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Daylight and sunlight report for the proposed roof extension at

Barrie House,
29 St Edmunds Terrace,
London NW8 7QH

Prepared for: Kaleminster Limited
Prepared by: Ian McKenna BSc (Hons) MRICS
Date: 13 October 2021
Reference: 109811-100/IM/SM/jdp

Hollis, 140 London Wall, London, EC2Y 5DN
T +44 20 7622 9555 **hollisglobal.com**

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Contents

1. Executive summary

1.1. Scope

1.1.1. We have been instructed by Kaleminster Limited to determine the impact upon the daylight and sunlight amenity of the existing surrounding buildings which may arise from the proposed development of a rooftop extension at Barrie House, 29 St Edmunds Terrace, NW8 7QH.

1.2. Assessment criteria

1.2.1. To ensure that this assessment can be appropriately evaluated against 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' 2nd 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

Daylight

1.3.1. With the exception of one window situated on the 7th floor of Barrie House (see window reference W4 on drawing DD_23 in Appendix C), all 355 windows tested meet the BRE target for daylight VSC.

1.3.2. The window which does not meet the BRE target does retain access to a high level of daylight, with a VSC of 25.72% set against the target of 27%. Therefore, the room will remain well lit. It is also noted that the window serves a small kitchen, which is not considered to be a main habitable room. Therefore, due to the high level of retained light and the room's use, this negligible effect is not a material consideration.

1.3.3. Of the 196 rooms tested for daylight distribution, all will continue to meet the target values as set out in the BRE guidelines.

1.3.4. This is further demonstration that the proposed extension will not have a detrimental effect on natural light levels enjoyed by the occupiers of the adjacent residential buildings.

Sunlight

1.3.5. Of the 125 windows tested for sunlight availability, all will continue to meet the target values as set out in the BRE guidelines.

1.3.6. This also demonstrates that light amenity to the neighbouring buildings will not be affected and that the occupiers will continue to enjoy a high degree of sunlight.

1.4. Overall

1.4.1. The results of the assessments undertaken demonstrate unequivocally that the proposed roof extension has been carefully designed to respect natural light amenity to the existing surrounding buildings. The proposals closely adhere to the BRE guidance and therefore, by analogy, they accord with the planning policy objectives of LB Camden.

2. Introduction

2.1. Scope

2.1.1. We have been instructed by Laleminster Limited to determine the impact upon the daylight and sunlight amenity that may arise from the proposed rooftop development at Barrie House, 29 St Edmunds Terrace, London NW8 78QH in respect of the existing surrounding buildings.

2.2. Planning policy

2.2.1. London Borough of Camden Council's Local Plan (LP) 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, 2nd Edition, 2011" ("the BRE guide")
- BS8206 – Part 2: 2008 Code of Practice for Daylighting.

2.2.2. London Borough of Camden Council's Local Plan contains the following policy guidance under Policy A1 Managing the impact of development:

Sunlight, daylight and overshadowing

6.5 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 Camdens's planning policy, 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 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
Searle House	Residential	West
Kingsland	Residential	North
Regent Heights	Residential	East
Parkwood	Residential	South
Barrie House – New development	Residential	North

2.4. Limitations

2.4.1. Our assessment is based on the scheme drawings provided by RS Architecture Limited as listed below:

Title	Date
ZMAPPING	
Primrose Hill_090117_Solids.dwg	January 2017
RS Architecture Limited	
Barrie House Penthouse 1 Level 3.600m High Version REVERSED.skp	16 September 2021

2.4.2. A site inspection was also undertaken to record the location of windows within the surrounding buildings.

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) and our site inspection the following buildings required assessment:

- Searle House
- Kingsland
- Regent Heights
- Parkwood
- Barrie House
- Barrie House - New Development

3.1.2. 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 Yes	No	Total Percentage BRE Compliant
Searle House	56	56	0	100
Kingsland	14	14	0	100
Regent Heights	37	37	0	100
Parkwood	96	96	0	100
Barrie House	118	117	1	99
Barrie House - New Development	34	34	0	100
Totals	**355**	**354**	**1**	**100**

3.1.3. With the exception of one window situated on the 7th floor of Barrie House (see window reference W4 on drawing DD_23 in Appendix C), all 349 windows tested meet the BRE target for daylight VSC.

3.1.4. The window which does not meet the BRE target does retain access to a high level of daylight, with a VSC of 25.72% set against the target of 27%. Therefore, the room will remain well lit. It is also noted that the window serves a small kitchen, which is not considered to be a main habitable room. Therefore, due to the high level of retained light and the room's use, this negligible effect is not a material consideration.

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 Yes	No	Total Percentage BRE Compliant
Searle House	28	28	0	100
Kingsland	7	7	0	100
Regent Heights	27	27	0	100
Parkwood	41	41	0	100
Barrie House	64	64	0	100
Barrie House - New Development	29	29	0	100
Totals	**196**	**196**	**0**	**100**

3.1.6. Of the 196 rooms tested all will continue to meet the target values as set out in the BRE guidelines.

3.1.7. This is further demonstration that the proposed extension will not have a detrimental effect on natural light levels enjoyed by the occupiers of the adjacent residential buildings.

3.2. Sunlight

3.2.1. In accordance with the BRE Guide, our analysis of the plans provided and our observations on site, a number of the surrounding buildings require Annual Probable Sunlight Hours (APSH) testing – (see Appendix A):

- Searle House
- Kingsland
- Regent Heights
- Parkwood
- Barrie House
- Barrie House - New Development

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 Yes	No	Total Percentage BRE Compliant
Searle House	12	12	0	100
Kingsland	8	8	0	100
Regent Heights	32	32	0	100
Parkwood	12	12	0	100
Barrie House	48	48	0	100
Barrie House - New Development	13	13	0	100
Totals	125	125	0	100

3.2.3. Of the 125 windows tested all will continue to meet the target values as set out in the BRE guidelines.

3.2.4. This also demonstrates that light amenity to the neighbouring buildings will not be affected and that the occupiers will continue to enjoy a high degree of sunlight.

Appendix A

Test to be applied

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Introduction

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

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

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

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

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

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

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

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

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

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

Daylighting Tests

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

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

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

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

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

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

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

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

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

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

Sunlight

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

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within 90^0 of due south and no obstruction subtends to angle of more than 25^0 to the horizontal or where the window wall faces within 20^0 of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that the Annual Probable Sunlight Hours (APSH) need to be analysed. APSH means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question. If the APSH tests reveal that the new development will receive at least one quarter of the available APSH, including at least 5% of APSH during the winter months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together.

