REPORT

11-15 King's Terrace

NW1 0JP

Daylight & Sunlight

To

Neighbouring Buildings

And

Proposed Accommodation

May 2021

BVP

BROOKE VINCENT + PARTNERS

RICS

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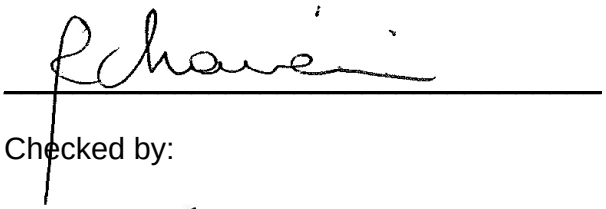

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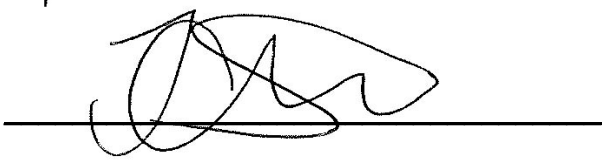

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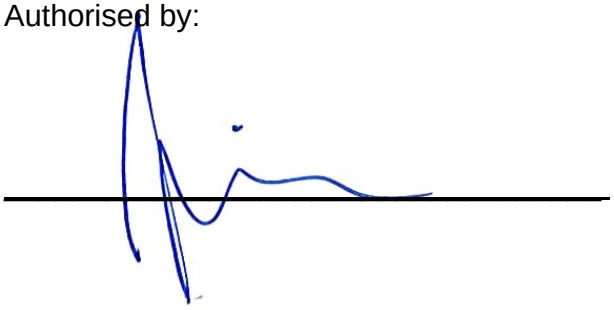

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4th May 2021

11-15 King's Terrace, London NW1 0JP

Daylight & Sunlight

We are instructed to report on the daylight, sunlight and overshadowing aspects of this Planning Application in relation to both neighbouring residential properties and the proposed accommodation.

Our report is based upon the scheme drawings prepared by BB Partnership, OS map, survey, photographs plus the daylight and sunlight studies as further detailed.

1. SUMMARY

1.1. This report has been drafted by reference to the Building Research Establishment (BRE) publication (2011), *"Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice"* and local planning policy.

1.2. Our studies have confirmed that the amenity values of daylight and sunlight to the neighbouring residential properties would be retained to a level that would satisfy the BRE criteria.

1.3. The proposed accommodation would receive daylight in excess of the BRE recommended values in all locations. Sunlight availability would vary in response to aspect and the layout guarantees that all the units would receive good sunlight, in accordance with, or equivalent to, the BRE recommendations.

1.4. In summary, BRE's recommendations and criteria have been satisfied and therefore the relevant policies of the Camden Council's Local Plan.

2. PLANNING POLICY

2.1. London Borough of Camden

2.1.1. The Camden Local Plan replaced the Council's Core Strategy and Development Policies in July 2017. The relevant policy is listed below:

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.

We will:

a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;
…
d. require mitigation measures where necessary.

The factors we will consider include:
…
e. visual privacy, outlook; f. sunlight, daylight and overshadowing;
…

Camden's Local Plan also refer to supplementary planning document Camden Planning Guidance CPG: Amenity, which states as follows:

KEY MESSAGES:
- *The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should be follow the guidance in the BRE's Site layout planning for daylight and sunlight: A guide to good practice.*
- *The 45° and 25° tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.*
- *Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.*

• The Council may seek independent verification of sunlight and daylight reports if necessary.

2.2. **The London Plan 2021**

2.2.1. The relevant policy above must be read in conjunction with the other relevant plans and guidance, such as the London Plan.

2.2.2. The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years. The Plan is part of the statutory development plan for London and the policies in the Plan inform decisions on planning applications across the capital. We refer to the relevant policies with regard to daylight and sunlight and the respective explanatory notes.

Policy D6 Housing quality and standards

…

C 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 Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

D 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 explanatory notes that follow Policy D6 include the following comments:

3.6.3 "… a minimum ceiling height of 2.5m for at least 75%of the gross internal area is required so that new housing is of adequate quality, especially in terms of daylight penetration, ventilation and cooling, and sense of space…".

3.6.4 "Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods, natural cross-ventilation, a greater capacity to address overheating…".

*3.6.5 "Single aspect dwellings are more difficult to ventilate naturally and are more likely to overheat, and therefore should normally be avoided. Single aspect dwellings that are north facing, contain three or more bedrooms or are exposed to noise levels above which significant adverse effects on health and quality of life occur**,** should be avoided. The design of single aspect dwellings must demonstrate that all habitable rooms and the kitchen are provided with adequate passive ventilation, privacy and daylight, and that the orientation enhances amenity, including views…".*

3.6.6 "A variety of approaches to housing typologies and layout of buildings should be explored to make the best use of land and create high quality, comfortable and attractive homes. For example, increasing ceiling heights and having bay windows can optimise daylight and sunlight and allow buildings to be closer together than can otherwise be achieved".

Table 3.2 Qualitative design aspects to be addressed in housing developments

…

iii) The site layout, orientation and design of individual dwellings and, where applicable, common spaces should:

- provide privacy and adequate daylight for residents

…

3.6.11 "… The Mayor intends to produce a single guidance document which clearly sets out the standards which need to be met in order to implement Policy D6 Housing quality and standards for all housing tenures, as well as wider qualitative aspects of housing developments. This will include guidance on daylight and sunlight standards. This will build on the guidance set out in the 2016 Housing SPG and the previous London Housing Design Guide".

Policy D8 Public realm

Development Plans and development proposals should:

…

J ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place.

Policy D9 Tall buildings

…

Impacts

C Development proposals should address the following impacts:

…
3) environmental impact
a) wind, daylight, sunlight penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building
…

The explanatory notes that follow Policy D8 include the following comment:

3.9.7 "The middle of a tall building has an important effect on how much sky is visible from surrounding streets and buildings, as well as on wind flow, privacy and the amount of sunlight and shadowing there is in the public realm and by surrounding properties".

2.2.3. The explanatory note 3.6.11 refers to "*2016 Housing SPG and the previous London Housing Design Guide"* as the basis for the production of the future "*single guidance document which clearly sets out the standards which need to be met in order to implement Policy D6"* that *"will include guidance on daylight and sunlight standards".* Therefore, we will still refer to the 2016 Housing Supplementary Planning Guidance (SPG). In the following paragraphs.

2.3. 2016 Housing Supplementary Planning Guidance

2.3.1. Daylight and Sunlight

Standard 32 – *All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen/dining spaces should preferably receive direct sunlight.*

The explanatory notes that follow Standard 32 include the following comments:

2.3.45 "… In *addition to the above standards, BRE good practice guidelines and methodology can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3*".

Section 1.3 is entitled *'Optimising Housing Potential'* and confirms that *"… 'optimisation' can be defined as 'developing land to the fullest amount consistent with all relevant planning objectives'..."*.

2.3.46 "*Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units would achieve good amenity for residents*…".

2.3.47 "*BRE guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan strategic approach to optimising housing output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). Quantitative standards on daylight and sunlight should not be applied rigidly without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London*".

2.3.2. **Dual Aspect**

Standard 29 – *Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.*
The explanatory notes that follow Standard 29 include the following comments:

2.4.37 *"Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods…".*

2.4.39 *"… The design of single aspect flats will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy and daylight and the orientation enhances amenity, including views. North facing single aspect dwellings should be avoided wherever possible. However, in applying this standard consideration should also be given to other planning and design objectives for a site, for example the aim to maximise active frontages and minimise inactive frontages".*

2.4.41 *"In single aspect dwellings with more than two bedrooms it is difficult to achieve adequate natural ventilation and daylight to all rooms in an efficient plan layout which avoids long internal corridors. Single aspect dwellings containing three or more bedrooms should therefore be avoided. The design of single aspect ground floor dwellings will require particular consideration to maintain privacy and adequate levels of daylight".*

2.3.3. **Policy 7.6 Architecture –** *"…B. Buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings.*

The explanatory notes that follow Policy 7.6 include the following comments:

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.

2.4. National Planning Policy Framework (NPPF) – February 2019

2.4.1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

2.4.2. The document contains reference to daylight and sunlight in Chapter 11 – Making effective use of land, in particular in the section Achieving appropriate densities and paragraph 123 as detailed below:

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 (as long as the resulting scheme would provide acceptable living standards).

2.5. Summary

2.5.1. None of the policies mentioned above provide numerical values for daylight or sunlight. Those given in this report are based upon the BRE guidance referred to within the London Plan 2016 explanatory note 2.3.47 and are more fully detailed in the items that follows this.

3. METHOD OF CALCULATION

3.1. Building Research Establishment

3.1.1. The calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication 2011 ''Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice''. It is intended to be used in conjunction with the interior daylighting recommendations in BS 8206-2 Code of practice for daylighting.

3.1.2. The British Standard Code of Practice BS8206-2:2008 has now been superseded and has been replaced by the new standard known as the BS EN 17037:2019. We expect that the BRE guidance will be updated to reflect this new document within the next year. In mean the time, the BRE guidance 2011 remains the most relevant document referred to by Local Authorities as a means of articulating their policy.

3.1.3. BRE confirm that the Guide does not contain mandatory requirements and in the introduction provides a full explanation of its purpose:

"The Guide is intended for building designers and their clients, consultants and planning officials."

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy."

"It aims 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 levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

3.2. Modelling and Results

3.2.1. Our analysis and subsequent results are produced by the application of specialist software on our three-dimensional model, images of which are included in Appendix 1. This is based upon survey information, supplemented by photographs, plus the architect's plan drawings also included in Appendix 4.

3.2.2. In this model, the existing site building is defined in blue, the neighbouring buildings in grey and the proposed building in light brown.

3.3. Daylight

3.3.1 Daylight is not specific to a particular direction, as it is received from the dome of the sky.

3.3.2. Reference is made in the BRE report to various methods of assessing the effect a development will have on diffused daylight.

3.3.3. The simplest methods are not appropriate in an urban environment, where the built form is invariably complex. Vertical Sky Component (VSC) is the calculation most readily adopted, as the principles of calculation can be established by relating the location of any particular window to the existing and proposed, built environment.

3.3.4. The BRE Guide states *"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25^{o} to the horizontal, then the diffused daylighting of the existing building may be adversely affected.*

This will be the case if the Vertical Sky Component measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value".

3.3.5. Where the VSC calculation has been used, BRE also seeks to consider daylight distribution (DD) or No-Sky-Line (NSL) within neighbouring rooms, once again defining an adverse effect as a result that is less than 0.8 the former value. Access is rarely available and we have therefore taken a reasoned approach.

3.3.6. The third method is known as Average Daylight Factor (ADF). This is the most comprehensive of daylight calculations defined by BRE and is only appropriate when all relevant information is available. Drawings gained from the planning department have provided BVP with the requisite knowledge.

3.3.7. The initial calculation is Vertical Sky Component which measures the value of daylight received at the centre of the window face. The area of glazing through which the light is transmitted and the transmission value of the glazing is then considered. Within the room the total surface area is calculated and a degree of reflection applied. The outcome is then compared to the values recommended by BRE. Assuming that the rooms are used in conjunction with artificial lighting the minimum recommended ADF levels are:

2%	Kitchen
1.5%	Studio and Living/Kitchen/Dining room (LKD)
1%	Bedroom

Where kitchens have been sited at the rear of the room these are to be served by task lighting in the modern mode; in these circumstances many local authorities accept a lower ADF level of 1.5% which we have used throughout this report. For Living/Kitchen/Dining areas, the entire floor area has been included within the calculation.

