AnsteyHorne

DAYLIGHT & SUNLIGHT REPORT

for

PROPOSED DEVELOPMENT

at

BARKAT HOUSE,

116-118 FINCHLEY ROAD

LONDON

NW3 5JB

REF:MG/DM/ROL00928

10 February 2023

expertise *applied*

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APPENDICES

Figure 1: Oblique aerial photograph of the site looking northeast (Source: Google)

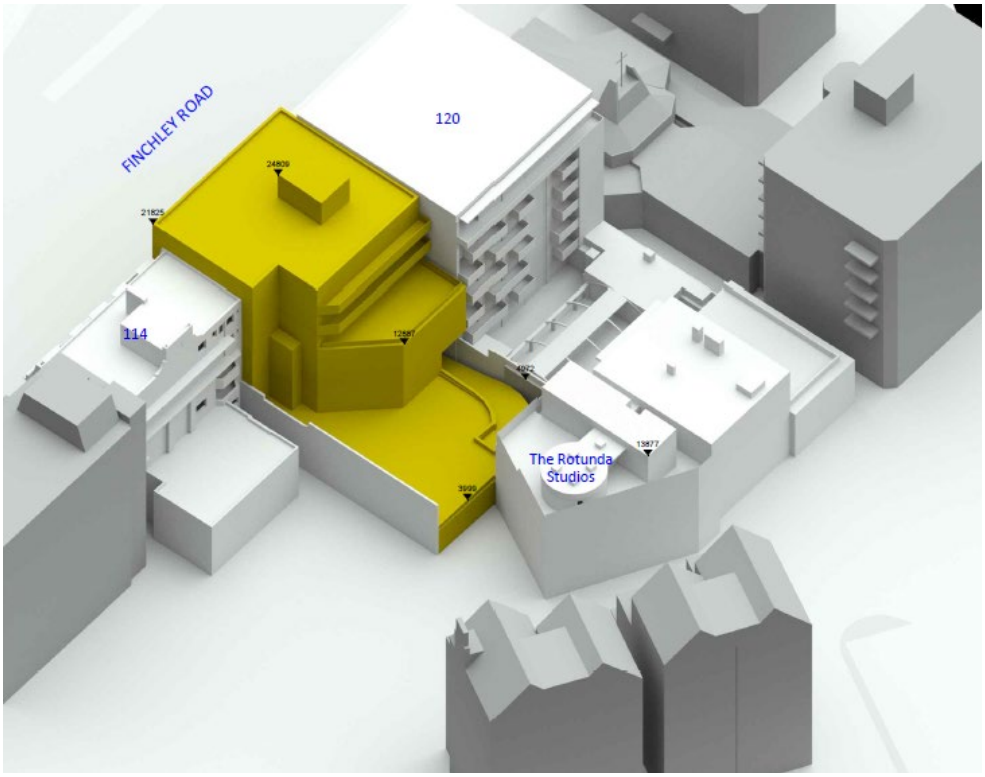

Figure 2: 3D view of computer model in the proposed condition

1. INTRODUCTION

1.1 Complete Offices is proposing a development at Barkat House, 116-118 Finchley Road, NW3 5JB.

1.2 The application site is situated to the east of Finchley Road and is bounded by properties along Finchley Road.

1.3 Complete Offices is conscious of the need to minimise impact on the light to neighbouring residential properties and therefore instructed Anstey Horne to work with the project architect, GML Architects, so that the effects of the proposed development could be properly understood and, wherever possible, minimised.

1.4 Following an assessment of an earlier pre-application scheme dated September 2022, the proposed massing has been reduced in size at the rear to reduce the potential effects on the surrounding properties.

1.5 Anstey Horne has been commissioned to undertake a formal technical assessment of the effect of the proposed development upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).

1.6 Our study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 1.

1.7 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

2. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

2.1 The Revised National Planning Policy Framework (revised July 2021, Department for Communities and Local Government) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

2.2 In terms of daylight and sunlight, under section 11 *'Making effective use of land'*, paragraph 123(c) states that:

"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)."

2.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."

Regional Planning Policy and Guidance

<u>London Plan March 2021</u>

2.4 The Mayor of London's London Plan March 2021 sets out the spatial development strategy for London. It forms part of the development plan for Greater London, along with local plans of the London boroughs.

2.5 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.

Mayor's Housing Supplementary Planning Guidance

2.6 The Mayor of London's *'Housing Supplementary Planning Guidance'* (March 2016) provides guidance on how to implement the housing policies in the London Plan. It replaces the 2012 edition.

2.7 Part 1 of the SPG covers housing supply and sets out the Mayor's approach to optimising housing output. In relation to the effect on daylight and sunlight to surrounding properties it advises:

"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[1] *to assess the daylight and sunlight impacts of new development on surrounding properties … 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."*

"The degree of harm on adjacent properties … 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."

[1] BRE Report 209*, Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2021).

Local Planning Policy and Guidance

2.8 The development site is located within London Borough of Camden.

Camden Local Plan (2017)

2.9 Policy A1 Managing the impact of development states that:

"The Council will seek to protect the quality of life of occupies 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, occupier and neighbours is protected;

b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;

The factors we will consider include:

f. sunlight, daylight and overshadowing."

2.10 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).

3. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

3.1 Section 2.2 of the BRE Report makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE report states that:

"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° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *the VSC [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; [or]*
- *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

3.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

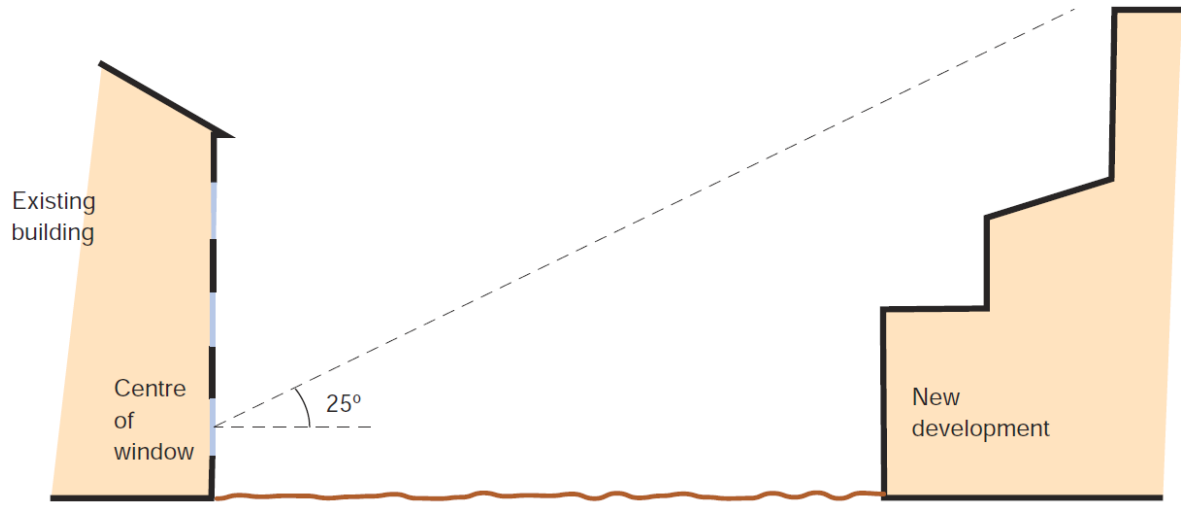

Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Report 209)

3.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.

3.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.

3.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.

3.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.

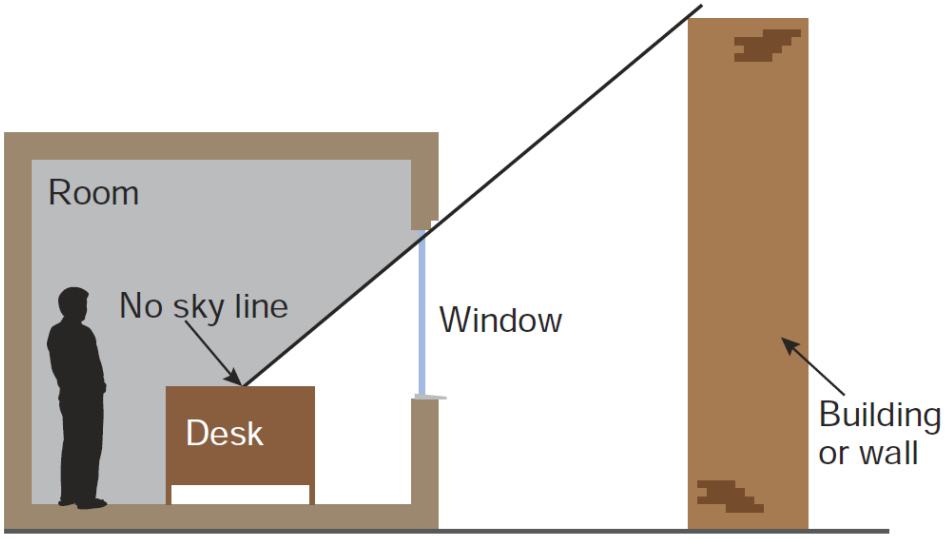

Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight.
(© BRE Report 209)

3.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.

3.8 The BRE guidelines are intended for use for rooms in adjoining dwellings. They may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices. For dwellings it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.

Sunlight to existing surrounding buildings

3.9 Section 3.2 of the BRE Report makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.2 that:

"obstruction to sunlight may become an issue if:

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room."*

3.10 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.

3.11 The guide suggests:

"all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway." (BRE paragraph 3.2.3)

3.12 The available sunlight is measured in terms of the percentage of annual probable sunlight hours ('APSH') at the centre point of the window. 'Probable sunlight hours' is defined as:

"the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account)."

3.13 Paragraph 3.2.13 of the BRE Report summarises its sunlight guidance as follows:

"If a living room of an existing dwelling has a main window facing within 90º of due south, and any part of a new development subtends an angle of more than 25º to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- *receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;*
- *and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours".*

Computer simulation

3.14 Appendix A of the BRE guide describes a method for calculating VSC and APSH using various indicator templates and Appendix D shows how the no-sky line may be plotted inside a room. Where the obstructions on the skyline are complex these manual methods can be difficult to apply and the results can be crude. We therefore prefer to use computer simulation and our specialist software, which is based on the more accurate Waldram method, which is described in Appendix B of the BRE guide.

3.15 The information upon which our computer model was based is explained in the section 6 of this report.

4. APPLICATION OF BRE GUIDELINES

Flexible application of the guidelines

4.1 In its introduction the BRE Report 209 (third edition, 2022) states:

- *(Its) "main aim is … to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)

- *"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; its aim is to help rather than constrain the designer."* (BRE paragraph 1.6)

- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

4.2 Clearly, the BRE guide is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

Alternative target values

4.3 In theory the BRE report's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes:

"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… The calculation methods … are entirely flexible in this respect." (BRE paragraph 1.6)

4.4 At paragraph 2.2.3 the guide states:

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints."

