



Existing 11:00am

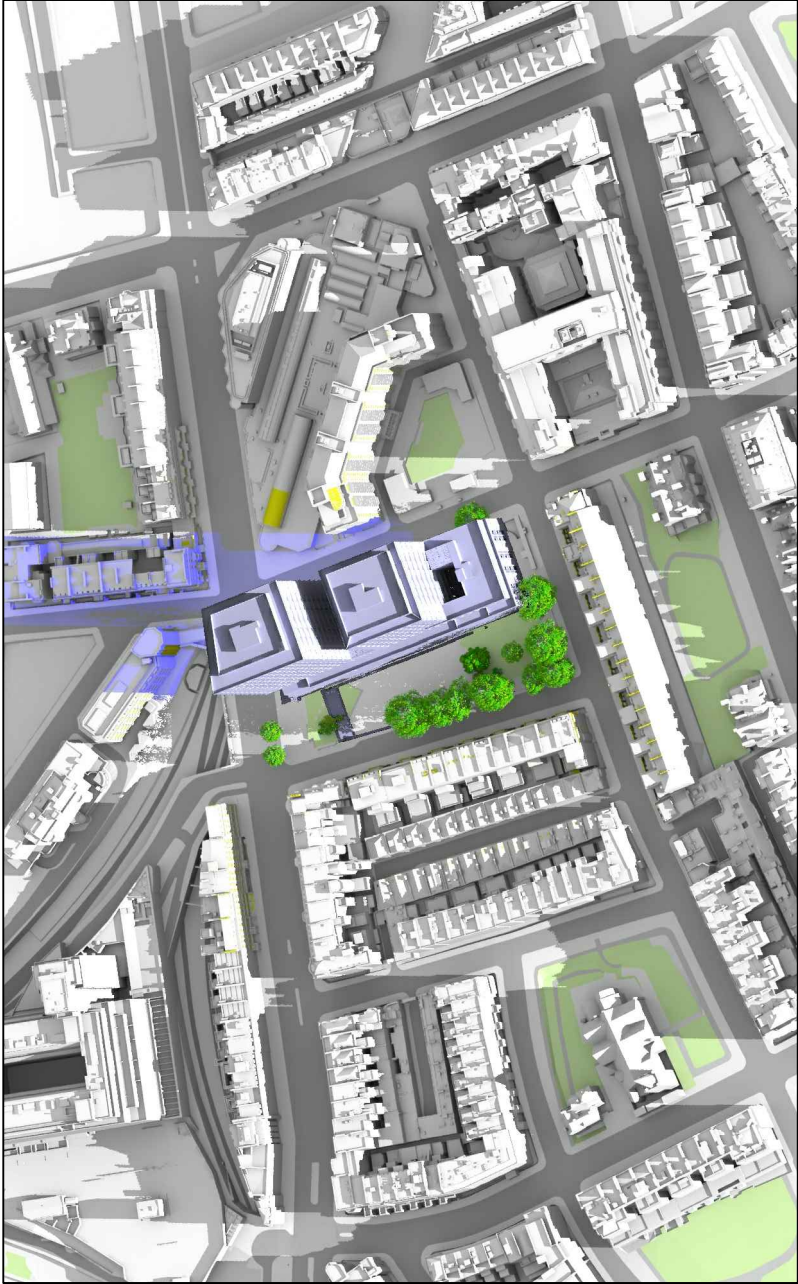


December 21st (GMT)

Proposed 11:00am



Existing 12:00pm



Proposed 12:00pm

Sources: Point2 Surveys:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

- Grey shadows are those caused by buildings which are not on the site under development.
- Green shadows are those caused specifically by the existing buildings on the site.
- Blue shadows are those caused specifically by the proposed development.

Project: Kensington Forum Hotel

Title: Transient Overshadowing
Tree Assessment

Point 2 Surveyors Ltd,
3rd Floor
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

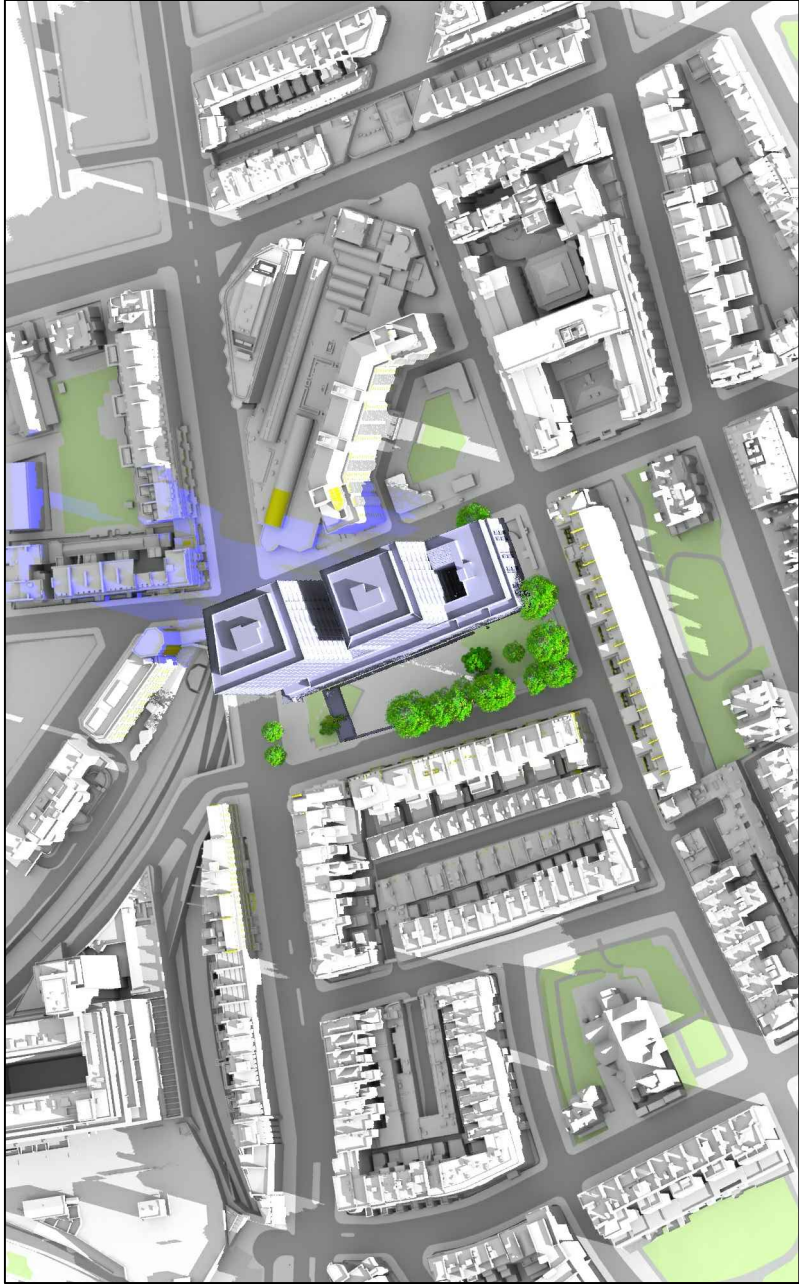


Drawn By: SAC/J

Scale: NTS

Date: DEC 2018

Dwg No: **P813/ DEC1/02**



December 21st (GMT)

Existing 01:00pm

Proposed 01:00pm



Existing 02:00pm

Proposed 02:00pm

Sources: Point2 Surveyors:
Site Photos
Point Cloud Data
Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

- Grey shadows are those caused by buildings which are not on the site under development.
- Green shadows are those caused specifically by the existing buildings on the site.
- Blue shadows are those caused specifically by the proposed development.