3.3.8. Where a room is served by more than one window, ADF calculations are made in relation to each window and the individual results added together to provide the true ADF for that room. In the results there will be the occasional suffix ‘u’ or ‘l’. This refers to full height glazing and BRE’s requirement that the window is split into two parts, above and below the reference plane.

3.3.9. With regard to the ADF calculations for proposed accommodation daylight, we have used the following values that the BRE guide has recommended, that together are computed to produce the ADF value:

- Glazing transmittance – 0.68 for the double glazing (BRE default reading)
  – 0.64 for the frosted glazing

- Net glazed area of the window – 0.8 (BRE default reading)
- Maintenance Factor – vertical glazing – 8% which equates to 0.92 on the results sheet
  – horizontal rooflight – 24% which equates to 0.76 in the results
- Interior surface average reflectance – 0.68 (BRE default reading 0.5)
- Reflectance beneath reference plane –0.2 (BRE default reading 0.15)

We have been informed by the architects that white/light cream painted walls and ceilings together with light coloured timber floor will be implemented in all rooms. BRE states in Appendix C that "*For fairly light-coloured rooms a value of 0.5 can be taken. This value can be used as a default if room reflectances are not known".* For this reason, we have adjusted the BRE default values as above.

3.4. Sunlight

3.4.1. The BRE *Guide to Good Practice* confirms:

(i) Sunlight is only relevant to neighbouring residential windows which have a view of the proposed development and face within 90^{o} of south, i.e. south of the east-west axis.

(ii) If any part of a new development subtends an angle of more than 25^{o} to the horizontal measured from the centre of the main living room window, a vertical section perpendicular to the window, then the sunlighting in the existing dwelling may be adversely affected.

(iii) Similarly, the sunlight availability to an existing dwelling may be adversely affected if the APSH, when measured at the centre of the window is reduced by more than 4%.

(iv) Should the loss be greater than 4%, then sunlight availability may be adversely affected if the centre of the window receives less than 25% of the annual probable sunlight hours, of which 5% of the annual total should be received between 21 September and 21 March (winter) and less than 0.8 times its former sunlight hours during either period.

(v) Kitchens and bedrooms are less important, although care should be taken not to block too much sun.

3.5.2. Proposed accommodation "*will appear reasonably sunlit provided*":

- *at least one main window wall faces within 90° of due south; and*
- *the centre of at least one window to a main living room can receive 25% of annual probably sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March.*
- *In housing, the main requirement for the sunlight is living rooms… It is viewed as less important in bedrooms and in kitchens.*

3.5.3 BRE acknowledges that a simple layout strategy can be an issue for flats:

"Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight. In both flats and houses, a sensible approach is to try to match internal room layout with window/wall orientation. Where possible, living rooms should face the southern or western parts of the sky and kitchens towards the north or east.

The overall sunlighting potential of a large residential development may be initially assessed by counting how many dwellings have a window to a main living room facing south, east or west. The aim should be to minimise the number of dwellings whose living rooms face solely north, north east or north west, unless there is some compensating factor such as an appealing view to the north."

3.5.4 BRE then provides an example of "*careful layout design*" in which *"four out of the five flats shown have a south-facing living room".* This example is provided without having to consider the site constraints that impact upon most urban locations.

4. DAYLIGHT RESULTS

The site

4.1. The proposal consists of a roof extension and the conversion into residential accommodation of two adjacent properties at no.11-13 and no.15 King's Terrace to create three dwellings and an office space at basement level and ground floor level at nos.11-13.

4.2. We have used survey information for the basis of our 3D analysis. For some neighbouring buildings, we have found photos or plans from an internet search to assist our modelling which are detailed below. The images of our 3D model are in Appendix 1 and the detailed set of results for the neighbouring buildings are in Appendix 3.

Neighbouring Buildings

4.3. North

17-21 King's Terrace

4.3.1. The property adjacent to the development site on north west side accommodates dwellings on first and second floor level. There are no windows directly facing the proposal; therefore, this has not been assessed.

4.3.2. Other residential properties to the north are too distant to be affected by the proposal.

4.4. East

8 King's Terrace

4.4.1. This block of flats stands opposite the development site on the other side of King's Terrace. We have not been able to locate information on this property; we have therefore based our modelling on photographs and reasonable assumptions.

4.4.2. The VSC results in Appendix 3 show that in all locations, the existing VSC is below the BRE's benchmark figure of 27% and the proposed value inevitably follows suit. It is important to note, wherever proposed VSC values are less than 27%, reference needs

to be made to the guidance and this is reiterated in item 3.3.4 of this report. This clearly states that an adverse effect may only occur if proposed VSC is not only less than 27% but also less than 0.8 its former (existing) value. The results confirm that the VSC readings would improve in ten locations, would remain unchanged in five and would be fractionally reduced in 2 locations, with proposed values at or above 0.98 the former figure. The BRE criteria would be fully satisfied.

4.4.3. We have not given consideration to the DD because it was not considered necessary due to the very small reduction in the VSC results.

4.5. South

9 King's Terrace

4.5.1. This terraced property stands adjacent to the development site on the south east side. We have assessed the windows closest to the proposed extension. Drawings for this property are available on the planning register under the reference number PEX0200702 and are also included in Appendix 2. However, Google Map aerial views show the current building is slightly different from the planning drawings and therefore we have made the relevant adjustment in our 3D model.

4.5.2. The results in Appendix 3 confirm that the proposed VSC would be retained either above the benchmark of 27% or above 0.8 the former value. The BRE criteria would be satisfied.

4.5.3. We have also tested the DD within the rooms and the results, also included with Appendix 3, confirm there would be no variation to the daylight level within the rooms. No adverse effect would occur.

26 Camden High Street

4.5.4. This terraced property stands to the south-west of the development site with access from Camden High Street. We have found the floorplan of the flat at first floor level on Zoopla website; this is also included in Appendix 2.

4.5.5. Both the VSC and DD results confirm no adverse effect would occur to the daylight enjoyed by the bedroom on first floor to the rear.

4.5.6. We have not tested the windows and rooms on the upper floor as there can be no expectation of reduction of the enjoyed daylight when consideration is given to the good readings achieved by the location on first floor.

4.6. West

28-30 Camden High Street

4.6.1. To the west of the site and fronting Camden High Street is this property with residential use above the commercial unit at street level. There is no information available on the internal layout and the council tax register shows three entries, one flat per floor. We have assessed the daylight availability for the windows serving the first floor level: the floors above cannot be affected as they are above the roof level of the proposed extension.

4.6.2. The results In Appendix 3 confirm the proposed VSC would be retained to a level that satisfies the BRE criteria.

4.6.3. We have not given further consideration to room size as the BRE guidance states in paragraph 2.2.8 to assess the impact on the DD "*Where room layouts are known…";* these are not available for this property. Moreover, there can be no expectation of a significant reduction in Daylight Distribution within when the VSC results are considered.

32-36A Camden High Street

4.6.4. Further west on Camden High Street is this property with dwellings above the commercial unit at ground level. Drawings are available on the planning portal, reference number 2011/1038/P, and we have used these to aid our modelling. As for the adjacent property at no.28-30, we have only assessed the lower levels due to the size of the proposed extension.

4.6.5. The windows at first level serve either a bathroom or a staircase, for which there is no BRE criteria to meet.

4.6.6. Both the VSC and DD results for the windows and rooms assessed at second floor level would be BRE compliant and no adverse effect would occur.

4.7. Proposed accommodation

4.7.1. For the purposes of this report, we have analysed ADF (which is fully explained in item 3.3.6 to 3.3.9) for the proposed residential habitable rooms at all floor levels. The results are detailed in Appendix 4 together with the architects' drawings.

4.7.2. The results for all the habitable rooms would achieve an ADF above the BRE recommended values. Good amenity of daylight would be achieved within all the proposed residential units.

4.8. Daylight Summary

4.8.1. Our analysis has confirmed that the daylight availability to the neighbouring buildings would remain in accordance with the BRE recommendation in all locations.

4.8.2. Within the proposed accommodation, all the habitable rooms would achieve daylight availability in excess of the BRE recommendation. The relevant criterion would be fully satisfied.

5. SUNLIGHT RESULTS

5.1. Neighbouring Buildings

5.1.1. The sunlight results for the neighbouring buildings are defined in Appendix 3 to the right-hand side of the VSC results. Windows that do not face within 90º of south are classified as 'north facing'. In these circumstances there is no criterion to meet.

5.1.2. The windows that face within 90º of south would retain both annual and winter sunlight availability with proposed values in excess of the BRE guidelines in all locations. The BRE criteria would be fully satisfied, and no adverse effect would occur.

5.2. Proposed accommodation

5.2.1. Sunlight availability depends on orientation and site constraints often make sunlight availability recommendations difficult to achieve. The sunlight results in Appendix 4 confirm that all the proposed units would have at least one living area achieving, or being equivalent to, the BRE recommended value of 25% annual and 5% winter sunlight probable hours.

5.2.2. The proposed dwelling at no.15 King's Terrace would have the living room on second floor 24% annual and 4% winter sunlight, which are for all practical purposed equivalent to the BRE recommended values. A good outcome would be achieved.

5.3. Sunlight Summary

5.3.1. Sunlight availability to neighbouring residential properties that face within 90° of south demonstrates that BRE's criteria would be satisfied.

5.3.2. Sunlight availability inevitably varies through aspect and all units would receive good sunlight, in accordance with, or equivalent to, the BRE recommendation.

6. SOURCES

BVP's modelling and analysis are based on the following information:

6.1. **Survey** issued by BB Partnership Limited on 09.03.2021:

- GDA – Existing.dwg

6.2. **OSmap** issued by BB Partnership Limited on 09.03.2021, drawings:

- GDA – Existing.dwg

6.3. **Zmap**, by Joanna James.

6.4. **Photos** available on Google Maps, Street View and Bing Maps.

6.5. **Final proposed drawings** issued by BB Partnership Limited on 09.03.2021, drawing:

- GDA - Proposed 210308.dwg

Proposed drawings issued on 08.04.2021:

- GDA-12C First and Second Floor Plans Proposed.pdf
- GDA-20B Front and Rear Elevations Proposed.pdf

6.6. **Neighbouring building** information, Camden's planning portal. Ref.

