Appendix A

Test to be applied

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Introduction

The main purpose of the guidelines in the Building Research Establishment Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice 2011, 2nd Edition" ("the BRE guide") is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban sites and extensions to existing buildings, a fact recognised by the BRE Report's author in the Introduction where Dr Paul Littlefair says:

'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.....'

In many cases in low-rise housing, meeting the criteria for daylight and sunlight may mean that the BRE criteria for other amenity considerations such as *privacy* and *sense of enclosure* are also satisfied.

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority's policies, vary widely, from 18-35m[1]. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide's daylighting requirements as it complies with the 25^0 rule and will almost certainly satisfy the 'Three times height' test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical 'minimum' distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25^0 rule.

Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 and Appendix C of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms

[1] The commonest minimum privacy distance is 21m (Householder Development Consents Review: Implementation of Recommendations – Department for Communities and Local Government – May 2007)

and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of tests to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings .

Daylighting Tests

'Three times height' test - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25^0 test will need to be carried out.

25^0 test – a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25^0 to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25^0 then more detailed tests are required, as outlined below.

VSC Test - the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in every direction) is 40%.

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25^0 Test). Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

Daylight Distribution (DD) Test – This test looks at the position of the "No-Sky Line" (NSL) – that is, the line that divides the points on the working plane (0.7m from floor level in offices and 0.85m in dwellings and industrial spaces) which can and cannot see the sky. The BRE guide suggests that areas beyond the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it.

In new developments no more than 20% of a room's area should be beyond the NSL. For existing buildings the BRE guide states that if, following the construction of a new development, the NSL moves so that the area beyond the NSL increases by more than 20%, then daylighting is likely to be seriously affected.

The guide suggests that in houses, living rooms, dining rooms and kitchens should be tested: bedrooms are deemed less important, although should nevertheless be analysed. In other buildings each main room where daylight is expected should be investigated.

ADF Test –The ADF (Average Daylight Factor) test takes account of the interior dimensions and surface reflectance within the room being tested as well as the amount of sky visible from the window. For this reason it is considered a more detailed and representative measure of the adequacy of light. The minimum ADF values recommended in BS8206 Part 2 are: 2% for family kitchens (and rooms containing kitchens); 1.5% for living rooms; and 1% for bedrooms. This is a test used in assessing new developments, although, in certain circumstances, it may be used as a supplementary test in the assessment of daylighting in existing buildings, particularly where more than one window serves a room.

Room depth ratio test - This is a test for new developments looking at the relative dimensions of each room (principally its depth) and its window(s) to ensure that the rear half of a room will receive sufficient daylight so as not to appear gloomy.

Sunlight

Sunlight is an important 'amenity' in both domestic and non-domestic settings. The way in which a building's windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the United Kingdom is in the northern hemisphere, we receive virtually all of our sunlight from the south. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to the position of due south.

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within 90^0 of due south and no obstruction subtends to angle of more than 25^0 to the horizontal or where the window wall faces within 20^0 of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that the Annual Probable Sunlight Hours (APSH) need to be analysed. APSH means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question. If the APSH tests reveal that the new development will receive at least one quarter of the available APSH, including at least 5% of APSH during the winter

months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together.

The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. APSH tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90^0 of due south of an existing building's main window wall and the new building subtends to angle of more than 25^0 to the horizontal;
- The window wall faces within 20^0 of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

Where APSH testing is required it is similar to the test for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

Sunlight – Gardens and Open Spaces

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guide are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5m tall are also factored into the calculations.

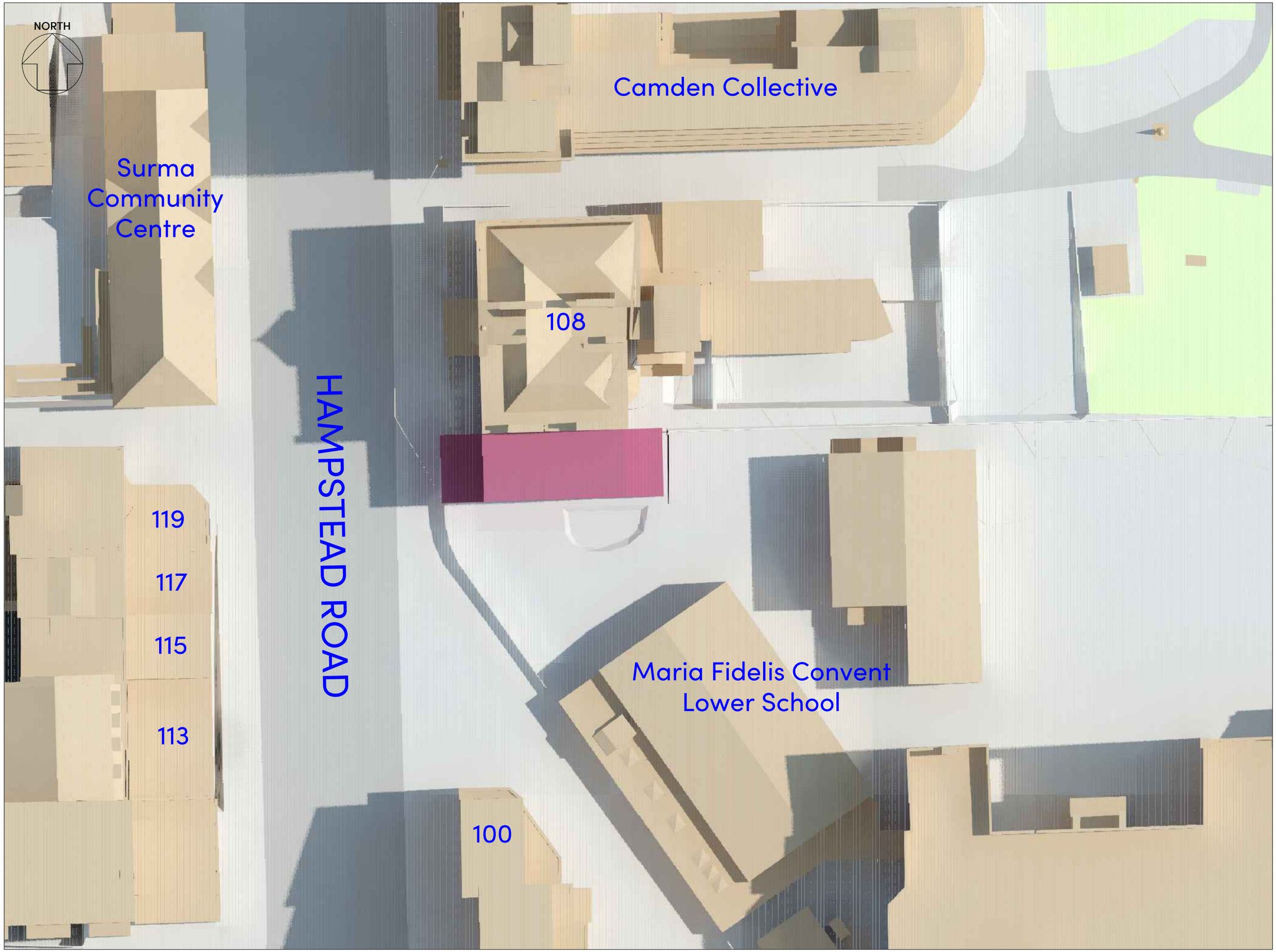
The BRE guidelines state that:

- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;
- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

Appendix G of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

Appendix B

Context drawings



Existing Site Plan

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Surrounding Properties

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Clive Sall Architects

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London,
NW1 2LS

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SL	LT

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NTS@A3	December 2020

HOLLIS
80-82 Silverthorne Road
London
SW8 3HE
T 020 7622 9555
F 020 7627 9850
W hollisglobal.com

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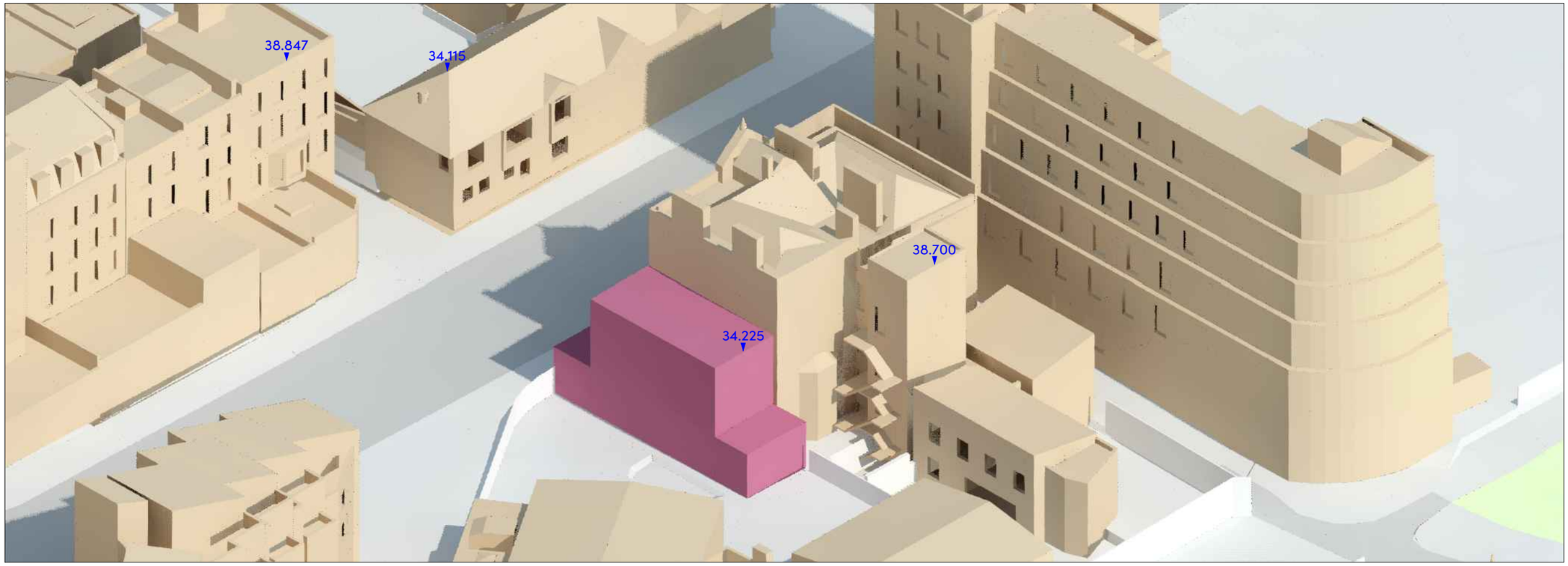