Project: Kensington Forum Hotel

Title: Transient Overshadowing
Tree Assessment

Drawn By: SAC/J

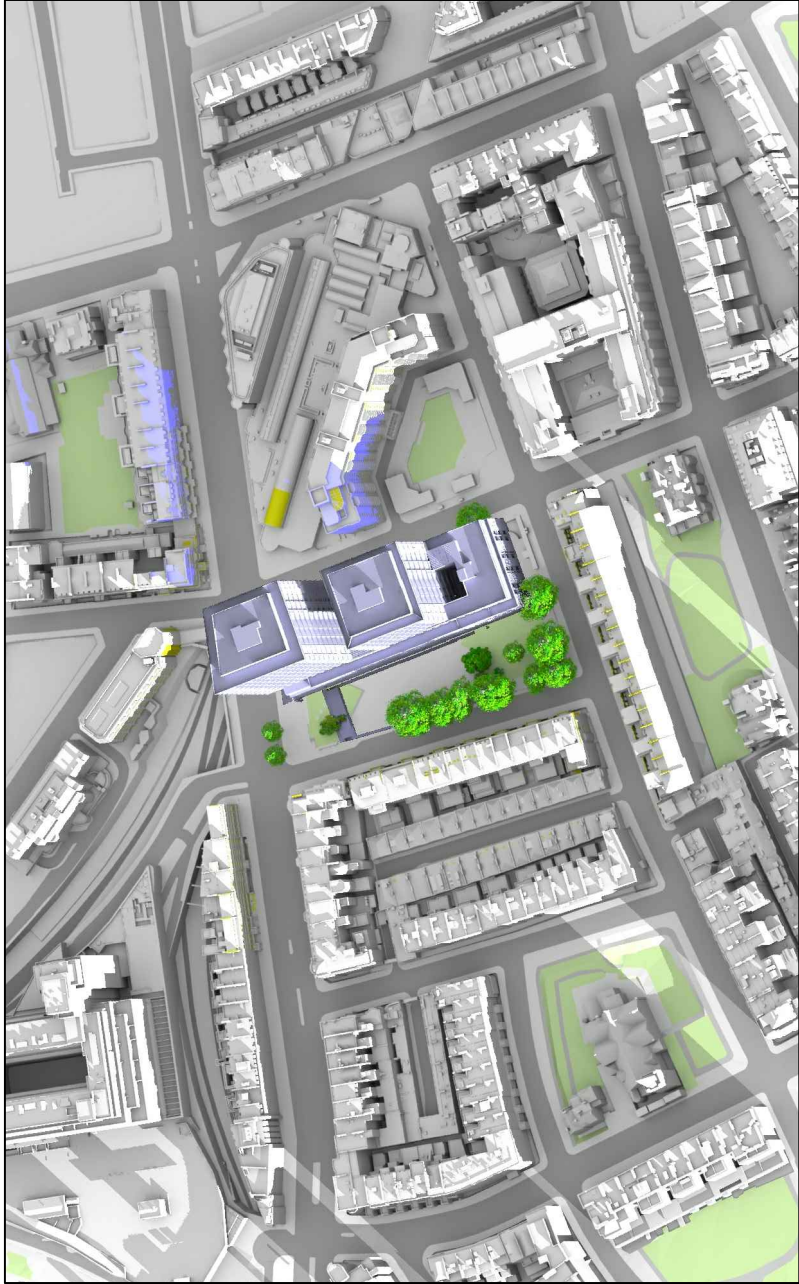
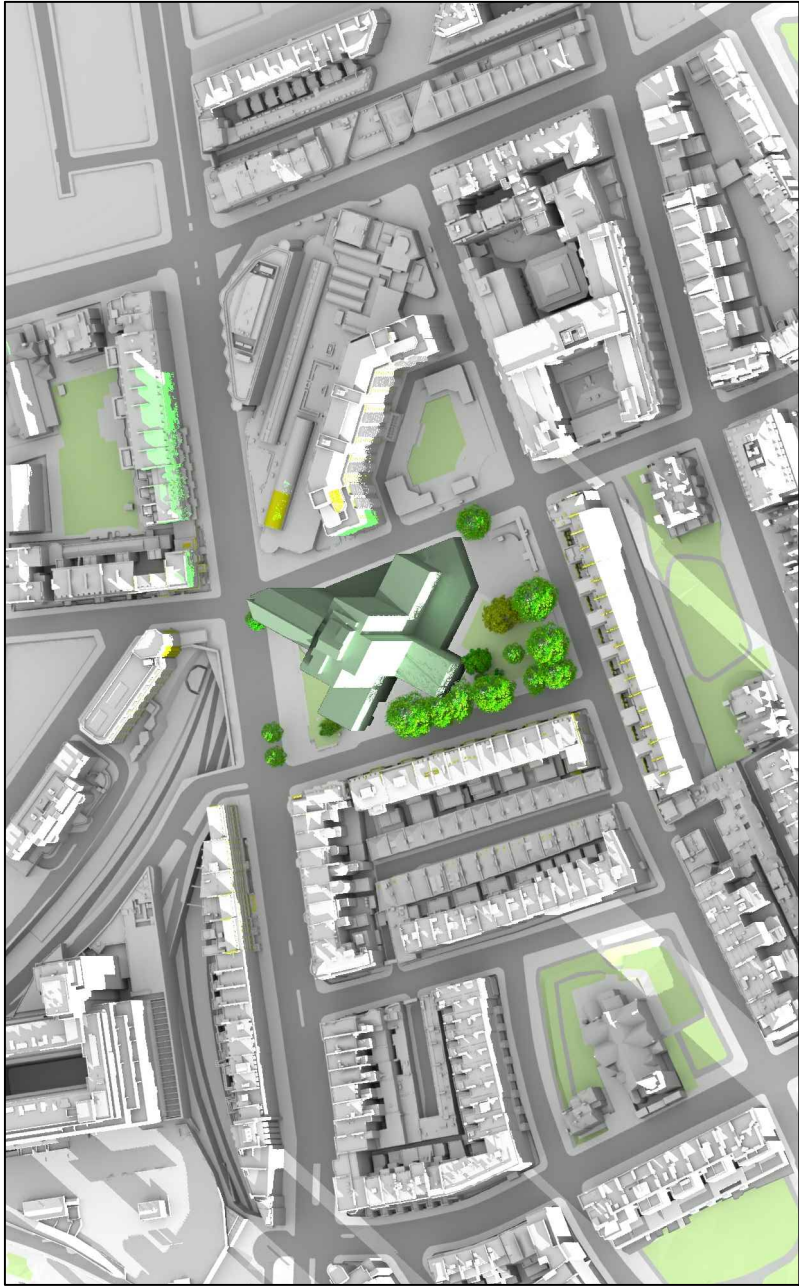
Scale: NTS

Date: DEC 2018

Dwg No: **P813/ DEC1/03**

Point 2 Surveyors Ltd,
3rd Floor
17 Slingby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com





Existing 03:00pm

December 21st (GMT)

Proposed 03:00pm

Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

- Grey shadows are those caused by buidings which are not on the site under development.
- Green shadows are those caused specifically by the existing buildings on the site.
- Blue shadows are those caused specifically by the proposed development.

Project: Kensington Forum Hotel

Title: Transient Overshadowing Tree Assessment

Drawn By: SA/CJ

Scale: NTS

Date: DEC 2018

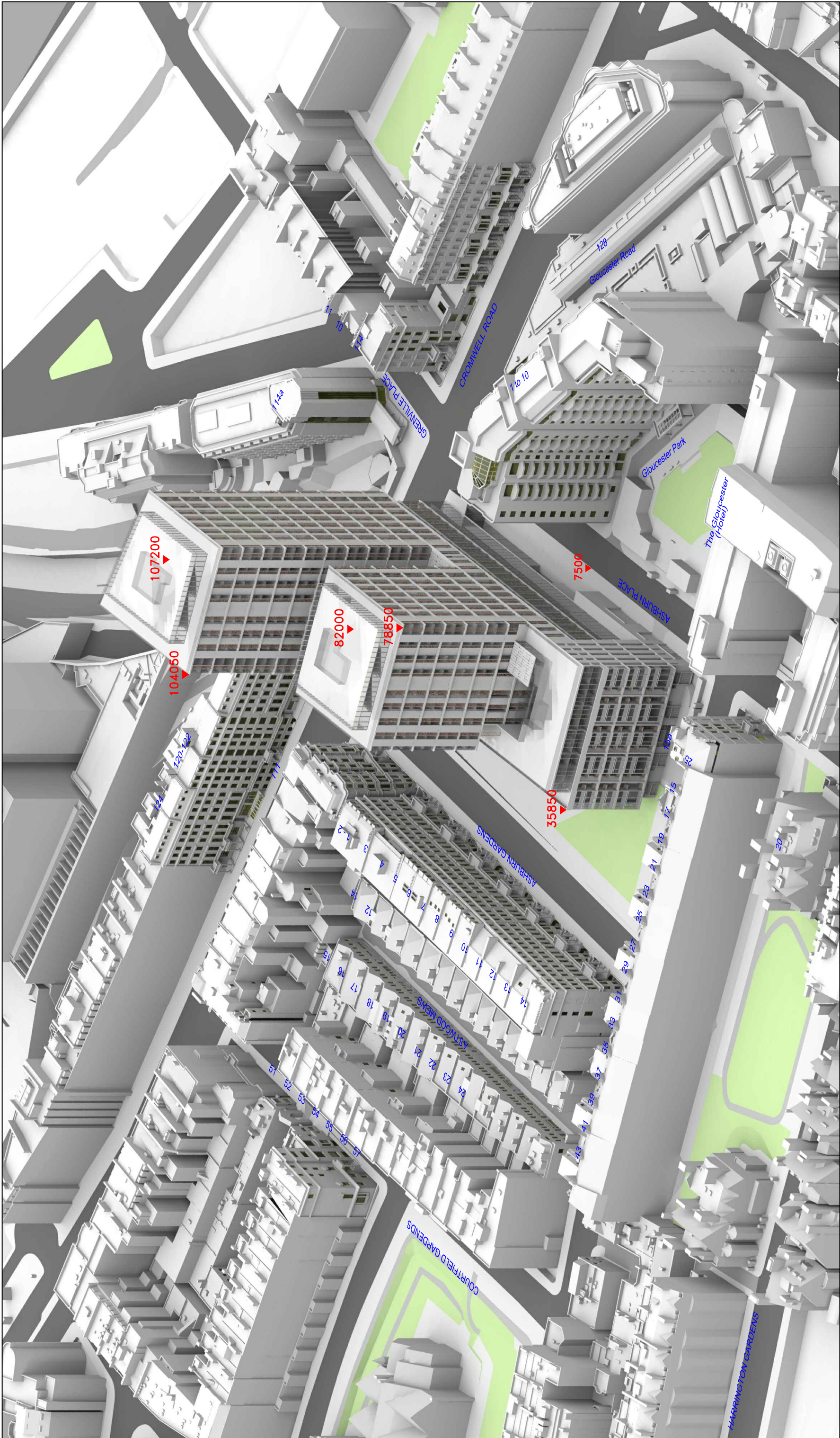
Dwg No: **P813/ DEC1/04**

Point 2 Surveyors Ltd,
3rd Floor
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com



Annex 5: Solar Glare analysis results

Annex 5: Solar Glare analysis results



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data
Ordnance Survey:
OS Map
Zmap
SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key: All the Heights in mm AOD

Project: Kensington Forum Hotel

Title: 3D View
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

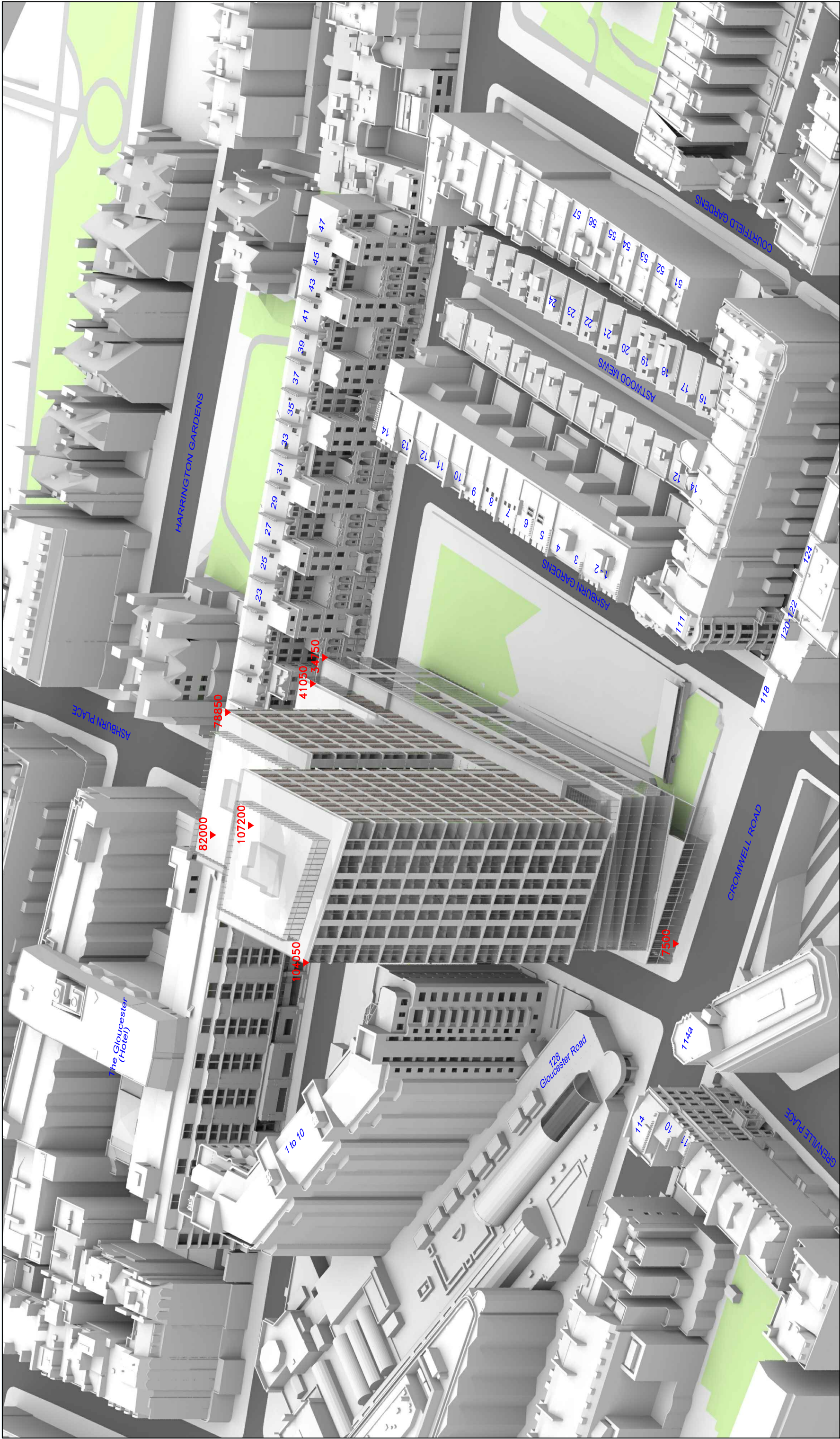


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/G_02



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

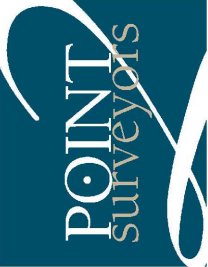
SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key: All the Heights in mm AOD