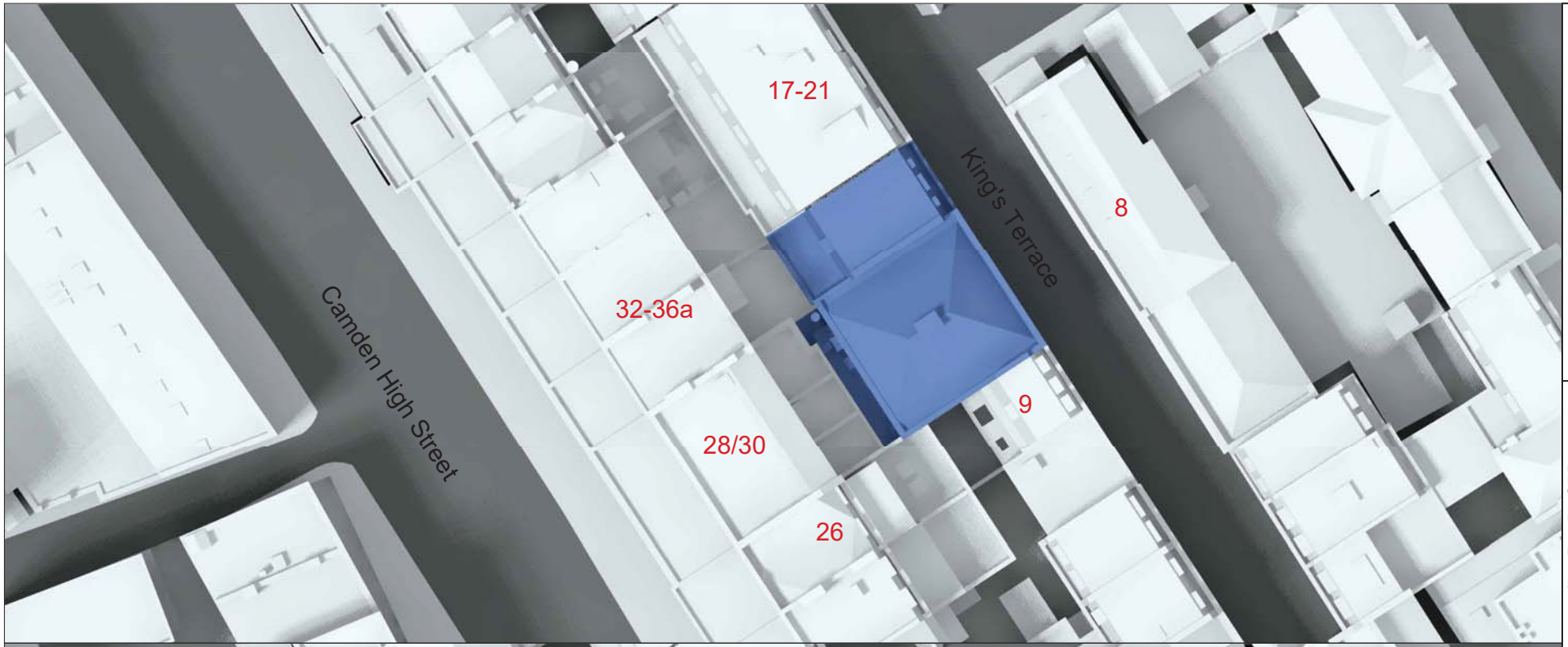
- 9 King's Terrace: PEX0200702
- 32-36a Camden High Street: 2011/1038/P

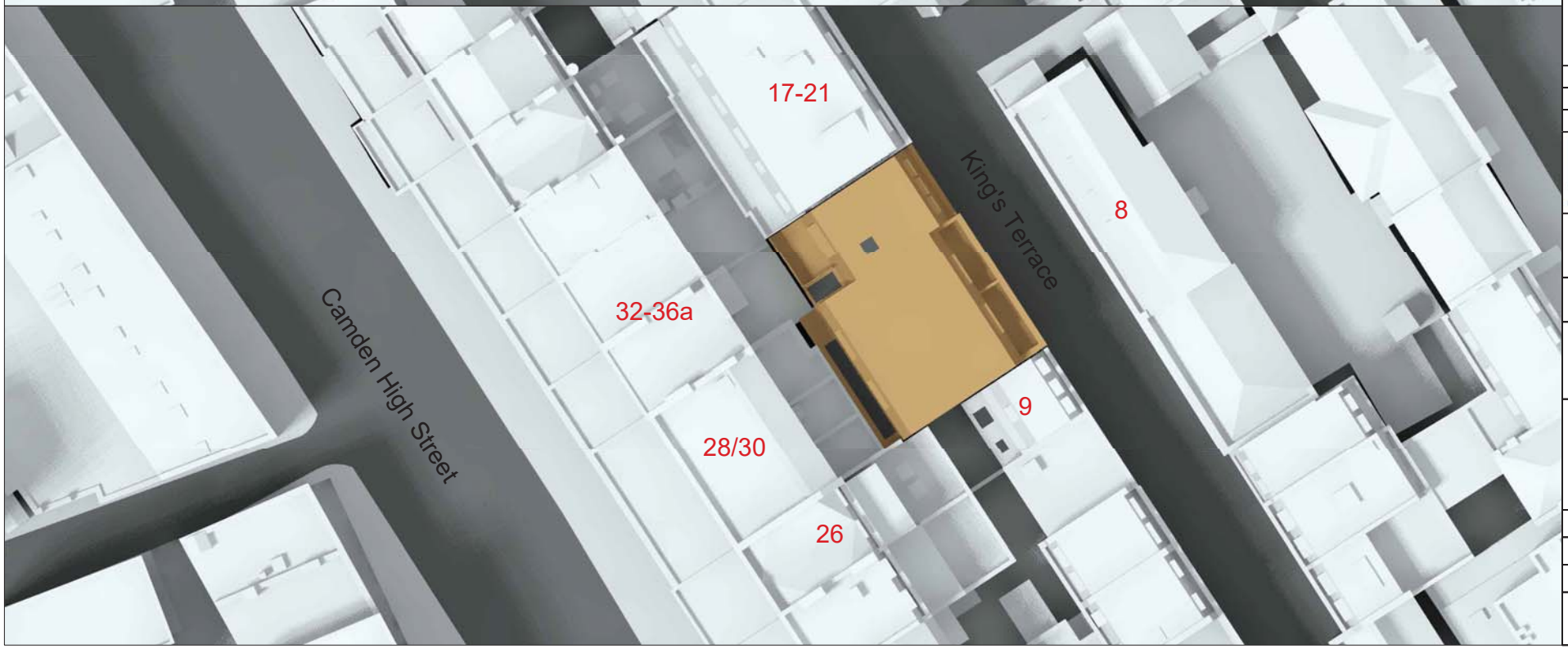
Estate agent's websites:

- 26 Camden High Street:
  https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=63031080&sale=62561988&country=england

APPENDIX 1

CAD Model





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KEY:

- Existing Neighbouring Buildings
- Existing Site Building
- Proposed Site Building

SOURCES

Survey issued by BB Partnership Limited on 09.03.2021:
-GDA - Existing.dwg
OSmap issued by BB Partnership Limited on 09.03.2021:
-GDA - Existing.dwg
Zmap by Joanna James
-Photos available on Google Maps, Street View and Bing Maps.
Final **proposed drawings** issued by BB Partnership Limited on 09.03.2021, drawing:
-GDA - Proposed 210308.dwg

Proposed drawings issued on 08.04.2021:
-GDA-12C First and Second Floor Plans Proposed.pdf
-GDA-20B Front and Rear Elevations Proposed.pdf
Neighbouring building information, Websites and Camden's planning portal. Ref.
9 King's Terrace: PEX0200702
32-36a Camden High Street: 2011/1038/P
Estate agents websites:
-Zoopla
-Rightmove

Rev.	Date	Description

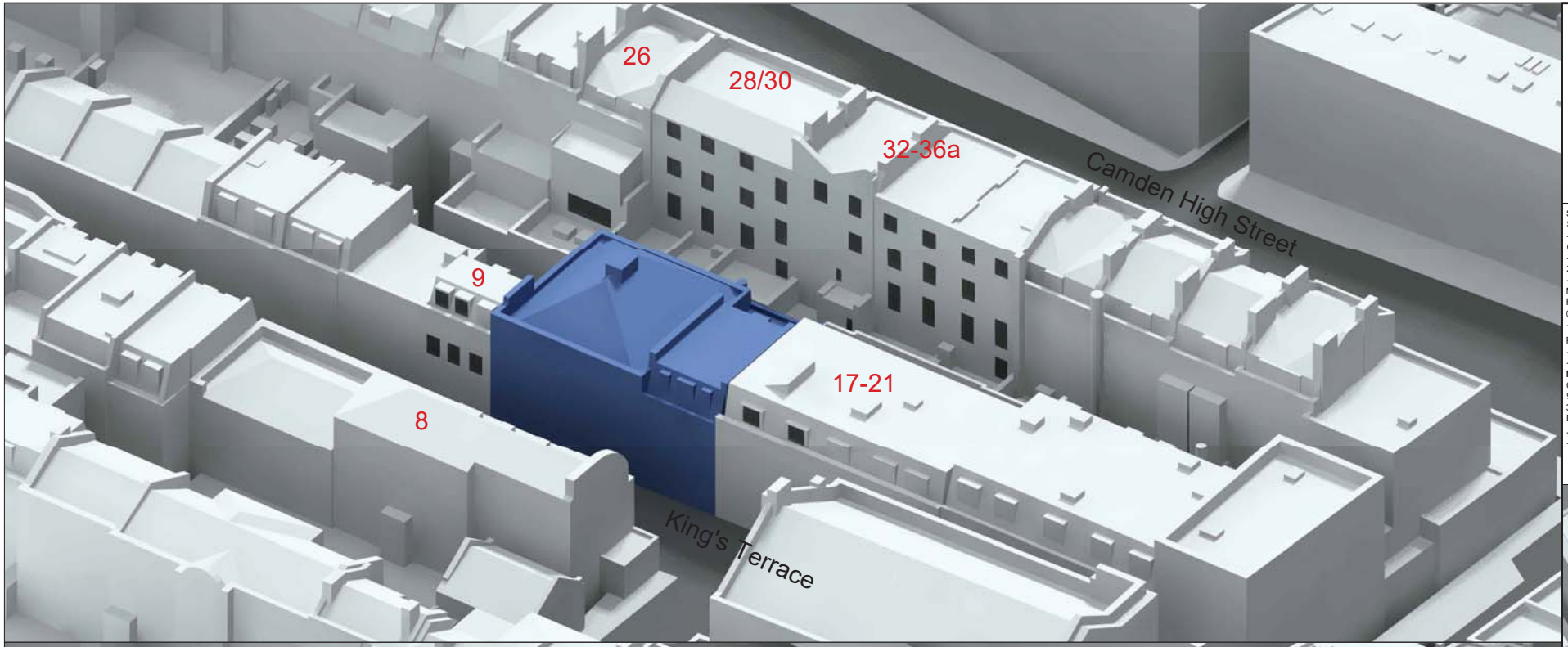
BVP BROOKE VINCENT + PARTNERS
RICS
Chartered Building Surveyors
Enterprise House The Crest London NW4 2HW
Tel: 020 8202 1013
E-mail: info@brooke-vincent.co.uk