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

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

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

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

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

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

Sunlight – Gardens and Open Spaces

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

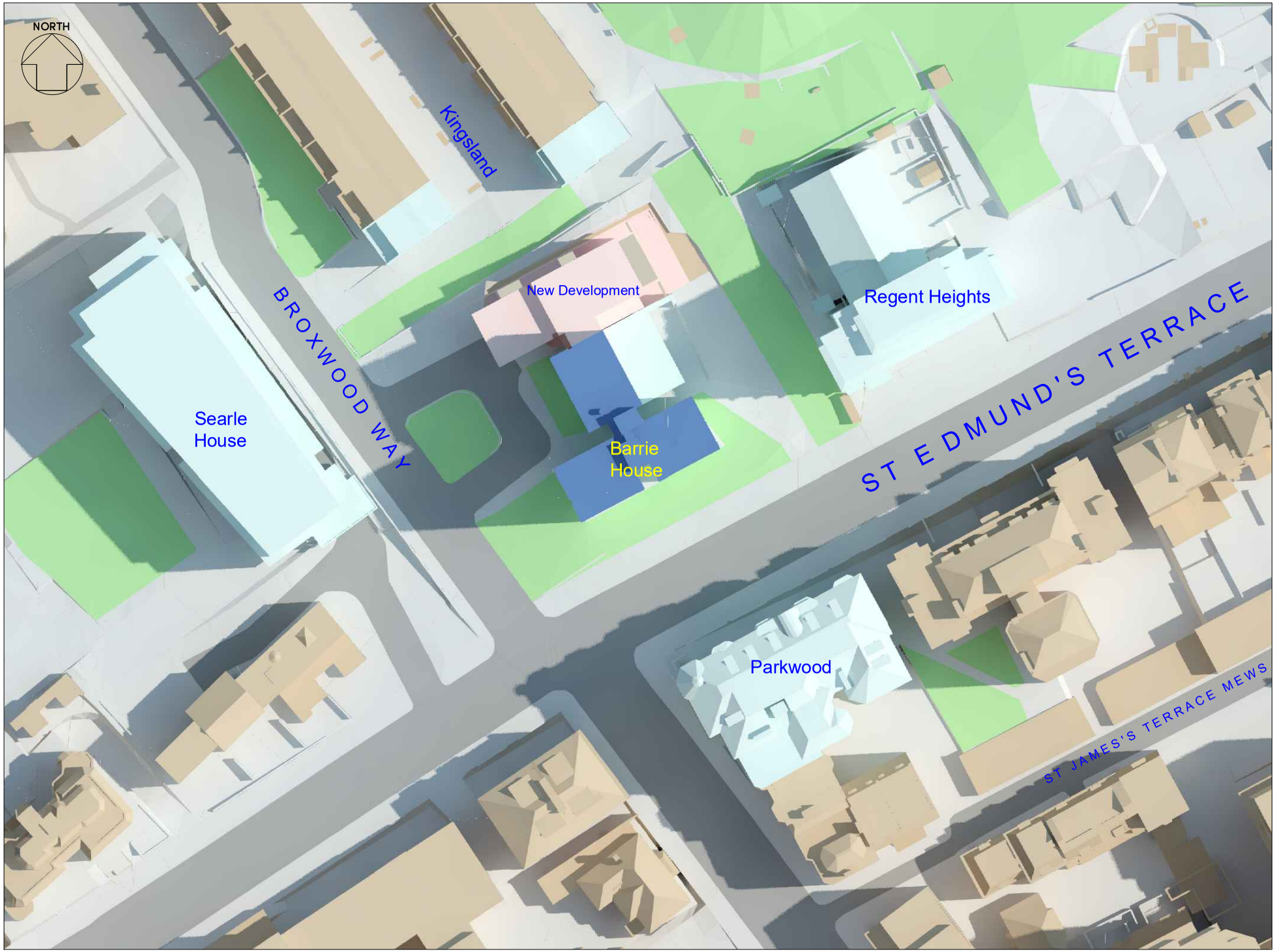
The BRE guidelines state that:

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

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

Appendix B

Context drawings



Existing Site Plan

SOURCES OF INFORMATION:
ZMAPPING

Primrose Hill_090117_Solids.dwg
Received January 2017

RS ARCHITECTURE LIMITED

Barrie House Penthouse 1 Level 3.600m High Version REVERSED.skp
Received 16 September 2021

- Existing Building
- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)
- Consented Buildings (Analysed)

Shadows in this drawing are for illustrative purposes only and do not represent a set time or date.

Rev.	Date	Amendments	Initial

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TITLE
Existing Site Plan

CLIENT
RS Architecture Limited

PROJECT
Barrie House
29 St.Edmund's Terrace
London NW8

DRAWN BY	CHECKED
SK	IM
SCALE	DATE
1:500@A3	September 2021

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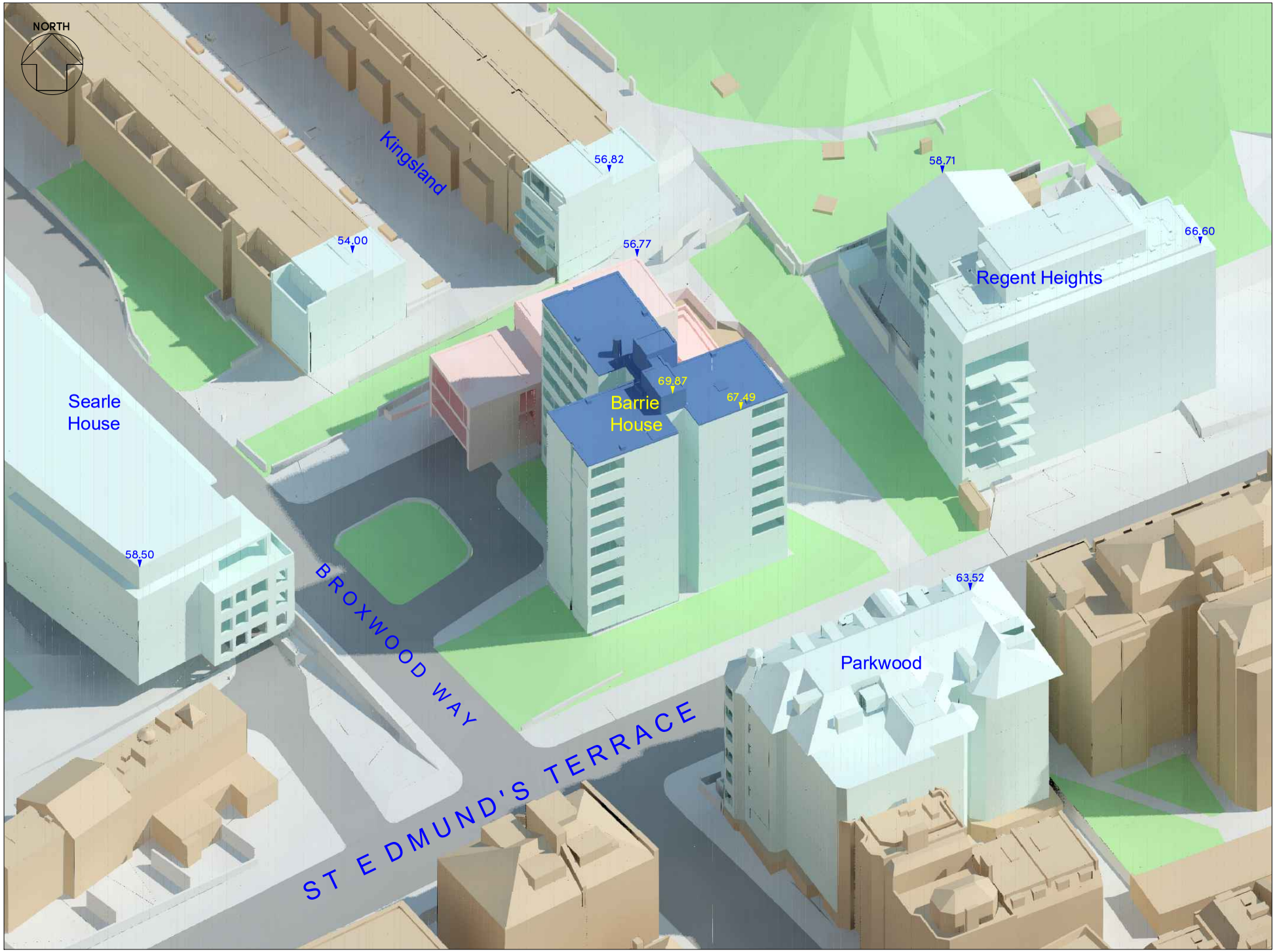
80-82 Silverthorne Road
London
SW8 3HE
T 020 7622 9555
F 020 7627 9850
W hollisglobal.com

DRAWING NO.	RELEASE NO.
109811_CTXT_01	1



3d Context View - View from South (Existing)

SOURCES OF INFORMATION:

ZMAPPING

Primrose Hill_090117_Solids.dwg
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ALL HEIGHTS IN METRES AOD

- Existing Building
- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)
- Consented Buildings (Analysed)

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3d Context View
View from South (Existing)

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SW8 3HE

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Proposed Site Plan

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ZMAPPING

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- Proposed Development
- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)
- Consented Buildings (Analysed)

