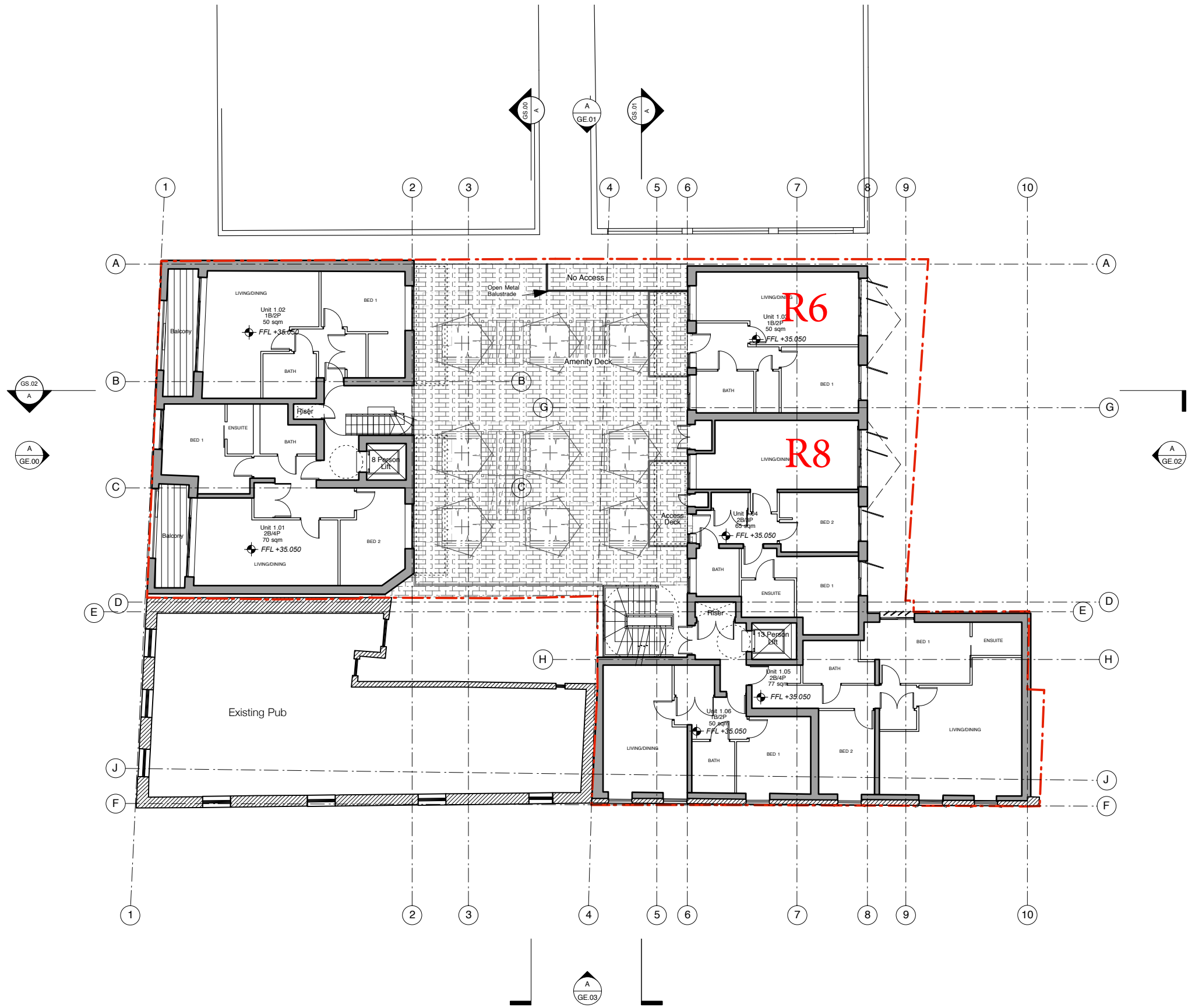
DRAWING:
 Perspective Windows

DRAWN: AM	PROJECT NO: 10374
SCALE: NTS	
DATE: 20.07.2018	
DRAWING NO: 10374-03	
REV:	



