5-17 HAVERSTOCK HILL
LONDON BOROUGH OF CAMDEN

INTERNAL DAYLIGHT REPORT

DIRECTOR: LIAM DUNFORD
CLIENT: OD CAMDEN HOTEL LTD
DATE: NOVEMBER 2020
VERSION: REL18 V1
PROJECT: P385

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Contents

Appendices

1 Introduction

1.1 This report considers the internal daylight amenity of the proposed re-development at 5-17 Haverstock Hill. The site is located within the London Borough of Camden.

1.2 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.

1.3 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.

1.4 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

CBRE
103307-A.pdf, 103307E-01.dwg, 103307T-01.dwg

Sheppard Robson
Proposed Scheme received 10/11/20
201009_6432_HSH_SKP_Model.skp

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

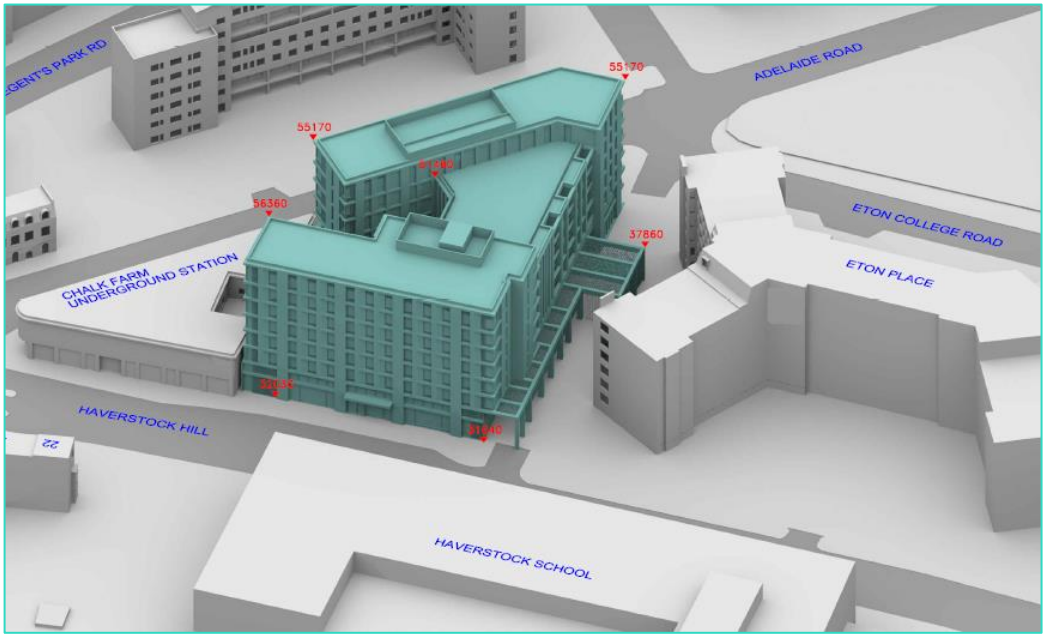
3.4 It is important to remember that the BRE Guide states that 'the advice given here is not mandatory and should not be seen as an instrument of planning policy'. Furthermore, daylight criteria should be 'interpreted flexibly because natural lighting is only one of many factors'. Based upon these statements 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.

Sunlight

3.5 **Annual Probable Sunlight Hours (APSH)** - In relation to sunlight, the BRE recommends that the APSH received at a given window within a principle habitable room should be at least 25% of the total available, including at least 5% in winter.

3.6 The BRE guidelines state that '...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south.

4 The Proposal



Drawing Number: P385/80 – 3D View – Proposed Scheme

4.1 Our understanding of the proposed scheme is illustrated in drawings P385/79-81 located within Appendix 1.

5 Internal Daylight Study

5.1 Full and detailed analysis can be found within Appendices. The property is comprised of a single block, the northern wing containing a hotel which is not material for assessment and the southern section with residential accommodation on the ground to fifth floors. In total, 97 residential habitable rooms have been assessed, these are comprised of 34 living/kitchen/dining rooms (LKDs) and 63 bedrooms.

Daylight

5.2 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/or 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.