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TITLE
Proposed Site Plan

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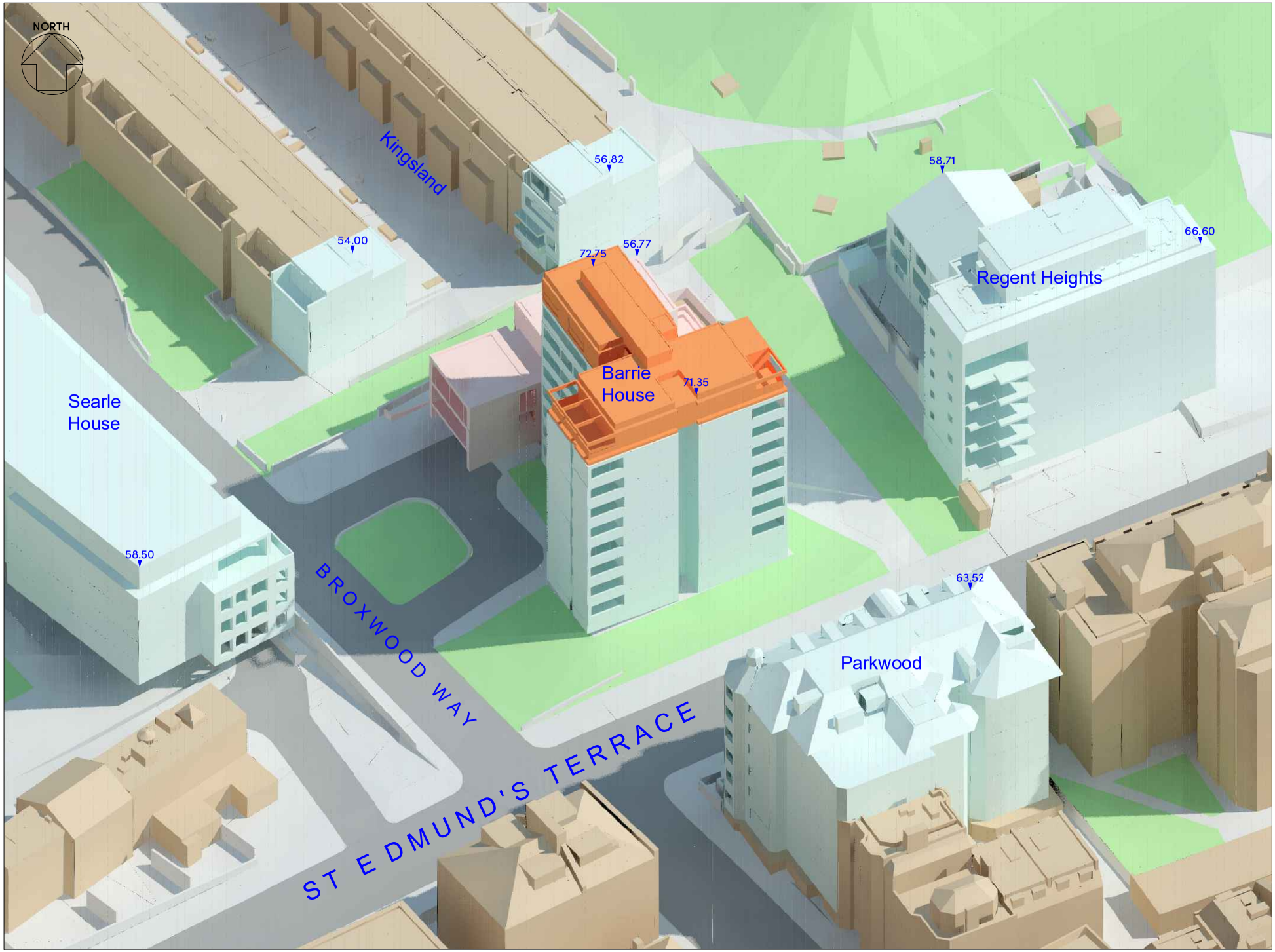

3d Context View - View from South (Proposed)

SOURCES OF INFORMATION:
ZMAPPING

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Received 16 September 2021

ALL HEIGHTS IN METRES AOD

- Proposed Development
- Surrounding Buildings (Analysed)
- Surrounding Buildings (Context)
- Consented Buildings (Analysed)

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TITLE
3d Context View
View from South (Proposed)

CLIENT
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PROJECT
Barrie House
29 St.Edmund's Terrace
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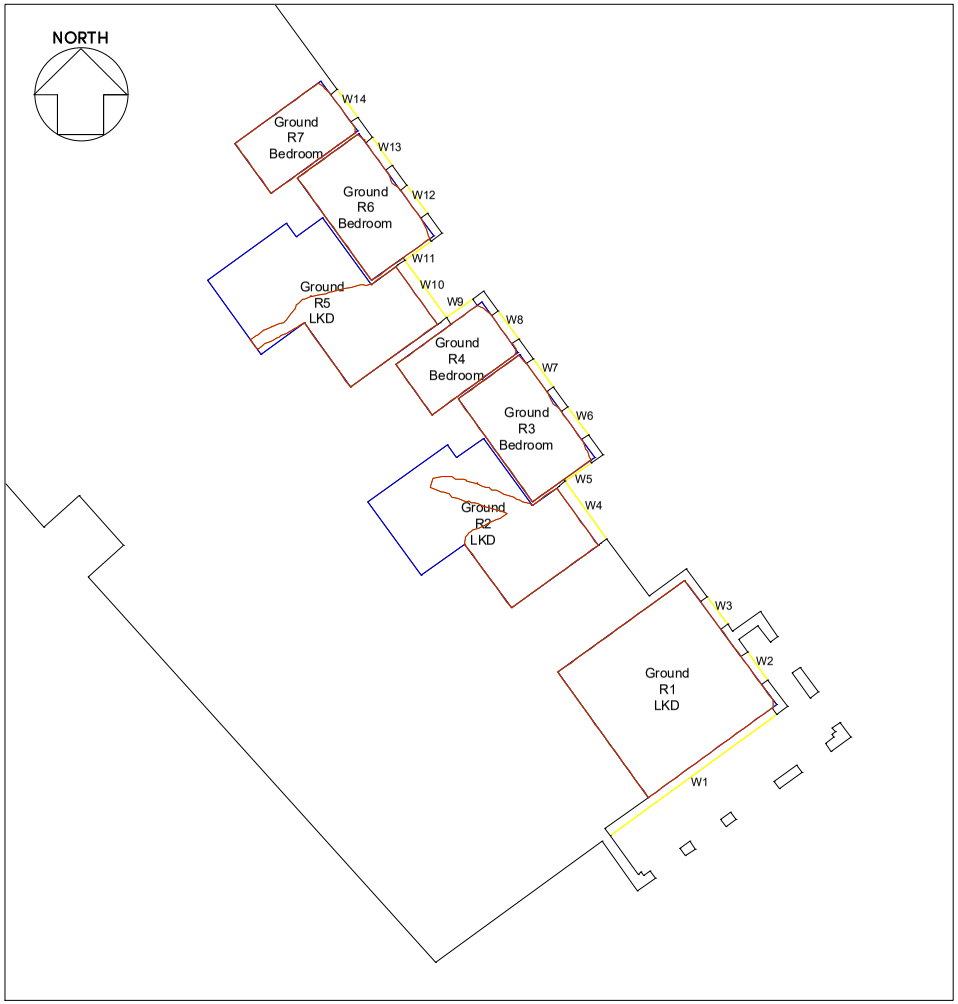
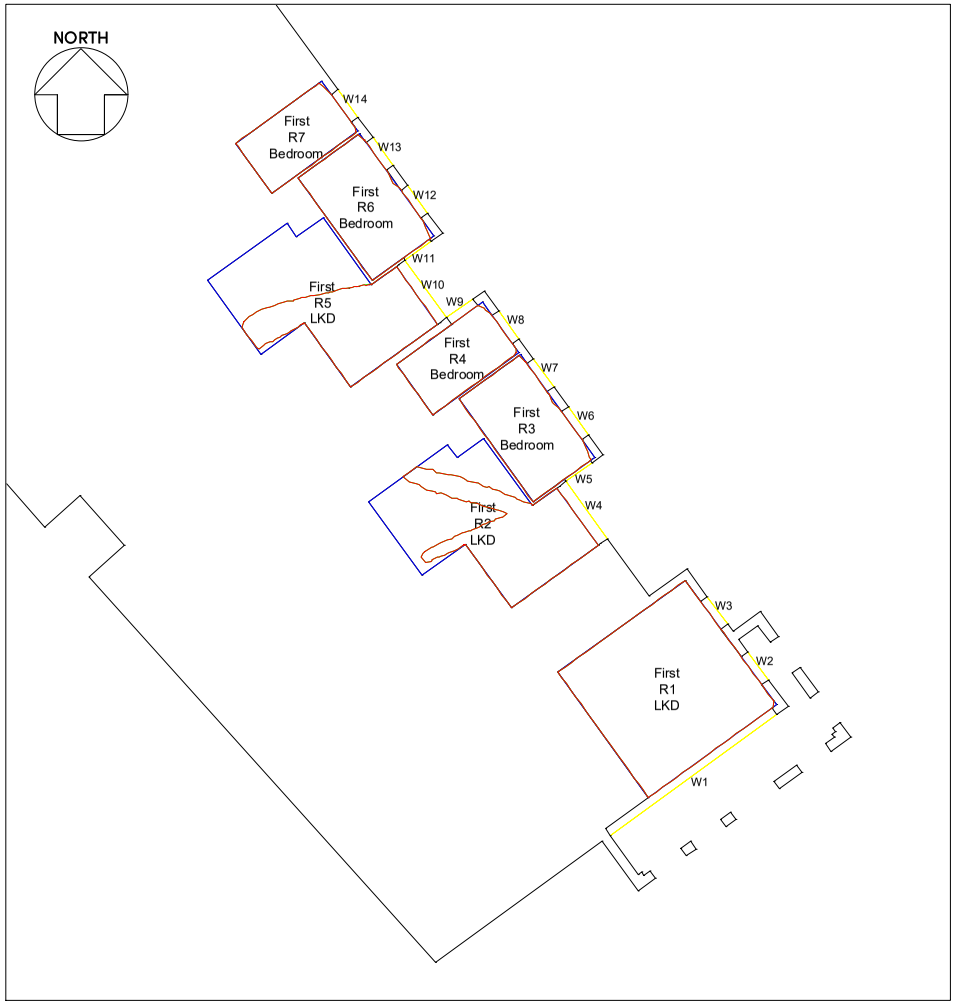
Appendix C