Appendix 2

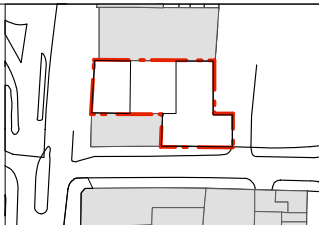
ADF Results



A
GA.01 **First Floor Plan**
1:200@A3 1:100@A1

Revisions		
A	07/11/14	Issued for Planning

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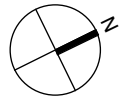
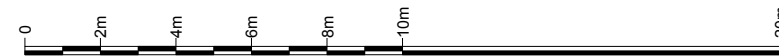


Client Chalk Farm Marine LLP	Project Marine Ices Haverstock Hill, London, NW3 2BL
Drawing Title Proposed First Floor General Arrangement	

	Status: Planning Scale: 1:100 @ A1 1:200 @ A3 Drwg. No.: 265_PL2_GA_01	
	Drawn: DA Checked: TJS Date: July 2018 Revision: A	Client: Twenty First Architecture Ltd., 314 Goswell Road, London, EC1V 7AF Tel: +44(0)20 7952 0252 www.21starchitecture.com

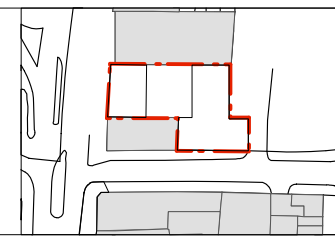


A
GA.02 **Second Floor Plan**
1:200@A3_1:100@A1



Revisions		
A	07/11/14	Issued for Planning

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Client	Chalk Farm Marine LLP	
Project	Marine Ices Haverstock Hill, London, NW3 2BL	
Drawing Title	Proposed Second Floor General Arrangement	

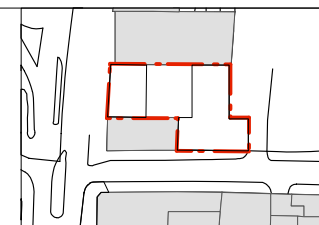
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	Status Planning	Drawn DA
Scale 1:100 @ A1 1:200 @ A3	Date July 2018	
Drwg. No. 265_PL2_GA_02	Revision A	



Third Floor Plan
GA.03 1:200@A3_1:100@A1

Revisions		
A	07/11/14	Issued for Planning

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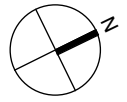
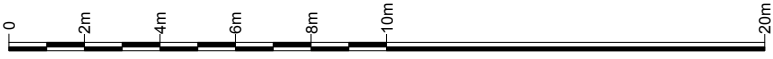


Client	Chalk Farm Marine LLP	
Project	Marine Ices Haverstock Hill, London, NW3 2BL	
Drawing Title	Proposed Third Floor General Arrangement	

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Drwg. No. 265_PL2_GA_03	Revision A	

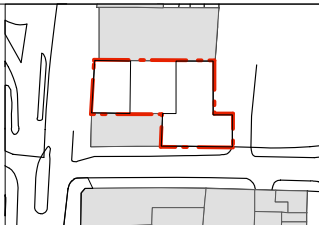


Fourth Floor Plan
GA.04 1:200@A3_1:100@A1



Revisions		
A	07/11/14	Issued for Planning

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Client	Chalk Farm Marine LLP	
Project	Marine Ices Haverstock Hill, London, NW3 2BL	
Drawing Title	Proposed Fourth Floor General Arrangement	
Status	Planning	Checked TJS
Scale	1:100 @ A1 1:200 @ A3	
Drwg. No.	265_PL2_GA_04	Revision A