5.3 Of the 34 LKDs, 28 achieve between 1.5% to 7.5% ADF versus a target of 1.5%. Of the remaining LKDs which derogate (6 LKDs), it is noted that these are all deep rooms whilst the windows serving these rooms are set underneath balconies which provide vital amenity space for the inhabitants; thus a balance has to be struck between providing sufficient daylight amenity with the provision of crucial outdoor space.

5.4 Although the presence of balconies will have an impact on daylight levels within these properties, the presence of this private amenity space should be considered when reviewing the daylight amenity within these apartments as these balconies will provide valuable outdoor space for the future occupiers of the building. Therefore on balance we assess that these rooms will achieve suitable levels of daylight.

5.5 Of the 63 bedrooms assessed, 47 achieve the required 1% ADF target with results ranging from 1% to 3.2%, the remaining 16 rooms achieve between 0.6% to 0.9%, which is considered a minor derogation.

6 Conclusion

6.1 Section 5 above, and the appended drawings to this report show that the scheme demonstrates good compliance with BRE Guidance in terms of internal Daylight amenity, the rooms which derogate generally experience only minor derogations from the BRE recommendations.

6.2 Derogations for daylight and sunlight are largely as a result of the presence of balconies; the presence of private amenity space in an urban environment should be considered when reviewing the daylight and sunlight amenity as these balconies will provide valuable outdoor space. Therefore on balance we assess that these rooms will achieve suitable levels of daylight and sunlight amenity.

6.3 Overall the scheme demonstrates good adherence to the BRE Guidance and we fully support this scheme in terms of internal daylight and sunlight amenity.

Appendix 1:
Drawings

Sources: CBRE:
103307-A.pdf
103307E-01.dwg
103307T-01.dwg

Sheppard Robson
Proposed Scheme received 12/10/20
201009_6432_HSH_SKP_Model.skp

OS Map

Site Photos

Key: Existing Buildings
Proposed Scheme

N

Project: 5-17 Haverstock Hill

Title: Site Plan
Proposed Scheme received 12/10/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
		AG	1:750	Oct 20	P385/79	17

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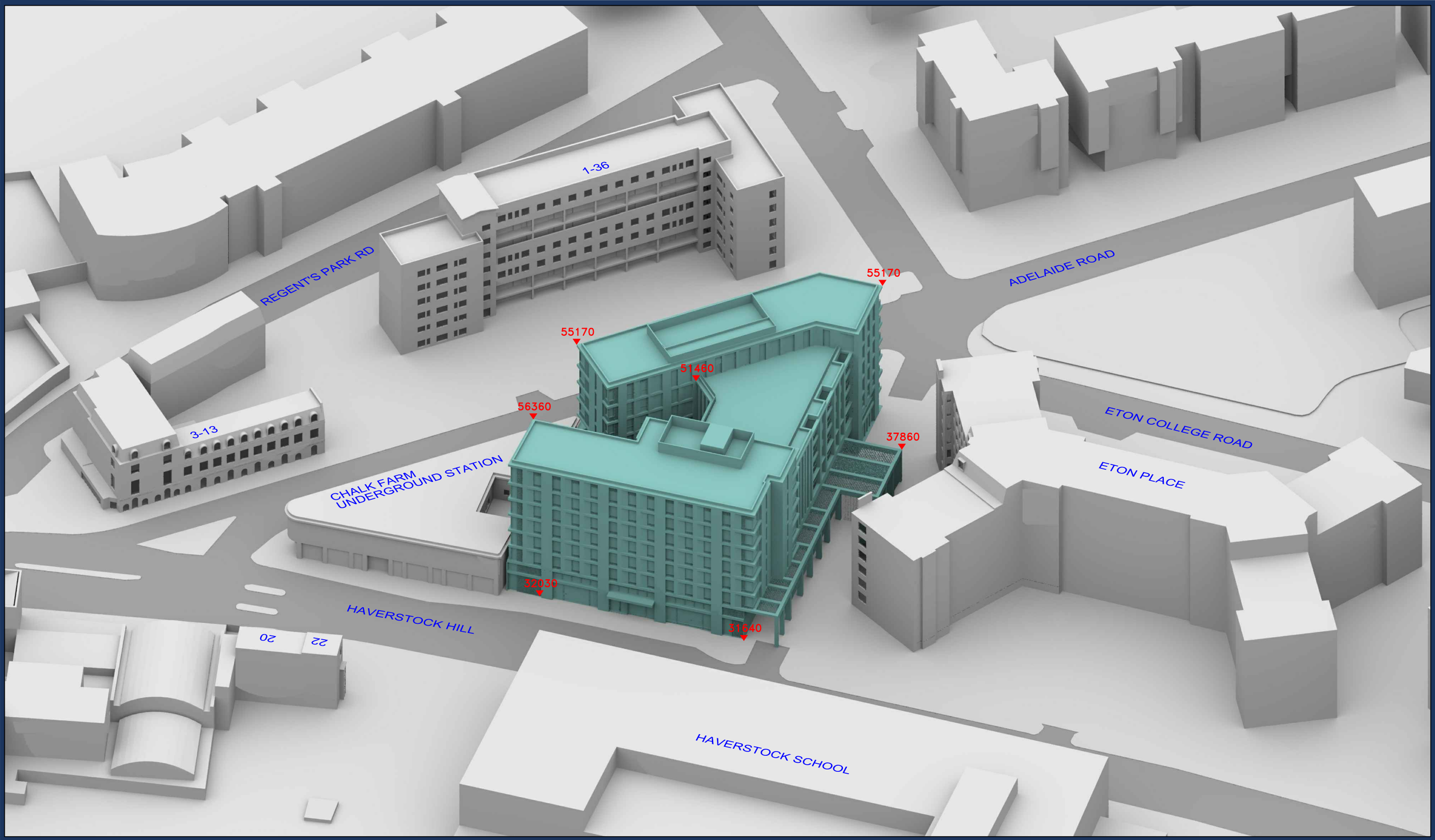

