

PROPOSED RESIDENTIAL-LED DEVELOPMENT AT 551-557 FINCHLEY ROAD

LONDON BOROUGH OF CAMDEN

INTERNAL DAYLIGHT REPORT

DIRECTOR: LIAM DUNFORD

CLIENT: HAMPSTEAD PROPERTIES LIMITED C/O DELTA PROPERTIES

DATE: NOVEMBER 2020

VERSION: R3 V1

PROJECT: P2290

Point 2 Surveyors Limited,
17 Slingsby Place,
London, WC2E 9AB

0207 836 5828
point2.co.uk



Contents

1	Introduction	3
2	Sources of Information	4
3	Methodology.....	5
4	The Proposal	6
5	Internal Daylight Study	7
6	Conclusion.....	8

Appendices

Appendix 1: Drawings

Appendix 2: Technical Analysis

1 Introduction

- 1.1 This report considers the internal daylight amenity of the proposed re-development of 551-557 Finchley Road. The site is located within the London Borough of Camden. Through the planning process the local authority will wish to be reassured that the construction of the new scheme will benefit from acceptable levels of internal daylight amenity within BRE and British Standard Guidance.
- 1.2 The Local Authority will be informed in this by the BRE document entitled Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011 (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 1.3 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located and the internal daylight amenity will be one of a number of planning considerations which the local authority will weigh.

2 Sources of Information

2.1 In the process of compiling this report, the following sources of information have been used:

Point 2 Surveyors
Site Photography

ZMapping Ltd
Photographic Model

Peter Barber Architects
Proposed Info (received 30/10/2020)

3 Methodology

Daylight

- 3.1 In assessing the daylight to the main habitable spaces within the proposed accommodation, as recommended by the guidelines, we have calculated the Annual Daylight Factor (ADF). With reference to BS8206 Part 2:2008 and Appendix C of the BRE Report, in calculating the values, we have assumed light internal finishes giving the following reflectances: floors 0.4 (light wood or cream carpet), ceilings 0.85 (white paint), internal walls 0.81 (pale cream paint). We have assumed double glazing with a transmittance of 0.68, and have allowed for a maintenance factor of 8% (appropriate for urban residential properties).
- 3.2 This daylight assessment method considers the transmittance of the glazing to the room in question (i.e. how much light gets through the window glass); the net glazed area of the window in question; the total area of the room surfaces (ceiling, walls, floor and windows) and their reflectances; and the angle of visible sky reaching the window/windows in question.
- 3.3 The BRE guidelines / British Standard sets the following recommended ADF levels for habitable room uses:
- 1% Bedroom
 - 1.5% Living Room
 - 2.0% Kitchens
- 3.4 It is important to remember that the BRE Guide states that ‘the advice given here is not mandatory and should not be seen as an instrument of planning policy’. Furthermore, daylight criteria should be ‘interpreted flexibly because natural lighting is only one of many factors’. Based upon these statements it is important to apply the guidance and target levels sensibly and flexibly taking into account the context of the site as a conversion of an existing building.

4 The Proposal



Drawing Number: P2290/09 – 3D View – Proposed Scheme

- 4.1 Our understanding of the proposed scheme is illustrated in drawings P2290/07-09 located within Appendix 1.

