

Daylight and sunlight report for the proposed  
development at

106 Hampstead Road,  
London NW1 3EE



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## 1. Executive summary

### 1.1. Scope

1.1.1. We have been instructed by Whitehall Park Ltd to determine the impact upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development at 106 Hampstead Road, London NW1 3EE.

1.1.2. We have also undertaken internal daylight and sunlight tests to determine whether the new residential accommodation within proposed building itself will receive sufficient daylight and sunlight.

### 1.2. Assessment criteria

1.2.1. To ensure that this assessment can be appropriately evaluated the London Borough of Camden's **planning policy**, daylight and sunlight calculations have been undertaken in **accordance with the Building Research Establishment Report 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2<sup>nd</sup> Edition, 2011(the "BRE guide") and also British Standard 8206 – 2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting', to which the BRE guide refers. The standards and tests applied within this assessment are briefly described in Appendix A.**

### 1.3. Summary of effect of proposed development on existing surrounding buildings

#### 1.3.1. Daylight

The proposed new massing on the development site is limited to the addition of two additional storeys on the existing building, and as such the vast majority of neighbouring properties will comply with the BRE recommended **preliminary '25 degree line' test** and are therefore not likely to experience adverse daylight or sunlight impacts.

Due to the urban nature of the site and surrounding context, VSC and DD testing has been undertaken for the adjacent neighbouring properties even where the preliminary 25 degree line test is satisfied, as a precaution. Results show that all neighbouring properties would continue to meet the BRE recommended target values for VSC and DD and the effect of the proposed development on neighbouring daylight amenity would be negligible.

#### 1.3.2. Sunlight

APSH testing has been undertaken for the windows within adjacent neighbouring facing within 90 degrees of due south, in accordance with BRE recommended methodology. Results show that all assessed will continue to comply with BRE recommendations for annual and winter sunlight and the effect of the proposed development on neighbouring sunlight amenity would be negligible.

## Overshadowing

The sunlight availability and extent of any overshadowing of the external amenity space at Maria Fidelis Convent Lower School and 108 Hampstead Road (St Pancras Female Hospice) has been assessed using BRE recommended methodology; results show that the proposed development would have a negligible effect on the sunlight availability to these outdoor spaces when assessed on 21 March, in accordance with BRE recommendations.

### 1.4. Summary of analysis of daylight, sunlight and overshadowing for the new development

#### 1.4.1. Internal daylight

All assessed habitable rooms within the proposed development would meet or exceed the BRE recommended target daylight values for both the Average Daylight Factor (ADF) and Daylight Distribution (DD) tests, and both proposed dwellings will provide an excellent standard of daylight for future occupants.

#### 1.4.2. Internal sunlight

All assessed habitable rooms within the proposed development would meet or exceed the BRE recommended target annual and winter sunlight values using the Annual Probable Sunlight Hours (APSH) test, and both proposed dwellings will provide an excellent standard of sunlight for future occupants.

### 1.5. Overall

Overall, the proposed development would not adversely impact neighbouring daylight and sunlight amenity when assessed in accordance with BRE recommendations, in-line with the London Borough of Camden's Local Plan Policy A1, 'Managing the Impact of Development'.

Within the development itself; all proposed habitable rooms will achieve or exceed the relevant BRE recommended target values and we therefore consider the daylight and sunlight levels to be adequate when assessed in accordance with BRE recommendations. We conclude that the proposed development will provide the future occupants with an excellent standard of daylight and sunlight amenity.



## 2. Introduction

### 2.1. Scope

- 2.1.1. We have been instructed by Whitehall Park Ltd to determine the impact upon the daylight and sunlight amenity that may arise from the proposed development of 106 Hampstead Road, London NW1 3EE in respect of the existing surrounding buildings. We have also undertaken internal daylight and sunlight tests and an overshadowing assessment to determine whether the proposed building will receive sufficient daylight and sunlight.

### 2.2. Planning policy

- 2.2.1. **The London Borough of Camden's** Local Plan (2017) refers to the following documents as those being used to review adequacy of daylight and sunlight. This Report is therefore based on the following publications which contain the accepted standards for assessing daylight and sunlight:

- **Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2<sup>nd</sup> Edition, 2011" ("the BRE guide").**
- **BS8206 – Part 2: 2008 Code of Practice for Daylighting.**

- 2.2.2. **The London Borough of Camden's** Local Plan, adopted in 2017, contains the following policy guidance under Section 6: Protecting Amenity.

#### "Policy A1 Managing the impact of development

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.*"

- 2.2.3. The policy goes on the **state under section 6.5 'Sunlight, daylight and overshadowing';**

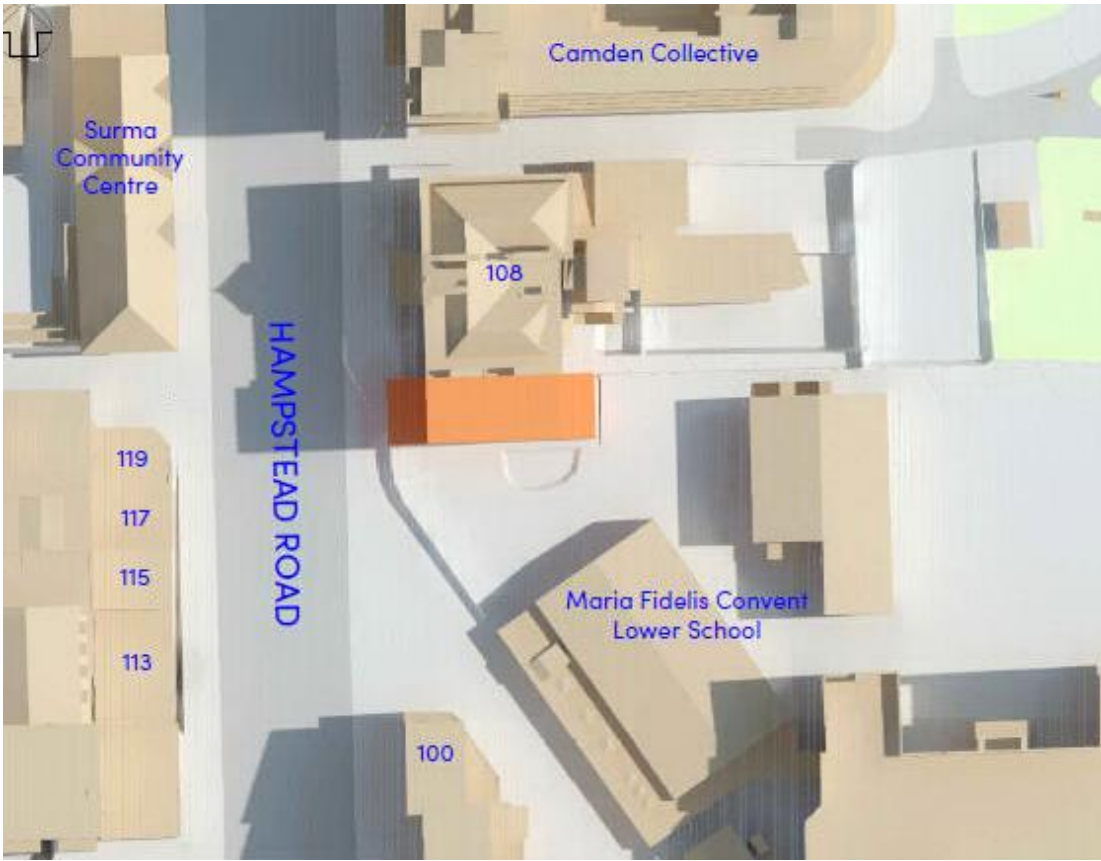
*"Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent guidance published by the Building Research 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.**"*

2.3. Assessment criteria

2.3.1. To ensure that this assessment can be appropriately evaluated against best practice standards, daylight and sunlight calculations have been undertaken in accordance with **the ‘BRE guide’ and also on BS8206–2: 2008** to which the BRE guide refers. The standards and tests applied are briefly described in Appendix A.

2.3.2. The existing residential buildings adjacent to the proposed development site are shown on the site plan (see below) and comprise:

Name/address of building	Assumed use	Position in relation to the development
Maria Fidelis Convent Lower School	Education	South
108 Hampstead Road (St Pancras Female Hospice)	Healthcare	North
1 Robert Street (Surma Community Centre)	Community	West



## 2.4. Limitations

2.4.1. We refer you to our daylighting and sunlighting limitations, as provided with our fee proposal.

2.4.2. Our assessment is based on the scheme drawings provided by Clive Sall Architecture as listed below:

Title	Date Rec.
<b>Clive Sall Architecture</b>	
<b>1005_PD_DrawingSet.pdf</b>	17/12/2020
1005_101 - GA Plan - First Floor.dwg	08/12/2020
1005_102 - GA Plan - Second Floor.dwg	08/12/2020
1005_103 - GA Plan - Third Floor.dwg	08/12/2020
1005_104 - GA Plan - Fourth Floor.dwg	08/12/2020
1005_105 - GA Plan - Roof Plan.dwg	08/12/2020
1005_201 - Proposed Section AA.dwg	08/12/2020
1005_202 - Proposed Section BB.dwg	08/12/2020
1005_300 - Proposed Elevations - North.dwg	08/12/2020
1005_301 - Proposed Elevations - South.dwg	08/12/2020
1005_302 - Proposed Elevations - East.dwg	08/12/2020
1005_303 - Proposed Elevations - West.dwg	08/12/2020
<b>Promap – Zmapping High Detail 3d Map</b>	
120101929_1,57444-106 Hampstead Road_050417_Solids.dwg	07/04/2017

2.4.3. A desk-top based site inspection was also undertaken to record the location of windows within the surrounding buildings. Where no elevation survey data has been provided to us, we have estimated approximate window heights and positions in the surrounding existing properties from data gathered from our desktop-based site inspection.

2.4.4. A topographical survey has not been undertaken and all levels and elevation details are approximate, having been obtained from the desktop-based site inspection, OS data and elevation drawings.

## 3. Assessment and results – impact of new development on existing, surrounding buildings

### 3.1. Daylight

3.1.1. In accordance with the BRE guide (see also Appendix A), the vast majority neighbouring **properties will comply with the BRE recommended preliminary '25 degree line' test** and would not be likely to experience adverse daylight or sunlight impacts.

3.1.2. However, due to the urban nature of the site and surrounding context, Vertical Sky Component (VSC) and (Daylight Distribution) DD testing has been undertaken for the adjacent neighbouring properties even where the preliminary 25 degree line test is satisfied, as a precaution.

3.1.3. The results of our VSC analysis are shown in full in Appendix D. The following table is a summary of our findings:

Building address	No. of windows analysed	BRE compliant		Total percentage BRE compliant
		Yes	No	
Maria Fidelis Convent Lower School	11	11	0	100
108 Hampstead Road (St Pancras Female Hospice)	6	6	0	100
1 Robert Street (Surma Community Centre)	9	9	0	100
Totals	26	26	0	100

3.1.4. Of the 26 windows tested all will continue to meet the target values as set out in the BRE guidelines; retaining a VSC of at least 27% or within 0.8 times the former value.

3.1.5. The Daylight Distribution (DD) test results are shown in full in Appendix D. Below is a summary of our findings:

Building address	No. of rooms analysed	BRE compliant		Total percentage BRE compliant
		Yes	No	
Maria Fidelis Convent Lower School	9	9	0	100
108 Hampstead Road (St Pancras Female Hospice)	6	6	0	100
1 Robert Street (Surma Community Centre)	6	6	0	100
Totals	21	21	0	100

3.1.6. Of the 21 rooms tested all will continue to meet the target values as set out in the BRE guidelines; **retaining access to visible sky across at least 80% of the rooms' area**, or remaining within 0.8 times the former value.