Window/room reference drawings



Searle House - Ground Floor



Searle House - First Floor

SOURCES OF INFORMATION:
ZMAPPING

Primrose Hill_090117_Solids.dwg
Received January 2017

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Received 16 September 2021

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TITLE

Daylight Distribution Contours/Referencing Plans Searle House

CLIENT

RS Architecture Limited

PROJECT

Barrie House
29 St.Edmund's Terrace
London NW8

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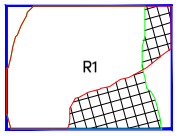
SCALE	DATE
1:200@A3	September 2021

3D Context View - View from North

KEY



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

3D Context View - View from South

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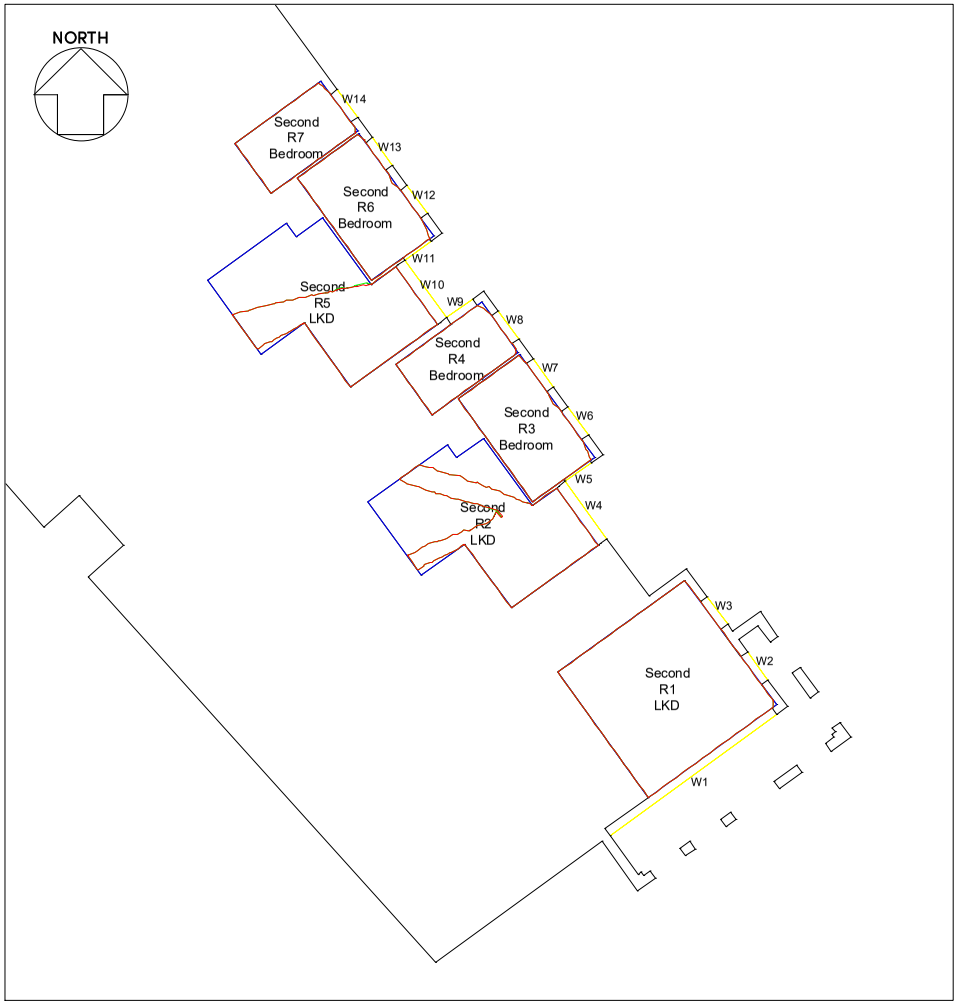
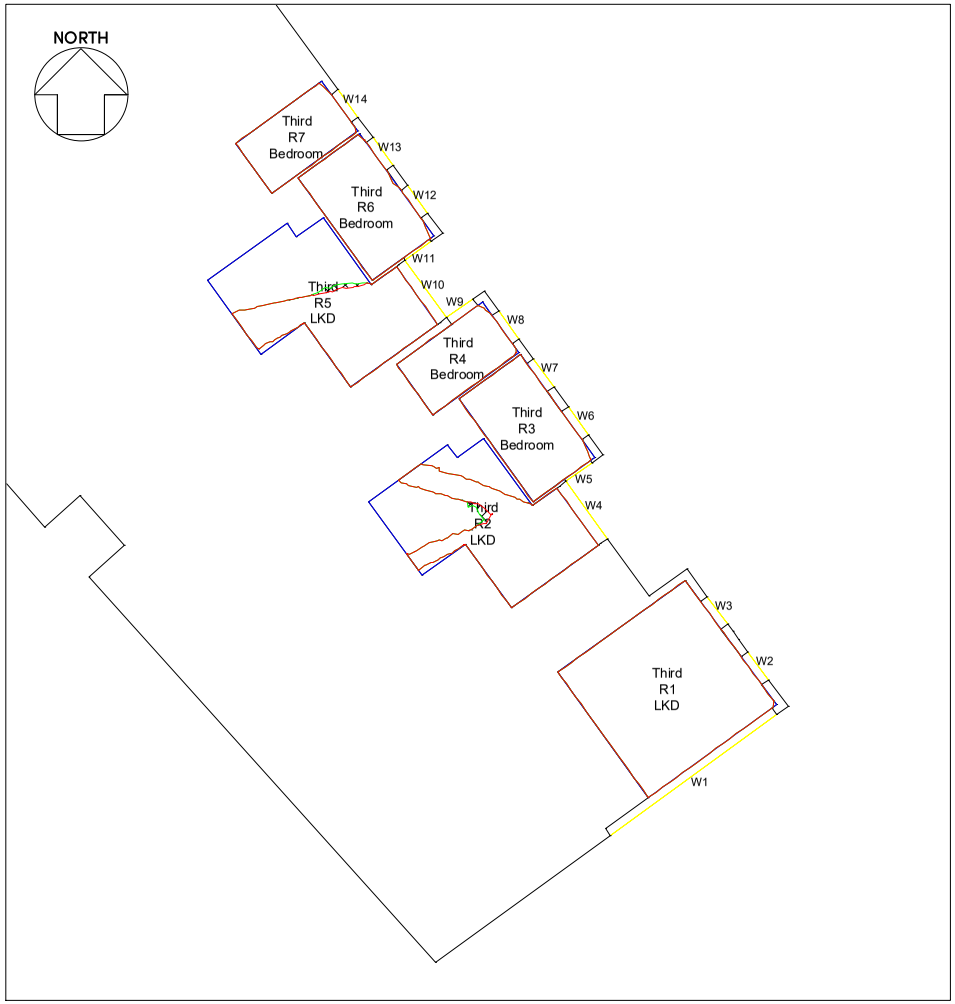


