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DAYLIGHT & SUNLIGHT REPORT

Land adjacent to 39 Priory Terrace

West Hampstead
NW6 4DG

December 2020

Contents

1. Introduction

1.1. eb7 have been instructed to assess the effect of proposed development at the at the parcel of land adjacent to 39 Priory Terrace on the daylight and sunlight to the neighbouring residential properties and amenity spaces as well as daylight / sunlight within the proposal itself. These assessments consider the latest SHH Architects scheme proposals issued on the 23rd November 2020.

1.2. The methodology and criteria used for these assessments is provided by Building Research Establishment's (BRE) guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (BRE 209 2nd edition, 2011).

1.3. In order to carry out an assessment, we have generated a 3D computer model of the existing site, the key surrounding properties and the proposed scheme. Using this model and our specialist software, we have calculated the daylight and sunlight levels in both the existing and proposed conditions for the relevant neighbouring buildings. Given the scale of the proposed development, the daylight and sunlight assessments have focussed specifically on the effects to the neighbours at 39 Priory Terrace to the south and Priory Lodge to the west as these are the main residential receptors to the site.

1.4. As well as considering the daylight and sunlight to neighbouring properties, we have also quantified the overshadowing effects to the neighbouring garden, again considering both the existing and proposed conditions.

1.5. Internal daylight and sunlight to the habitable rooms within the proposal has also been considered as part of our technical assessments.

1.6. The numerical criteria suggested within the BRE guidelines has been applied to each of the assessments mentioned above. It is important to note that these guidelines are not a rigid set of rules, but are advisory and need to be applied flexibly according to the specific context of a site.

2. Guidance

Daylight & sunlight for planning

'Site layout planning for daylight and sunlight: A guide to good practice', BRE 2011

2.1. The Building Research Establishment (BRE) Report 209, *'Site layout planning for daylight and sunlight: A guide to good practice'*, is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within proposed new development.

Detailed daylight assessments

2.2. The guidance outline three detailed methods for calculating daylight: the Vertical Sky Component (VSC), the No-Sky Line (NSL) and the Average Daylight Factor (ADF).

2.3. The VSC and NSL are primarily used for the assessment of existing buildings, while the ADF test is generally recommended for proposed rather than existing dwellings. The ADF may sometimes be useful as a supplementary analysis for existing buildings, particularly newer ones, and a number of local authorities request this as a standard measurement for impact assessments. It can help in judging whether an impact on daylight, which might otherwise be deemed 'noticeable', is nonetheless acceptable, when considered in the broader town planning context.

2.4. The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, usually at the centre point of a window.

2.5. The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'. The working plane height is set at 850mm above floor level within residential property.

2.6. For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if: -

- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and
- Levels of NSL within rooms are reduced to less than 0.8 times their former values.

2.7. Where rooms are greater than 5m in depth and lit from only one side, the guidance recognises that *"a greater movement of the no sky line may be unavoidable"* (page 8, paragraph 2.2.10).

Daylight to new buildings

2.8. The ADF method calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors under a sky of known

luminance and luminance distribution. This is the most detailed of the daylight calculations and considers the physical nature of the room behind the window, including; window transmittance, and surface reflectivity. The BRE guidance and British Standard sets the following recommended ADF levels for habitable room uses: -

- Bedrooms – 1% ADF
- Living Rooms – 1.5% ADF
- Kitchens – 2% ADF

2.9. For multi-purpose living / kitchen / diner arrangements the higher 2% 'kitchen' target can be difficult to achieve due to the depth of internal space. In such cases, it is not uncommon to apply the living room 1.5% target instead as this is the predominant use of the space.

Detailed sunlight assessments

2.10. For sunlight, the Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year.

2.11. In assessing sunlight effects to existing properties surrounding a new development, only those windows orientated within 90° of due south and which overlook the site require assessment. The main focus is on living rooms, with bedrooms and kitchens deemed less important.

2.12. The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.

Sunlight to gardens and outdoor spaces

2.13. Where sunlight to an amenity space may be affected by new development, the BRE guidelines recommend that an overshadowing assessment is conducted. The key analysis is the '2hr sun on ground' test, which quantifies the proportion of an amenity area (e.g. rear gardens, parks and playing fields, public squares etc.) receiving at least 2hrs of sun on the 21st of March.

2.14. The BRE guidance recognises that different types of amenity space may have different sunlighting requirements. Generally, the guidelines suggest that if at least 50% of an amenity area receives at least 2hrs of sun on 21st March, then it is likely to be adequately lit throughout the year. If an existing neighbouring open space receives less than 50%, then the guidelines suggest that it should not be reduced below 0.8 times its former value.

3. Application of the guidance

Scope of assessment

Impact analysis for neighbouring buildings

3.1. The BRE guidelines advise that, when assessing any potential effects on surrounding properties, only those windows and rooms that have a 'reasonable expectation' of daylight and sunlight need to be considered. At paragraph 2.2.2 it states: -

> *"The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."*

3.2. Our assessments therefore consider the neighbouring residential properties only, which the BRE recognises have the highest expectation for natural light. We have tested the impact on the main rooms in each residential property and ignored non-habitable space (e.g. staircases, hallways, bathrooms, toilets, stores etc.) as per BRE guidance.

Assessment for proposed accommodation

3.3. Our assessment has considered all of the proposed residential units within the scheme. The daylight assessment considers all of the main habitable rooms (bedrooms, living rooms, kitchens etc.), toilets, hallways and staircases are not considered habitable use.

Application of the numerical criteria

3.4. The opening paragraphs of the BRE guidelines state:

> *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer.*
>
> *Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design… In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings".*

3.5. It is therefore very important to apply the BRE guidance sensibly and flexibly, with careful consideration of the specific site context. Its numerical targets theoretically apply to any built environment, from city centres to rural villages. However, in more tightly constrained environments, achieving the default BRE targets can be very challenging and conflict with other beneficial factors of site layout design.

3.6. With the above in mind, rigid adherence to the BRE in certain situations could easily result in an inappropriate form of development. In which case it may be appropriate to adopt lower target values more appropriate to the location concerned. This is

acknowledged in the BRE guidance at paragraph 2.2.3 (page 7):

> *"Note that numerical values given here are purely advisory. Different criteria maybe used, based on the requirements for daylighting in an area viewed against other site layout constraints.*
>
> *Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light."*

3.7. Suggested approaches for setting appropriate alternative target values are provided within Appendix F of the BRE guidelines.

3.8. Paragraph F5 at page 62 seeks *"to ensure that new development matches the height and proportions of existing buildings"*. This recognises that higher degrees of obstruction may be unavoidable if this objective is to be achieved with a flexible approach being required.