Project: Kensington Forum Hotel

Title: 3D View
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

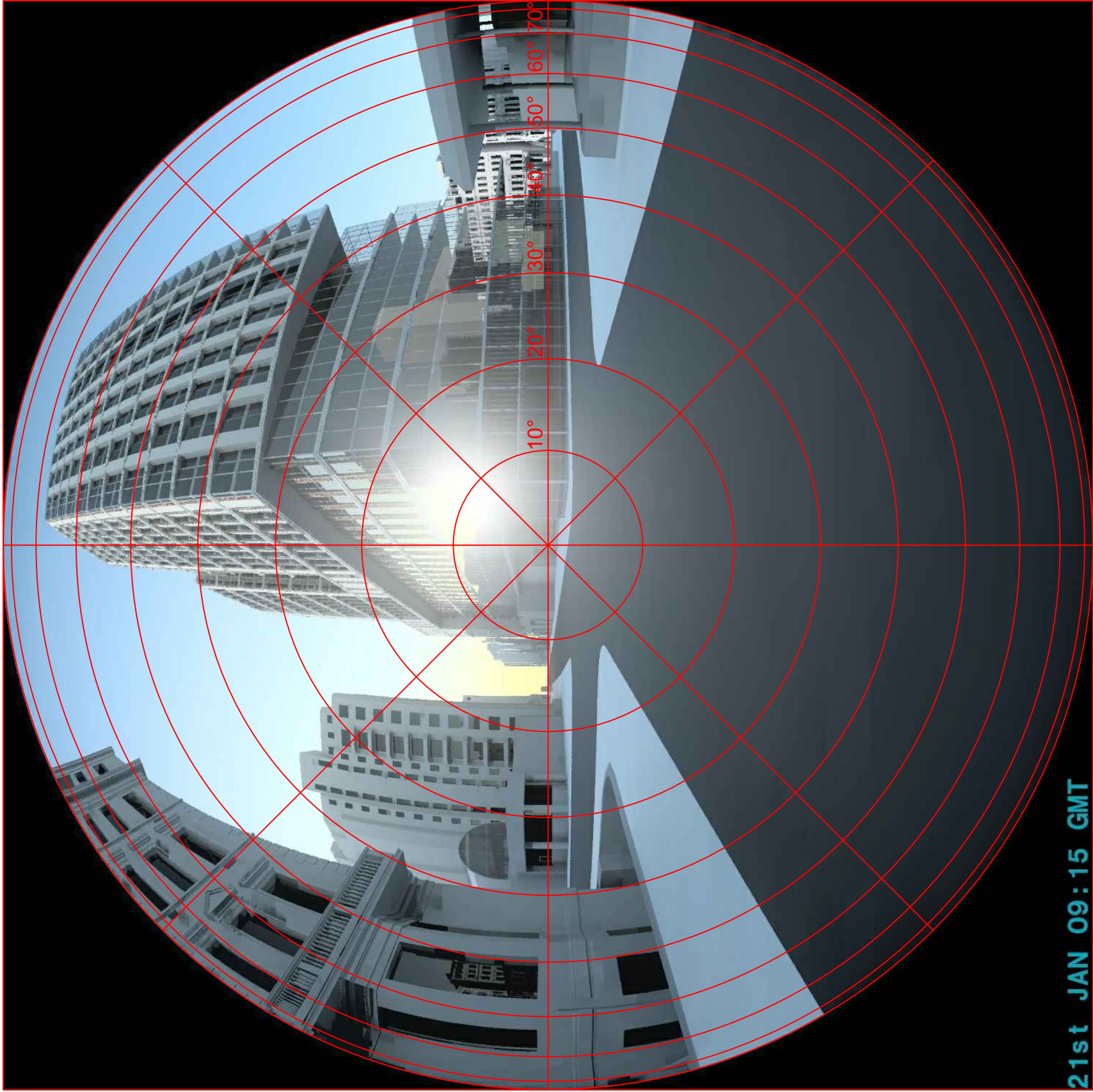


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/G_03



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 1
Proposed Scheme 03/12/18

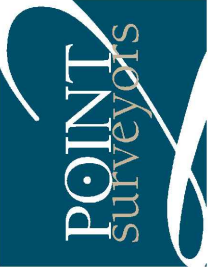
Drawn By: SA

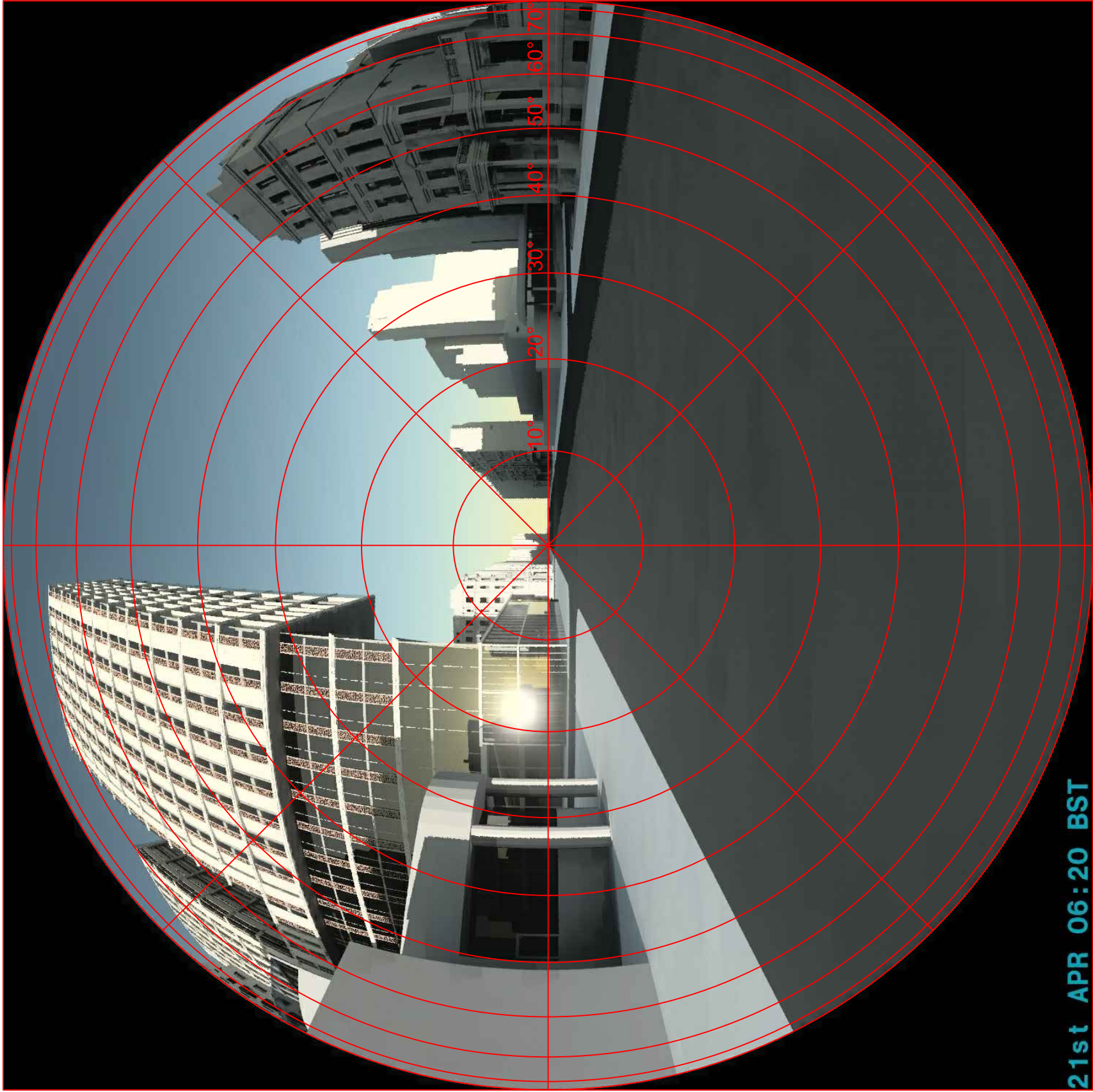
Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/GVP_01

Point 2 Surveyors Ltd,
3rd Floor
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com





Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

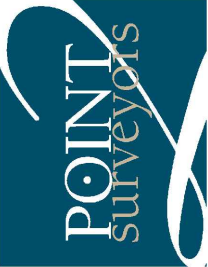
SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 2
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

