



Client: Majorlink Limited

Daylight and Sunlight Assessment for the Development at
Omega B, Omega Works, 167 Hermitage Road, Haringey N4 1NA

August 2022

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1 Background and Scope of Appraisal

1.1 Study Objectives

Herrington Consulting has been commissioned by Majorlink Limited to assess the potential impact of the proposed development at Omega B, Omega Works, 167 Hermitage Road, Haringey N4 1NA, in relation to daylight, sunlight and overshadowing on the neighbouring buildings. The key objectives of the assessment are to:

- assess the baseline conditions at the site;
- analyse the potential impacts of the development on the daylight and sunlight currently received by the neighbouring building;
- assess these impacts in line with any relevant planning policies and best practice guidance.

In addition to the assessment of impacts on the neighbouring building, this study also includes an assessment of the natural daylight and sunlight that will be available within the habitable rooms of the two proposed buildings

It should also be noted that there are development proposals at the adjacent site to the west, known as Omega A. Therefore, this assessment also takes into account the potential impact to the neighbouring properties as a result of the development proposals at both Omega B and Omega A sites and also the impact of the Omega A scheme on the natural daylight and sunlight that will be available within the habitable rooms within the Omega B scheme.

1.2 Site Location

The site is situated in the area of Haringey in north London and is located within administrative boundaries of the London Borough of Haringey. The location of the site is shown in Figure 1.1 and the site plan included in Appendix A.1 of this report gives a more detailed reference to the site location and layout.



Figure 1.1 – Location map (Contains Ordnance Survey data © Crown copyright and database right 2011)

1.3 The Development

The proposal for development is to demolish the existing warehouses and build one five-storey (Block 01) and one seven-storey block (Block 02). Drawings of the proposed scheme are included in Appendix A.1 of this report. An image of the existing development site is shown in Figure 1.2 and the proposed Omega A and Omega B developments are shown in Figure 1.3.



Figure 1.2: 3D Model image of existing Omega A (Sage) and Omega B (green) sites



Figure 1.3: 3D Model image of Omega A (blue) and Omega B (purple)
development proposals

2 Policy and Guidance

2.1 National Planning Policy

National Planning Policy Framework (Revised July 2021)

Paragraph 125 on 'Achieving appropriate densities' states that "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).*"

Guidance on Effective Use of Land (Revised July 2019)

The guidance states that: 'Where a planning application is submitted, local planning authorities will need to consider whether the proposed development would have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers, as well as assessing whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants.'

Further to this, it also states that 'All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows

may be unavoidable if new developments are to be in keeping with the general form of their surroundings.

In such situations good design (such as giving careful consideration to a building's massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards.'

2.2 Regional Planning Policy

The London Plan – The Spatial Development Strategy for Greater London – (March 2021)

Policy D6 on Housing quality and standards states that '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 designed 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 London Plan – Supplementary Planning Guidance on Housing (2016)

Policy 7.6Bd on 'Standards for privacy, daylight and sunlight' 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'. It also states that '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'

In the 'Standards for privacy, daylight and sunlight', Paragraph 1.3.46 states that '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'. Similarly, Paragraph 2.3.47 on 'Daylight and Sunlight' includes the following statement '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'.

Standard 32 on 'Daylight and Sunlight' states that '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'.

2.3 Local Planning Policy

LBO Haringey – Development Management DPD (July 2017)

Section D in Chapter 2 on Design and Character states that "Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The council will support proposals that:"

- a) 'Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land.'
- b) 'Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.'

2.4 Best Practice Guidance

In the absence of official national planning guidance / legislation on daylight and sunlight, the most recognised guidance document is published by the Building Research Establishment and entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice', Second Edition, 2011; herein referred to as the 'BRE Guidelines'.

An updated version of these guidelines was published on the 8th June 2022 and is referred to as 'Site layout planning for daylight and sunlight: a guide to good practice (BR 209 2022 edition)'. This version includes significant changes to the 2011 edition methodologies used for analysing the daylight and sunlight provision to new developments. However, the methodologies for assessing the impacts of new development on neighbouring buildings remains mostly the same.

The assessment of daylight and provision within the proposed residential units was largely carried out before the publication of the 2022 edition of the BRE Guidelines and the proposed scheme had been designed to comply with 2011 guidance as this was still relevant during the design phase and at the time of carrying out the internal daylight analysis. Given the significant amount of

analysis carried out before the publication of the 2022 Guidelines, the 2011 Guidance has been applied in this case.

The BRE Guidelines are not mandatory and themselves state that they should not be used as an instrument of planning policy, however in practice they are heavily relied upon as they provide a good guide to approach, methodology and evaluation of daylight and sunlight impacts.

Whilst the BRE Guidelines provide numerical guidance for daylight, sunlight and overshadowing, these criteria should not be seen as absolute targets. The document states that the intention of the guide is to aid rather than constrain the designer. The Guide is not an instrument of planning policy, therefore whilst the methods given are technically robust, it is acknowledged that some level of flexibility should be applied where appropriate.

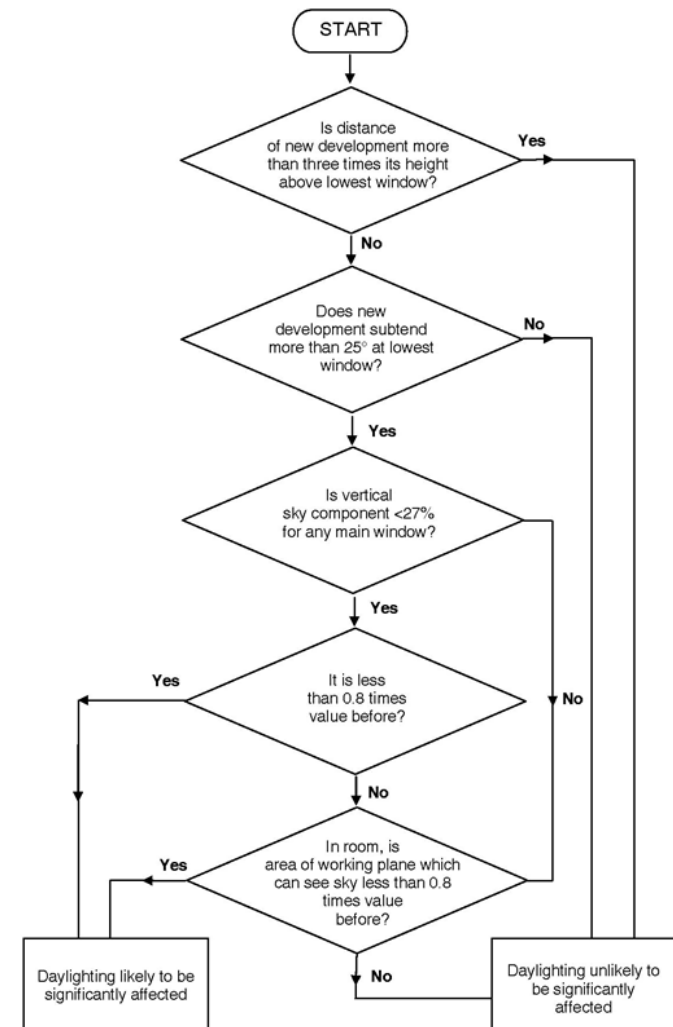
3 Assessment Techniques

3.1 Background

Natural light refers to both daylight and sunlight. However, a distinction between these two concepts is required for the purpose of analysis and quantification of natural light in buildings. In this assessment, the term '*Daylight*' is used for natural light where the source is the sky in overcast conditions, whilst '*Sunlight*' refers specifically to the light coming directly from the sun.

The primary objective of this assessment is to quantify the impacts of the proposed development on the adjacent building[s] and therefore the methods employed by this study are focussed on this objective. These methodologies are described in the following sections of this report and follow the hierarchical approach set out by the BRE Guidelines. The 'decision chart' outlining this process (Figure 20 of the Guidelines) has been reproduced for clarity.

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



3.2 Vertical Sky Component (VSC)

The Vertical Sky Component (VSC) calculation is the ratio of the direct sky illuminance falling on the outside of a window, to the simultaneous horizontal illuminance under an unobstructed sky. The standard CIE (Commission Internationale d'Éclairage) Overcast Sky is used and the ratio is expressed as a percentage. For example, a window that has an unobstructed view over open fields would benefit from the maximum VSC, which would be close to 40%. For a window to be considered as having a reasonable amount of skylight reaching it, the BRE Guidelines suggests that a minimum VSC value of 27% should be achieved. When assessing the impact of a new development on an existing building the BRE Guidelines sets out the following specific requirement:

If the VSC with the new development in place is both less than 27% and less than 0.8 times its former value, then the reduction in light to the window is likely to be noticeable.

This means that a reduction in the VSC value of up to 20% its former value would be acceptable and thus the impact would be considered negligible. It is important to note that the VSC is a simple geometrical calculation, which provides an early indication of the potential for daylight entering the space. It does not, however, assess or quantify the actual daylight levels inside the rooms.

3.3 No Sky Line

The No Sky Line, or sometimes referred to as No Sky View method, describes the distribution of daylight within rooms by calculating the area of the 'working plane', which can receive a direct view of the sky. The working plane height is generally set at 850mm above floor level within a residential property and 700mm within a commercial property. When assessing the potential impacts on the

daylight available to the neighbouring properties, the BRE Guidelines state that if the area within a room receiving direct skylight is reduced by less than 0.8 following the construction of a new development, the impact will be noticeable to the occupants. This is also true if the No Sky Line encroaches onto key areas like kitchen sinks and worktops.

The BRE Guidelines state that the main rooms should be tested, this would include living rooms, dining rooms and kitchens. While bedrooms should be included in the analysis, these are acknowledged as less important. If daylight is expected in non-domestic buildings, each of these room should be included in analysis.

When assessing the provision of daylight to a new development, the BRE Guidelines state that if a significant area of the working plane (normally more than 20%) lies beyond the No Sky Line then the daylight distribution within the room will be poor and supplementary electric lighting will be required.

One benefit of this test is that the resulting contour plans show where the light falls within a room and a judgment can be made as to whether the room will retain light to a reasonable depth. However, this method can only be accurately used to examine the daylight distribution within the rooms where the layout and dimensions are known. In the case of the proposed development, room layouts are replicated from the floor plans provided by the architects or developer. When assessing the impact of a new development on the daylight distribution within existing buildings, however, such information may not be available. As consequence, the internal layout and dimensions of the affected rooms must then be estimated based on the property type and its overall layout.

3.4 Average Daylight Factor

The Average Daylight Factor (ADF) method calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors under a sky of known luminance and luminance distribution. This is the most detailed of the daylight calculations and considers the physical nature of the room behind the window, including; window transmittance, and surface reflectivity.