4. Planning Policy Context

4.1. We have considered local, regional and national planning policy relating to daylight and sunlight. In general terms, planning policy advises that new development will only be permitted where it is shown not to cause unacceptable loss of daylight or sunlight amenity to neighbouring properties.

4.2. The need to protect the amenity of neighbours is echoed within recent publications from the Mayor of London and the Secretary of State for Housing, Communities and Local Government. Although, these documents also stress that current guidance needs to be used flexibly where developments are located in urban areas and intend to achieve higher densities. Specifically, these documents suggest that the nationally applicable criteria given within the BRE guidance needs to be applied carefully and in consideration of the development's context.

Camden Local Plan (2017)

Policy A1 Managing the impact of development

4.3. Policy A1 seeks to ensure that standards of amenity are protected stating: -

"The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity".

4.4. In respect of daylight and sunlight, paragraph 6.4 of the Camden Local Plan states the following: -

"Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity".

The New London Plan – The Mayor of London (December 2019)

4.5. The Mayor of London's New London Plan gives the following: -

Policy D4 Housing quality and standards

"Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Policy D1 London's form and characteristics than a dual aspect dwelling and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating."

"The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space."

The Housing SPG – The Mayor of London (March 2016)

Standards for privacy, daylight and sunlight

"1.3.45 Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.

1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced, but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.""

The National Planning Policy Framework - Department for Housing, Communities and Local Government (July 2019)

4.6. The DCLG have produced a National Planning Policy Framework document (2019) which includes the following: -

11. Making effective use of land

Achieving appropriate densities

"123. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances: -

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site."

5. Sources of information & assumptions

5.1. A measured survey model provided by the Architects, architects' drawings, site photographs and Ordnance Survey information have been used to create a 3D computer model of the proposed development in the context of the existing site and surrounding buildings.

5.2. Where survey or planning information was unavailable, the position of the neighbouring property elevations has been estimated based upon brick counts from site photographs. Window positions and dimensions used directly affect the results of all assessment methods.

5.3. The primary receptors to the site are 39 Priory Terrace immediately south of the site and Priory Lodge to the west. These buildings have been modelled using the measured survey provided by Greenhatch Group (dated 14/06/2019). The internal room layouts of 39 Priory Terrace have been modelled based on indicative floor plans provided by the SHH following an internal inspection of the property. We were unable to source internal information for the neighbouring property at Priory Lodge therefore rooms layouts for this neighbour have been assumed from external inspection.

5.4. When considering internal daylight levels within the scheme, the internal finishes for the proposed rooms have been assumed to include white ceilings (0.85), pale cream walls (0.81) and light wood flooring (0.4). The glazing transmittance for the proposed windows is assumed to be doubled glazed (0.68).

5.5. The full list of the source information used in this assessment is as follows:

Greenhatch Group

Measured survey

(AE1339) 001Measured Survey.pdf
33847_01-03_PES.dwg
33847_01-03_PES.pdf
Received 11/07/2019

SHH Architects

Proposed 3D model

919 - 39a Priory Terrace - 20201123.3ds
Received 23/11/2020

Proposed drawings

(919)020_PL03 Proposed Floor Plans.dwg
(919)210_PL02 Proposed North Elevation - Abbey Road.dwg
(919)211_PL03 Proposed East Elevation - Priory Terrace.dwg
(919)212_PL02 Proposed South & West Elevations.dwg
Received 23/11/2020

Promap

OS map

eb7 Ltd

Site photos

6. The site and proposal

6.1. The development site is located within the London Borough of Camden on the southern side of Abbey Road and occupies the corner plot at the junction of Priory Terrace and Abbey Road. The site comprises 2 single storey garages and is in a dilapidated state of repair.

6.2. The neighouring property 39 Priory Terrace is a 4-storey semi-detached property adjoining the site which has been split into individual flats. The other neighbouring property Priory Lodge is a 2-storey dwelling in single occupancy.

6.3. The proposed development is for the: -

"Demolition of a single garage and the erection of a 3-bedroom, detached dwelling house with basement and associated hard and soft landscaping works"

6.4. The scheme has been developed to respond to the neighbouring context remaining subservient in height and stepping back at the rear to allow daylight to penetrate the flank bedroom window to the rear. This helps to minimise daylight and sunlight impacts to the neighbours.

6.5. Our computer modelling of the proposed scheme is shown in the image below and in more detail within our drawings at Appendix 1.

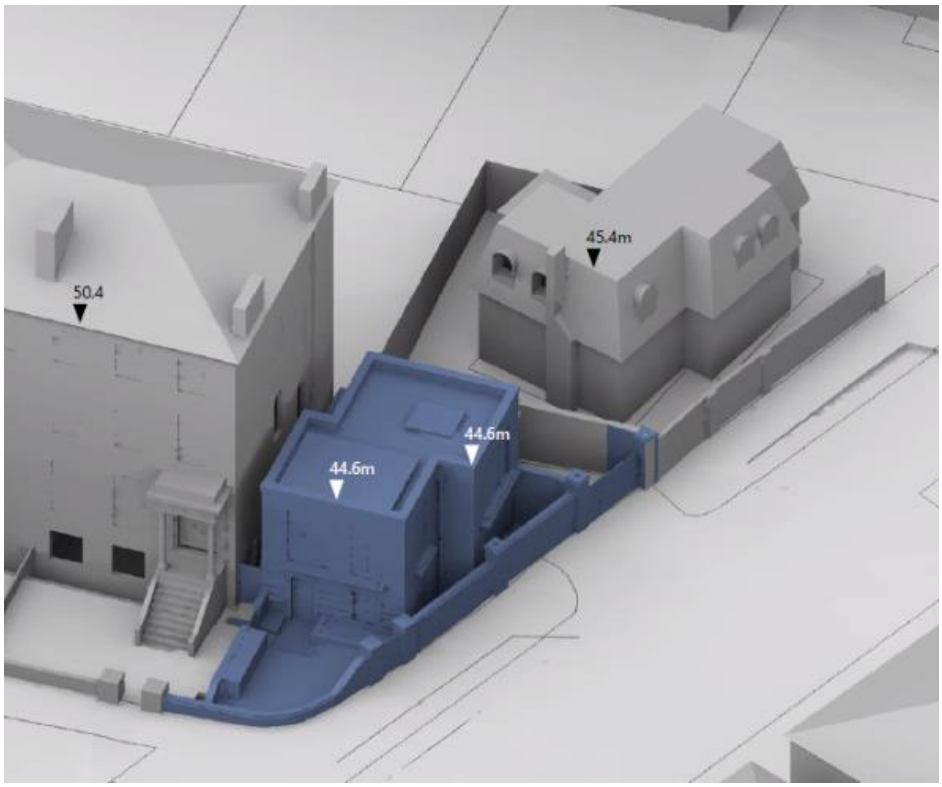

Image 1 – 3D view of the proposed development

7. Assessment results

7.1. Full results of the daylight and sunlight assessments are attached within Appendix 2. Drawings to show the existing and proposed buildings in the context of the neighbouring properties are attached within Appendix 1.