3.1.7. The effect of the proposed development on neighbouring daylight amenity is therefore considered negligible.

## 3.2. Sunlight

3.2.1. In accordance with the BRE Guide, our analysis of the plans provided and our observations on site, the surrounding buildings listed in the table at paragraph 2.3.2 require Annual Probable Sunlight Hours (APSH) testing – (see Appendix A).

3.2.2. The table below shows a summary of the results of the APSH testing. Full test results are contained in Appendix E.

Building address	No. of windows analysed	BRE compliant		Total percentage BRE compliant
		Yes	No	
Maria Fidelis Convent Lower School	10	10	0	100
108 Hampstead Road (St Pancras Female Hospice)	6	6	0	100
1 Robert Street (Surma Community Centre)	1	1	0	100
Totals	17	17	0	100

3.2.3. Of the 17 windows tested all will continue to meet the target values as set out in the BRE guidelines; retaining at least 25% of annually available sunlight hours (5% of which during the summer months) or at least 0.8 times the former values.

3.2.4. The effect of the proposed development on neighbouring sunlight amenity is therefore considered negligible.

## 3.3. Overshadowing

3.3.1. In accordance with the BRE guide we have undertaken overshadowing assessments to external neighbouring amenity areas in close proximity to the proposed development.

3.3.2. A reference plan and the results of the overshadowing analysis are shown in full in Appendix F.

Building address	No. of amenity areas analysed	BRE compliant		Total percentage BRE compliant
		Yes	No	
Maria Fidelis Convent Lower School	1	1	0	100
108 Hampstead Road (St Pancras Female Hospice)	4	4	0	100
Totals	5	5	0	100

- 3.3.3. Our results demonstrate that all of the external amenity areas tested meet or exceed the BRE target criteria for sunlight because at least 50% of their area receives at least two hours of direct sunlight on 21 March, or the reduction in area receiving sun on that date is less than the permitted 20%.

#### 4. Assessment and results – daylighting, sunlighting and overshadowing issues in the new development

##### 4.1. Internal daylight

4.1.1. ADF tests and Daylight Distribution (DD) tests have been undertaken to all habitable rooms across the two new dwellings within the proposed development. The full ADF and DD test results are shown in full in Appendix D. Below is a summary of our findings:

Average daylight factor				
Unit ref.	No. of rooms analysed	BRE compliant		Total percentage BRE compliant
		Yes	No	
Flat 3	2	2	0	100
Flat 4	2	2	0	100
TOTAL	4	4	0	100

Daylight distribution				
Building address	No. of rooms analysed	BRE compliant		Total percentage BRE compliant
		Yes	No	
Flat 3	2	2	0	100
Flat 4	2	2	0	100
TOTAL	4	4	0	100

4.1.2. All proposed habitable rooms will achieve or exceed the BRE target values for both the DD and ADF test. Both dwellings within the proposed development will therefore provide an excellent standard of daylight amenity for future occupants.

##### 4.2. Internal sunlight

4.2.1. APSH tests have been undertaken to all proposed habitable rooms within the proposed development, regardless of orientation. The full APSH test results are shown in full in Appendix E. Below is a summary of our findings:

Building address	No. of rooms analysed	BRE compliant		Total percentage BRE compliant
		Yes	No	
Flat 3	2	2	0	100
Flat 4	2	2	0	100
TOTAL	4	4	0	100

4.2.2. All proposed habitable rooms will achieve or exceed the BRE target values for both annual and winter sunlight. Both dwellings within the proposed development will therefore provide an excellent standard of sunlight amenity for future occupants.

## Appendix A

Test to be applied



## 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, 2<sup>nd</sup> 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<sup>1</sup>. 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<sup>0</sup> 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<sup>0</sup> 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

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<sup>1</sup> 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° test will need to be carried out.

25° 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° 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° 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° 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° of due south and no obstruction subtends to angle of more than 25° to the horizontal or where the window wall faces within 20° 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° of due south of an existing building's main window wall and the new building subtends to angle of more than 25° to the horizontal;
- The window wall faces within 20° 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.

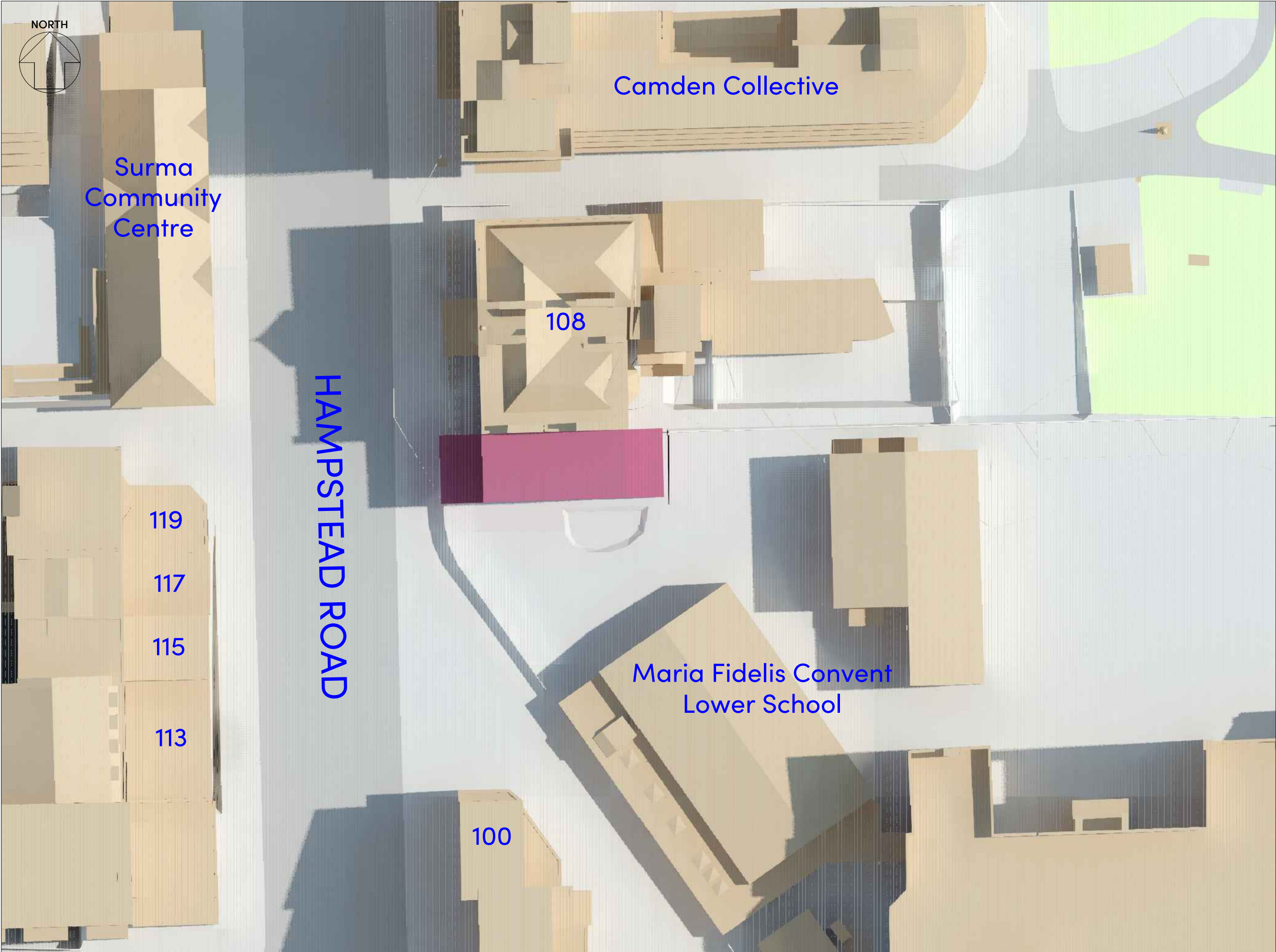
Appendix G of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.

## Appendix B

### Context drawings







Existing Site Plan

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

Surrounding Properties

Existing Site

Proposed Site

Rev.	Date	Amendments	Initial
HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES. ALL DIMENSIONS ARE IN METERS ONLY			

TITLE

Existing Site Plan

CLIENT

Clive Sall Architects

PROJECT

106 Hampstead Road,  
London,  
NW1 2LS

DRAWN BY	CHECKED
SL	LT

SCALE	DATE
NTS@A3	December 2020

**HOLLIS**

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London  
SW8 3HE  
T 020 7622 9555  
F 020 7627 9850  
W [hollisglobal.com](http://hollisglobal.com)

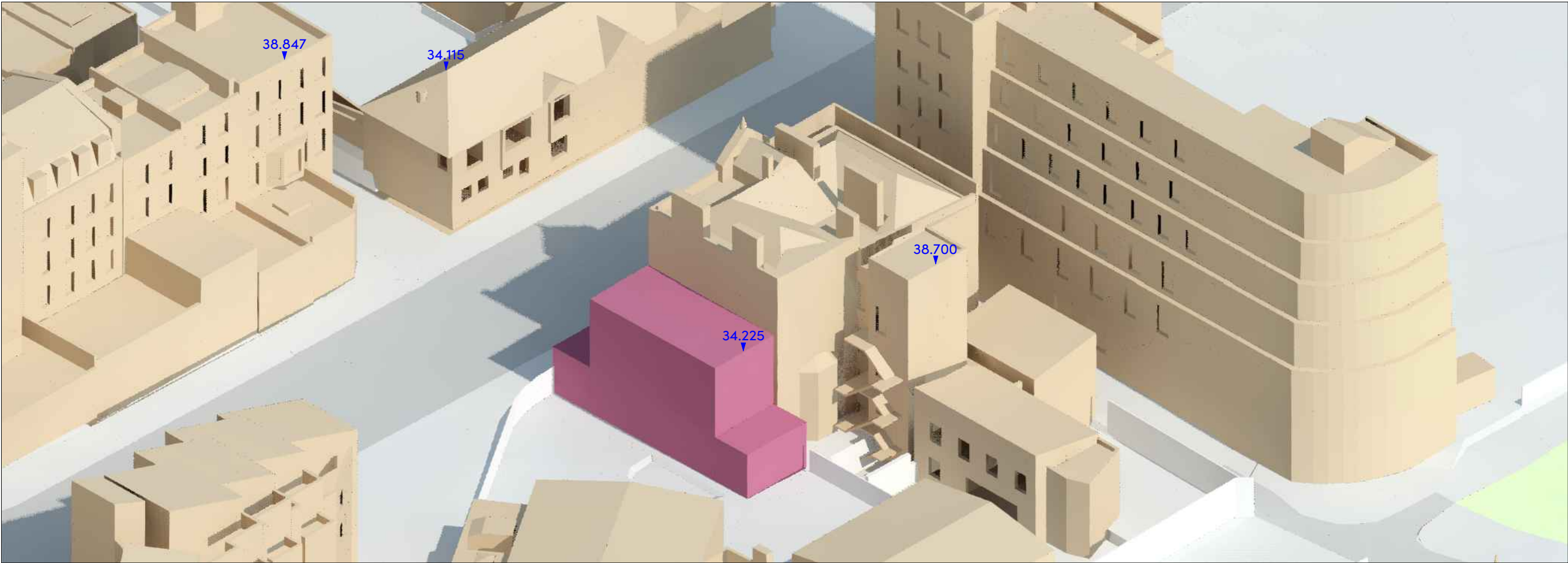
DRAWING NO.

108622\_CTXT\_01

RELEASE NO.