This method of quantifying the availability of daylight within a room does, however, require the internal layout to be known and is generally only used for establishing daylight provision in new rooms. The BRE Guide sets out the following guidelines for the assessment of the ADF:

If a predominantly daylight appearance is required, then the ADF should be 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary electric lighting is provided. In dwellings, the following minimum average daylight factors should be achieved: 1% in bedrooms, 1.5% in living rooms and 2% in kitchens.

3.5 Room Depth Criteria

The BRE Guidelines do include advice for determining recommended room depths to proposed new rooms under specific circumstances using the Room Depth Criteria (RDC). This is more of a rule-of-thumb test that can be used to plan building layouts etc at an early conceptual stage, rather than providing quantitative outputs at the more detailed stage of a development.

This test has numerous limitations when being applied to anything but a simplistic room layout and does not take into account external obstructions. It is therefore

not considered to provide any meaningful data on the level or distribution of daylight that is not already provided by the ADF and NSL tests. Consequently, it is only applied in very particular situations.

3.6 Annual Probable Sunlight Hours

It is also possible to quantify the amount of sunlight available to a new development and the recognised methodology for undertaking this analysis is the Annual Probable Sunlight Hours (APSH) method.

To pass this test the centre point of the window will need to receive more than one quarter (25%) of the APSH, including at least 5% APSH in the winter months between 21st September and the 21st March. The BRE Guidelines state that if 'post-development' the available sunlight hours are both less than the amount above and less than 0.8 times their 'pre-development' value, either over the whole year or just within the winter months, then the occupants of the existing building will notice the loss of sunlight. In addition, if the overall annual loss is greater than 4% of APSH, the room may appear colder and less pleasant.

For new development and especially where existing buildings are being re-developed, it is important to acknowledge that these are aspirational targets intended to aid and not constrain the designer. These aspirational targets were derived to improve the amenity of single dwellings that typically comprise a living room, kitchen and bedrooms; the objective being to maximise sunlight in the main living areas. However, for buildings that contain multiple apartments, it is rarely possible to configure the internal layout such that all rooms receive direct sunlight as it is inevitable that some windows will be situated on an elevation that faces within 90 degrees of due north.

It is therefore important to understand that when assessing the provision of sunlight to a building containing multiple dwellings, the BRE Guidelines seek only to maximise the amount of sunlight received. They do not set absolute targets.

3.7 Overshadowing

The BRE Guidance suggests that where new development may affect one or more amenity areas, then analysis can be undertaken to quantify the loss of sunlight resulting from overshadowing. Typical examples of areas that could be considered as open spaces or amenity areas are main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains. Amenity areas in the form of balconies are not recommended to be assessed under the BRE Guidelines due to their small size and often significant obstruction.

Sun Hours on Ground

The BRE Guidelines recommend that for a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of an amenity area should receive at least 2 hours of sunlight on 21st March. The BRE Guidelines also suggest that if, as a result of a new development, an existing garden or amenity area does not meet these guidelines, and the area which can receive some sun on the 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

When undertaking this analysis, sunlight from an altitude of 10° or less has been ignored as this is likely to be obscured by planting and undulations in the surrounding topography. Driveways and hard standing for cars is also usually left out of the area used for this calculation. Fences or walls less than 1.5 metres

high are also ignored. Front gardens which are relatively small and visible from public footpaths are omitted with only main back gardens needing to be analysed.

The Guidelines also state that “normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building”. This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

Transient Overshadowing

The BRE Guidelines suggest that where large buildings are proposed, which may affect a number of open spaces or amenity areas, it is useful and illustrative to plot a shadow plan to show the location of shadows at different times of the day and at key times during the year. Typically, the 21st March, the 21st June, and 21st December are used to represent the annual variance of sun position, noting that the position of the sun in the sky during the spring equinox (21st March) is equivalent to that of the autumn equinox.

The BRE Guidelines provide no criteria for the significance of transitory overshadowing other than to suggest that by establishing the different times of day and year when shadow would be cast over surrounding areas, provides an indication as to the significance of the likely effect of a new development. The assessment of transient overshadowing effects is therefore based upon expert judgment, taking into consideration the likely effects of the various baseline conditions and comparing them with the likely significant transient overshadowing effects of the redevelopment proposals.

4 Assessment Methodology

4.1 Method of Baseline Data Collation

The following data and information has been used to inform this study:

- OS Mastermap mapping
- Measured survey data provided by The DHaus
- Scheme drawings and 3D building model in for Omega B scheme in Revit/AutoCAD format (The DHaus – Revision date: 19th May 2022)
- Scheme drawings for Omega A scheme in AutoCAD format (vPPR Architects – Revision date: 8th April 2022)
- 3D Building model constructed using photogrammetric techniques (Accucities November 2022 based on satellite imagery from 2019 to 15cm accuracy)
- Aerial photography (Google Maps and Bing)

4.2 Identification of Key Sensitive Receptors

The BRE Guidelines are intended for use for rooms and adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms circulation areas and garages are not deemed as requiring daylight and therefore are not identified as sensitive receptors. The BRE document also states that the guidelines may also be applied to any non-domestic building where the occupants have a reasonable

expectation of daylight. This would normally include schools, hospitals, hotels, hostels, small workshops and some offices.

The first step in this process is to determine the key sensitive receptors, i.e. which windows may be affected by the proposed development. Key receptors are those windows that face, or are located broadly perpendicular to the proposed development.

If a window falls into this category, the second step is to measure the obstruction angle. This is the angle at the level of the centre of the lowest window between the horizontal plane and the line joining the highest point of nearest obstruction formed from any part of the proposed development. If this angle is less than 25° then it is unlikely to have a substantial effect on the diffuse daylight enjoyed by the existing window and the window is not deemed to be a sensitive receptor. A graphical representation of the 25° rule is illustrated in Figure 4.1 below.

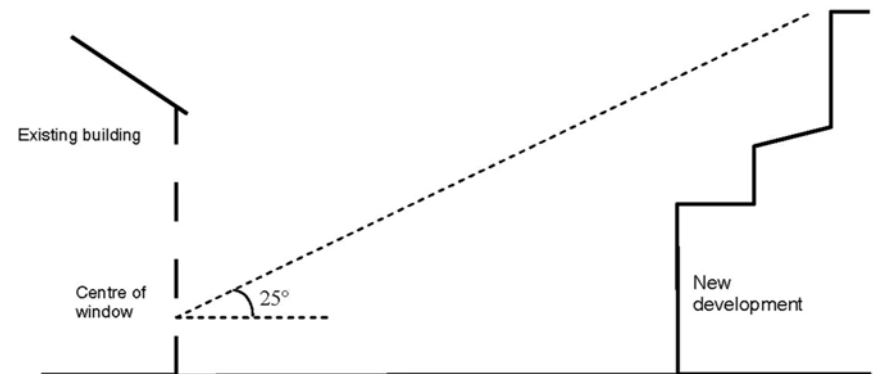


Figure 4.1 – Graphical representation of the 25° Rule (indicative buildings used for illustration purposes only)

As part of this assessment a digital three-dimensional model of the study area has been created for both the 'pre' and 'post' development scenarios. Images of these models are shown by the drawings appended to this report.

Using the 3D model, it is possible to identify all windows having an obstruction angle no greater than 25°. Impacts to these windows are therefore deemed to be negligible in line with the criteria set out within the BRE Guidelines.

There are, however, circumstances where the 25°*degree* rule is not wholly appropriate, for example where the development facing the window does not create a uniform obstruction along the skyline, or where the proposals are not directly adjacent to the receptor window. In these situations, professional judgement is used to differentiate between windows that require more detailed analysis and those that will clearly not be impacted. Where any level of uncertainty exists, the window is taken forward for detailed analysis.

Windows serving non-habitable spaces are not included within the assessment as these are not identified by planning policy or by the BRE Guidelines to be sensitive to changes in daylight and sunlight. Therefore, as part of the identification of sensitive receptor process, the use of each room is, where possible, established and windows serving non-habitable spaces such as toilets, store rooms, stairwells and circulation spaces are identified. Typically kitchens that have a floor area less than 13m² are not considered to be habitable spaces in their own right.

Windows serving rooms within commercial premises are assumed to be non-habitable and in accordance with the BRE Guidelines are not identified as sensitive receptors. However, there are special cases where it can be assumed

that some non-domestic uses could be deemed to have a reasonable expectation of daylight and therefore could be taken forward for more detailed analysis. Typically, these could be school classrooms, hospital wards, art studios etc, but professional judgement is generally relied upon to determine this and where considered appropriate, windows serving commercial premises are included.

Drawings showing the location of all sensitive receptors that have been assessed as part of this study are included in Appendix A.2 of this report.

In summary, habitable rooms in the following residential buildings have been identified as potential sensitive receptors and have therefore been tested.

- 60-80 Finsbury Park Avenue (Even-numbered properties)
- 8 and 9-11 Compton Terrace, Hermitage Road
- 112-174 Hermitage Road (Even-numbered properties)
- 169-173 Hermitage Road (Odd-numbered properties)
- Adelphi Court, 11 Ashfield Road

4.3 Numerical Modelling

The numerical analysis used in this assessment has been undertaken using the Waldrum Tools (Version 5.0.0.9) software package.

4.4 Calculation Assumptions

The following assumptions have been made when undertaking the analysis:

- When assessing the VSC the calculation is based on the centre point of the window position.

- When assessing the ADF for internal rooms and in the absence of specific information, the following parameters are assumed:
 - For new buildings, the glazing type is assumed to be double glazing (Pilkington K Glass 4/16/4 Argon filled) with a light transmittance value of 0.78 (value for double glazed unit not per pane). For existing buildings, a value of 0.68 has been assumed.
 - Correction factor for frames and glazing bars = 0.8
 - Where information from the designer is not available, the following values are used to derive the Maintenance Factor applied to the transmittance values.

Location / setting	Building type (Residential – good maintenance)	Exposure (normal)	Special exposure	Maintenance Factor
Urban	8%	x 1.0	x 1.0	0.92
Rural / suburban	4%	x 1.0	x 1.0	0.96

Table 4.1 – Parameters used for deriving Maintenance Factor (refer to BS 8206-2:2008 Tables A3, A4 and A5)

- The reflectance values used in the ADF analysis of neighbouring buildings are based on typical values for internal surfaces. Where information on internal finishes is not available, the default value of 0.5 prescribed by the BRE Guidelines is adopted.
- The reflectance values used in the ADF analysis of the proposed new buildings are shown in Table 4.2 below and are used unless specified otherwise by the designer:

Surface	Value
Internal walls (painted pale cream)	81%
Internal ceiling (painted white)	85%
Internal flooring	30%

Table 4.2 – Reflectance values used in ADF analysis

- Where information on internal room layouts of adjacent properties is not known, best estimates as to room layout and size have been made in order to undertake No Skyline analysis and, if applicable, ADF analysis.
- Where the internal arrangements and room uses have been estimated, it should be noted that this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window being tested and windows have been accurately drawn from the survey information where possible. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.
- In areas where survey data has not been provided or needs to be supplemented with additional information, photographs, OS mapping and brick counts have been used in the process of building the 3D model of the surrounding and existing buildings.
- When analysing the effect of the new building on the existing buildings, the shading effect of the existing trees has been ignored. This is the recommended practice where deciduous trees that do not form a dense belt

or tree line are present (BRE Guidelines – Appendix H). This is because daylight is at its scarcest and most valuable in the winter.