Twenty First Architecture Ltd, 314 Goswell Road, London, EC1V 7AF Tel: +44(0)20 7952 0252 www.21starchitecture.com		
Date	July 2018	

Project Name: Marine Ices, 4-10 Haverstock Hill

Project No.: 10374

Report Title: ADF Average Daylight Analysis

Date: 20/07/2018

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
PROPOSED											
First	R6	LKD	W6	0.68	1.22	17.65	99.91	0.60	1.00	0.23	2.00
			W7-L	0.68	1.96	41.66	99.91	0.60	0.20	0.17	
			W7-U	0.68	3.35	33.60	99.91	0.60	1.00	1.20	
										1.60	
First	R8	LKD	W9-L	0.68	2.04	38.05	95.67	0.60	0.20	0.17	2.00
			W9-U	0.68	3.48	29.65	95.67	0.60	1.00	1.15	
			W19	0.68	1.11	9.80	95.67	0.60	1.00	0.12	
										1.44	
Second	R6	LKD	W6	0.68	1.22	64.01	116.74	0.60	1.00	0.71	2.00
			W7-L	0.68	1.47	68.70	116.74	0.60	0.20	0.18	
			W7-U	0.68	2.51	46.81	116.74	0.60	1.00	1.07	
			W8-L	0.68	0.60	64.45	116.74	0.60	0.20	0.07	
			W8-U	0.68	1.02	39.80	116.74	0.60	1.00	0.37	
										2.40	
Second	R8	LKD	W10-L	0.68	1.47	64.98	99.38	0.60	0.20	0.20	2.00
			W10-U	0.68	2.51	47.50	99.38	0.60	1.00	1.28	
			W11-L	0.68	0.60	60.01	99.38	0.60	0.20	0.08	
			W11-U	0.68	1.02	35.71	99.38	0.60	1.00	0.39	
			W21	0.68	1.11	21.42	99.38	0.60	1.00	0.25	
										2.20	
Third	R6	LKD	W6	0.68	1.22	74.06	116.74	0.60	1.00	0.82	2.00
			W7-L	0.68	1.47	70.39	116.74	0.60	0.20	0.19	
			W7-U	0.68	2.51	48.42	116.74	0.60	1.00	1.11	
			W8-L	0.68	0.60	65.73	116.74	0.60	0.20	0.07	
			W8-U	0.68	1.02	41.10	116.74	0.60	1.00	0.38	
										2.57	
Third	R8	LKD	W10-L	0.68	1.47	69.26	99.39	0.60	0.20	0.22	2.00
			W10-U	0.68	2.51	50.44	99.39	0.60	1.00	1.35	
			W11-L	0.68	0.60	63.95	99.39	0.60	0.20	0.08	
			W11-U	0.68	1.02	39.96	99.39	0.60	1.00	0.44	
			W19	0.68	1.11	34.60	99.39	0.60	1.00	0.41	
										2.50	
Fourth	R1	Bedroom	W1-L	0.68	1.83	88.82	56.46	0.50	0.15	0.39	1.00
			W1-U	0.68	3.13	86.54	56.46	0.50	1.00	4.35	
										4.74	
Fourth	R2	LKD	W2-L	0.68	3.64	88.98	120.07	0.50	0.15	0.37	2.00
			W2-U	0.68	6.21	86.63	120.07	0.50	1.00	4.06	
										4.43	
Fourth	R3	Bedroom	W3-L	0.68	1.38	74.46	48.56	0.50	0.15	0.29	1.00
			W3-U	0.68	2.44	77.66	48.56	0.50	1.00	3.54	
										3.83	
Fourth	R4	LKD	W10-L	0.68	2.45	80.14	120.78	0.50	0.15	0.22	2.00
			W10-U	0.68	4.19	77.74	120.78	0.50	1.00	2.44	
			W11-L	0.68	2.45	56.12	120.78	0.50	0.15	0.16	
			W11-U	0.68	4.19	60.72	120.78	0.50	1.00	1.91	
										4.73	