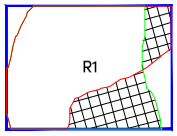
Searle House - Second Floor



Searle House - Third Floor

3D Context View - View from North

KEY



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

3D Context View - View from South

SOURCES OF INFORMATION:
ZMAPPING

Primrose Hill_090117_Solids.dwg
Received January 2017

RS ARCHITECTURE LIMITED

Barrie House Penthouse 1 Level 3.600m High Version REVERSED.skp
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Rev.	Date	Amendments	Initial

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

TITLE

Daylight Distribution Contours/Referencing Plans Searle House

CLIENT

RS Architecture Limited

PROJECT

Barrie House
29 St.Edmund's Terrace
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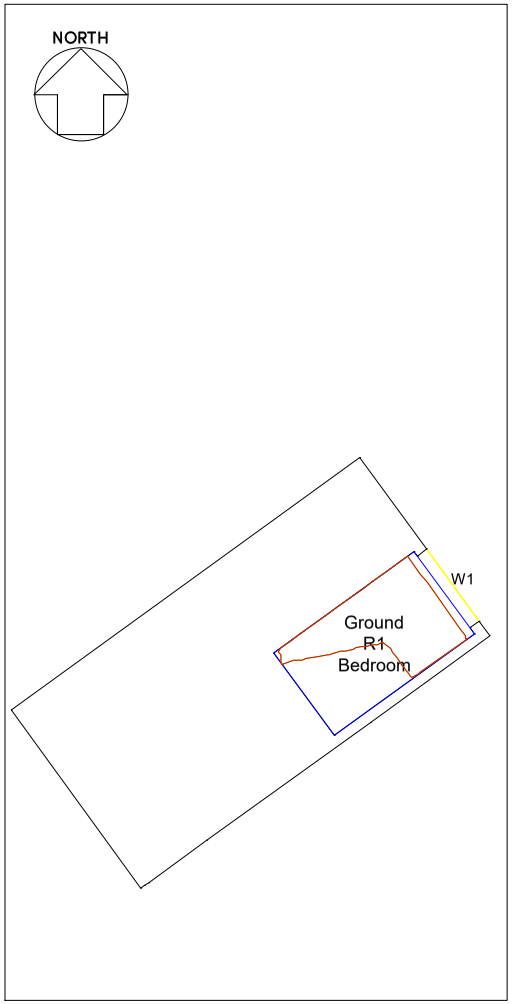
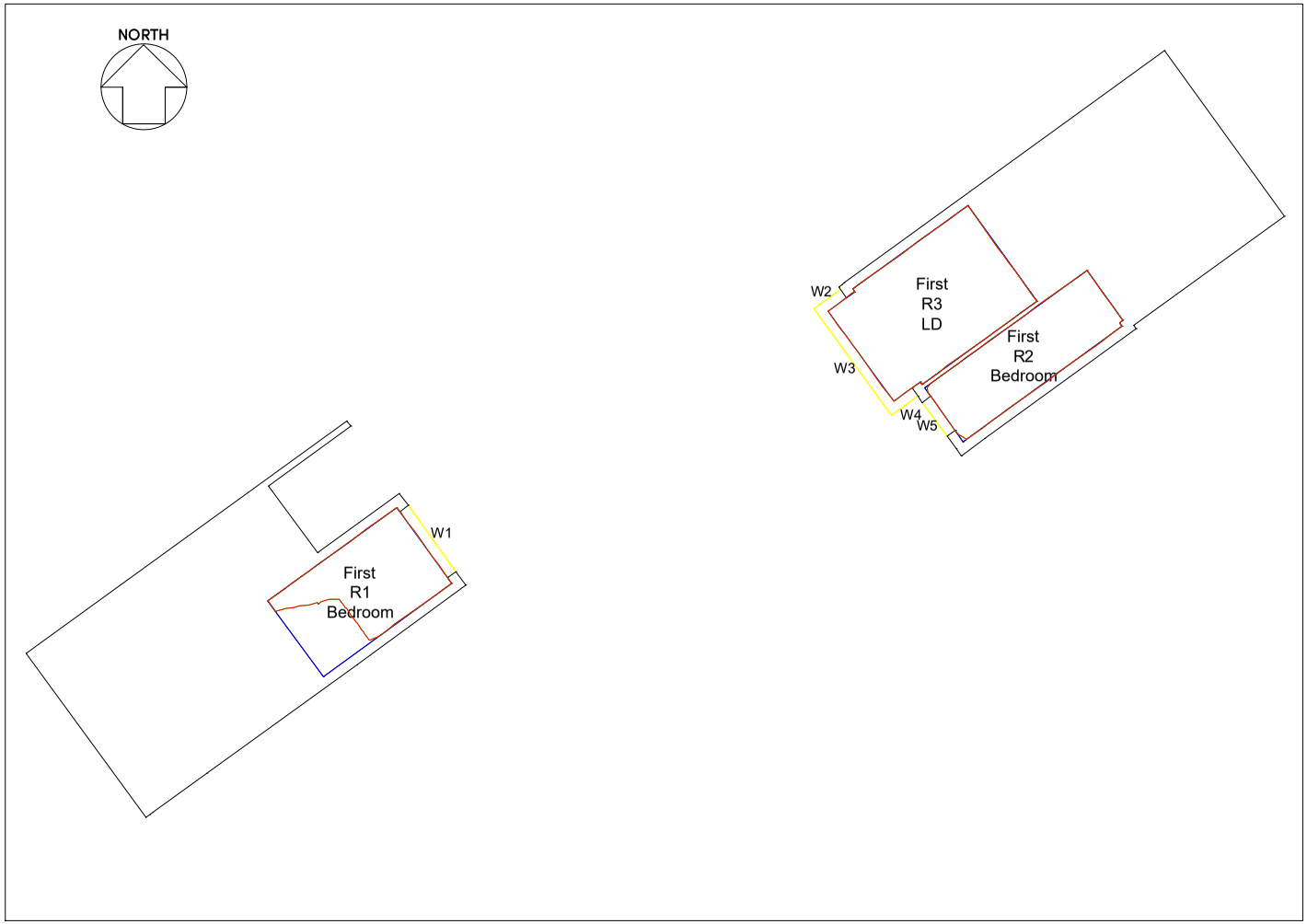
109811_DD_02	1



Kingsland - Ground Floor



Kingsland - First Floor

SOURCES OF INFORMATION:
ZMAPPING

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PROJECT

Barrie House
29 St.Edmund's Terrace
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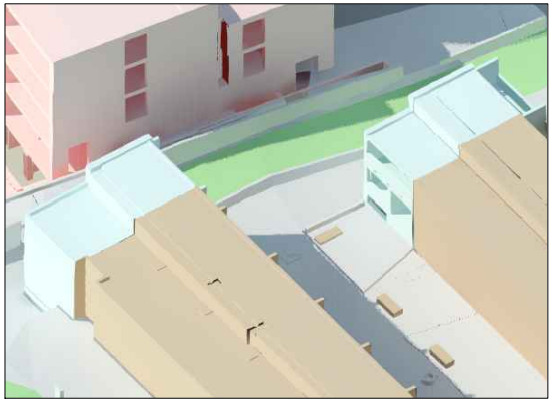
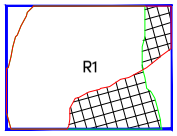