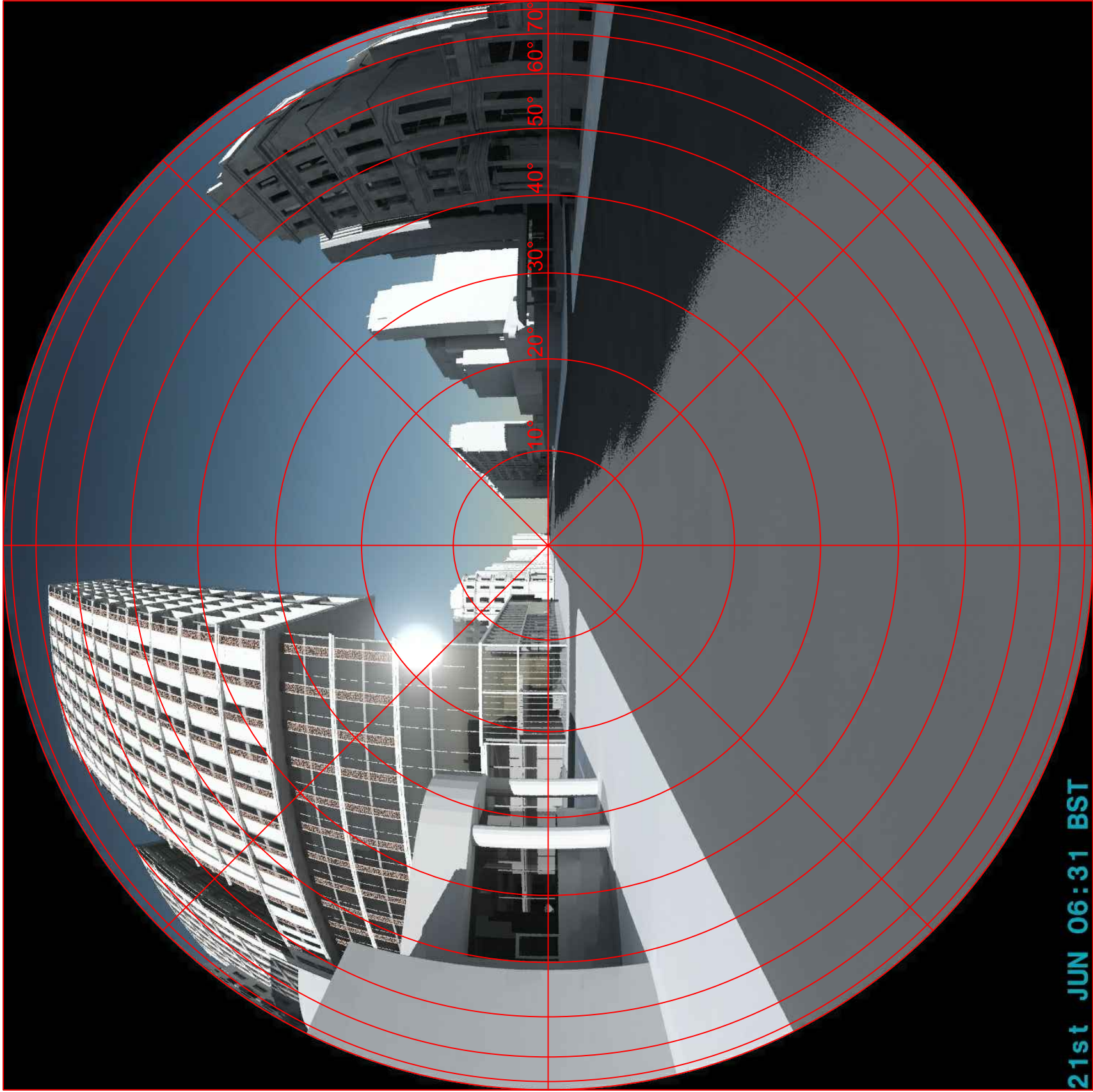


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/GVP_02



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 2
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

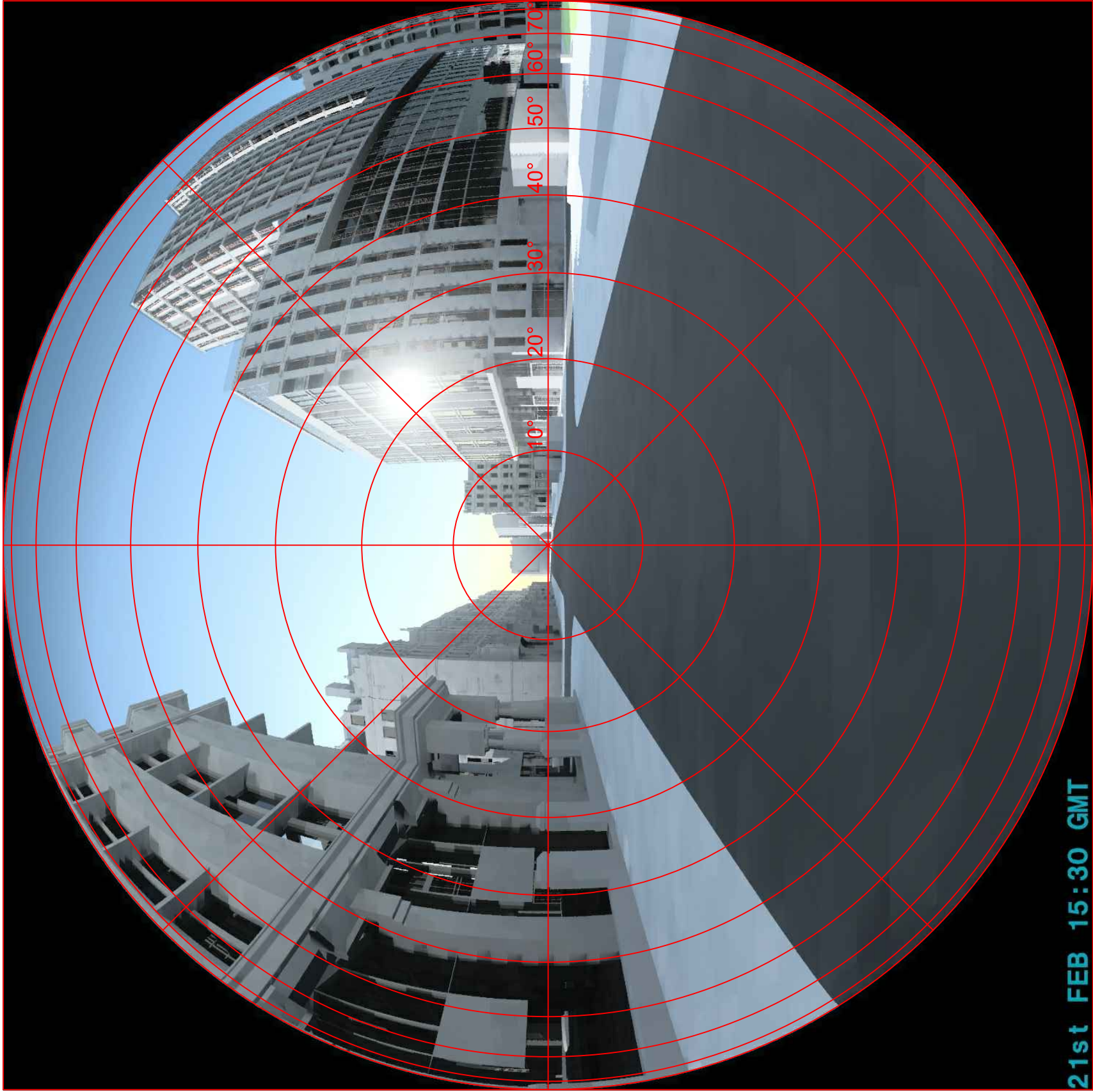


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/GVP_03



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

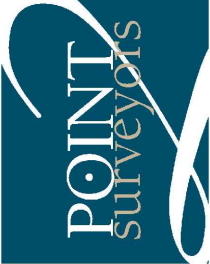
SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 3
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

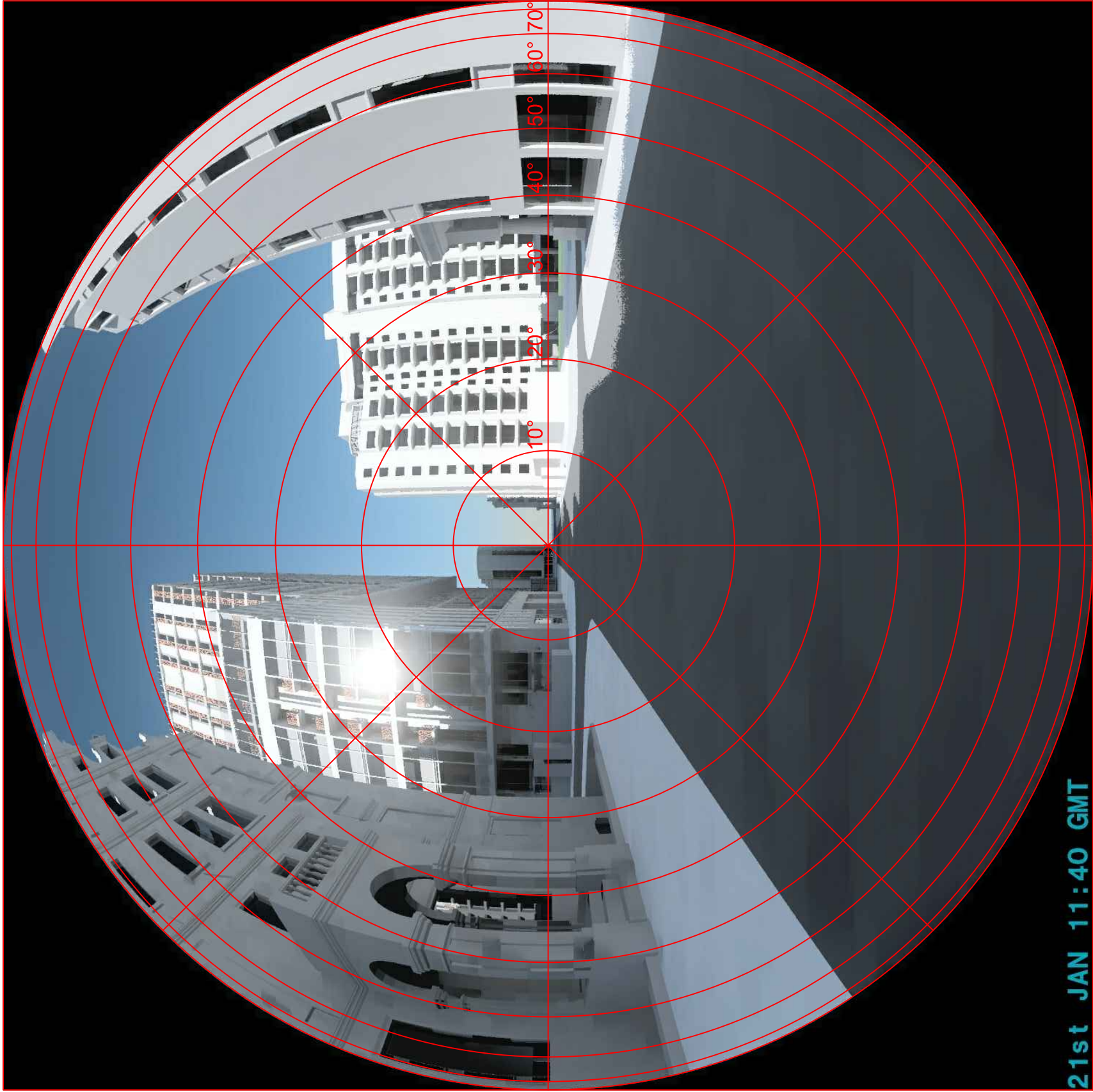


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/GVP_04



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 4
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