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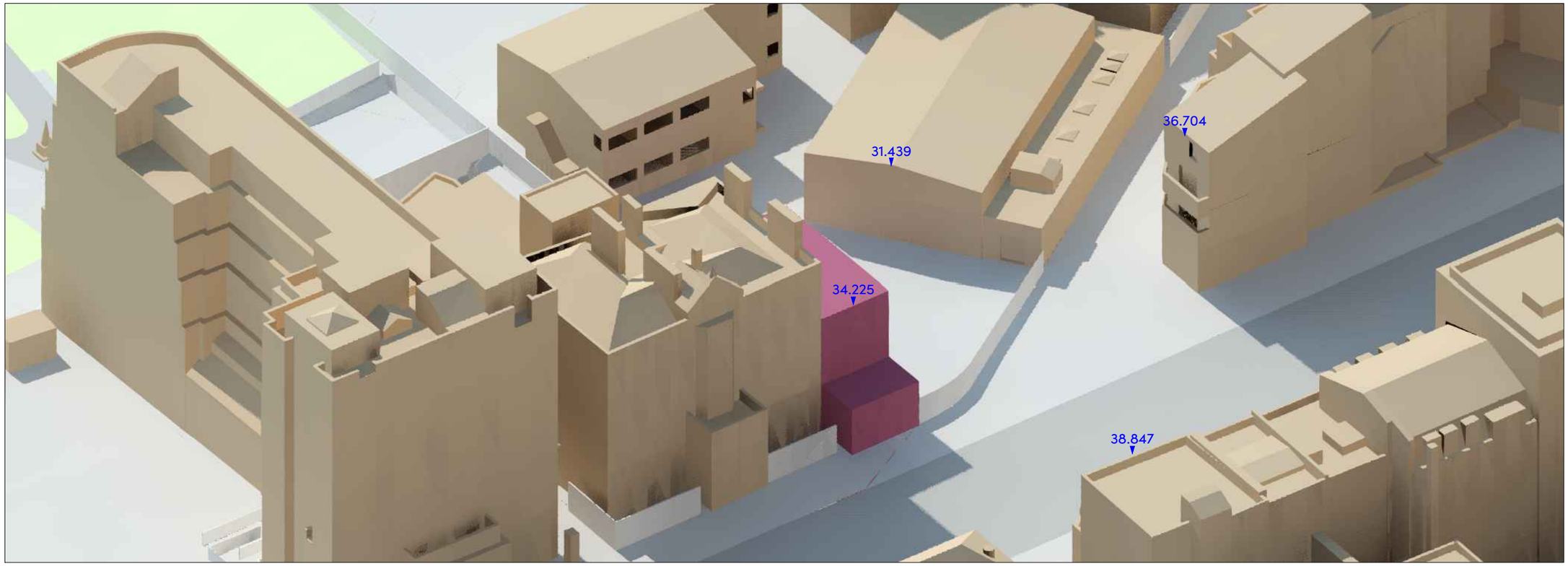

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80-82 Silverthorne Road
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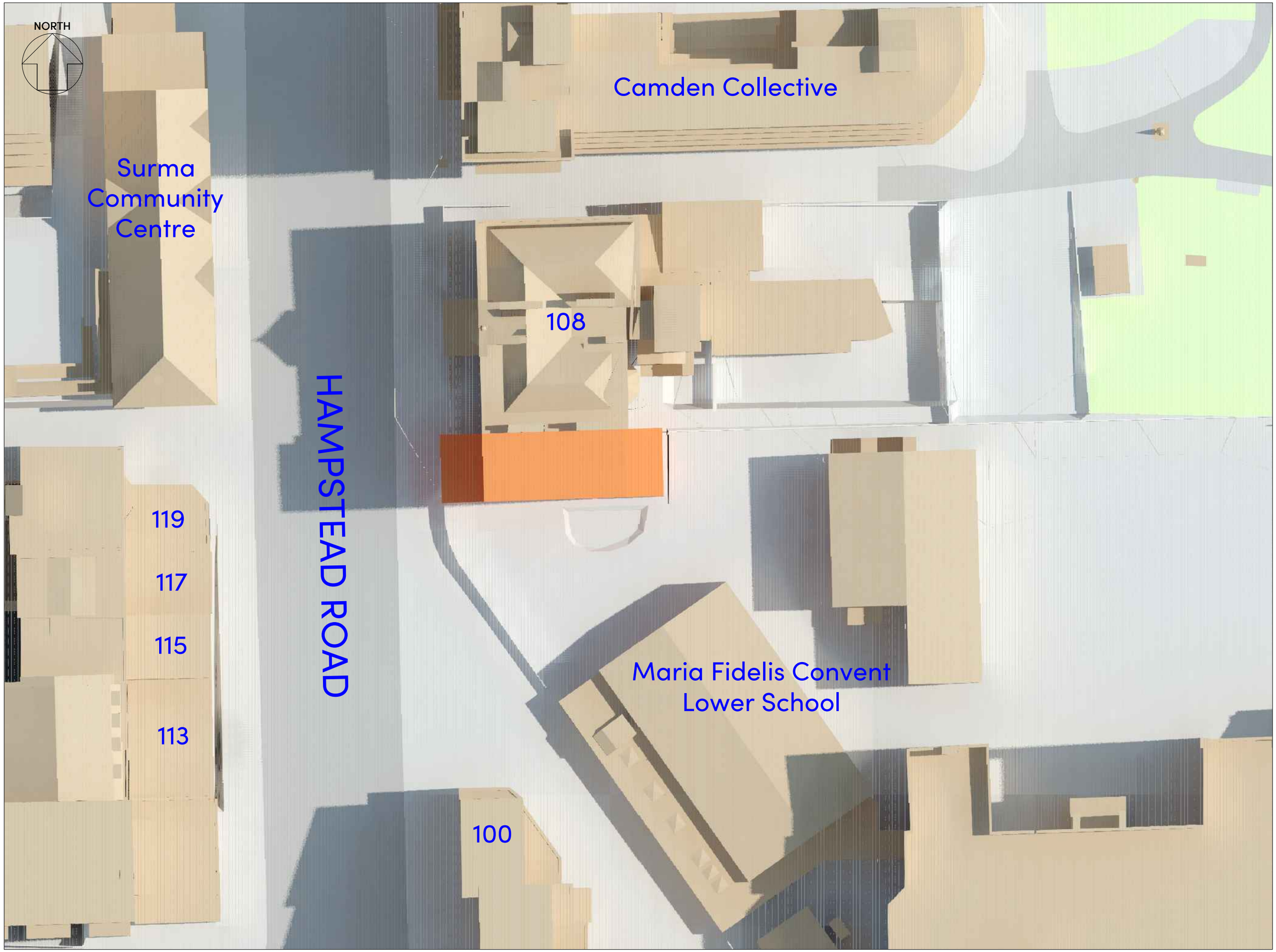

Proposed Site Plan

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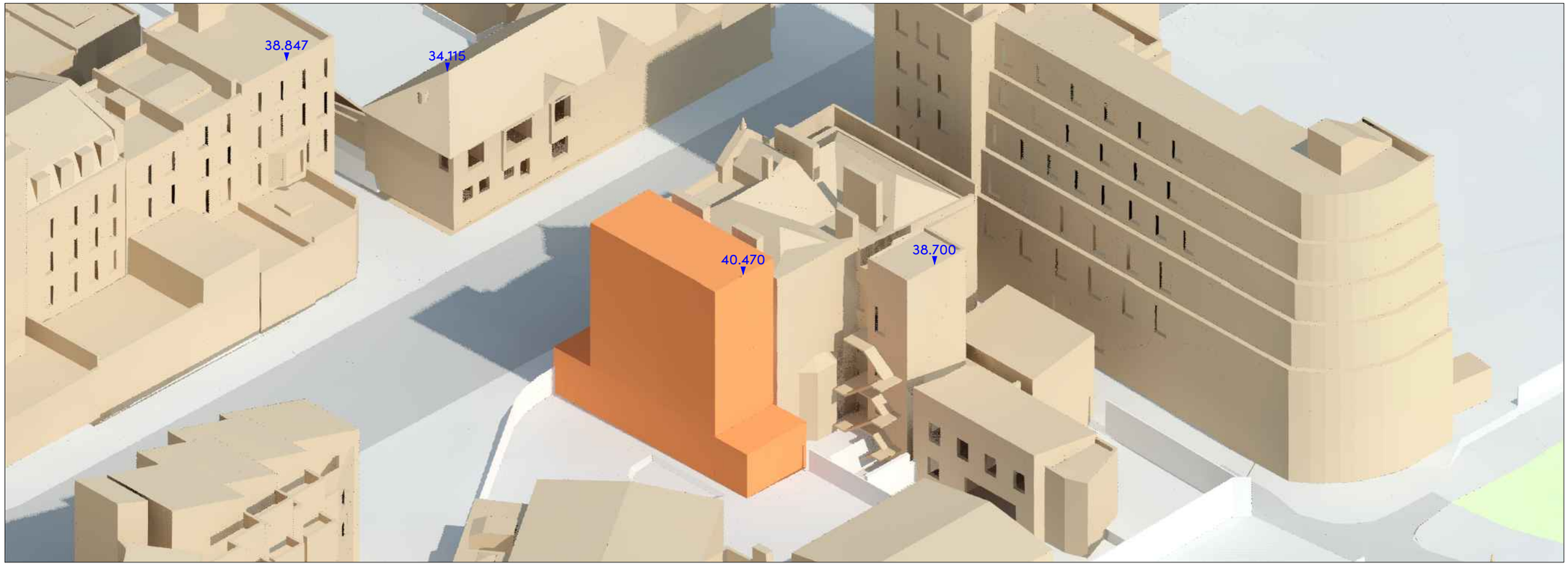

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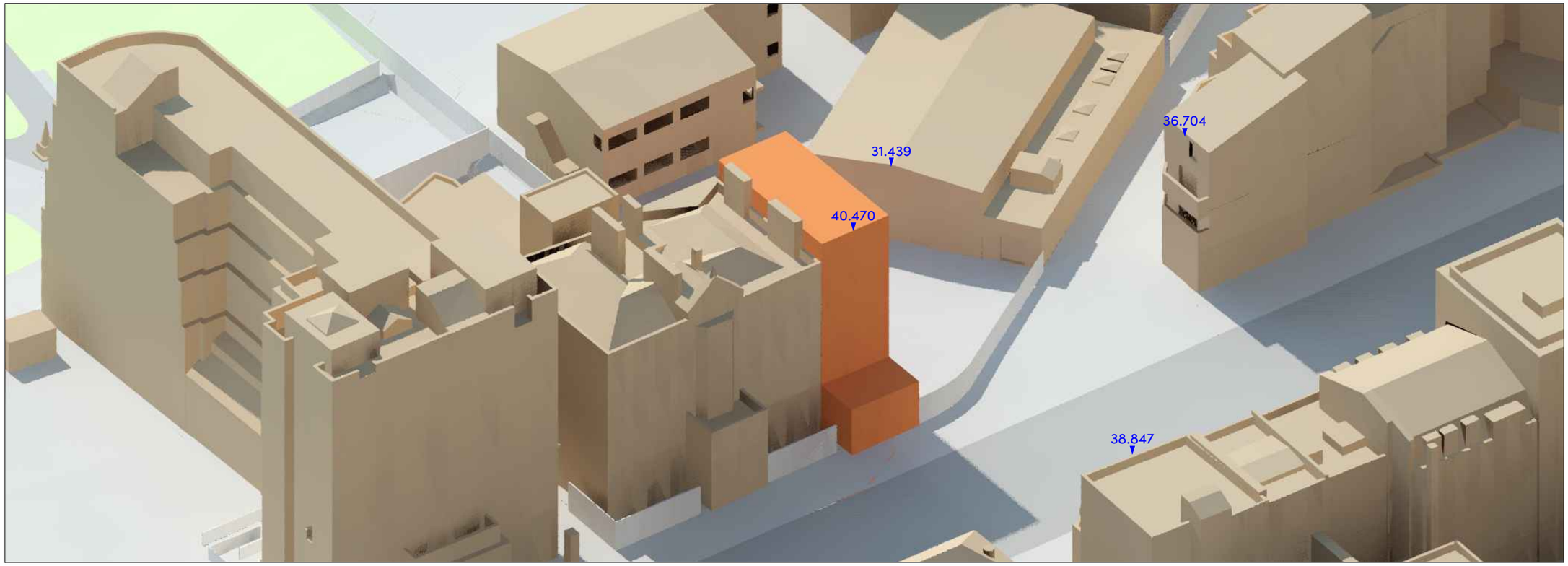

