

Plot A
Internal Daylight Report



Hybrid Planning Application
October 2019

Team

ADAS

Arboricultural consultant
Ecology & historic environment

Architecture in Perspective

Visualisation

Arcadis

Cost consultant

BRE

Wind consultant

Curtins Consulting Engineering

Structural & Civil engineer

FDS

Fire consultant

Fellows International Limited

UXO Survey consultant

HGH Consulting

Planning consultant / Environmental Statement

Inner Circle Consulting

Project management

Max Fordham

MEP Engineer / Sustainability / Noise consultant

Notting Hill Genesis

Client

Patel Taylor

Architect / Landscape Architect

Point 2

Daylight / Sunlight / RoL consultant

Propernomics

Socio-economics and health consultant

Savills

Sales valuation

WSP

Transport / Air quality consultant

Planning Documentation

Design and Access Statement
Vol. 1 - Outline Component

Design and Access Statement
Vol. 2 - Detailed Component

Design Guidelines

Planning Statement

Statement of Community Involvement

Environmental Statement

Drainage Strategy

Flood Risk Assessment

Masterplan Daylight and Sunlight Report

Internal Daylight Report

Ecological Walkover

Unexploded Ordnance Desk Study

Outline Fire Safety Strategy

Transport Assessment

Framework Residential Travel Plan

Framework Workplace Travel Plan

Local Model Validation Report

Outline Delivery and Servicing Management Plan

Outline Construction Logistics Plan

Outline Construction Environmental Management
Plan

Outline Site Waste Management Plan

Sustainability Statement

Planning Utilities Statement

Energy Assessment

Historic Desk-Based Assessment

Arboricultural Method Statement

Arboricultural Impact Assessment

Wind Microclimate Assessment

GRAHAME PARK PLOT A LONDON BOROUGH OF BARNET INTERNAL DAYLIGHT REPORT

DIRECTOR: LIAM DUNFORD

CLIENT: CHOICES FOR PARK – NOTTING HILL GENESIS

DATE: OCTOBER 2019

VERSION: V1 – R7

PROJECT: P2045

Point 2 Surveyors Limited,
17 Slingsby Place,
London, WC2E 9AB

point2.co.uk



Contents

1	Introduction	3
2	Sources of Information	4
3	Methodology.....	5
4	The Proposed Scheme	6
5	Internal Daylight Study	7
6	Conclusion.....	9

Appendices

Appendix 1: Drawings

Appendix 2: Technical Analysis

1 Introduction

- 1.1 This report considers the internal daylight amenity of the proposed development of the Grahame Park Plot A which forms the detailed element of the planning application (the remainder of the application is online with all matters removed). The site is located in the London Borough of Barnet.
- 1.2 Through the planning process the local authority will wish to be reassured that the construction of the new scheme will benefit from acceptable levels of internal daylight amenity within BRE and British Standard Guidance.
- 1.3 The Local Authority will be informed in this by the BRE document entitled Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011 (the BRE guidelines). This document is the principal guidance in this area and sets out the methodology for measuring light and recommends what it considers to be permitted or unobtrusive levels of change.
- 1.4 The BRE guidelines are not mandatory, though local planning authorities and planning inspectors will consider the suitability of a proposed scheme for a site within the context of BRE guidance. Consideration will be given to the urban context within which a scheme is located and the internal daylight amenity will be one of a number of planning considerations which the local authority will weigh.
- 1.5 This report will focus on the development of Plot A within the wider Grahame Park Master Plan; Plot A is comprised of 5 blocks and is highlighted within section 4. Plot A will be the first residential block built, however, the baseline for assessing the internal daylight amenity will assume that the whole of the Grahame Park Master Plan has been completed.

2 Sources of Information

In the process of compiling this report, the following sources of information have been used:

Point 2 Surveyors

Site Photography
Point Cloud Survey

Patel Taylor Architects

Plot A Proposed Info (received 27/06/19) 529-PTA-AZ-ZZ-M3-A-1100_S2-P06.rvt
Masterplan Proposed Info (received 28/06/19) HP-PTA-MP-XX-MR-A-0010_S2-P06.dwg