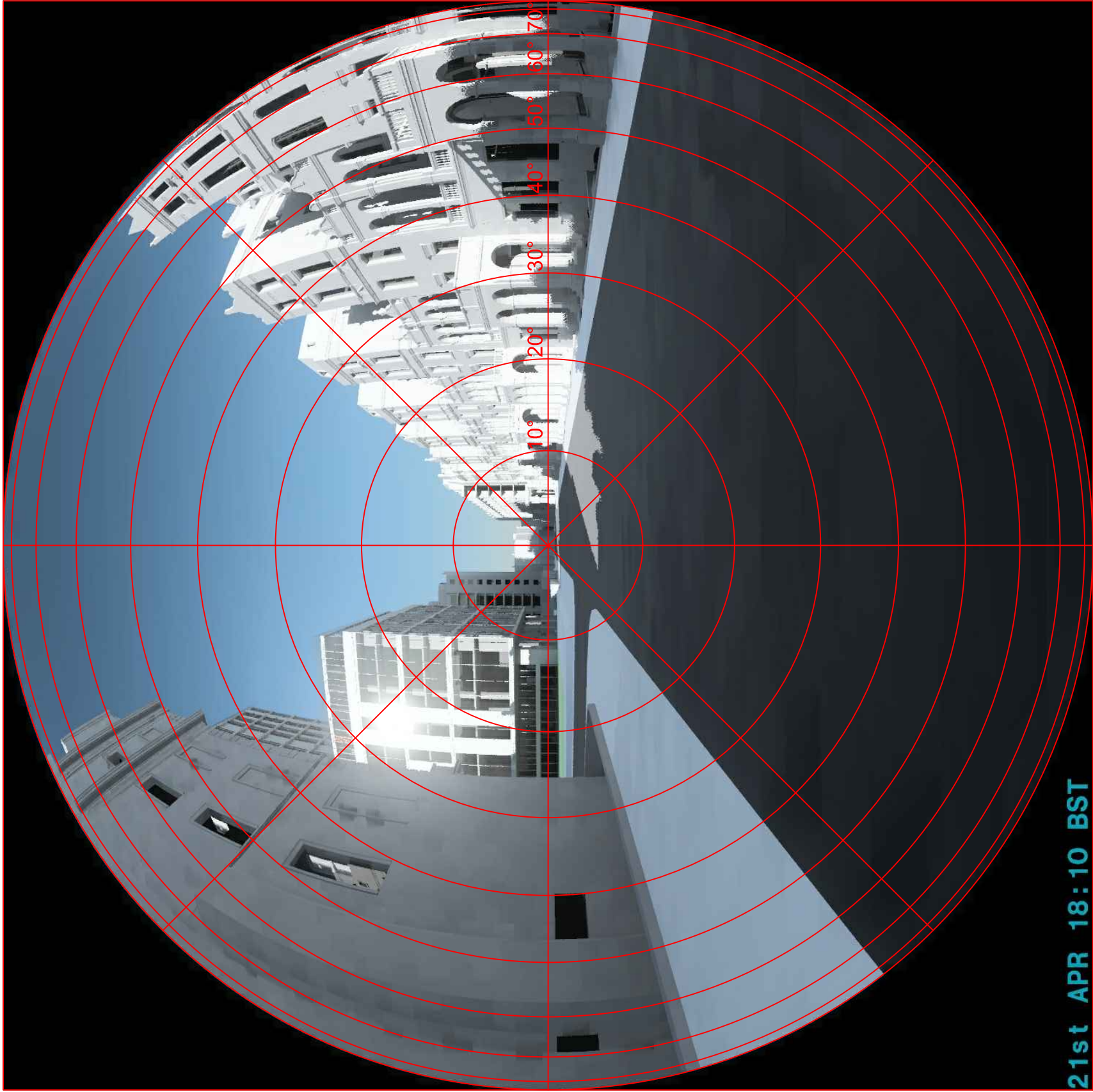


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/GVP_05



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

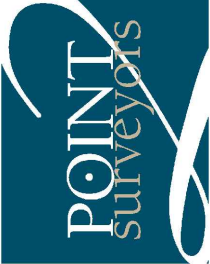
SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 5
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

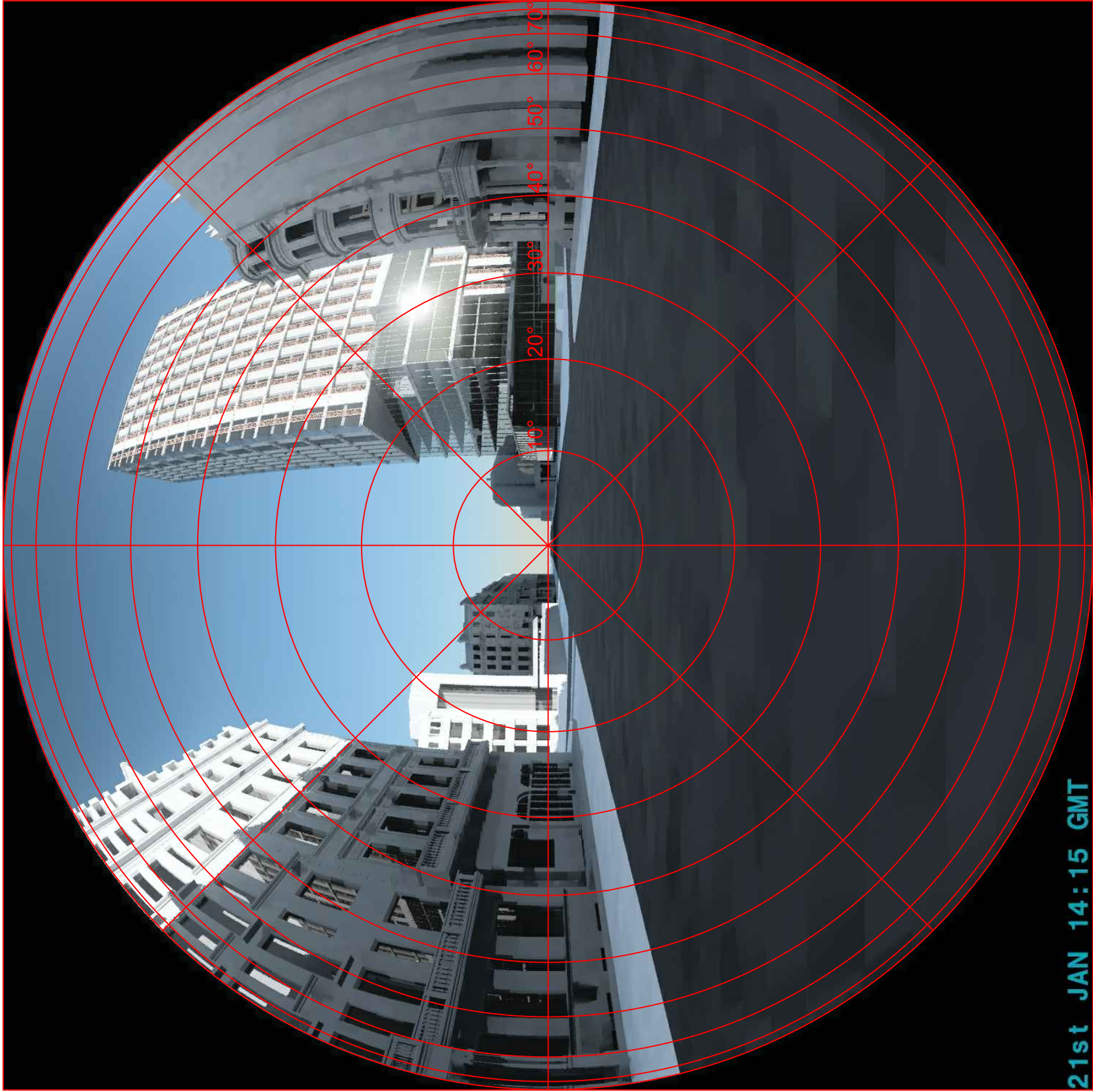


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/GVP_06



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 6
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

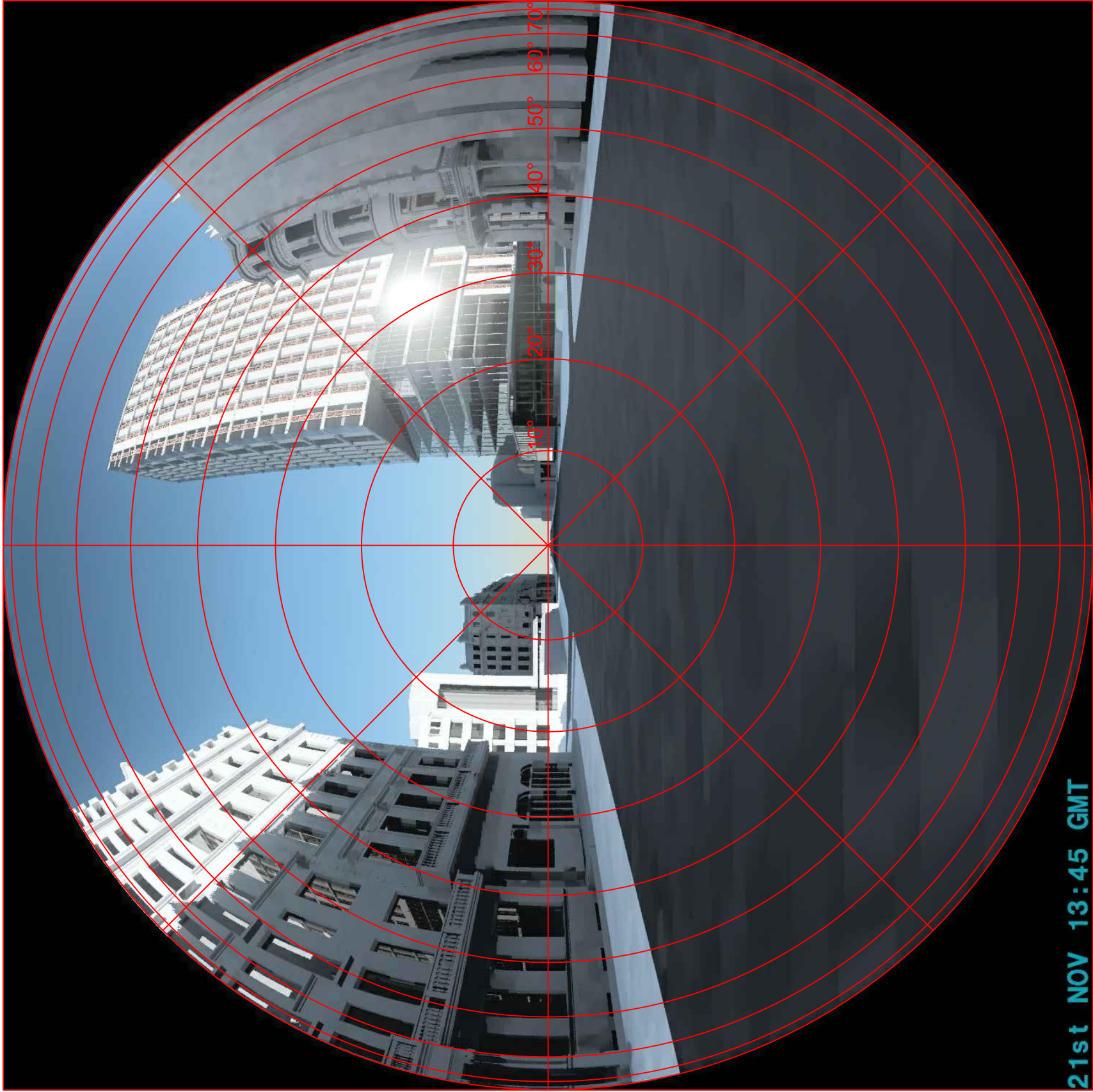


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: **P813/GVP_07**



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

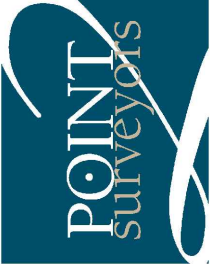
SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 6
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