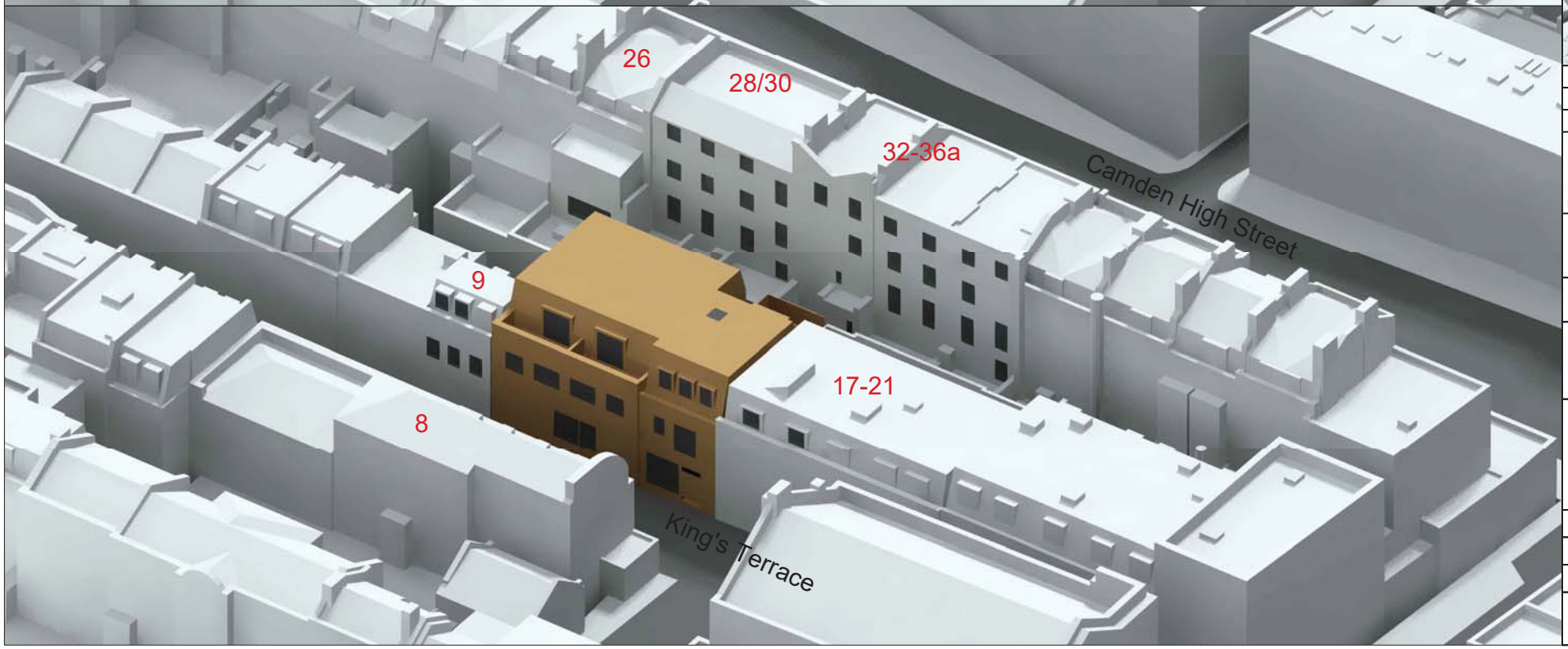
CLIENT / ARCHITECT:

PROJECT:
11-15 King's Terrace
NW1 0JP

DRAWING:
Plan view
Existing
Proposed

DRAWN: PM	PROJECT NO: 11812
SCALE: NTS	
DATE: 12.04.2021	
DRAWING NO: 11812-01	CHECKED BY: RM





KEY:

Existing Neighbouring Buildings

Existing Site Building

Proposed Site Building

SOURCES

Survey issued by BB Partnership Limited on 09.03.2021:
-GDA - Existing.dwg
OSmap issued by BB Partnership Limited on 09.03.2021:
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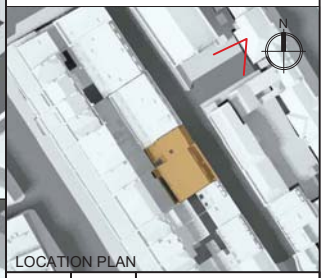


LOCATION PLAN

Rev.	Date	Description

BVP
BROOKE VINCENT + PARTNERS
RICS

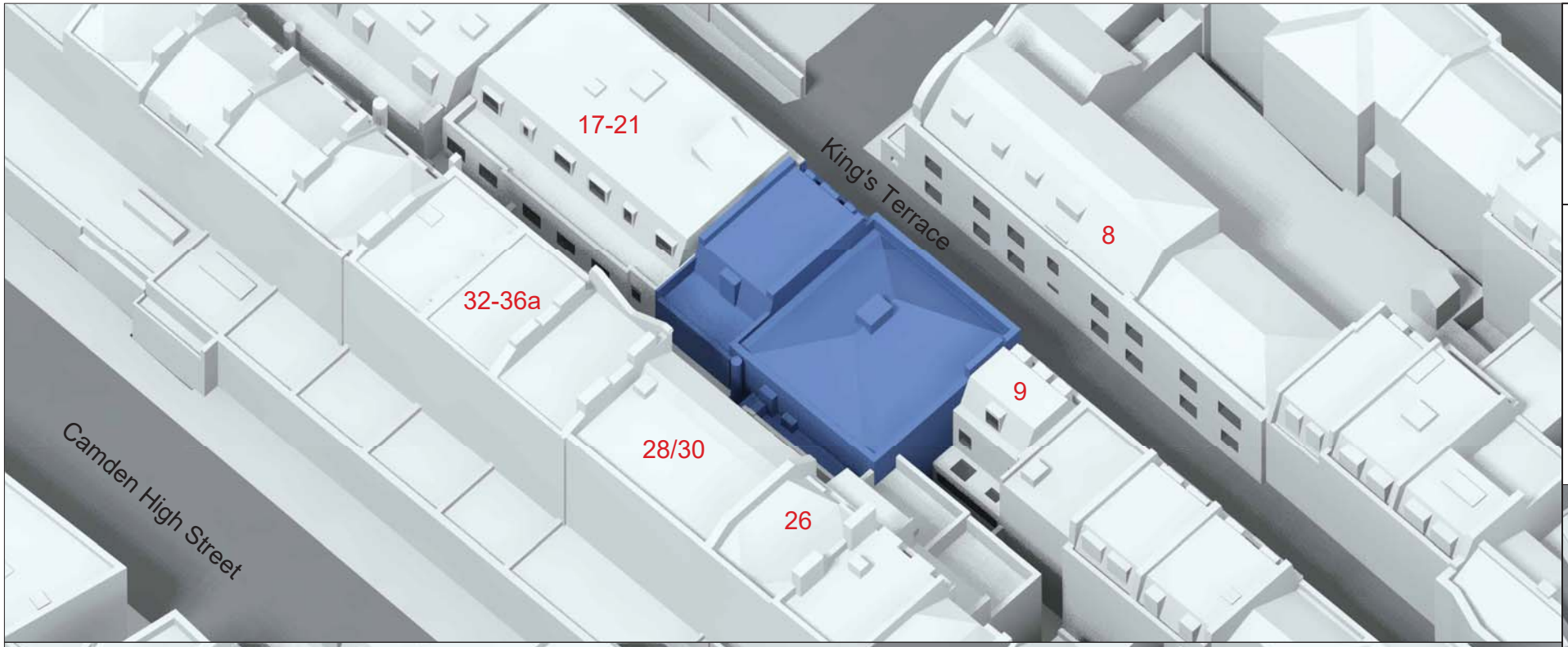
Chartered Building Surveyors
Enterprise House The Crest London NW4 2HW
Tel: 020 8202 1013
E-mail: info@brooke-vincent.co.uk

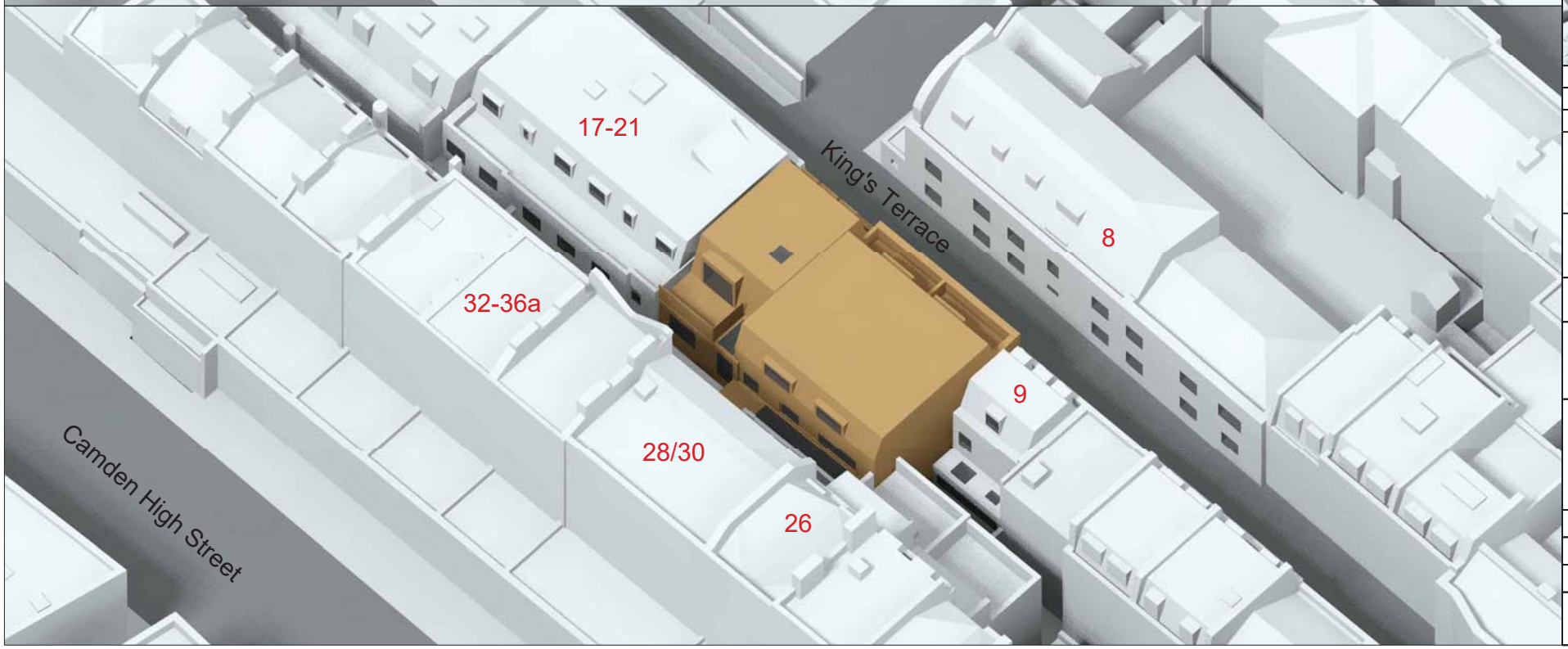
CLIENT / ARCHITECT:

PROJECT:
11-15 King's Terrace
NW1 0JP

DRAWING:
Perspective view
Existing
Proposed

DRAWN: PM	PROJECT NO: 11812
SCALE: NTS	
DATE: 12.04.2021	
DRAWING NO: 11812-02	CHECKED BY: RM





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- Proposed Site Building

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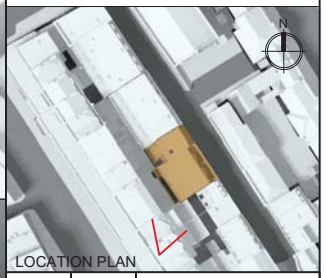

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CLIENT / ARCHITECT:

PROJECT:
11-15 King's Terrace
NW1 0JP

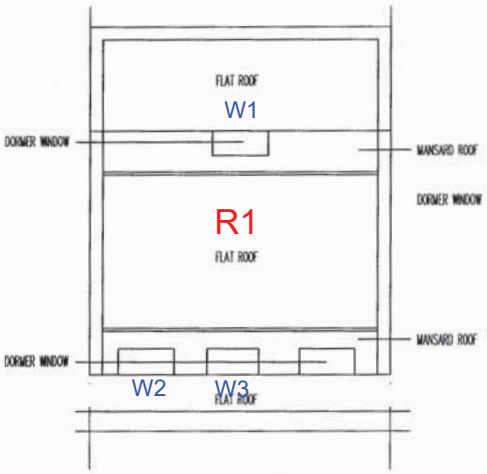
DRAWING:
Perspective view
Existing
Proposed