4.5 Appendix F of the BRE Guide gives advice on setting alternative target values for skylight access. At page 85 it states:

"different targets may be used, based on the special requirements of the proposed development or its location".

4.6 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

Proximity of neighbouring building to the boundary

4.7 The BRE guide permits the reasonableness or otherwise of the distance of the neighbouring building from the boundary to be taken into account. At paragraph 2.2.3 it states:

"Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light".

Interpretation of relative impacts

4.8 Except where the BRE guide's specified minimum values will be retained in the proposed condition (see paragraphs 3.1, 3.14 and above),the guide advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value. (We refer to this as the 'BRE 0.8 guideline'.) Care must be taken when interpreting the 'relative impact' figures (in the columns marked "factor of former value" in the tables of results), because where an existing value is low even a small reduction in real terms can manifest itself as a large relative impact. For example a reduction from 6% VSC to 3% VSC will appear as a reduction to 0.5 times its former value, and is therefore a transgression of the guidelines in theory, but in reality a loss of 3% VSC is very small and would be barely perceptible.

4.9 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 3.14 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

Balconies, projecting wings and other self-obstructing projections

4.10 The BRE guide acknowledges that balconies and projecting wings to existing neighbouring buildings artificially limit the available daylight and sunlight and, as a consequence, larger relative reductions in light may be unavoidable. More specifically it states:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light." (BRE paragraph 2.2.11)

"A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above." (BRE paragraph 2.2.14)

"Balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction opposite may result in a large relative impact on the sunlight received. One way to demonstrate this would be to carry out an additional calculation of the APSH, for both the existing and proposed situations, without the balcony in place. For example, if the proposed APSH with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of sunlight." (BRE paragraph 3.2.11)

4.11 Clearly, where windows are inset or self-obstructed by balconies or other projections they will be unusually sensitive to changes in massing opposite and transgressions of the BRE's default numerical guidelines are more likely to arise. In such circumstances flexible application of the guidelines is very important.

Deep rooms

4.12 The BRE guide advises that light penetration into deep rooms lit from one side only may be unavoidably affected. At paragraph 2.2.12 it states

"The guidelines … need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable."

5. INFORMATION USED IN THE TECHNICAL STUDY

5.1 In order to carry out the tests recommended in the BRE Report, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme. The computer model is illustrated on the drawings at Appendix A and is based on the information listed below.

Proposed scheme:

- GML Architects' drawings of the proposed scheme dated 25 January 2023

Existing building on the site and existing surrounding buildings:

- Anstey Horne's point cloud data of the site collected 30 August 2022
- Aerial photography from Google Earth
- Site photographs

Internal arrangements within existing surrounding buildings:

Property	Drawings with planning application ref.
The Quarters at 120 Finchley Road	Proposed Drawings - 2020/5355/P
Mullion Court at 114 Finchley Road	Proposed Drawings - 2007/5939/P

5.2 Where plans of the existing surrounding buildings were not available, we estimated the internal arrangements and room uses based on an external inspection. Where we have had to estimate internal arrangements and room uses, this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.

6. SCOPE OF TECHNICAL STUDY

6.1 In our experience local planning authorities are usually only concerned with the impact on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.

6.2 Having regard to the preliminary 25° line test and orientation test recommended in the BRE Report, as explained above in paragraphs 3.1 to 3.3 and 3.10, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

Table 1 - Scope of assessments

Properties	Daylight	Sunlight
The Quarters at 120 Finchley Road	Yes	Yes
Mullion Court at 114 Finchley Road	Yes	Yes
The Rotunda Studios	Yes	Yes

6.3 We have only tested the impact on the main rooms in each property, as advised in the BRE guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc.

6.4 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.

6.5 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.

7. IMPACT UPON SURROUNDING PROPERTIES

7.1 In this section of our report, we set out our analysis of the results of our impact study under the headings of daylight and sunlight. For each element we will provide commentary on the results taking each property, or groups of properties, in turn.

7.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight and sunlight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

Daylight and sunlight to existing surrounding buildings

7.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and no-sky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.

<u>The Quarters at 120 Finchley Road</u>

7.4 This neighbouring mixed-use property is located to the north of the development site and the internal layouts have been based on plan information obtained from the local authority's website.

7.5 The results show that all 32 of the windows assessed achieve the guideline values for VSC. Some of those windows experience very small reductions in VSC and most are comfortably within the BRE Guideline's recommendation of no more than 20% loss. The daylight distribution results demonstrate that all 33 of the rooms assessed achieve the guideline values, with most of the rooms experiencing very little reduction in lit area with the proposed development in place. Some of the rooms assessed will experience no change to their lit area as a result of the proposed development.

7.6 In terms of sunlight availability, all the windows and rooms assessed satisfy the guideline values on both an annual and winter basis.

Mullion Court at 114 Finchley Road

7.7 The neighbouring mixed-use property is located to the south of the development site and the internal layouts have been based on plan information obtained from the local authority's website.

7.8 The results show that all 15 of the windows assessed achieve the guideline values for VSC. Some of those windows experience very small reductions in VSC and most are comfortably within the BRE Guideline's recommendation of no more than 20% loss. The daylight distribution results demonstrate that all 8 of the rooms assessed achieve well above the guideline values. Most of the rooms assessed will experience no change to their lit area as a result of the proposed development.

7.9 In terms of sunlight availability, all the windows and rooms assessed satisfy the guideline values on both an annual and winter basis.

The Rotunda Studios

7.10 This neighbouring property is located to the north-east of the development site and appears to be in residential use. We have therefore included it within our scope of testing and based the internal layouts on reasoned assumption.

7.11 The results show that all 4 of the windows assessed satisfy the guideline values for VSC, with only minor losses of light recorded by the study. The daylight distribution result demonstrates that the one room assessed satisfies the guidelines with a minor reduction in lit area shown by the study.

7.12 In terms of sunlight availability, all the windows and rooms assessed satisfy the guideline values on both an annual and winter basis.

8. SUMMARY AND CONCLUSION

8.1 London Borough of Camden's planning policy seeks to safeguard daylight and sunlight to existing buildings.

8.2 We have undertaken a study of the impact of the proposed development on the relevant rooms in the surrounding properties. The tests were undertaken in accordance with the BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022). The BRE guide gives useful advice and recommends various numerical guidelines by which to assess the impact of development on daylight and sunlight to existing surrounding properties.

8.3 The results of our assessment show that all of the windows and rooms within the neighbouring properties will meet or exceed the BRE's guideline values for both daylight and sunlight with the proposed development in place.

8.4 In conclusion, the layout of the proposed development follows the BRE guidelines and will not reduce the daylight or sunlight in the surrounding properties beyond guideline levels. In our opinion, Camden's planning policy on daylight and sunlight to neighbouring properties will be satisfied.

ANSTEY HORNE

10 February 2023

APPENDIX A

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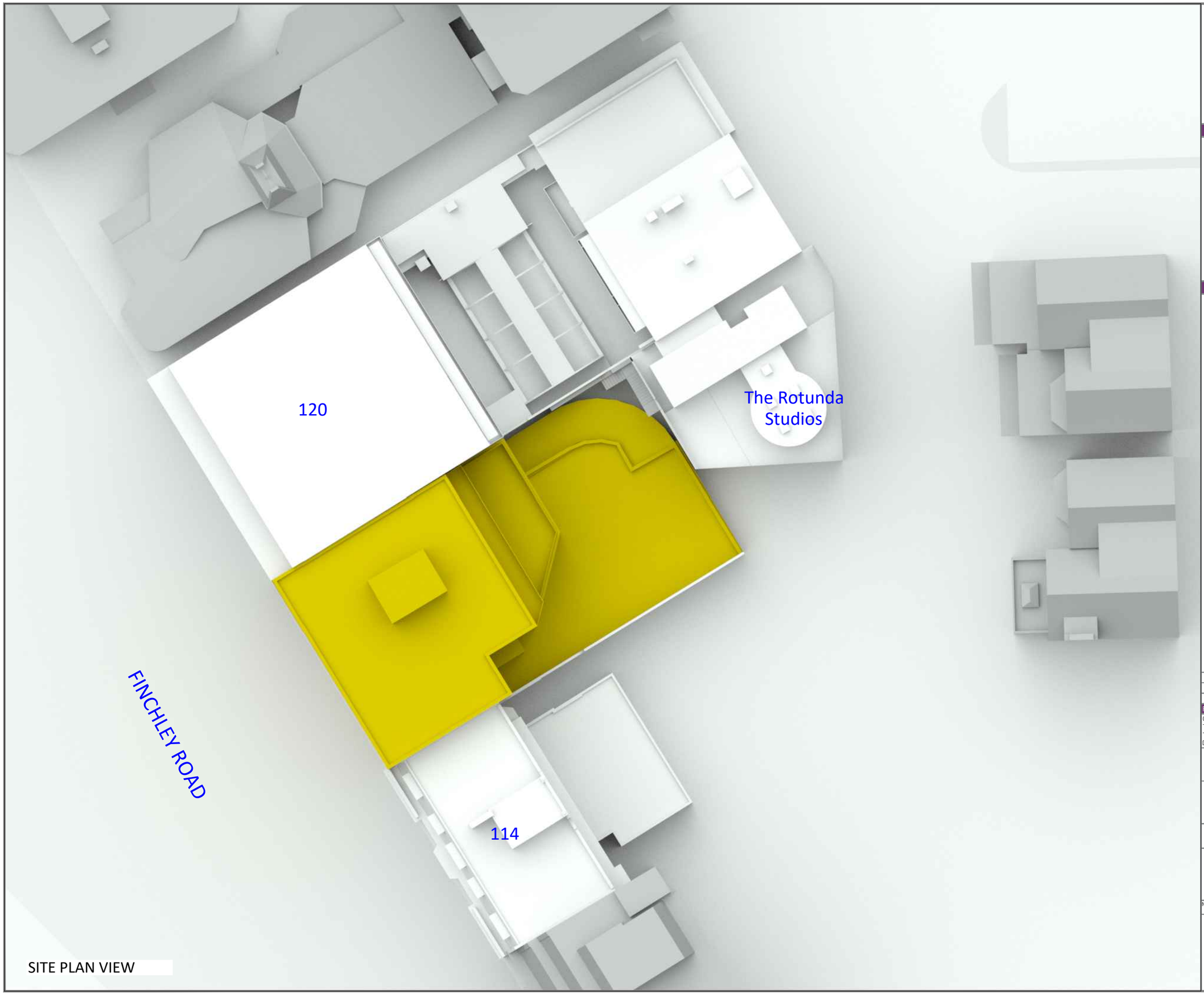
PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL00928_RO2_V01_004 TO 006



SITE PLAN VIEW

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Existing
- Proposed
- AOD Height (mm) (12120)
- Consented
- Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
POINT CLOUD
Received on 30/8/2022

Site and aerial photos.