Daylight and sunlight to neighbouring buildings

7.2. Our technical assessment focusses on the closest residential neighbours at 39 Priory Terrace and Priory Lodge. These neighbouring properties are shown in the below image: -

Image 2 – site and neighbouring properties assessed

7.3. All other neighbouring properties are sufficiently offset such that no material daylight and sunlight impacts would be experienced based on the current proposals.

39 Priory Terrace

Image 3 – 39 Priory Terrace, North elevation

7.4. This 4-storey semi-detached property is located to the south of the site and has been separated into 4 individual flats. The principal elevations of this property are orientated east and west such that they will have no view of the proposals. There are 5 windows across the lower and upper ground levels which overlook the site however 4 of these are understood to serve secondary or non-habitable space such as circulation, bathrooms / WC and a small 'non-habitable' kitchen at c.6m^2.

7.5. Bathrooms / WCs and circulation space are not relevant for daylight assessment under the BRE guidelines and whilst there is one window serving a small kitchen, this is below the threshold to be considered a habitable room under the Mayor of London's Housing Supplementary Guidance (above 13-15 m^2). Any effect upon these windows / rooms in terms of daylight / sunlight amenity will therefore be minimal.

7.6. There is 1 window located to the lower ground level which is a secondary window to a bedroom. Given the use, we have considered the daylight effects to this room.

7.7. The internal layouts for this property have been informed from architects plans and internal photographs following a visit to the property (drawings reference: (919)001_P01 Proposed Site Plan_11.pdf).

Daylight

7.8. The results of our Vertical Sky Component (VSC) assessments demonstrate that there will be a change in VSC levels below the BRE targets to the secondary window (W3) at the lower ground level. While VSC levels fall below the targets of 0.8 times its former

value, the principal window overlooking the rear garden we see no impact retaining a VSC of c.23%.

7.9. Daylight to bedrooms is considered of 'less important' under the BRE guidelines and given the principal window serving the room will be unaffected and retain a high level of VSC, daylight effects are considered minor.

7.10. With regards to the daylight distribution to the room, our No-Sky Contour (NSC) results show that daylight effects to the room will be limited to 0.9 times their existing levels. Such effects are considered unnoticeable under the BRE guidelines.

7.11. Overall, the daylight effects to this property are considered extremely minor and fully acceptable.

Sunlight

7.12. For sunlight, the BRE guidelines consider all main living rooms with windows within 90º of due south relevant for Annual Probable Sunlight Hours (APSH) assessment.

7.13. Given the main living rooms to this property face away from the proposals, this property is not required for sunlight assessment and thus will be wholly unaffected by the scheme in terms of sunlighting.

Priory Lodge

Image 4 – Priory Lodge, West elevation

7.14. This 2-storey residential dwelling is located to the east of the site and is in single occupancy. The majority of the windows to this property face away from the proposals with the only windows overlooking the site located at first level. This space has therefore been considered for daylight and sunlight effects.

Daylight

7.15. Our VSC results for this property demonstrate that the first level room will experience virtually no change in daylight as a result of the scheme. Here changes from the existing daylight levels are limited to absolute shifts of 0.6% VSC and would not be perceptible to the occupants.

7.16. Our NSC assessments confirm the limited impacts where daylight to the room is unchanged from the existing position with the scheme in place.

7.17. The effects to this property are fully compliant with the BRE guidelines for both VSC and NSC daylighting.

Sunlight

7.18. Given the location of this room and the single occupancy, we expect this first level room to serve a bedroom and as such, this room would not be relevant for sunlight assessment under the BRE guidelines.

Overshadowing to neighbouring amenity

7.19. We have assessed the scheme's potential effect on overshadowing using the 2-hour sun on ground / sunlight amenity assessment. This has considered the rear garden to Priory Lodge.

7.20. The results of the analysis are shown on our drawing labelled 3829-SA01 within Appendix 3.

Sunlight Amenity Assessment (2-hour sun on ground)

7.21. We have used the BRE recommended '2-hour sun contour' analysis. For both the existing and proposed scenarios, this involves dividing the areas that can receive at least two hours of sunlight on ground (shaded in yellow on the drawings) from those that receive less than two hours (shaded in blue) on 21st March (the equinox). The percentage of each amenity space receiving at least two hours sunlight is shown in the tables on the two drawings.

7.22. The results of our overshadowing assessment show that c.38% of space receives at least 2 hours of sun in the existing condition. In the proposed condition, this space receives at least 2 hours of sun to c.37% of the area retaining 0.97 times its existing value. Such reductions are considered unnoticeable under the BRE guidelines.

7.23. This garden meets the BRE targets retaining at least 0.8 times its former value and thus fully complies with the BRE guidelines for sunlight amenity.

Internal amenity within the proposal

7.24. The daylight and sunlight amenity provided within the proposed accommodation has been assessed using the Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) following the methodology of the BRE guidance.

7.25. Full results of the daylight and sunlight assessments within the proposed habitable rooms, along with drawings to show the layout of rooms and windows, are attached within Appendix 4.

Daylight

Room Type	ADF Target	Total No. of Rooms	Rooms That Meet ADF Target
Main Living Rooms	1.5%	1	1 (100%)
Bedroom	1%	3	3 (100%)
Total		**4**	**4 (100%)**

Table 1 – Summary ADF results for proposed accommodation

7.26. The results of the ADF assessment have shown that all 4 of the habitable rooms between the basement and upper ground level will achieve Average Daylight Factor levels in excess of the 1.5% target for a living room and 1% for a bedroom.

7.27. The proposals therefore fully meet the BRE guidelines for internal daylighting.

Sunlight

7.28. There is just one main living room being provided within the proposal and this is located at the upper ground level.

7.29. Our Annual Probable Sunlight Hours (APSH) calculations for this room show that the space will be well sunlit where proposed levels are in excess of the 25% target for total annual levels and the 5% target for winter at 60% and 11% respectively.

7.30. The proposals demonstrate full compliance with the BRE guidelines for sunlight.

8. Conclusions

8.1. This practice has undertaken a detailed assessment of the potential daylight and sunlight effects of the latest proposals at the land adjacent to 39 Priory Terrace on the key neighbouring receptors. We have also undertaken an assessment of the provision of daylight / sunlight within the proposed residential units and considered the overshadowing effects of the scheme.