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OS Map

Site Photos

Key: Existing Buildings
Proposed Scheme

All Heights in mm AOD

Project: 5-17 Haverstock Hill

Title: 3D View
Proposed Scheme received 12/10/20

Scheme Confirmed:	Date:	Drawn By:	Scale:	Date:	Dwg No:	Rel:
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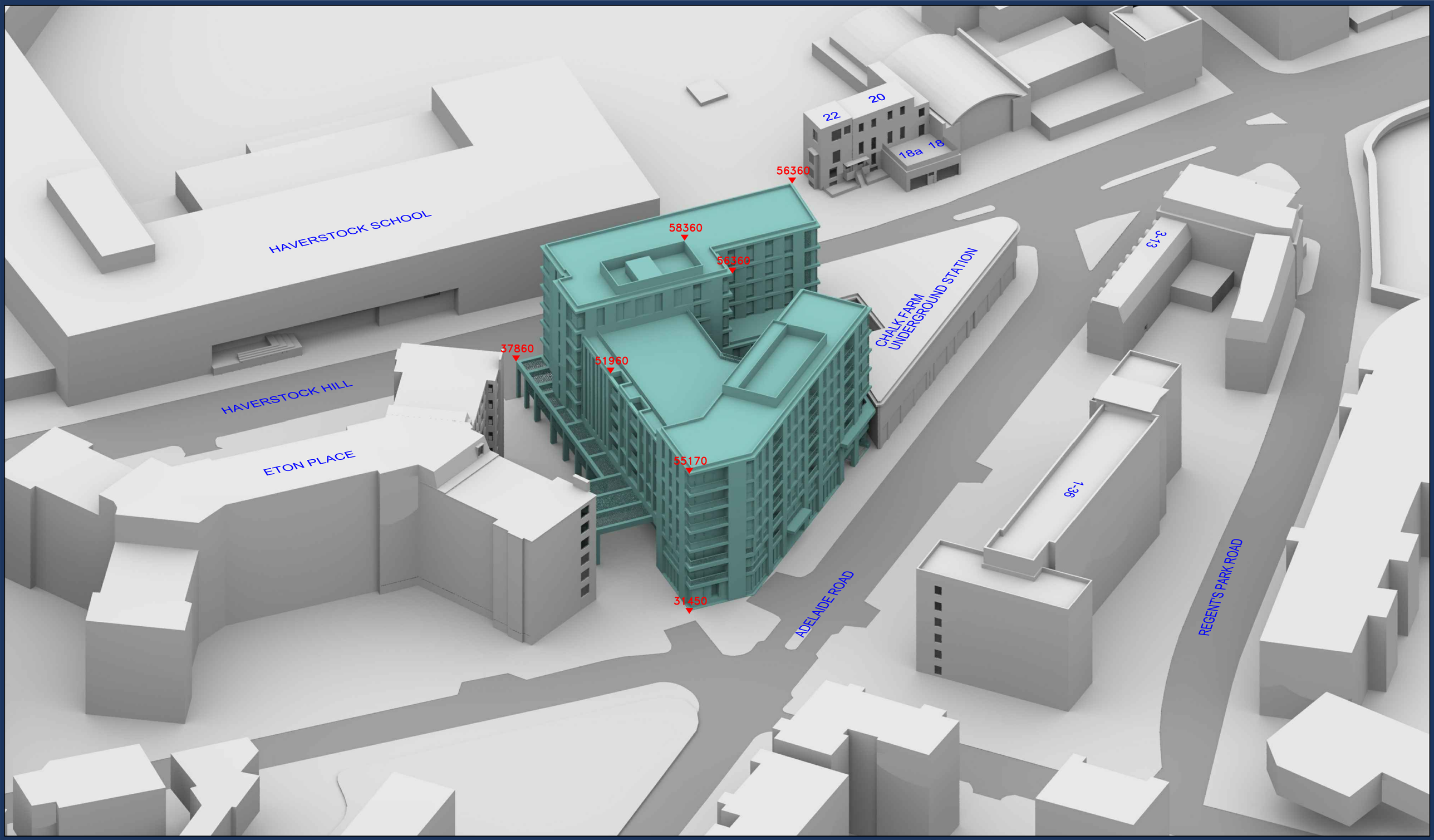