PROPOSED BUILDINGS
GML Architects
Received on 25/01/2023

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

REV	DESCRIPTION	DATE

CLIENT: COMPLETE OFFICES

PROJECT TITLE: BARKAT_HOUSE
LONDON, NW3 5HT

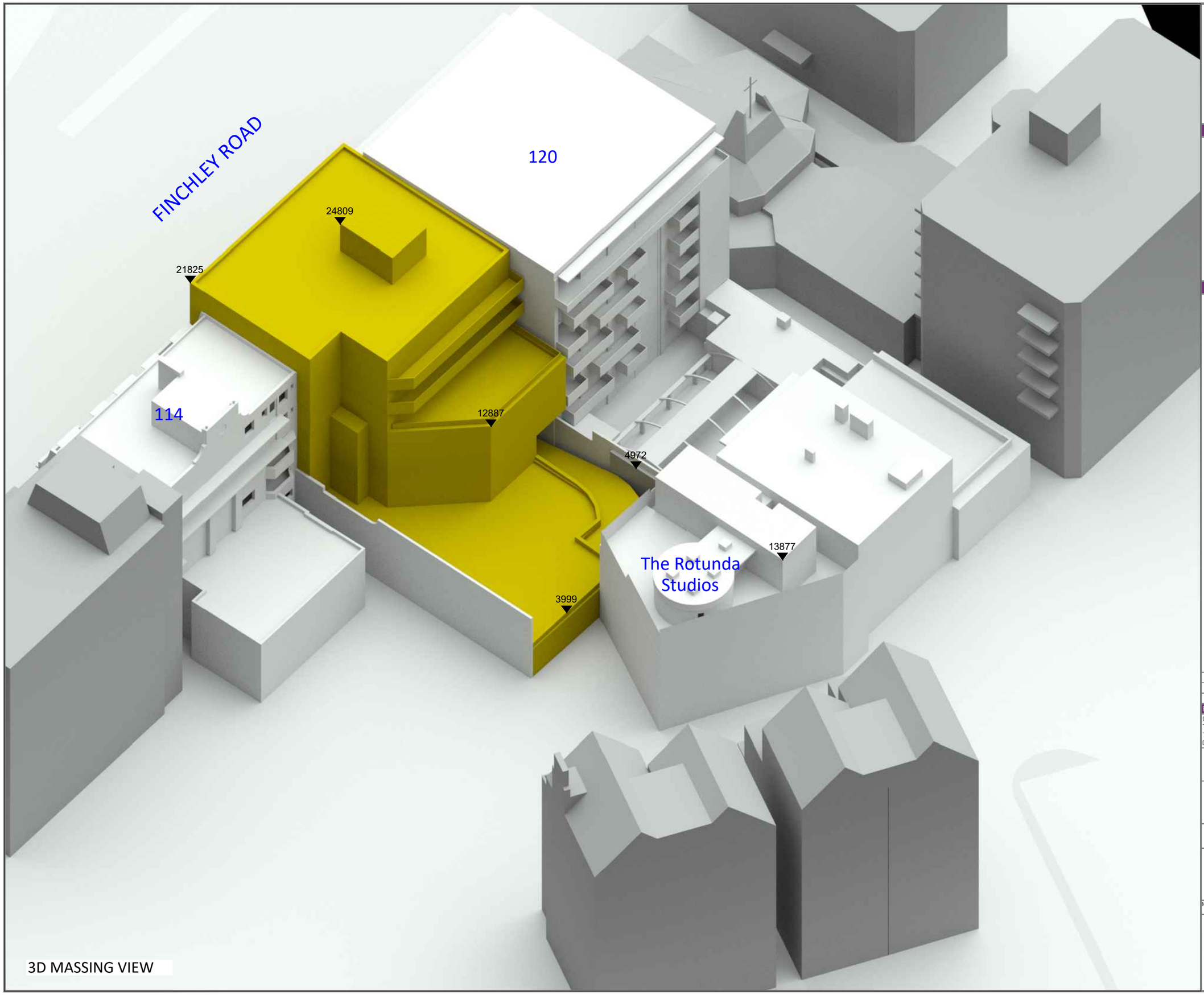
SCHEME REF: SCHEME RECEIVED: 25/01/2023

DRAWING TITLE: SITE PLAN VIEW
PROPOSED SCHEME
APPROVED PLANS

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
EY	26/01/23	1:200	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00928_R02_V01_			004

Site Plan



3D MASSING VIEW

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Existing
- Consented
- Proposed
- Cutback
- 12120 AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
POINT CLOUD
Received on 30/8/2022

Site and aerial photos.

PROPOSED BUILDINGS
GML Architects
Received on 25/01/2023

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CLIENT: COMPLETE OFFICES

PROJECT TITLE: BARKAT_HOUSE
LONDON, NW3 5HT

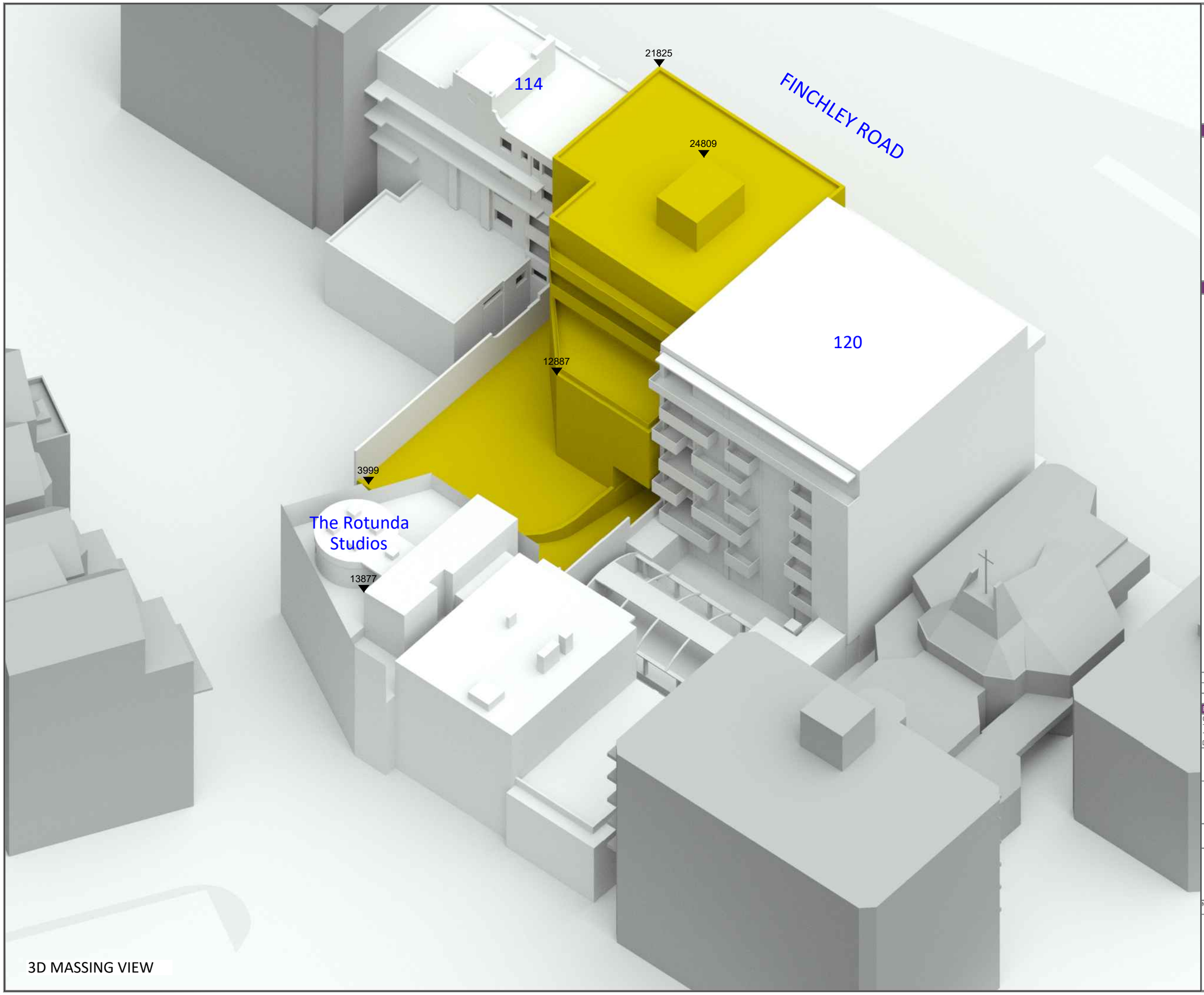
SCHEME REF: SCHEME RECEIVED: 25/01/2023

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME
APPROVED PLANS

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
EY	26/01/23	N.T.S.	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00928_R02_V01_			005

3D Massing Model



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LONDON, NW3 5HT

SCHEME REF: SCHEME RECEIVED: 25/01/2023

DRAWING TITLE: 3D MASSING MODEL VIEW
PROPOSED SCHEME
APPROVED PLANS

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
EY	26/01/23	N.T.S.	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00928_R02_V01_			006

3D Massing Model

APPENDIX B

-

VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
114 FINCHLEY ROAD						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	W1	32.22	31.00	N/A
R2	RESIDENTIAL	UNKNOWN	W2	32.79	30.18	N/A
R2	RESIDENTIAL	UNKNOWN	W3	15.79	12.72	0.81
R2	RESIDENTIAL	UNKNOWN	W4	25.49	25.49	1.00
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	20.58	20.20	0.98
R2	RESIDENTIAL	UNKNOWN	W2	33.34	30.69	N/A
R2	RESIDENTIAL	UNKNOWN	W3	16.67	13.37	0.80
R2	RESIDENTIAL	UNKNOWN	W4	21.19	21.19	1.00
3rd Floor						
R1	RESIDENTIAL	BEDROOM	W1	23.05	22.51	0.98
R2	RESIDENTIAL	KITCHEN	W2	29.80	27.21	N/A
R2	RESIDENTIAL	KITCHEN	W3	27.65	25.35	0.92
4th Floor						
R1	RESIDENTIAL	BEDROOM	W1	37.52	36.92	N/A
R2	RESIDENTIAL	KITCHEN	W2	35.30	33.13	N/A
R2	RESIDENTIAL	KITCHEN	W3	35.70	34.16	N/A
R2	RESIDENTIAL	KITCHEN	W4	28.69	26.37	0.92
120 FINCHLEY ROAD						
Basement						
R1	RESIDENTIAL	STUDIO	W1	4.97	4.97	1.00
R2	RESIDENTIAL	STUDIO	W2	5.65	5.65	1.00
R3	RESIDENTIAL	STUDIO	W3	5.86	5.86	1.00
R4	RESIDENTIAL	STUDIO	W4	4.41	4.41	1.00
R5	RESIDENTIAL	STUDIO	W5	5.48	5.48	1.00
Basement						
R1	RESIDENTIAL	STUDIO	W1	6.65	6.49	0.98
R2	RESIDENTIAL	STUDIO	W2	7.95	7.72	0.97
R3	RESIDENTIAL	STUDIO	W3	8.22	7.99	0.97
R4	RESIDENTIAL	STUDIO	W4	6.65	6.51	0.98
R5	RESIDENTIAL	STUDIO	W5	7.69	7.50	0.98
Gnd Floor						
R2	RESIDENTIAL	STUDIO	W7	1.79	1.43	0.80
R3	RESIDENTIAL	STUDIO	W8	2.48	2.05	0.83
R4	RESIDENTIAL	STUDIO	W9	3.14	2.76	0.88
R5	RESIDENTIAL	STUDIO	W10	3.23	3.03	0.94
R7	RESIDENTIAL	STUDIO	W12	2.54	2.23	0.88
1st Floor						
R1	RESIDENTIAL	STUDIO	W1	14.50	13.60	0.94
R2	RESIDENTIAL	STUDIO	W18	3.18	2.66	0.84

