

REPORT

**44-46 HAMPSTEAD
LANE
LONDON
N6 4LL**

DAYLIGHT & SUNLIGHT

TO

**NEIGHBOURING PROPERTIES
AND
PROPOSED
ACCOMMODATION**

AUGUST 2022

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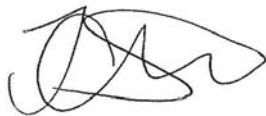
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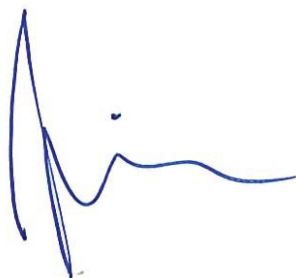
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05 August 2022

44-46 Hampstead Lane, London, N6 4LL.

Daylight & Sunlight

We are instructed to provide a Daylight and Sunlight Report for a development at the above address to consider the impact on the neighbouring residential buildings and within the proposed accommodation.

Our report is based upon the scheme drawings prepared by Wolff Architects, survey information and photographs, information for neighbouring buildings found online plus daylight and sunlight studies.

1.0 SUMMARY

- 1.1** This report has been drafted by reference to the Building Research Establishment (BRE) publication (2022), "*Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice*" and local planning policy.
- 1.2** Our studies have confirmed that daylight and sunlight received by the neighbouring residential properties would largely meet BRE's recommended guidance. The few locations which do not meet the recommended daylight and sunlight levels are considered insignificant as further detailed in the main body of this report and should not negate an otherwise good set of results.
- 1.3** The daylight within the proposed accommodation confirms that all of the habitable rooms would satisfy BRE's criteria amounting to a good outcome. The sunlight received by the proposed accommodation would satisfy BRE's criteria or The London Plan's recommendations as further detailed in the main body of this report.
- 1.4** In summary, the scheme has been designed to achieve BRE's criteria and the relevant policies within Haringey Council's Local Plan.

2.0 **PLANNING POLICY**

2.1 **London Borough of Haringey**

- 2.1.1 Haringey's development plan is set out in a number of documents including the Development Management Development Plan Document (DPD) which was adopted in 2017. The relevant Planning Policy referring to daylight is listed below:

Policy DM1: Delivering High Quality Design

...

Privacy and amenity

D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

3 *Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land.*

2.2 **The London Plan 2021**

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

Policy D6 Housing quality and standards

...

C Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

D The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

...

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

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

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

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

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

Table 3.2 Qualitative design aspects to be addressed in housing developments.

...

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

- provide privacy and adequate daylight for residents

...

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

build on the guidance set out in the 2016 Housing SPG and the previous London Housing Design Guide”.

Policy D8 Public realm

Development Plans and development proposals should:

...

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

Policy D9 Tall buildings

...

Impacts

C Development proposals should address the following impacts:

...

3) environmental impact

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

...

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

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

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

2.3 2016 Housing Supplementary Planning Guidance

2.3.1 Daylight and Sunlight

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

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

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

Section 1.3 is entitled ‘Optimising Housing Potential’ and confirms that “... ‘optimisation’ can be defined as ‘developing land to the fullest amount consistent with all relevant planning objectives’...”.

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

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

2.3.2 Dual Aspect

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

The explanatory notes that follow Standard 29 include the following comments:

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

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

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

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

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

1.3.45 *Policy 7.6Bd requires new development to avoid causing ‘unacceptable harm’ to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.*

1.3.46 *The degree of harm on adjacent properties and the daylight targets within a*

proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

2.4 National Planning Policy Framework (NPPF) – July 2021

- 2.4.1 The National Planning Policy Framework was revised on 20 July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 2.4.2 The document contains reference to daylight and sunlight in Chapter 11 – Making effective use of land, in particular in the section Achieving appropriate densities and paragraph 125 as detailed below:

125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

...

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

2.5 Summary

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

3.0 **METHOD OF CALCULATION**

3.1 **Building Research Establishment**

3.1.1 The calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication (2022) "Site layout planning for daylight and sunlight. A guide to good practice". It is intended to be used in conjunction with the interior daylighting recommendations in BS EN 17037 *Daylight in buildings, in the CIBSE publication LG 10 Daylighting – a guide for designers* and its UK National Annex.

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

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

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

"It aims to help rather than constrain the designer."

"Although it gives numerical guidelines these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."

"In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

3.2 **Modelling and Results**

3.2.2 Our analysis and subsequent results are produced by the application of our specialist software on our three-dimensional model, images of which are included in Appendix 1. This is based upon survey information, supplemented by photographs, plus the architect's plan drawings also included in Appendix 3.

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

3.3 Daylight

3.3.1 Daylight is not specific to a particular direction, as it is received from the dome of the sky. Reference is made in the BRE Guide to various methods of assessing the effect a development will have on diffused daylight.

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

3.3.3 The BRE Guide states *“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffused daylighting of the existing building may be adversely affected. This will be the case if either:*

- *the VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value*
- *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value”.*

3.3.4 BRE also seeks to consider daylight distribution (DD) or No-Sky-Line (NSL) within neighbouring rooms *“Where room layouts are known the impact on the daylighting distribution in the existing building can be found by plotting the ‘no sky-line’ in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are less important”.* This calculation measures the portion of a room that has a sight of the sky from a reference plane set 0.85m above floor level for residential buildings and defines an adverse effect as a result that is less than 0.80 the former value. Access is rarely available and we have therefore taken a reasoned approach.

3.3.5 The BRE Guide also states *“Areas beyond the no sky-line, since they receive no direct daylight, usually look dark and gloomy compared with the rest of the room, however*

bright it is outside. Supplementary electric lighting will be needed if a significant part of the working plane (20% of the room or more) lies beyond the no sky-line".