3D Context View - View from North West (Proposed)

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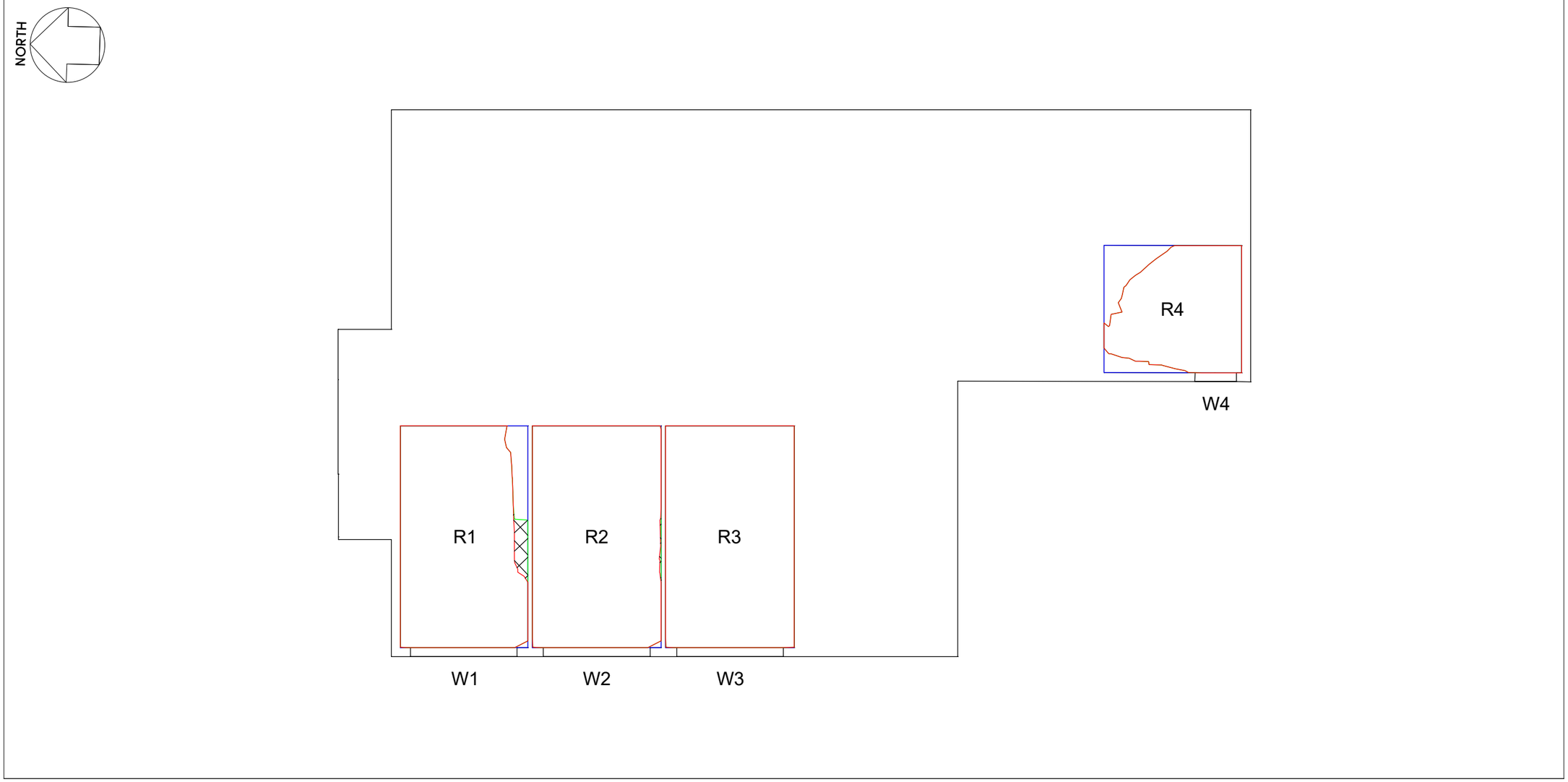
Appendix C

Window/room reference drawings



Maria Fidelis Convent Lower School - Ground Floor

3D Context View - North West

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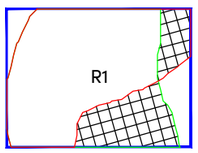

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room

3D Context View - South East

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Daylight Distribution Contours/Referencing Plans Maria Fidelis Convent Lower School

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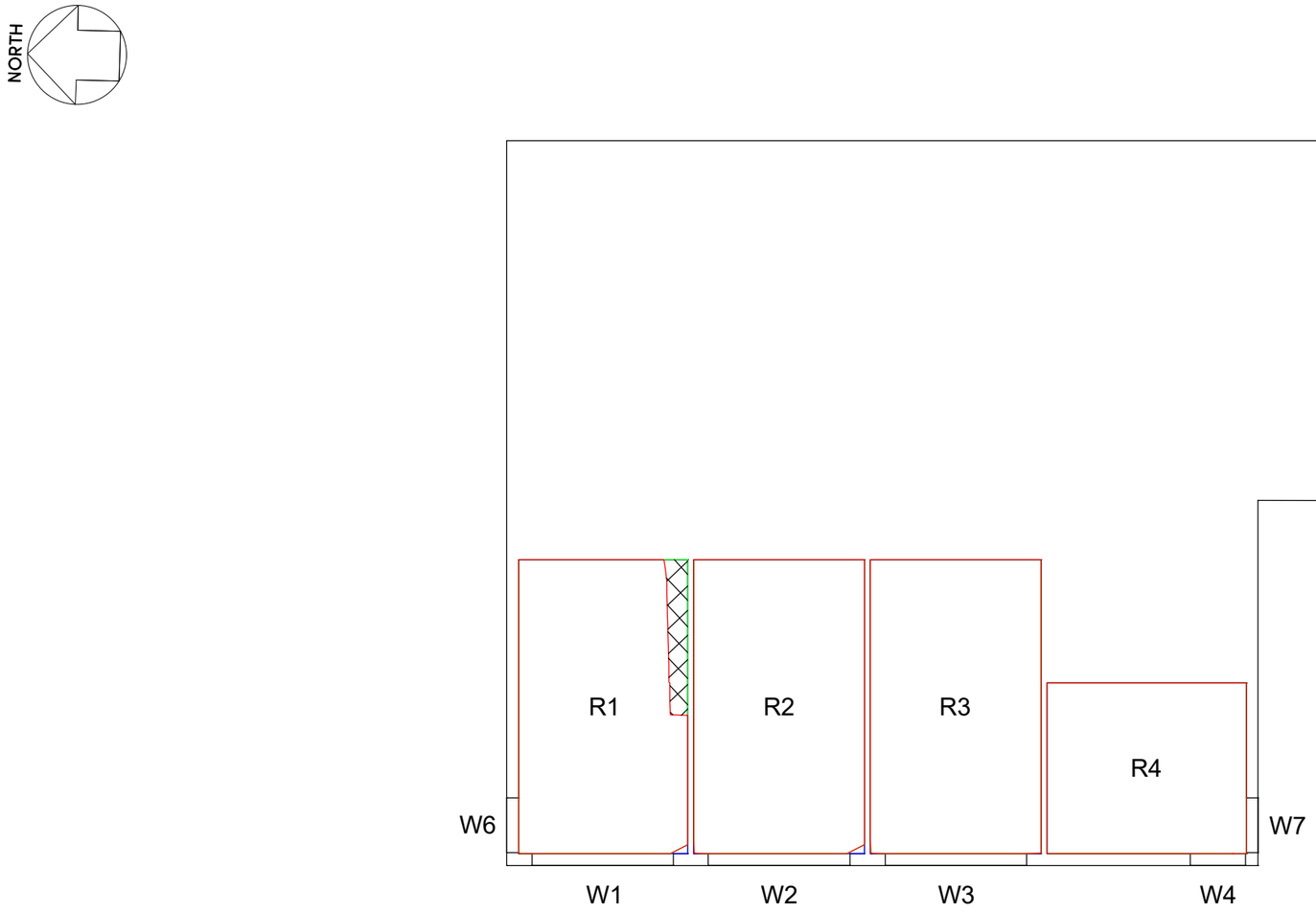

Maria Fidelis Convent Lower School - First Floor

3D Context View - North West

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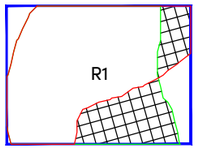

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1005_105 - GA Plan - Roof Plan.dwg
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PROMAP

zmapping-3D-model-high-detail:
120101929_1,57444-106 Hampstead
Road_050417_Solids.dwg

Received 07 April 2017

Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
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TITLE

Daylight Distribution
Contours/Referencing Plans
Maria Fidelis Convent Lower School