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

AnsteyHorne

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
R3	RESIDENTIAL	STUDIO	W19	3.97	3.58	0.90
R4	RESIDENTIAL	STUDIO	W20	5.78	5.45	0.94
R5	RESIDENTIAL	STUDIO	W21	19.82	19.61	0.99
R6	RESIDENTIAL	STUDIO	W22	15.71	15.43	0.98
2nd Floor						
R1	RESIDENTIAL	STUDIO	W1	19.38	16.51	0.85
R2	RESIDENTIAL	STUDIO	W2	5.50	5.06	0.92
R3	RESIDENTIAL	STUDIO	W3	5.78	5.47	0.95
R4	RESIDENTIAL	STUDIO	W4	8.44	8.17	0.97
3rd Floor						
R1	RESIDENTIAL	STUDIO	W1	23.14	20.98	0.91
R2	RESIDENTIAL	STUDIO	W2	11.77	11.44	0.97
R3	RESIDENTIAL	STUDIO	W3	11.40	11.18	0.98
R4	RESIDENTIAL	STUDIO	W4	12.81	12.60	0.98
4th Floor						
R1	RESIDENTIAL	STUDIO	W1	25.42	25.42	1.00
5th Floor						
R1	RESIDENTIAL	STUDIO	W1	23.64	23.64	1.00
6th Floor						
R1	RESIDENTIAL	STUDIO	W1	29.45	29.45	N/A
THE ROTUNDA STUDIOS						
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	W1	24.11	23.80	0.99
R1	RESIDENTIAL	UNKNOWN	W2	25.93	25.55	0.99
R1	RESIDENTIAL	UNKNOWN	W3	23.04	22.68	0.98
R1	RESIDENTIAL	UNKNOWN	W4	10.80	10.80	1.00

*NOTES: 'Factor of former value' = Proposed VSC / Existing VSC. A factor greater than 1 indicates an increase in daylight.A proposed VSC of 27% or more satisfies the BRE criteria and the ratio is N/A.

APPENDIX C

-

DAYLIGHT DISTRIBUTION TABLE

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
114 FINCHLEY ROAD						
1st Floor						
R1	RESIDENTIAL	UNKNOWN	13.03	12.70	12.68	1.00
R2	RESIDENTIAL	UNKNOWN	19.19	19.04	18.92	0.99
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	13.03	12.03	12.02	1.00
R2	RESIDENTIAL	UNKNOWN	19.19	19.03	18.92	0.99
3rd Floor						
R1	RESIDENTIAL	BEDROOM	7.99	7.53	7.49	0.99
R2	RESIDENTIAL	KITCHEN	8.37	7.82	7.70	0.98
4th Floor						
R1	RESIDENTIAL	BEDROOM	7.99	7.79	7.79	1.00
R2	RESIDENTIAL	KITCHEN	8.37	8.26	8.26	1.00
120 FINCHLEY ROAD						
Basement						
R1	RESIDENTIAL	STUDIO	19.63	3.80	3.61	0.95
R2	RESIDENTIAL	STUDIO	17.19	3.22	3.22	1.00
R3	RESIDENTIAL	STUDIO	17.14	3.21	3.21	1.00
R4	RESIDENTIAL	STUDIO	28.08	3.14	3.14	1.00
R5	RESIDENTIAL	STUDIO	17.19	2.55	2.55	1.00
Basement						
R1	RESIDENTIAL	STUDIO	19.63	5.97	5.17	0.87
R2	RESIDENTIAL	STUDIO	17.19	5.50	4.82	0.88
R3	RESIDENTIAL	STUDIO	17.14	5.44	5.02	0.92
R4	RESIDENTIAL	STUDIO	28.08	6.06	5.39	0.89
R5	RESIDENTIAL	STUDIO	17.19	4.47	4.02	0.90
Gnd Floor						
R2	RESIDENTIAL	STUDIO	19.63	4.63	4.63	1.00
R3	RESIDENTIAL	STUDIO	17.19	5.63	4.84	0.86
R4	RESIDENTIAL	STUDIO	17.14	5.42	5.39	0.99
R5	RESIDENTIAL	STUDIO	28.08	10.26	10.01	0.98
R7	RESIDENTIAL	STUDIO	17.19	4.92	4.38	0.89
1st Floor						
R1	RESIDENTIAL	STUDIO	21.35	15.46	15.46	1.00
R2	RESIDENTIAL	STUDIO	19.63	7.53	6.74	0.89
R3	RESIDENTIAL	STUDIO	17.19	5.04	4.97	0.99
R4	RESIDENTIAL	STUDIO	17.14	7.12	6.60	0.93
R5	RESIDENTIAL	STUDIO	28.08	15.60	14.95	0.96
R6	RESIDENTIAL	STUDIO	17.18	8.01	7.97	1.00
2nd Floor						
R1	RESIDENTIAL	STUDIO	21.35	19.92	19.92	1.00

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

AnsteyHorne

Property / room ref.	Property type	Room Usage	Room area (m²)	Existing lit area (m²)	Proposed lit area (m²)	*Factor of former value
R2	RESIDENTIAL	STUDIO	19.80	6.54	6.29	0.96
R3	RESIDENTIAL	STUDIO	17.19	7.42	6.88	0.93
R4	RESIDENTIAL	STUDIO	17.14	6.83	6.82	1.00
3rd Floor						
R1	RESIDENTIAL	STUDIO	21.35	21.10	21.09	1.00
R2	RESIDENTIAL	STUDIO	19.63	8.70	7.30	0.84
R3	RESIDENTIAL	STUDIO	17.19	7.07	6.41	0.91
R4	RESIDENTIAL	STUDIO	17.14	7.55	7.19	0.95
4th Floor						
R1	RESIDENTIAL	STUDIO	21.35	21.09	21.09	1.00
5th Floor						
R1	RESIDENTIAL	STUDIO	21.35	21.09	21.09	1.00
6th Floor						
R1	RESIDENTIAL	STUDIO	21.35	21.10	21.10	1.00
THE ROTUNDA STUDIOS						
2nd Floor						
R1	RESIDENTIAL	UNKNOWN	26.20	19.14	18.62	0.97

*NOTES: 'Factor of former value' = Proposed lit area / Existing lit area. A factor greater than 1 indicates an increase in daylight.

APPENDIX D

-

ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

AnsteyHome

PROPERTY					WINDOW						ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)			ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
114 FINCHLEY ROAD																
1st Floor																
R2	RESIDENTIAL		W2	UNKNOWN	25	25	N/A	4	4	1.00						
R2	RESIDENTIAL		W3	UNKNOWN	4	4	1.00	0	0	-						
R2	RESIDENTIAL		W4	UNKNOWN	25	25	N/A	4	4	1.00	27	27	N/A	4	4	1.00
2nd Floor																
R2	RESIDENTIAL		W2	UNKNOWN	24	24	1.00	4	4	1.00						
R2	RESIDENTIAL		W3	UNKNOWN	5	5	1.00	0	0	-						
R2	RESIDENTIAL		W4	UNKNOWN	21	21	1.00	4	4	1.00	25	25	N/A	4	4	1.00
120 FINCHLEY ROAD																
Basement																
R1	RESIDENTIAL		W1	STUDIO	0	0	-	0	0	-	0	0	-	0	0	-
R2	RESIDENTIAL		W2	STUDIO	3	3	1.00	0	0	-	3	3	1.00	0	0	-
R3	RESIDENTIAL		W3	STUDIO	7	7	1.00	0	0	-	7	7	1.00	0	0	-
R4	RESIDENTIAL		W4	STUDIO	10	10	1.00	1	1	1.00	10	10	1.00	1	1	1.00
R5	RESIDENTIAL		W5	STUDIO	8	8	1.00	0	0	-	8	8	1.00	0	0	-
Basement																
R1	RESIDENTIAL		W1	STUDIO	4	3	0.75	0	0	-	4	3	0.75	0	0	-
R2	RESIDENTIAL		W2	STUDIO	8	7	0.88	0	0	-	8	7	0.88	0	0	-
R3	RESIDENTIAL		W3	STUDIO	10	9	0.90	1	1	1.00	10	9	0.90	1	1	1.00
R4	RESIDENTIAL		W4	STUDIO	11	10	0.91	3	2	0.67	11	10	0.91	3	2	0.67
R5	RESIDENTIAL		W5	STUDIO	11	10	0.91	3	2	0.67	11	10	0.91	3	2	0.67
Gnd Floor																
R2	RESIDENTIAL		W7	STUDIO	1	0	0.00	0	0	-	1	0	0.00	0	0	-
R3	RESIDENTIAL		W8	STUDIO	5	4	0.80	2	2	1.00	5	4	0.80	2	2	1.00
R4	RESIDENTIAL		W9	STUDIO	2	1	0.50	1	1	1.00	2	1	0.50	1	1	1.00
R5	RESIDENTIAL		W10	STUDIO	1	1	1.00	0	0	-	1	1	1.00	0	0	-
R7	RESIDENTIAL		W12	STUDIO	5	4	0.80	2	1	0.50	5	4	0.80	2	1	0.50
1st Floor																
R2	RESIDENTIAL		W18	STUDIO	5	4	0.80	2	1	0.50	5	4	0.80	2	1	0.50
R3	RESIDENTIAL		W19	STUDIO	5	3	0.60	3	1	0.33	5	3	0.60	3	1	0.33
R4	RESIDENTIAL		W20	STUDIO	9	9	1.00	2	2	1.00	9	9	1.00	2	2	1.00
R5	RESIDENTIAL		W21	STUDIO	27	27	N/A	6	6	N/A	27	27	N/A	6	6	N/A
R6	RESIDENTIAL		W22	STUDIO	14	14	1.00	2	2	1.00	14	14	1.00	2	2	1.00
2nd Floor																
R2	RESIDENTIAL		W2	STUDIO	9	8	0.89	4	3	0.75	9	8	0.89	4	3	0.75
R3	RESIDENTIAL		W3	STUDIO	12	10	0.83	6	4	0.67	12	10	0.83	6	4	0.67
R4	RESIDENTIAL		W4	STUDIO	11	11	1.00	3	3	1.00	11	11	1.00	3	3	1.00
3rd Floor																
R2	RESIDENTIAL		W2	STUDIO	23	23	1.00	10	10	N/A	23	23	1.00	10	10	N/A
R3	RESIDENTIAL		W3	STUDIO	23	22	0.96	10	9	N/A	23	22	0.96	10	9	N/A
R4	RESIDENTIAL		W4	STUDIO	25	25	N/A	8	8	N/A	25	25	N/A	8	8	N/A
THE ROTUNDA STUDIOS																
2nd Floor																
R1	RESIDENTIAL		W1	UNKNOWN	51	51	N/A	8	8	N/A						
R1	RESIDENTIAL		W2	UNKNOWN	48	48	N/A	13	13	N/A						
R1	RESIDENTIAL		W3	UNKNOWN	40	39	N/A	11	10	N/A						
R1	RESIDENTIAL		W4	UNKNOWN	19	19	1.00	6	6	N/A	57	57	N/A	14	14	N/A

*NOTES:'Factor of former value' = Proposed/Existing. A factor >1 indicates an increase in sunlight.An APSH > 25%/5% satisfies BRE criteria and ratio is N/A.Total annual sunlight (100% APSH) in London is 1486 hours.