3D Context View - View from North

KEY



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

3D Context View - View from South

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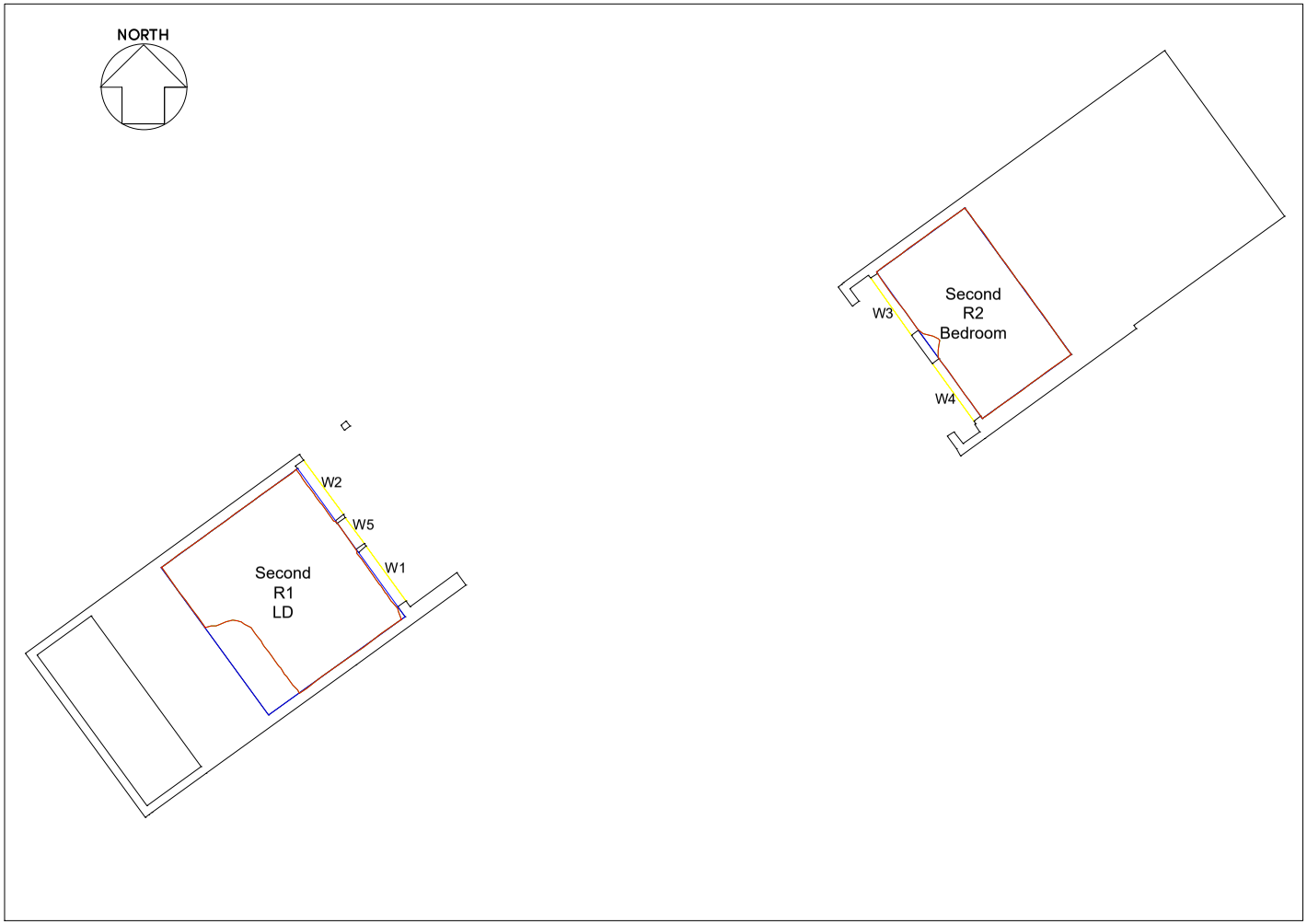
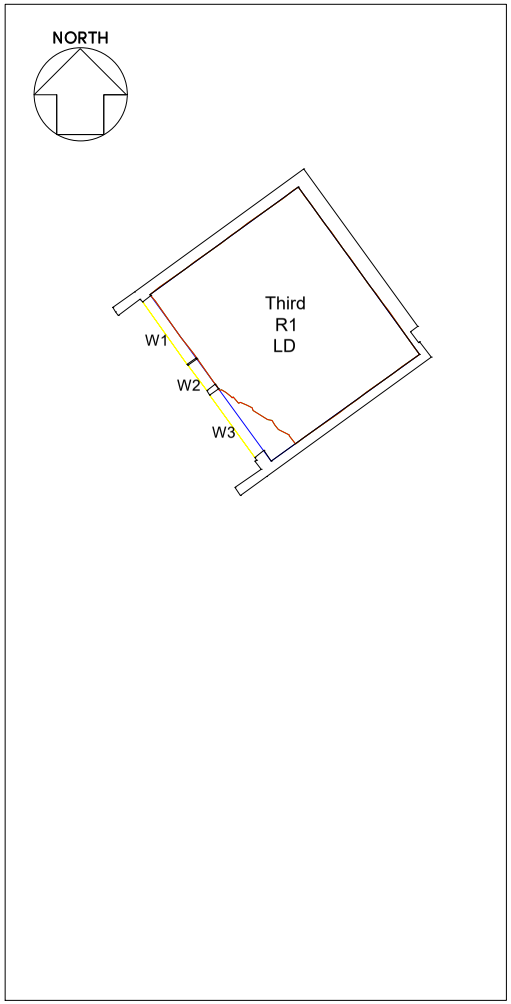
109811_DD_03	1



Kingsland - Second Floor



Kingsland - Third Floor

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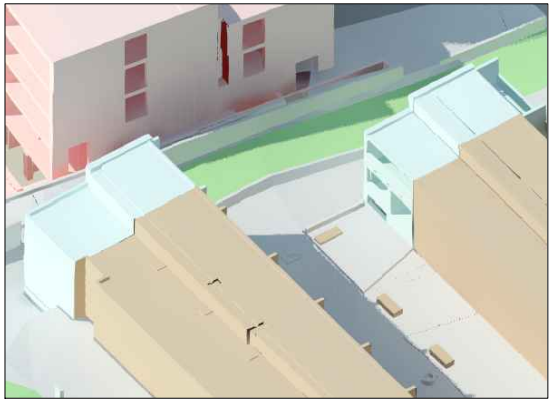

3D Context View - View from North

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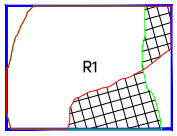