3.3.6 To assess the daylight within the proposed buildings, BS EN17037 provides two methodologies, the illuminance and the daylight factor methods, and gives three levels of recommendation, minimum, medium and high. *"For compliance with the standard, a daylit space should achieve the minimum level of recommendation".*

3.3.7 The **illuminance method** *"involves using climatic data for the location of the site ... to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year".*

"A target illuminance (ET) should be achieved across at least half of the reference plane in a daylit space for at least half of the daylight hours. Another target illuminance (ETM) should also be achieved across 95% of the reference plane for at least half of the daylight hours; this is the minimum target illuminance to be achieved towards the back of the room".

3.3.8 The target illuminance values for side lit rooms (lit by traditional vertical windows) are:

Minimum: 300 lx (ET) on 50% of the grid and 100 lx (ETM) on 95% of the grid;

Medium: 500 lx (ET) on 50% of the grid and 300 lx (ETM) on 95% of the grid;

High: 750 lx (ET) on 50% of the grid and 500 lx (ETM) on 95% of the grid.

3.3.9 The National Annex provides the UK guidance on minimum daylight provision in all UK dwellings (*"intended for 'hard to light' dwellings"*) as follows:

- 100 lux in bedrooms
- 150 lux in living rooms
- 200 lux in kitchens.

These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

"Where a room has a shared use, the highest target should apply. ... Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design. The kitchen space would still need to be included in the assessment area".

3.3.10 The **daylight factor method** *“involves the computation of the daylight factor at each calculation point on an assessment grid”.*

“The daylight factor is the illuminance at a point on the reference plane in a space, divided by the illuminance on an unobstructed horizontal surface outdoors. The CIE standard overcast sky[C3] is used, and the ratio is usually expressed as a percentage”.

“For spaces with side windows, equivalent daylight factor targets to achieve a target illuminance over at least half of the daylight hours in a year are based on the formula:

$$D = \text{Target illuminance} / \text{Median external diffuse horizontal illuminance} \times 100 (\%)$$

where the median external diffuse horizontal illuminance ($E_{v,d,med}$) is the illuminance from the sky on an unobstructed horizontal surface achieved for half of the yearly daylight hours at a particular location”.

3.3.11 The daylight factor illuminance values for side lit rooms (lit by traditional vertical windows) in London are:

Minimum: 2.1% on 50% of the grid and 0.7% on 95% of the grid;

Medium: 3.5% on 50% of the grid and 2.1% on 95% of the grid;

High: 5.3% on 50% of the grid and 3.5% on 95% of the grid.

“Different targets apply in spaces with horizontal rooflights”.

“The recommendations for side lit rooms are met if both target daylight factors (the median daylight factor over 50% of the reference plane, and the minimum daylight factor over 95% of the reference plane) are achieved”.

3.3.12 The National Annex provides the latitude, median external diffuse and global illuminances for various locations in the UK, together with the daylight factor target value corresponding to the target illuminances referred to in paragraph 3.3.9. In London, the recommended values are as follows:

- 0.7% daylight factor, equivalent to 100 lux in bedrooms
- 1.1% daylight factor, equivalent to 150 lux in living rooms
- 1.4% daylight factor, equivalent to 200 lux in kitchens.

“The recommendations are met if the median of the daylight factors calculated in a room meets or exceeds the specific target for room type and location”.

3.3.13 With regard to calculations for daylight within the proposed accommodation, we have used the following values that the BRE guide has recommended, that together are computed to produce the illuminance and daylight factor values:

- Glazing transmittance – 0.68 for the double glazing (BRE default reading)
- Net glazed area of the window – windows with small panes – 0.5 (BRE default reading)
 - normal windows with opening lights – 0.6 (BRE default reading)
 - patio doors – 0.7 (BRE default reading)
- Maintenance Factor – vertical glazing no overhang – 8% which equates to 0.92 in the results
 - vertical glazing sheltered from rain – 24% which equates to 0.76 in the results
 - sloping rooflight – 16% which equates to 0.84 in the results
 - horizontal rooflight – 24% which equates to 0.76 in the results
- Interior surface reflectance – walls – 0.80 (BRE default reading 0.50)
 - ceilings – 0.80 (BRE default reading 0.70)
 - floors – 0.40 (BRE default reading 0.20)
- External surface reflectance – walls and obstructions – 0.20 (BRE default reading)
 - ground – 0.20 (BRE default reading)
- Assessment grid – 0.85 m high
 - excluding a band of 0.3 m from the walls.

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

3.4 Sunlight

3.4.1 The BRE Guide confirms:

“If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° 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”.

“Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people’s home”.

3.4.2 Proposed accommodation “will appear reasonably sunlit provided”:

- at least one main window wall faces within 90° of due south; and
- a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.

Where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations.

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

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

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

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

4.0 DAYLIGHT RESULTS

Neighbouring Residential Buildings

The existing site buildings are bounded by Hampstead Lane and Courtenay Avenue. The proposal comprises the construction of a multistorey care home in place of the existing detached houses. The neighbouring residential buildings within close proximity of the site have been analysed. The images of the 3D model are in Appendix 1, the information received for the neighbouring buildings are in Appendix 2 and the results plus window references are in Appendix 3.

North

4.1 1 & 2 Courtenay Avenue

- 4.1.1 Directly north, are two detached houses with windows in the flank and rear elevation directly or partially facing the site. We could not locate any plans for these buildings; however, we have been provided with a measured survey indicating the size and location of each relevant window. The windows closest to the site have been analysed.
- 4.1.2 The VSC results confirm that every window would achieve above 27% in the proposed condition or above 0.8 the existing value. Therefore, BRE's criteria has been satisfied.
- 4.1.3 After reviewing the survey and images on Google maps, the windows facing the site are substantial and it is very likely that the rooms beyond these windows are served by more than one window. Judging by the high VSC levels already achieved, it is inevitable that the Daylight Distribution (DD) results would follow suit. Therefore, we have not tested the DD as we do not believe this is necessary.

East

4.2 42 Hampstead Lane

- 4.2.1 This detached house is located immediately adjacent to the site and following an online search, we have located floor plans from an estate agent's website which is in Appendix 2. We have also located a planning application under reference HGY/2019/2944. The existing and proposed drawings have been used to analyse this

property.