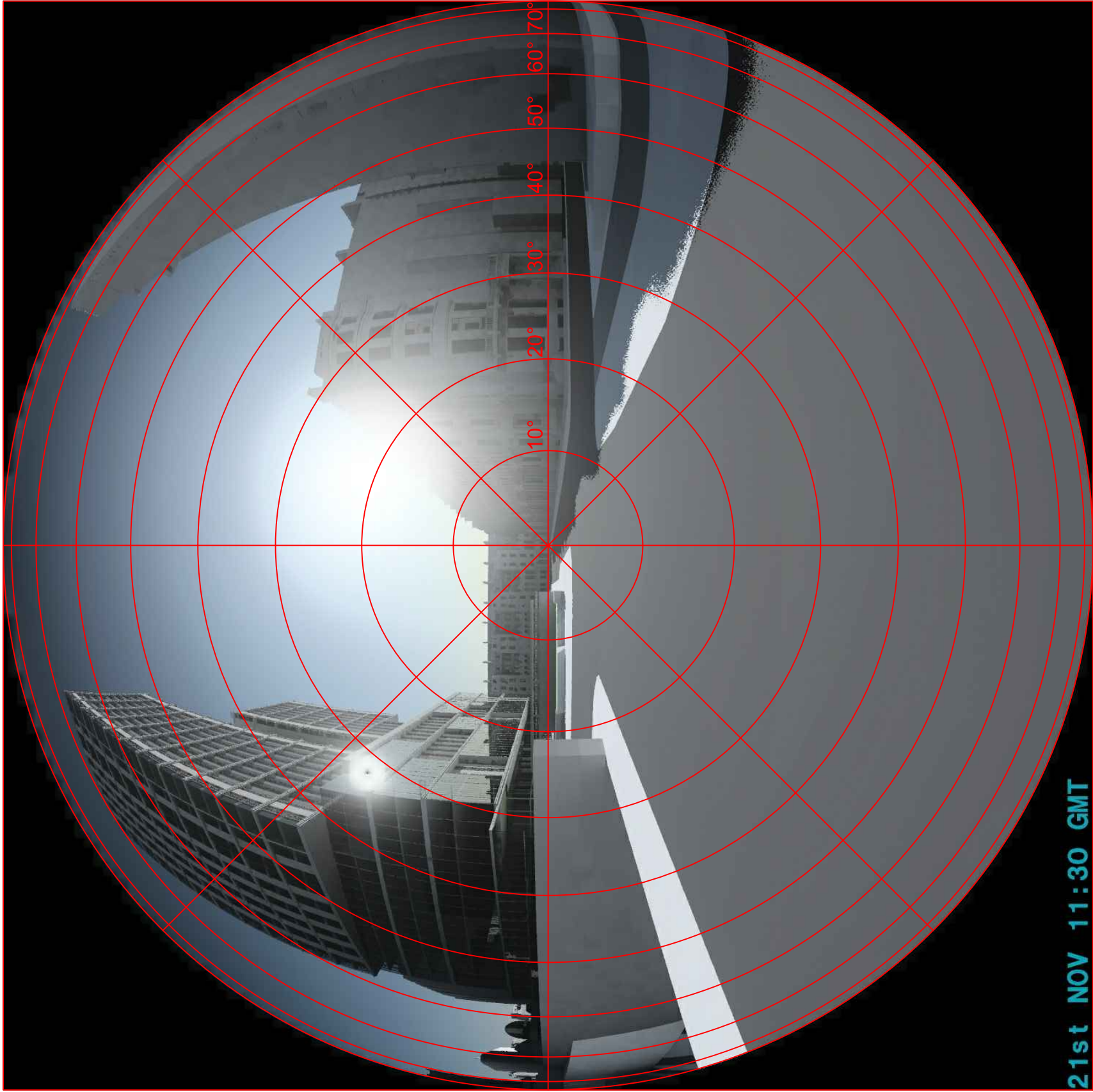


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/GVP_08



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

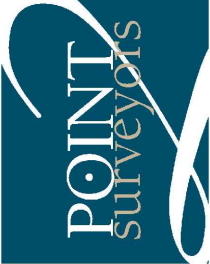
SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 7
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

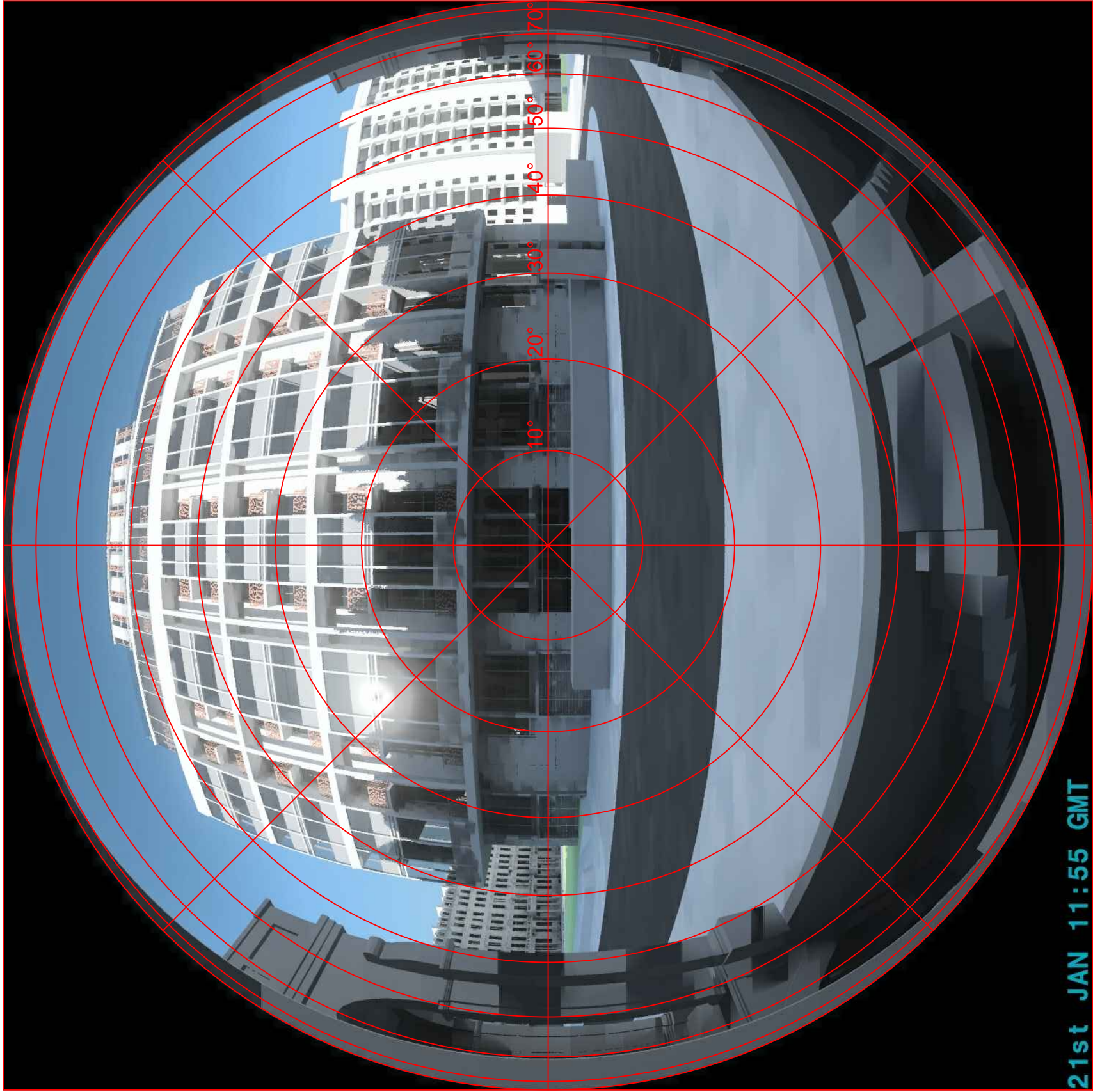


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/GVP_09



21st JAN 11:55 GMT

Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 8
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

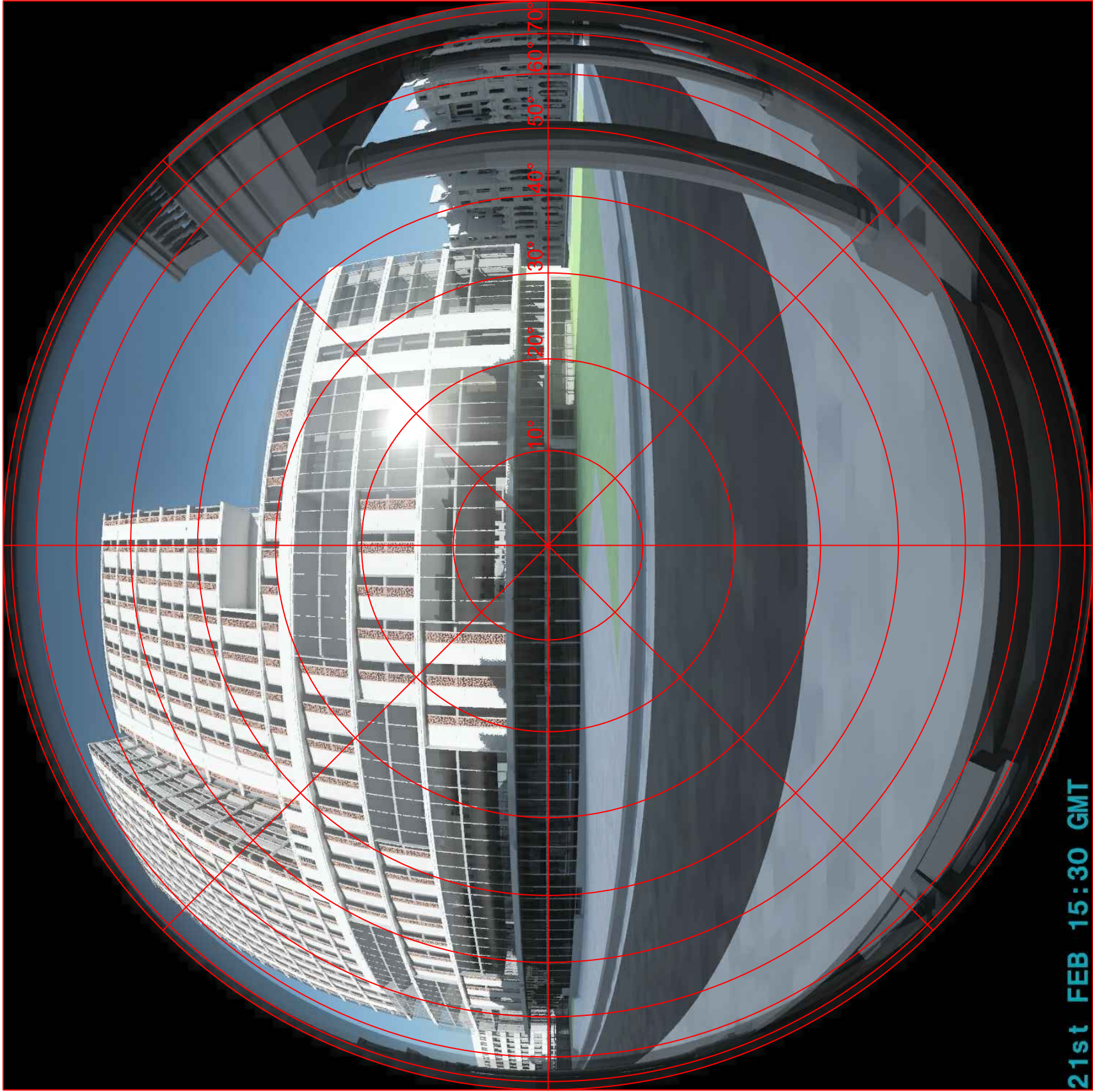


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/GVP_10



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 9
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