DRAWN: PM	PROJECT NO: 11812
SCALE: NTS	
DATE: 12.04.2021	
DRAWING NO: 11812-03	CHECKED BY: RM

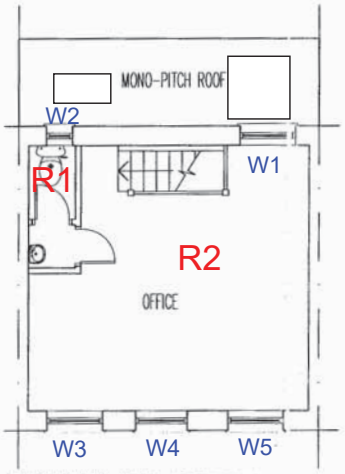
APPENDIX 2

Neighbouring Properties
Drawings

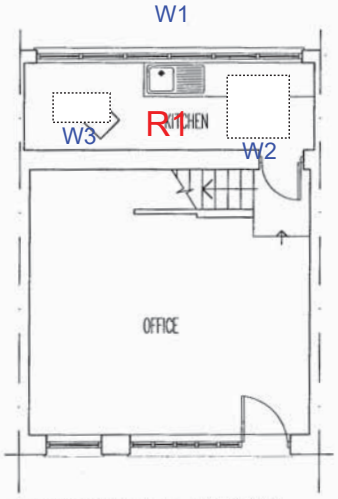
9 King's Terrace



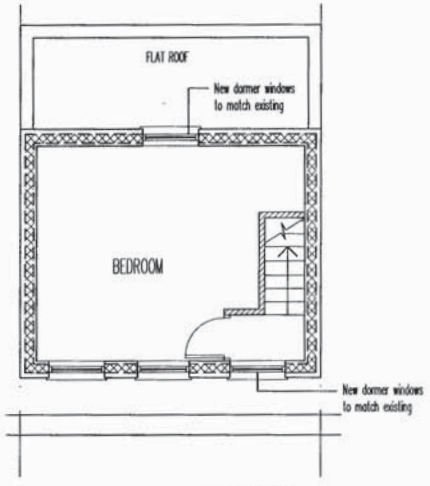
ROOF PLAN AS PROPOSED



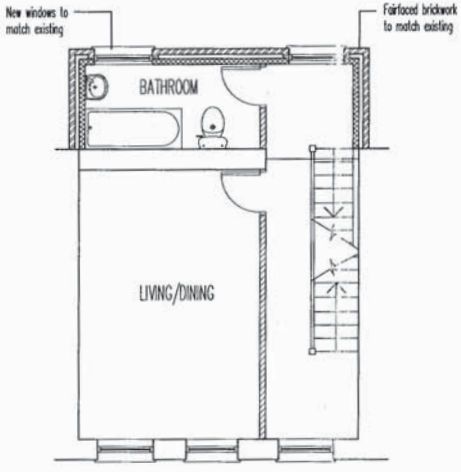
FIRST FLOOR PLAN AS EXISTING



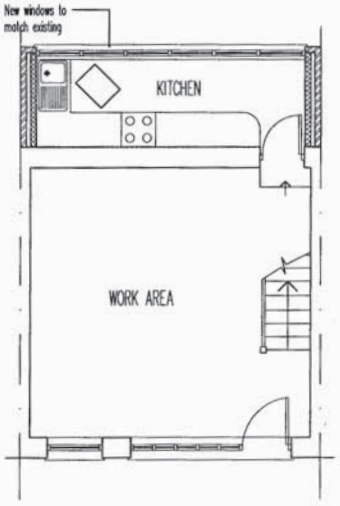
GROUND FLOOR PLAN AS EXISTING



SECOND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED

No scaled dimensions to be taken from this drawing. All dimensions to be site checked.

EXISTING STRUCTURE
NEW PARTITIONS
NEW BLOCKWORK
NEW BRICKWORK

CHRIS GEORGIOU
CHARTERED ARCHITECT
16 CRANWICH AVENUE
WINCHMORE HILL
LONDON N21 2BB
TEL: 020 8360 2355

Client: MR PALLARIS & MR STERGIDES

Site: 9 KING'S TERRACE
LONDON
NW1 0JP

Scale: 1:50	Drawn:
Date: JULY 2002	

Title: FLOOR PLANS AS EXISTING AND PROPOSED AND ROOF PLAN AS PROPOSED

Drg. No.	Rev.
48A/01	A

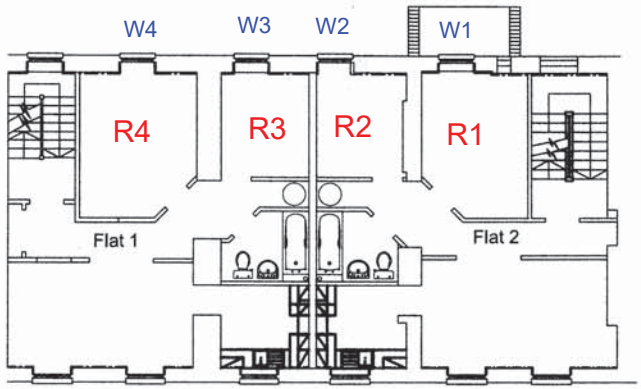
26 Camden High Street

First Floor

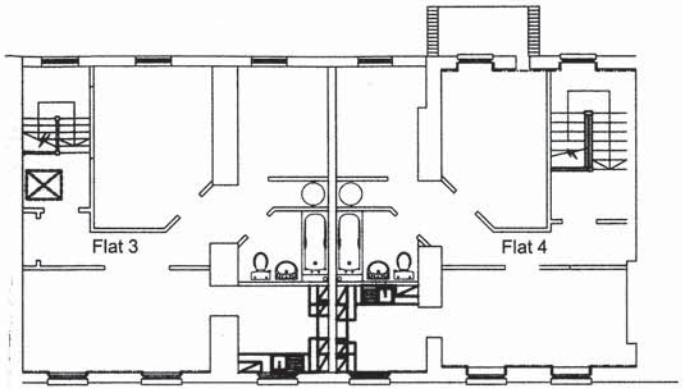
Every attempt has been made to ensure the accuracy of this floor plan however. measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale

Tel 07860 620 122 , 0207 263 2188
www.ipinteriors.co.uk

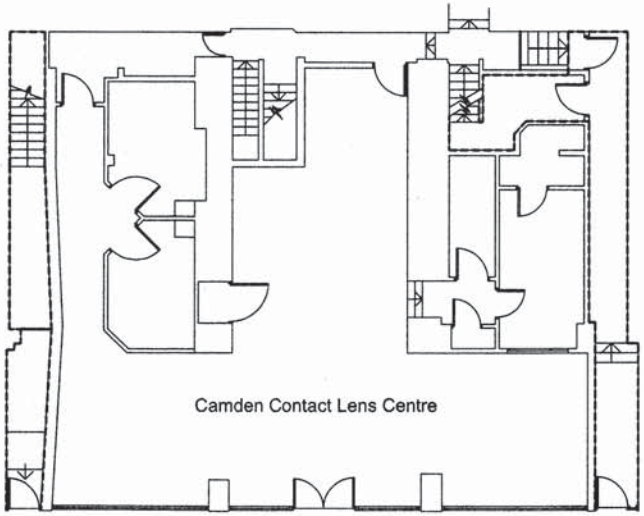
32-36 Camden High Street



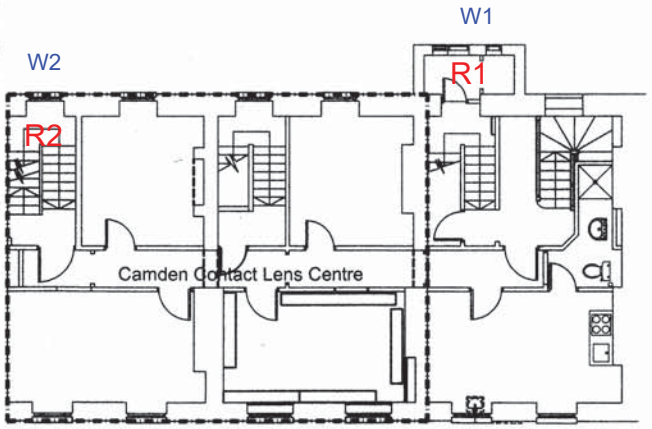
2nd Floor



3rd Floor



Ground Floor



1st Floor

notes

Area of Building Subject of Planning Application

revisions

west hart partnership
chartered architects Ltd
5 aldergate, tamworth, staffs. B79 7DJ
tel:01827 67123 fax:01827 67121 email:post@westhart.com

client: Alsager Ltd

project: Camden Contact Lens Centre

title: Existing Plans

drg. no. 724 - 102

revision

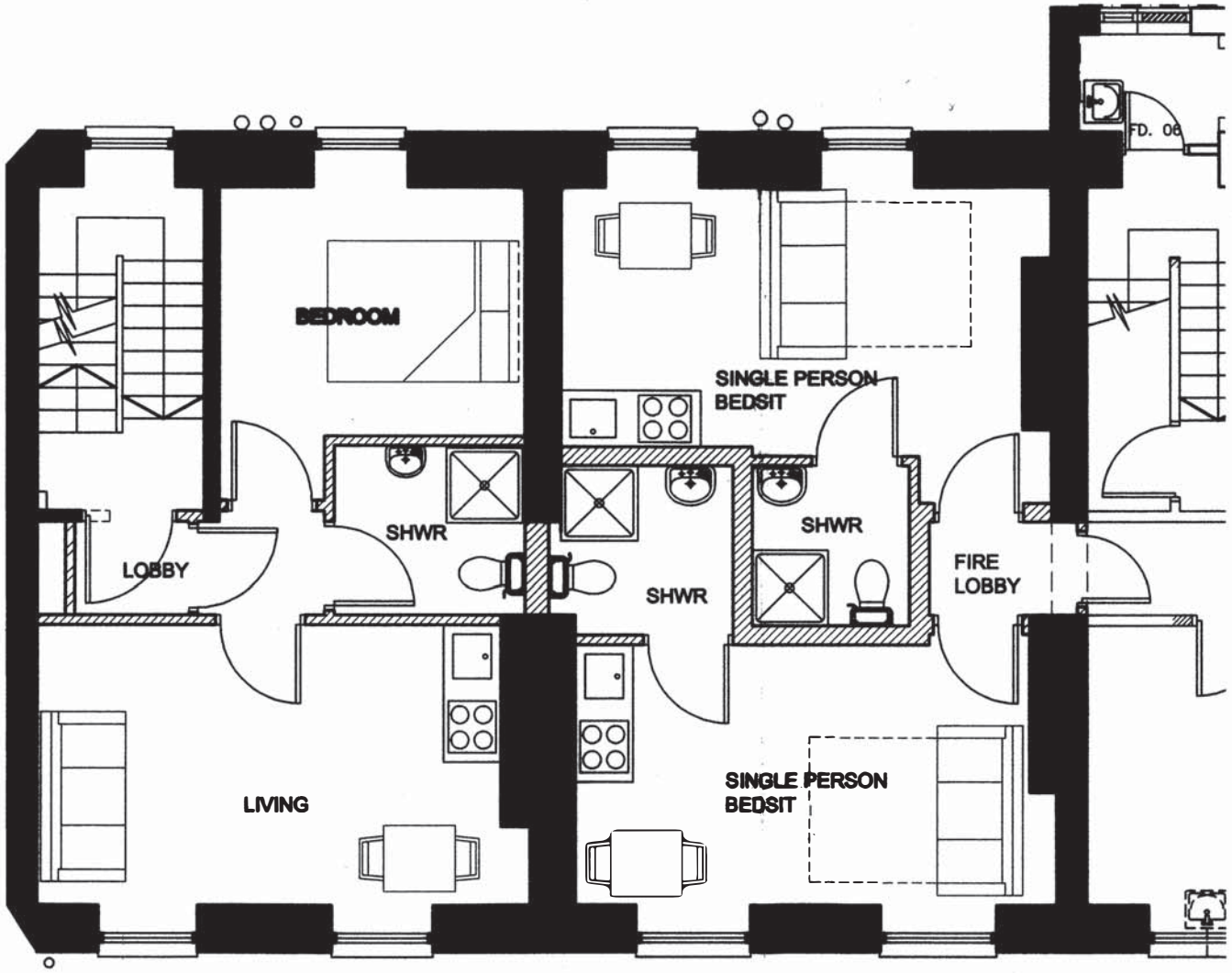
scale: 100@A2

date: FEB 11

drawn: JMC

checked: CDF

32-36 Camden High Street



2nd Floor

A3

notes

Do not scale from this drawing

The contractor is to check all dimensions on site and report any discrepancies to the architect

All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted

Subject to Local Authority Approvals and Acoustic Engineer design.