Daylight and sunlight impact to neighbouring properties

8.2. Our assessments have been undertaken using the VSC, NSC (daylight) and APSH (sunlight) tests set out within the BRE guidance *'Site layout planning for daylight and sunlight: A guide to good practice'* (2011). It is important to note that the BRE guide is meant to be interpreted flexibly because natural lighting is only one of many factors in site layout design.

8.3. The results of our assessments show that there will be very little change from existing daylight levels to the neighbouring habitable rooms. The one isolated instance where daylight levels do fall below the targets for VSC, this deviation is to a secondary window to the lower ground level bedroom within 39 Priory Terrace. Given its use and the fact this room is mainly lit by the principal window overlooking the rear garden which would be unaffected by the scheme, daylight effects to this room are considered extremely minor and fully acceptable. The minimal effect to this room is confirmed where there is almost no change in the No-Sky Line to the room.

8.4. For sunlight, none of the properties adjacent to the site have main living rooms overlooking the site as such, they are not required for Annual Probable Sunlight Hours (APSH) calculation.

Overshadowing impact to Priory Lodge

8.5. The assessment of sunlight amenity (overshadowing) for the rear garden at Priory Lodge demonstrates that sunlight levels are already relatively constrained in the existing condition on the 21st March with 38% of the area receiving over 2hrs of sun.

8.6. Little change is experienced in the proposed condition where 37% of the area will receive at least 2hrs of sun, retaining 0.97 its existing sunlight. The garden therefore fully meets the BRE target of at least 0.8 times its former level with the scheme in place.

Daylight and sunlight within the proposed residential units

8.7. The assessment of daylight within the proposed dwelling shows that all habitable rooms will be in excess of the BRE targets for Average Daylight Factor (ADF) with ADF levels above the 1.5% target for a living rooms and 1% for a bedroom.

8.8. Equally, our sunlight results demonstrate the main living room at first level will receive good levels of sunlight in excess of the BRE targets of at least 25% total annual sunlight levels and 5% for the winter months.

8.9. As such, the proposed scheme fully adheres to the BRE targets for internal daylight

and sunlight levels.

8.10. In summary, the daylight and sunlight assessments show there will be little change from the prevailing daylight / sunlight levels and our internal assessments for the proposed accommodation show an excellent level of compliance for a constrained infill site.

8.11. Overall, the effects of the proposals are considered in line with BRE guidelines and local / regional planning policy.

Appendix 1

Drawings of the existing and proposed condition

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Sources of information

Greenhatch Group
33847_01-03_PES.dwg
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Received 23/11/2020

SHH Architect
Site Photographs

Existing

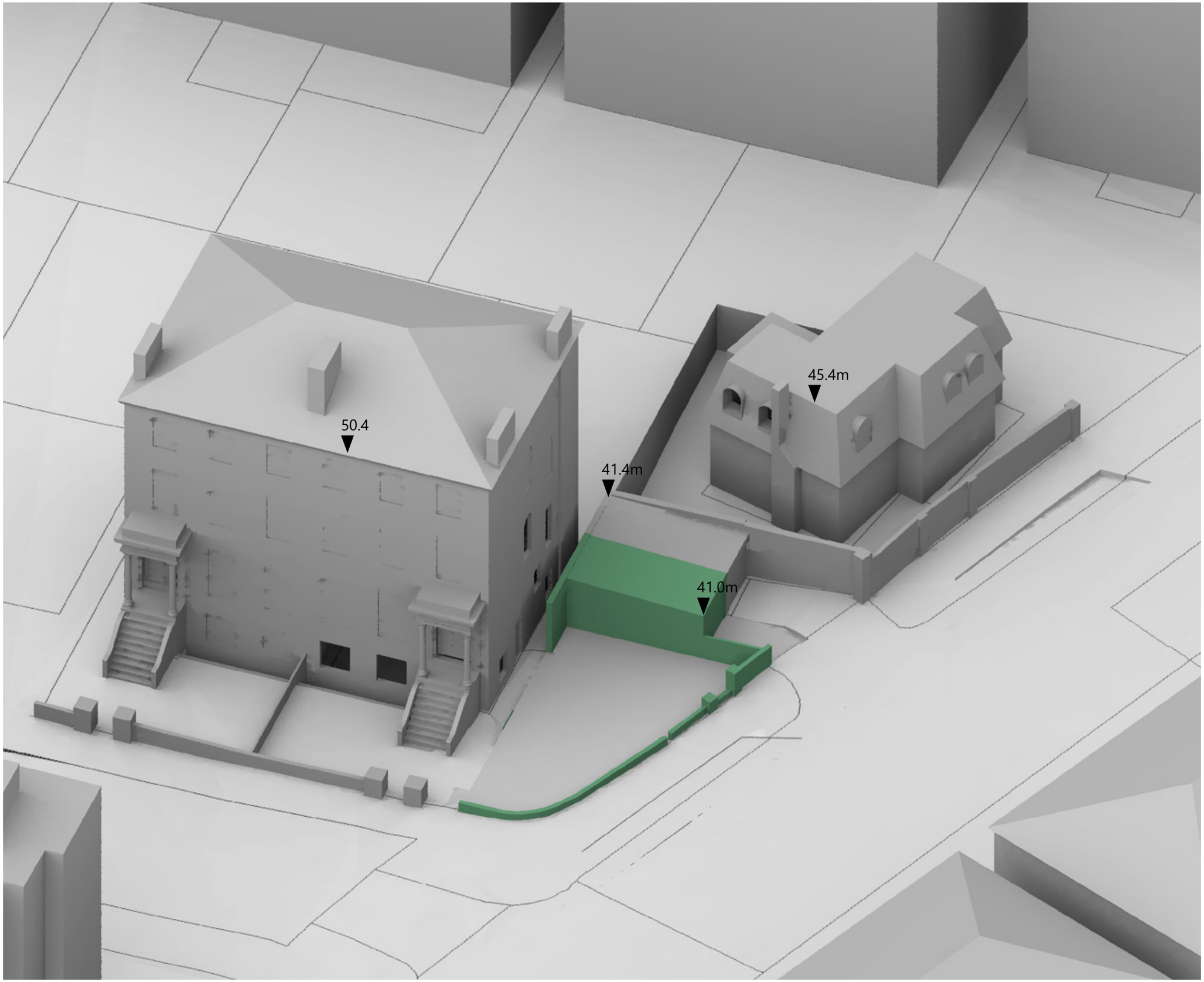
Proposed

NORTH

Project	Land Adjacent to 39 Prior Terrace London
Title	Existing Condition Plan View

Drawn	DB	Checked	--
Date	09/12/2020	Project	3829

Rel no.	Prefix	Page no.
04	DS01	01



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Notes:
All heights and dimensions are in AOD

Project	Land Adjacent to 39 Prior Terrace London
Title	Existing Condition 3D View

