

Hayhurst & Co Architects
26 Fournier Street
London
E1 6QE

16th November 2021

Our Ref: C1222/DS

Dear Sir/Madam,

8a Hampstead Hill Gardens, London, NW3 – Daylight and Sunlight Matters

The Chancery Group have been instructed by Hayhurst & Co Architects to undertake a daylight and sunlight assessment regarding the proposed development at 8a Hampstead Hill Gardens, London NW3.

Our assessment has been undertaken in accordance with the Building Research Establishment (BRE) Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (Second Edition, 2011). Referred to herein as the “BRE Guidelines”.

Full details on the proposed development are detailed within the Design and Access Statement produced by Hayhurst & Co Architects. In terms of daylight and sunlight, given the limited massing proposed, there would be negligible impacts to all neighbouring windows. However, due to the location and modest massing to the rear of 8a Hampstead Hill Gardens, a detailed daylight and sunlight assessment on the basement and ground floor windows within 8 Hampstead Hill Gardens has been undertaken.

We have relied upon the 3D computer model of the proposed development and neighbouring properties supplied by Hayhurst & Co Architects on the 6th October 2021 to undertake our assessments (see Fig 01).

All internal configurations and levels of the rooms within 8 Hampstead Hill Gardens have been based upon historic planning drawings. If the room layouts are materially different to those used in this assessment, then the results and conclusions drawn could differ.

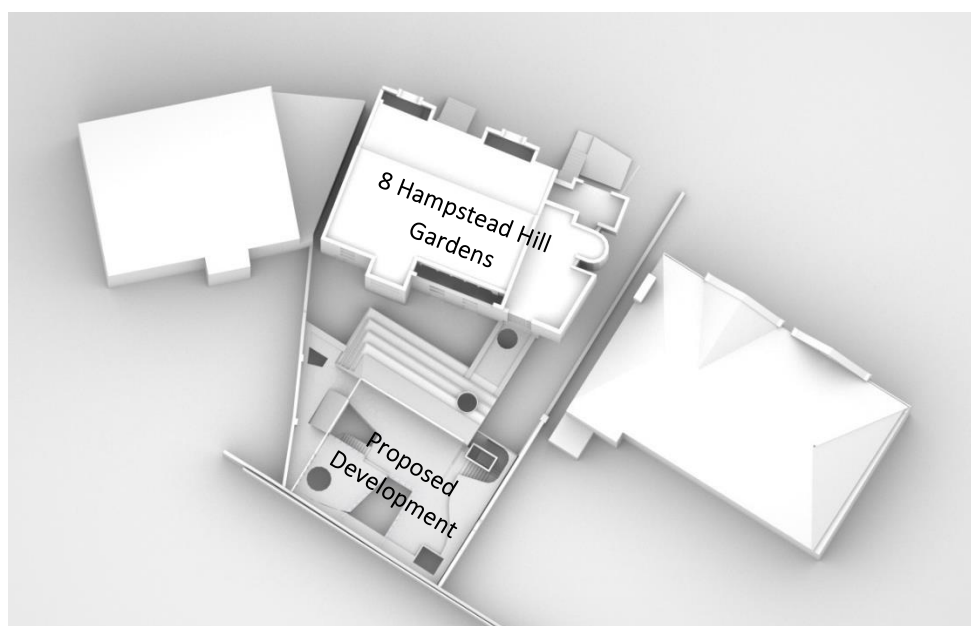


Fig 01 - Proposed Development and 8 Hampstead Hill Gardens

Daylight and Sunlight Results

Based on our assumptions, all windows and rooms assessed would be fully compliant with the BRE Guidelines following construction of the proposed development (see Fig 02 for window locations). The proposed development would therefore have a negligible impact upon the existing daylight and sunlight to the neighbouring 8 Hampstead Hill Gardens.



Fig 02 - 8 Hampstead Hill Gardens Window Locations

Conclusion

The Chancery Group have undertaken a daylight and sunlight assessment regarding the proposed development at 8a Hampstead Hill Gardens.

The results of our daylight and sunlight assessment show that there would be negligible impacts to 8 Hampstead Hill Gardens, following construction of the proposed development.

Overall, the proposed development meets the BRE Guidelines and should be considered acceptable in daylight and sunlight terms.

Should you have any questions or require any further information, please do not hesitate to contact us.

Yours faithfully,



The Chancery Group

Appendix 01

Daylight and Sunlight Technical Analysis

Surrounds – VSC and APSH Results

Floor Ref	Room Ref	Window Ref		VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex	Total Room Annual	Total Room Winter	
8A Hampstead Hill Gardens													
Basement	R1	W1	Existing	22.12	0.95	227°	40.00	0.95	15.00	0.87			
			Proposed	21.06			38.00		13.00				
		W2	Existing	21.98	0.96	227°	36.00	0.97	9.00	0.89			
			Proposed	21.13			35.00		8.00		44.00	15.00	
	R2	W3	Existing	25.39	0.97	227°	54.00	0.94	15.00	0.87	42.00	13.00	
				Proposed	24.60			51.00		13.00			
		W4	Existing	28.18	0.88	227°	54.00	0.85	14.00	0.43			
				Proposed	24.78			46.00		6.00		57.00	17.00
	Ground	R1	W1	Existing	33.12	0.99	227°	54.00	1.00	19.00	1.00		
				Proposed	32.84			54.00		19.00		55.00	19.00
		W2	Existing	30.97	0.99	227°	48.00	1.00	14.00	1.00	55.00	19.00	
			Proposed	30.73			48.00		14.00				
R2		W3	Existing	37.29	0.99	227°	72.00	1.00	25.00	1.00	72.00	25.00	
				Proposed	36.92			72.00		25.00		72.00	25.00
R3		W4	Existing	34.50	0.99	227°	65.00	1.00	23.00	1.00	65.00	23.00	
				Proposed	34.16			65.00		23.00		65.00	23.00
R4		W5	Existing	36.51	0.99	227°	65.00	1.00	21.00	1.00	65.00	21.00	
				Proposed	36.11			65.00		21.00		65.00	21.00
											65.00	21.00	
											65.00	21.00	

Surrounds – NSL Results

Floor Ref	Room Ref		Lit Area Existing	Lit Area Proposed	Pr/Ex
8A Hampstead Hill Gardens					
Basement	R1	Area m2	13.49	13.49	
		% of room	97%	97%	100.00%
	R2	Area m2	25.04	24.47	
		% of room	97%	95%	98.00%
Ground	R1	Area m2	13.53	13.53	
		% of room	97%	97%	100.00%
	R2	Area m2	5.32	5.32	
		% of room	91%	91%	100.00%
	R3	Area m2	10.67	10.67	
		% of room	98%	98%	100.00%
	R4	Area m2	14.23	14.23	
		% of room	96%	96%	100.00%