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Title: 3D View
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		AG	NTS	Oct 20	P385/81	17

Appendix 2:
Technical Analysis

DAYLIGHT ANALYSIS

5-17 HAVERSTOCK HILL, LONDON

PROPOSED SCHEME RECEIVED 10/11/20

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INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
Haverstock Hill Internal - Residential					
R1/200	BEDROOM	W1/200	29.87	0.9	0.9
R2/200	BEDROOM	W2/200	29.80	0.8	0.8
R3/200	BEDROOM	W3/200	29.74	2.6	2.6
R4/200	BEDROOM	W4/200	29.75	0.8	0.8
R5/200	LKD	W5/200	29.76	0.4	
R5/200	LKD	W6/200	29.77	0.4	
R5/200	LKD	W7/200	10.53	1.8	2.6
R6/200	BEDROOM	W8/200	30.43	0.9	0.9
R7/200	LKD	W9/200	30.65	0.3	
R7/200	LKD	W10/200	33.21	0.4	
R7/200	LKD	W11/200	16.40	2.6	
R7/200	LKD	W12/200	26.76	0.3	3.6
R8/200	BEDROOM	W13/200	25.31	0.7	0.7
R9/200	BEDROOM	W14/200	24.17	0.6	0.6
R1/201	BEDROOM	W1/201	9.76	0.3	
R1/201	BEDROOM	W2/201	8.75	0.3	0.6
R2/201	BEDROOM	W3/201	10.25	0.6	
R2/201	BEDROOM	W4/201	9.72	0.5	1.1
R3/201	BEDROOM	W5/201	8.69	0.4	
R3/201	BEDROOM	W6/201	7.77	0.4	0.8
R4/201	BEDROOM	W7/201	7.50	0.2	
R4/201	BEDROOM	W8/201	0.00	0.3	
R4/201	BEDROOM	W9/201	5.77	0.4	0.9
R5/201	LKD	W10/201	10.82	1.0	
R5/201	LKD	W11/201	33.01	0.4	
R5/201	LKD	W12/201	10.87	2.1	3.5
R6/201	LKD	W13/201	32.02	0.6	
R6/201	LKD	W14/201	31.95	0.6	
R6/201	LKD	W15/201	11.17	1.8	3.0