3 Methodology

- 3.1 In assessing the daylight to the main habitable spaces within the proposed accommodation, as recommended by the guidelines, we have calculated the Annual Daylight Factor) ADF. With reference to BS8206 Part 2:2008 and Appendix C of the BRE Report, in calculating the values, we have assumed light internal finishes giving the following reflectances: floors 0.4 (light wood or cream carpet), ceilings 0.85 (white paint), internal walls 0.81 (pale cream paint). We have assumed double glazing with a transmittance of 0.68, and have allowed for a maintenance factor of 8% (appropriate for urban residential properties).
- 3.2 This daylight assessment method considers the transmittance of the glazing to the room in question (i.e. how much light gets through the window glass); the net glazed area of the window in question; the total area of the room surfaces (ceiling, walls, floor and windows) and their reflectances; and the angle of visible sky reaching the window/windows in question.
- 3.3 The BRE guidelines / British Standard sets the following recommended ADF levels for habitable room uses:
- 1% Bedroom
 - 1.5% Living Room
 - 2.0% Kitchens
- 3.4 It is important to remember that the BRE Guide states that ‘the advice given here is not mandatory and should not be seen as an instrument of planning policy’. Furthermore, daylight criteria should be ‘interpreted flexibly because natural lighting is only one of many factors’. Paragraph 123(c) of the NPPF also allows a flexible approach to daylight and sunlight, thus based upon these statements it is important to apply the guidance and target levels sensibly and flexibly taking into account the context of the site as a conversion of an existing building.

4 The Proposed Scheme



Drawing Number: P2045/29 3D view of proposed scheme

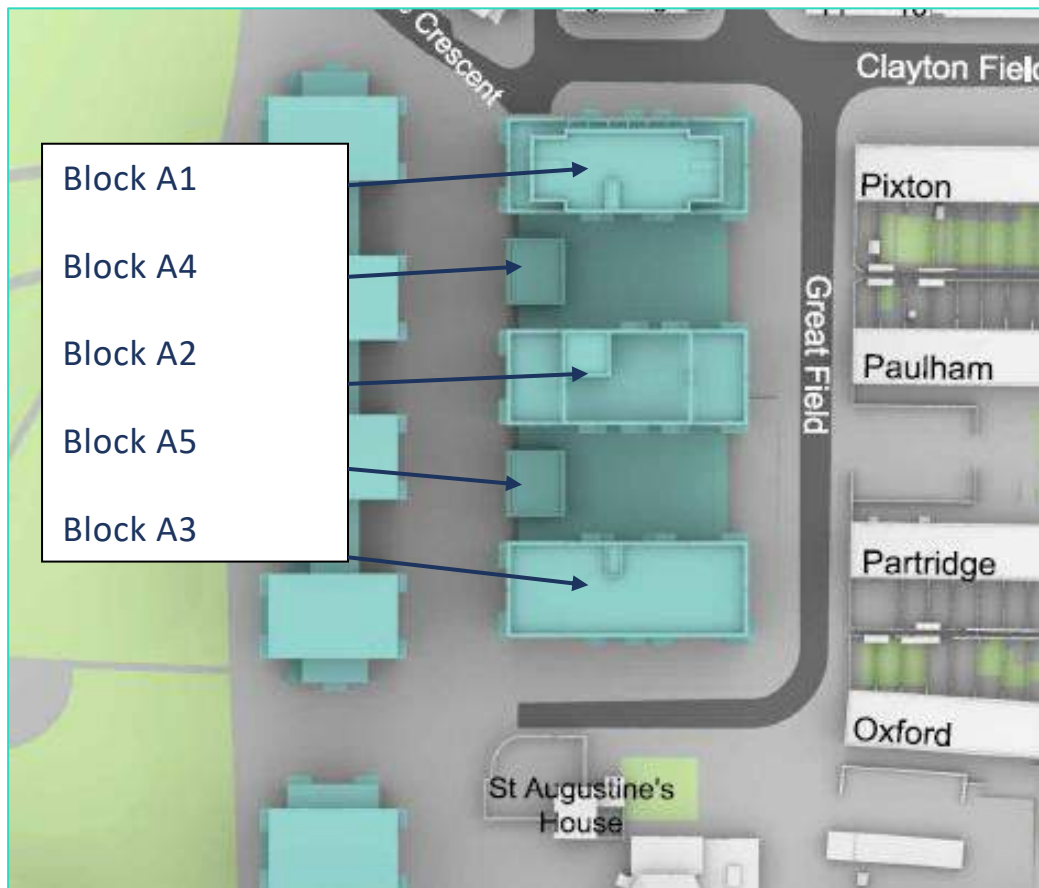
4.1 Our understanding of the proposed scheme in context is illustrated in drawings P2045/28-30 within Appendix 1 and within the site plan below. Plot A is highlighted in yellow with the remaining green buildings representing the Master Plan.



Site Plan of Plot A in context with part of proposed Master Plan

5 Internal Daylight Study

- 5.1 Full and detailed analysis can be found within Appendices. Annotated floor layout plans are also provided to show both the locations and configuration of the rooms which have been analysed and can be found in P2045_ADF_72-87.
- 5.2 The development consists of 546 habitable rooms split between 3 taller blocks and 2 small blocks. Taller block A1 located to the west facing Clayton Field, taller block A2 within the centre of the site and taller block A3 to the east. Block A4 is located between taller block A1 and taller block A2, whilst A5 is located between taller block A2 and taller block A3.