- In situations where windows are deeply set-back beneath balconies or other overhanging features, it is common for these rooms to have low VSC values as a result of the obstruction caused by the balcony. It is widely accepted and acknowledged within the BRE Guidelines that the presence of balconies can mask the impact of a proposed development when using the VSC test and therefore the Guidelines suggest that the window should be tested both 'with' and 'without' the balcony in place. If the ratio of change with the development in place, but with the balconies removed, remains above 0.8, then it can be concluded that it is the presence of the balcony rather than the introduction of a new building that is the main factor in the loss of light.
- Where the results of the detailed analysis are presented in the appendix to 2 decimal places, these values may be rounded to a single decimal place when interpreting the results and discussing compliance with assessment criteria. This is to fit with the convention adopted within the BRE Guidelines where all ratio of change values are expressed to one decimal place.

4.5 Assessment criteria

The numerical assessment criteria specified within the BRE Guidelines is designed to identify the threshold at which point a change in daylight or sunlight would become 'noticeable' to the occupants. Consequently, where the results of the daylight/sunlight analysis demonstrate compliance with the BRE criteria it can be concluded that the impact will be negligible. However, a point that should be stressed here is that 'noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not always be considered as

pass/fail criteria. Whilst the BRE Guidelines provide numerical guidance for daylight, sunlight and overshadowing, these criteria should not be seen as absolute targets since, as the document states, the intention of the guide is to help rather than constrain the designer. The Guide is not an instrument of planning policy, therefore whilst the methods given are technically robust, it is acknowledged that some level of flexibility should be applied where appropriate.

Consequently, based on the numerical assessment criteria set out with the BRE Guidelines and the use of professional judgment, the following assessment criteria have been established and are used in describing the impacts of the proposed development.

Significance	Description	Change Ratio
Negligible	No alteration or a small alteration from the existing scenario. Results demonstrate full compliance with the BRE assessment criteria and therefore occupants are unlikely to notice any change.	1.0 to 0.8
Minor adverse	An alteration from the existing scenario which may be marginally noticeable to the occupant. This may include a marginal infringement of the numerical levels suggested in the BRE Guidelines, which should be viewed in context. A typical change ratio for this level of significance would be 0.7	0.7 to 0.8
Moderate adverse	An alteration from the existing scenario which may cause a moderate noticeable change to the occupant. This may consist of a moderate infringement of the numerical BRE assessment criteria.	0.6 to 0.7
Major adverse	An alteration from the existing scenario which may cause a major noticeable change to the occupant. This may consist of a significant infringement of the numerical BRE assessment criteria.	Less than 0.6

Table 4.3 – Daylight & Sunlight Impact Descriptors

5 Background Information on Neighbouring Properties

5.1 Model Data

For the residential properties located around the Omega B and Omega A development sites, the building heights have been based on both topographic survey data provided by The DHaus and 3D photogrammetric data provided by Accucities (based on 2019 satellite imagery to 15cm accuracy). Observations have also been carried out from Google Earth, Google Street View and Bing Maps and estate agent and planning searches have been carried out between November 2021 and April 2022 before the proposed development drawings has been finalised.

5.2 Property Information

The available information used to inform the dimensions, layouts and uses of the habitable rooms within the neighbouring residential properties are as follows:

- 66 Finsbury Park Avenue – Estate agent images and floor plans
- 74 Finsbury Park Avenue – Estate agent images and floor plans
- 78 Finsbury Park Avenue – Estate agent images and floor plans and planning application: HGY/2022/0740 existing drawings
- The remaining properties 60-64, 68-72, 76 and 80 Finsbury Park Avenue have been based on the floor plans available for 66, 74 and 76 Finsbury Park Avenue where possible.
- 8 Compton Terrace, Hermitage Road - Planning applications: HGY/2016/3288, HGY/2013/2228 and HGY/2013/1563
- 9-11 Compton Terrace, Hermitage Road – Planning application: HGY/2013/1563
- 112 Hermitage Road – Estate agent images
- 114 Hermitage Road – Estate agent images
- 124 Hermitage Road – Estate agent images
- 126 Hermitage Road – Estate agent images and floor plans
- 128 Hermitage Road – Planning application: HGY/2013/0996 containing elevations only
- 132 Hermitage Road – Planning application: HGY/2017/0238, and estate agent images and floor plans
- 136-138 Hermitage Road – Planning application: HGY/2012/0728
- 140 Hermitage Road – Planning application: HGY/2018/2318
- 144 Hermitage Road – Estate agent images
- 146 Hermitage Road – Planning application: HGY/2007/1937
- 150 Hermitage Road – Flat A planning application: HGY/2017/2147, Flat B Planning application: HGY/2017/2189
- 158 Hermitage Road – Planning application: HGY/2017/0191
- 160 Hermitage Road – Estate agent images and planning application: HGY/2013/2244

- 162 Hermitage Road – Estate agent images
- 164 Hermitage Road – Estate agent images and floor plans
- 166 Hermitage Road – Estate agent images and floor plans and planning applications: HGY/2017/3423 and HGY/2017/3308
- 174 Hermitage Road – Planning application: HGY/2014/0533
- For the remaining properties on Hermitage Road (116, 118, 120, 122, 130, 134, 142, 148, 152, 154, 156, 168, 170 and 172), assumptions have been made based on the plans available for the neighbouring properties.
- Adelphi Court, 11 Ashfield Road – Estate agent details obtained for Flat 2 and two additional flats. These flats are all believed to be located in the main building fronting Ashfield Road. The room layouts within the remaining flats have been assumed.

6 Discussion of Daylighting Impacts under Omega B development scenario

Firstly, the proposed scheme on the Omega B site has been assessed assuming that the Omega A site is not developed. This scenario is shown in Image 6.1.

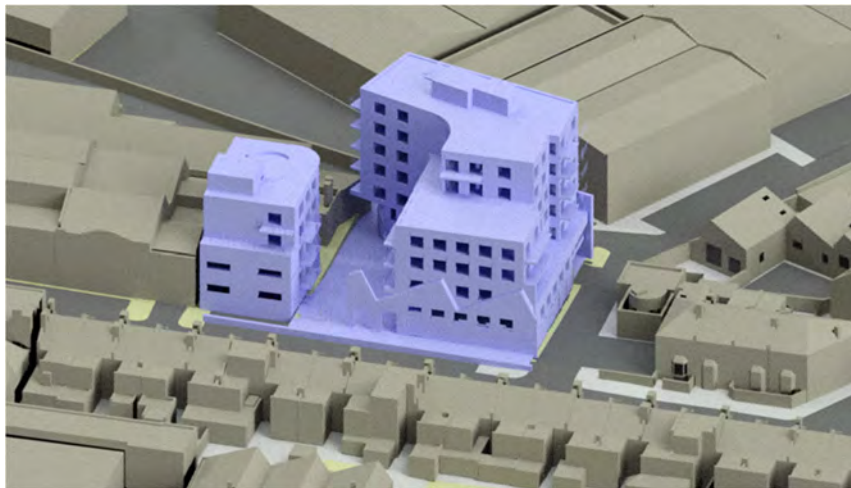


Figure 6.1 – Image of Omega B development scenario

Based on the results of the numerical analysis summarised in Appendix A.3, it is possible to draw conclusions on the impacts that the proposed development will have on the neighbouring buildings. These are based on the principle numerical tests that are discussed below.

6.1 Vertical Sky Component Assessment

The BRE Guidelines operate on the general principle that where the retained VSC is 27% or greater, or where the retained VSC has not reduced to less than 0.8 times its former value, then the reduction in daylight is unlikely to be noticeable to the building's occupants and thus the impact can be deemed negligible. The results of the VSC analysis are summarised in Table 6.1.

Property	No. Windows Tested	Windows meeting BRE Guidelines		VSC Windows Transgressions		
		No.	%	Minor adverse	Moderate adverse	Major adverse
60 Finsbury Park Ave	7	7	100%	0	0	0
62 Finsbury Park Ave	3	3	100%	0	0	0
64 Finsbury Park Ave	3	3	100%	0	0	0
66 Finsbury Park Ave	2	2	100%	0	0	0
68 Finsbury Park Ave	3	3	100%	0	0	0
70 Finsbury Park Ave	3	3	100%	0	0	0
72 Finsbury Park Ave	3	3	100%	0	0	0
74 Finsbury Park Ave	3	3	100%	0	0	0
76 Finsbury Park Ave	3	3	100%	0	0	0
78 Finsbury Park Ave	3	3	100%	0	0	0
80 Finsbury Park Ave	3	3	100%	0	0	0
8 Compton Terrace	2	2	100%	0	0	0

9-11 Compton Terrace	6	6	100%	0	0	0
112 Hermitage Road	5	5	100%	0	0	0
114 Hermitage Road	5	5	100%	0	0	0
116 Hermitage Road	5	5	100%	0	0	0
118 Hermitage Road	5	5	100%	0	0	0
120 Hermitage Road	5	5	100%	0	0	0
122 Hermitage Road	5	5	100%	0	0	0
124 Hermitage Road	5	5	100%	0	0	0
126 Hermitage Road	5	5	100%	0	0	0
128 Hermitage Road	5	5	100%	0	0	0
130 Hermitage Road	5	5	100%	0	0	0
132 Hermitage Road	5	5	100%	0	0	0
134 Hermitage Road	5	5	100%	0	0	0
136-138 Hermitage Road	6	6	100%	0	0	0
140 Hermitage Road	5	5	100%	0	0	0
142 Hermitage Road	5	5	100%	0	0	0
144 Hermitage Road	5	5	100%	0	0	0
146 Hermitage Road	5	4	80%	1	0	0
148 Hermitage Road	5	3	60%	2	0	0
150 Hermitage Road	7	5	71%	2	0	0
152 Hermitage Road	6	5	83%	1	0	0
154 Hermitage Road	5	4	80%	1	0	0
156 Hermitage Road	5	4	80%	1	0	0
158 Hermitage Road	7	5	71%	2	0	0
160 Hermitage Road	5	3	60%	2	0	0
162 Hermitage Road	5	5	100%	0	0	0
164 Hermitage Road	5	5	100%	0	0	0
166 Hermitage Road	7	7	100%	0	0	0

168 Hermitage Road	5	5	100%	0	0	0
170 Hermitage Road	5	5	100%	0	0	0
172 Hermitage Road	5	5	100%	0	0	0
174 Hermitage Road	5	5	100%	0	0	0
169 Hermitage Road	9	9	100%	0	0	0
171 Hermitage Road	10	10	100%	0	0	0
173 Hermitage Road	7	7	100%	0	0	0
Adelphi Court	29	28	97%	1	0	0
Total	262	249	95%	13	0	0

Table 6.1 – Results of Vertical Sky Component (VSC) Analysis

Inspection of the results of this test show that the vast majority of the windows either retain a VSC value greater than 27% post development, or have a ratio of change that is 0.8 or above and therefore are fully compliant. Consequently, in line with the assessment criteria set out within the BRE Guidelines it is possible to conclude that the impact to 249 out of 262 windows will be **negligible**.

