

APPENDIX 3

DAYLIGHT AND SUNLIGHT

RESULTS

NEIGHBOURING BUILDINGS

View 1



42 Hampstead Lane

View 1



42 Hampstead Lane

View 2



1 Courtenay Avenue

View 3



2 Courtenay Avenue

KEY:

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

SOURCES
Survey issued by Wolff Architects on 09.06.2021, drawings by On Centre Surveys Ltd on November 2020:
-27085A-1-LAND-SURVEY.dwg
-27085A-2 OUTLINE ELEVATIONS.dwg
-27085A-3 OUTLINE STREET ELEVATIONS.dwg
OSmap issued by Wolff Architects on 04.06.2021, drawings:
-1627-PL-199 - Proposed Site Plan.dwg
Photos available on Google Maps, Street View and Bing Maps.
Site Visit Photos issued by Wolff Architects on 09.06.2021: -DSC06663.jpg to DSC07050.jpg
Final proposed drawings issued by Wolff Architects on 10.08.2021, drawing:
-1627-PL-203-0-Proposed First Floor.dwg
-1627-PL-204-0-Proposed Second Floor.dwg
-1627-PL-205-0-Proposed Third Floor.dwg
-1627-PL-206-0-Proposed Roof Plan.dwg
Issued by Wolff Architects on 10.08.2021, drawing:
-1627-PL-201-0-Proposed Lower Ground Floor.dwg
-1627-PL-202-0-Proposed Ground Floor.dwg
-1627-PL-Proposed Pack.pdf
Neighbouring building information, Websites and Barnet's planning portal. Ref.
Estate agents websites:
-Zoopla
-Rightmove

LOCATION PLAN

Rev. **Date** **Description**

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

ARCHITECT:
Wolff Architects

PROJECT: 44-46 Hampstead Lane N6 4LL

DRAWING:
Perspective view
Windows Location

DRAWN: PM **PROJECT NO:** 11860

SCALE: NTS

DATE: 17.08.2021

DRAWING NO: 11860-04 **CHECKED BY:** JC

Project Name: 44-46 Hampstead Lane Project No.: 11960 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 27/07/2022																	
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria			
42 Hampstead Lane (Existing Layout)																	
Ground	R1	Living Room	W1	Existing	25.49	0.32	NO	268°	30	0.40	NO	10	0.70	YES			
			Secondary	Proposed	8.05				12			7					
			W2	Existing	27.40	0.52	NO	268°	34	0.76	YES	13	0.92	YES			
			Secondary	Proposed	14.33				26			12					
			W3	Existing	34.56	0.99	YES	178°	71	1.00	YES	27	1.00	YES			
			Primary	Proposed	34.36				71			27					
			W4	Existing	39.12	1.00	YES	178°	86	1.00	YES	29	1.00	YES			
			Primary	Proposed	39.01				86			29					
			W5	Existing	36.93	0.96	YES	358°N		*North	*North		*North	*North			
First	R1	Bathroom	W1	Existing	29.00	0.65	N/A	268°	32	0.66	N/A	10	0.90	N/A			
			Secondary	Proposed	18.96				21			9					
			W2	Existing	32.83	0.73	N/A	268°	38	0.71	N/A	13	0.85	N/A			
			Secondary	Proposed	23.94				27			11					
			W3	Existing	31.65	0.97	N/A	358°N		*North	*North		*North	*North			
			Primary	Proposed	30.70												
			Second	R1	Bedroom	W1	Existing	73.58	0.95	YES	268° Inc	69	0.91	YES	22	0.91	YES
						Secondary	Proposed	69.68				63			20		
						W3	Existing	75.55	0.99	YES	358°N Inc		*North	*North		*North	*North
Primary	Proposed	74.77															
R2	Bathroom	W2				Existing	73.60	0.96	N/A	268° Inc	69	0.94	N/A	22	1.00	N/A	
		Secondary				Proposed	70.67				65			22			
		1 Courtenay Avenue															
Ground				W1	Existing	33.39	0.90	YES	176°	82	0.94	YES	25	0.80	YES		
				Secondary	Proposed	30.05				77			20				
			W2	Existing	33.11	0.89	YES	176°	83	0.92	YES	26	0.73	YES			
			Secondary	Proposed	29.52				76			19					
			W3	Existing	32.95	0.89	YES	176°	82	0.91	YES	25	0.72	YES			
			Secondary	Proposed	29.23				75			18					
			W4	Existing	23.07	0.94	YES	176°	54	0.91	YES	17	0.71	YES			
			Secondary	Proposed	21.60				49			12					
			W5	Existing	31.97	0.93	YES	176°	75	0.95	YES	22	0.82	YES			
First			W1	Existing	35.97	0.90	YES	176°	85	0.95	YES	28	0.86	YES			
			Secondary	Proposed	32.40				81			24					
			W2	Existing	35.60	0.89	YES	176°	86	0.92	YES	29	0.76	YES			
			Secondary	Proposed	31.83				79			22					
			W3	Existing	35.42	0.89	YES	176°	86	0.92	YES	29	0.76	YES			
			Secondary	Proposed	31.56				79			22					
			W4	Existing	29.59	0.94	YES	176°	70	0.94	YES	22	0.82	YES			
			Secondary	Proposed	27.84				66			18					
			W5	Existing	35.06	0.93	YES	176°	84	0.96	YES	27	0.89	YES			
Second			Secondary	Proposed	32.69				81			24					
			2 Courtenay Avenue														
			First			W1	Existing	32.36	1.00	YES	176°	83	1.00	YES	27	1.00	YES
						Secondary	Proposed	32.33				83			27		
						W2	Existing	32.60	1.00	YES	176°	83	1.00	YES	27	1.00	YES
			Second			Secondary	Proposed	32.52				83			27		
						W1	Existing	38.01	0.97	YES	176°	87	1.00	YES	30	1.00	YES
						Secondary	Proposed	36.69				87			30		