Drawing Extract 01: Annotated plan of Plot A

- 5.3 Block A1 (taller block) is comprised of 9 floors with some commercial space on the ground floor and the remaining floor plans dedicated to residential. This block contains 173 habitable rooms material for Average Daylight Factor (ADF) assessment, these are a combination of 103 bedrooms, 1 living room, 68 living/dining rooms (LDs) and 1 kitchen.
- 5.4 Block A4 is laid out over 3 floors with 12 habitable rooms material for ADF assessment, these consist of 10 bedrooms and 2 LDs.

- 5.5 Block A2 (taller block) is arranged over 10 floors with commercial space on the ground floor, the remainder is residential. The tower contains 202 rooms material for ADF assessment. This block comprises 120 bedrooms, 1 kitchen dining room (KD), and 82 LDs.
- 5.6 Block A5 is laid out over 3 floors with 13 habitable rooms material for ADF assessment, these consist of 11 bedrooms and 2 LDs.
- 5.7 Block A3 (taller block) is comprised of 7 floors with some commercial space on the ground floor and the remainder residential. This block contains 146 habitable rooms material for ADF assessment, these are a combination of 88 bedrooms, 7 living/kitchen/dining rooms (LKDs), 4 living rooms, 43 LDs, 3 kitchens and 1 KD.

Daylight

- 5.8 Throughout the development, of the 210 LKDs, living rooms, LDs and KDs, 21 derogate from the BRE Guidance with ADF values of less than 1.5%; though of these 9 achieve between 1.3%-1.5% ADF which represents only a very minor derogation from BRE Guidance. Three of the 4 kitchens assessed derogate from the BRE Guidance with ADF values of less than 2%, that said these 3 derogations are very minor at between 1.6% and 1.8%. Of the 332 bedrooms assessed, 15 derogate from the BRE Guidance with ADF of less than 1%.
- 5.9 The internal daylight analysis results attached at Appendix 2 confirm that 507 of the 546 habitable rooms tested across the proposed development will achieve the recommended ADF targets for their relevant room uses, this equates to a compliance rate of 93%. This level of compliance represents very good daylight potential for a high-density development. Derogations are not uncommon in modern urban residential developments and in this circumstance these reductions are architecturally unavoidable if the site is to be fully utilised, as with this circumstance.
- 5.10 Although the presence of balconies will have an impact on daylight levels within these properties, the presence of private amenity space should be considered when reviewing the daylight amenity within these apartments as these balconies will provide valuable amenity space for the future occupiers of the building.
- 5.11 The design and layout of the proposal has been developed to maximise the daylight potential to the new dwellings wherever possible, as a result there is a very good rate of compliance to the internal daylight recommendations. When considering the rooms which fall below the BRE Guidance, a pragmatic approach should be applied when considering the internal daylight levels given the need to provide valuable private amenity space in the form of balconies, which naturally needs to be offset against the daylight availability to those units.

6 Conclusion

- 6.1 Section 5 above, and the appended drawings to this report show that the scheme demonstrates a good level of compliance with BRE Guidance in terms of internal daylight amenity with 93% of the rooms meeting their ADF target value in the 'as built' position.
- 6.2 External amenity areas are readily sought after by occupants and should be considered as a benefit to the property, not a constraint thus the position in this regard should be considered holistically. The scheme has been well designed to allow good levels of daylight to penetrate the proposed units, especially in consideration of it being located in an urban area; it should be borne in mind that the BRE guidelines are predicated upon a typically suburban environment.
- 6.3 We fully support this scheme in terms of internal daylight amenity.



Appendix 1:

Drawings





Sources: Point 2
 Survey Info (received 13/06/19)
 Heybourne Park_Sent.imp

Patel Taylor
 Plot A Proposed Info (received 27/06/19)
 529-PTA-AZ-ZZ-M3-A-1100_S2-P06.rvt
 Masterplan Proposed Info (received 28/06/19)
 HP-PTA-MP-XX-MR-A-0010_S2-P06.dwg

Key:

- Existing Buildings
- Proposed Scheme

Scheme Confirmed: --

Date: --

Project: Heybourne Park
 London

Drawn By: DT/AFA

Scale: 1:1750

Date: July 19

Title: Site Plan
 Existing Buildings

Dwg No: **P2045/19**

Rel: **06**





Sources: Point 2
 Survey Info (received 13/06/19)
 Heybourne Park_Sent.imp

Patel Taylor
 Plot A Proposed Info (received 27/06/19)
 529-PTA-AZ-ZZ-M3-A-1100_S2-P06.rvt
 Masterplan Proposed Info (received 28/06/19)
 HP-PTA-MP-XX-MR-A-0010_S2-P06.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Heybourne Park
 London