There are 13 out of 262 neighbouring windows that are recording a transgressional result. However, whilst a reduction in VSC of this magnitude does indicate a potentially 'noticeable' change, the BRE Guidelines are quite clear in stating that this does not necessarily mean that the degree of change is unacceptable.

*Firstly, it should be noted that 12 of the 13 windows serve rooms which are served by multiple windows and in some cases, the affected window is not always the primary window. Consequently, the results of the VSC analysis in isolation are not necessarily indicative of the impact of the daylighting levels within the room itself.

The affected windows in 146-160 Hermitage Road are all one of three windows that make up a bay window serving a ground floor living room or bedroom. These properties are shown in Image 6.2.



Figure 6.2: Image of 146-160 Hermitage Road from 3D model

One of the ways in which the BRE Guidelines recommends quantifying the potential impact in this situation is to take the average VSC value for the room under both the existing and proposed scenarios and base the ratio of change on the averaged ratio of change value. Therefore, the average of the three bay windows that serve these rooms has been calculated and the results are shown in Table 6.2.

Property	Room number and use	Average VSC Ratio of Change	Meets BRE criteria
146 Hermitage Road	R2 – Living Room	0.84	Yes
148 Hermitage Road	R1 – Living Room	0.82	Yes
150 Hermitage Road	R2 – Bedroom	0.81	Yes
152 Hermitage Road	R1 – Living Room	0.81	Yes
154 Hermitage Road	R2 – Living Room	0.80	Yes
156 Hermitage Road	R1 – Living Room	0.79	No
158 Hermitage Road	R2 – Bedroom	0.80	Yes
160 Hermitage Road	R1 – Bedroom	0.82	Yes

Table 6.2 – Results of Averaged VSC Analysis

It can be seen that in all but one case, the average ratio of change is within the 0.80 BRE Guideline value. In No.156 Hermitage Road, the ratio of change is marginally exceeding the 0.80 value, experiencing a 0.79. The additional average VSC analysis demonstrates that when the impact on the room itself is examined in detail, the reduction in daylight will be within the permitted tolerances set out within the guidelines for No. 146 - 160 Hermitage Road (excl. No. 156).

The daylight availability within No. 156 Hermitage Road is explored in more detail in Section 6.3.

Lastly, there is one window in Adelphi Court which is shown to experience a minor transgressional ratio of change in VSC of 0.78, only marginally exceeding the BRE recommended 0.80. Furthermore, this window will retain a VSC value of 24% with the proposed development in place.

It should be noted that as part of the representation hearing carried out for the GLA (D&P/3067/03 – 2013) following guidance was provided on determining a material impact to a neighbouring property in Appendix 1: *'It should, nevertheless, be noted that the 27% VSC target value is derived from a low-density suburban housing model. The independent daylight and sunlight review states that in an inner-city urban environment, VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable'.*

Therefore, given the very minor reduction and 'reasonably good' retained VSC value of 24%, the reduction in VSC to Adelphi Court should be considered acceptable.

6.2 No Sky Line Assessment

In order to pass the No Sky Line Assessment, the BRE Guidelines state that the area of the working plane within the room that has a view of the sky should not be reduced to less than 0.8 times its former value as a result of new development. One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, for both the existing and proposed conditions, and a judgement can be made as to whether the room will retain light to a reasonable depth. The results of the No Sky Line/Daylight Distribution analysis are summarised in Table 6.3.

Property	No. Rooms Tested	Rooms meeting BRE Guidelines		NSL Room Transgressions		
		No.	%	Minor adverse	Moderate adverse	Major adverse
60 Finsbury Park Ave	5	5	100%	0	0	0
62 Finsbury Park Ave	2	2	100%	0	0	0
64 Finsbury Park Ave	2	2	100%	0	0	0
66 Finsbury Park Ave	2	2	100%	0	0	0
68 Finsbury Park Ave	2	2	100%	0	0	0
70 Finsbury Park Ave	2	2	100%	0	0	0
72 Finsbury Park Ave	2	2	100%	0	0	0
74 Finsbury Park Ave	2	2	100%	0	0	0
76 Finsbury Park Ave	2	2	100%	0	0	0
78 Finsbury Park Ave	2	2	100%	0	0	0
80 Finsbury Park Ave	2	2	100%	0	0	0
8 Compton Terrace	1	1	100%	0	0	0
9-11 Compton Terrace	6	6	100%	0	0	0
112 Hermitage Road	3	3	100%	0	0	0
114 Hermitage Road	3	3	100%	0	0	0
116 Hermitage Road	3	3	100%	0	0	0
118 Hermitage Road	3	3	100%	0	0	0
120 Hermitage Road	3	3	100%	0	0	0
122 Hermitage Road	3	3	100%	0	0	0
124 Hermitage Road	3	3	100%	0	0	0
126 Hermitage Road	3	3	100%	0	0	0
128 Hermitage Road	3	3	100%	0	0	0
130 Hermitage Road	3	3	100%	0	0	0

132 Hermitage Road	3	3	100%	0	0	0
134 Hermitage Road	3	3	100%	0	0	0
136-138 Hermitage Road	3	3	100%	0	0	0
140 Hermitage Road	2	2	100%	0	0	0
142 Hermitage Road	3	3	100%	0	0	0
144 Hermitage Road	3	3	100%	0	0	0
146 Hermitage Road	3	3	100%	0	0	0
148 Hermitage Road	2	2	100%	0	0	0
150 Hermitage Road	3	3	100%	0	0	0
152 Hermitage Road	4	4	100%	0	0	0
154 Hermitage Road	3	3	100%	0	0	0
156 Hermitage Road	3	1	33%	2	0	0
158 Hermitage Road	3	3	100%	0	0	0
160 Hermitage Road	2	2	100%	0	0	0
162 Hermitage Road	2	2	100%	0	0	0
164 Hermitage Road	2	2	100%	0	0	0
166 Hermitage Road	3	3	100%	0	0	0
168 Hermitage Road	2	2	100%	0	0	0
170 Hermitage Road	2	2	100%	0	0	0
172 Hermitage Road	2	2	100%	0	0	0
174 Hermitage Road	3	3	100%	0	0	0
169 Hermitage Road	5	5	100%	0	0	0
171 Hermitage Road	5	5	100%	0	0	0
173 Hermitage Road	2	2	100%	0	0	0
Adelphi Court	17	17	100%	0	0	0
Total	147	145	99%	2	0	0

Table 6.3 – Results of No Sky Line (NSL) Analysis

From the results summarised above, it can be seen that as a result of the proposed development, the impact on the daylight distribution within the significant majority of the assessed rooms will be negligible. The reduction in the area of the working plane that has a direct view of the sky will be less than 20% therefore occupants are unlikely to notice any change.

There are 2 rooms in No. 156 Hermitage Road which are shown to experience a potentially noticeable reduction in NSL. However, in such cases where the VSC or NSL tests indicate a development proposal has the potential for causing daylight impacts to neighbouring properties, the more detailed Average Daylight Factor (ADF) test can be used as an additional method to provide a more quantitative assessment.

As the room layout information is known within this property, it has been possible to use the more detailed ADF analysis to better understand the retained level of daylight within the rooms themselves. The results are discussed in detail in Section 6.3 and from this analysis it can be seen that these rooms in 156 Hermitage Road experiencing a transgressional result will still retain a sufficient level of daylight with the proposed development in place.

6.3 Average Daylight Factor

The ADF method calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors under a sky of known luminance and luminance distribution. This is the most detailed of the daylight calculations and considers the physical nature of the room behind the window, including; window transmittance, and surface reflectivity.

In this situation, the application of the ADF test is important as it allows the glazing area, room area and room layout to be taken into account within the calculation. Using the VSC test in isolation provides only an indication of the 'potential' for light to enter the room as it is an outward looking test based on a single point at the centre of the window location. The ADF test takes into account the size and number of windows serving each room and therefore allows a more quantitative assessment to be undertaken.

The ADF analysis has been carried out for the rooms within No. 156 Hermitage Road which are experiencing a transgressional result from the VSC and/or NSL tests as the room dimensions are known. The results of this analysis are detailed in the appendix to this report and are summarised in Table 6.4.

Property	Room number and use	Target ADF value	Achieved ADF value	Meets BRE criteria
156 Hermitage Road	R1 – Living Room	1.5%	2.2%	Yes
	R1 – Bedroom	1.0%	2.0%	Yes
	R2 – Bedroom	1.0%	1.5%	Yes

Table 6.4 – ADF analysis results

From the above, it can be seen that when the ADF value resulting from the proposed development is compared against the recommended value set out in the BRE Guidelines, this exceeds the minimum required level of daylight in all cases. It is therefore possible to conclude that whilst the results of the VSC and NSL test indicate a noticeable change in daylight to these windows and rooms, under the proposed development scenario, the affected rooms will still receive sufficient levels of daylight throughout the year.

6.4 Summary of Daylighting Impacts

The proposed development at Omega B, Omega Works, 167 Hermitage Road, Haringey N4 1NA has been evaluated against the criteria set out by the BRE Guidelines for the assessment of the potential impacts on the daylight of the neighbouring properties. Forty-eight properties have been identified as sensitive receptors for this study, and the habitable rooms and the windows serving the rooms within these properties have been tested.

When the magnitude of reduction is considered, it is evident that this will be within the acceptable limits set out within the BRE Guidelines in the vast majority of cases. In the cases where a reduction in daylight may be experienced by a neighbouring window or room, it has been shown that:

- For rooms with multiple windows, the average VCS result will be acceptable in line with BRE Guidance
- For rooms where the internal layouts are known in 156 Hermitage Road, the retained daylight availability will be sufficient with the proposed development in place.
- Where internal layouts are not known, the retained VSC values are above 20% with the proposed development in place.