Project Name: 44-46 Hampstead Lane Project No.: 11960 Report Title: Daylight Distribution Analysis - Neighbour Date of Analysis: 27/07/2022									
Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
42 Hampstead Lane (Existing Layout)									
Ground	R1	Residential	Living Room	Area m2 % of room	69.94	69.94 100.00%	69.94 100.00%	1.00	YES
First	R1	Residential	Bathroom	Area m2 % of room	16.95	16.79 99.04%	16.47 97.18%	0.98	N/A
Second	R1	Residential	Bedroom	Area m2 % of room	15.72	14.45 91.95%	14.45 91.95%	1.00	YES
	R2	Residential	Bathroom	Area m2 % of room	6.51	5.29 81.23%	5.29 81.23%	1.00	YES

Project Name: 44-46 Hampstead Lane Project No.: 11860 Report Title: Daylight & Sunlight Analysis - Neighbour Date of Analysis: 27/07/2022																					
Floor Ref.	Room Ref.	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation		Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria						
42 Hampstead Lane (Proposed Layout)																					
Ground	R1	WC	W1	Existing	29.18	0.35	N/A	268°		36	0.47	N/A	11	0.73	N/A						
	R2	Cloakroom	W2	Proposed	10.17	0.38	N/A	268°		17	0.50	N/A	8	0.67	N/A						
				Existing	31.43					38			12								
First	R1	Cloakroom	W1	Proposed	11.99	0.45	N/A	268°		19	0.68	N/A	8	0.87	N/A						
				Existing	31.03					41			15								
				Proposed	13.85					28			13								
Second	R1	Bedroom	W1	Existing	30.90	0.46	N/A	268°		37	0.49	N/A	11	0.45	N/A						
				Proposed	14.30	0.51	N/A	268°		18	11	0.45	N/A								
				Existing	30.79					37				5							
Second	R1	Bedroom	W2	Proposed	14.83	1.00	YES	358°N		19	0.92	YES	5	0.87	YES						
				Existing	39.54					1.00			YES			90° Hz		50	30	1.00	YES
				Proposed	34.56													46			
Second	R1	Bedroom	W3	Existing	39.62	1.00	YES	358°N		*North	*North		*North	*North							
				Proposed	39.61	1.00	YES	90° Hz		100	1.00	YES	30	1.00	YES						
				Existing	100.00											100	30				
Second	R1	Bedroom	W3	Proposed	99.94	1.00	YES	90° Hz		100	1.00	YES	30	1.00	YES						
				Existing	100.00					100			30								
				Proposed	99.94					100			30								