CLIENT

Clive Sall Architects

PROJECT

106 Hampstead Road,
London,
NW1 2LS

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SCALE	DATE
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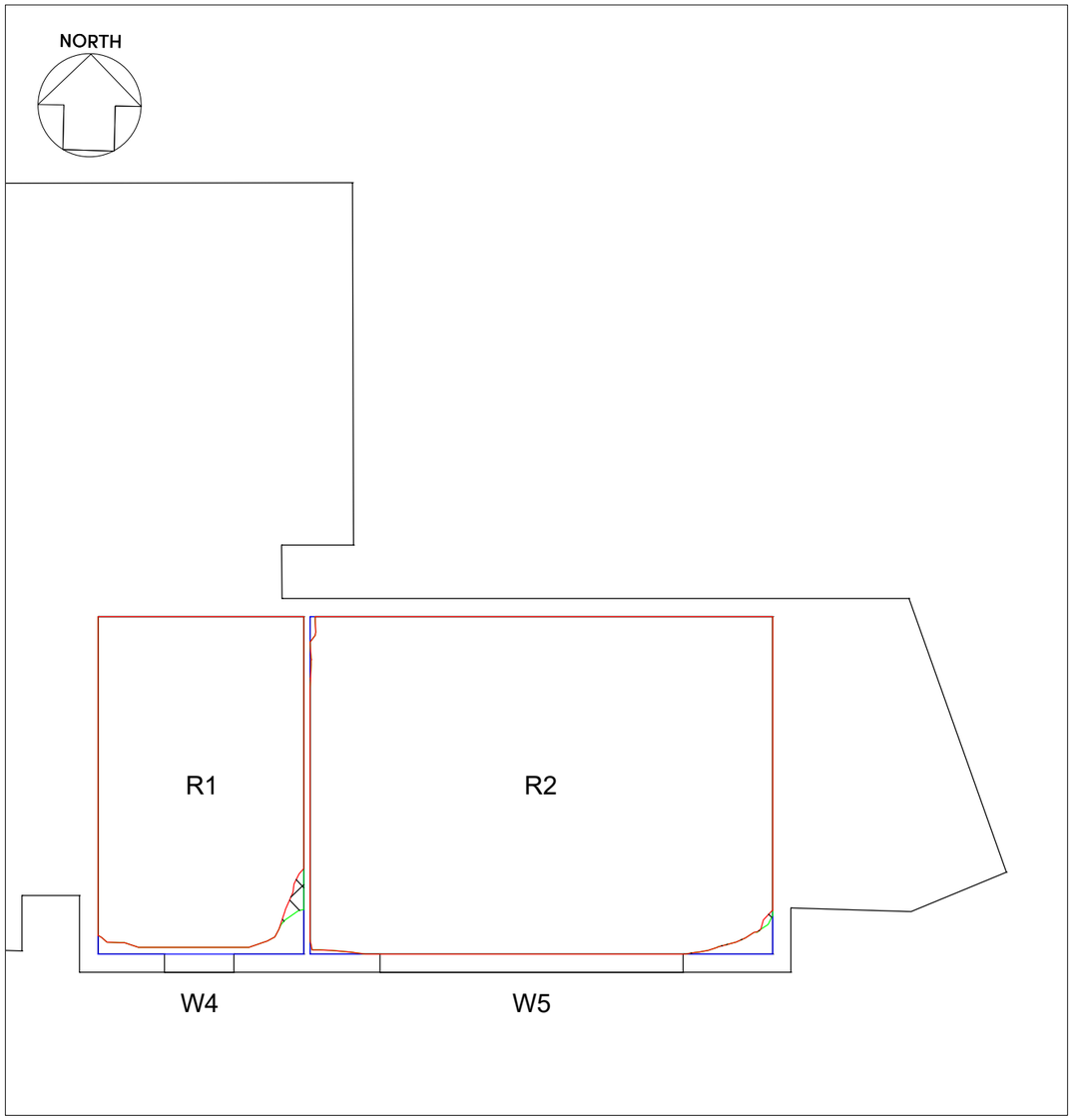
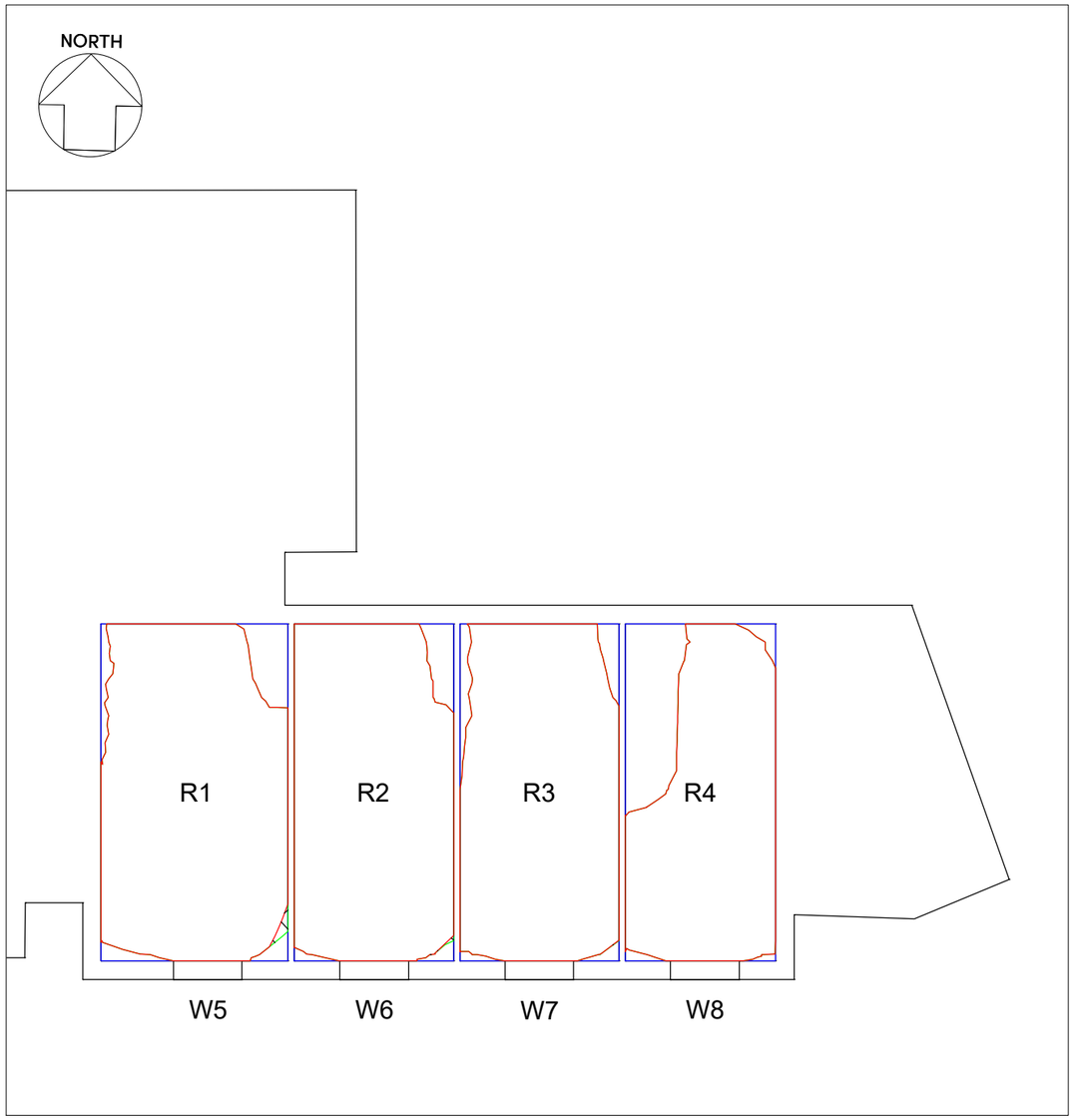
108622_DD_02	1



108 Hampstead Road - Ground Floor



108 Hampstead Road - First Floor

SOURCES OF INFORMATION:

CLIVE SALL ARCHITECTS

1005_001 - Site Location Plan.dwg
1005_005 - Existing Site Plan.dwg
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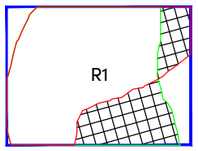
3D Context View - North West