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INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R7/201	BEDROOM	W16/201	31.89	1.9	1.9
R8/201	BEDROOM	W17/201	31.89	1.4	
R8/201	BEDROOM	W18/201	31.91	1.4	2.8
R9/201	LKD	W19/201	11.72	2.2	
R9/201	LKD	W20/201	32.45	0.7	2.9
R10/201	BEDROOM	W21/201	32.63	2.0	2.0
R11/201	LKD	W22/201	34.69	0.8	
R11/201	LKD	W23/201	17.64	3.3	
R11/201	LKD	W24/201	29.68	0.4	4.5
R12/201	BEDROOM	W25/201	28.45	0.9	0.9
R13/201	BEDROOM	W26/201	27.51	0.8	0.8
R14/201	LKD	W27/201	4.66	0.9	0.9
R15/201	BEDROOM	W28/201	25.30	1.8	1.8
R16/201	BEDROOM	W29/201	24.92	1.8	1.8
R17/201	LKD	W30/201	5.22	1.0	1.0
R18/201	BEDROOM	W31/201	24.57	1.7	1.7
R19/201	LKD	W32/201	4.83	0.7	0.7
R1/202	BEDROOM	W1/202	11.89	0.4	
R1/202	BEDROOM	W2/202	10.60	0.3	0.7
R2/202	BEDROOM	W3/202	12.52	0.6	
R2/202	BEDROOM	W4/202	12.01	0.6	1.2
R3/202	BEDROOM	W5/202	10.87	0.5	
R3/202	BEDROOM	W6/202	9.66	0.4	0.9
R4/202	BEDROOM	W7/202	11.17	0.7	0.7
R6/202	LKD	W10/202	35.38	1.7	
R6/202	LKD	W11/202	35.40	2.4	
R6/202	LKD	W12/202	12.78	2.2	6.3
R7/202	BEDROOM	W13/202	34.50	1.8	1.8

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Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R8/202	LKD	W14/202	34.42	0.8	
R8/202	LKD	W15/202	34.35	0.8	
R8/202	LKD	W16/202	13.18	2.3	3.9
R9/202	BEDROOM	W17/202	34.30	2.1	2.1
R10/202	BEDROOM	W18/202	34.30	1.5	
R10/202	BEDROOM	W19/202	34.32	1.5	3.0
R11/202	LKD	W20/202	13.56	2.4	
R11/202	LKD	W21/202	34.71	0.8	3.2
R12/202	BEDROOM	W22/202	34.85	2.1	2.1
R13/202	LKD	W23/202	36.33	0.8	
R13/202	LKD	W24/202	18.94	3.4	
R13/202	LKD	W25/202	32.39	0.7	4.9
R14/202	BEDROOM	W26/202	31.40	1.5	1.5
R15/202	BEDROOM	W27/202	30.62	1.5	1.5
R16/202	LKD	W28/202	7.46	1.3	1.3
R17/202	BEDROOM	W29/202	29.47	2.2	2.2
R18/202	BEDROOM	W30/202	29.36	2.2	2.2
R19/202	LKD	W31/202	8.41	1.5	1.5
R20/202	BEDROOM	W32/202	29.26	2.1	2.1
R21/202	LKD	W33/202	7.90	1.1	1.1
R1/203	BEDROOM	W1/203	14.83	0.4	
R1/203	BEDROOM	W2/203	13.17	0.3	0.7
R2/203	BEDROOM	W3/203	15.47	0.7	
R2/203	BEDROOM	W4/203	14.94	0.7	1.4
R3/203	BEDROOM	W5/203	13.55	0.5	
R3/203	BEDROOM	W6/203	11.83	0.5	1.0
R4/203	BEDROOM	W7/203	16.72	1.1	1.1