Drawn	DB	Checked	--
Date	09/12/2020	Project	3829
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04	DS01		02

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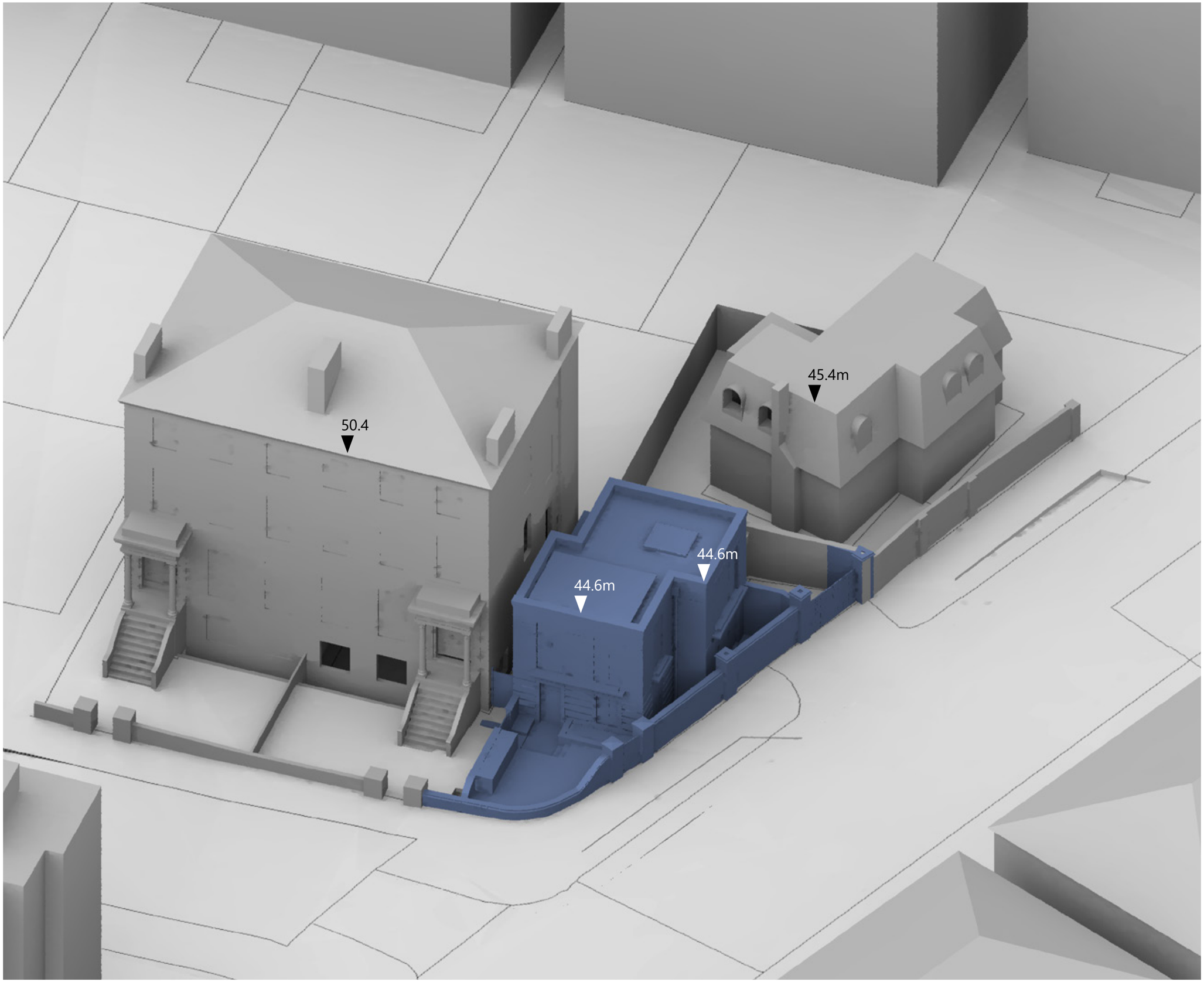
NORTH

Project	Land Adjacent to 39 Prior Terrace London
Title	Proposed Development Plan View

Drawn	DB	Checked	--
Date	09/12/2020	Project	3829

Rel no.	Prefix	Page no.
04	DS01	03



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Title	Proposed Development 3D View

Drawn	DB	Checked	--
Date	09/12/2020	Project	3829

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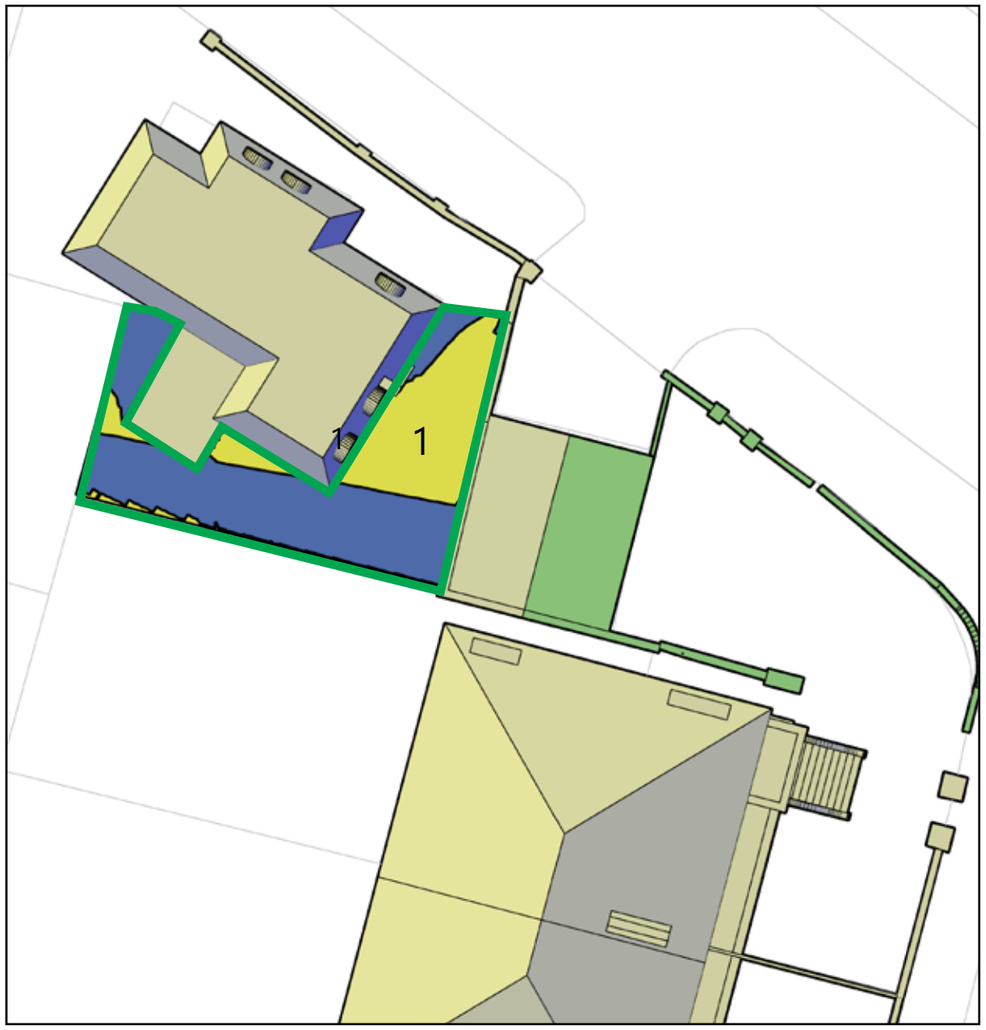
Appendix 2