KEY



- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room

3D Context View - South East

Rev.	Date	Amendments	Initial

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TITLE

Daylight Distribution Contours/Referencing Plans 108 Hampstead Road

CLIENT

Clive Sall Architects

PROJECT

106 Hampstead Road, London, NW1 2LS

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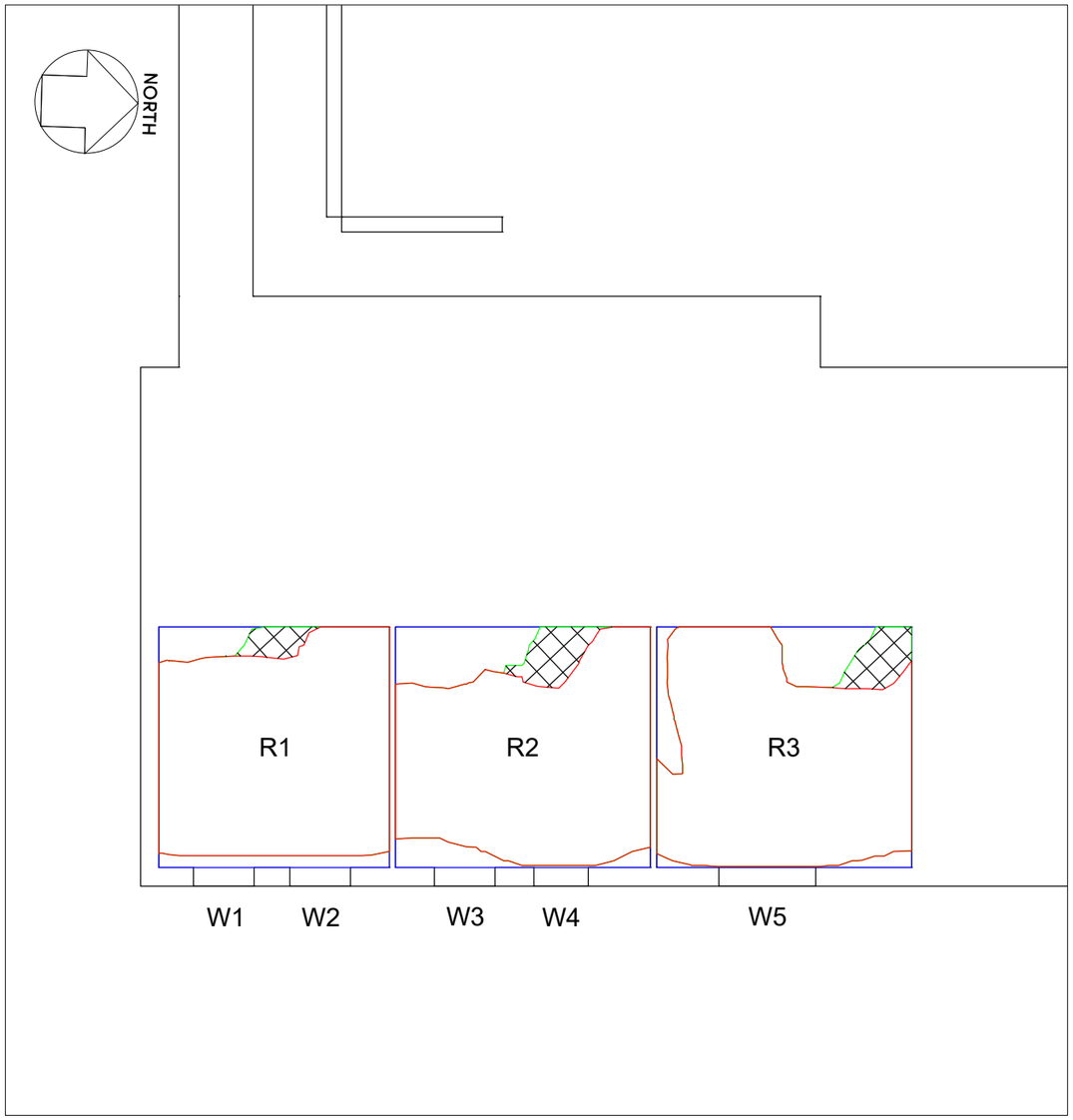
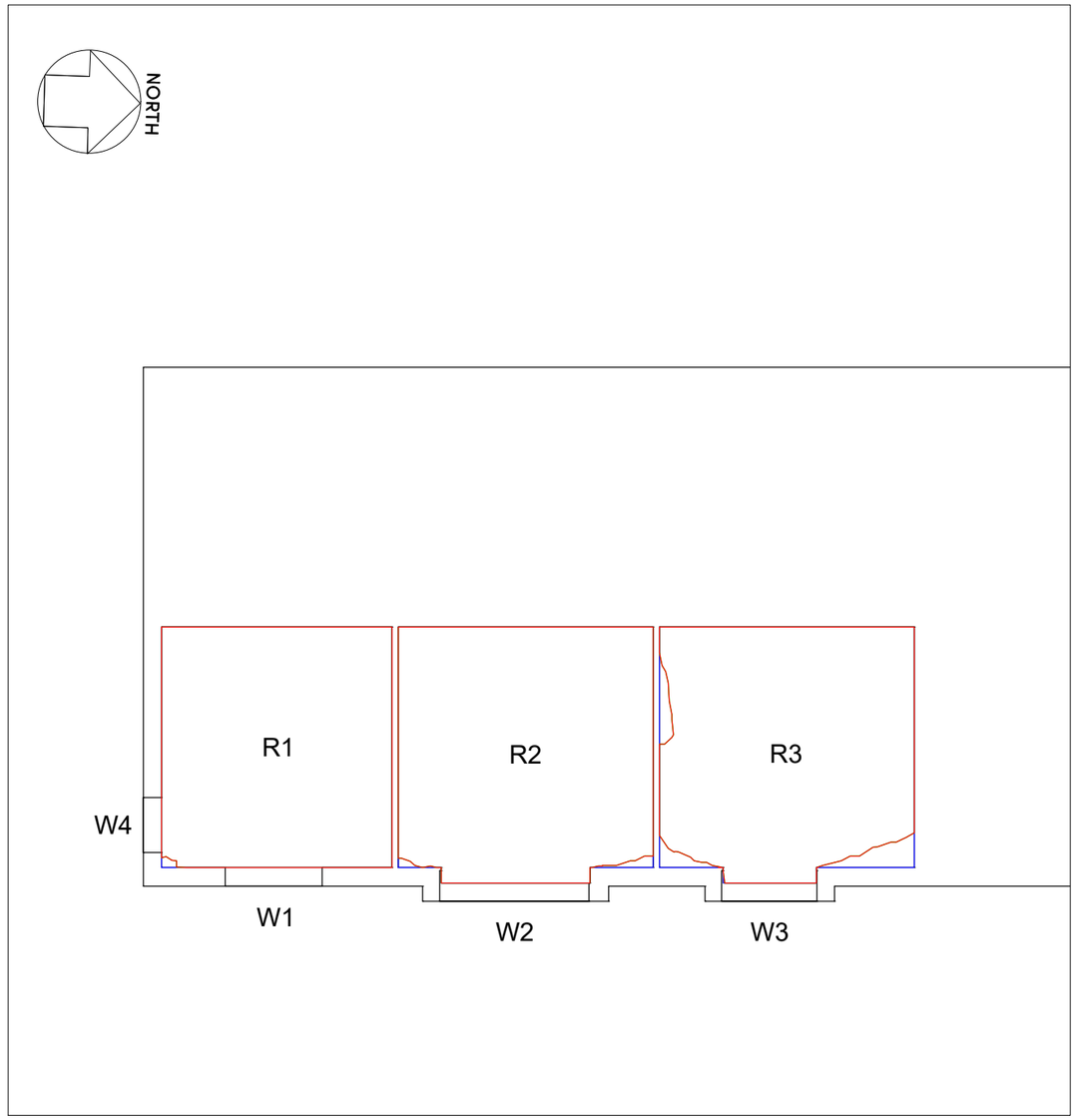
108622_DD_03	1



1 Robert Street - Ground Floor



1 Robert Street - First Floor

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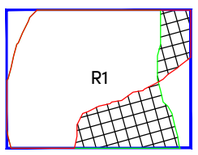
3D Context View - North West

KEY



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- Subject room

3D Context View - South East

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TITLE

Daylight Distribution Contours/Referencing Plans 1 Robert Street

CLIENT

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PROJECT

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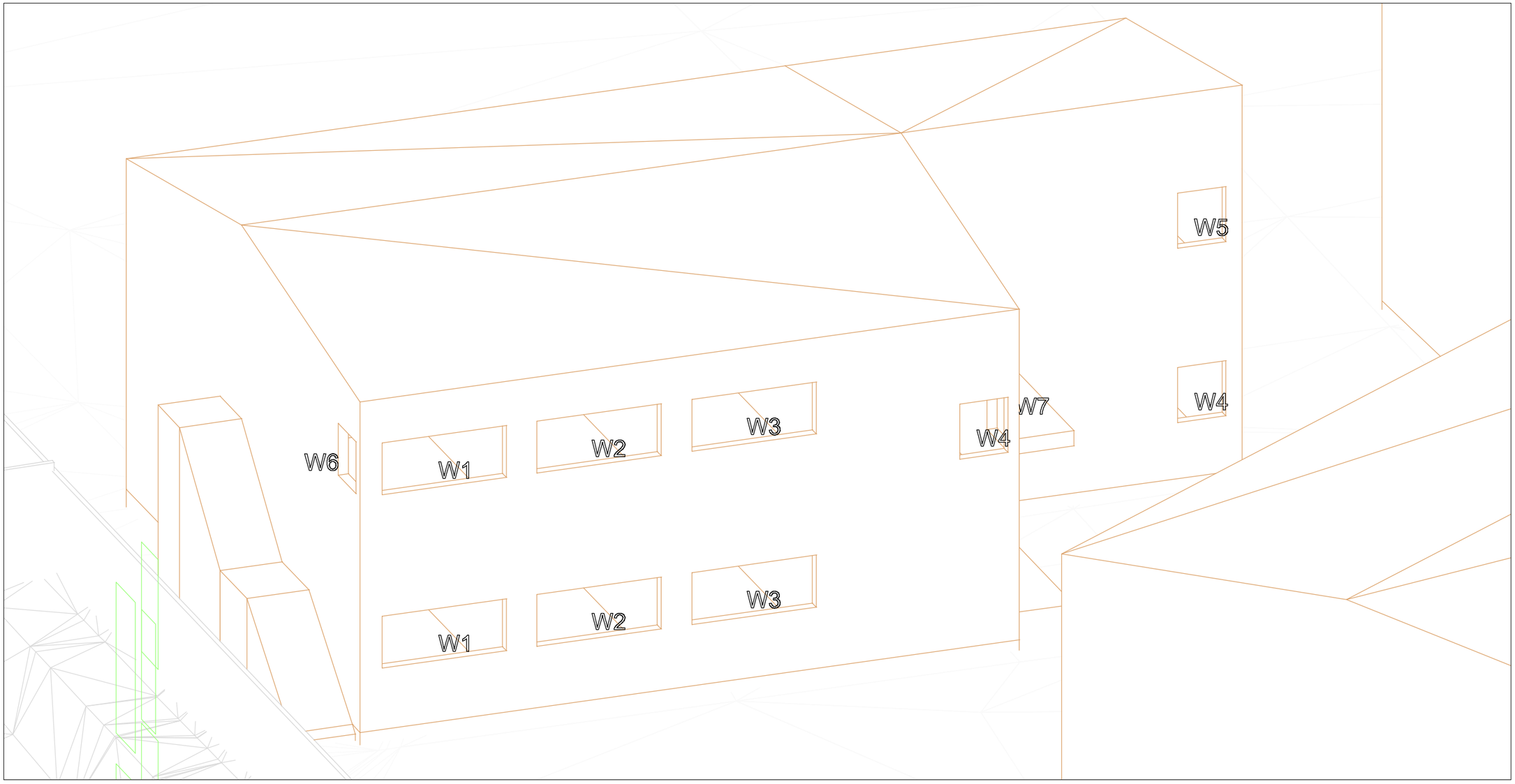
108622_DD_04	1



Maria Fidelis Convent Lower School

3D Context View - North West

3D Context View - South East

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Road_050417_Solids.dwg

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TITLE

Window Referencing Diagrams
Maria Fidelis Convent Lower School

CLIENT

Clive Sall Architects

PROJECT

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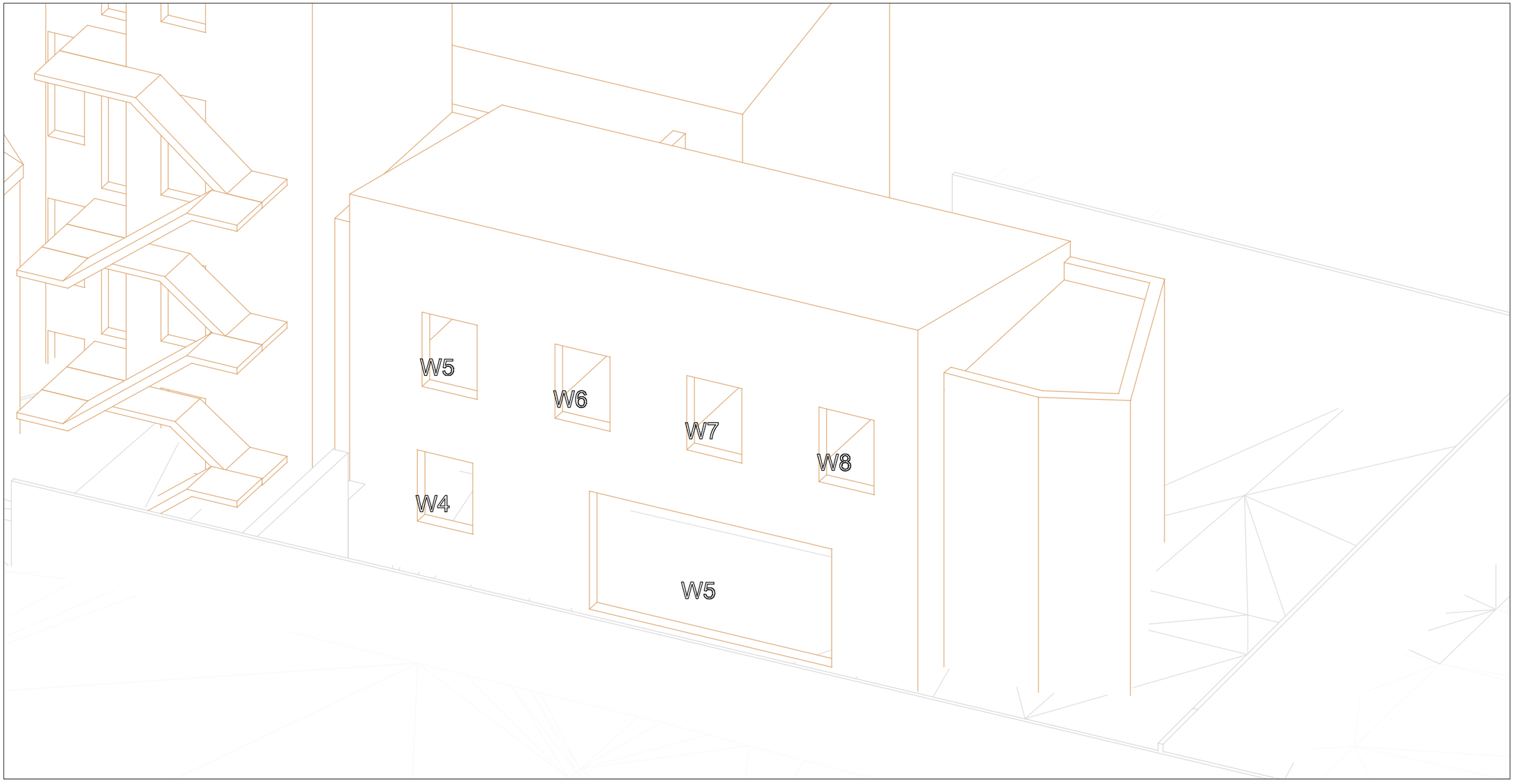