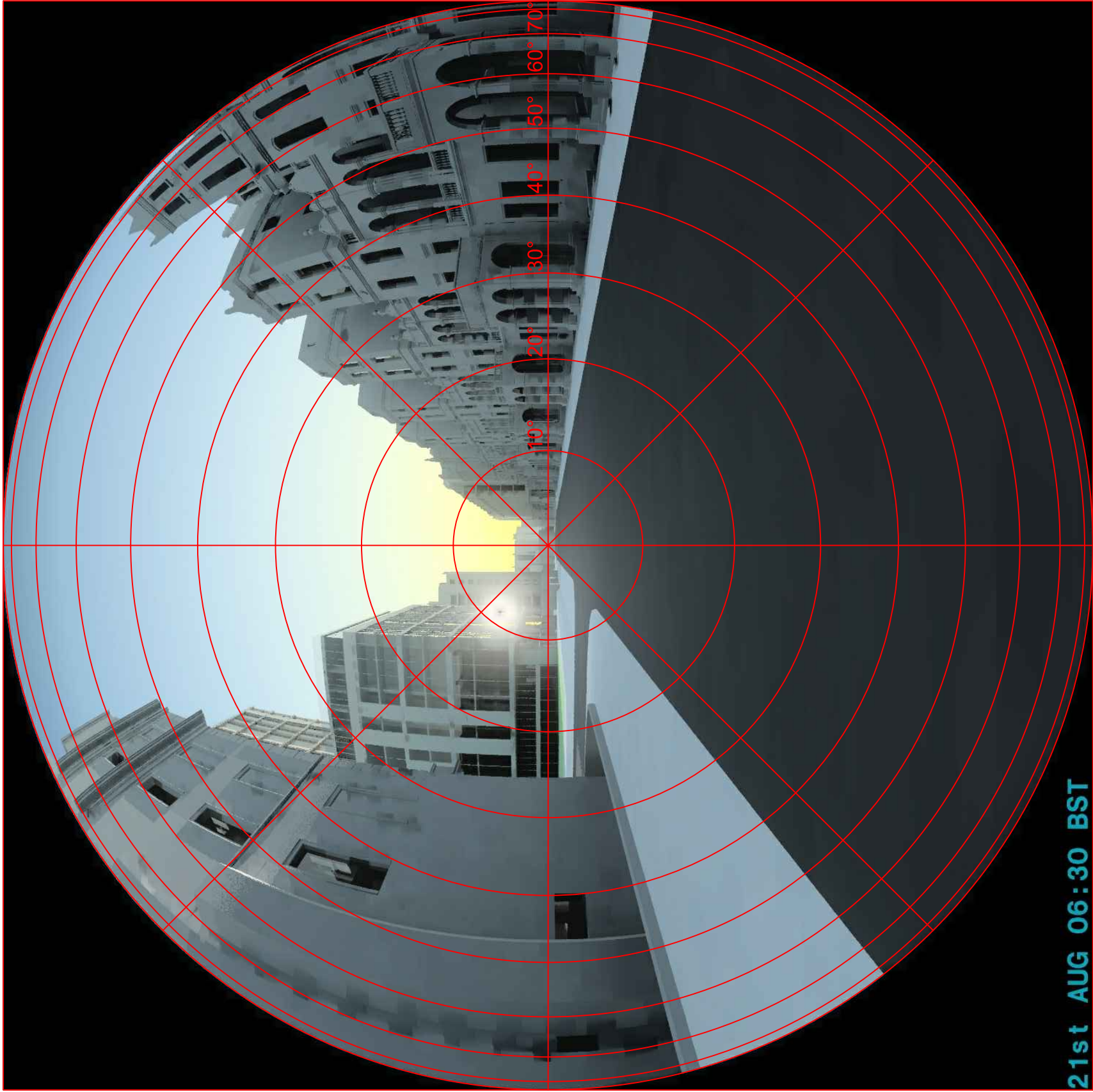


Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/GVP_11



Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:

Project: Kensington Forum Hotel

Title: Glare Viewpoint 5
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor,
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com



Drawn By: SA

Scale: NTS ☐ A3

Date: DEC 2018

Dwg No: P813/GVP_11

Annex 6: Daylight and Sunlight amenity within the proposed residential accommodation and shadow upon proposed areas of amenity space

Annex 6: Daylight and Sunlight amenity within the proposed residential accommodation and shadow upon proposed areas of amenity space



JUSTIN BOLTON • BARRY HOOD
• ANDREW CARTMELL • CHRIS SKELT •
NICK LANE • LIAM DUNFORD

POINT 2 SURVEYORS LTD
17 SLINGSBY PLACE, LONDON WC2E 9AB
TEL: 0207 836 5828

KENSINGTON FORUM HOTEL

Daylight and Sunlight
Amenity within the
Proposed Development

- Overshadowing
- Daylight & Sunlight • Light Pollution •
Solar Glare • Daylight Design

DIRECTOR:	BARRY HOOD
CLIENT:	ROCKWELL
DATE:	APRIL 2019
VERSION:	PLANNING
PROJECT:	P813

Contents

1 Executive Summary 3

2 Methodology 3

3 Proposed Accommodation 4

4 Conclusion 4

Appendices

Appendix A

- Summary Sheets
- ADF Room Layout Plans

Appendix B

- Daylight Data
- Sunlight Data

1 Executive Summary

- 1.1 This report relates to the levels of daylight and sunlight amenity within the residential units of the Proposed Development.
- 1.2 There is full technical analysis contained at the rear of this report in Appendix B.
- 1.3 In summary, 86% of the residential units which have been modelled and analysed will meet or exceed BRE and British Standards recommended levels of daylight amenity. Several rooms (9 out of 172) are very close to satisfying guidance and through detailed design could be improved. Should that be the case then 157 out of 172 rooms would meet guidance raising compliance to 91%.
- 1.4 In Sunlight terms 52% of the residential rooms will satisfy BRE guidance. However, a higher proportion of the most important rooms which contain a living room component will meet sunlight guidance (76% of all living / kitchen / diners and 100% of all living / diners). Therefore, where sunlight is expected there is a higher level of compliance.

2 Methodology

Daylight

Average Daylight Factor

- 2.1 The Average Daylight Factor (ADF) method of assessment, which is set out in the Building Research Establishment Guidelines 'Site Layout Planning for Daylight and Sunlight 2011: A Guide to Good Practice' (the BRE Guidelines), is derived from British Standard (BS) 8206-2 (BS 8026). It is a complex and representative calculation to determine the natural internal luminance (daylight) in an area.

- 2.2 ADF is defined in the BRE Guidelines as:

"A ratio of total daylight flux incident on a reference area to the total area of the reference area, expressed as a percentage of outdoor luminance on a horizontal plane, due to an unobstructed sky of assumed or known luminance distribution".

- 2.3 This daylight assessment method considers the diffuse visible 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 the angle of visible sky reaching the window/windows in question. It also makes allowance for the average reflectance of the internal surfaces of the room. The BRE Guidelines and BS8206 recommend that for a light-coloured room an internal reflectance value of 0.5 can be assumed.

- 2.4 The BRE Guidelines and BS 8026 provide for minimum levels of ADF being:

- Bedroom - 1%
- Living room - 1.5%
- Kitchen 2%

- 2.5 Where a room serves more than one purpose the minimum ADF should be for the room type with the highest value.

Sunlight

Annual Probable Sunlight Hours

- 2.6 For new residential properties, the BRE Guidelines state in Section 3.1.15 that:

"...a dwelling... will appear reasonably well sunlit provided at least one main window wall faces within 90° of due south and the centre of at least one window to a main living room can receive 25% of annual probable sunlight hours including at least 5% of annual probable sunlight hours in the winter months..."

- 2.7 It is acknowledged that it is difficult to meet the above criteria in urban locations and, as such, the BRE recommends in Section 3.1.16 that:

"...site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations"

- 2.8 At Section 3.1.12 the BRE states that:

"If a room has multiple windows on the same wall or adjacent walls, the highest value of APSH should be taken. If a room has two windows on opposite walls, the APSH due to each can be added together."

Three-Dimensional Model

- 2.9 Each of the daylight, sunlight and shadow methods described above has been implemented using specialist computer software applied to a three-dimensional AutoCAD model.
- 2.10 The model, which is orientated to the north, enables the path of the sun to be tracked throughout the year to establish a shadow cast by the existing buildings and the proposed development and thus to calculate the shadow cast on open spaces.

3 Proposed Accommodation

Daylight

- 3.1 Full and detailed analysis can be found at Appendix A, of this report. Annotated floor layout plans are also provided (numbered: P656/INT/40-48) to show both the locations and configuration of the rooms which have been analysed.
- 3.2 There are 172 habitable rooms which have been analysed within the proposed development of the 172 analysed rooms are fully BRE and BS8206-02 compliant in that they achieve at least the minimum ADF levels recommended for their specific room usage. Many of the rooms actually achieve substantially in excess of the required levels.
- 3.3 There are 9 rooms which are close to satisfying BRE Guidance and which could be developed further at detail design stage. Should that be the case then 157 out of 172 would be able to meet or exceed daylight guidance which equates to 91%.
- 3.4 The precise level of compliance across the scheme is summarised in tables at Appendix A.

Sunlight

- 3.5 Full and detailed analysis can be found at Appendix A, of this report.
- 3.6 There are 172 rooms which contain some, or all windows, which are material for sunlight assessment. Of these 90 rooms (52%) will satisfy BRE Guidance. This figure is distorted somewhat by the high proportion of bedrooms (110 of the total 172 rooms). The design has responded to optimise sunlight to rooms with a living room component and hence 43 out of 56 (76%) living / kitchen/ diners satisfy sunlight guidance, and 6 out of 6 (100%) of living / diners satisfy sunlight guidance.
- 3.7 The precise level of compliance across the scheme is summarised in tables at Appendix A.