Consequently, it is possible to conclude that any changes to the daylight received by the habitable rooms of the neighbouring buildings will not be significant and is unlikely to be noticeable by the occupants.

7 Sunlight and Overshadowing Analysis under Omega B development scenario

7.1 Annual Probable Sunlight Hours Assessment

The Annual Probable Sunlight Hours (APSH) tests have been carried out using the numerical model described in Section 4.3. The assessment requirements for the APSH test, as set out in the BRE Guidelines, have been reiterated below. For the assessment to conclude that the sunlighting of the existing dwelling could be adversely affected, all three of the following tests need to have been failed:

Test A - Does the window receive less than 25% of the APSH, or less than 5% the APSH between 21st September and 21st March?

Test B - Does the assessed window receive less than 0.8 times its former sunlight hours during either the 'whole year' or 'winter' period?

Test C - Is the reduction in sunlight received over the whole of the year greater than 4% of the APSH?

However, these tests are only applicable to windows that face within 90 degrees of due south. Consequently, in line with the guidelines and assessment methodologies set out within the BRE document, the analysis of sunlight impacts has only been carried out for these windows. Windows facing within 90 degrees of due north are not analysed and impacts are deemed to be negligible.

It should also be noted that where rooms have windows on more than one elevation, it is acceptable to sum the non-coincident sunlight hours to achieve a

'room total'. This approach is acknowledged by the BRE Guidelines and facilitates a greater understanding of the sunlight received within a room by taking into account the fact that some windows will receive sunlight at different times during the day.

When examining the results of the three sunlight tests, it is first necessary to understand why there are three separate tests and more importantly, why it is not necessary to pass all three to demonstrate that there is no adverse impact. The BRE Guidelines clearly state that for the proposed development to be considered to have an adverse effect on the available sunlight to neighbouring windows, all three tests would need to have been failed.

This is because sunlight is not assessed in terms of its contribution to the overall lighting levels within the room. The value attributed to sunlight is its transient presence and the way in which it can make a room appear bright and cheerful. There are also therapeutic values associated with sunlight and therefore it can be seen that these are not quantitative metrics that can be assessed using a single pass/fail criteria test. It is also necessary to understand that the amount of sunlight received by a window is strongly influenced by the orientation of the window elevation and any surrounding obstructions.

As a consequence of these factors, the assessment methodology embodied within the three separate tests allows the change in sunlight to be assessed in terms of the magnitude of change, absolute change and the retained level of sunlight. To conclude that a new development has no adverse impact, all that is required is for one of the three tests to be passed. The APSH test has been carried out and the detailed results of the analysis are included in Appendix A.3 and a summary of the results are shown in Table 7.1.

Property	Number of Windows Tested	Annual			Winter		
		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts
		No.	%		No.	%	
60 Finsbury Park Avenue	3	3	100%	0	3	100%	0
62-80 Finsbury Park Avenue	<i>*windows face within 90 degrees of due north*</i>						
8 Compton Terrace	1	1	100%	0	1	100%	0
9-11 Compton Terrace	<i>*windows face within 90 degrees of due north*</i>						
112 -174 Hermitage Road	<i>*windows face within 90 degrees of due north*</i>						
169 Hermitage Road	2	2	100%	0	2	0%	0
171 Hermitage Road	3	3	100%	0	2	67%	1
173 Hermitage Road	2	2	100%	0	1	50%	1
Adelphi Court	27	27	100%	0	29	100%	0
Total	38	38	100%	0	36	95%	2

Table 7.1 – Results of APSH Analysis

When the results of the APSH analysis summarised in Table 7.1 and Appendix A.3 are inspected, it can be seen that all windows and rooms pass at least one of the three sunlight tests. The results of the WPSH show that there is one window in both 171 and 173 Hermitage Road that will experience a reduction in winter sunlight hours as a result of the proposal at Omega B. However, both of these rooms will retain an excellent availability of sunlight annually, achieving 40% and 46% APSH with the proposed development in place. Consequently, it can be concluded that the proposed scheme will not have an unacceptable impact on annual sunlight availability to the neighbouring buildings.

7.2 Sun on the Ground

The BRE Guidelines acknowledge that good site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambiance of a development.

The 2011 BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment and therefore using the specialist software described in Section 4.3, the path of the sun is tracked to determine where the sun would reach the ground and where it would not.

The BRE guidelines recommend that at least half of a garden or amenity area should receive at least 2 hours of sunlight on March 21st or the area which receives 2 hours of direct sunlight should not be reduced to less than 0.8 times its former value (i.e. there should be no more than a 20% reduction).

Typical examples of areas that could be considered as open spaces or amenity areas are main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views.

The gardens of the following properties have been identified as sensitive amenity areas and the results of the sun on the ground analysis are summarised in Table 7.2. The graphical results of the overshadowing analysis are included in Appendix A.2.

- Rear gardens to 171-173 Hermitage Road
- Garden to unknown property at Adelphi Court, 11 Ashfield Road

Amenity area	% of area lit for 2 hours or more on the 21 st March		Ratio of change	Compliant with BRE criteria?
	Existing	Proposed		
171 Hermitage Road	34%	27%	0.80	Yes
173 Hermitage Road	27%	22%	0.81	Yes
Adelphi Court	82%	62%	0.76	Yes

Table 7.2 – Results of the Sun on Ground analysis

From the above results, it can be seen that as a result of the proposed development, the sunlight available to these amenity areas will either not be reduced by more than 20% which is the acceptable reduction limit prescribed by the BRE Guidelines, or will retain two hours of more of direct sunlight to 50% or more of the area on 21st March.

Consequently, it can be concluded that the proposed development will not result in a noticeable increase in overshadowing to the neighbouring gardens.

7.3 Transient Overshadowing

Where amenity areas are used at specific times of day or year, it is useful and illustrative to comment on the overshadowing that will occur throughout the day and at different times of the year. However, with traditional rear gardens and public open spaces that are potentially used all year round, it is acknowledged by the BRE Guidelines that the 21st March equinox is used, as this represents a much worst case than an assessment during the summer when shadows are shorter and impacts of new development are less magnified.

It is also worth highlighting that whilst the BRE Guidelines do not provide any thresholds or assessment criteria for overshadowing analysis carried out at any date other than the 21st March. All that is quoted in the Guidelines is an acknowledgement that some degree of transient overshadowing should be expected from new development. Consequently, unless there is a specific reason to assess overshadowing at a specific time of day, the use of transient shadow plots is not recommended by the BRE Guidelines.

In this situation, it is not considered that any of the amenity areas that are potentially affected by the proposed development would be described as being sensitive to overshadowing at any particular time of day. Consequently, transient overshadowing is not considered appropriate for this assessment.

7.4 Solar Glare

Solar glare or dazzle can affect neighbouring buildings and pose potential hazards for road users under certain circumstances. The BRE Guidelines highlight two particular cases where this can be a problem; these being where there are large areas of reflective glass or cladding on the façade, or where large areas of glass or cladding slope back such that high-altitude sunlight can be reflected along the ground.

When the proposed design is considered, it can be seen that the building does not slope back, nor does it include large areas of reflective glass or cladding. Given the building design and the BRE Guideline's stance on this matter, it is not considered necessary or appropriate to incorporate an analysis of solar glare.

8 Discussion of Daylighting Impacts under Omega B and Omega A development scenario

There is also a development proposal at the adjacent site to the west of the Omega B site, known as Omega A. Additional analysis has therefore been carried out to assess the potential impact to the neighbouring properties as a result of the development proposals at both Omega B and Omega A sites. This scenario is shown in Image 8.1.



Figure 8.1 – Image of Omega B and Omega A development scenario

The only properties that are affected by both Omega B and Omega A schemes are the two storey houses to the south on Hermitage Road. The results in this section therefore only focus on these properties and the full set of results is included in Appendix A.4.

8.1 Vertical Sky Component Assessment

The results of the VSC analysis with both Omega B and Omega A schemes are summarised in Table 8.1.

Property	No. Windows Tested	Windows meeting BRE Guidelines		VSC Windows Transgressions		
		No.	%	Minor adverse	Moderate adverse	Major adverse
140 Hermitage Road	5	0	0%	5	0	0
142 Hermitage Road	5	0	0%	5	0	0
144 Hermitage Road	5	0	0%	5	0	0
146 Hermitage Road	5	0	0%	5	0	0
148 Hermitage Road	5	0	0%	5	0	0
150 Hermitage Road	7	2	29%	5	0	0
152 Hermitage Road	6	1	17%	5	0	0
154 Hermitage Road	5	0	0%	5	0	0
156 Hermitage Road	5	1	20%	2	0	0
158 Hermitage Road	7	5	71%	2	0	0

Table 8.1 –Results of VSC Analysis from Omega B & Omega A developments

From these results, it can be seen that as a result of both the Omega B and Omega A developments, there will be some additional minor transgressions to some of the windows in the properties 140-158 Hermitage Road. However, whilst a reduction in VSC of this magnitude does indicate a potentially 'noticeable' change, the BRE Guidelines are quite clear in stating that this does not necessarily mean that the degree of change is unacceptable.

Firstly, it should be noted that when taking into account the average VSC result for bay windows, all of the windows will retain a VSC of above 20% with both Omega B and Omega A schemes in place. Based on guidance provided to the GLA on determining a material impact to a neighbouring property (D&P/3067/03 – 2013), it was considered that 'VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable'. Therefore, in this case, it should be considered that these minor impacts will not be detrimental to these properties.

Furthermore, the more detailed Average Daylight Factor (ADF) test has been used as an additional method to provide a more quantitative assessment as the room layout information is known. The results are discussed in detail in Section 8.3 and from this analysis it can be seen that all but one of the rooms on Hermitage Road experiencing minor transgression result to their windows, will still retain a sufficient level of daylight with the proposed development in place.

8.2 No Sky Line Assessment

The results of the NSL analysis with both Omega B and Omega A schemes are summarised in Table 8.1. The result for a selection of properties that will be influenced by both proposals are included in this table and the full set of results is included in Appendix A.4.

Property	No. Rooms Tested	Rooms meeting BRE Guidelines		NSL Room Transgressions		
		No.	%	Minor adverse	Moderate adverse	Major adverse
140 Hermitage Road	2	1	50%	0	1	0
142 Hermitage Road	3	2	67%	0	1	0
144 Hermitage Road	3	2	67%	0	1	0
146 Hermitage Road	3	2	67%	1	0	0
148 Hermitage Road	2	1	100%	0	1	0
156 Hermitage Road	3	1	33%	1	1	0

Table 8.2 – Results of NSL Analysis from Omega B & Omega A developments

From these results, it can be seen that as a result of both the Omega B and Omega A developments, there will be a small number of additional transgressions habitable rooms in the properties 140-156 Hermitage Road. However, whilst a reduction in VSC of this magnitude does indicate a potentially 'noticeable' change, the BRE Guidelines are quite clear in stating that this does not necessarily mean that the degree of change is unacceptable.