5 Internal Daylight Study

- 5.1 Full and detailed analysis can be found within Appendices. Annotated floor layout plans are also provided to show both the locations and configuration of the rooms which have been analysed, these can be found in P2290/ADF/04-06 within the Appendices.
- 5.2 The proposal is comprised 4 maisonettes located within the ground and lower ground floor, and 11 apartments on the first through to the fourth floors; these break down into 37 rooms across 6 floors, namely 22 bedrooms, 12 living kitchen dining rooms (LKDs), 2 LKD/studio rooms (located in the lower ground floor) and a studio flat on the fourth floor.
- 5.3 Of the 22 bedrooms, all are BRE compliant with ADF figures ranging from 1.2% to 6.6% versus a target of 1%.
- 5.4 Stand-alone kitchens ordinarily require a 2% ADF figure or above to be fully BRE compliant. There are no standalone kitchens associated with these properties as kitchens form part of a broader room use which includes an additional living space such as living rooms and dining rooms. The kitchens tend to be located to the rear of the room where less daylight will penetrate, as a result supplementary electrical lighting will most likely be in use whenever the kitchen is in occupation. In accordance with the BRE Guidance (para 2.1.14) non-daylit internal kitchens should be avoided wherever possible, especially if the kitchen is also used as a dining area. If the layout means that a small internal galley-type kitchen is inevitable, it should be directly linked to a well-lit living room. Noting the above it is appropriate to establish that where kitchens form part of a broader room use, a 1.5% ADF target is most appropriate.
- 5.5 Of the 12 LKDs assessed, 8 are BRE compliant with ADF values of between 1.5% and 4.3% versus a target of 1.5%. The 4 LKDs which derogate are considered relatively minor derogations at 1.1% (1 lower ground floor and 1 third floor LKD) and 1.2% (2 third floor LKDs).
- 5.6 The 2 LKD/studio rooms located in the lower ground floor experience 1.9% ADF and 1.2% ADF versus a target of 1.5%; the sole derogation is considered minor.
- 5.7 The studio flat on the fourth floor experiences an ADF of 4.7% versus a target of 2%.
- 5.8 Overall, 86% of the habitable rooms within the development comply with the BRE guidelines. The proposal has been developed to maximise the daylight potential to the new dwellings wherever possible, as a result there is a good rate of compliance to the internal daylight recommendations.

6 Conclusion

- 6.1 Section 5 above, and the appended drawings to this report show that the scheme demonstrates a good level of compliance with BRE guidelines in terms of internal daylight amenity with 86% of the rooms meeting or exceeding their ADF target value in the 'as built' position; the few derogations where present are considered to be minor and commensurate with the locale.
- 6.2 We fully support this scheme in terms of internal daylight amenity.

Appendix 1:

Drawings





Sources: ZMapping Ltd
Photogrammetric Model

Peter Barber Architects
Proposed Info (received 25/08/20)
FIN_P_70.dwg
[...]
FIN_P_310.dwg

Key: Existing Buildings
 Proposed Scheme

Project: 551-557 Finchley Road
London

Title: Site Plan
Proposed Scheme 25/08/20

Scheme Confirmed: --

Date: --

Drawn By: AFA

Scale: 1:500 @ A3

Date: SEP 20

Dwg No: P2290/07

Rel: 02





Sources: ZMapping Ltd
Photogrammetric Model

Peter Barber Architects
Proposed Info (received 25/08/20)
FIN_P_70.dwg
[...]
FIN_P_310.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: 551-557 Finchley Road
London

Title: 3D View
Proposed Scheme 25/08/20

Scheme Confirmed: --

Date: --

Drawn By: AFA

Scale: NTS @ A3

Date: SEP 20

Dwg No: P2290/08

Rel: 02





Sources: ZMapping Ltd
Photogrammetric Model

Peter Barber Architects
Proposed Info (received 25/08/20)
FIN_P_70.dwg
[...]
FIN_P_310.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: 551-557 Finchley Road
London