Project Name: 44-46 Hampstead Lane Project No.: 11860 Report Title: Daylight Distribution Analysis - Neighbour Date of Analysis: 27/07/2022									
Floor Ref.	Room Ref	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
42 Hampstead Lane (Proposed Layout)									
Ground	R1	Residential	WC	Area m2	5.13	4.90	1.78		
				% of room		95.44%	34.69%	0.36	N/A
	R2	Residential	Cloakroom	Area m2	6.47	3.05	0.00		
				% of room		47.21%	0.00%	0.00	N/A
	R3	Residential	Bathroom	Area m2	5.20	4.84	2.93		
				% of room		93.13%	56.31%	0.60	N/A
First	R1	Residential	Cloakroom	Area m2	41.30	34.46	20.15		
				% of room		83.43%	48.80%	0.58	N/A
Second	R1	Residential	Bedroom	Area m2	56.79	54.99	54.99		
				% of room		96.83%	96.83%	1.00	YES

APPENDIX 4

DAYLIGHT AND SUNLIGHT

RESULTS

PROPOSED ACCOMMODATION



Proposed Lower Ground Floor
A1-100

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Notes:



1 0 1 2 3 4 5
SCALE 1:100
m

Key

- Existing Property outline
- 1.5m Cut line
- 1.8m Cut line
- Boundary line
- Root Protection Zone
- Existing Trees
- Trees to be removed

G	Internal amendments	02/08/22
F	Landscape added	26/07/22
E	Courtenay Avenue gate moved	15/07/22
D	Internal and external amendments	08/07/22
C	Wings Reduced	22/04/22
B	Planning Amendments	26/10/21
A	Planning Updates	03/09/21
0	Planning Issue	06/08/21
Rev	Description	Date



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Status:

PLANNING

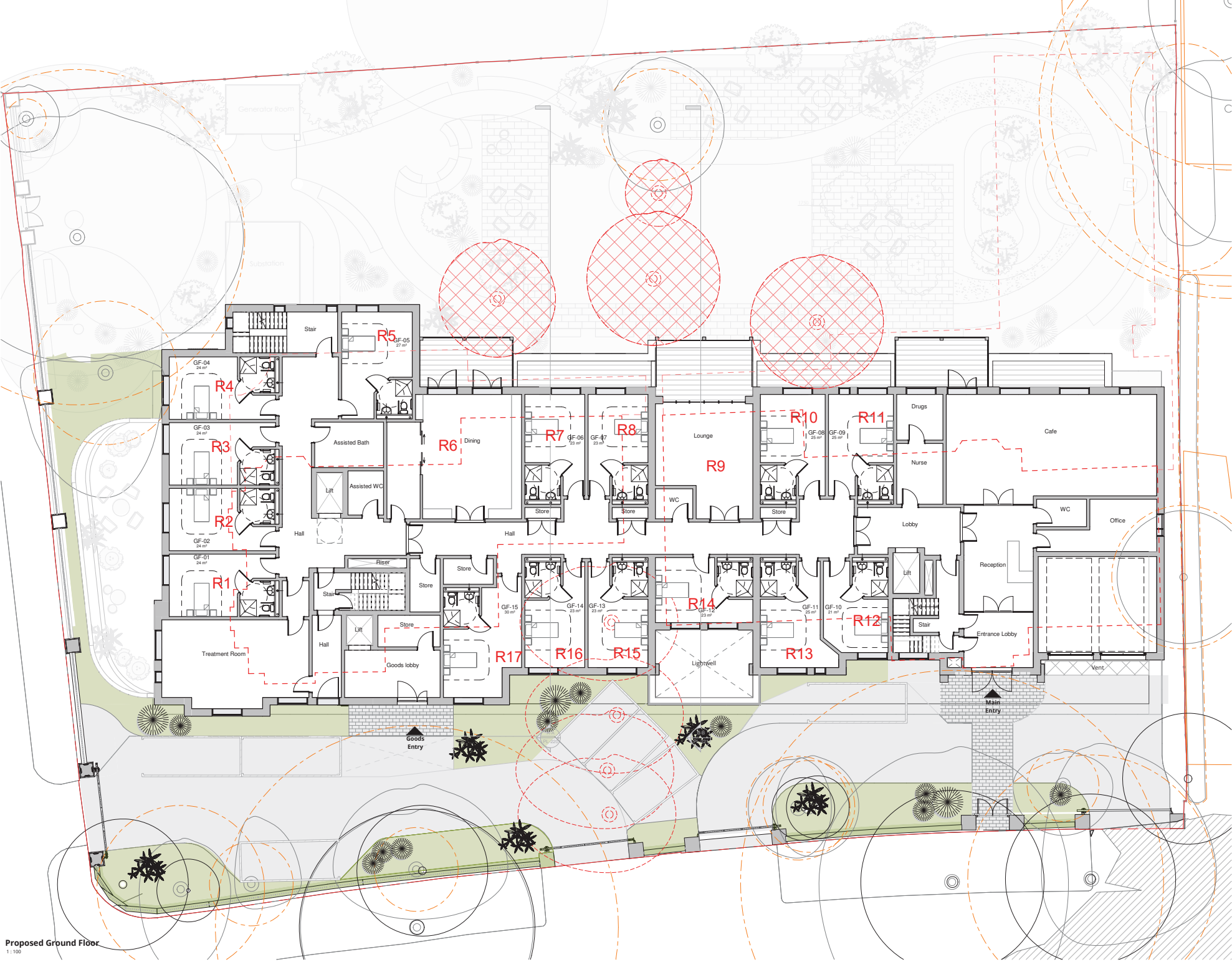
Project:
14-46 Hampstead Lane
London

Drawing title:

Proposed Lower
Ground Floor

Date:
29/06/21
Scale:
As
Indicated

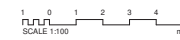
Draw no:
1627-PL-201
Rev no:
G



Proposed Ground Floor
1:100

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Notes:



Key

- Existing Property outline
- 1.5m Cut line
- 1.8m Cut line
- Boundary line
- Root Protection Zone
- Existing Trees
- Trees to be removed

G	Internal amendments	02/08/22
F	Landscape added	26/07/22
E	Cherry Avenue gate moved	11/07/22
D	Internal and external amendments	08/07/22
C	Planning amendments	22/06/22
B	Merge Redacted	24/10/21
A	Planning Updates	03/09/21
1	Planning Issue	06/08/21



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Project:
44-46 Hampstead Lane
London

Drawing title:

Proposed Ground Floor

Date: 29/06/21 Scale: As indicated

Dwg no: 1627-PL-202 Rev no: G

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Notes:



1 0 1 2 3 4 5
SCALE 1:100
m

Key

- Existing Property outline
- 1.5m Cut line
- 1.8m Cut line
- Boundary line
- Root Protection Zone
- Existing Trees
- Trees to be removed

G	Internal amendments	02/08/22
F	Landscape added	26/07/22
E	Courtyard Avenue gate moved	15/07/22
D	Internal and external amendments	08/07/22
C	Wings Reduced	22/06/22
B	Planning amendments	24/10/21
A	Planning Updates	03/09/21
Rev	Planning Issues	06/08/21



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Status:

PLANNING

Project:
44-46 Hampstead Lane
London

Drawing title:

Proposed First Floor

Date: 29/06/21 Scale: As indicated
Drawing no: 1627-PL-203 Rev no: G

Proposed First Floor
1:100

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Notes:



1 0 1 2 3 4 5
SCALE 1:100
m

Key

- Existing Property outline
- 1.5m Cut line
- 1.8m Cut line
- Boundary line
- Root Protection Zone
- Existing Trees
- Trees to be removed

G	Internal amendments	02/08/22
F	Landscape added	26/07/22
E	Chorley Avenue gate moved	15/07/22
D	Internal and external amendments	08/07/22
C	Mirrors Reduced	22/06/22
B	Planning amendments	24/10/21
A	Planning Updates	03/09/21
Rev	Planning Issues	06/08/21
	Description	Date



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Status:

PLANNING

Project:
14-46 Hampstead Lane
London

Drawing title:
Proposed Second Floor

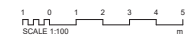
Date:
29/06/21
Scale:
As Indicated

Drawn by:
1627-PL-204
Rev no:
G

Proposed Second Floor
1:100

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Notes:



Key

- Existing Property outline
- 1.5m Cut line
- 1.8m Cut line
- Boundary line
- Root Protection Zone
- Existing Trees
- Trees to be removed

F	Landscape added	26/07/22
E	Courtyard Avenue gate moved	15/07/22
D	Internal and external amendments	08/07/22
C	Wings Reduced	22/06/22
B	Planning amendments	26/10/21
A	Planning Updates	03/09/21
Rev	Planning Issue	06/08/21
Rev	Description	Date



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Status:

PLANNING

Project:

14-46 Hampstead Lane
London

Drawing title:

Proposed Roof Plan

Date:

29/06/21

Scale:

As indicated

Drawn by:

1627-PL-206

Rev no:

F

Proposed Roof Plan
1:100

Project Name: 44-46 Hampstead Lane Project No.: 11860 Report Title: SDA BS En17037 Analysis - Proposed Scheme Date of Analysis: 01/08/2022							Criteria				
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Proposed											
Lower Ground	R1	Bedroom	21.27	16.10	16.10	100%	100	50%	50%	4743	YES
	R2	Bedroom	15.37	11.02	11.02	100%	100	50%	50%	4743	YES
	R3	Bedroom	15.37	11.02	11.02	100%	100	50%	50%	4743	YES
	R4	Bedroom	15.37	11.02	11.02	100%	100	50%	50%	4743	YES
	R5	Bedroom	15.37	11.02	11.02	100%	100	50%	50%	4743	YES
	R6	Bedroom	9.99	6.52	6.52	100%	100	50%	50%	4743	YES
	R7	Bedroom	12.98	9.02	9.02	100%	100	50%	50%	4743	YES
	R8	Bedroom	14.06	9.91	9.91	100%	100	50%	50%	4743	YES
	R9	Bedroom	21.96	16.50	16.50	100%	100	50%	50%	4743	YES
	R10	Bedroom	21.96	16.50	16.50	100%	100	50%	50%	4743	YES
	R11	Living Room	127.85	105.76	56.73	54%	150	50%	50%	4743	YES
	R12	Bedroom	23.79	18.15	18.15	100%	100	50%	50%	4743	YES
	R13	Bedroom	23.79	18.15	18.15	100%	100	50%	50%	4743	YES
	R14	Bedroom	23.79	18.15	18.15	100%	100	50%	50%	4743	YES
	R15	Bedroom	23.79	18.15	18.15	100%	100	50%	50%	4743	YES
	R16	Bedroom	26.23	20.35	20.35	100%	100	50%	50%	4743	YES
Ground	R1	Bedroom	15.37	11.02	11.02	100%	100	50%	50%	4743	YES
	R2	Bedroom	15.37	11.02	11.02	100%	100	50%	50%	4743	YES
	R3	Bedroom	15.37	11.02	11.02	100%	100	50%	50%	4743	YES
	R4	Bedroom	15.37	11.02	11.02	100%	100	50%	50%	4743	YES
	R5	Bedroom	16.62	12.08	12.08	100%	100	50%	50%	4743	YES
	R6	Living Room	38.74	31.51	16.31	52%	150	50%	50%	4743	YES
	R7	Bedroom	14.76	10.50	10.50	100%	100	50%	50%	4743	YES
	R8	Bedroom	14.76	10.50	10.50	100%	100	50%	50%	4743	YES
	R9	Dining Room	35.61	28.30	28.30	100%	200	50%	50%	4743	YES
	R10	Bedroom	15.99	11.55	11.55	100%	100	50%	50%	4743	YES
	R11	Bedroom	15.99	11.55	11.55	100%	100	50%	50%	4743	YES
	R12	Bedroom	11.94	8.21	8.21	100%	100	50%	50%	4743	YES
	R13	Bedroom	16.13	11.38	11.38	100%	100	50%	50%	4743	YES
	R14	Bedroom	17.44	12.11	12.11	100%	100	50%	50%	4743	YES
	R15	Bedroom	14.75	10.49	10.49	100%	100	50%	50%	4743	YES
	R16	Bedroom	14.54	10.32	10.32	100%	100	50%	50%	4743	YES
	R17	Bedroom	17.15	12.23	12.23	100%	100	50%	50%	4743	YES
First	R1	Living Room	31.17	24.69	24.69	100%	150	50%	50%	4743	YES
	R2	Bedroom	15.38	11.03	11.03	100%	100	50%	50%	4743	YES
	R3	Bedroom	15.38	11.03	11.03	100%	100	50%	50%	4743	YES
	R4	Bedroom	15.38	11.03	11.03	100%	100	50%	50%	4743	YES
	R5	Bedroom	15.37	11.02	11.02	100%	100	50%	50%	4743	YES
	R6	Bedroom	17.21	12.36	12.36	100%	100	50%	50%	4743	YES
	R7	Dining Room	38.78	31.31	15.66	50%	200	50%	50%	4743	YES