1





3D Context View - View from South East (Existing)

- SOURCES OF INFORMATION:
- CLIVE SALL ARCHITECTS
- 1005\_001 - Site Location Plan.dwg
  - 1005\_005 - Existing Site Plan.dwg
  - 1005\_010 - Proposed Site Plan.dwg
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  - 1005\_030 - Existing Sections - AA BB.dwg
  - 1005\_050 - Existing Basement Plan.dwg
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  - 1005\_052 - Existing First Floor Plan.dwg
  - 1005\_053 - Existing Second Floor Plan.dwg
  - 1005\_054 - Existing Roof Plan.dwg
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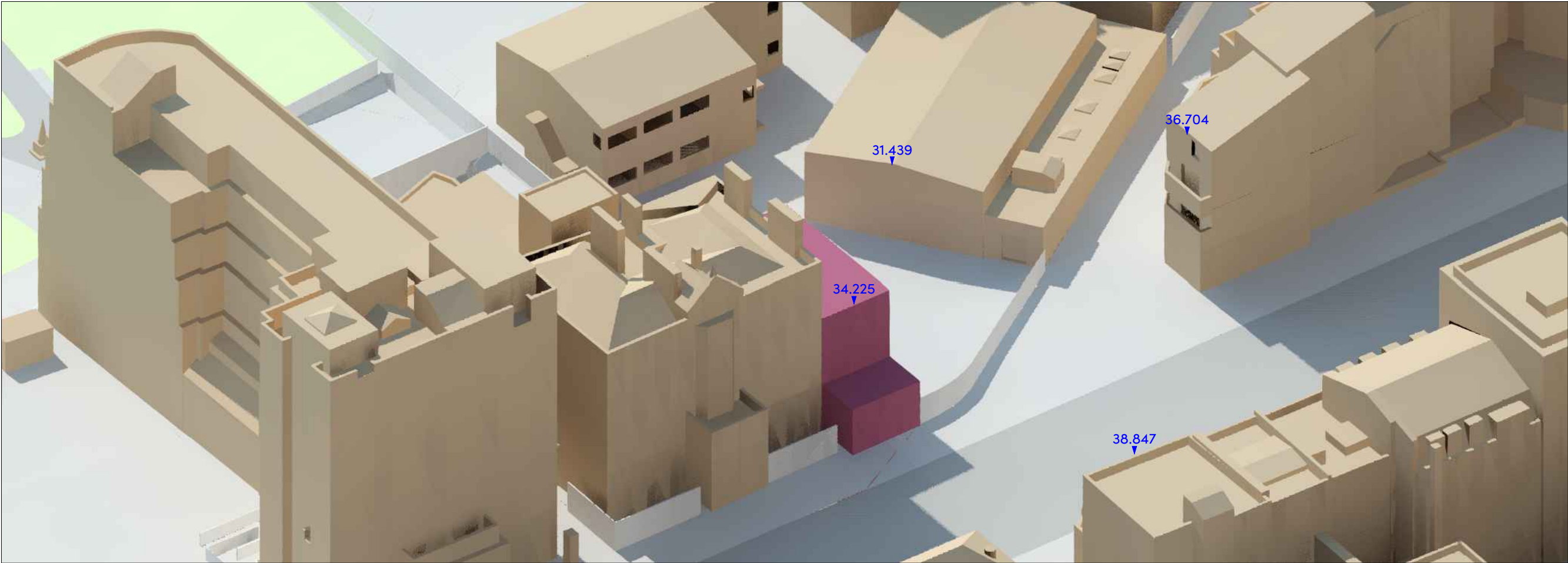
PROMAP

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Road\_050417\_Solids.dwg

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ALL HEIGHTS IN METERS AOD

- Surrounding Properties
- Existing Site
- Proposed Site



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

Rev.	Date	Amendments	Initial
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3D Views  
Existing Site

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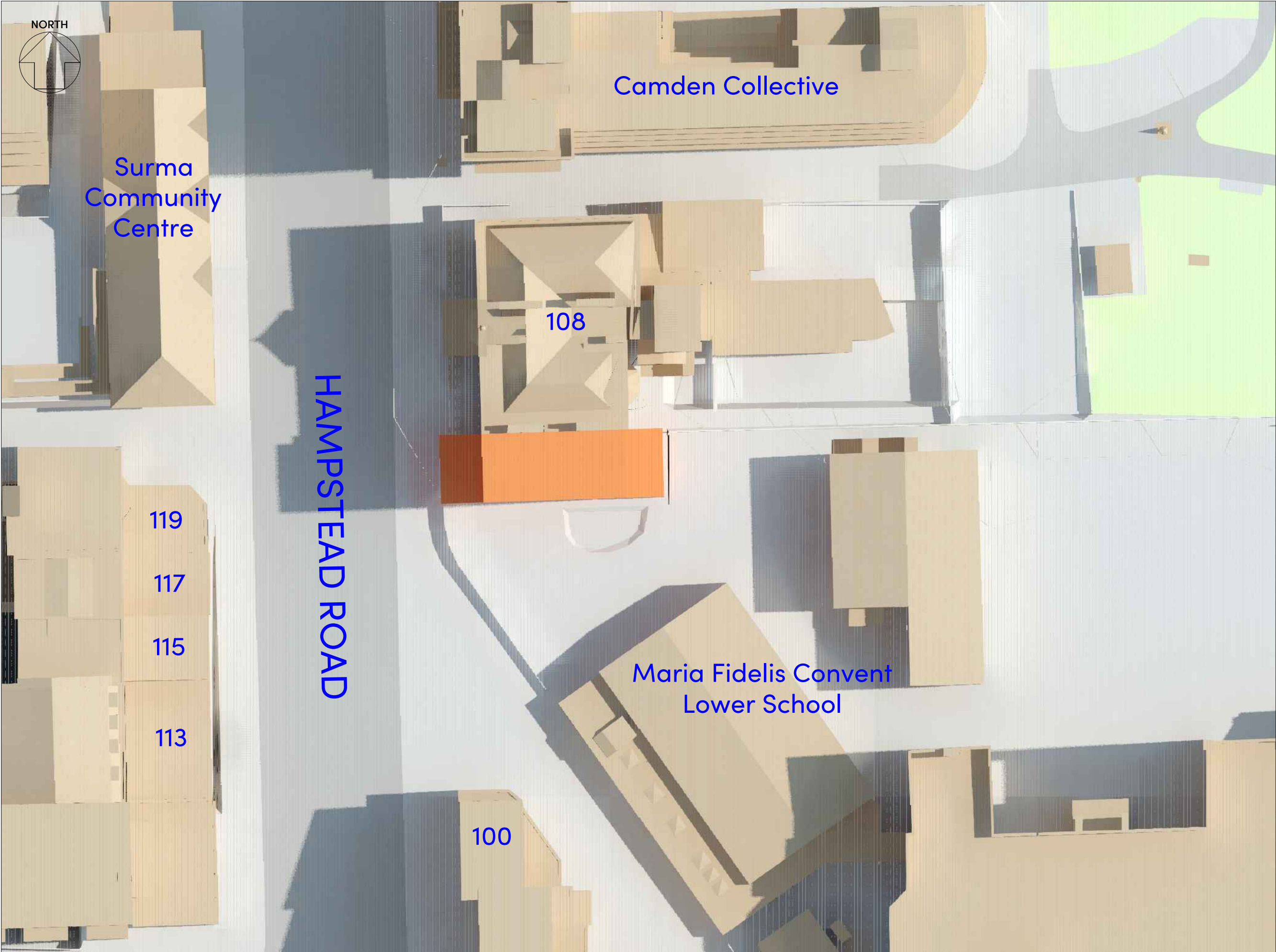
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Proposed Site Plan

SOURCES OF INFORMATION:  
CLIVE SALL ARCHITECTS

1005\_001 - Site Location Plan.dwg  
1005\_005 - Existing Site Plan.dwg  
1005\_010 - Proposed Site Plan.dwg  
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Surrounding Properties

Existing Site

Proposed Site

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**Proposed Site Plan**

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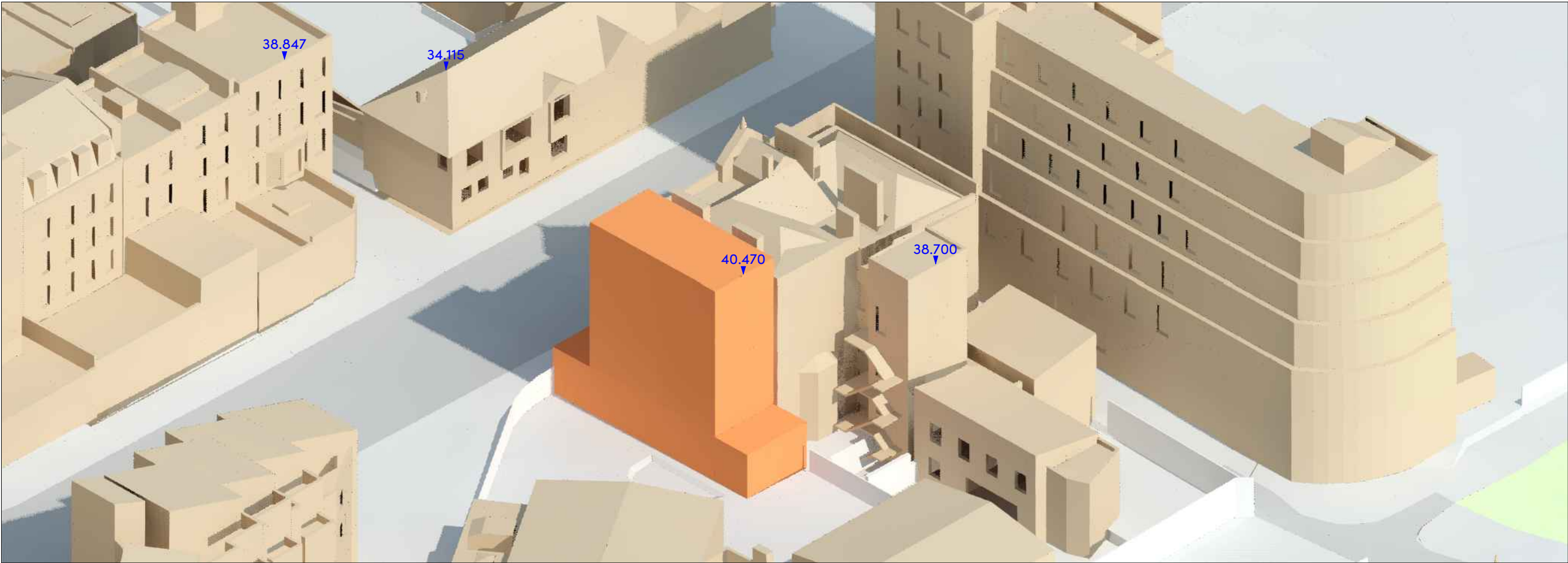
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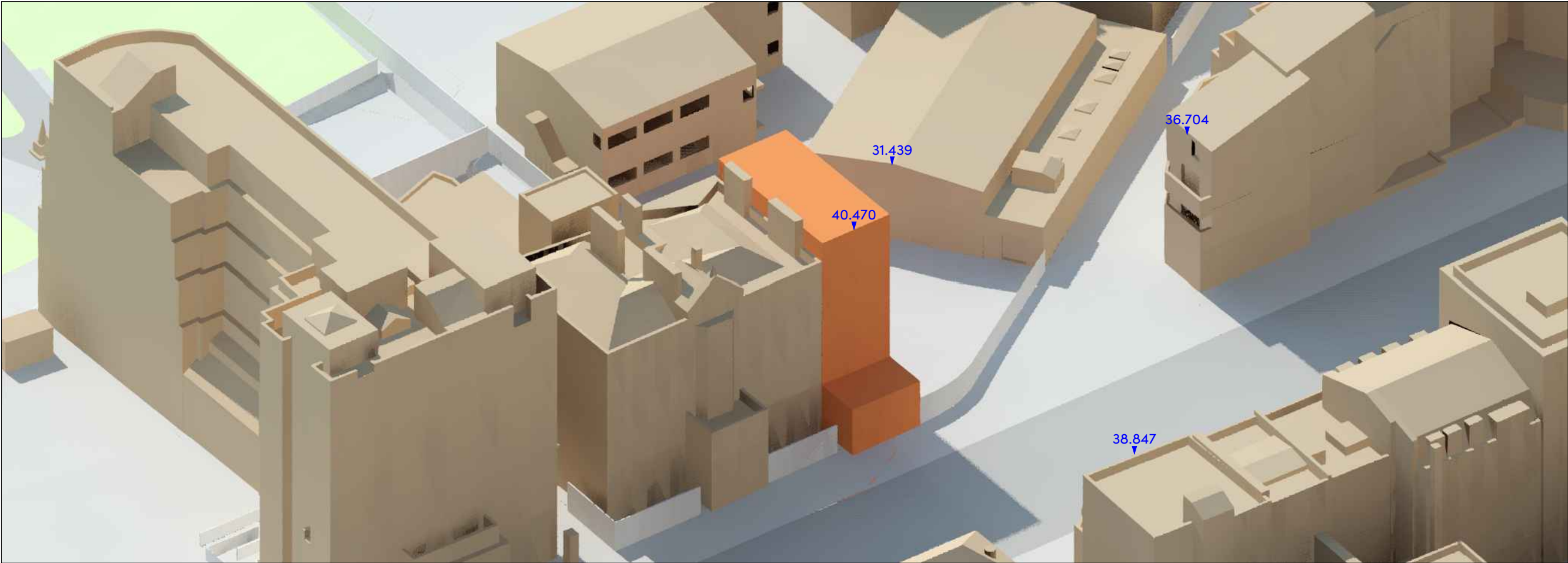
RELEASE NO.