108 Hampstead Road

3D Context View - South West

3D Context View - South East

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Window Referencing Diagrams
108 Hampstead Road

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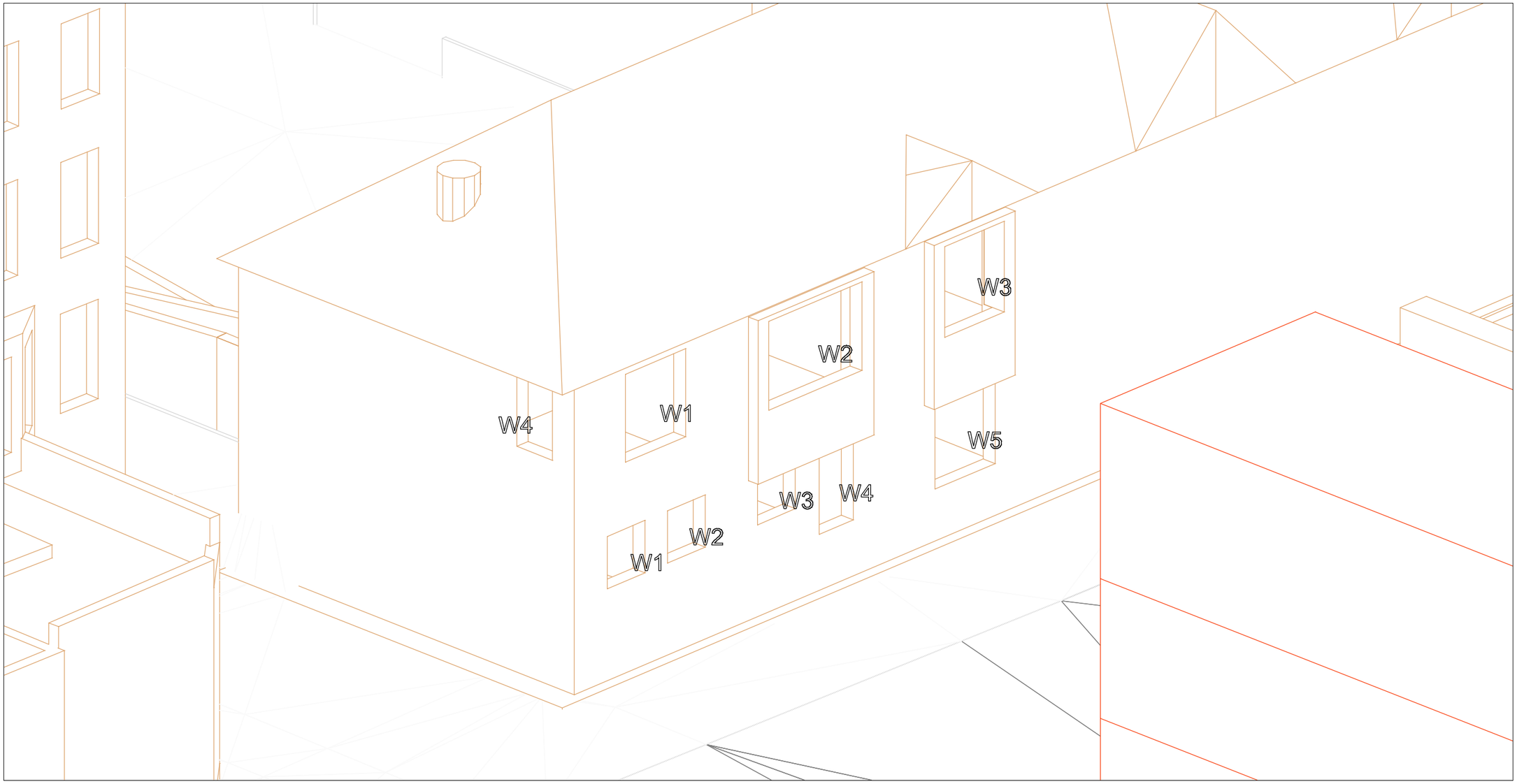

1 Robert Street

3D Context View - North East

3D Context View - South East

SOURCES OF INFORMATION:

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1 Robert Street

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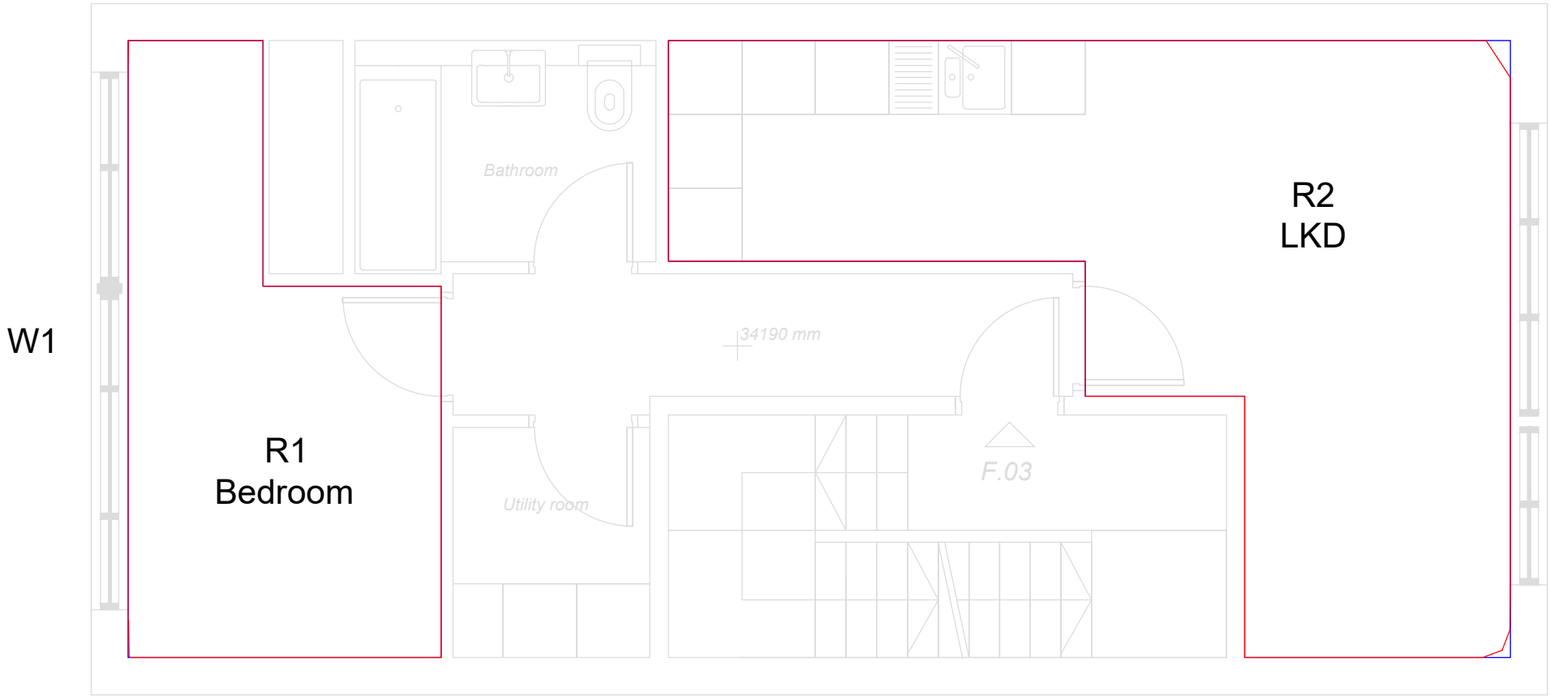
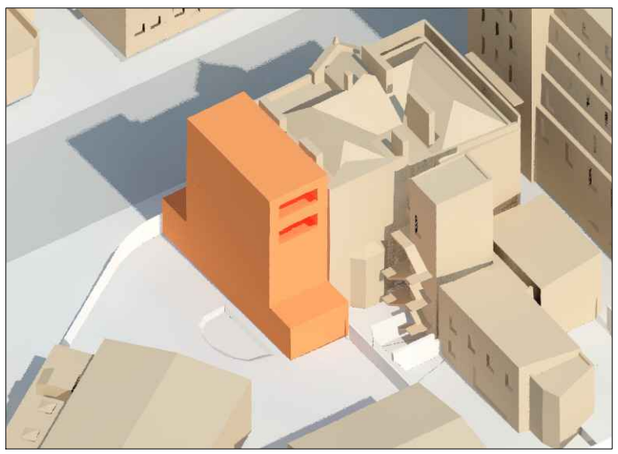
NORTH



106 Hampstead Road - Third Floor



3D Context View - South East

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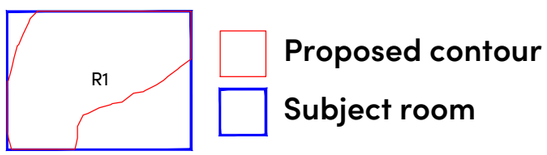

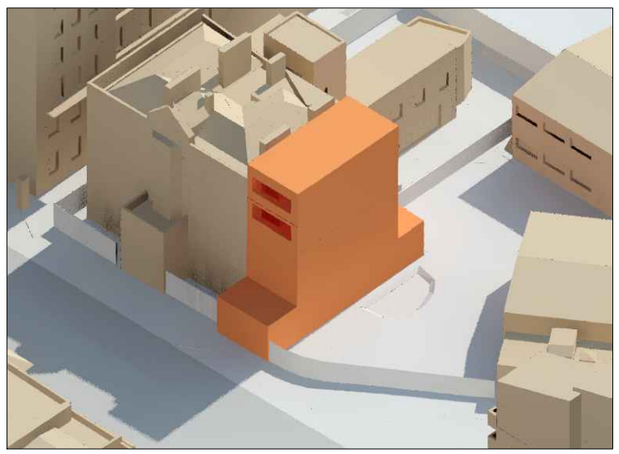

3D Context View - South West

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Daylight Distribution Contours/Referencing Plans 106 Hampstead Road