Results of the daylight and sunlight assessments within neighbouring properties

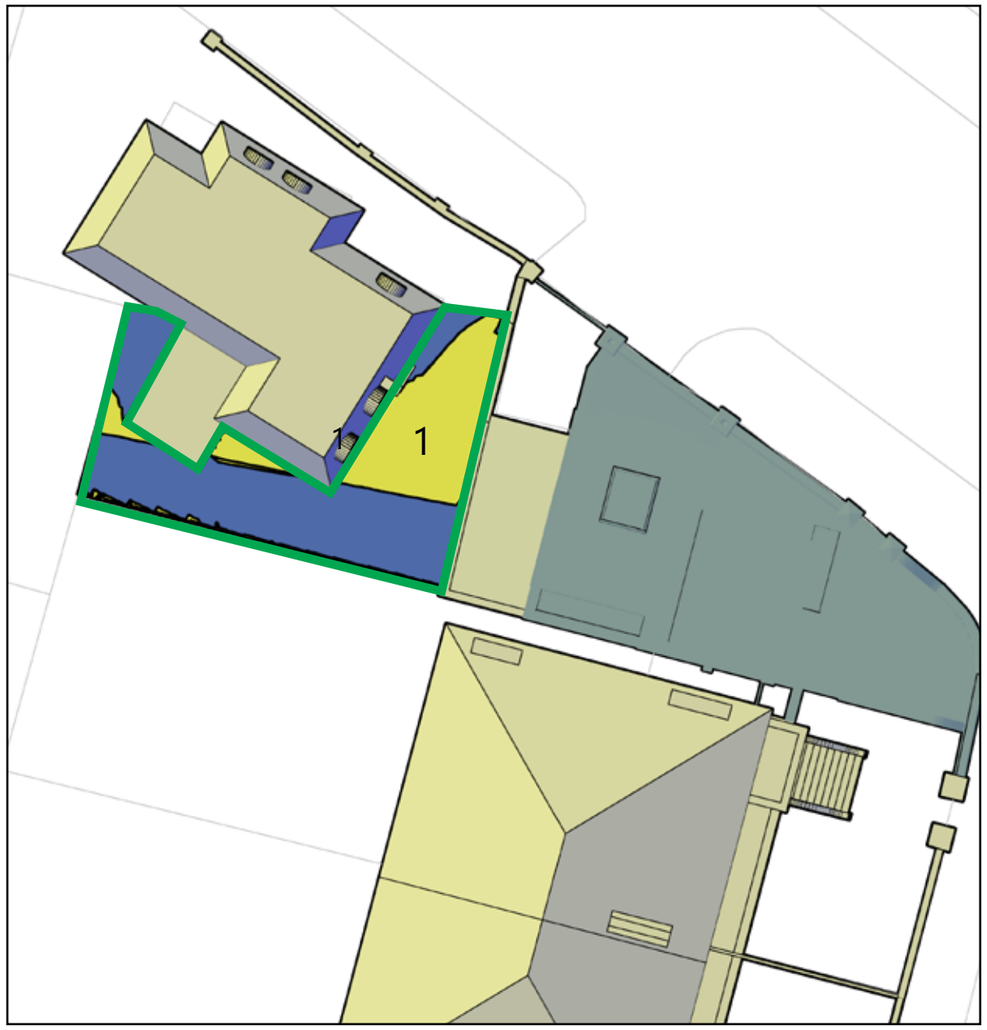
Address	Room	Window	Room Use	Existing VSC	Proposed VSC	Loss	Proportion Retained	Room Area	Existing NSC	Proposed NSC	Loss	Proportion Retained
39 Priory Terrace												
Lower Ground	R2	W3	Bedroom	6.7	3.1	3.6	0.5					
		W4-L		23.7	23.7	0.0	1.0					
		W4-U						109.5	88.8	82.9	6.0	0.9
Priory Lodge												
First	R1	W1	Bedroom	27.8	27.3	0.6	1.0					
		W2		26.1	25.5	0.6	1.0	93.5	89.0	89.0	0.0	1.0

Appendix 3

Sunlight amenity to Priory Lodge



Existing Scenario



Proposed Scenario

Area	Total Area (sq.m)	Existing area more than 2 hours (sq.m)	Existing % more than 2 hours	Proposed area more than 2 hours (sq.m)	Proposed % more than 2 hours	Retained (Pr/Ex)
1	57.60	21.7	38%	21.2	37%	0.97