As the room layout information is known within these properties, it has been possible to use the more detailed ADF analysis to better understand the retained level of daylight within the rooms themselves. The results are discussed in detail in Section 8.3 and from this analysis it can be seen that all of the rooms on Hermitage Road experiencing a transgressional result will still retain a sufficient level of daylight with the proposed development in place.

8.3 Average Daylight Factor

The ADF analysis has been carried out for the rooms within No. 140 – 158 Hermitage Road which are experiencing a transgressional result from the VSC and/or NSL tests as a result of both the Omega B and Omega A schemes. The results of this analysis are detailed in the appendix to this report and are summarised in Table 8.3.

Unit number & Floor level	Room number and use	Target ADF value	Achieved ADF value	Meets BRE criteria
140 Hermitage Road	R1 – Living Room (Ground)	1.5%	2.2%	Yes
	R1 – Living Room (First)	1.5%	2.4%	Yes
142 Hermitage Road	R1 – Living Room	1.5%	2.1%	Yes
	R1 – Bedroom	1.0%	1.6%	Yes
	R2 – Bedroom	1.0%	2.3%	Yes
144 Hermitage Road	R1 – Living Room	1.5%	2.1%	Yes
	R1 – Bedroom	1.0%	2.3%	Yes
	R2 – Bedroom	1.0%	1.5%	Yes
146 Hermitage Road	R1 – Living Room	1.5%	2.1%	Yes
	R1 – Bedroom	1.0%	1.8%	Yes
	R2 – Bedroom	1.0%	2.2%	Yes
148 Hermitage Road	R1 – Living Room	1.5%	2.1%	Yes
	R1 – Bedroom	1.0%	2.4%	Yes
150 Hermitage Road	R1 – Bedroom	1.0%	2.1%	Yes
	R1 – LKD	2.0%	1.8%	No*
152 Hermitage Road	R1 – Living Room	1.5%	2.2%	Yes

	R1 – Bedroom	1.0%	1.6%	Yes
	R2 – Bedroom	1.0%	2.2%	Yes
	R3 – Bedroom	1.0%	1.5%	Yes
154 Hermitage Road	R1 – Living Room	1.5%	2.1%	Yes
	R1 – Bedroom	1.0%	1.4%	Yes
	R2 – Bedroom	1.0%	2.0%	Yes
156 Hermitage Road	R1 – Living Room	1.5%	2.1%	Yes
	R1 – Bedroom	1.0%	2.0%	Yes
	R2 – Bedroom	1.0%	1.5%	Yes
158 Hermitage Road	R1 – Bedroom	1.0%	2.2%	Yes

Table 8.3 – ADF analysis results with Omega B and Omega A Schemes

From the above, it can be seen that when the ADF value resulting from the both the Omega B and Omega A proposed development schemes is compared against the recommended value set out in the BRE Guidelines, this exceeds the minimum required level of daylight in all but one case.

*The one room falling short of the ADF target value is a LKD in Flat B on the first floor of 150 Hermitage Road and what would have been a bedroom has been converted into a deep living/kitchen/dining room. Given that the dominant use of this room would be a living room, it is acceptable to apply the target value of 1.5% to this room in accordance with GLA guidance. This room achieves an ADF of 1.85% and therefore, will still retain a very reasonable level of daylight with both proposals in place.

It is therefore possible to conclude that whilst the results of the VSC and/or NSL test (Section 8.1 and 8.2) indicate a noticeable change in daylight to these

windows and/or rooms, under the proposed development scenario, the affected rooms will still receive sufficient levels of daylight throughout the year.

8.4 Summary of Cumulative Daylighting Impacts

The development proposals at Omega B and Omega A sites have been evaluated against the criteria set out by the BRE Guidelines for the assessment of the potential impacts on the daylight of the neighbouring properties. Ten additional properties have been identified as sensitive to both developments. These are 140-158 Hermitage Road and therefore, the windows and rooms in these properties have been tested.

From these results, it is evident that where a reduction in daylight may be experienced by a neighbouring window or room, the retained daylight availability will still be sufficient with both of the proposed developments in place. Consequently, it is possible to conclude that any changes to the daylight received by the habitable rooms of the neighbouring buildings will not be significant and is unlikely to be noticeable by the occupants.

9 Sunlight and Overshadowing Analysis under Omega A and Omega B development scenario

9.1 Annual Probable Sunlight Hours Assessment

The APSH analysis has been carried out with both Omega B and Omega A schemes in place. The properties that are affected by both developments are 140-158 Hermitage Road. However, the assessed windows in these properties face within 90 degrees of due north and therefore, there will be no notable reduction in sunlight to these windows. The full set of results is included in Appendix A.4.

9.2 Sun on the Ground

The two hour sun on ground analysis has been carried out with both Omega A and Omega B schemes in place. The amenity areas that are affected by both developments are located at 171 and 173 Hermitage Road and also to Adelphi Court. These results are included in Table 9.1 and the full set of results is included in Appendix A.4.

From the above results, it can be seen that as a result of the proposed development, the sunlight available to these amenity areas will either not be reduced by more than 20% or they will retain two hours or more of first sunlight to over 50% of their area on the 21st March.

Consequently, it can be concluded that the development proposals at both Omega B and Omega A sites will not result in a noticeable increase in overshadowing to the neighbouring gardens.

Amenity area	% of area lit for 2 hours or more on the 21 st March		Ratio of change	Compliant with BRE criteria?
	Existing	Proposed		
171 Hermitage Road	34%	27%	0.80	Yes
173 Hermitage Road	27%	22%	0.81	Yes
Adelphi Court	82%	62%	0.75	Yes

Table 9.1 – Results of the Sun on Ground analysis

10 Daylight and Sunlight Provision to Proposed Development

10.1 Overview

As discussed in Section 4, the primary test for daylight within the proposed development is the Average Daylight Factor (ADF) test and this is discussed in detail in the following section. The No Sky Line (NSL) analysis has also been carried out to provide supporting information on the distribution of daylight within each of the habitable rooms. The NSL results are processed by the computational model in both graphical and numerical formats and these are included in the appendix to this report.

It is the intention of the BRE Guidelines to aid, rather than constrain the designer and as such a range of qualitative and quantitative tests are outlined, which vary in complexity. During the early stages of design, it is often appropriate to use the more simplistic rule-of-thumb tests. However, when assessing a final design at the planning application stage, it is more appropriate to rely upon the more detailed and quantitative analysis techniques. These allow window size and position, glazing type, room layout and dimensions etc to be taken into consideration. Consequently, the assessment of natural daylight provision has been based primarily on the results of the ADF test, although reference to the NSL results is made when deemed necessary.

10.2 Assessment of Daylight Provision to New Rooms

Using the analytical techniques discussed in Section 4, the Average Daylight Factor (ADF) for the habitable rooms within the proposed development has been calculated.

It is first important to note that in accordance with the guidance set out in both the BRE Guidelines and the BS 8206-2:2008 document, rooms that have a dual use, i.e. an open plan kitchen and lounge, are assessed as a single room and assessed against the room use with the highest daylighting requirement.

However, the use of a living/kitchen/dining room has been explored in detail as part of a Representation Hearing Report prepared for the Greater London Authority (GLA), which sought independent advice with respect to material impacts on daylight. This report concluded that, in practice, the principal or dominant use of rooms designed as LKDs or 'living / kitchen / dining room' is as a living room, especially when the kitchen area represents only a small proportion of the overall room. Therefore, basing the ADF target value on the dominant room use means that a value of 1.5% would represent a reasonable and acceptable level of retained daylight within the room.

A summary of the ADF results for the proposed Blocks 01 and 02 are shown in Table 10.1. The results have also been calculated under the proposed Omega A development scenario and these are shown in Table 10.2. The full set of detailed results under both Omega B and Omega B + Omega A conditions are included in Appendix A.5 and A.6 respectively.

Block	Number of rooms assessed habitable rooms	Number of rooms meeting BRE target value	Percentage of BRE compliant rooms
Block 01	18	18	100%
Block 02	79	79	100%
Total:	97	97	100%

Table 10.1 – Summary of compliant ADF results

Block	Number of rooms assessed habitable rooms	Number of rooms meeting BRE target value	Percentage of BRE compliant rooms
Block 01	18	18	100%
Block 02	79	79	100%
Total:	97	97	100%

Table 10.2 – Summary of compliant ADF results with Omega A development

Based on the above results, it can be concluded that under both existing and proposed conditions at the Omega A site, all of the habitable spaces in the proposed residential units will meet the BRE and industry guidance. Therefore, these rooms will be well-lit throughout the year and will have a reduced reliance on supplementary electric lighting.

In addition to the ADF calculations, the NSL analysis has also been carried out. This analysis is included in Appendix A.5 and the analysis with both Omega B and Omega A blocks is included in Appendix A.6. From this analysis, it can be seen that the majority of rooms, particularly those on the higher floors of the development will achieve an excellent distribution of daylight to over 80% of the room area.

10.3 Provision of Sunlight to New Rooms

The BRE Guidelines provide guidance in respect of sunlight quality for new developments stating: “in housing, the main requirement for sunlight is in living rooms, where it is valued at any time of the day, but especially in the afternoon. Sunlight is also required in conservatories. It is viewed as less important in bedrooms and in kitchens where people prefer it in the morning rather than the afternoon.”

The assessment criteria set out within the BRE document are discussed in Section 4.3 of this report, but in general terms the overall objective sought by the guidelines is as follows:

“In general, a dwelling or non-domestic building which has a particular requirement for sunlight, will appear reasonably sunlit provided that at least one main window faces within 90 degrees 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 between 21st September and 21st March.

It is also worth noting that in paragraph 3.1.11 of the BRE guidance it is suggested that if a room faces significantly north of due east or west it is unlikely to meet the recommended levels of sunlight. A further observation from paragraph 5.3 of the BS 8206-2 is that with regards to sunlight duration, the degree of satisfaction is related to the expectation of sunlight. Therefore, if a room is north facing or if the building is in a densely-built urban area, the expectation of sunlight will be lower.

It should be noted that where rooms have more than one window, it is acceptable to sum the non-coincident sunlight hours to achieve a 'room total'. This approach is acknowledged by the BRE Guidelines and facilitates a greater understanding of the sunlight received within a room by taking into account the fact that some windows will receive sunlight at different times during the day.