- 09:02:11 Initial issue

revisions

5 aldergate, tamworth, staffs. B79 7DJ
tel:01827 67123 fax:01827 67121 email:post@westhart.com

client

project

Camden Contact
Lens Centre

drg. no. 725 - 101

revision -

scale 1/50@A3

date Feb. 2011

drawn -

checked -

APPENDIX 3

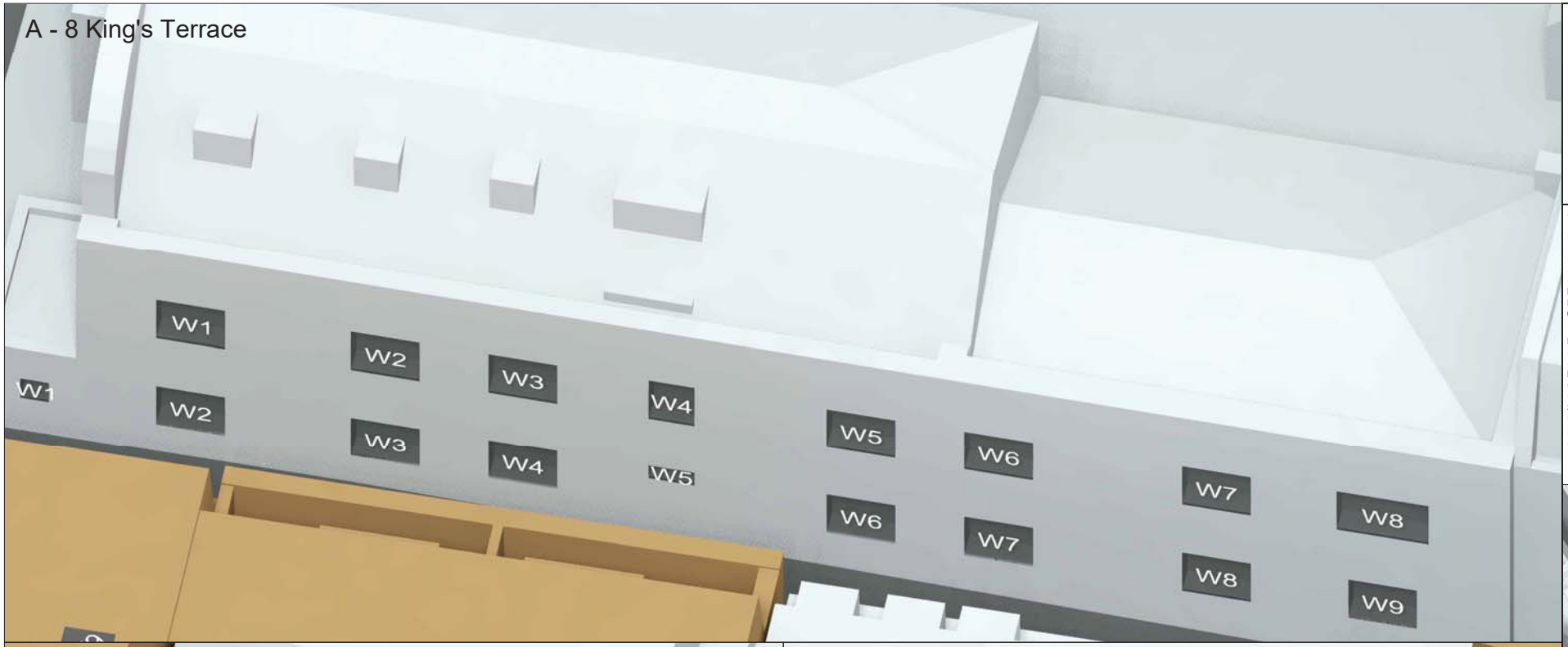
Daylight and Sunlight Results
Neighbouring Properties

Project Name: 11-15 King's Terrace
Project No.: 11812
Report Title: Daylight & Sunlight - Neighbour Analysis Test
Date of Analysis: 09/04/2021

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
8 King's Terrace														
Ground	No-Room		W1	Existing	13.75	0.99	YES	237°	26	0.92	YES	6	1.00	YES
				Proposed	13.67				24			6		
	No-Room		W2	Existing	14.00	1.00	YES	237°	25	1.04	YES	6	1.00	YES
				Proposed	14.00				26			6		
	No-Room		W3	Existing	13.84	1.02	YES	237°	24	1.04	YES	6	1.00	YES
				Proposed	14.10				25			6		
	No-Room		W4	Existing	13.80	1.03	YES	237°	25	1.04	YES	7	1.00	YES
				Proposed	14.23				26			7		
	No-Room		W5	Existing	14.92	1.04	YES	237°	27	1.04	YES	8	1.00	YES
				Proposed	15.45				28			8		
	No-Room		W6	Existing	14.68	1.03	YES	237°	29	1.00	YES	8	1.00	YES
				Proposed	15.05				29			8		
	No-Room		W7	Existing	15.20	1.02	YES	237°	29	1.00	YES	7	1.00	YES
				Proposed	15.45				29			7		
	No-Room		W8	Existing	15.66	1.01	YES	237°	28	1.00	YES	6	1.00	YES
				Proposed	15.78				28			6		
	No-Room		W9	Existing	15.63	1.00	YES	237°	26	1.00	YES	5	1.00	YES
				Proposed	15.68				26			5		
First	No-Room		W1	Existing	21.33	0.98	YES	237°	41	0.95	YES	11	1.00	YES
				Proposed	20.82				39			11		
	No-Room		W2	Existing	21.34	1.00	YES	237°	41	0.98	YES	10	1.00	YES
				Proposed	21.36				40			10		
	No-Room		W3	Existing	21.34	1.02	YES	237°	41	0.98	YES	10	1.00	YES
				Proposed	21.71				40			10		
	No-Room		W4	Existing	21.61	1.02	YES	237°	41	1.02	YES	11	1.00	YES
				Proposed	22.14				42			11		
	No-Room		W5	Existing	22.71	1.02	YES	237°	43	1.00	YES	12	1.00	YES
				Proposed	23.08				43			12		
	No-Room		W6	Existing	23.55	1.01	YES	237°	43	1.00	YES	12	1.00	YES
				Proposed	23.69				43			12		
	No-Room		W7	Existing	24.40	1.00	YES	237°	44	1.00	YES	9	1.00	YES
				Proposed	24.37				44			9		
	No-Room		W8	Existing	24.14	1.00	YES	237°	44	1.00	YES	9	1.00	YES
				Proposed	24.11				44			9		
9 King's Terrace														
Ground	R1	Kitchen	W1	Existing	4.81	0.94	YES	237°	11	1.00	YES	1	1.00	YES
				Proposed	4.55				11			1		
			W2	Existing	30.26	0.94	YES	353° Hz	18	1.00	YES	2	1.00	YES
				Proposed	28.50				18			2		
			W3	Existing	31.11	0.91	YES	353° Hz	10	1.00	YES	0	1.00	YES
				Proposed	28.37				10			0		
First	R1	WC	W2	Existing	12.25	0.89	N/A	237°	8	1.00	N/A	0	N/A	YES
				Proposed	10.96				8			0		
	R2	Unknown	W1	Existing	11.69	0.94	YES	237°	29	1.00	YES	5	1.00	YES
				Proposed	11.04				29			5		
			W3	Existing	28.01	1.00	YES	57°N		*North*			*North*	
				Proposed	27.98									
			W4	Existing	27.74	1.00	YES	57°N		*North*			*North*	
				Proposed	27.70									
			W5	Existing	27.27	1.00	YES	57°N		*North*			*North*	
				Proposed	27.23									
Second	R1	Bedroom	W1	Existing	24.00	0.89	YES	237°	46	0.98	YES	12	1.00	YES
				Proposed	21.42				45			12		
			W2	Existing	36.02	1.00	YES	57°N		*North*			*North*	
				Proposed	36.04									
			W3	Existing	35.68	1.00	YES	57°N		*North*			*North*	
				Proposed	35.78									

Project Name: 11-15 King's Terrace
Project No.: 11812
Report Title: Daylight & Sunlight - Neighbour Analysis Test
Date of Analysis: 09/04/2021

Floor Ref.	Room Ref.	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
26 Camden High Street														
First	R1	Bedroom	W1	Existing	33.34	0.90	YES	57°N		*North*			*North*	
				Proposed	29.84									
28-30 Camden High Street														
First	No-Room		W1	Existing	27.96	0.86	YES	57°N		*North*			*North*	
				Proposed	24.15									
	No-Room		W2	Existing	31.78	0.87	YES	57°N		*North*			*North*	
				Proposed	27.51									
	No-Room		W3	Existing	32.44	0.87	YES	57°N		*North*			*North*	
				Proposed	28.20									
	No-Room	Staircase	W4	Existing	27.31	0.84	N/A	57°N		*North*			*North*	
				Proposed	23.07									
32-36a Camden High Street														
First	R1	Bathroom	W1	Existing	21.03	0.81	N/A	57°N		*North*			*North*	
				Proposed	17.02									
	R2	Landing	W2	Existing	21.82	1.00	N/A	57°N		*North*			*North*	
				Proposed	21.73									
Second	No-Room		W1	Existing	32.16	0.92	YES	57°N		*North*			*North*	
				Proposed	29.62									
	R1	Bedroom	W2	Existing	31.40	0.96	YES	57°N		*North*			*North*	
				Proposed	30.30									
			W3	Existing	30.89	0.98	YES	57°N		*North*			*North*	
				Proposed	30.34									
	R2	Bedroom	W4	Existing	30.34	0.99	YES	57°N		*North*			*North*	
				Proposed	30.11									
	R3	Landing	W5	Existing	31.02	1.00	YES	57°N		*North*			*North*	
				Proposed	30.95									



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Existing Site Building

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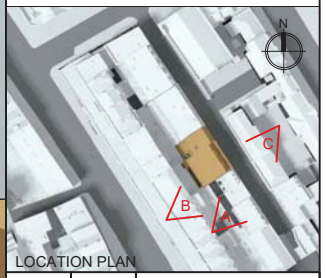