APPENDIX E

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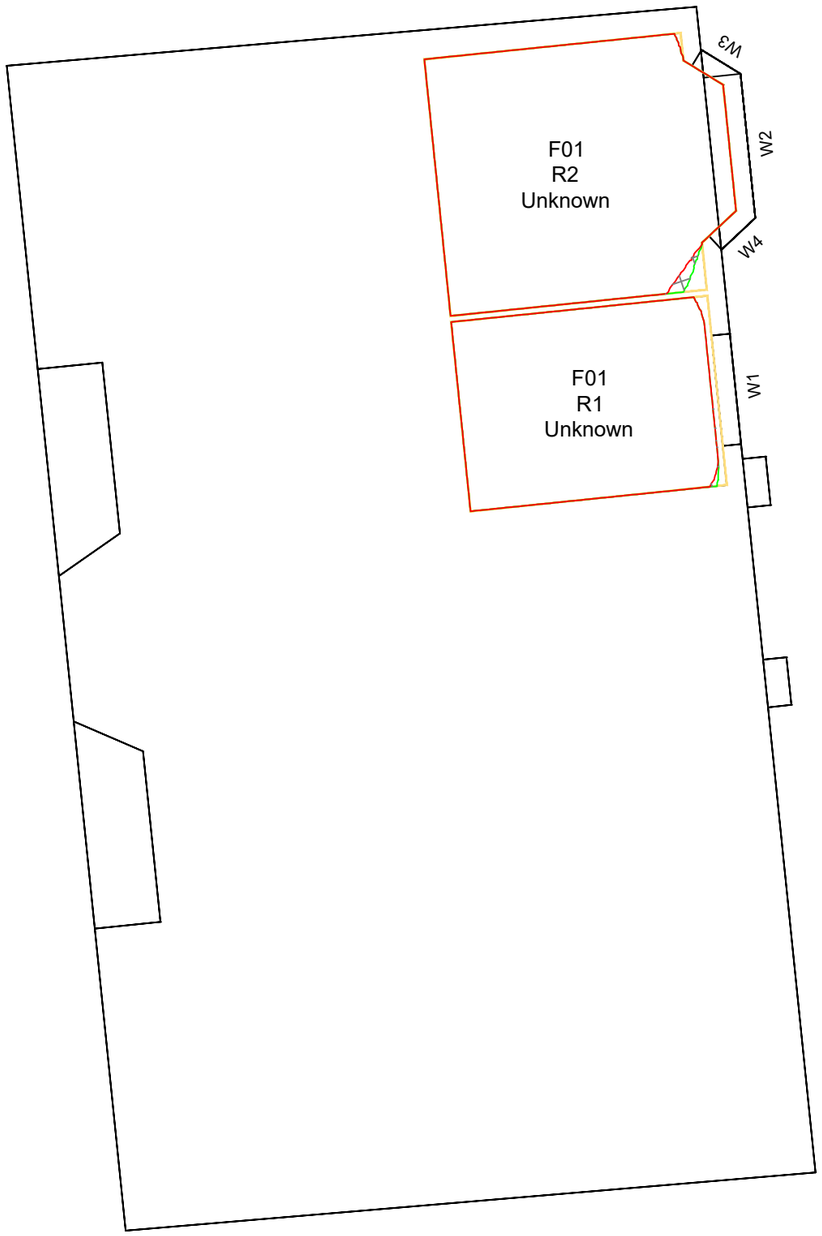
DAYLIGHT DISTRIBUTION CONTOUR PLANS

DRAWING NOS. ROL00928_R02_V01_101-1 TO 108-1



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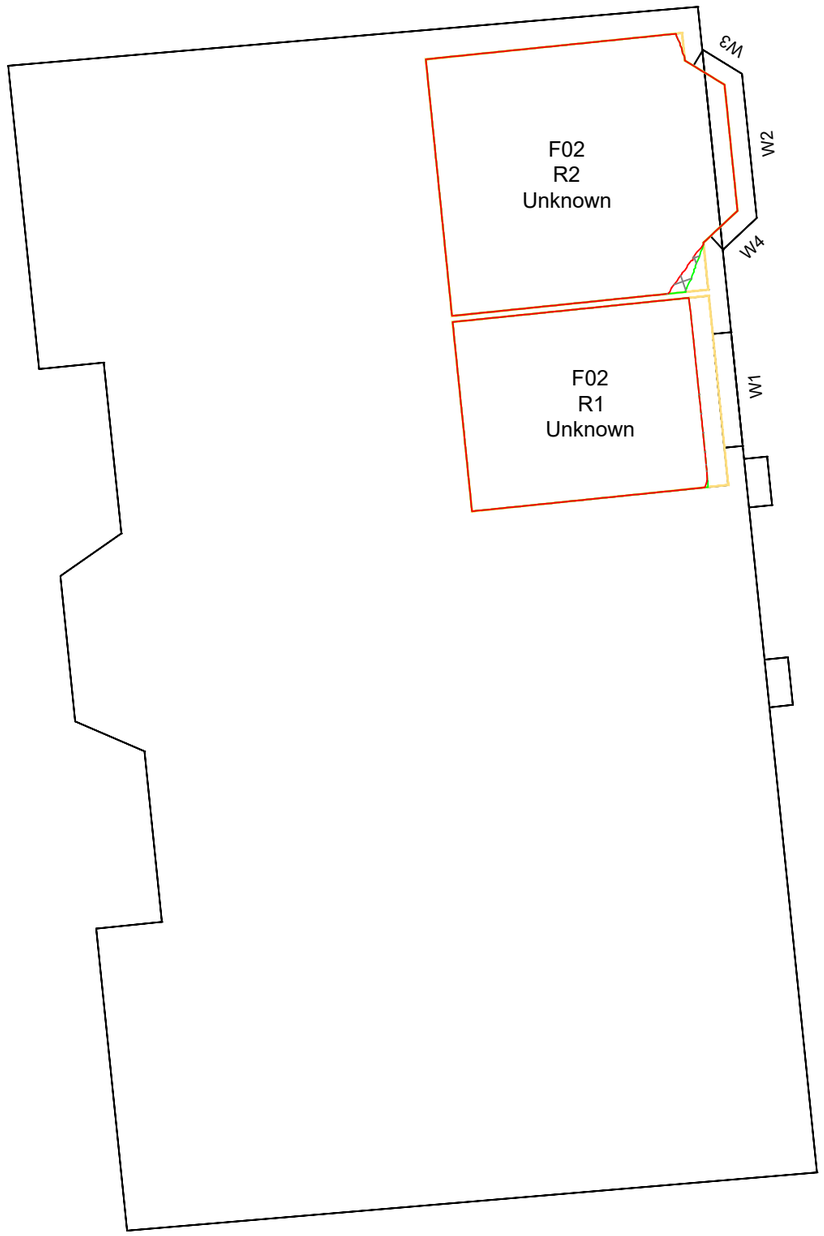


2ND FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
POINT CLOUD
Received on 30/8/2022

Site and aerial photos.

PROPOSED BUILDINGS
GML Architects
Received on 25/01/2023

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: COMPLETE OFFICES

PROJECT TITLE: BARKAT_HOUSE
LONDON, NW3 5HT

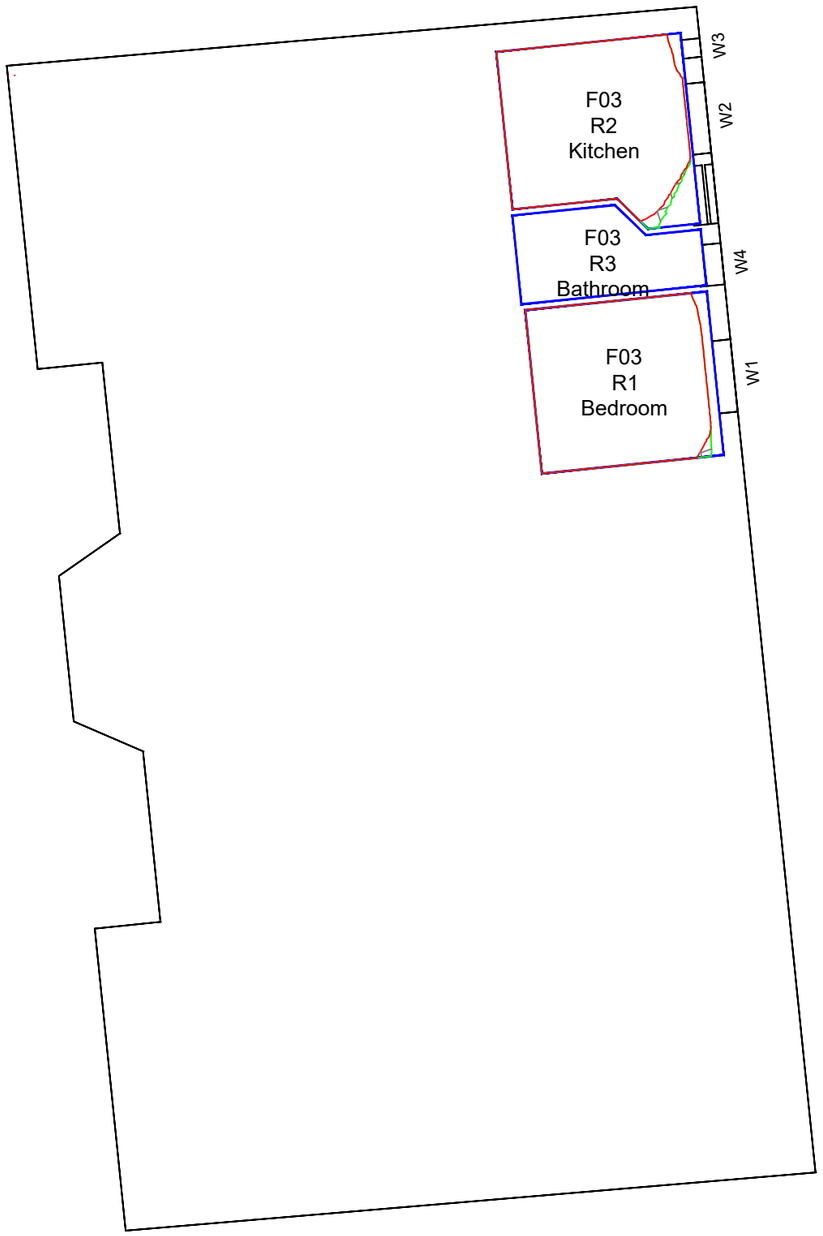
SCHEME REF: SCHEME RECEIVED: 25/01/2023

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
114 FINCHLEY ROAD

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
EY	26/01/23	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00928_R02_V01_			101-1