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3D Context View - View from South East (Proposed)



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

SOURCES OF INFORMATION:  
CLIVE SALL ARCHITECTS

1005\_001 - Site Location Plan.dwg  
1005\_005 - Existing Site Plan.dwg  
1005\_010 - Proposed Site Plan.dwg  
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ALL HEIGHTS IN METERS AOD

- Surrounding Properties
- Existing Site
- Proposed Site

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**3D Views  
Proposed Site**

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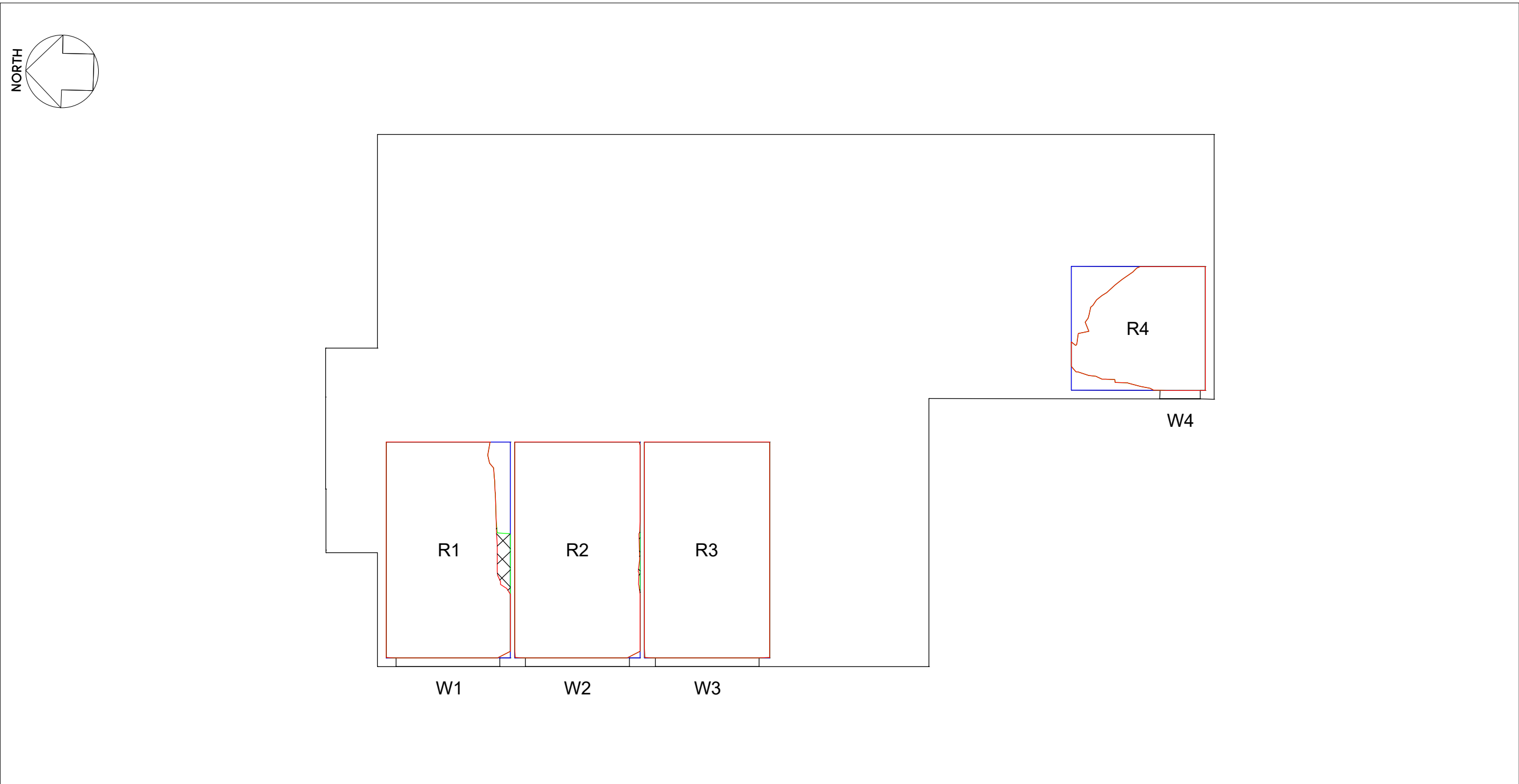
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108622_CTXT_04	1

## Appendix C

### Window/room reference drawings





Maria Fidelis Convent Lower School - Ground Floor





3D Context View - North West

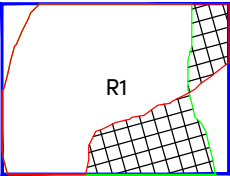
KEY

 Existing contour

 Proposed contour

 Area of loss/gain

 Subject room





3D Context View - South East

SOURCES OF INFORMATION:

CLIVE SALL ARCHITECTS

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1005\_005 - Existing Site Plan.dwg  
1005\_010 - Proposed Site Plan.dwg  
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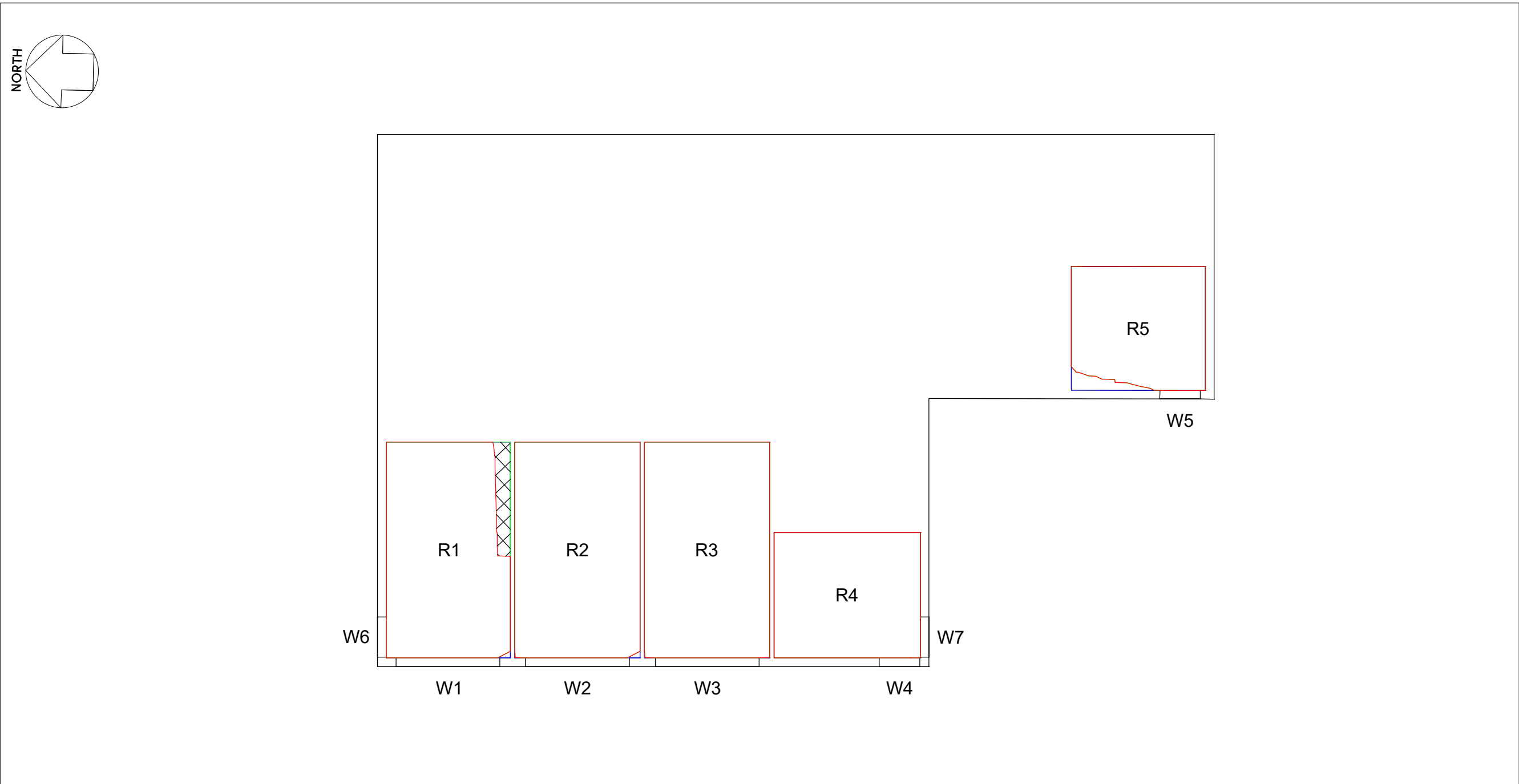
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Maria Fidelis Convent Lower School - First Floor





3D Context View - North West


KEY

 Existing contour

 Proposed contour

 Area of loss/gain

 Subject room





3D Context View - South East

SOURCES OF INFORMATION:

CLIVE SALL ARCHITECTS

1005\_001 - Site Location Plan.dwg  
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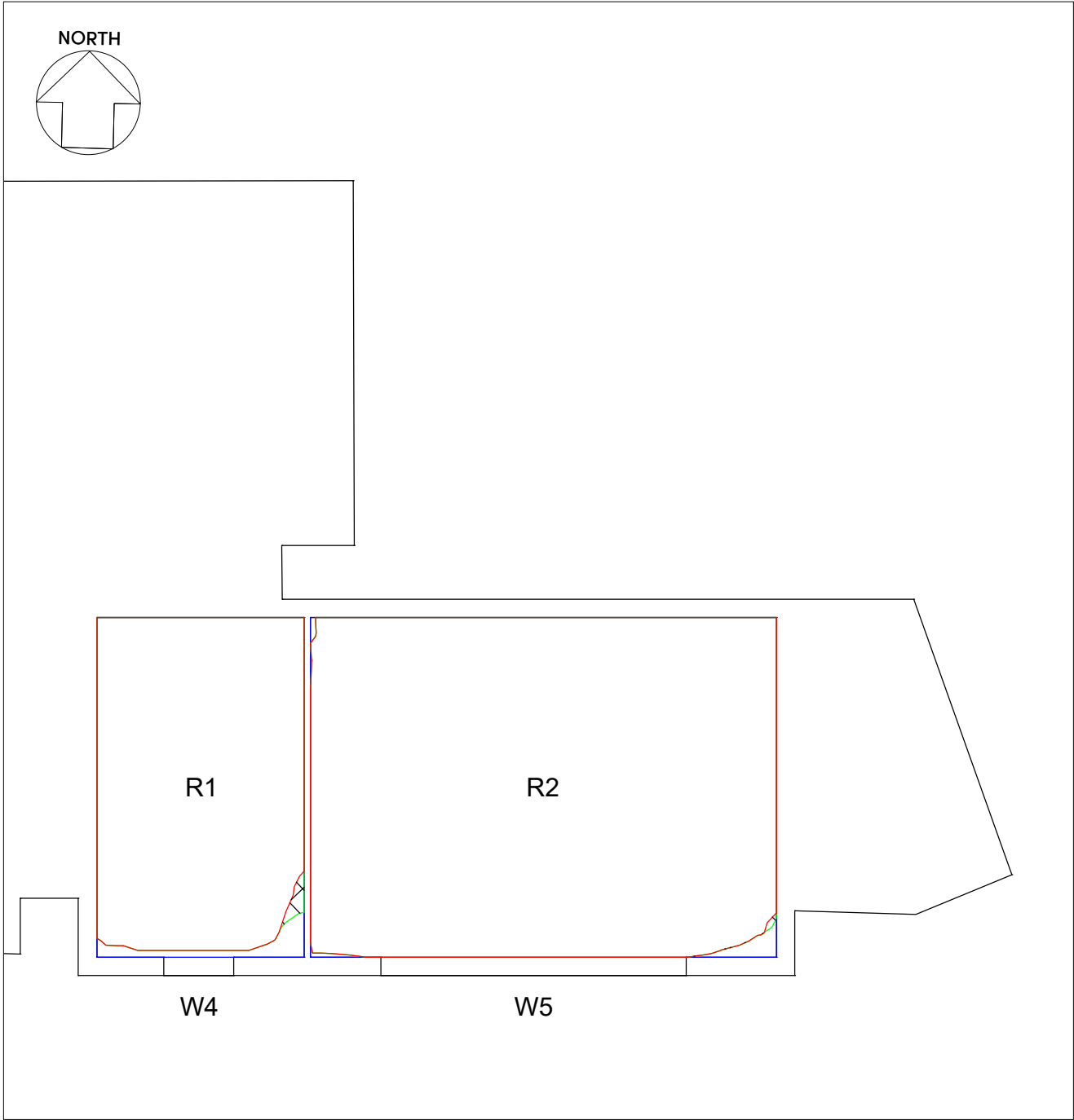
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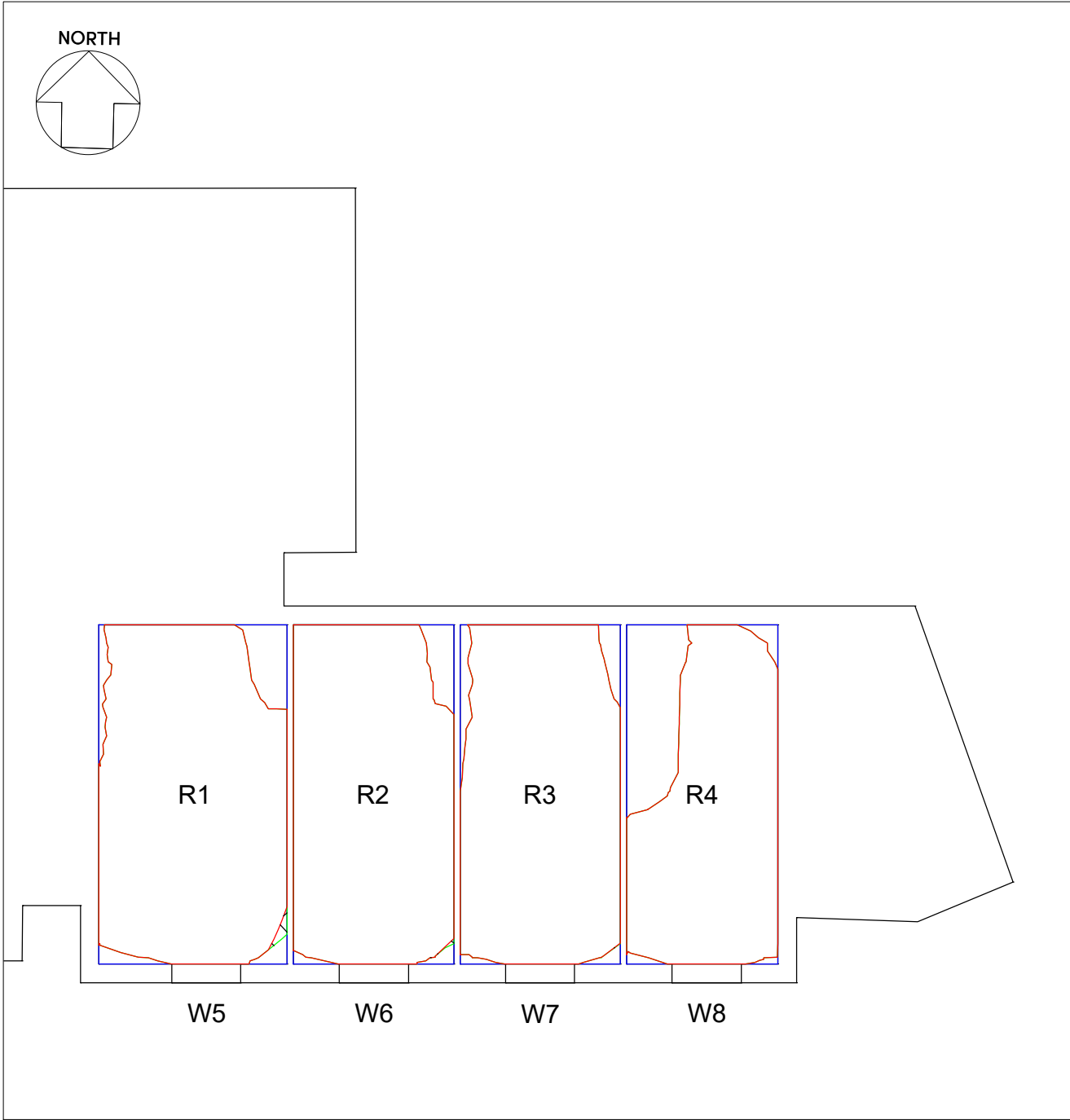
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108 Hampstead Road – Ground Floor



108 Hampstead Road – First Floor



3D Context View – North West

KEY

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



3D Context View – South East

SOURCES OF INFORMATION:  
CLIVE SALL ARCHITECTS

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120101929\_1,57444-106 Hampstead  
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Daylight Distribution  
Contours/Referencing Plans  
108 Hampstead Road

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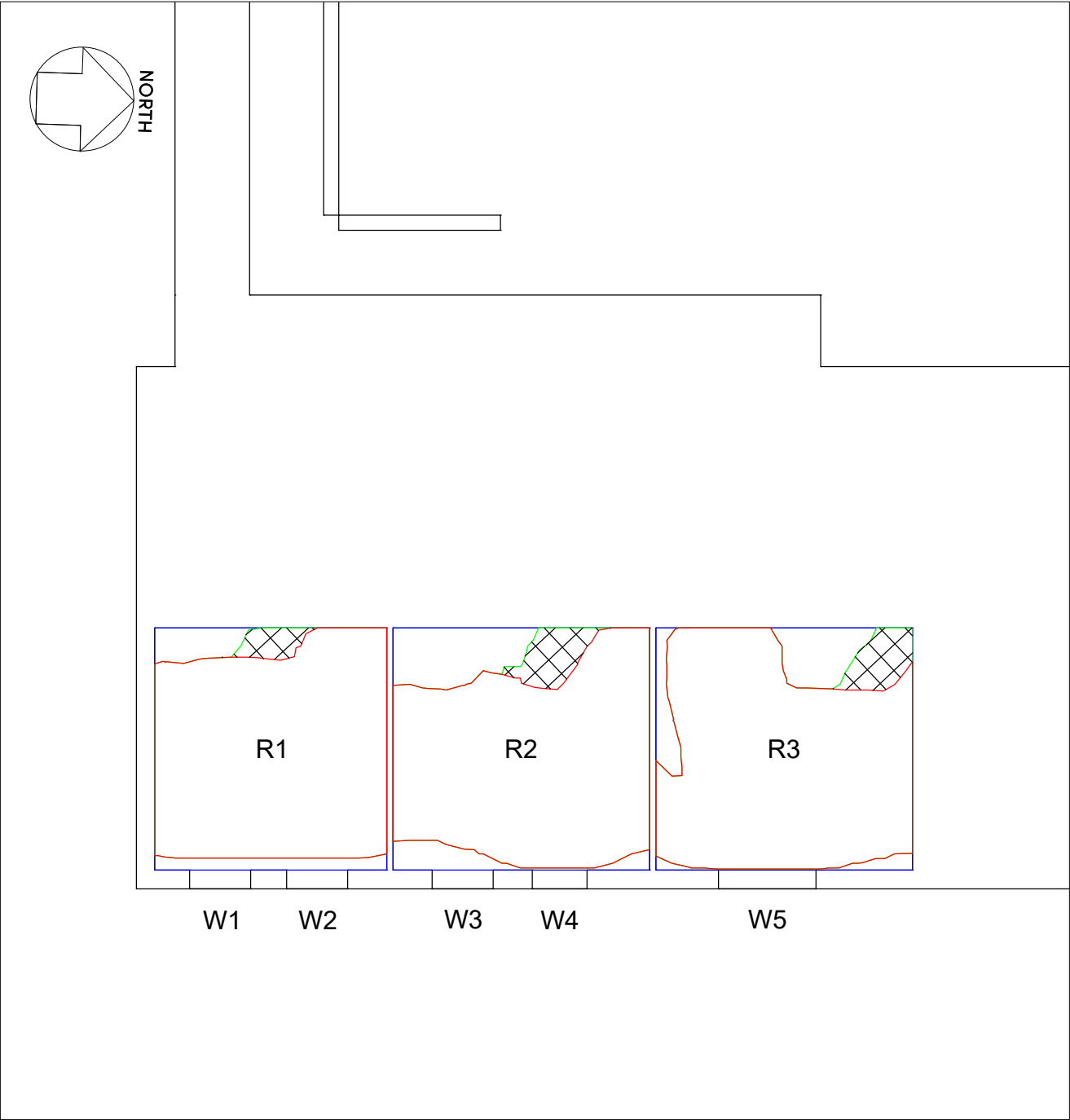
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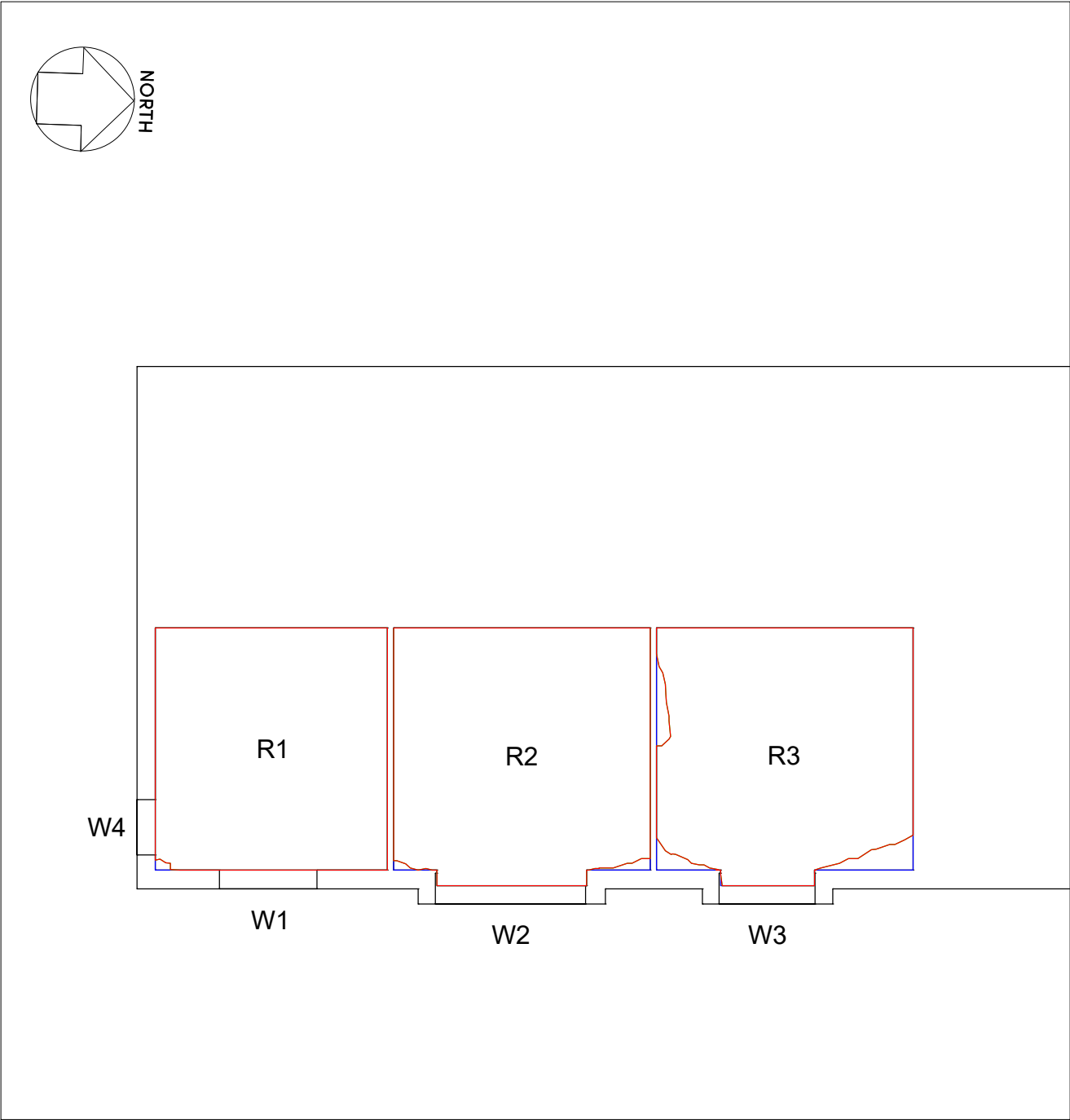
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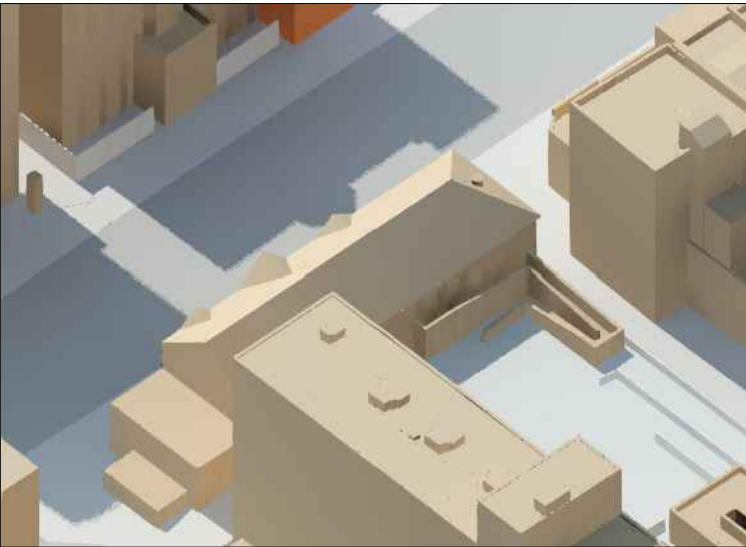
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1 Robert Street – Ground Floor