Title: 3D View
 Existing Buildings

Scheme Confirmed: --

Date: --

Drawn By: DT/AFA

Scale: NTS

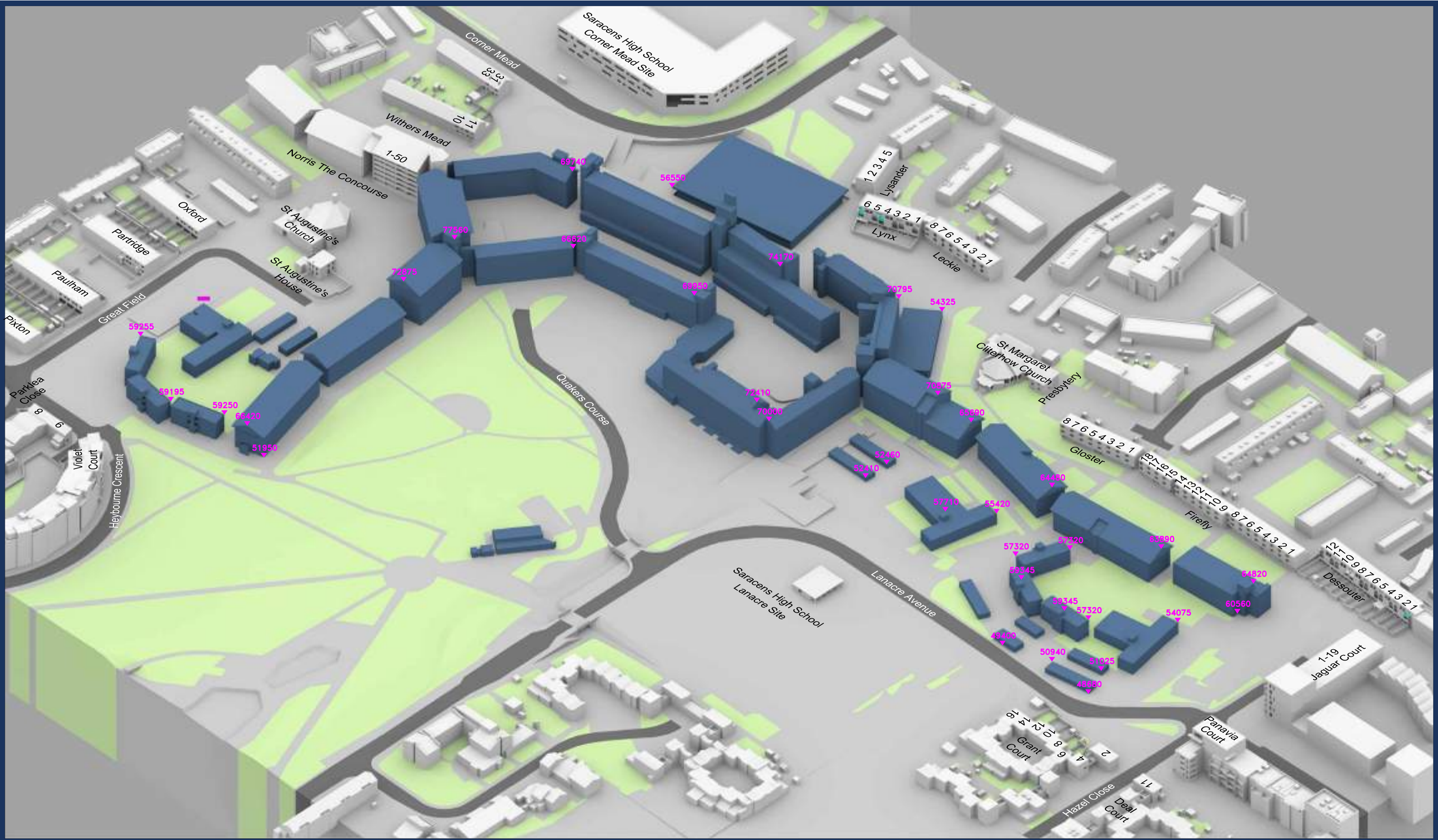
Date: July 19

Dwg No: P2045/20

Rel: 06

Point 2 Surveyors Limited, 17 Slingsby Place, London, WC2E 9AB | 0207 836 5828 | point2.co.uk





Sources: Point 2
 Survey Info (received 13/06/19)
 Heybourne Park_Sent.imp

Patel Taylor
 Plot A Proposed Info (received 27/06/19)
 529-PTA-AZ-ZZ-M3-A-1100_S2-P06.rvt
 Masterplan Proposed Info (received 28/06/19)
 HP-PTA-MP-XX-MR-A-0010_S2-P06.dwg

Key: Existing Buildings
 Proposed Scheme

All Heights in mm AOD

Project: Heybourne Park
 London

Title: 3D View
 Existing Buildings

Scheme Confirmed: --

Date: --

Drawn By: DT/AFA

Scale: NTS

Date: July 19

Dwg No: P2045/21

Rel: 06