Daylight & Sunlight



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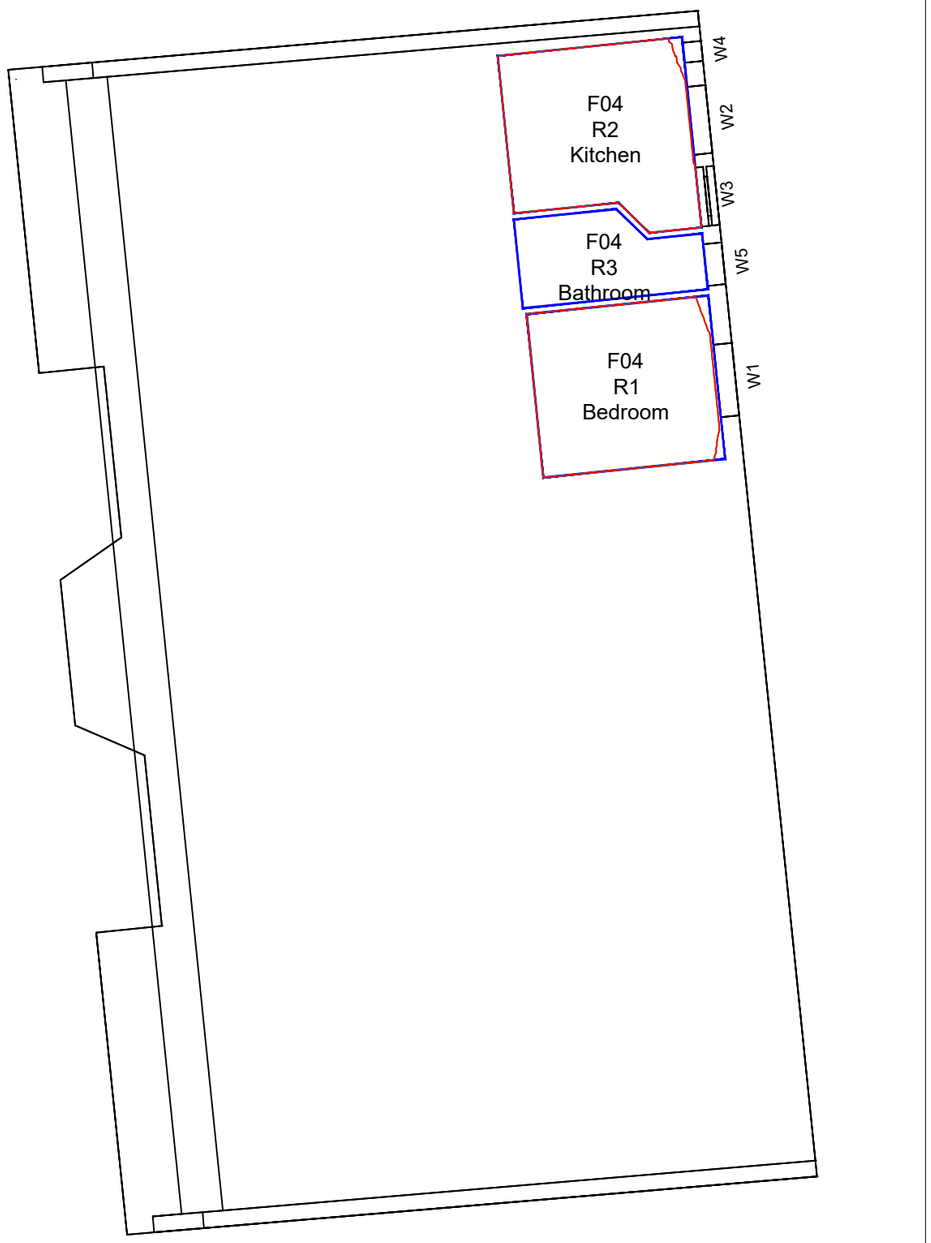


4TH FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
POINT CLOUD
Received on 30/8/2022

Site and aerial photos.

PROPOSED BUILDINGS
GML Architects
Received on 25/01/2023

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: COMPLETE OFFICES

PROJECT TITLE: BARKAT_HOUSE
LONDON, NW3 5HT

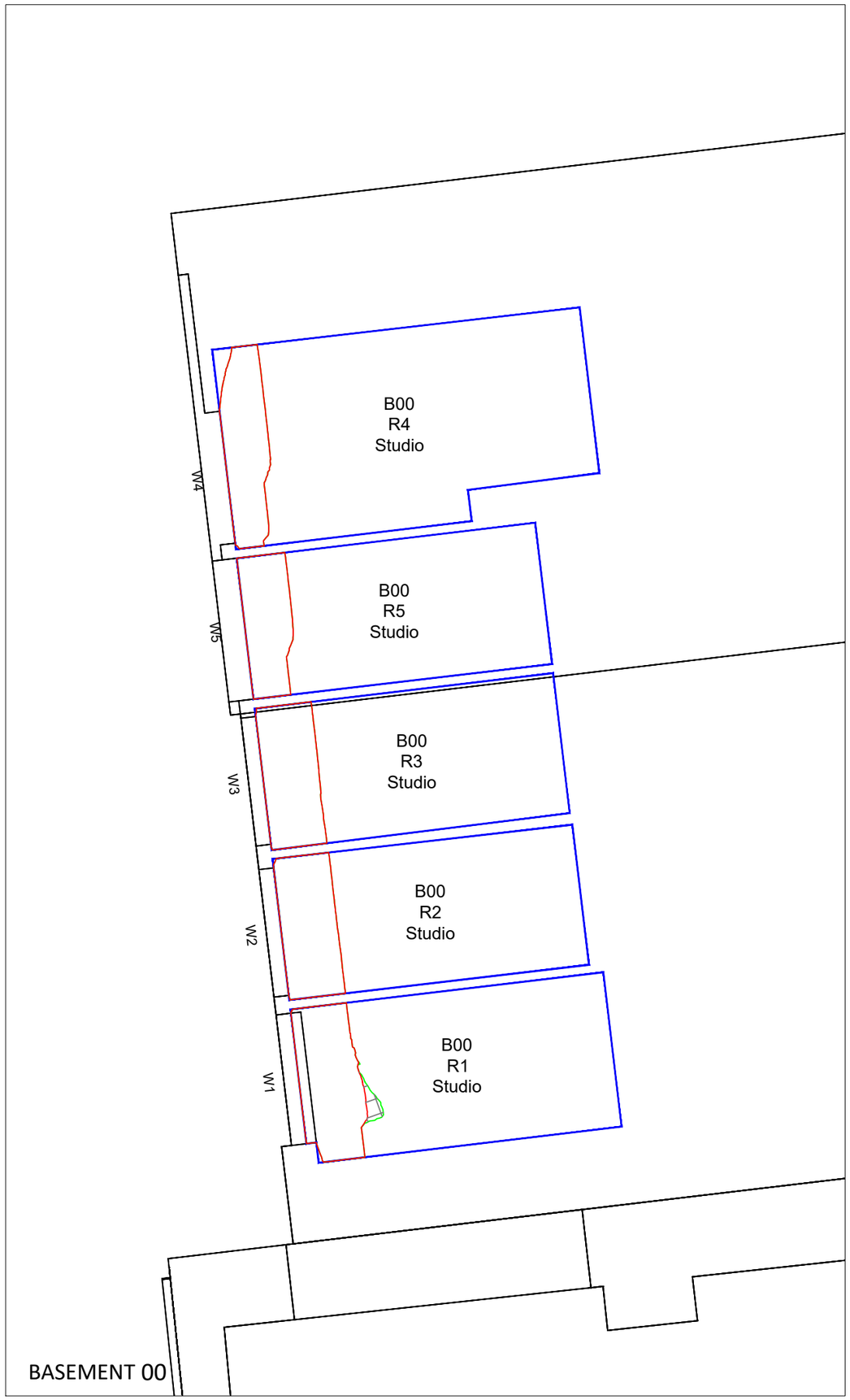
SCHEME REF: SCHEME RECEIVED: 25/01/2023

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
114 FINCHLEY ROAD

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
EY	26/01/23	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00928_R02_V01_			102-1

Daylight & Sunlight



BASEMENT 00

BASEMENT 01

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
POINT CLOUD
Received on 30/8/2022

Site and aerial photos.

PROPOSED BUILDINGS
GML Architects
Received on 25/01/2023

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: COMPLETE OFFICES

PROJECT TITLE: BARKAT_HOUSE
LONDON, NW3 5HT

SCHEME REF: SCHEME RECEIVED: 25/01/2023

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
120 FINCHLEY ROAD

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
EY	26/01/23	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00928_R02_V01_			103-1

Daylight & Sunlight

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

POINT CLOUD
Received on 30/8/2022

Site and aerial photos.