4 Conclusion

- 4.1 There is full technical analysis contained in this report as: i) summary data (Appendix A); ii) full data (Appendix B); iii) Room plots (Appendix A), to assist the reader.
- 4.2 In summary, 86% of the residential units which have been modelled and analysed will meet or exceed BRE and British Standards recommended levels of daylight amenity. Several rooms (9 out of 172) are very close to satisfying guidance and through detailed design could be improved. Should that be the case then 157 out of 172 rooms would meet guidance raising compliance to 91%.
- 4.3 In Sunlight terms 52% of the residential rooms will satisfy BRE guidance. However, a higher proportion of the most important rooms which contain a living room component will meet sunlight guidance (76% of all living / kitchen / diners and 100% of all living / diners). Therefore, where sunlight is expected there is a higher level of compliance.





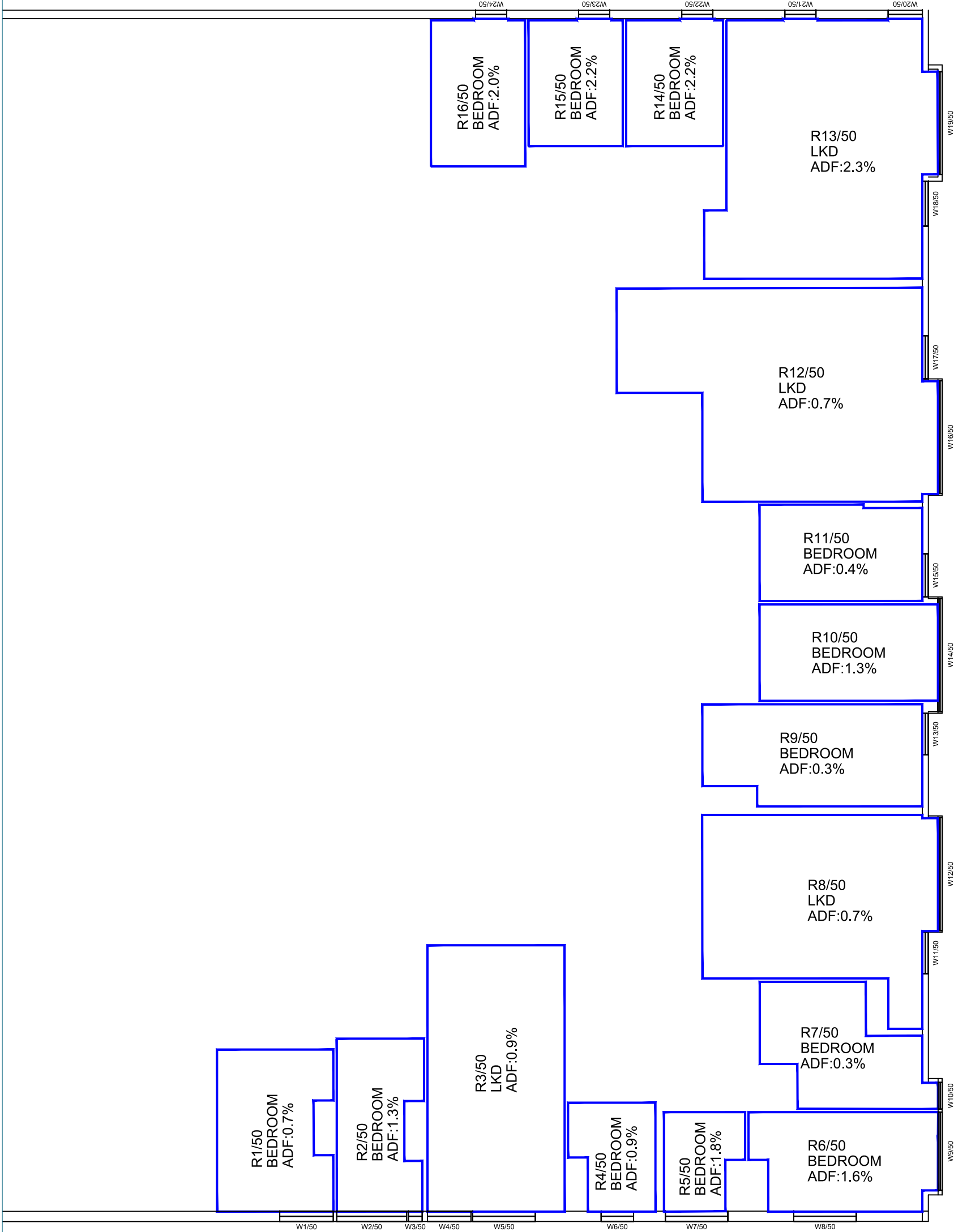
KENSINGTON FORUM HOTEL LONDON				INTERNAL DAYLIGHT ANALYSIS PROPOSED SCHEME												JAN 2019			
Room	ALL		LD		LKD		BEDROOM		ALL		LD		LKD		BEDROOM				
	ROOMS	PASSES	ROOMS	PASSES	ROOMS	PASSES	ROOMS	PASSES	ROOMS	%PASS	ROOMS	%PASS	ROOMS	%PASS	ROOMS	%PASS			
Proposed Scheme Kensington Forum	172	148	6	6	56	42	110	100		86.0		100.0		75.0		90.9			



Room	ALL				LKD				LD				LKD				LD				ALL			
	ROOMS	PASSES	ROOMS	PASSES	ROOMS	PASSES	ROOMS	PASSES	ROOMS	PASSES	ROOMS	PASSES	ROOMS	PASSES	ROOMS	PASSES	ROOMS	PASSES	ROOMS	PASSES	%PASS	%PASS	%PASS	%PASS
Proposed Scheme	172	90	56	43	6	6	110	41	52.3	76.8	100.0	37.3												







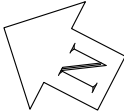
Ground Floor - Mezzanine

Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:



Project: Kensington Forum Hotel

Title: ADF Results and Room Layouts
Proposed Scheme 03/12/18

Point 2 Surveyors Ltd,
3rd Floor
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

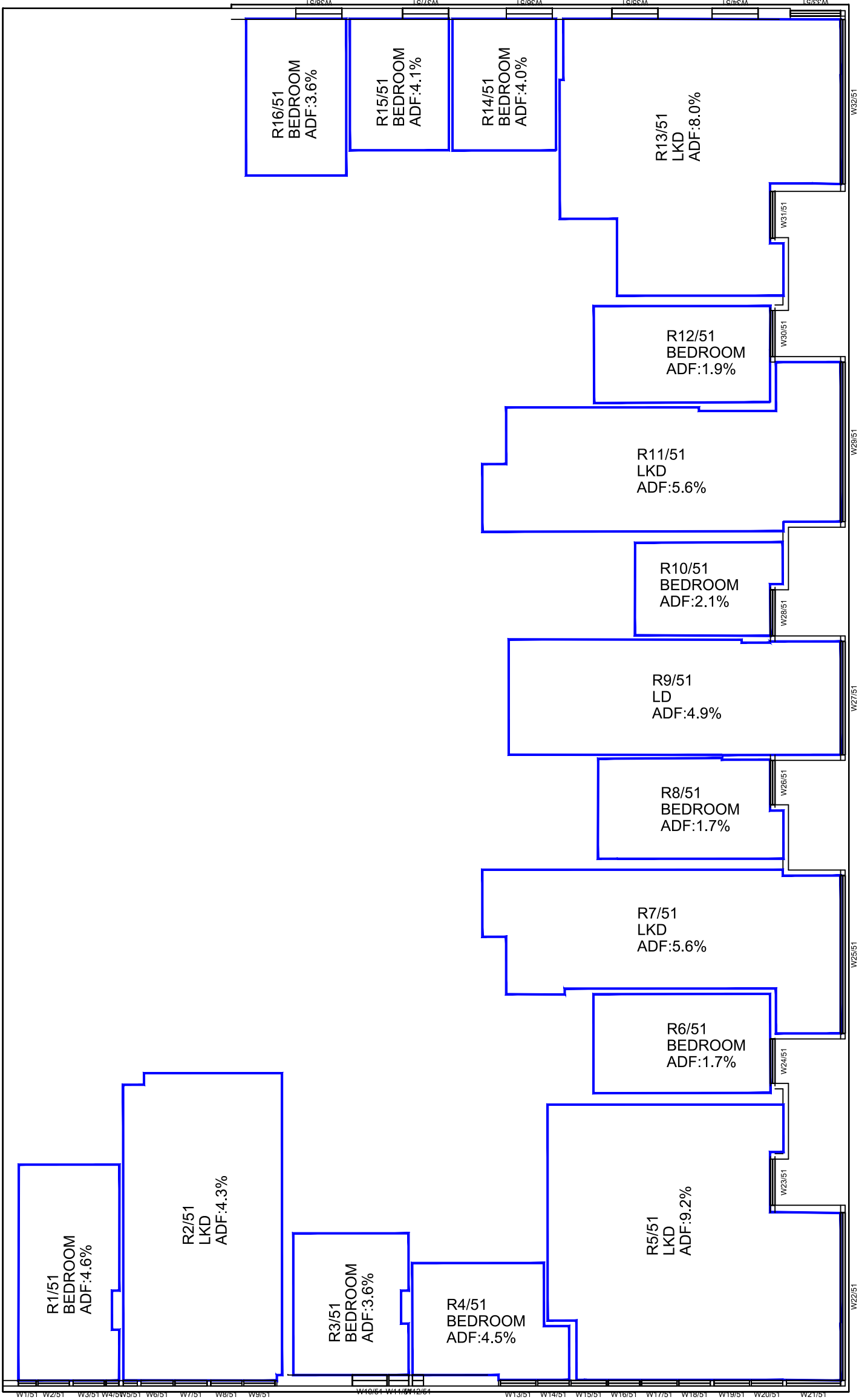


Drawn By: SA/CJ

Scale: 1:125@A3

Date: DEC 2018

Dwg No: P813/INT/40



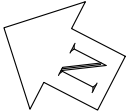
1st Floor

Sources: Point2 Surveyors:
Site Photos
Point Cloud Data

Ordnance Survey:
OS Map
Zmap

SimpsonHaugh and Partners:
Received 03/12/18
10061-Z0-G200-3-AL-Detailed Model.dwg
10106-A-DRG-Z0-G100-4000(0-3).dwg's Elevations
10106-A-DRG-Z0-G200-2000(00-31).dwg's Plans

Key:



Project: Kensington Forum Hotel

Title: ADF Results and Room Layouts
Proposed Scheme 03/12/18

Drawn By: SA/CJ

Scale: 1:125@A3

Date: DEC 2018

Dwg No: P813/INT/41

Point 2 Surveyors Ltd,
3rd Floor
17 Slingsby Place,
London WC2E 9AB,
0207 836 5828
www.point2surveyors.com