	R8	Bedroom	14.76	10.50	10.50	100%	100	50%	50%	4743	YES
	R9	Bedroom	14.76	10.50	10.50	100%	100	50%	50%	4743	YES
	R10	Bedroom	15.99	11.55	11.55	100%	100	50%	50%	4743	YES
	R11	Bedroom	15.99	11.55	11.55	100%	100	50%	50%	4743	YES
	R12	LD	60.82	51.69	51.69	100%	200	50%	50%	4743	YES
	R13	Bedroom	14.33	10.14	10.14	100%	100	50%	50%	4743	YES
	R14	Bedroom	14.40	10.19	10.19	100%	100	50%	50%	4743	YES
	R15	Bedroom	18.85	14.00	14.00	100%	100	50%	50%	4743	YES
	R16	Bedroom	12.07	8.31	8.31	100%	100	50%	50%	4743	YES
	R17	Bedroom	15.99	11.23	11.23	100%	100	50%	50%	4743	YES
	R18	Bedroom	16.36	11.86	11.86	100%	100	50%	50%	4743	YES
	R19	Bedroom	16.40	11.90	11.90	100%	100	50%	50%	4743	YES
	R20	Bedroom	21.69	16.23	16.23	100%	100	50%	50%	4743	YES
	R21	Bedroom	17.35	12.50	12.50	100%	100	50%	50%	4743	YES
	R22	Living Room	14.79	10.37	10.37	100%	150	50%	50%	4743	YES
Second	R1	Bedroom	18.57	13.20	9.97	76%	100	50%	50%	4743	YES
	R2	Bedroom	18.24	12.97	10.65	82%	100	50%	50%	4743	YES
	R3	Bedroom	20.69	15.25	15.25	100%	100	50%	50%	4743	YES
	R4	LD	41.58	33.75	17.39	52%	200	50%	50%	4743	YES
	R5	Bedroom	13.37	9.34	9.34	100%	100	50%	50%	4743	YES
	R6	Bedroom	13.53	9.47	9.47	100%	100	50%	50%	4743	YES
	R7	Bedroom	14.78	10.52	10.52	100%	100	50%	50%	4743	YES
	R8	Bedroom	14.76	10.50	10.50	100%	100	50%	50%	4743	YES
	R9	LD	60.95	51.85	50.09	97%	200	50%	50%	4743	YES
	R10	Bedroom	21.17	15.16	15.16	100%	100	50%	50%	4743	YES
	R11	Bedroom	12.17	8.34	8.34	100%	100	50%	50%	4743	YES
	R12	Bedroom	12.05	8.24	8.24	100%	100	50%	50%	4743	YES
	R13	Bedroom	18.85	14.00	14.00	100%	100	50%	50%	4743	YES
	R14	Bedroom	12.15	8.37	8.37	100%	100	50%	50%	4743	YES
	R15	Bedroom	15.52	10.84	10.84	100%	100	50%	50%	4743	YES
	R16	Bedroom	15.48	10.98	10.98	100%	100	50%	50%	4743	YES
	R17	Bedroom	12.81	8.88	8.88	100%	100	50%	50%	4743	YES
	R18	Bedroom	13.27	9.05	9.05	100%	100	50%	50%	4743	YES
	R19	Bedroom	20.29	14.73	14.73	100%	100	50%	50%	4743	YES
	R20	Bedroom	22.23	16.75	16.75	100%	100	50%	50%	4743	YES

Project Name: 44-46 Hampstead Lane
 Project No.: 11860
 Report Title: Sunlight Exposure Analysis - Proposed
 Date: 04/08/2022

Floor Ref	Room Ref	Room Attribute	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)	Rating
Proposed						
Lower Ground	R11		Living Room	W13	0	High
				W14	0	
				W22	0	
				W23	0	
				W24	4.1	
				W25	4.1	
				W26	0	
				W27	0	
Ground	R6		Living Room	W6	0	Failed
				W7	0	
					0	
First	R1		Living Room	W1	7.6	High
				W2	1.7	
				W3	3.4	
First	R12		LD	W17	0	Failed
				W18	0	
				W19	0	
First	R22		Living Room	W28	5.9	High
				W29	6.7	
					6.8	
Second	R4		LD	W5	0	Failed
				W6	0	
					0	
Second	R9		LD	W12	0	High
				W13	0	
				W14	0	
				W15	8.1	
				W16	5.9	
					8.1	