Title: 3D View
Proposed Scheme 25/08/20

Scheme Confirmed: --

Date: --

Drawn By: AFA

Scale: NTS @ A3

Date: SEP 20

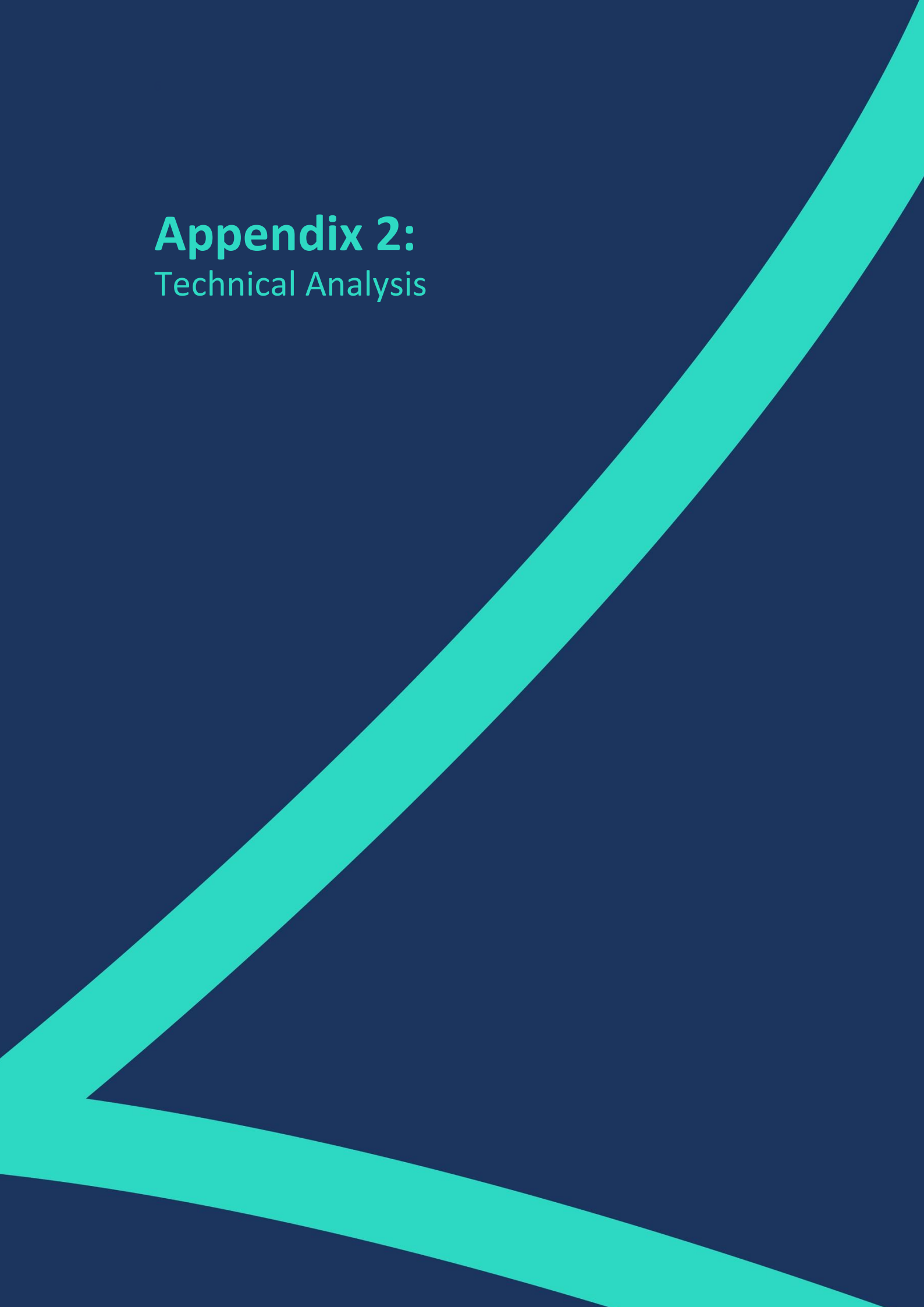
Dwg No: P2290/09

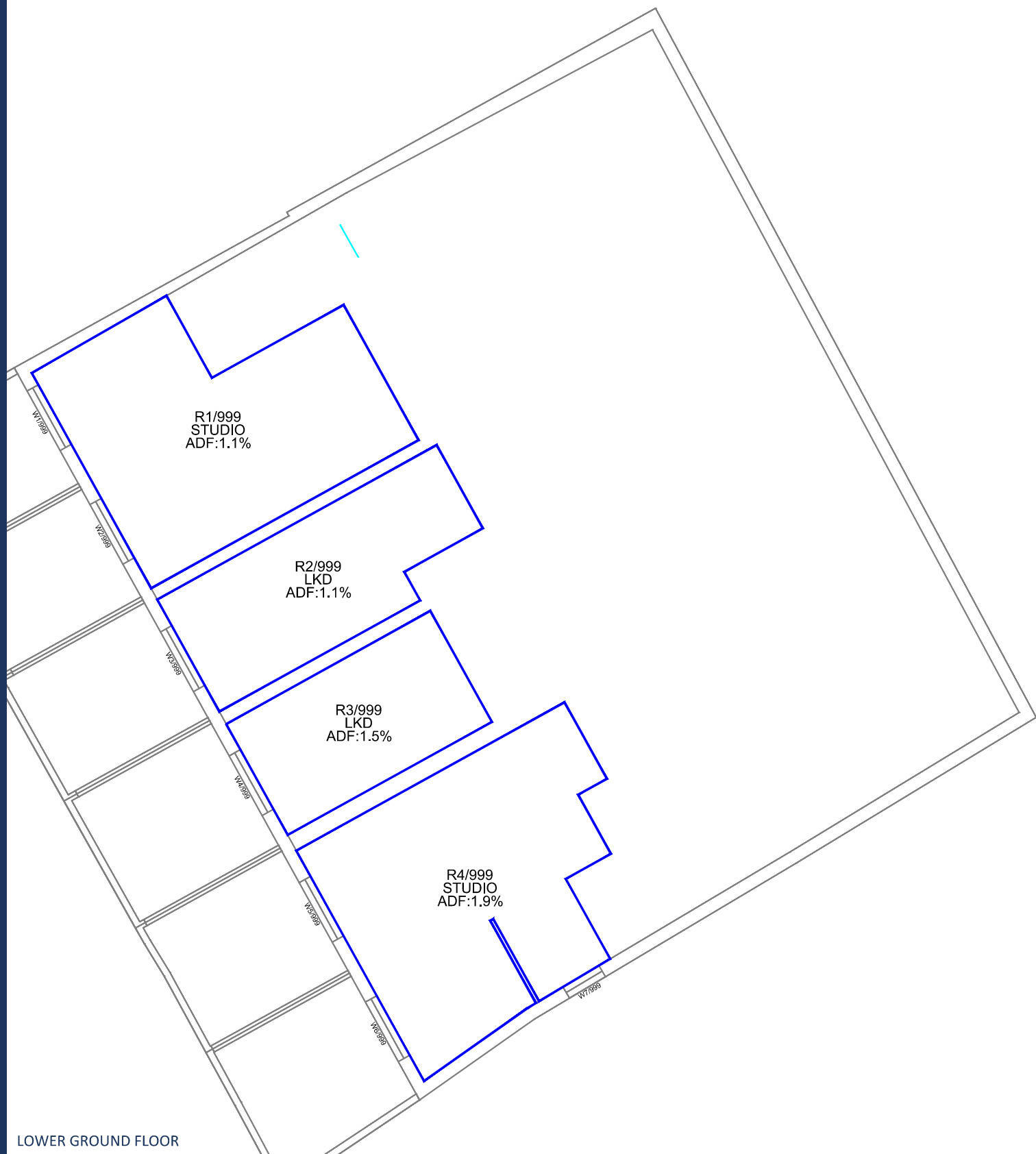
Rel: 02



Appendix 2:

Technical Analysis





LOWER GROUND FLOOR

GROUND FLOOR

Sources: ZMapping Ltd
Photogrammetric Model

Peter Barber Architects
Proposed Info (received 30/10/20)
FIN_P_70.dwg
[...]
FIN_P_310.dwg

Key:

Project: 551-557 Finchley Road
London

Title: Internal BRE ADF Results
Proposed Scheme 30/10/20

Scheme Confirmed: --

Date: --

Drawn By: AFA

Scale: 1:150 @ A3

Date: NOV 20

Dwg No: **P2290/ADF/04**

Rel: **03**





FIRST FLOOR

SECOND FLOOR

Sources: ZMapping Ltd
Photogrammetric Model

Peter Barber Architects
Proposed Info (received 30/10/20)
FIN_P_70.dwg
[...]
FIN_P_310.dwg

Key:

Project: 551-557 Finchley Road
London

Title: Internal BRE ADF Results
Proposed Scheme 30/10/20

Scheme Confirmed: --

Date: --

Drawn By:
AFA

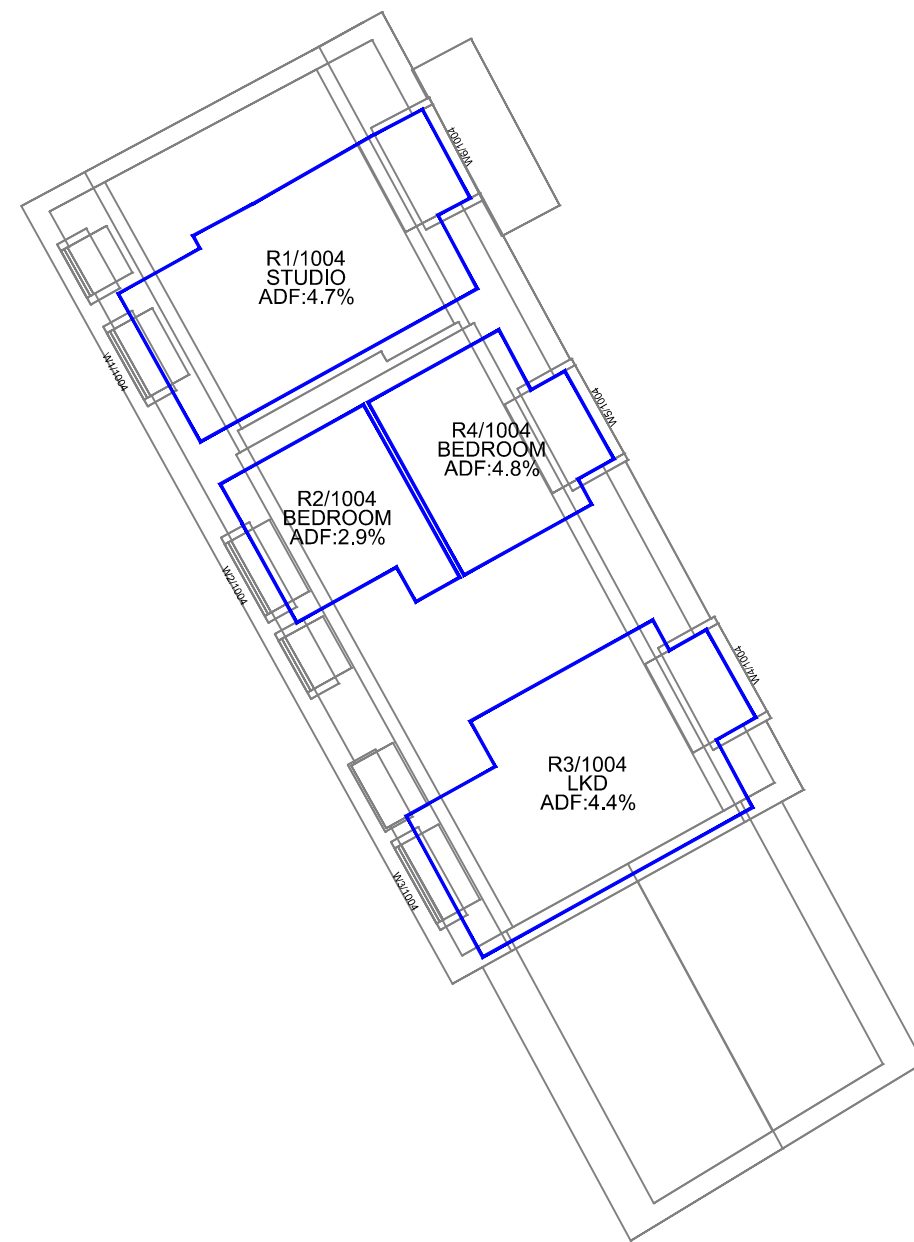
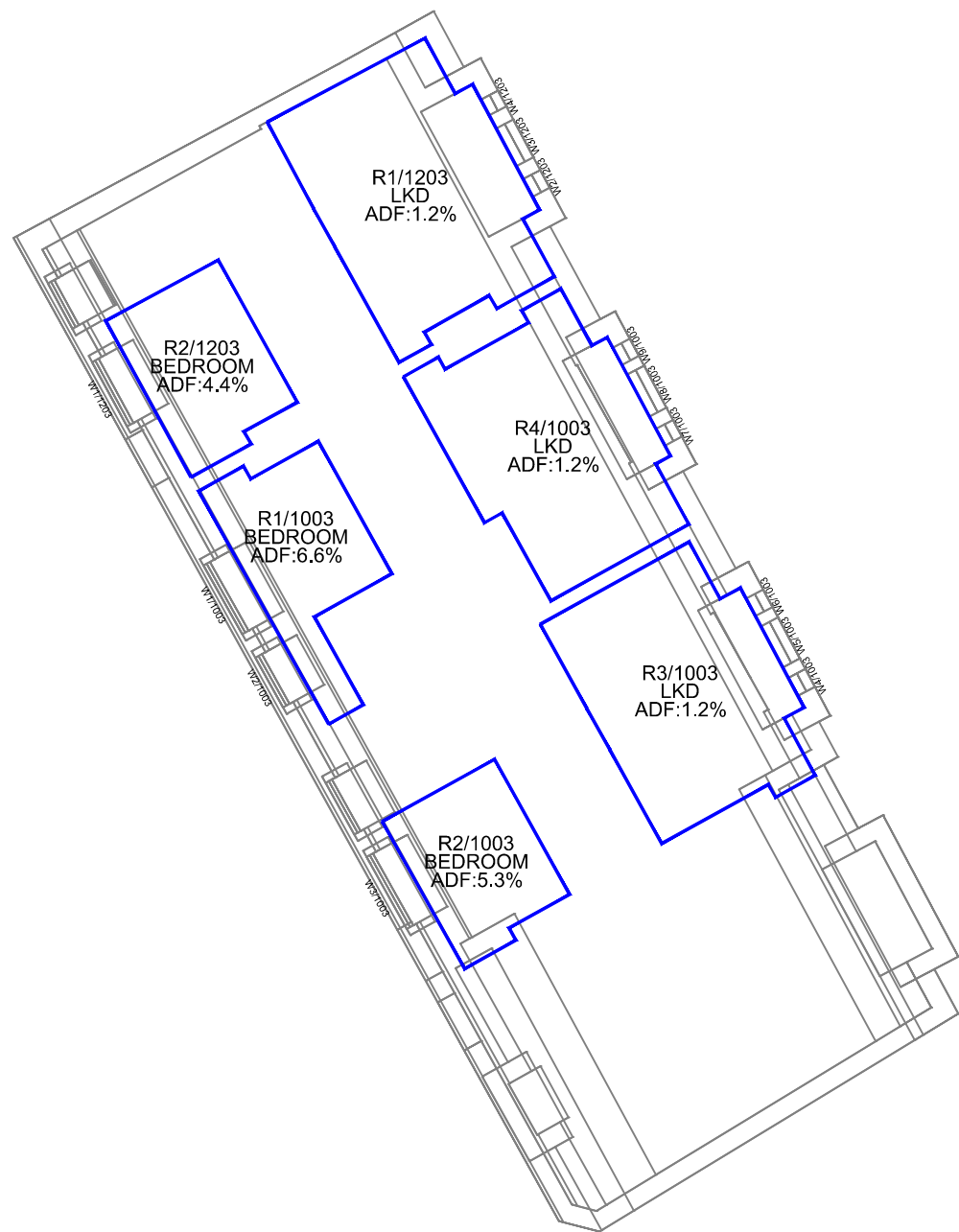
Scale:
1:150 @ A3