- 4.2.2 In the existing condition, the VSC results confirm that all but 2 windows would achieve either 27% VSC in the proposed condition or 0.8 the existing value. The 2 windows in question are W1 and W2 at ground floor level. The living room, which is served by these windows, is also served by generous glazing in the front and rear elevations. It is apparent that windows W1 and W2 are secondary windows serving this living room and therefore, when the primary windows are considered, BRE's criteria has been exceeded. In order to better understand the receipt of daylight to this living room it is necessary to assess the DD.
- 4.2.3 The DD results confirm that the relevant rooms would achieve BRE's criteria. The living room at ground floor level would experience no loss of light with a proposed well-lit value of 100%. Similarly, the bedroom at second floor level would not experience any loss of daylight.
- 4.2.4 In the proposed condition, the VSC results confirm that the only relevant windows are those at second floor level serving a bedroom. All 3 windows would achieve above 27% VSC in the proposed condition and above 0.8 the existing value.
- 4.2.5 The DD results confirm that the bedroom would achieve BRE's criteria experiencing no loss.

4.3 Other Surrounding Buildings

- 4.3.1 All other buildings are too far away to be affected and therefore, have not been analysed.

4.4 Proposed Development

- 4.4.1 We have analysed the ADF throughout the whole proposed development. The room references and ADF results are in Appendix 4.
- 4.4.2 The ADF results confirm that every room would achieve BRE's criteria.

4.5 Daylight Summary

- 4.5.1 The daylight results for the neighbouring properties largely achieve BRE's criteria. In total, all but 2 windows pass the VSC test. The two windows in question at 42 Hampstead Lane are secondary windows serving a living room. These two windows are insignificant since the 4 primary windows and the room beyond these windows all exceed BRE's criteria.
- 4.5.2 The proposed ADF results confirm that all habitable rooms achieve BRE's criteria.

SUNLIGHT RESULTS

5.1 Neighbouring Residential Properties

- 5.1.1 All relevant windows closest to the site have been analysed and the APSH results are on the right-hand side of the VSC results. Those orientated within 90 degrees of north are noted as north-facing on the results. BRE specifically excludes these windows from the analysis of sunlight availability.
- 5.1.2 The results confirm that all but one location would achieve BRE's criteria of 25% annually and every window would achieve BRE's criteria of 5% during the winter months.
- 5.1.3 At 42 Hampstead Lane, window W1 at ground floor level achieves 12% in the proposed condition. However, as stated previously, this is a secondary window serving the living room and when the primary windows are considered, values of 71% and 86% would be achieved annually. Therefore, BRE's criteria has been satisfied despite the minor low value at window W1.

5.2 Proposed Accommodation

- 5.2.1 Within the proposed accommodation, we have analysed all of the Living Rooms and lounges. The sunlight results in Appendix 4 confirm that throughout the scheme, 4 out of 7 rooms would achieve BRE's criteria. With reference to item 3.1.7 an appealing view to the north can be regarded as a compensating factor for these rooms which do not meet BRE's criteria.
- 5.2.2 It is important to refer to the relevant guidance within The London Plan as detailed below;

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

Considering this advice, since every habitable room achieves BRE's recommended daylight criteria, a good amenity would be provided for the residents

5.3 Sunlight Summary

- 5.3.1 Sunlight availability to the relevant neighbouring windows would achieve BRE's criteria. At 42 Hampstead Lane, window W1 at ground floor level is a secondary window serving the living room whereby the primary windows exceed BRE's criteria.
- 5.3.2 Within the proposed accommodation, 4 out of 7 living rooms achieve BRE's criteria. Those that do not achieve the satisfactory sunlight criteria, would achieve the satisfactory daylight criteria. The outcome should be considered acceptable.

6.0 SOURCES

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

6.1 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

6.2 OSmap issued by Wolff Architects on 04.06.2021, drawings:

- 1627-PL-199 - Proposed Site Plan.dwg

6.3 Photos available on Google Maps, Street View and Bing Maps.

6.4 Site Visit Photos issued by Wolff Architects on 09.06.2021:

- DSC06663.jpg to DSC07050.jpg

6.5 Final proposed drawings issued by Wolff Architects on 02.08.2022, drawing:

- 1627-PL-202-G_Proposed Ground Floor
- 1627-PL-203-G_Proposed First Floor
- 1627-PL-204-F_Proposed Second Floor
- 1627-PL-206-F_Proposed Roof Plan

6.6 Neighbouring building information:

Estate agents' websites:

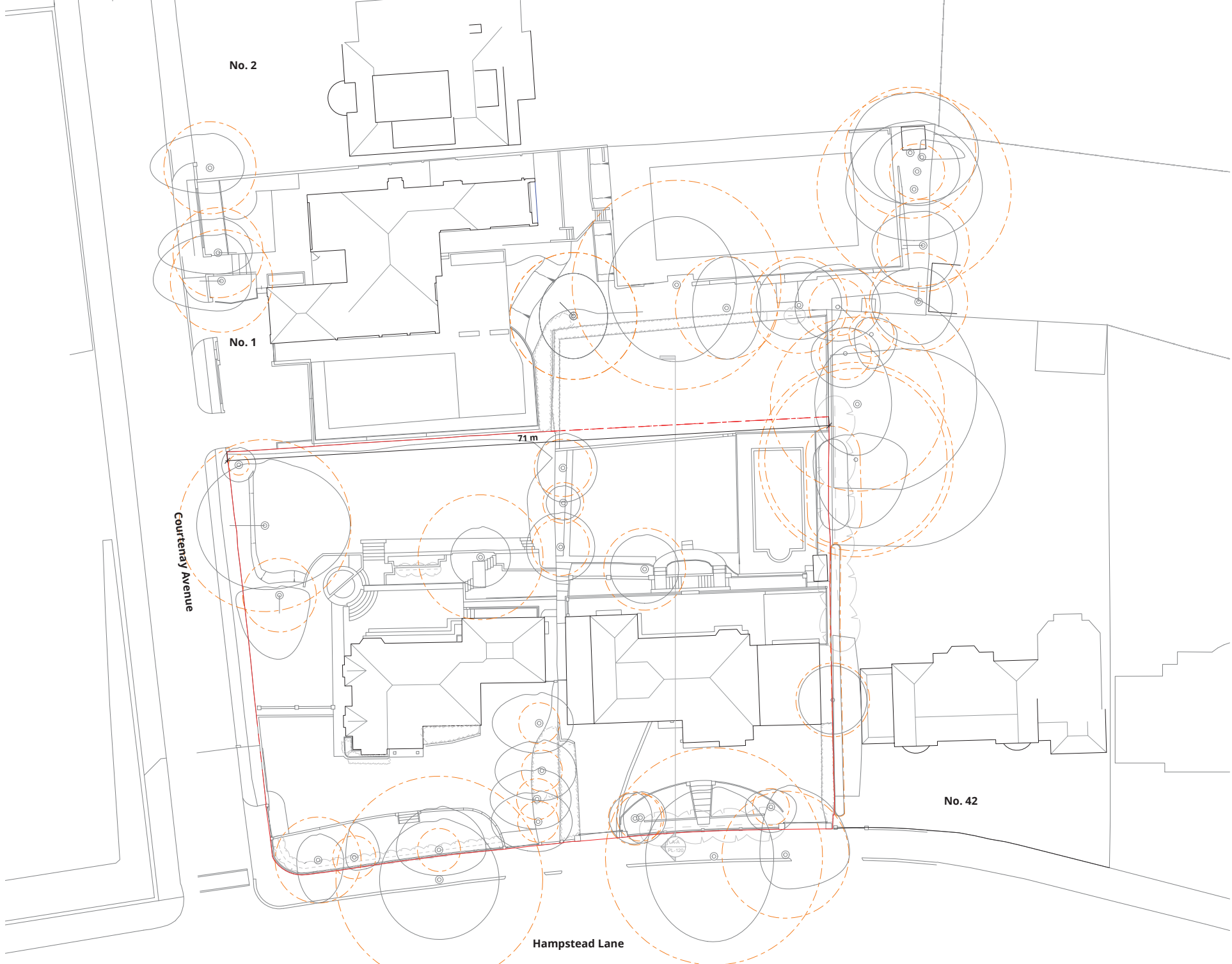
42 Hampstead Lane:

https://media.onthemarket.com/properties/2441649/doc_0_12.pdf

HGY/2019/2944

APPENDIX 1

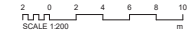
LOCATION PLAN



Existing Site Plan
1 : 200

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Notes:



Rev	Description	Date
0	Planning Issue	06/08/21



16 lambton place
notting hill
london w11 2sh
t 02072293125
f 02072293257
e info@wolffarchitects.co.uk

Status:

PLANNING

project:
44-46 Hampstead Lane
London

drawing title:
Existing Site Plan

date:
29/06/21

scale:
1 : 200

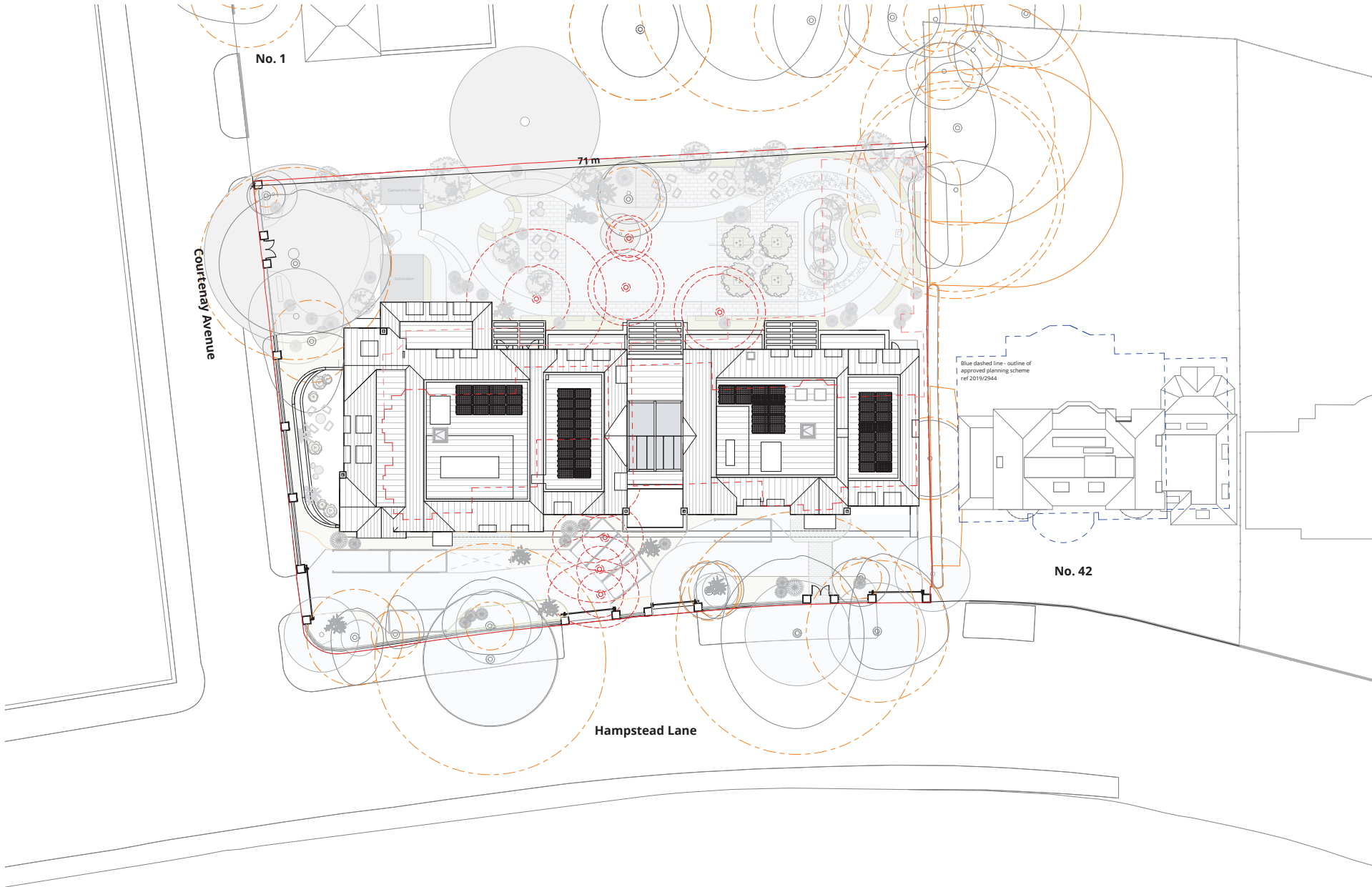
diag no:
1627-PL-002

rev no:
0

Notes:



2 0 2 4 6 8 10
SCALE 1:200
m



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	22/06/22
B	Planning Amendments	26/10/21
A	Planning Updates	03/09/21
0	Planning Issue	06/08/21
Rev	Description	Date



16 Lambton Place
Notting Hill
London W11 2SH
t 020 7229 3125
f 020 7229 3257
e info@wolffarchitects.co.uk

Status:

PLANNING

Project:
44-46 Hampstead Lane
London

Drawing title:
Proposed Site Plan

Date:	29/06/21	Scale:	1:200
Drawn by:	1627-PL-199	Rev no:	F

APPENDIX 2

NEIGHBOURING

PLANS AND PHOTOS

42 Hampstead Lane



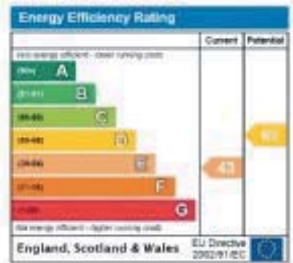
Ground Floor

1st Floor

2nd Floor

Approximate Gross Internal Area
7261 Sq.Ft - 675.44 Sq M

Approx Floor Area Including Restricted Heights 7543 Sq Ft - 701.67 Sq m
Excluding Pool House and Void
Plot Size 0.504 Acres



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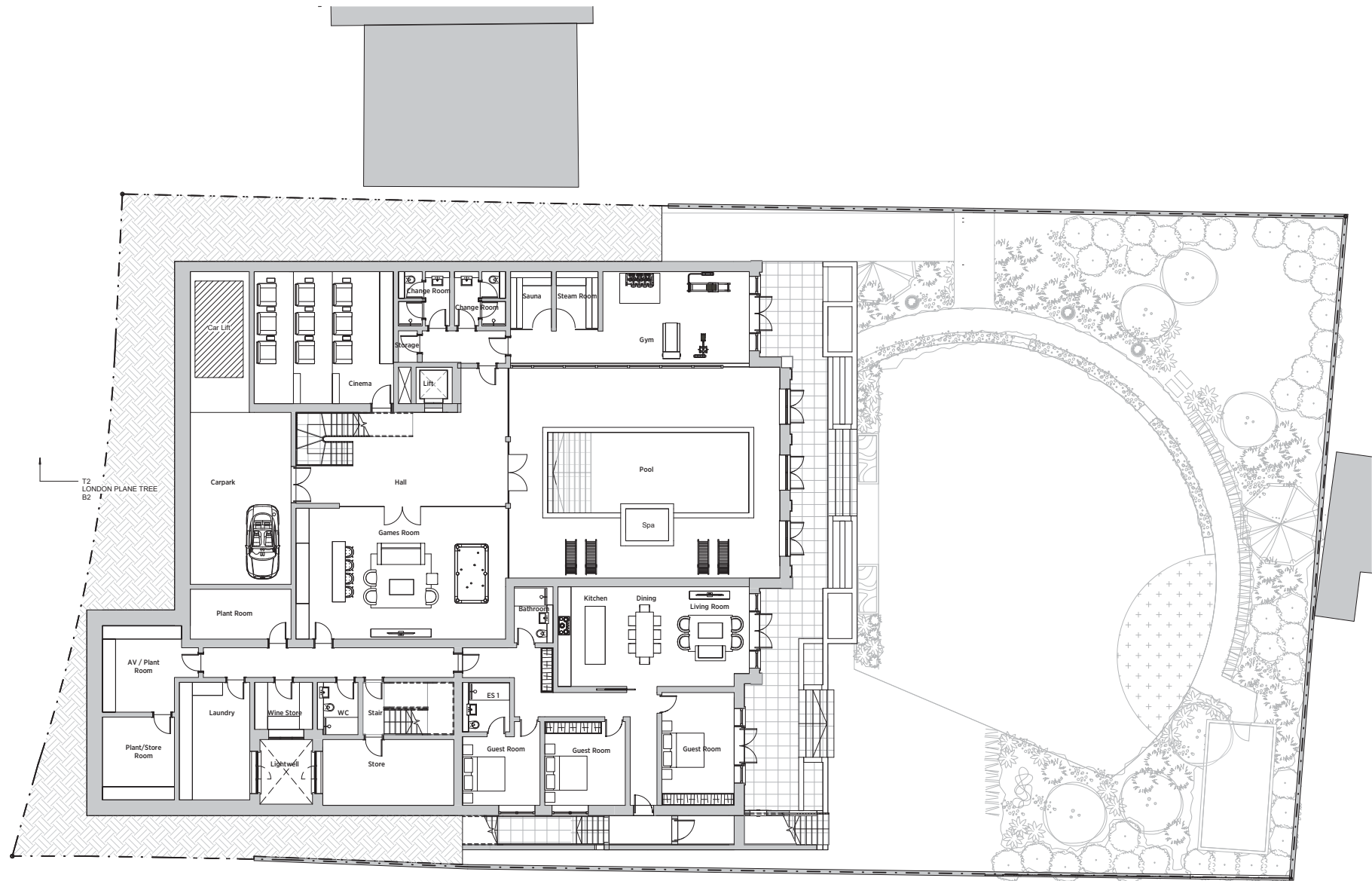
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Rev	Description	Date	By
01	Issue		

PLANNING

Key Plan:



KSR ARCHITECTS & INTERIOR DESIGNERS

100 Abchurch Lane, London EC4N 3DF
 020 7424 1234
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 020 7424 1236
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 020 7424 1297
 020 7424 1298
 020 7424 1299
 020 7424 1300

Project:

42 Hampstead Lane

Drawing Title:

Lower Ground Plan

Date of this issue:

17/10/2019

Scale:

1:100 / 1:200 @A3

Drawn By:

LA

Checked By:

DC

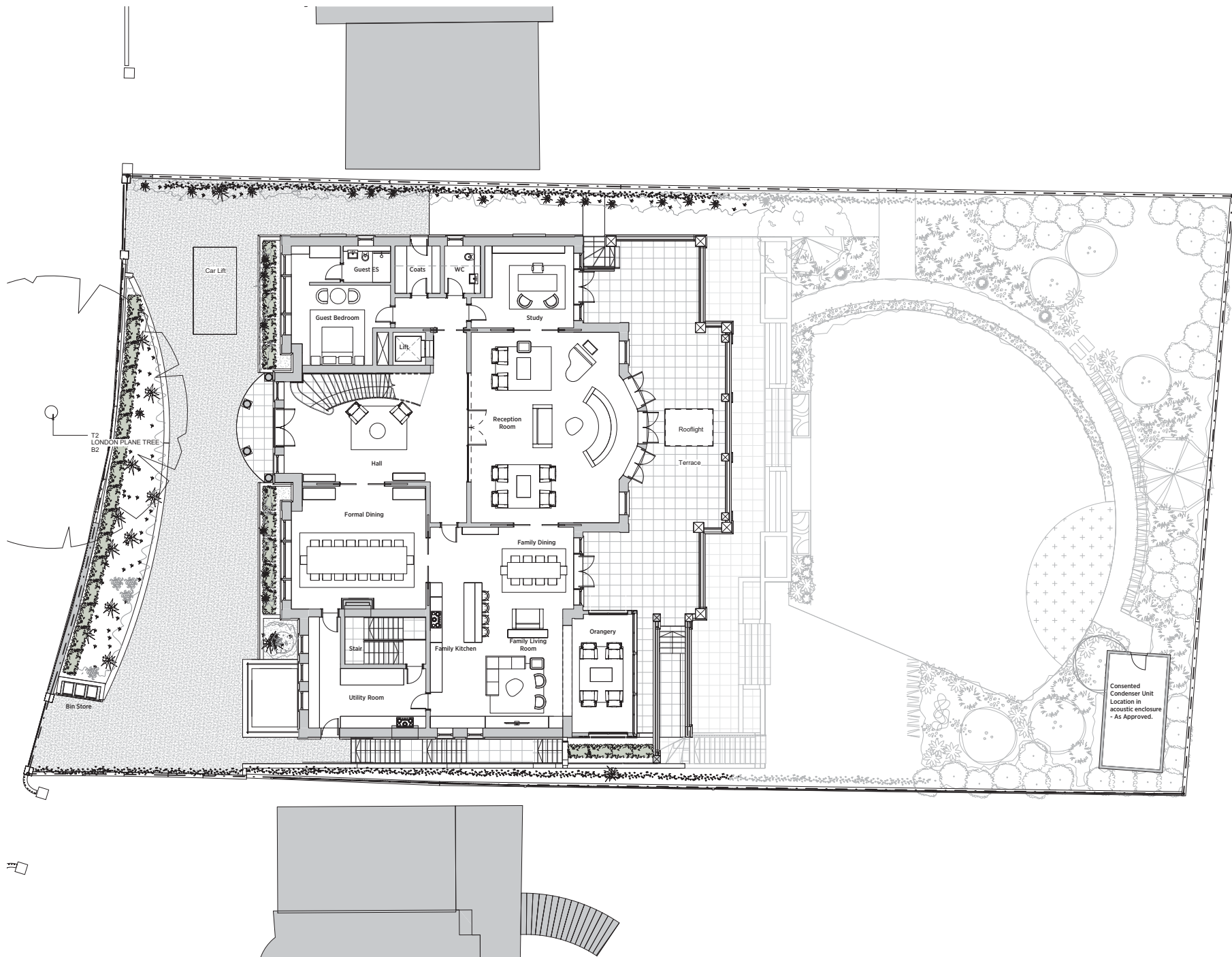
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Drawing No:

17049-P-090

Rev:

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100 - GROUND FLOOR PLAN

Rev. Description Date By

Status

PLANNING

Key Plan

Consented Condenser Unit
Location in
acoustic enclosure
- As Approved.

KSR ARCHITECTS &
INTERIOR DESIGNERS
100 Oldfield Road
London NW10 7BP
020 8996 1000
www.ksrarchitects.com