The results of this analysis under Omega B development conditions are included in Appendix A.5 and the analysis under Omega B + Omega A conditions are included in A.6 of this report.

From the results, it can be seen that all of the main habitable rooms in Block 02 will meet or receive in excess of the target values set out by the BRE Guidelines of 25% annual probable sun hours. Furthermore, the majority of the main habitable rooms in Block 01 will also meet or receive in excess of the target values. There are four Living/kitchen/dining rooms in Block 01 which are falling short of the aspirational target values, however, in two of these units, the bedrooms will receive in excess of the sunlight target values.

It should be taken into account that the main window that serve these LKD are overhung by balconies and in turn, have access to a private amenity themselves. Although these balconies restrict the availability of sunlight to the window, the balcony itself will receive a much greater level of direct sunlight. Whilst this sunlight is not registered by the numerical analysis as being incident on the window, it is nevertheless falling on the balcony area and visible within the room. Therefore, where balconies are present, it is important to acknowledge that the amenity benefits provided by the sunlight are still present within the room itself.

Overall, it can be concluded that the proposed units and their private amenity areas will be well sunlit, particularly during the summer months.

11 Conclusions

The detailed analysis undertaken as part of this assessment has examined the impact of the proposed development at Omega B, Omega Works, 167 Hermitage Road, Haringey N4 1NA, on the amount of daylight enjoyed by the neighbouring buildings. Forty-eight properties have been identified as sensitive receptors for this study, and the habitable rooms and the windows serving the rooms within these properties have been tested.

There is also a development proposal at the adjacent site to the west, known as 'Omega A'. This assessment has also taken into account the potential impact to the neighbouring properties as a result of the development proposals at both Omega B and Omega A sites and also the impact of the Omega A scheme on the natural daylight and sunlight that will be available within the habitable rooms within the Omega B scheme.

When the magnitude of reduction is considered as a result of Omega B and both Omega B + Omega A, it is evident that this will be within the acceptable limits set out within the BRE Guidelines in the vast majority of cases. In the cases where a reduction in daylight may be experienced by a neighbouring window or room, it has been shown that:

- For rooms with multiple windows, the average VCS result will be acceptable in line with BRE Guidance

- For rooms where the internal layouts are known in the Hermitage Road properties, the retained daylight availability will be sufficient with the proposed development in place.
- Where internal layouts are not known, the retained VSC values are above 20% with the proposed development in place.

Consequently, it is possible to conclude that any changes to the daylight received by the habitable rooms of the neighbouring buildings will not be significant and is unlikely to be noticeable by the occupants.

The assessment of the impact of the proposed development on the sunlight enjoyed by the neighbouring buildings has also shown that despite some reductions seen in the number of annual probable sunlight hours enjoyed by these windows these are again within the limits prescribed by the BRE Guidelines as being acceptable. Furthermore, the assessment of the sunlight available to the neighbouring amenity areas indicates that the amenity areas will experience little change to the sunlight levels they currently enjoy or retain an acceptable amount of sunlight with the proposal in place.

In summary, the development proposals have been appraised in line with the guidelines set out in the BRE document. When assessed against the criteria for establishing whether the proposed development will have a significant impact, it has been possible to conclude that the development will not result in a notable reduction in the amount of either daylight or sunlight enjoyed by the neighbouring buildings or will retain an acceptable level of daylight with both proposals in place.

In addition to the impact on its neighbours, the provision of natural daylight and sunlight to the habitable rooms within the proposed development itself has also been quantified under both existing and proposed development conditions at the adjacent Omega A site. This analysis has shown that all of the proposed habitable rooms will exceed the minimum target values for natural daylight set out within BRE and industry guidance. Consequently, it can be concluded that these habitable spaces will be well lit and will have a reduced reliance on supplementary electric lighting.

It has also been possible to demonstrate that the main living areas will receive well in excess of the 'all year' and 'winter' target levels of direct sunlight in the vast majority of cases. In the small number of cases where the LKD is not meeting the aspirational sunlight target value, this is primarily due to the presence of overhanging balconies. However, the balcony itself will receive a much greater level of direct sunlight. As a consequence of the light and additional visual interest provided by this direct sunlight, the amenity value of these rooms will be enhanced.

A Appendices

Appendix A.1 – Scheme Drawings

Appendix A.2 – Graphical Model Outputs

Appendix A.3 – Tabulated Results for Daylight & Sunlight Calculations - Impact on Neighbours under Omega B Development Scenario

Appendix A.4 – Tabulated Results for Daylight & Sunlight Calculations – Impact on Neighbours under Omega B and Omega A Development Scenario

Appendix A.5 – Tabulated Results for Daylight & Sunlight Calculations - Provision to New Development under Omega B Development Scenario

Appendix A.6 – Tabulated Results for Daylight & Sunlight Calculations - Provision to New Development under Omega B and Omega A Development Scenario

Appendix A.1 – Scheme Drawings



DO NOT SCALE FROM THIS DRAWING.
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
Electronic data/drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 5th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

- KEY:
- COMMERCIAL COMMUNAL LOBBY
 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
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PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
GROUND FLOOR PLAN
SCALE BAR:

DATE: 31.07.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
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DRAWING NO: 0092_PL_000			REV: -



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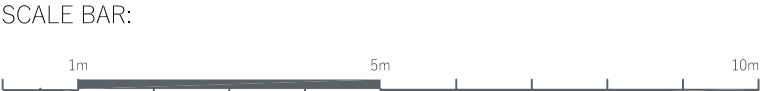
- KEY:
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 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
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PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
1st FLOOR PLAN



DATE: 31.07.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
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 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
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PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
2nd FLOOR PLAN
SCALE BAR:
3m 6m 10m

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 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
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PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
3rd FLOOR PLAN
SCALE BAR:

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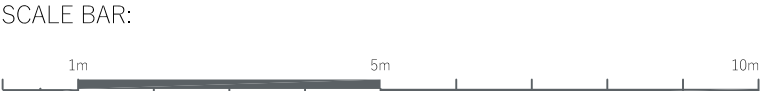
- KEY:
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 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
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 - 3 BED UNIT
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 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
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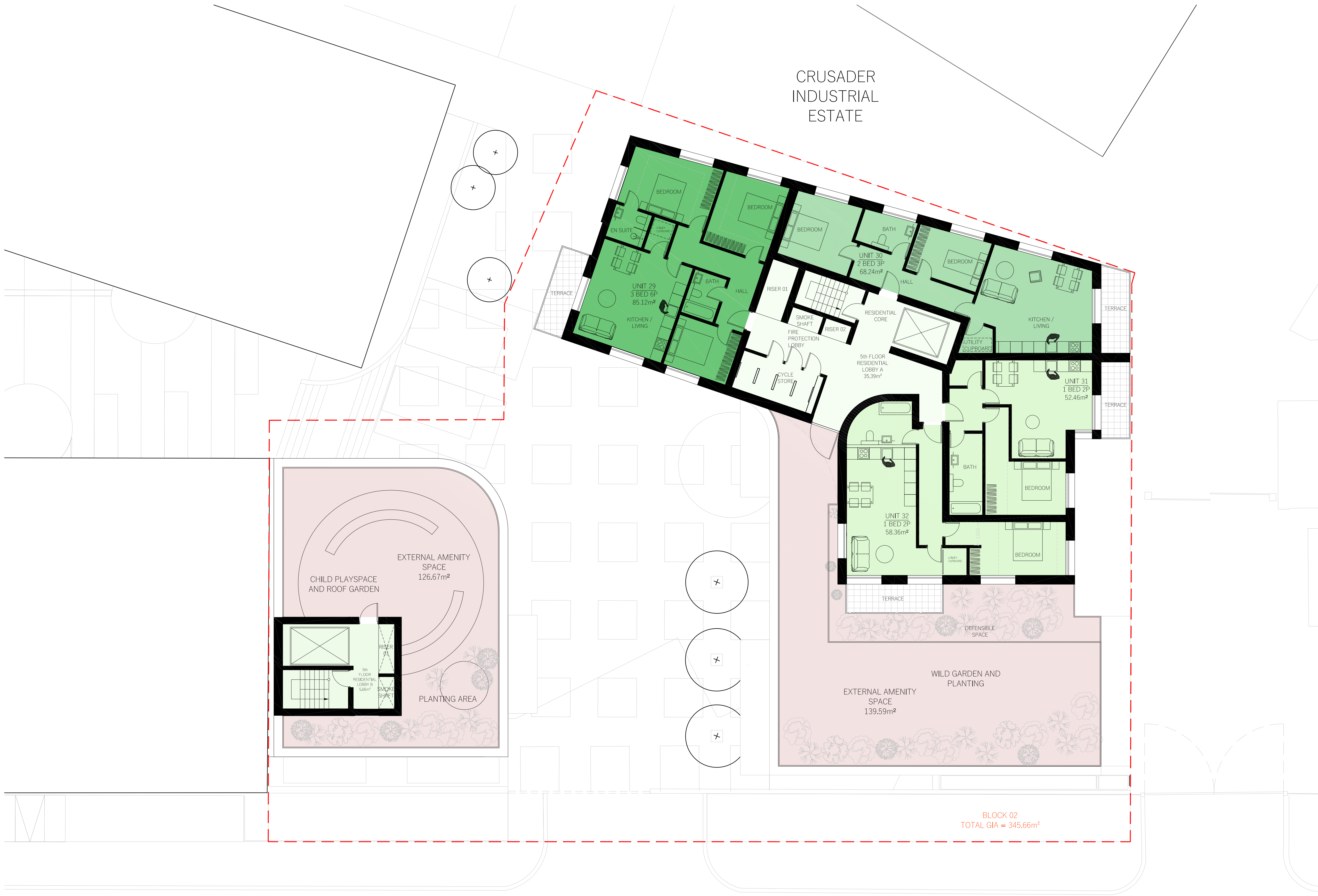
PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
4th FLOOR PLAN



DATE: 31.07.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH: 	
DRAWING NO: 0092_PL_400		REV: -	



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- KEY:
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 - COMMERCIAL SPACE
 - COMMERCIAL CORE
 - BIN STORE
 - RESIDENTIAL LOBBY / CORE
 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
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PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
5th FLOOR PLAN
SCALE BAR:

DATE: 31.07.22	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
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DRAWING NO: 0092_PL_500			REV: -



DO NOT SCALE FROM THIS DRAWING.
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

FOR ELECTRONIC DATA USE
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 - COMMERCIAL CORE
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 - 1 BED UNIT
 - 2 BED UNIT
 - 3 BED UNIT
 - TERRACE / BALCONY
 - COMMUNAL EXTERNAL AMENITY SPACE

REVISION	DATE	COMMENT
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PROJECT:
OMEGA WORKS B
HERMITAGE LANE, HARINGEY