CLIENT

Clive Sall Architects

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106 Hampstead Road, London, NW1 2LS

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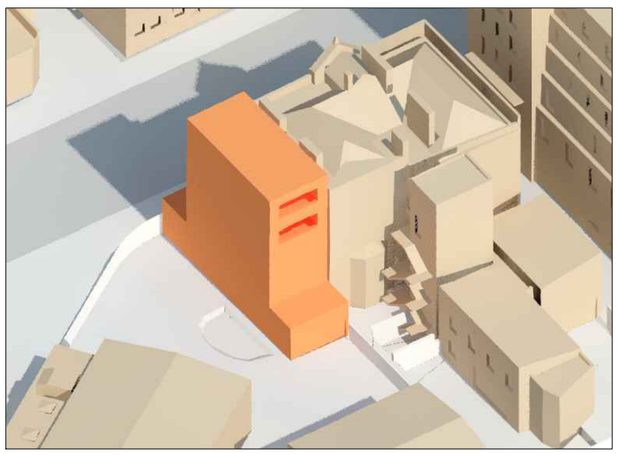
106 Hampstead Road - Fourth Floor



3D Context View - South East

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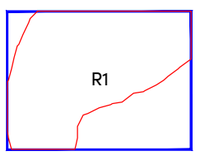
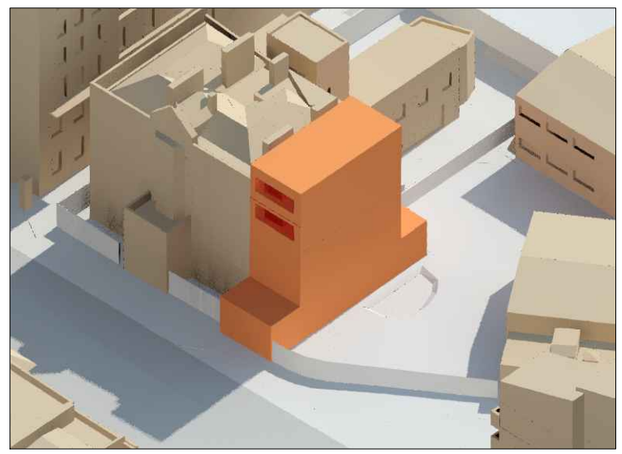


Proposed contour

Subject room



3D Context View - South West

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CLIENT

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108622-100_DDINT_02	1

Appendix D

Daylight study

Floor Ref.	Room Ref.	Room Use	Existing SQ M	Proposed SQ M	Times Former Value	% Loss	BRE Compliant
Maria Fidelis Convent Lower School							
Ground	R1	Unknown	13.6	13.2	0.97	3	YES
Ground	R2	Unknown	14.5	14.5	1	0	YES
Ground	R3	Unknown	14.5	14.5	1	0	YES
Ground	R4	Unknown	7.3	7.3	1	0	YES
First	R1	Unknown	14.4	13.5	0.94	6	YES
First	R2	Unknown	14.5	14.5	1	0	YES
First	R3	Unknown	14.5	14.5	1	0	YES
First	R4	Unknown	9.9	9.9	1	0	YES
First	R5	Unknown	8.5	8.5	1	0	YES
108 Hampstead Road (St Pancras Female Hospice)							
Ground	R1	Unknown	17.8	17.7	0.99	1	YES
Ground	R2	Unknown	41.3	41.2	1	0	YES
First	R1	Unknown	15.4	15.4	1	0	YES
First	R2	Unknown	13.7	13.7	1	0	YES
First	R3	Unknown	13.5	13.5	1	0	YES
First	R4	Unknown	10.7	10.7	1	0	YES
1 Robert Street (Surma Community Centre)							
Ground	R1	Unknown	13.3	12.8	0.96	4	YES
Ground	R2	Unknown	13.6	12.7	0.93	7	YES
Ground	R3	Unknown	14.3	13.4	0.94	6	YES
First	R1	Unknown	14.8	14.8	1	0	YES
First	R2	Unknown	16.9	16.9	1	0	YES
First	R3	Unknown	16.0	16.0	1	0	YES

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
Maria Fidelis Convent Lower School					
Ground	W1	24.90	23.45	0.94	Yes
Ground	W2	25.96	24.63	0.95	Yes
Ground	W3	26.04	24.72	0.95	Yes
Ground	W4	24.39	23.83	0.98	Yes
First	W1	28.95	27.32	0.94	Yes
First	W2	30.01	28.59	0.95	Yes
First	W3	30.80	29.44	0.96	Yes
First	W4	30.65	29.50	0.96	Yes
First	W5	31.89	31.42	0.99	Yes
First	W6	26.66	26.63	1.00	Yes
First	W7	25.42	25.42	1.00	Yes
108 Hampstead Road (St Pancras Female Hospice)					
Ground	W4	24.12	23.22	0.96	Yes
Ground	W5	22.91	22.29	0.97	Yes
First	W5	28.41	27.15	0.96	Yes
First	W6	29.25	28.22	0.96	Yes
First	W7	29.26	28.47	0.97	Yes
First	W8	28.14	27.54	0.98	Yes
1 Robert Street (Surma Community Centre)					
Ground	W1	26.21	25.23	0.96	Yes
Ground	W2	25.63	24.74	0.97	Yes
Ground	W3	19.30	18.53	0.96	Yes
Ground	W4	22.51	21.83	0.97	Yes
Ground	W5	22.17	21.63	0.98	Yes
First	W1	27.48	26.51	0.96	Yes
First	W2	27.87	27.11	0.97	Yes
First	W3	27.10	26.56	0.98	Yes
First	W4	21.50	21.22	0.99	Yes

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Proposed Clear Sky	Proposed ADF	Meets BRE Criteria
106 Hampstead Road						
Third	R1	Bedroom	W1	78.04	9.95	
				Total	**9.95**	**YES**
Third	R2	LKD	W2	80.68	5.03	
				Total	**5.03**	**YES**
Fourth	R1	Bedroom	W1	80.87	10.36	
				Total	**10.36**	**YES**
Fourth	R2	LKD	W2	83.26	5.19	
				Total	**5.19**	**YES**

Floor Ref	Room Ref	Room Use	Room Area (m²)	No Sky Line (m²)	% of Room Area	BRE Compliant
106 Hampstead Road						
Third	R1	Bedroom	9.91	9.91	99.99%	YES
Third	R2	LKD	20.76	20.72	99.78%	YES
Fourth	R1	Bedroom	9.91	9.91	99.99%	YES
Fourth	R2	LKD	20.76	20.73	99.84%	YES

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Appendix E

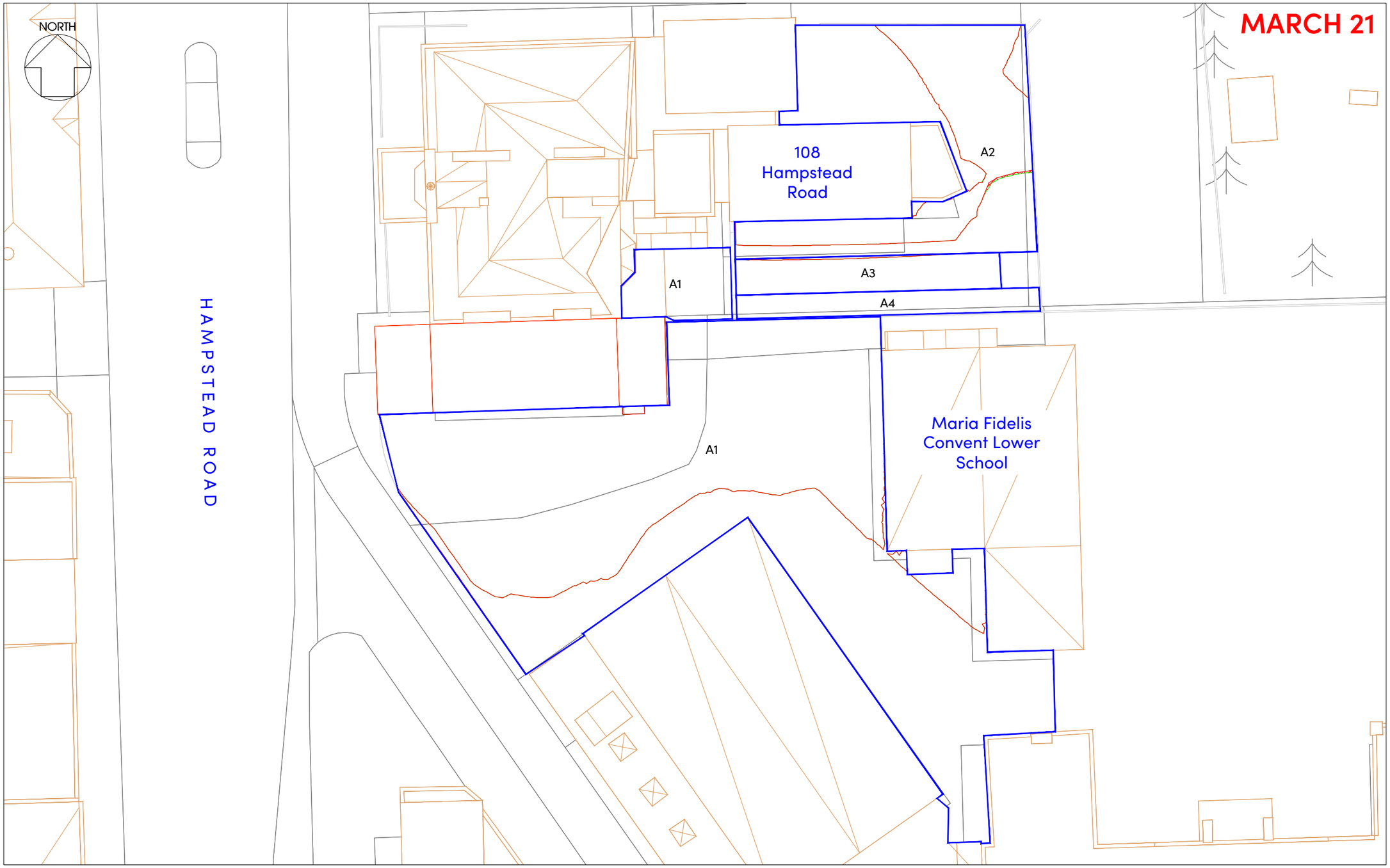
Sunlight study

Floor Ref.	Window Ref.	Existing Winter %	Existing Annual %	Proposed Winter %	Proposed Annual %	Winter Times Former Value	Annual Times Former Value	BRE Compliant
Maria Fidelis Convent Lower School								
Ground	W1	9	38	9	36	1.00	0.95	YES
Ground	W2	8	37	8	37	1.00	1.00	YES
Ground	W3	7	38	7	37	1.00	0.97	YES
Ground	W4	6	35	6	35	1.00	1.00	YES
First	W1	11	42	11	39	1.00	0.93	YES
First	W2	11	43	11	40	1.00	0.93	YES
First	W3	10	44	10	42	1.00	0.95	YES
First	W4	8	42	8	41	1.00	0.98	YES
First	W5	11	46	11	45	1.00	0.98	YES
First	W7	13	63	13	63	1.00	1.00	YES
108 Hampstead Road (St Pancras Female Hospice)								
Ground	W4	12	59	12	54	1.00	0.92	YES
Ground	W5	11	59	11	56	1.00	0.95	YES
First	W5	17	65	17	60	1.00	0.92	YES
First	W6	20	71	19	67	0.95	0.94	YES
First	W7	19	73	19	70	1.00	0.96	YES
First	W8	17	71	17	70	1.00	0.99	YES
1 Robert Street (Surma Community Centre)								
First	W4	19	56	19	54	1.00	0.96	YES