Project

42 Hampstead Lane

Drawing Title

Ground Floor Plan

Date of this issue

17/10/2019

Scale

1:100 / 1:200 @A3

Drawn By

LA

Checked By

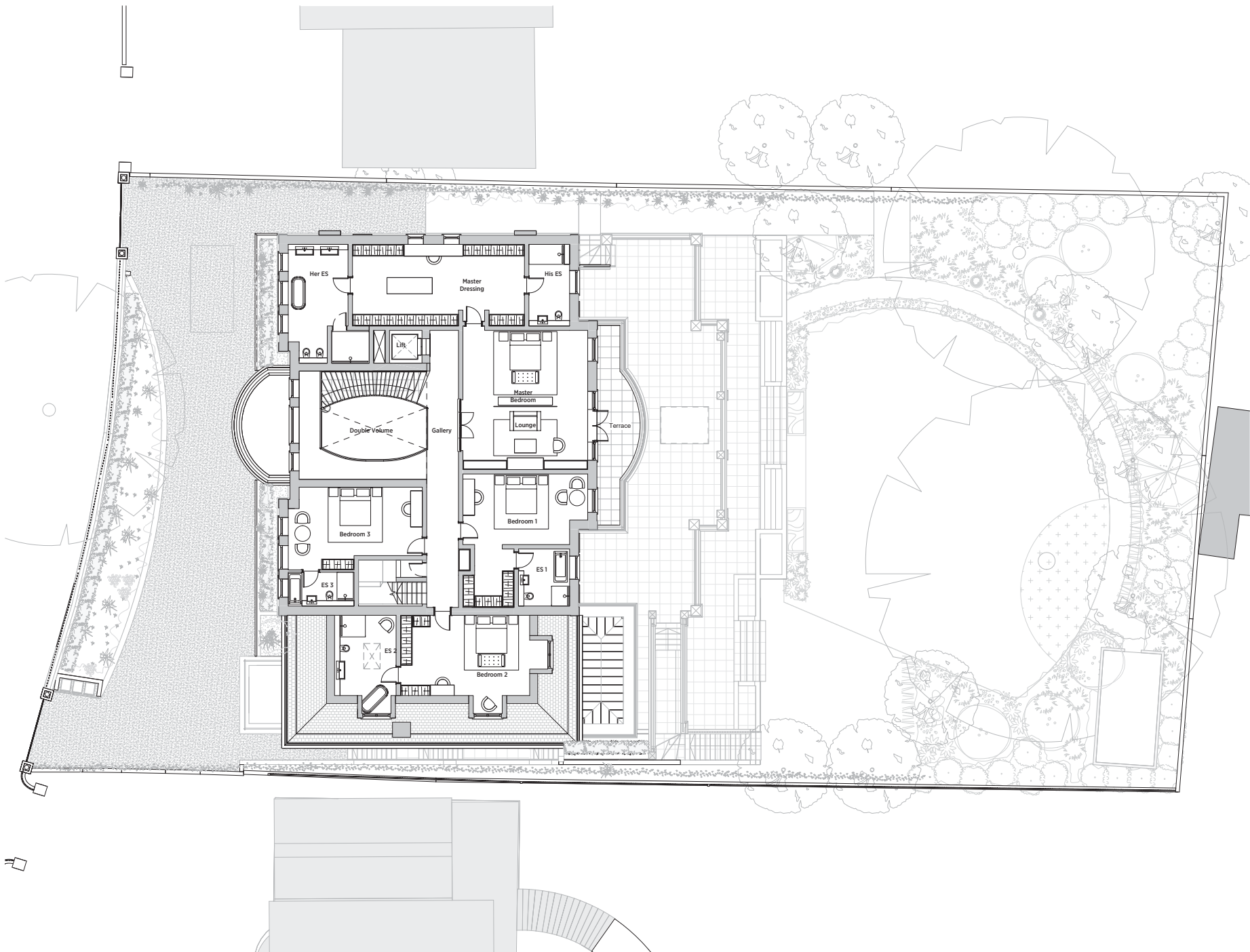
DC

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17049-P-100

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120 - FIRST FLOOR PLAN

Rev	Description	Date	By
01	PLANNING		

Key Plan:

KSR ARCHITECTS & INTERIOR DESIGNERS
42 Hampstead Lane
London N4 3JH
Tel: 020 7608 1000
Email: info@ksrarchitects.com
Website: www.ksrarchitects.com

Project:

42 Hampstead Lane

Drawing Title:

First Floor Plan

Date of this issue: 17/10/2019

Scale: 1:100 / 1:200 @A3

Drawn By: LA

Checked By: DC

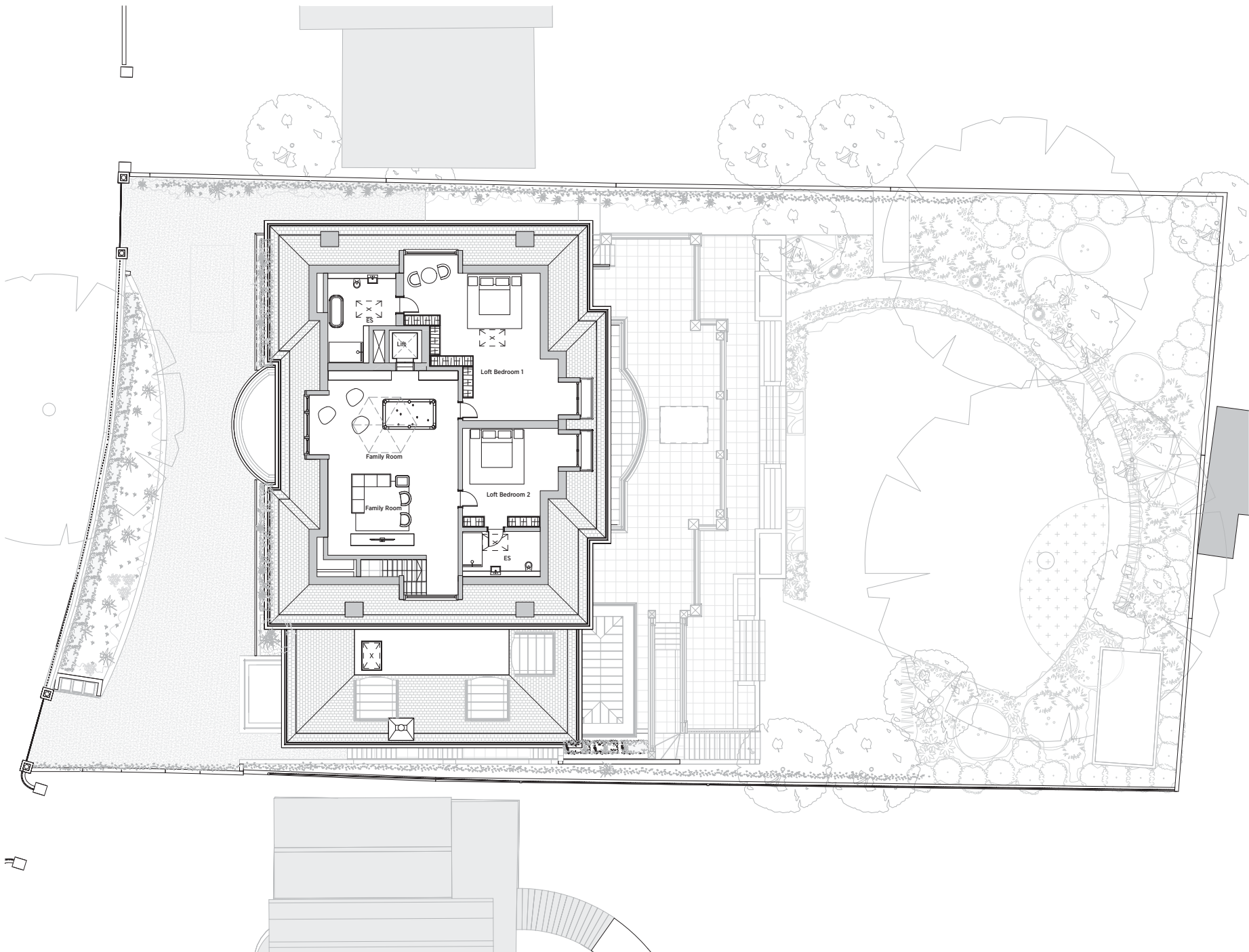
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Drawing No: 17049-P-110