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Sources of information

Greenhatch Group
33847_01-03_PES.dwg
Received 14/06/2019

SHH Architect
919 - 39a Priory Terrace - 20201123.3ds
Received 23/11/2020

Key:
Hours of sunlight on 21st March

Area of assessment

More than 2 hours of sunlight

Less than 2 hours of sunlight

NORTH

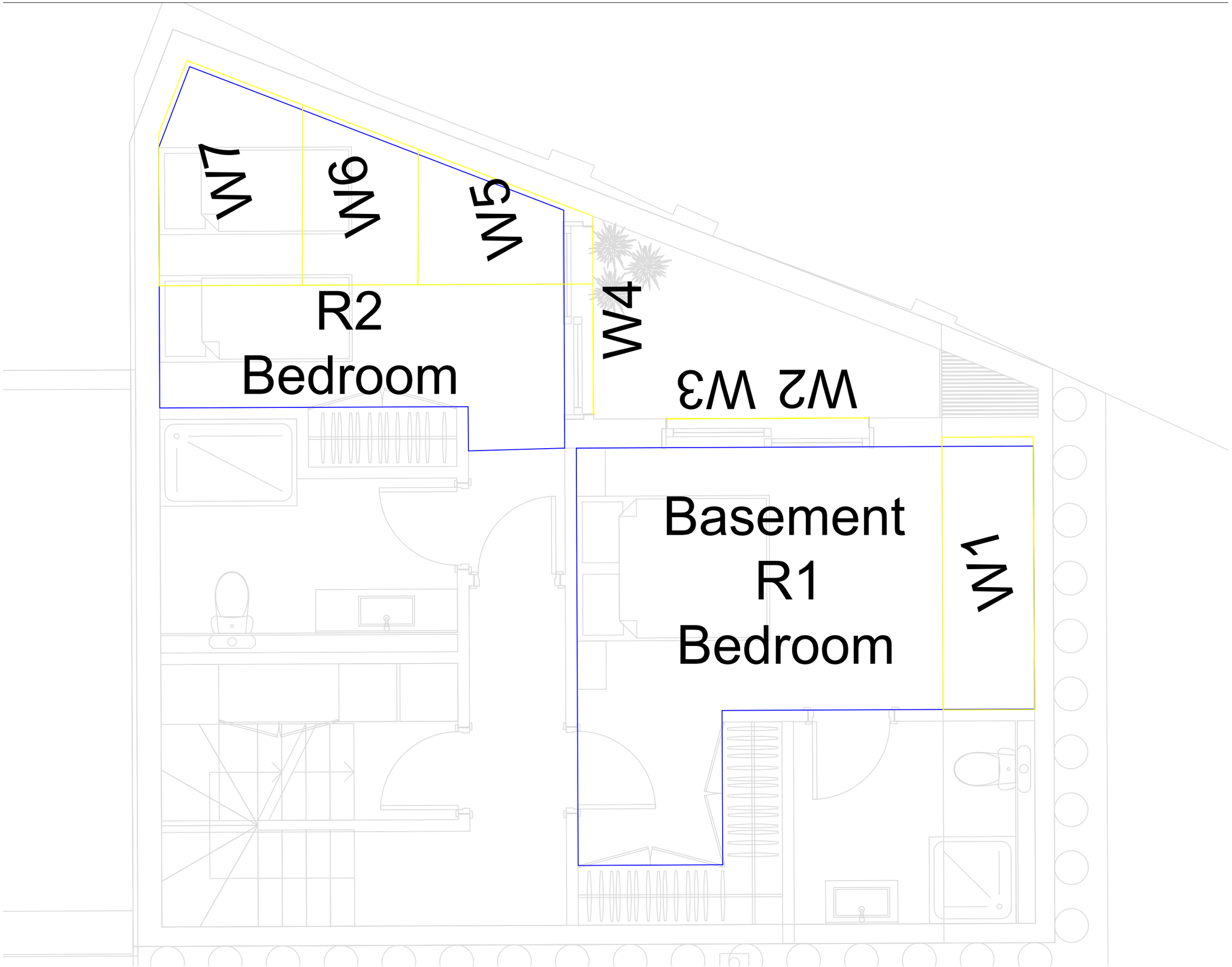
Project: Land Adjacent to 39 Priory Terrace

Title: Sunlight Amenity Study

Drawn	DB	Checked	--
Date	09/12/2020	Project	3829
Rel no.	04	Prefix	SA01
Page no.	SA01		

Appendix 4

Internal daylight and sunlight results



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919 - 39a Priory Terrace - 20201123.3ds
(919)020_PL03 Proposed Floor Plans.dwg
Received 23/11/2020