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Proposed Window		Proposed Room		Meets BRE Criteria
				Winter %	Annual %	Winter %	Annual %	
106 Hampstead Road								
Third	R1	Bedroom	W1	11	37	11	37	YES
Third	R2	LKD	W2	11	39	11	39	YES
Fourth	R1	Bedroom	W1	12	39	12	39	YES
Fourth	R2	LKD	W2	12	40	12	40	YES

Appendix F

Overshadowing study



MARCH 21

Existing Amenity Areas

KEY

- Existing area receiving over 2 hours of Sun
- Proposed area receiving over 2 hours of Sun
- Area of loss/gain
- Amenity area

SOURCES OF INFORMATION:

CLIVE SALL ARCHITECTS

1005_001 - Site Location Plan.dwg
1005_005 - Existing Site Plan.dwg
1005_010 - Proposed Site Plan.dwg
1005_020 - Existing Elevations - North.dwg
1005_021 - Existing Elevations - South.dwg
1005_022 - Existing Elevations - East.dwg
1005_023 - Existing Elevations - West.dwg
1005_030 - Existing Sections - AA BB.dwg
1005_050 - Existing Basement Plan.dwg
1005_051 - Existing Ground Floor Plan.dwg
1005_052 - Existing First Floor Plan.dwg
1005_053 - Existing Second Floor Plan.dwg
1005_054 - Existing Roof Plan.dwg
1005_090 - GA Plan - Lower Ground.dwg
1005_100 - GA Plan - Ground Floor.dwg
1005_101 - GA Plan - First Floor.dwg
1005_102 - GA Plan - Second Floor.dwg
1005_103 - GA Plan - Third Floor.dwg
1005_104 - GA Plan - Fourth Floor.dwg
1005_105 - GA Plan - Roof Plan.dwg
1005_201 - Proposed Section AA.dwg
1005_202 - Proposed Section BB.dwg
1005_300 - Proposed Elevations - North.dwg
1005_301 - Proposed Elevations - South.dwg
1005_302 - Proposed Elevations - East.dwg
1005_303 - Proposed Elevations - West.dwg

Received 8th December 2020

PROMAP

zmapping-3D-model-high-detail:
120101929_1,57444-106 Hampstead
Road_050417_Solids.dwg

Received 07 April 2017

Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
ALL DIMENSIONS ARE IN METERS ONLY

TITLE

Existing & Proposed 2hr Sun Contours March 21st

CLIENT

Clive Sall Architects

PROJECT

106 Hampstead Road,
London,
NW1 2LS

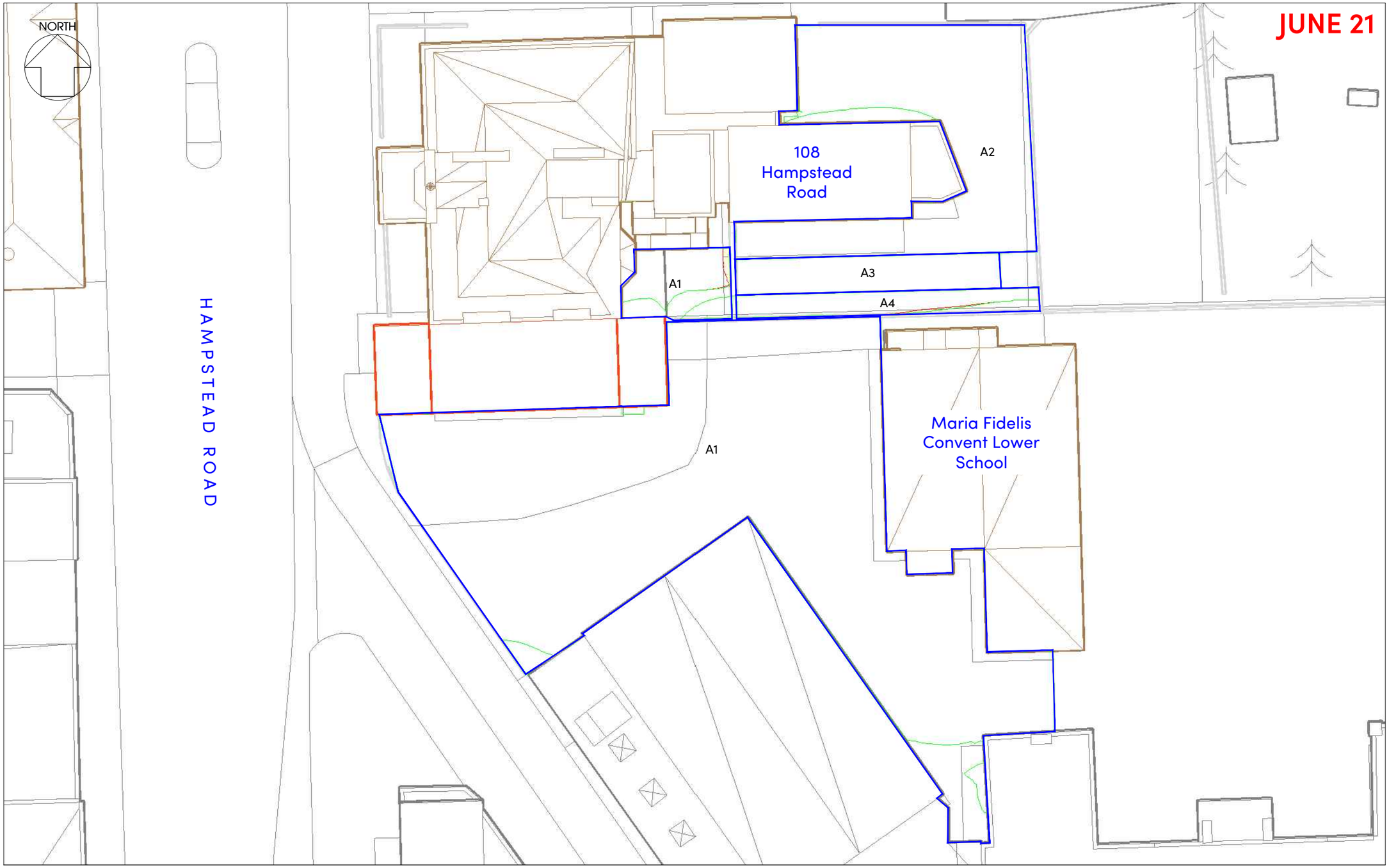
DRAWN BY	CHECKED
SL	LT
SCALE	**DATE**
1:250@A3	**December 2020**

HOLLIS

80-82 Silverthorne Road
London
SW8 3HE

T 020 7622 9555
F 020 7627 9850
W hollisglobal.com

DRAWING NO.	RELEASE NO.
108622_PO_01	**1**



Existing Amenity Areas

KEY

- Existing area receiving over 2 hours of Sun
- Proposed area receiving over 2 hours of Sun
- Area of loss/gain
- Amenity area

JUNE 21

SOURCES OF INFORMATION:

CLIVE SALL ARCHITECTS

1005_001 - Site Location Plan.dwg
1005_005 - Existing Site Plan.dwg
1005_010 - Proposed Site Plan.dwg
1005_020 - Existing Elevations - North.dwg
1005_021 - Existing Elevations - South.dwg
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1005_023 - Existing Elevations - West.dwg
1005_030 - Existing Sections - AA BB.dwg
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1005_101 - GA Plan - First Floor.dwg
1005_102 - GA Plan - Second Floor.dwg
1005_103 - GA Plan - Third Floor.dwg
1005_104 - GA Plan - Fourth Floor.dwg
1005_105 - GA Plan - Roof Plan.dwg
1005_201 - Proposed Section AA.dwg
1005_202 - Proposed Section BB.dwg
1005_300 - Proposed Elevations - North.dwg
1005_301 - Proposed Elevations - South.dwg
1005_302 - Proposed Elevations - East.dwg
1005_303 - Proposed Elevations - West.dwg

Received 8th December 2020

PROMAP

zmapping-3D-model-high-detail:
120101929_1,57444-106 Hampstead
Road_050417_Solids.dwg

Received 07 April 2017

Rev.	Date	Amendments	Initial

HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
ALL DIMENSIONS ARE IN METERS ONLY

TITLE

Existing & Proposed 2hr Sun Contours June 21st

CLIENT

Clive Sall Architects

PROJECT

106 Hampstead Road,
London,
NW1 2LS

DRAWN BY	CHECKED
SL	LT

SCALE	DATE
1:250@A3	December 2020

HOLLIS

80-82 Silverthorne Road
London
SW8 3HE

T 020 7622 9555
F 020 7627 9850
W hollisglobal.com

DRAWING NO.	RELEASE NO.
108622_PO_02	1

Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
Maria Fidelis Convent Lower School	Ground	A1	569.1	345.8	345.8	60.76%	60.76%	1	YES
108 Hampstead Road (St Pancras Female Hospic	Ground	A1	31.2	0.0	0.0	0.00%	0.00%	1	YES
108 Hampstead Road (St Pancras Female Hospic	Ground	A2	170.2	83.5	83.1	49.09%	48.86%	1	YES
108 Hampstead Road (St Pancras Female Hospic	Ground	A3	38.8	1.6	1.6	4.01%	4.01%	1	YES
108 Hampstead Road (St Pancras Female Hospic	Ground	A4	29.0	0.0	0.0	0.00%	0.00%	1	YES

Building Ref	Floor Ref	Amenity Ref	Amenity Area	Existing Lit Area	Proposed Lit Area	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
Maria Fidelis Convent Lower School	Ground	A1	569.1	546.0	546.0	95.95%	95.95%	1	YES
108 Hampstead Road (St Pancras Female Hospic	Ground	A1	31.2	22.1	21.3	71.05%	68.22%	0.96	YES
108 Hampstead Road (St Pancras Female Hospic	Ground	A2	170.2	162.2	162.2	95.31%	95.31%	1	YES
108 Hampstead Road (St Pancras Female Hospic	Ground	A3	38.8	38.8	38.8	99.97%	99.97%	1	YES
108 Hampstead Road (St Pancras Female Hospic	Ground	A4	29.0	24.5	24.0	84.72%	82.68%	0.98	YES