- Existing contour
- Proposed contour
- Area of loss/gain
- Subject room

3D Context View - View from South

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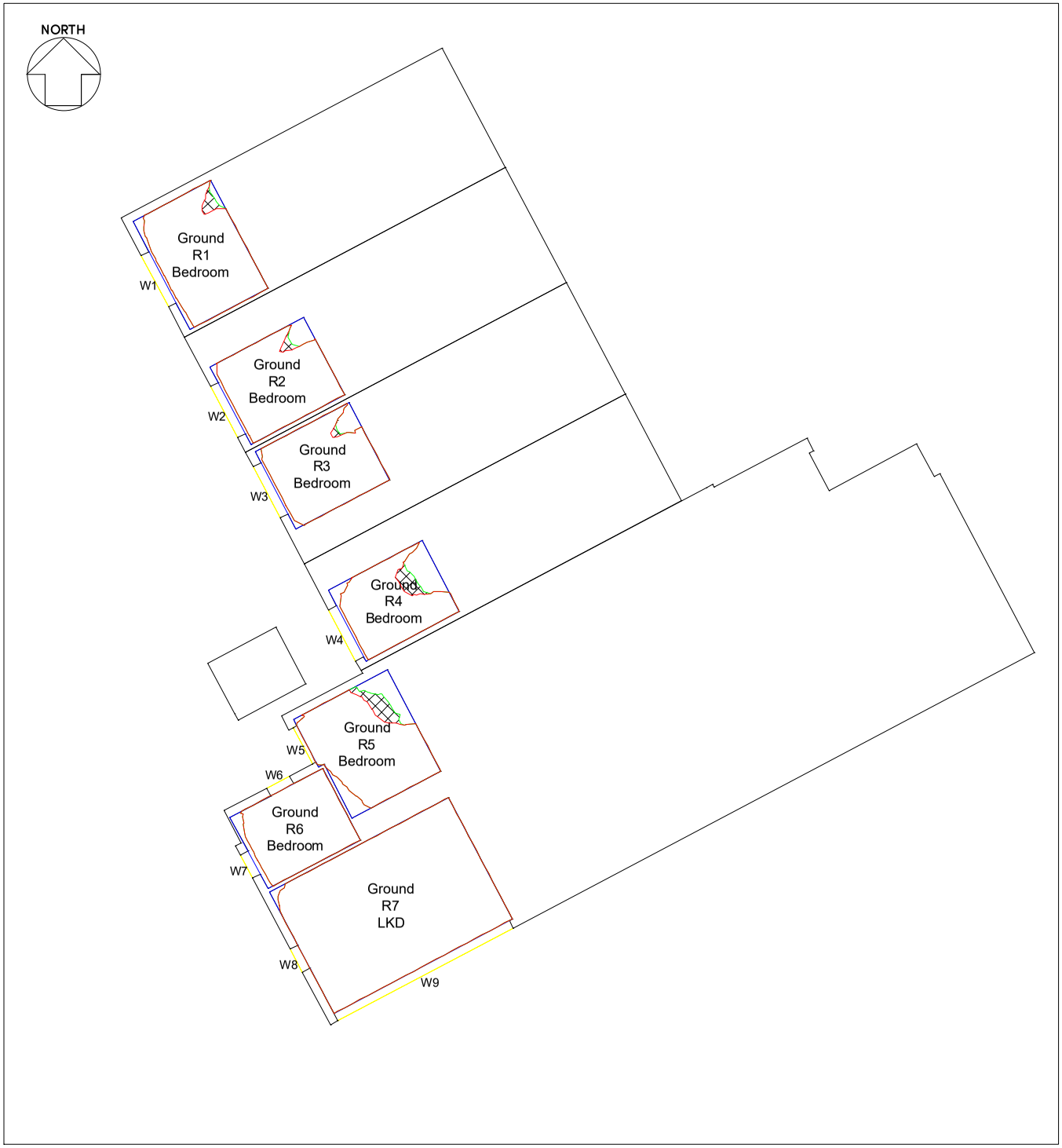
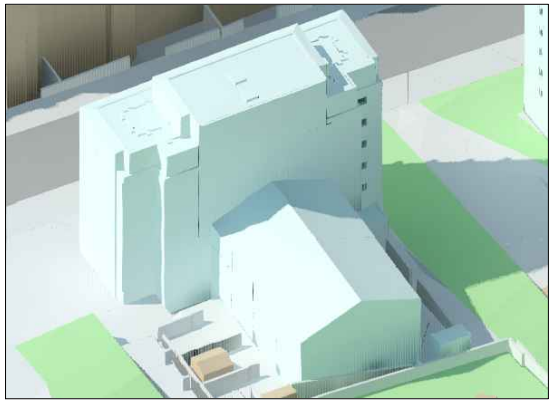
109811_DD_04	1



Regent Heights - Ground Floor



3D Context View - View from North

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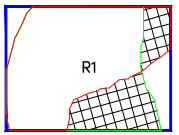

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- Proposed contour
- Area of loss/gain
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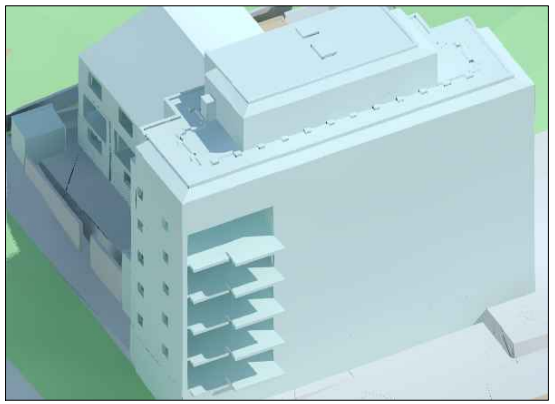

3D Context View - View from South

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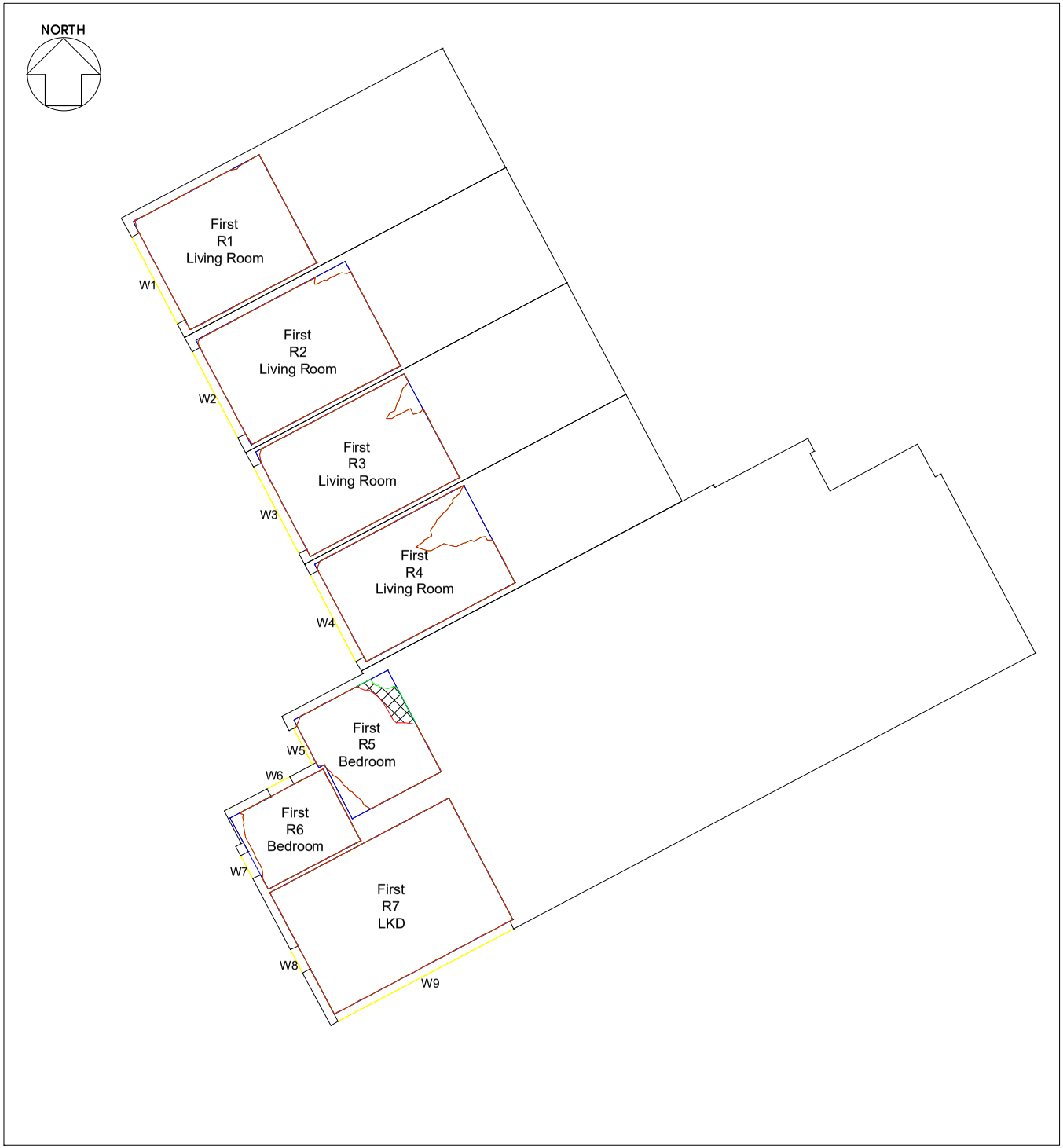
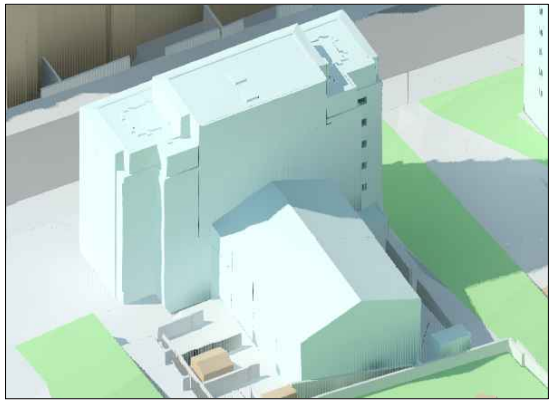