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Rev.	Date	Description

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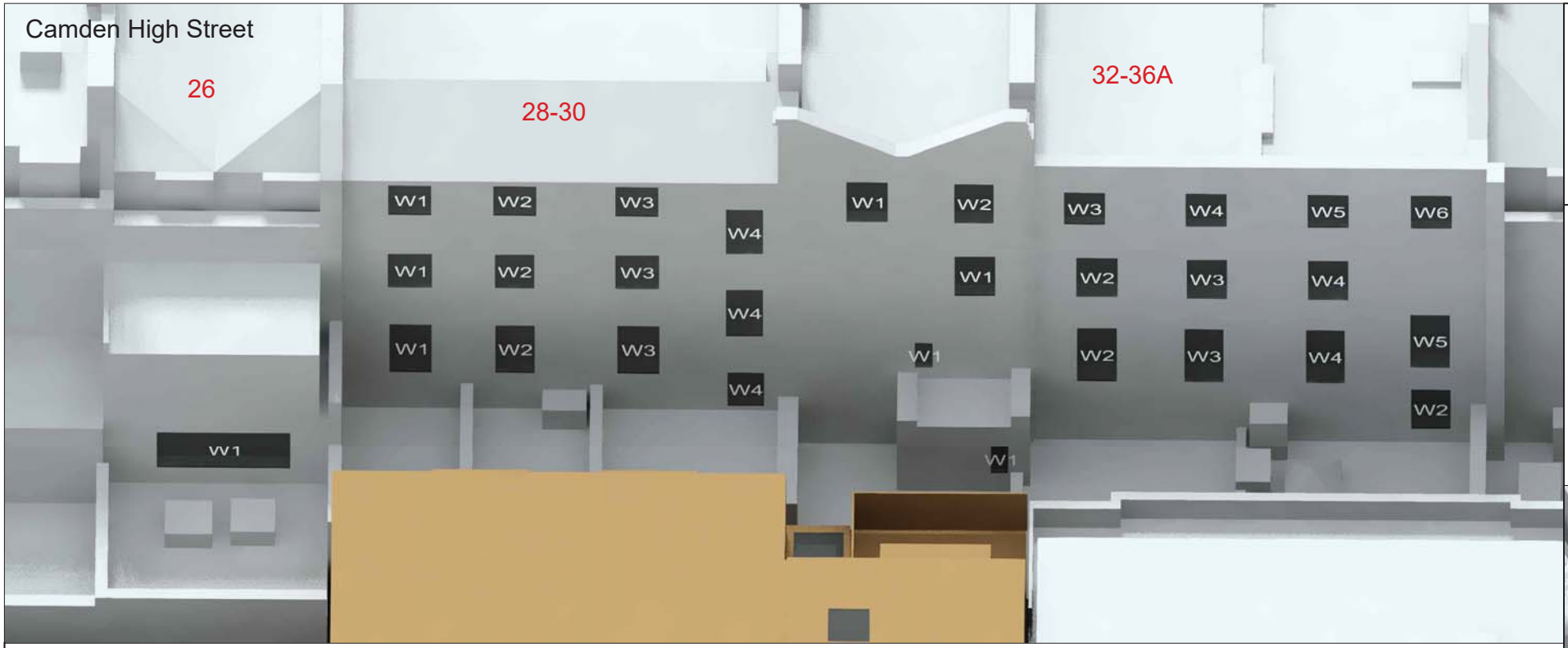
Chartered Building Surveyors
Enterprise House The Crest London NW4 2HW
Tel: 020 8202 1013
E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:

PROJECT:
11-15 King's Terrace
NW1 0JP

DRAWING:
Perspective view
Windows Location

DRAWN: PM	PROJECT NO: 11812
SCALE: NTS	
DATE: 12.04.2021	
DRAWING NO: 11812-04	CHECKED BY: RM



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- Proposed Site Building

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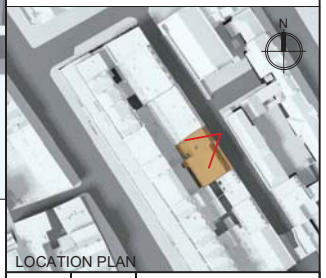

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Enterprise House The Crest London NW4 2HW
Tel: 020 8202 1013
E-mail: info@brooke-vincent.co.uk

CLIENT / ARCHITECT:

PROJECT:
11-15 King's Terrace
NW1 0JP

DRAWING:
Perspective view
Windows Location

DRAWN: PM	PROJECT NO: 11812
SCALE: NTS	
DATE: 12.04.2021	
DRAWING NO: 11812-04	CHECKED BY: RM

Project Name: 11-15 King's Terrace
Project No.: 11812
Report Title: Daylight Distribution Analysis - Neighbour Test
Date of Analysis: 09/04/2021

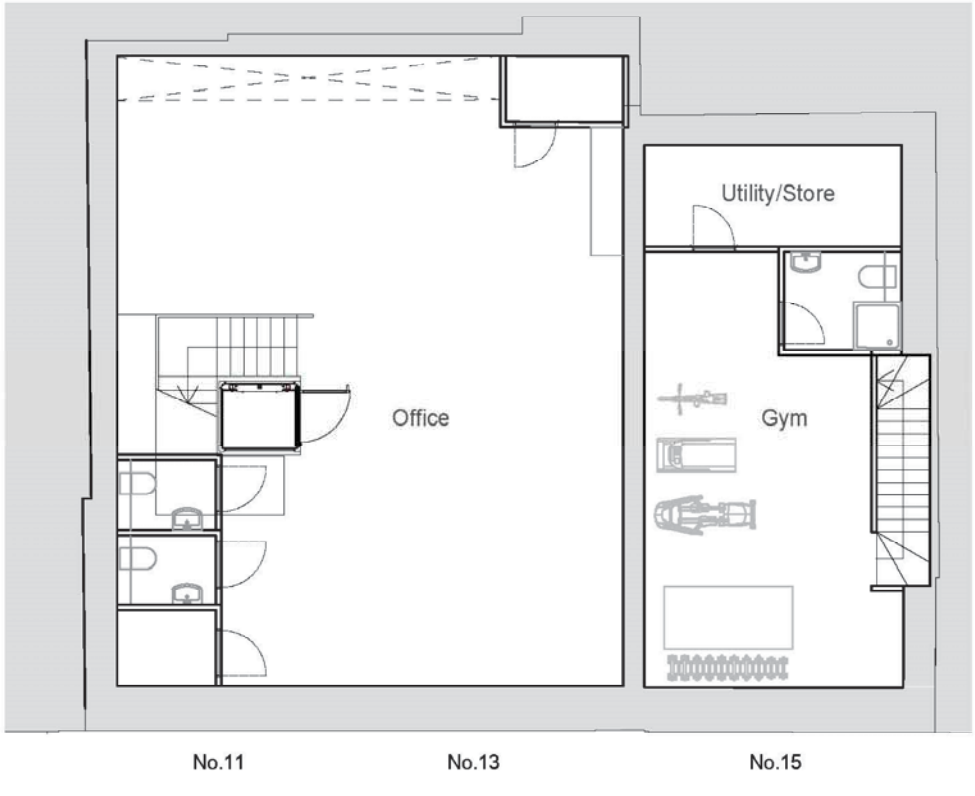
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
9 King's Terrace								
Ground	R1	Kitchen	Area m2	7.49	7.48	7.46		
			% of room		100%	100%	1.00	YES
First	R1	WC	Area m2	1.14	0.86	0.86		
			% of room		75%	75%	1.00	N/A
	R2	Unknown	Area m2	22.12	22.03	22.03		
			% of room		100%	100%	1.00	YES
Second	R1	Bedroom	Area m2	15.39	14.52	14.52		
			% of room		94%	94%	1.00	YES
26 Camden High Street								
First	R1	Bedroom	Area m2	10.76	10.68	10.68		
			% of room		99%	99%	1.00	YES
32-36a Camden High Street								
Mezzanine	R1	Bathroom	Area m2	2.41	0.81	0.64		
			% of room		33%	27%	0.80	N/A
	R2	Landing	Area m2	5.86	2.78	2.78		
			% of room		47%	47%	1.00	N/A
First	R1	Bedroom	Area m2	13.98	12.99	12.99		
			% of room		93%	93%	1.00	YES
	R2	Bedroom	Area m2	8.53	7.64	7.63		
			% of room		90%	90%	1.00	YES
	R3	Landing	Area m2	5.93	5.85	5.85		
			% of room		99%	99%	1.00	N/A

APPENDIX 4

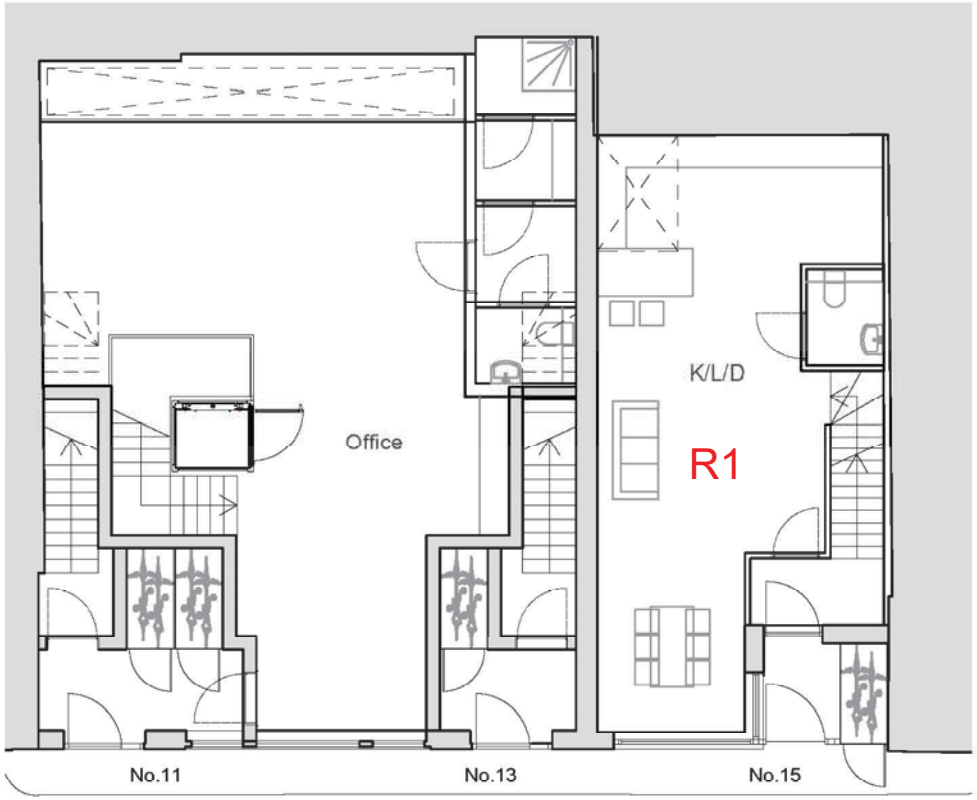
Daylight and Sunlight Results
Proposed Accommodation

Project Name: 11-15 King's Terrace
Project No.: 11812
Report Title: Average Daylight Analysis
Date: 09/04/2021