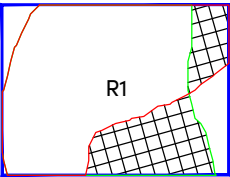
1 Robert Street – First Floor



3D Context View – North West

KEY

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



3D Context View – South East

SOURCES OF INFORMATION:  
CLIVE SALL ARCHITECTS

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1 Robert Street**

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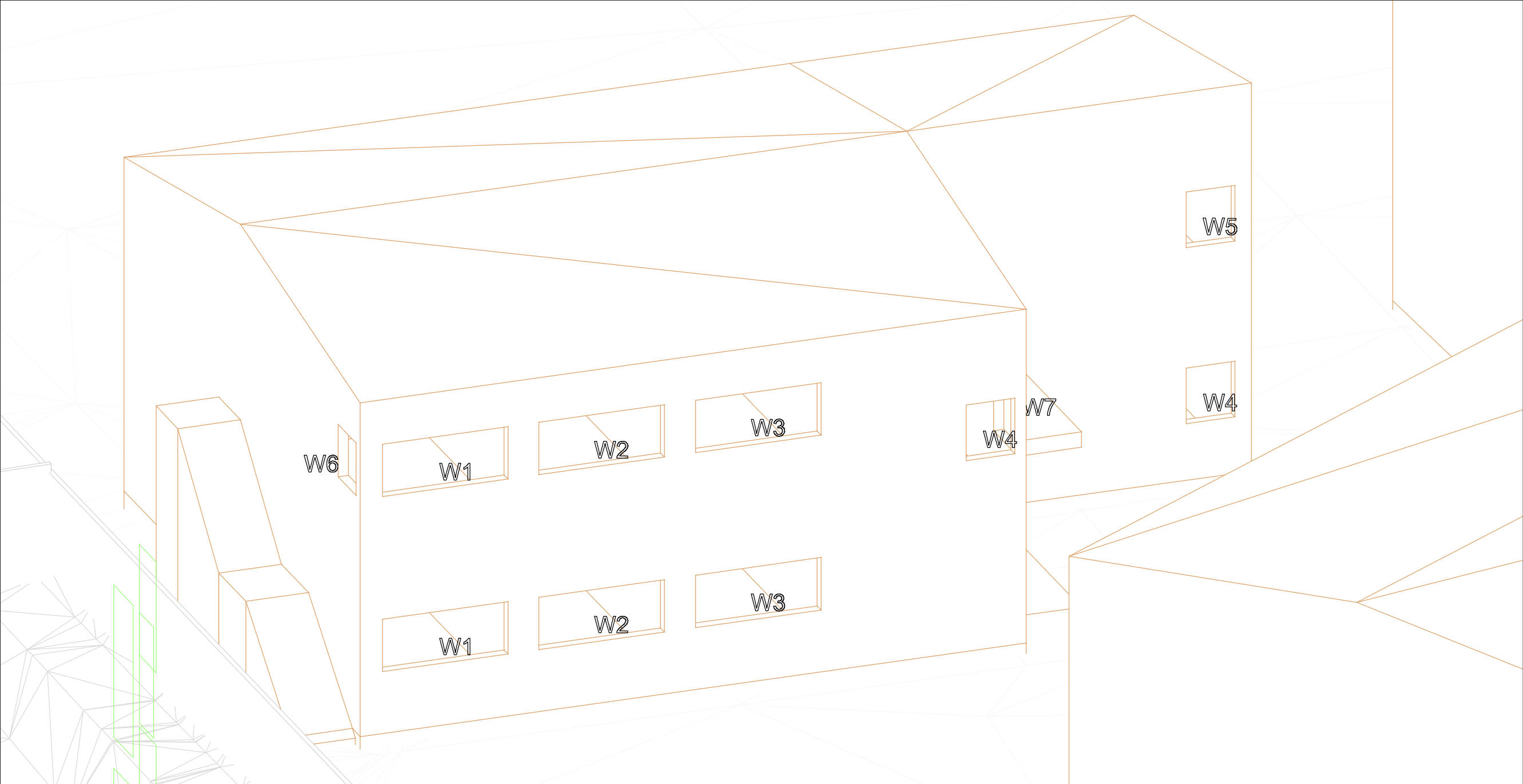
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Maria Fidelis Convent Lower School

SOURCES OF INFORMATION:  
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**Window Referencing Diagrams**  
**Maria Fidelis Convent Lower School**

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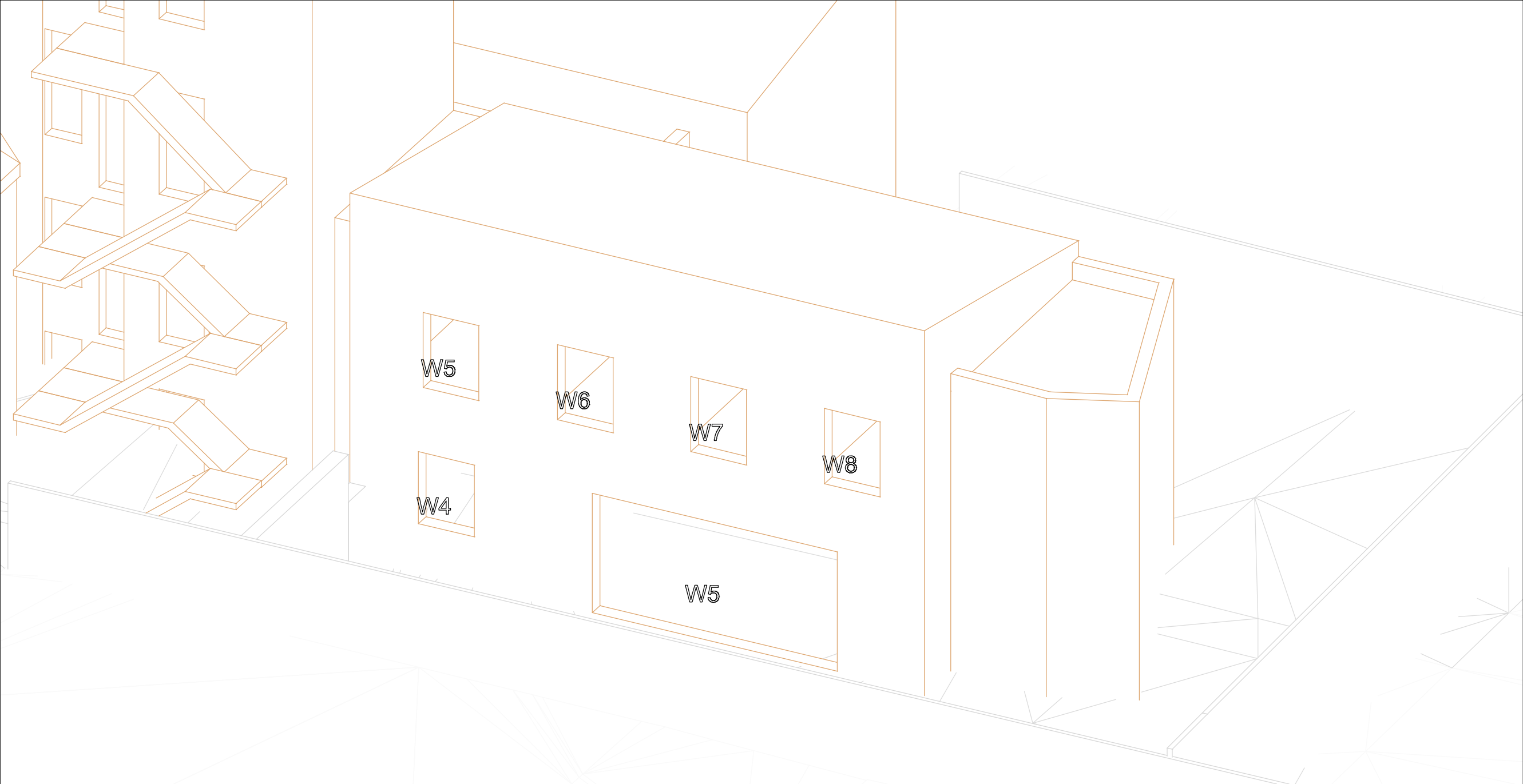
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<b>108622_WR_01</b>	<b>1</b>