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Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R6/203	LKD	W10/203	36.44	1.7	
R6/203	LKD	W11/203	37.34	2.5	
R6/203	LKD	W12/203	14.59	2.4	6.6
R7/203	BEDROOM	W13/203	36.67	1.9	1.9
R8/203	LKD	W14/203	36.63	0.8	
R8/203	LKD	W15/203	36.57	0.8	
R8/203	LKD	W16/203	15.09	2.5	4.1
R9/203	BEDROOM	W17/203	36.57	2.2	2.2
R10/203	BEDROOM	W18/203	36.58	1.6	
R10/203	BEDROOM	W19/203	36.59	1.6	3.2
R11/203	LKD	W20/203	15.33	2.7	
R11/203	LKD	W21/203	36.86	0.8	3.5
R12/203	BEDROOM	W22/203	36.95	2.2	2.2
R13/203	LKD	W23/203	37.89	0.8	
R13/203	LKD	W24/203	20.80	3.2	
R13/203	LKD	W25/203	35.91	0.8	4.8
R14/203	BEDROOM	W26/203	35.31	1.7	1.7
R15/203	BEDROOM	W27/203	34.76	1.7	1.7
R16/203	LKD	W28/203	10.41	1.7	1.7
R17/203	BEDROOM	W29/203	33.90	2.6	2.6
R18/203	BEDROOM	W30/203	33.98	2.6	2.6
R19/203	LKD	W31/203	11.61	1.9	1.9
R20/203	BEDROOM	W32/203	33.99	2.4	2.4
R21/203	LKD	W33/203	10.93	1.4	1.4
R1/204	BEDROOM	W1/204	19.76	0.5	
R1/204	BEDROOM	W2/204	17.51	0.4	0.9
R2/204	BEDROOM	W3/204	20.03	0.8	
R2/204	BEDROOM	W4/204	19.53	0.7	1.5

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INTERNAL DAYLIGHT

Room	Room Use	Window	VSC(%)	ADF(%)	Total ADF(%)
R3/204	BEDROOM	W5/204	17.43	0.6	
R3/204	BEDROOM	W6/204	14.55	0.5	1.1
R4/204	BEDROOM	W7/204	24.13	1.4	1.4
R6/204	LKD	W10/204	37.53	1.7	
R6/204	LKD	W11/204	38.93	2.6	
R6/204	LKD	W12/204	16.20	2.6	6.9
R7/204	BEDROOM	W13/204	38.59	2.1	2.1
R8/204	LKD	W14/204	38.58	0.9	
R8/204	LKD	W15/204	38.55	0.9	
R8/204	LKD	W16/204	16.82	2.8	4.6
R9/204	BEDROOM	W17/204	38.58	2.0	2.0
R10/204	LKD	W18/204	38.60	0.7	
R10/204	LKD	W19/204	38.61	0.7	
R10/204	LKD	W20/204	16.91	2.3	
R10/204	LKD	W21/204	38.74	0.7	4.4
R11/204	BEDROOM	W22/204	38.80	2.3	2.3
R12/204	LKD	W23/204	39.22	0.9	
R12/204	LKD	W24/204	21.70	3.3	
R12/204	LKD	W25/204	38.53	0.8	5.0
R13/204	BEDROOM	W26/204	38.40	1.9	1.9
R14/204	BEDROOM	W27/204	38.35	1.9	1.9
R15/204	LKD	W28/204	12.87	1.7	1.7
R16/204	BEDROOM	W29/204	37.81	2.8	2.8
R17/204	BEDROOM	W30/204	38.04	2.9	2.9
R18/204	LKD	W31/204	14.43	2.2	2.2
R19/204	BEDROOM	W32/204	38.18	2.7	2.7
R20/204	LKD	W33/204	13.61	1.6	1.6
R1/205	BEDROOM	W1/205	31.51	1.8	1.8

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R3/205	LKD	W4/205	38.53	1.7	
R3/205	LKD	W5/205	39.62	2.6	
R3/205	LKD	W6/205	20.74	3.2	7.5
R4/205	BEDROOM	W7/205	39.60	2.1	2.1
R5/205	LKD	W8/205	39.60	0.9	
R5/205	LKD	W9/205	39.60	0.9	
R5/205	LKD	W10/205	21.61	3.4	5.2
R6/205	BEDROOM	W11/205	39.60	2.1	2.1
R7/205	LKD	W12/205	39.60	0.7	
R7/205	LKD	W13/205	39.60	0.7	
R7/205	LKD	W14/205	21.59	2.9	
R7/205	LKD	W15/205	39.60	0.7	5.0
R8/205	BEDROOM	W16/205	39.60	2.4	2.4
R9/205	LKD	W17/205	39.61	0.9	
R9/205	LKD	W18/205	26.76	4.0	
R9/205	LKD	W19/205	39.33	0.9	5.8
R10/205	BEDROOM	W20/205	39.32	1.9	1.9
R11/205	BEDROOM	W21/205	39.32	1.9	1.9

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