PROPOSED BUILDINGS

GML Architects
Received on 25/01/2023

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: COMPLETE OFFICES

PROJECT TITLE: BARKAT_HOUSE
LONDON, NW3 5HT

SCHEME REF: SCHEME RECEIVED: 25/01/2023

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
120 FINCHLEY ROAD

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
EY	26/01/23	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00928_R02_V01_			104-1

Daylight & Sunlight

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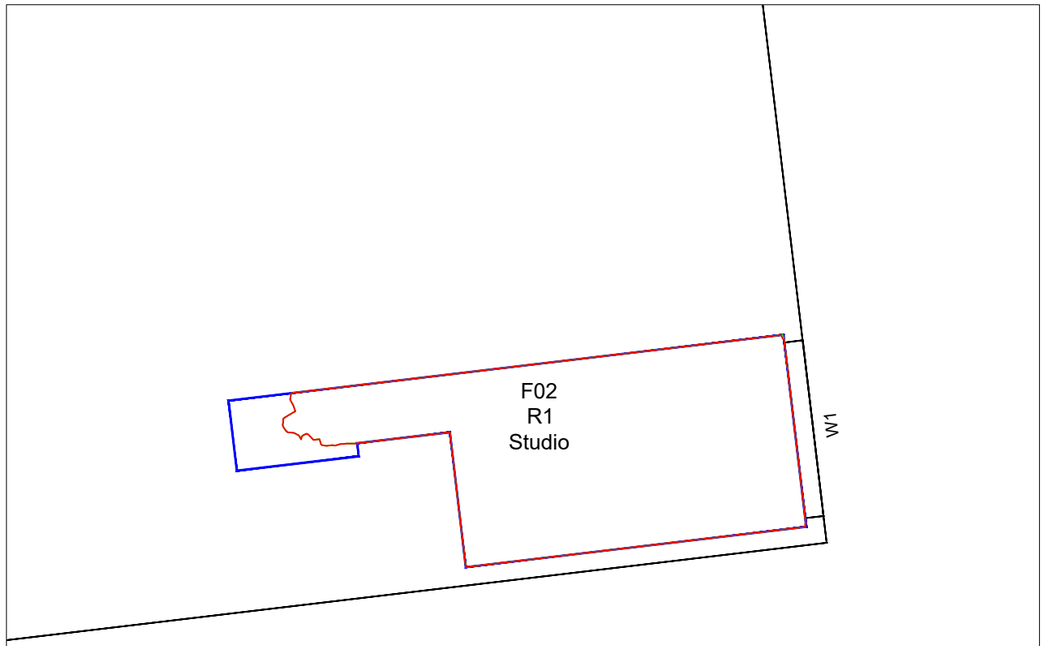
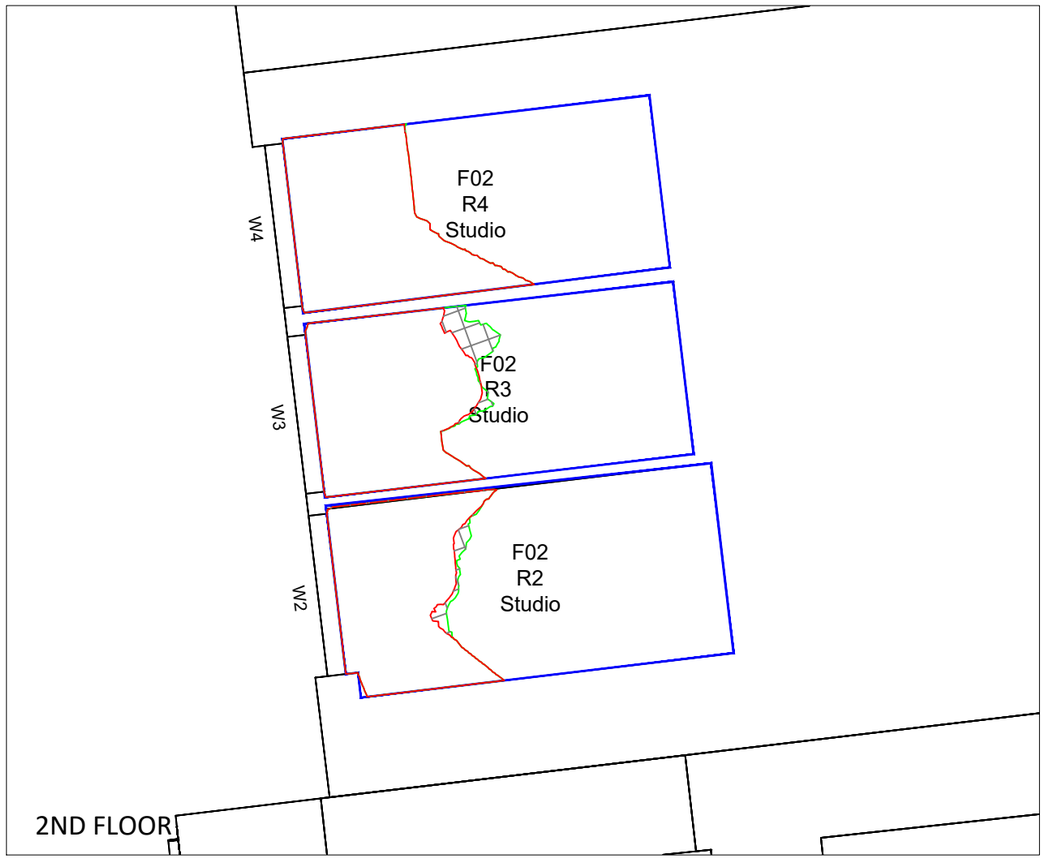


2ND FLOOR



2ND FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
POINT CLOUD
Received on 30/8/2022

Site and aerial photos.

PROPOSED BUILDINGS
GML Architects
Received on 25/01/2023

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: COMPLETE OFFICES

PROJECT TITLE: BARKAT_HOUSE
LONDON, NW3 5HT

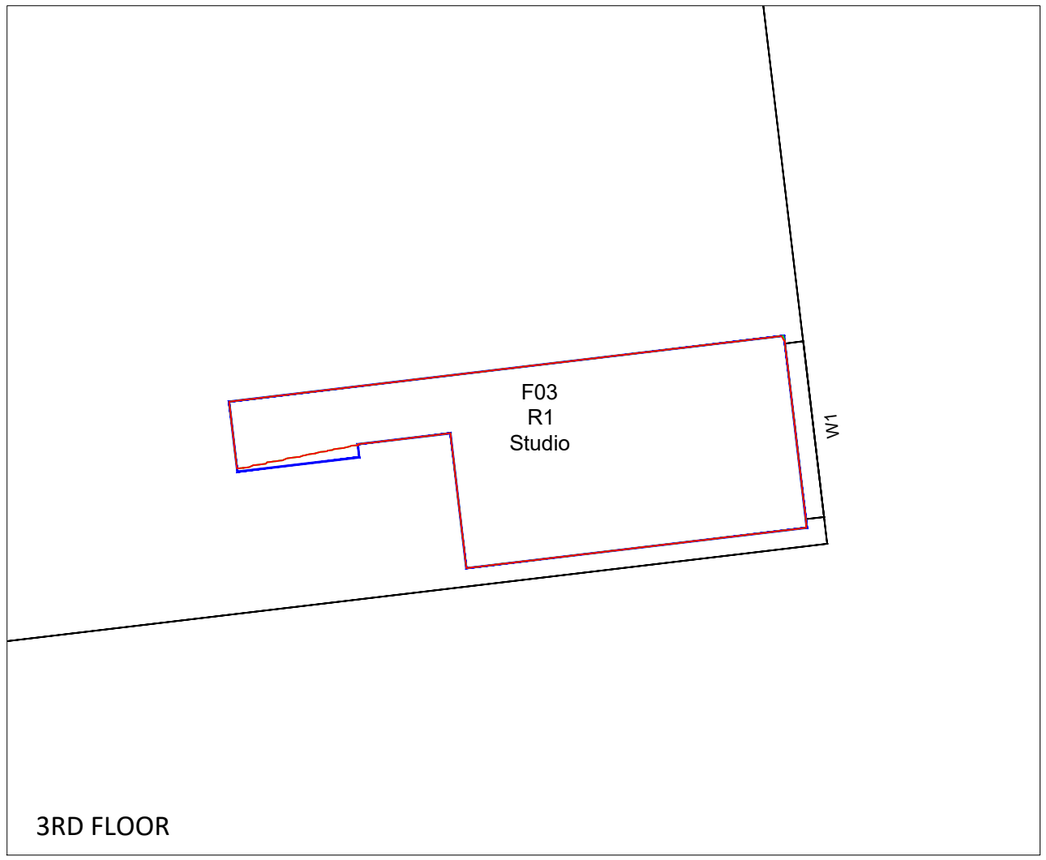
SCHEME REF: SCHEME RECEIVED: 25/01/2023

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
120 FINCHLEY ROAD

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
EY	26/01/23	1:100	A3

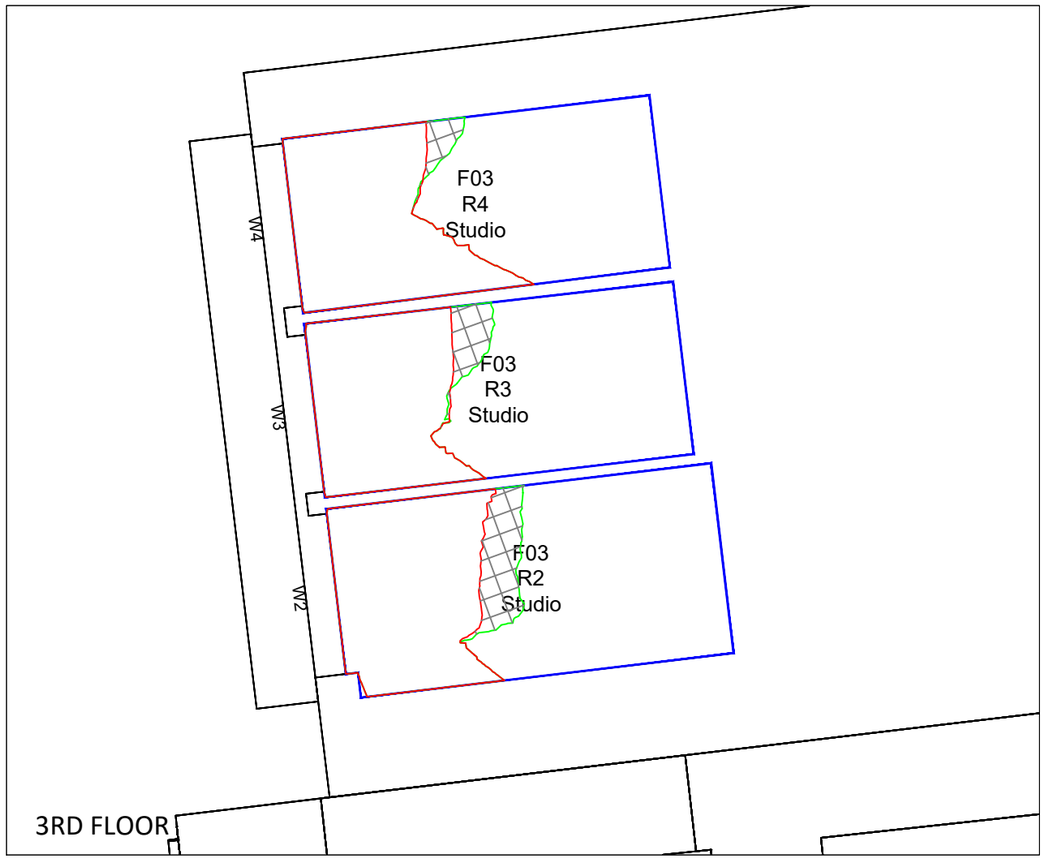
PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00928_R02_V01_			105-1

Daylight & Sunlight



3RD FLOOR

4TH FLOOR

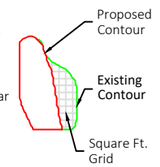


3RD FLOOR

AnsteyHorne
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
POINT CLOUD
Received on 30/8/2022

Site and aerial photos.