3D Context View - North West



3D Context View - South East



108 Hampstead Road

SOURCES OF INFORMATION:  
CLIVE SALL ARCHITECTS

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1005\_005 - Existing Site Plan.dwg  
1005\_010 - Proposed Site Plan.dwg  
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**NW1 2LS**

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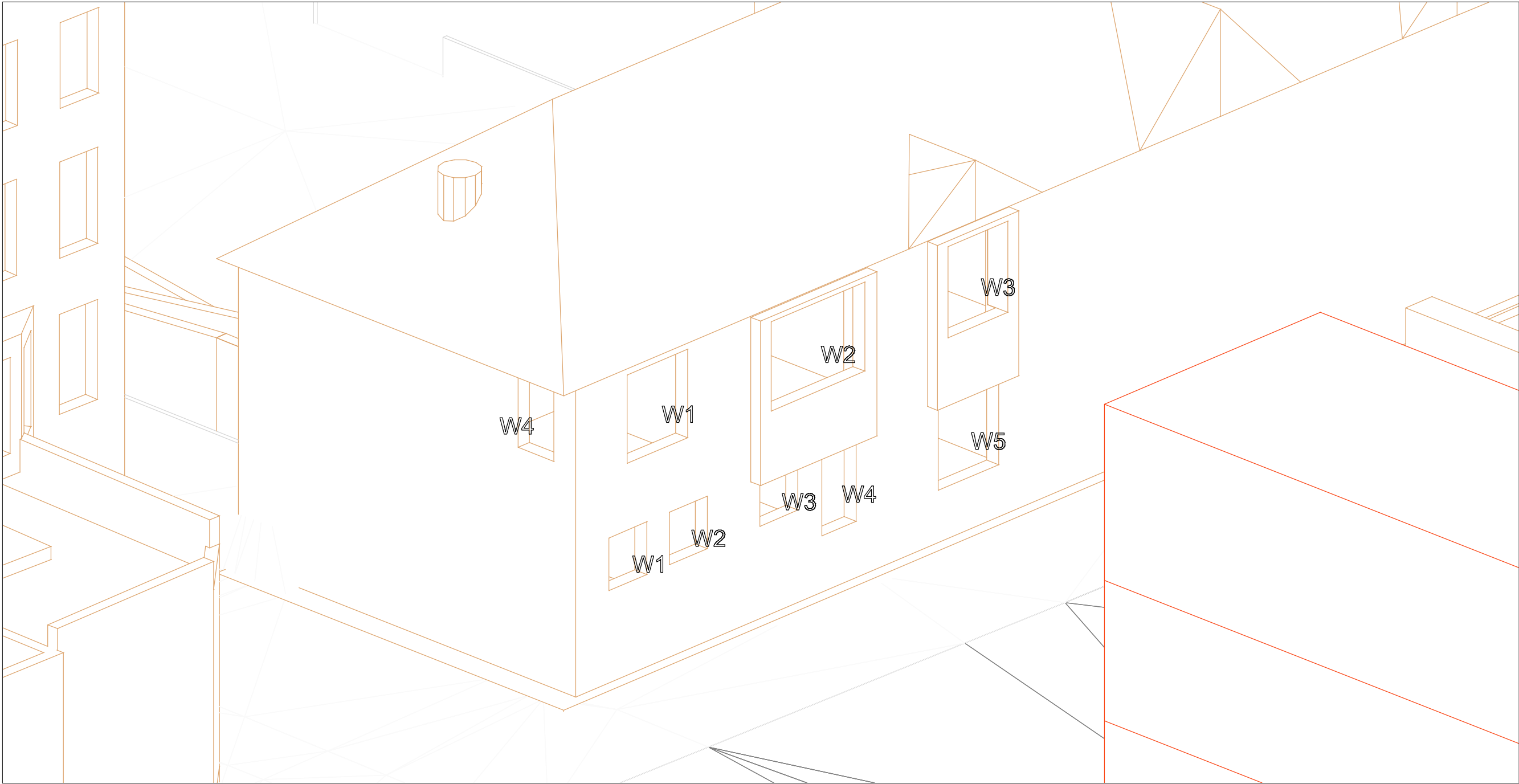
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108622_WR_02	1



3D Context View - South West



3D Context View - South East



1 Robert Street



3D Context View - North East



3D Context View - South East

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\_302 - Proposed Elevations - East.dwg  
1005\_303 - Proposed Elevations - West.dwg

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120101929\_1,57444-106 Hampstead  
Road\_050417\_Solids.dwg

Received 07 April 2017

Rev.	Date	Amendments	Initial
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TITLE

**Window Referencing Diagrams  
1 Robert Street**

CLIENT

**Clive Sall Architects**

PROJECT

**106 Hampstead Road,  
London,  
NW1 2LS**

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SL	LT

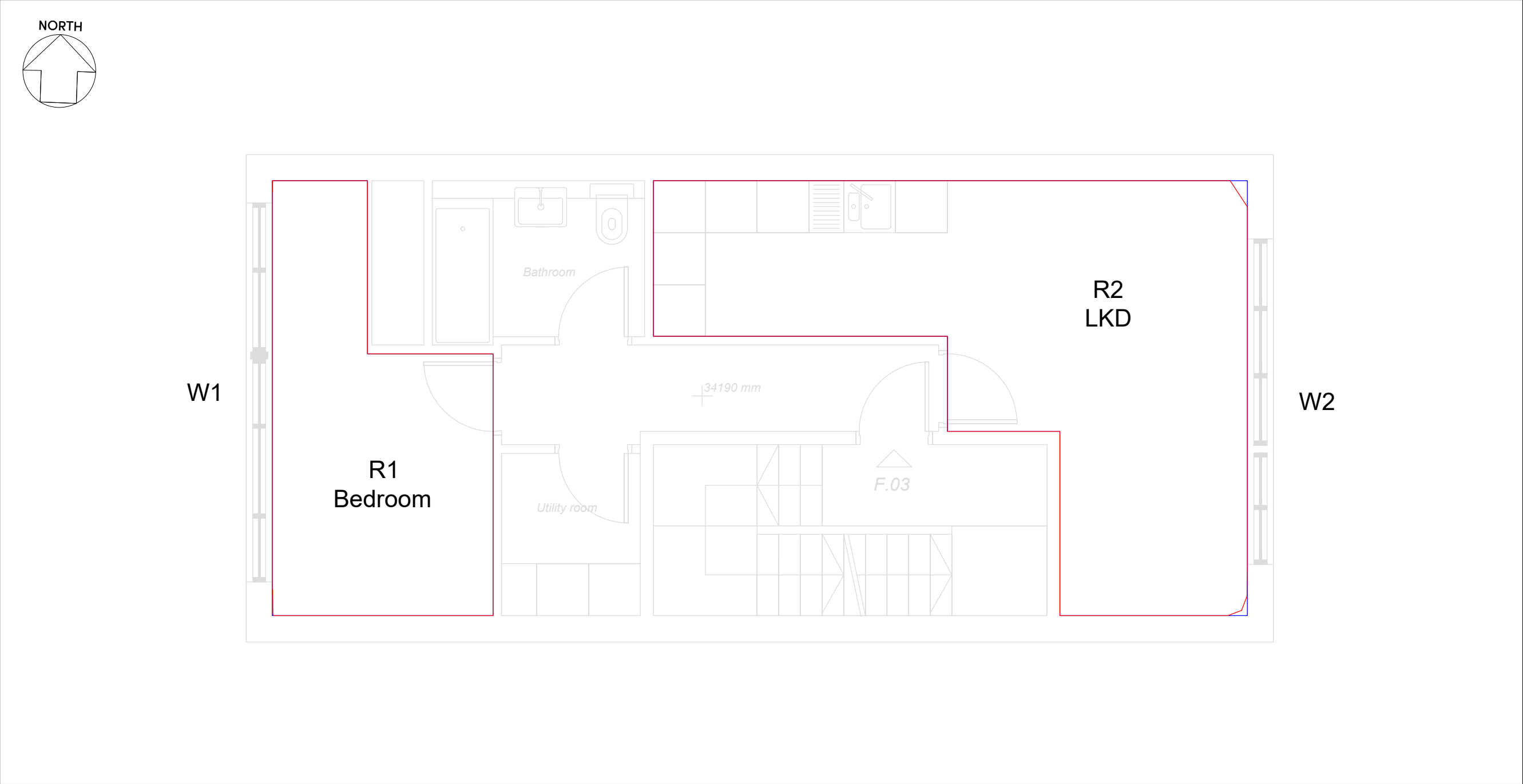
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NTS@A3	December 2020

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TITLE

**Daylight Distribution  
Contours/Referencing Plans  
106 Hampstead Road**

CLIENT

**Clive Sall Architects**

PROJECT

**106 Hampstead Road,  
London,  
NW1 2LS**

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1:50@A3	December 2020

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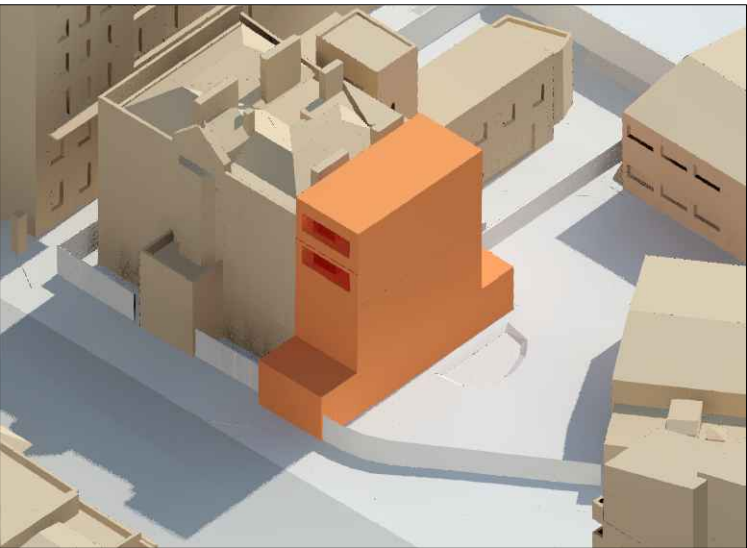
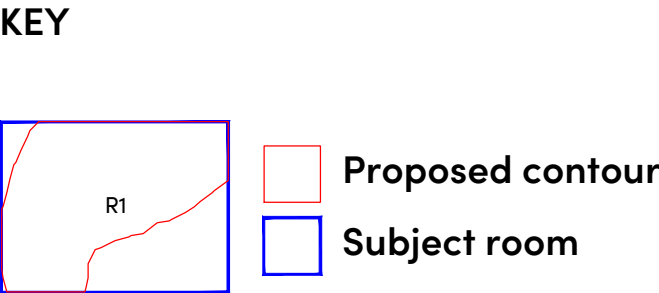
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108622-100_DDINT_01	1