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Proposed	Rec'd Value	Meets BRE Criteria
						Proposed							
Ground	R1	LKD	W1-L	0.68	0.92	1.74	51.97	180.36	0.68	0.20	0.12		
	no.15		W1-U	0.68	0.92	2.74	55.25	180.36	0.68	1.00	0.98		
			W2-L	0.68	0.92	0.91	7.00	180.36	0.68	0.20	0.01		
			W2-U	0.68	0.92	1.44	13.30	180.36	0.68	1.00	0.12		
			W3	0.64	0.92	2.20	28.24	180.36	0.68	1.00	0.38		
			W4	0.68	0.76	2.05	74.78	180.36	0.68	1.00	0.82		
											2.42	1.50	YES
First	R1	Bedroom	W1	0.68	0.92	1.38	64.16	69.03	0.68	1.00	1.49		
	no.11		W2	0.68	0.92	2.01	64.07	69.03	0.68	1.00	2.17		
											3.66	1.00	YES
First	R2	Bedroom	W3	0.68	0.92	2.01	63.30	68.86	0.68	1.00	2.15		
	no.13		W4	0.68	0.92	1.37	62.20	68.86	0.68	1.00	1.44		
											3.60	1.00	YES
First	R3	Bedroom	W5	0.68	0.92	0.86	65.64	75.54	0.68	1.00	0.87		
	no.15		W6-L	0.68	0.92	0.96	64.47	75.54	0.68	0.20	0.19		
			W6-U	0.68	0.92	1.82	67.42	75.54	0.68	1.00	1.89		
											2.96	1.00	YES
First	R4	Bedroom	W7	0.68	0.92	2.48	25.20	55.12	0.68	1.00	1.32		
	no.15										1.32	1.00	YES
First	R5	Bedroom	W8	0.68	0.92	1.08	27.86	66.90	0.68	1.00	0.52		
	no.13		W9	0.68	0.92	1.22	27.21	66.90	0.68	1.00	0.58		
											1.10	1.00	YES
First	R6	Bedroom	W10	0.68	0.92	2.71	27.91	67.77	0.68	1.00	1.30		
	no.11										1.30	1.00	YES
Second	R1	LKD	W1-L	0.68	0.92	1.32	64.19	152.00	0.68	0.20	0.13		
	no.11		W1-U	0.68	0.92	1.94	78.46	152.00	0.68	1.00	1.17		
			W8	0.68	0.92	1.71	40.20	152.00	0.68	1.00	0.53		
											1.82	1.50	YES
Second	R2	LKD	W2-L	0.68	0.92	1.32	63.82	152.03	0.68	0.20	0.13		
	no.13		W2-U	0.68	0.92	1.94	77.72	152.03	0.68	1.00	1.16		
			W7	0.68	0.92	1.71	38.77	152.03	0.68	1.00	0.51		
											1.79	1.50	YES
Second	R3	Bedroom	W3	0.68	0.92	0.94	72.40	69.40	0.68	1.00	1.14		
	no.15		W4	0.68	0.92	0.94	72.06	69.40	0.68	1.00	1.13		
			W5	0.68	0.92	0.94	71.65	69.40	0.68	1.00	1.12		
											3.39	1.00	YES
Second	R4	Living Room	W6-L	0.68	0.92	1.53	44.00	78.38	0.68	0.20	0.20		
	no.15		W6-U	0.68	0.92	2.48	47.04	78.38	0.68	1.00	1.73		
			W9	0.68	0.76	1.22	167.02	78.38	0.68	1.00	2.51		
											4.44	1.50	YES



Basement



Ground Floor

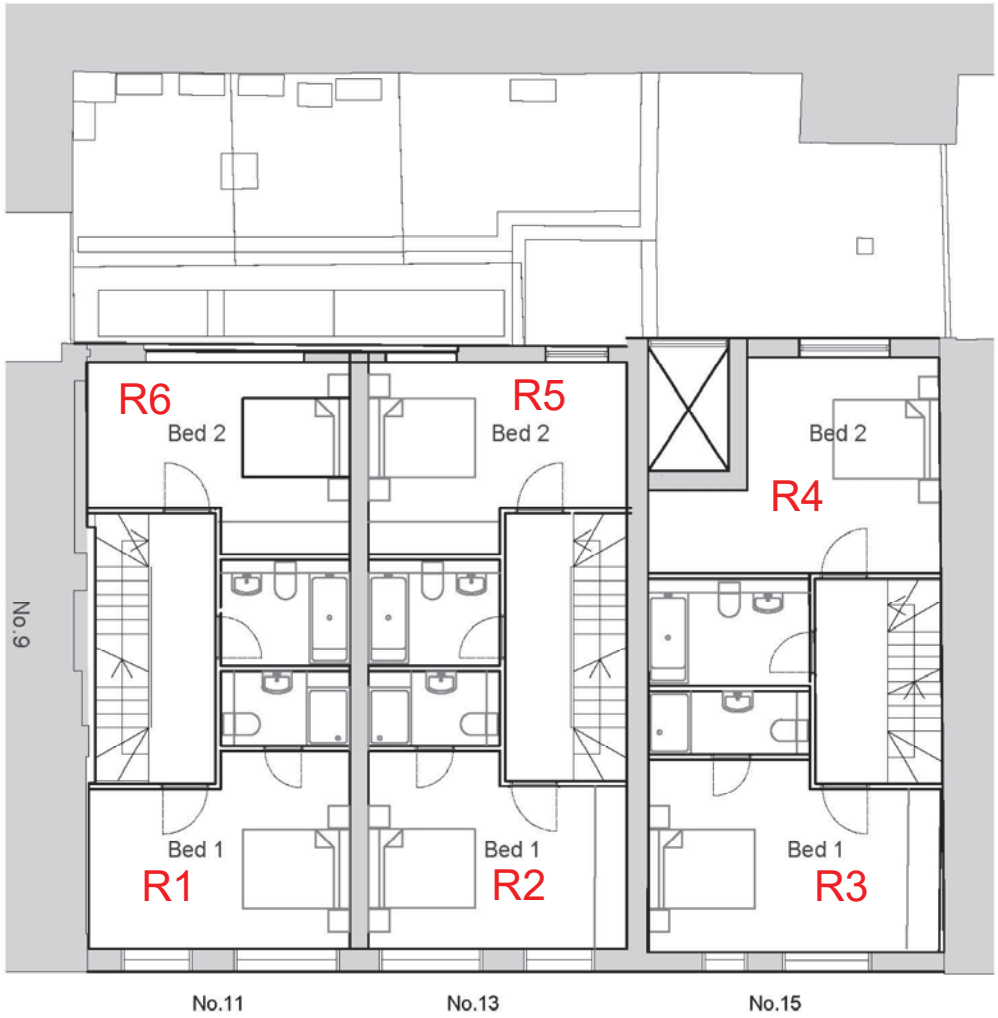
SCHEME DESIGN SUBJECT TO STRUCTURAL ENGINEER /SERVICES ENGINEER, & PLANNERS COMMENT

FOR COMMENT

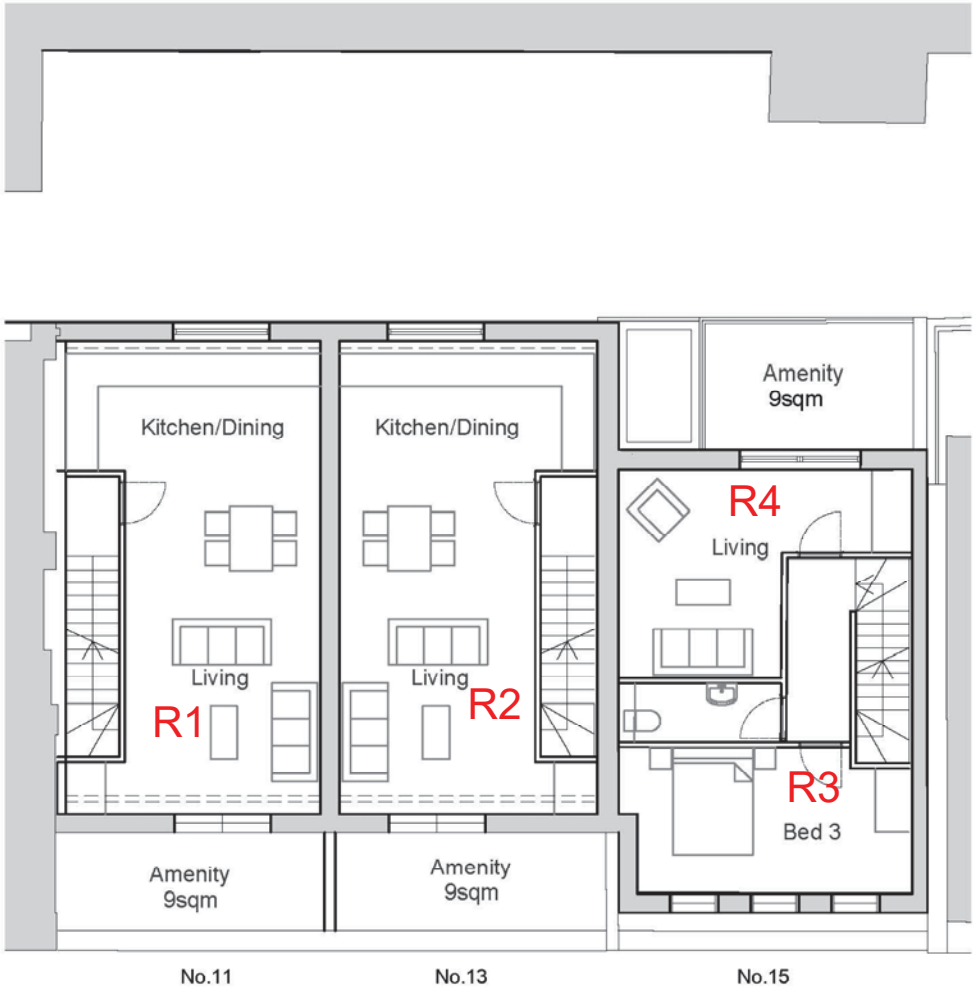
0m 2m 4m 6m 8m 10m

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS
Studios 33-34, 10 Hornsey St. London. N7 8EL
Tel 020 7336 8555 - e-mail - architect@bbpartnership.co.uk

project	date	scale	drawn
11-15 Kings Terrace NW1 0JP	Aug 20	1:100	GS
drawing Basement and Ground Floor Plans Proposed	drwg. no GDA-11		rev. B



First Floor



Second Floor

SCHEME DESIGN SUBJECT TO STRUCTURAL ENGINEER /SERVICES ENGINEER, & PLANNERS COMMENT

FOR COMMENT

0m 2m 4m 6m 8m 10m

BB PARTNERSHIP LTD
CHARTERED ARCHITECTS
Studios 33-34, 10 Hornsey St. London. N7 8EL
Tel 020 7336 8555 - e-mail - architect@bbpartnership.co.uk

project	date	scale	drawn
11-15 Kings Terrace NW1 0JP	Jan 20	1:100	GS
drawing: First and Second Floor Plans Proposed	drwg. no: GDA-12		rev.: B

Project Name: 11-15 King's Terrace
Project No.: 11812
Report Title: Sunlight
Date of Analysis: 09/04/2021

Floor Ref.	Room Ref.	Room Use.	Window Ref.		Window Orientation	Total Suns per Room Annual	Meets BRE Criteria	Total Suns per Room Winter	Meets BRE Criteria
				Proposed					
Ground	R1 no.15	LKD	W1	Proposed	57°N				
			W2	Proposed	327°N				
			W3	Proposed	237°				
			W4	Proposed	90° Hz				
						24	Equiv.	1	NO
Second	R1 no.11	LKD	W1	Proposed	57°N				
			W8	Proposed	237°				
						36	YES	6	YES
	R2 no.13	LKD	W2	Proposed	57°N				
			W7	Proposed	237°				
						36	YES	6	YES
	R4 no.15	Living Room	W6	Proposed	237°				
			W9	Proposed	253° Hz				
						24	Equiv.	4	Equiv.