SHH Architect
Site Photographs

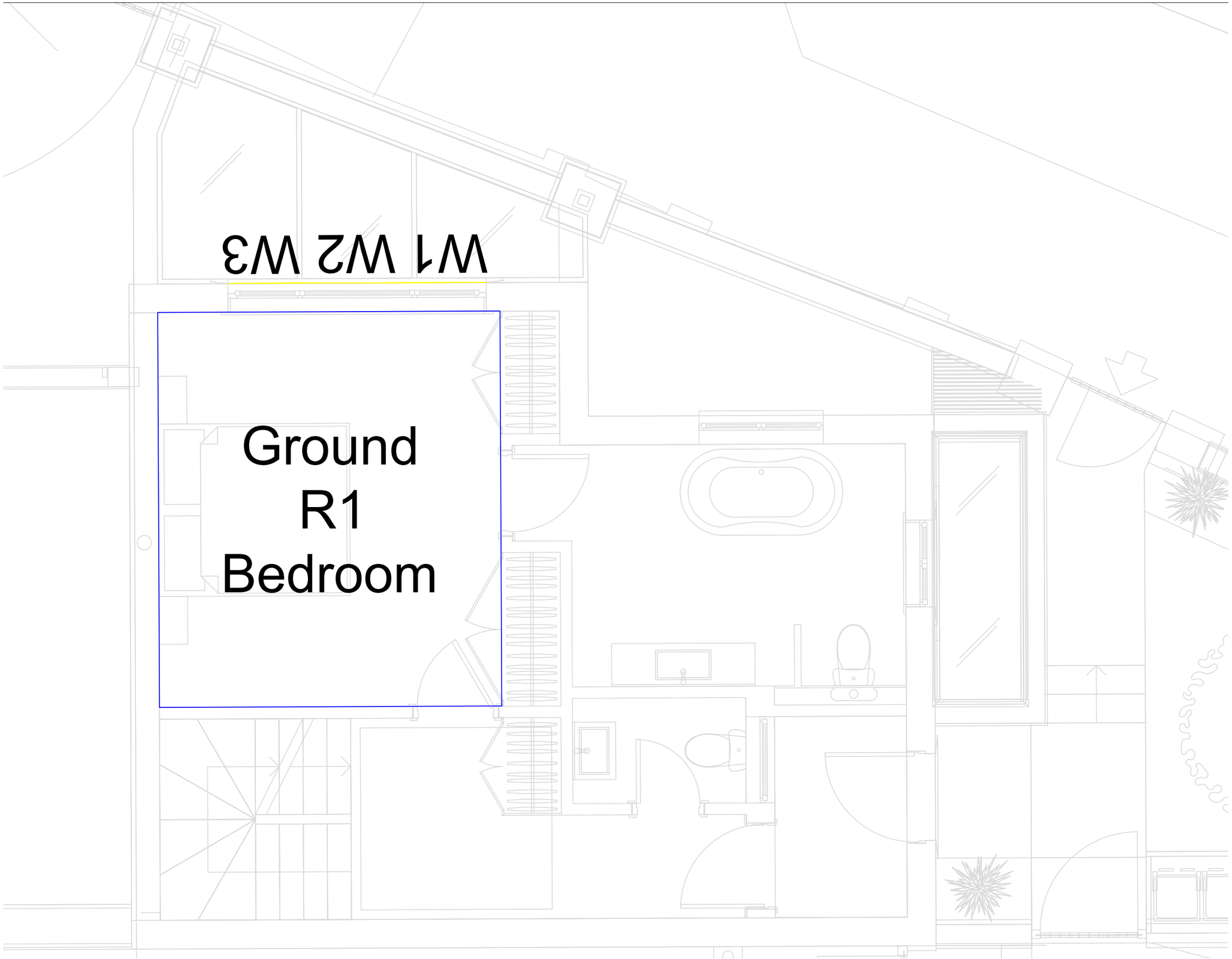
North

Project: Land Adjacent to 39 Prior Terrace London

Title: Proposed Basement Floor Room Layout

Drawn	DB	Checked	--
Date	09/12/2020	Project	3829

Rel no.	Prefix	Page no.
04	ID01	01



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33847_01-03_PES.dwg
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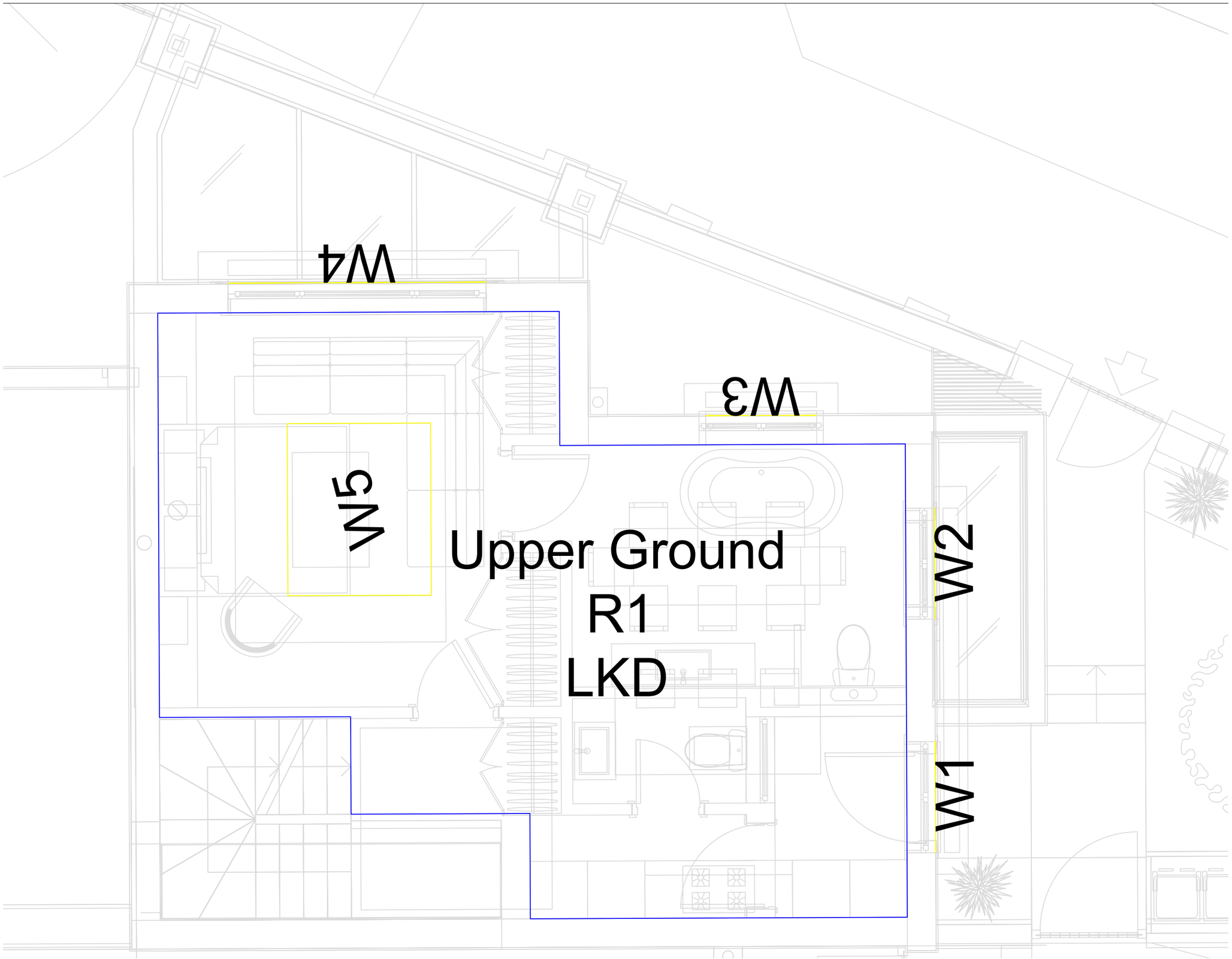
SHH Architect
919 - 39a Priory Terrace - 20201123.3ds
(919)020_PL03 Proposed Floor Plans.dwg
Received 23/11/2020

SHH Architect
Site Photographs

North

Project	Land Adjacent to 39 Prior Terrace London
Title	Proposed Ground Floor Room Layout
Drawn	DB
Checked	--
Date	09/12/2020
Project	3829
Rel no.	04
Prefix	ID01
Page no.	02



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919 - 39a Priory Terrace - 20201123.3ds
(919)020_PL03 Proposed Floor Plans.dwg
Received 23/11/2020

SHH Architect
Site Photographs

North

Project	Land Adjacent to 39 Prior Terrace London
Title	Proposed Upper Ground Floor Room Layout
Drawn	DB
Checked	--
Date	09/12/2020
Project	3829
Rel no.	04
Prefix	ID01
Page no.	03

Floor	Room ID	Window ID	Room Use	ADF	TOTAL ADF	ROOM TOTAL APSH	ROOM WINTER APSH
Proposed							
Basement	R1	W1	Bedroom	3.9			
		W2-L	Bedroom	0.1			
		W2-U	Bedroom	0.4			
		W3-L	Bedroom	0.1			
		W3-U	Bedroom	0.4	**4.8**		
Basement	R2	W4-L	Bedroom	0.2			
		W4-U	Bedroom	1.0			
		W5	Bedroom	1.7			
		W6	Bedroom	1.9			
		W7	Bedroom	2.7	**7.3**		
Ground	R1	W1-L	Bedroom	0.1			
		W1-U	Bedroom	0.7			
		W2-L	Bedroom	0.3			
		W2-U	Bedroom	1.6			
		W3-L	Bedroom	0.1			
		W3-U	Bedroom	0.8	**3.6**		
Upper Ground	R1	W1-L	LKD	0.2			
		W1-U	LKD	1.1			
		W2-L	LKD	0.2			
		W2-U	LKD	1.1			
		W3-L	LKD	0.1			
		W3-U	LKD	1.0			
		W4-L	LKD	0.3			
		W4-U	LKD	2.6			
		W5	LKD	3.4	**10.0**	60	11