106 Hampstead Road - Third Floor

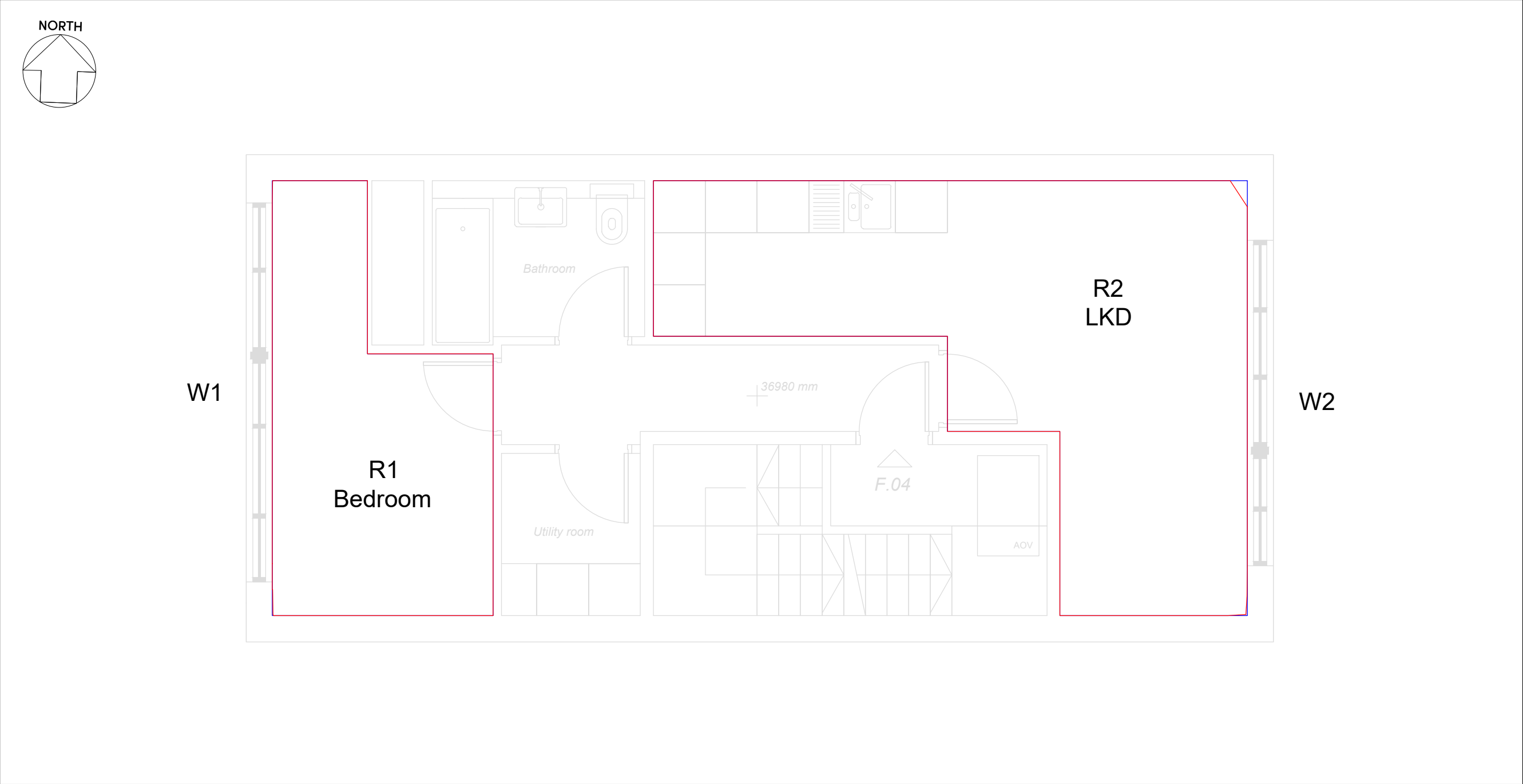


3D Context View - South East



3D Context View - South West





## 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

## Appendix E

### Sunlight study



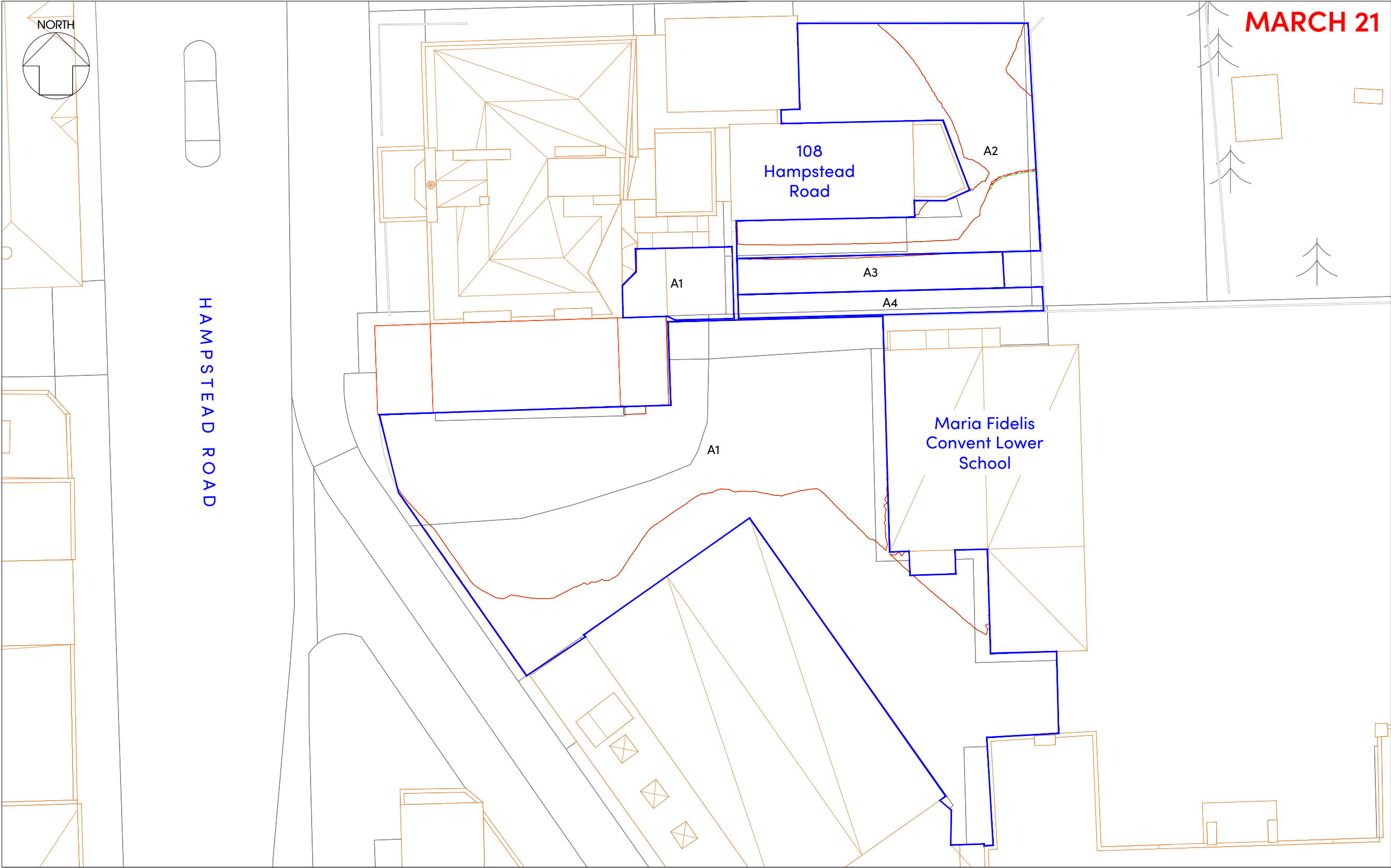
Floor Ref.	Window Ref.	Existing Winter % Annual %		Proposed Winter % Annual %		Winter Times Former Value	Annual Times Former Value	BRE Compliant
Maria Fidelis Convent Lower School								
Ground	W1	9	38	9	36	1.00	0.95	YES
Ground	W2	8	37	8	37	1.00	1.00	YES
Ground	W3	7	38	7	37	1.00	0.97	YES
Ground	W4	6	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





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  
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zmapping-3D-model-high-detail:  
120101929\_1,57444-106 Hampstead  
Road\_050417\_Solids.dwg

Received 07 April 2017

Rev.	Date	Amendments	Initial
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TITLE

**Existing & Proposed 2hr Sun Contours  
March 21st**

CLIENT

**Clive Sall Architects**

PROJECT

**106 Hampstead Road,  
London,  
NW1 2LS**

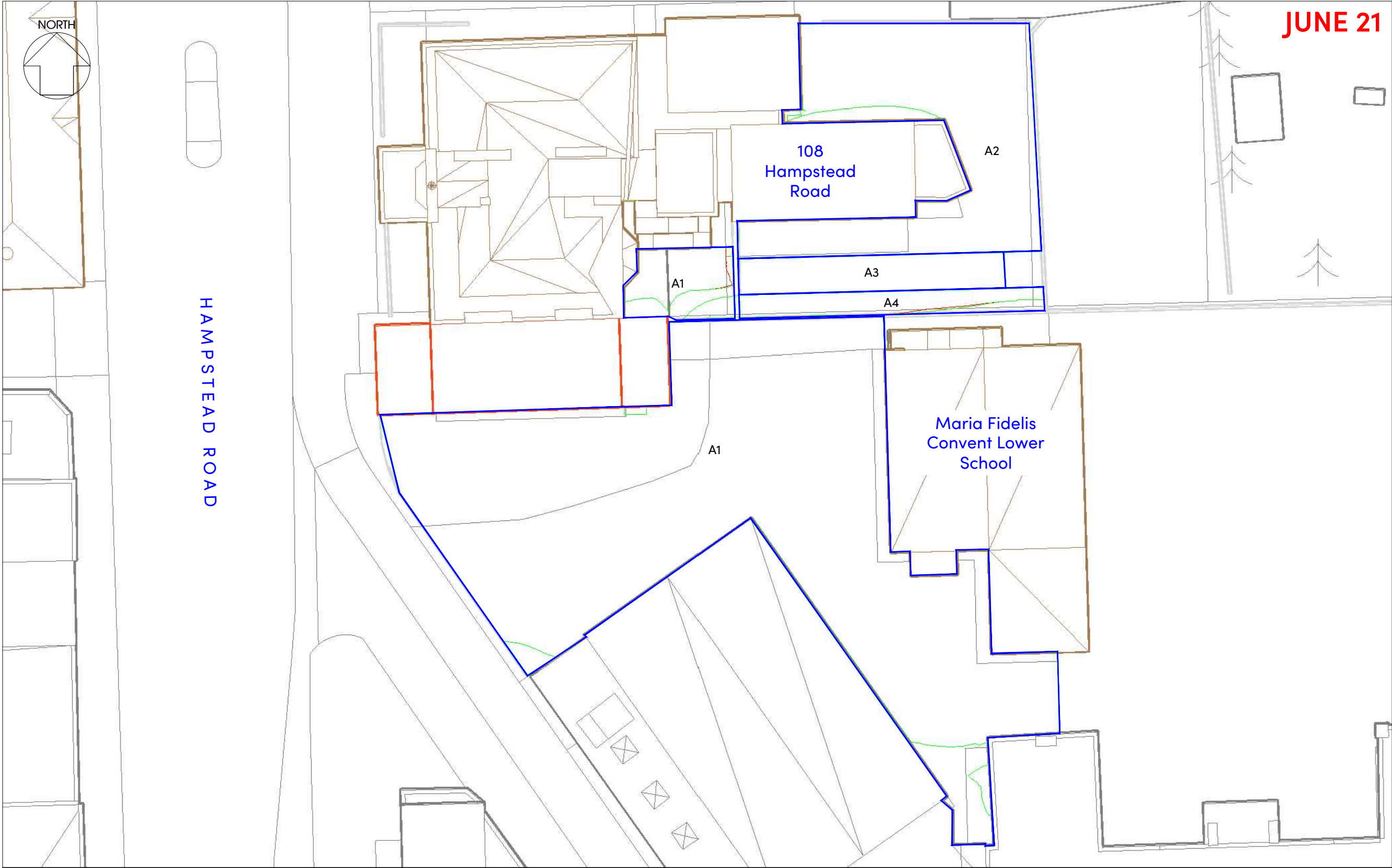
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SCALE	DATE
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Existing Amenity Areas

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  
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zmapping-3D-model-high-detail:  
120101929\_1,57444-106 Hampstead  
Road\_050417\_Solids.dwg

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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,  
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NW1 2LS**

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<b>108622_PO_02</b>	<b>1</b>

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
María 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