Rev:

Scale 1:100 @A1

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Rev. Description Date By
Status

PLANNING

Key Plan:

KSR ARCHITECTS & INTERIOR DESIGNERS
100 Bedford Square, London WC1R 4EJ
020 7637 1000
www.ksrarchitects.com

Project:

42 Hampstead Lane

Drawing Title:

Lower Roof Plan

Date of this issue: 17/10/2019 Scale: 1:100 / 1:200 @A3

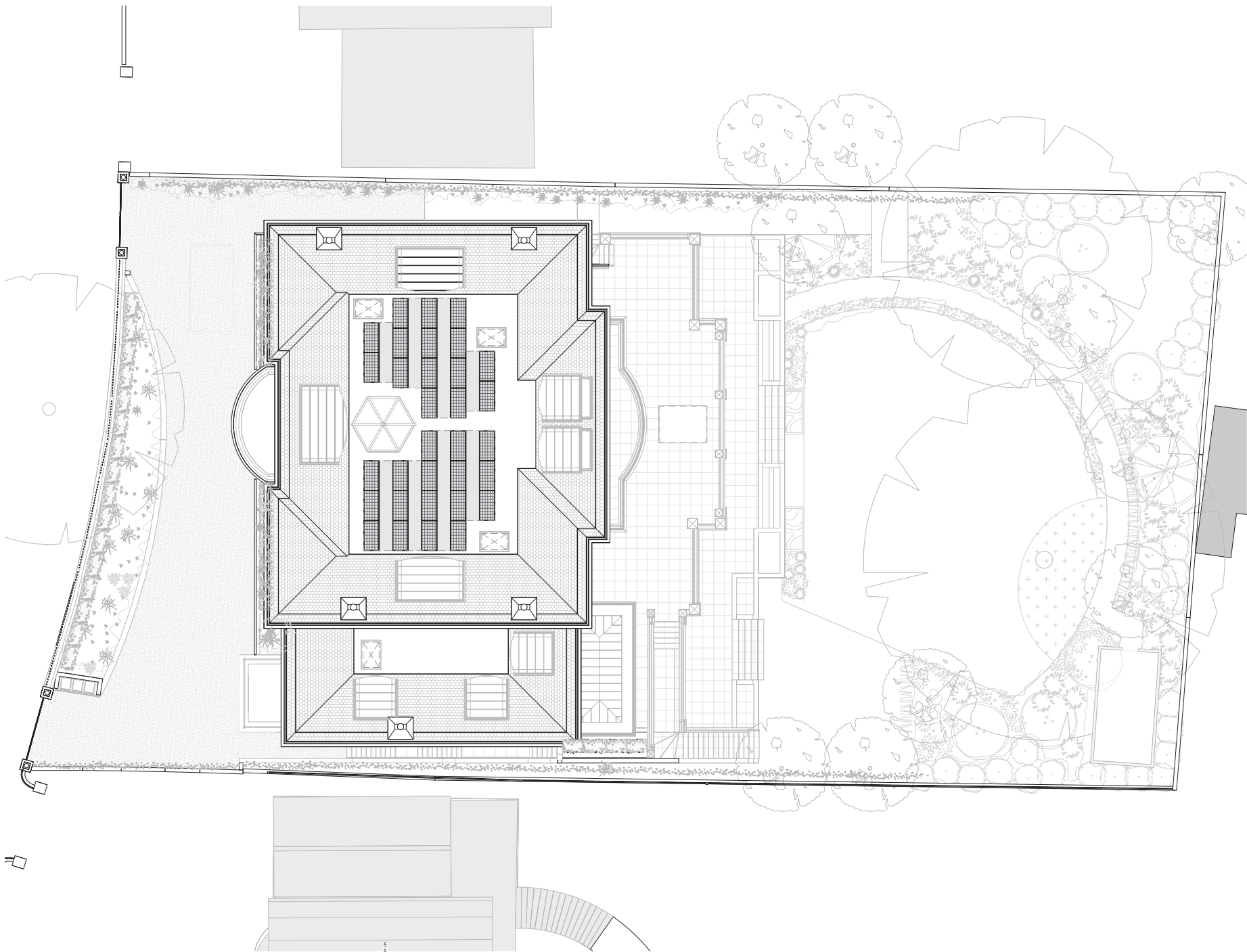
Drawn By: LA Checked By: DC © KSR Architects

Drawing No: 17049-P-120 Rev:

120 - LOWER ROOF PLAN

Scale 1:100 @A1
0 4 8m

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Rev	Description	Date	By
01	PLANNING		

Key Plan:



KSR ARCHITECTS & INTERIOR DESIGNERS
42 Hampstead Lane
London N4 3JL
Tel: 020 7608 1000
Email: info@ksrarchitects.com

Project:

42 Hampstead Lane

Drawing Title:

Roof Level Plan

Date of this issue: 17/10/2019

Scale: 1:100 / 1:200 @A3

Drawn By: LA

Checked By: DC

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Drawing No: 17049-P-130

Scale 1:100 @A1

130 - ROOF PLAN