PROPOSED BUILDINGS
GML Architects
Received on 25/01/2023

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: COMPLETE OFFICES

PROJECT TITLE: BARKAT_HOUSE
LONDON, NW3 5HT

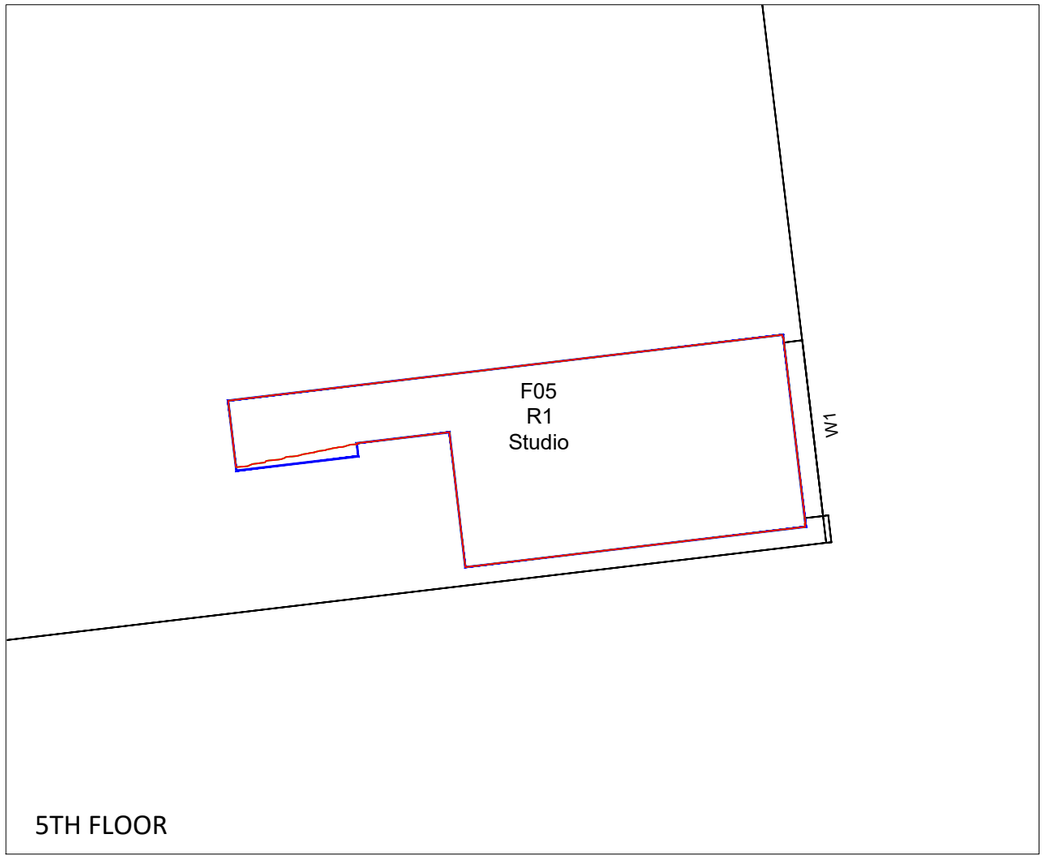
SCHEME REF: SCHEME RECEIVED: 25/01/2023

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
120 FINCHLEY ROAD

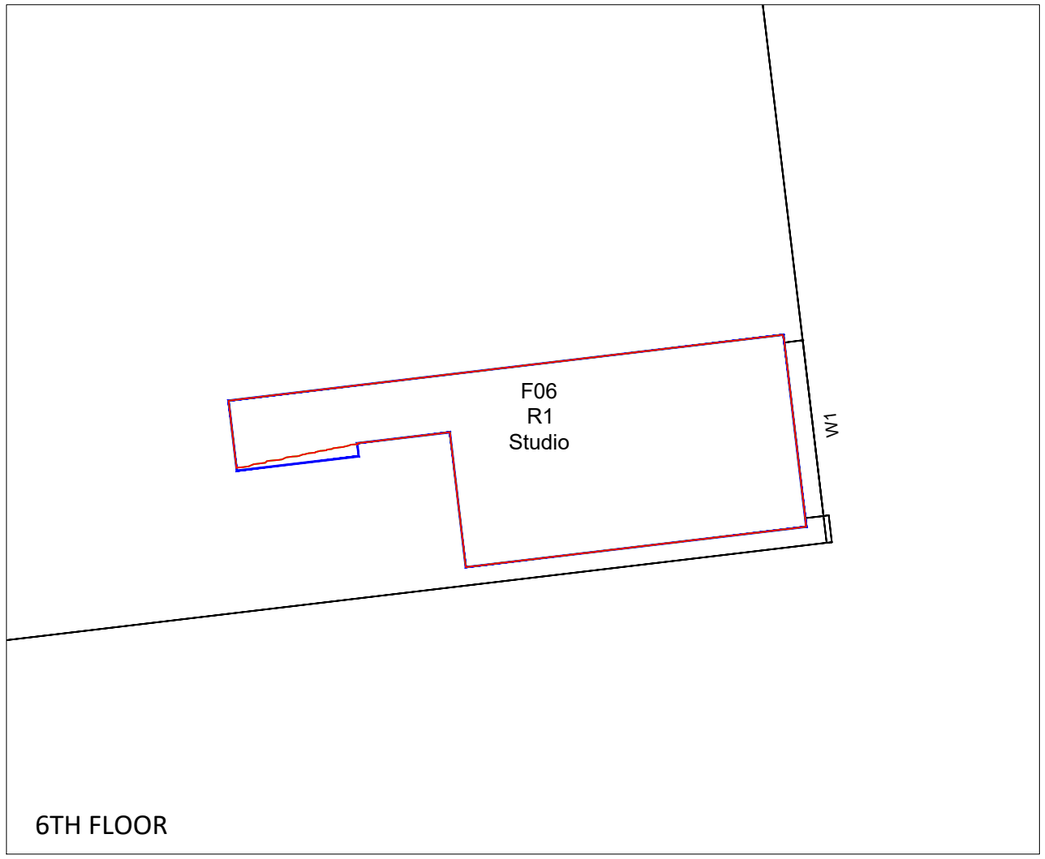
MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
EY	26/01/23	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00928_R02_V01_			106-1

Daylight & Sunlight



5TH FLOOR



6TH FLOOR

AnsteyHorne

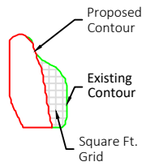
CHARTERED SURVEYORS
London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed



SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS
POINT CLOUD
Received on 30/8/2022

Site and aerial photos.

PROPOSED BUILDINGS
GML Architects
Received on 25/01/2023

0m 1m 2m 3m 4m 5m

REV	DESCRIPTION	DATE

CLIENT: COMPLETE OFFICES

PROJECT TITLE: BARKAT_HOUSE
LONDON, NW3 5HT

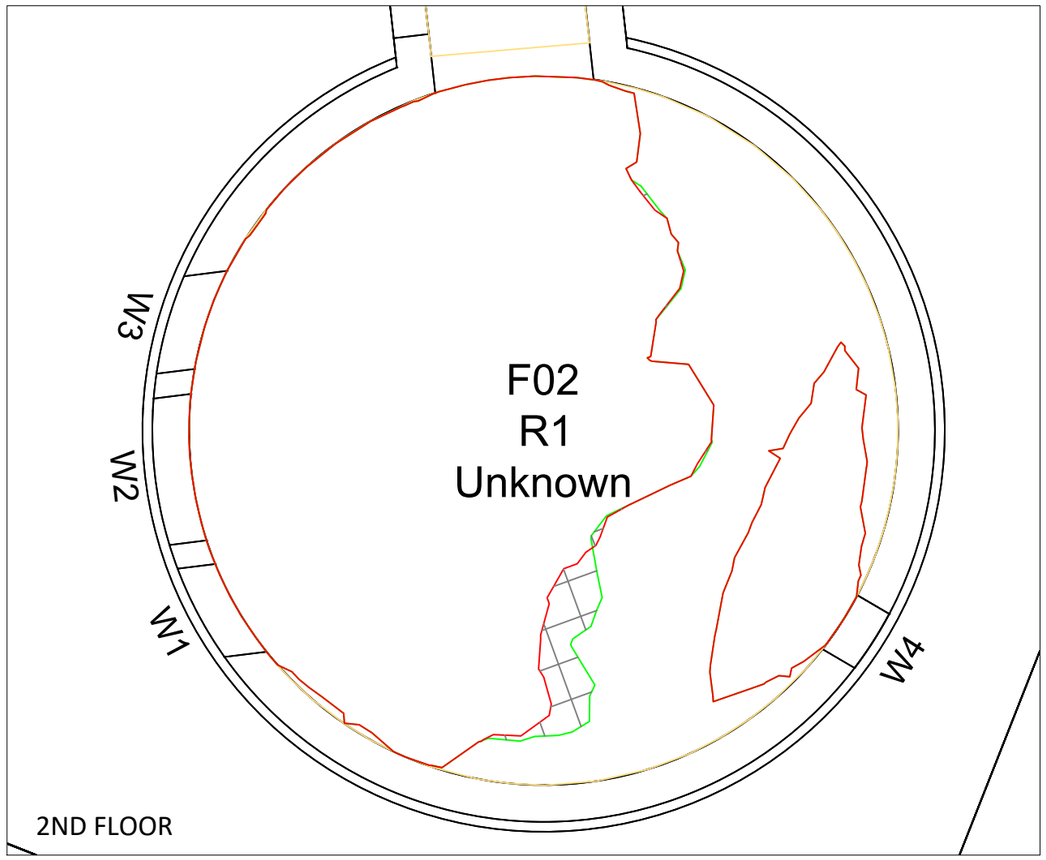
SCHEME REF: SCHEME RECEIVED: 25/01/2023

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
120 FINCHLEY ROAD

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
EY	26/01/23	1:100	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00928_R02_V01_			107-1

Daylight & Sunlight



AnsteyHorne

CHARTERED SURVEYORS

London 020 7065 2770
Bristol 0117 911 3061
Birmingham 0121 667 9902
www.ansteyhorne.co.uk

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

POINT CLOUD
Received on 30/8/2022

Site and aerial photos.

PROPOSED BUILDINGS

GML Architects
Received on 25/01/2023

0m 0.5m 1m 1.5m 2m 2.5m

REV	DESCRIPTION	DATE

CLIENT: COMPLETE OFFICES

PROJECT TITLE: BARKAT_HOUSE
LONDON, NW3 5HT

SCHEME REF: SCHEME RECEIVED: 25/01/2023

DRAWING TITLE: DAYLIGHT DISTRIBUTION CONTOURS
THE ROTUNDA STUDIOS

MODELLED BY:/ DRAWN BY	DATE:	SCALE:	
EY	26/01/23	1:50	A3

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00928_R02_V01_			108-1

Daylight & Sunlight

AnsteyHorne

ansteyhorne.co.uk

Regulated by RICS

Chartered Surveyors

Rights of Light | Party Walls | Building Consultancy | Fire Consultancy

LONDON BIRMINGHAM MANCHESTER BRISTOL PLYMOUTH NORWICH

expertise *applied*