Date:
NOV 20

Dwg No:
P2290/ADF/05

Rel:
03





THIRD FLOOR

FOURTH FLOOR

Sources: ZMapping Ltd
Photogrammetric Model

Peter Barber Architects
Proposed Info (received 30/10/20)
FIN_P_70.dwg
[...]
FIN_P_310.dwg

Key:

Project: 551-557 Finchley Road
London

Title: Internal BRE ADF Results
Proposed Scheme 30/10/20

Scheme Confirmed: --

Date: --

Drawn By:
AFA

Scale:
1:150 @ A3

Date:
NOV 20

Dwg No:
P2290/ADF/06

Rel:
03





DAYLIGHT ANALYSIS

551-557 FINCHLEY ROAD, CAMDEN, LONDON
BRE ANALYSIS ON PROPOSED SCHEME 30/10/20
P2290 - Rel3

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R1/999	LKD/STUDIO	W1/999	10.1	0.5	
R1/999	LKD/STUDIO	W2/999	13.6	0.6	1.2
R2/999	LKD	W3/999	16.1	1.1	1.1
R3/999	LKD	W4/999	18.4	1.5	1.5
R4/999	LKD/STUDIO	W5/999	20.4	0.8	
R4/999	LKD/STUDIO	W6/999	21.0	0.8	
R4/999	LKD/STUDIO	W7/999	21.5	0.3	1.9
R1/1000	BEDROOM	W1/1000	17.5	2.3	2.3
R2/1000	BEDROOM	W2/1000	21.6	2.5	2.5
R3/1000	BEDROOM	W3/1000	23.2	1.9	1.9
R4/1000	BEDROOM	W4/1000	24.7	2.2	2.2
R5/1000	BEDROOM	W5/1000	26.3	2.9	2.9
R6/1000	BEDROOM	W6/1000	27.8	3.7	3.7
R1/1001	LKD	W1/1001	28.3	0.7	
R1/1001	LKD	W2/1001	32.9	0.9	
R1/1001	LKD	W3/1001	26.4	0.6	2.3
R2/1001	LKD	W4/1001	27.6	0.7	
R2/1001	LKD	W5/1001	32.6	1.2	
R2/1001	LKD	W6/1001	26.5	0.6	2.5
R1/1002	BEDROOM	W1/1002	32.1	3.2	3.2
R2/1002	BEDROOM	W2/1002	31.2	3.7	3.7
R3/1002	BEDROOM	W3/1002	34.4	3.9	3.9
R4/1002	LKD	W4/1002	31.3	0.8	
R4/1002	LKD	W5/1002	34.9	1.0	
R4/1002	LKD	W6/1002	29.8	0.7	2.5
R5/1002	LKD	W7/1002	30.6	0.8	
R5/1002	LKD	W8/1002	34.5	1.4	
R5/1002	LKD	W9/1002	29.8	0.8	2.9
R6/1002	LKD	W10/1002	30.6	0.8	



DAYLIGHT ANALYSIS

551-557 FINCHLEY ROAD, CAMDEN, LONDON
BRE ANALYSIS ON PROPOSED SCHEME 30/10/20
P2290 - Rel3

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R6/1002	LKD	W11/1002	34.3	1.2	
R6/1002	LKD	W12/1002	30.4	0.7	2.7
R1/1003	BEDROOM	W1/1003	38.4	3.9	
R1/1003	BEDROOM	W2/1003	38.2	2.7	6.6
R2/1003	BEDROOM	W3/1003	38.7	5.3	5.3
R3/1003	LKD	W4/1003	36.6	0.2	
R3/1003	LKD	W5/1003	36.4	0.8	
R3/1003	LKD	W6/1003	36.5	0.2	1.2
R4/1003	LKD	W7/1003	36.3	0.2	
R4/1003	LKD	W8/1003	36.1	0.8	
R4/1003	LKD	W9/1003	36.2	0.2	1.2
R1/1004	STUDIO	W1/1004	39.5	1.3	
R1/1004	STUDIO	W6/1004	30.7	3.4	4.7
R2/1004	BEDROOM	W2/1004	39.6	2.9	2.9
R3/1004	LKD	W3/1004	39.6	1.5	
R3/1004	LKD	W4/1004	32.8	2.9	4.3
R4/1004	BEDROOM	W5/1004	34.2	4.8	4.8
R1/1101	BEDROOM	W1/1101	29.1	1.2	1.2
R2/1101	BEDROOM	W2/1101	30.4	1.4	1.4
R3/1101	BEDROOM	W3/1101	31.3	1.5	
R3/1101	BEDROOM	W4/1101	31.8	1.6	3.1
R1/1102	BEDROOM	W1/1102	32.0	1.3	
R1/1102	BEDROOM	W2/1102	15.0	1.7	3.0
R2/1102	BEDROOM	W3/1102	18.5	1.7	
R2/1102	BEDROOM	W4/1102	33.3	1.1	2.8
R3/1102	BEDROOM	W5/1102	34.2	1.2	
R3/1102	BEDROOM	W6/1102	18.6	1.8	3.0
R1/1201	LKD	W1/1201	27.5	0.6	
R1/1201	LKD	W2/1201	32.2	1.0	
R1/1201	LKD	W3/1201	27.4	0.6	2.2
R1/1203	LKD	W2/1203	36.3	0.2	
R1/1203	LKD	W3/1203	36.1	0.8	



DAYLIGHT ANALYSIS

551-557 FINCHLEY ROAD, CAMDEN, LONDON
BRE ANALYSIS ON PROPOSED SCHEME 30/10/20
P2290 - Rel3

INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R1/1203	LKD	W4/1203	36.3	0.2	1.1
R2/1203	BEDROOM	W1/1203	37.9	4.4	4.4
R1/1301	BEDROOM	W1/1301	26.9	1.5	1.5
R2/1301	BEDROOM	W2/1301	28.1	1.2	1.2