Regent Heights - First Floor



3D Context View - View from North

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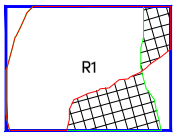

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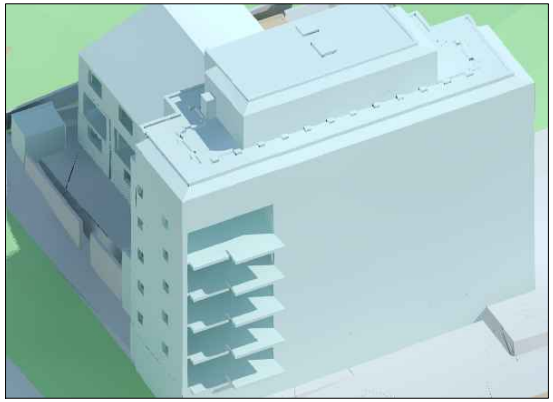

3D Context View - View from South

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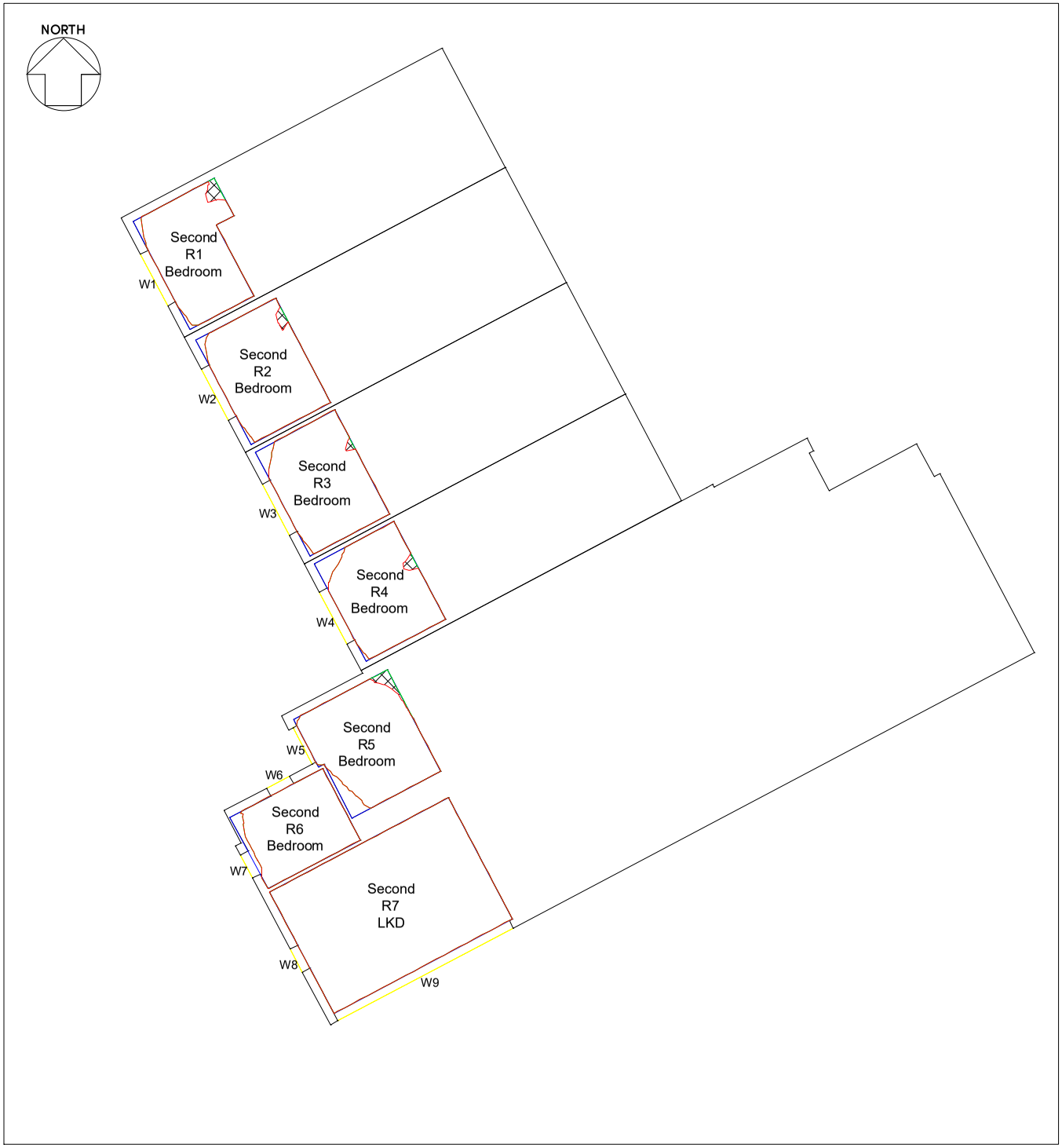
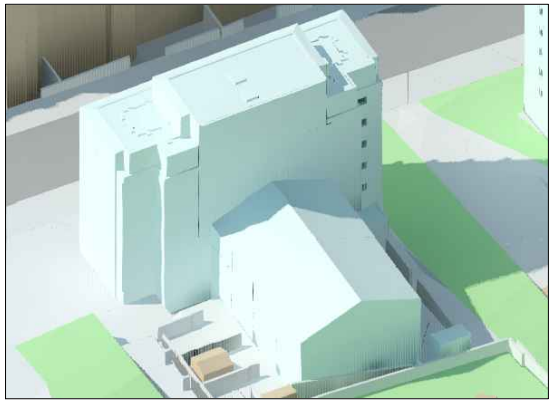
109811_DD_06	1



Regent Heights - Second Floor



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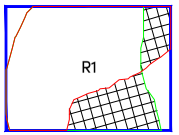

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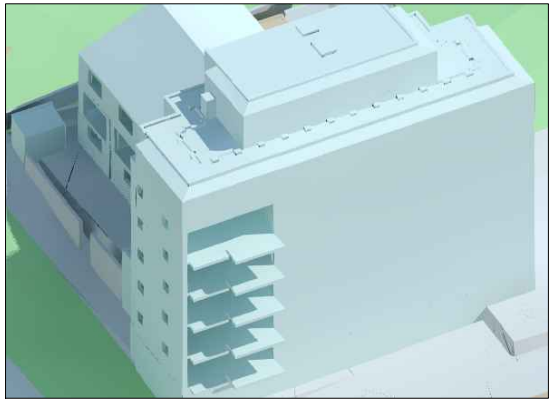

3D Context View - View from South

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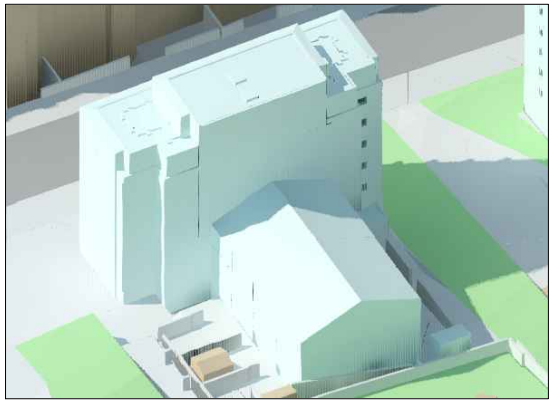
109811_DD_07	1

NORTH

Regent Heights - Third Floor



3D Context View - View from North

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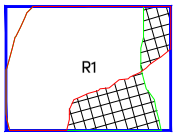

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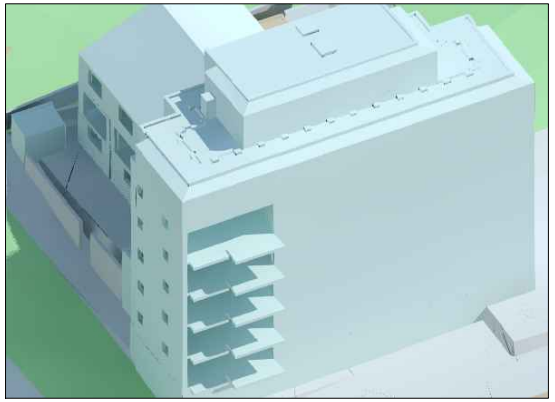

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