CLIENT:
CPG FELDMAN

DRAWING:
PROPOSED
6th FLOOR PLAN
SCALE BAR:
0m 5m 10m

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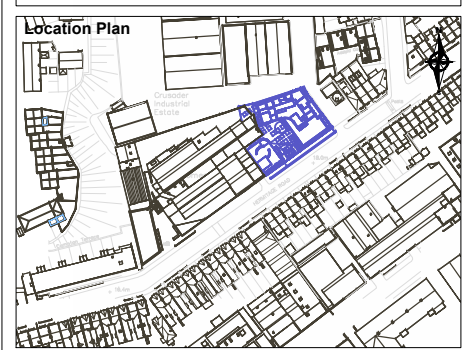
Appendix A.2 – Graphical Model Outputs



Legend

Proposed Buildings

Surrounding Buildings



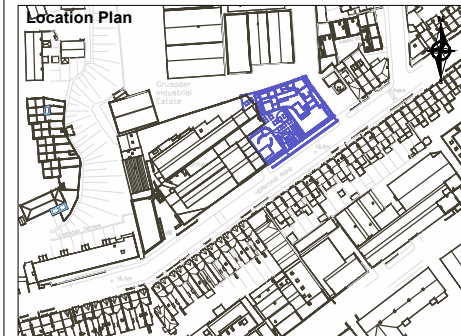
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Rev	Description	Date
CLIENT		
Majorlink Limited		
PROJECT		
Hermitage Road, London		
SCALE	PROJ REF	ANALYST
Not to scale	3322	KC
DRAWN BY		JP
DWG REF.		DWG No.
3D Model - Location Plan		3322_01



Legend

- Existing Buildings
- Proposed Buildings
- Surrounding Buildings

Location Plan



00	First issue	24/06/2022
Rev	Description	Date

CLIENT

Majorlink Limited

PROJECT

Hermitage Road, London

SCALE

Not to scale

PROJ REF

3322

ANALYST

KC

DRAWN BY

JP

DWG REF

3D Model - Existing Site Scenarios

DWG No.

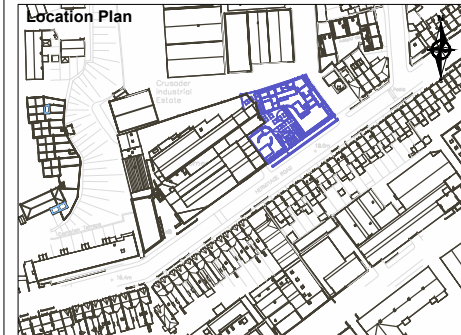
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Legend

- Proposed Buildings
- Surrounding Buildings

Location Plan



00	First issue	24/06/2022
Rev	Description	Date

CLIENT

Majorlink Limited

PROJECT

Hermitage Road, London

SCALE

Not to scale

PROJ REF

3322

ANALYST

KC

DRAWN BY

JP

DWG REF

3D Model - Proposed Site Scenarios

DWG No.

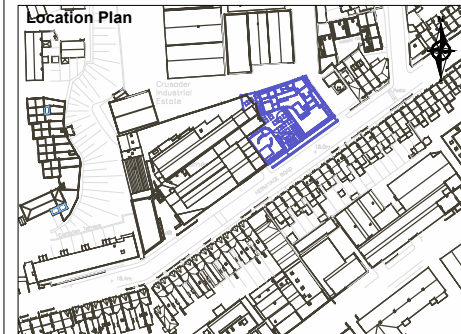
3322_03



Legend

- Proposed Application Omega A
- Proposed Buildings
- Surrounding Buildings

Location Plan



00	First issue	24/06/2022

Rev	Description	Date
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CLIENT		
Majorlink Limited		

PROJECT		
Hermitage Road, London		

SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3322	KC	JP

DWG REF	DWG No.
3D Model - Proposed Site Scenarios	3322_04

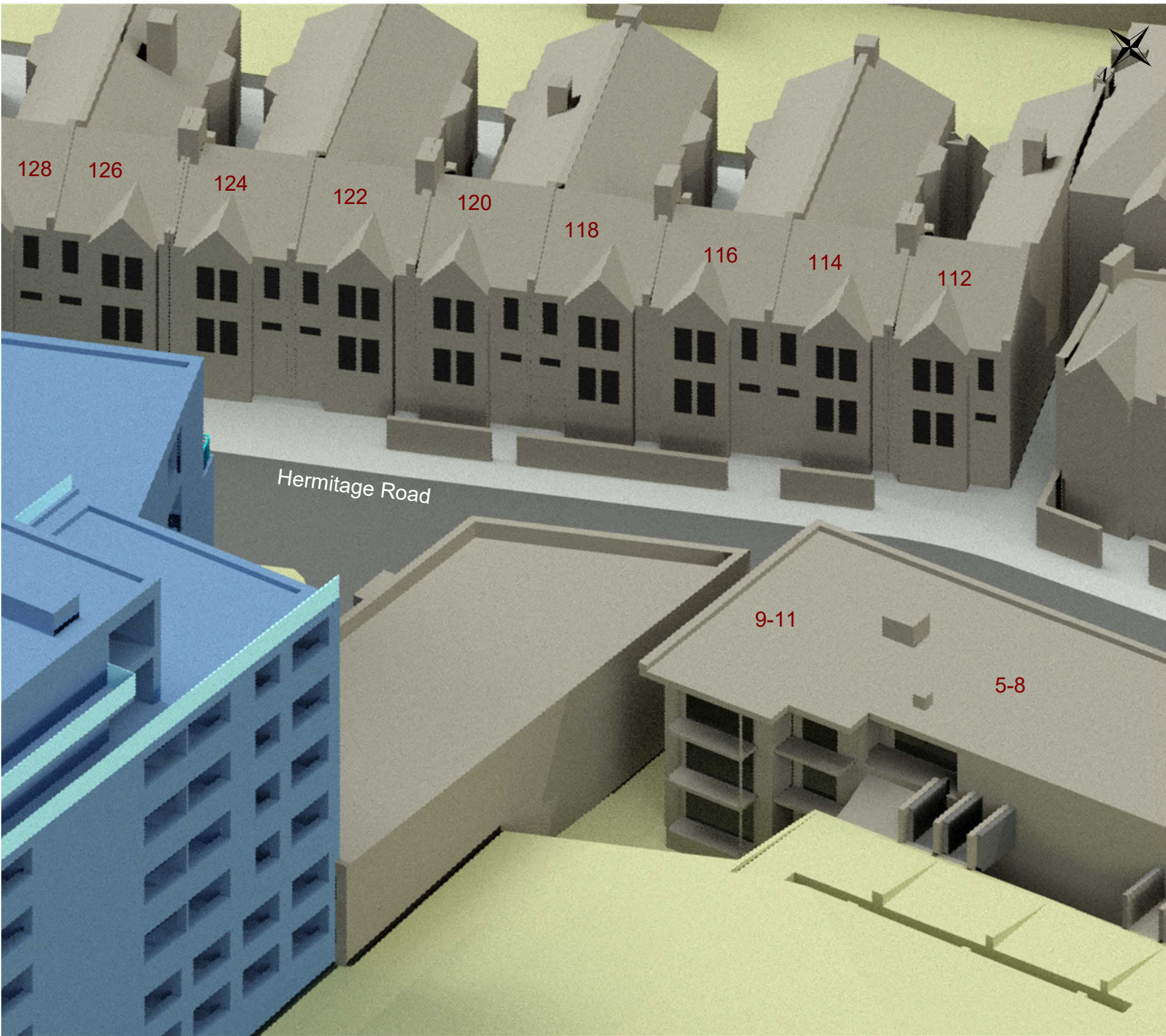
62-80

112-134

Hermitage Road

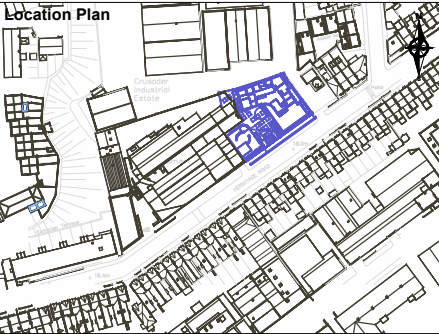
1346-138

140-174



Legend

- Proposed Buildings
- Surrounding Buildings



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DWG REF

Location of Window Receptors

DWG No.

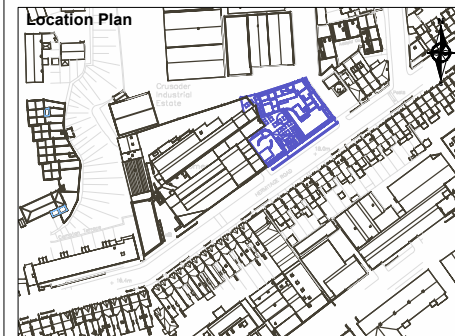
3322_05



Legend

- Proposed Buildings
- Surrounding Buildings

Location Plan



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PROJ REF

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DWG REF

Location of Window Receptors

DWG No.

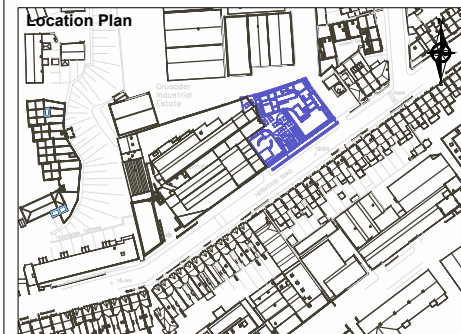
3322_06



Legend

- Proposed Buildings
- Surrounding Buildings

Location Plan



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Rev	Description	Date

CLIENT
Majorlink Limited

PROJECT
Hermitage Road, London

SCALE Not to scale	PROJ REF 3322	ANALYST KC	DRAWN BY JP
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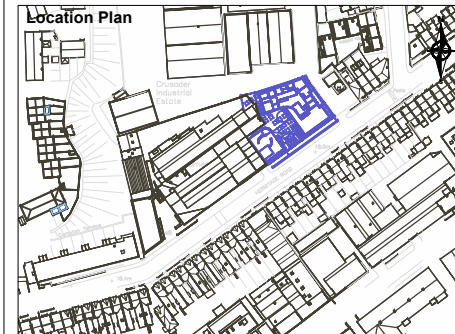
DWG REF Location of Window Receptors	DWG No. 3322_07
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Legend

- Proposed Buildings
- Surrounding Buildings

Location Plan



Rev	Description	Date
00	First issue	24/06/2022

CLIENT

Majorlink Limited

PROJECT

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SCALE

Not to scale

PROJ REF

3322

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DWG REF

Location of Window Receptors

DWG No.

3322_08