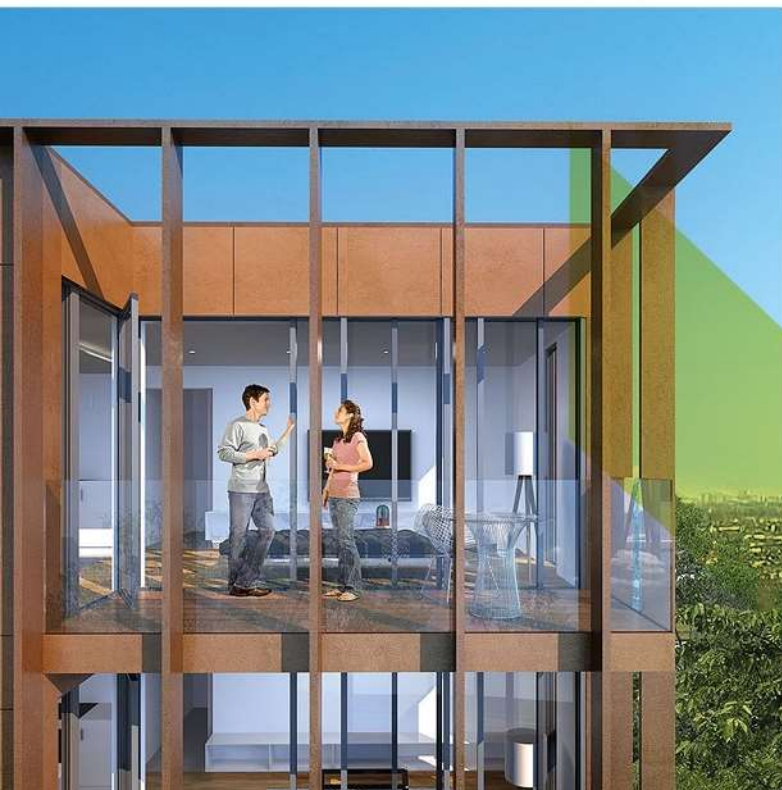




## Stage 2 Daylight & Sunlight Report

108-110 Colney Hatch Lane  
London  
N10 1EA

November 2022



# Stage 2 Daylight & Sunlight Report

## 108-110 Colney Hatch Lane, London , N10 1EA

**Prepared for** XP5 Development Limited  
52b Bernard Street  
St Albans  
AL3 5QN

**Prepared by** Trident Building Consultancy Limited  
8 Angel Court  
London  
EC2R 7HP

T 020 7280 8181  
Stuart Algar BA (hons) MSc

[Stuart.algar@tridentbc.com](mailto:Stuart.algar@tridentbc.com)  
T 020 7280 8169

A handwritten signature in black ink, appearing to read "S. Algar", positioned above a horizontal line.

**Checked by** Paul Johnson BA (hons)

A handwritten signature in black ink, appearing to read "P. Johnson", positioned above a horizontal line.

**Reference** P2022-0873 / DSO2 / 2022-11-16 / 2

**Issue No.** 2

**Date issued** 16 November 2022

# Stage 2 Daylight & Sunlight Report

## Contents

|                                        | <b>Page No.</b> |
|----------------------------------------|-----------------|
| <b>1.0 Executive Summary</b>           | <b>1</b>        |
| <b>2.0 Introduction</b>                | <b>2</b>        |
| <b>3.0 Existing Site</b>               | <b>3</b>        |
| <b>4.0 Proposed Scheme</b>             | <b>4</b>        |
| <b>5.0 Methodology</b>                 | <b>5</b>        |
| <b>6.0 Assumptions and Limitations</b> | <b>6</b>        |
| <b>7.0 Assessment Results</b>          | <b>7</b>        |
| <b>8.0 Conclusions</b>                 | <b>10</b>       |
| <b>Appendices</b>                      | <b>11</b>       |

### **Appendices**

Appendix A – Assessment Results

## 1.0 Executive Summary

- 1.1 Trident Building Consultancy has been instructed by XP5 Development Limited ("the client") to assess the adequacy of daylight and sunlight to the proposed development at 108-110 Colney Hatch Lane, London, N10 1EA ("the development").
- 1.2 The existing site is located at 108-110 Colney Hatch Lane, London (N10 1EA) on a plot bound by 112 Colney Hatch Lane to the north, Muswell Avenue to the east, 106 Colney Hatch Lane to the south and Colney Hatch Lane (B550) to the west. The plot is rectangular-shaped fronting Colney Hatch Lane with a parking area to the front and a large, landscaped garden to the rear.
- 1.3 The proposed scheme comprises:

*Change of use to 2no.dwellings to create a 9-unit development, extension to create lower ground floor level (basement) and lightwells, rear and side roof and dormer extensions and alterations, single storey rear extension, replacement of single storey front extensions, new, altered and replacement windows and doors, alterations to cladding, landscaping, rear terraces, and provision of cycle stores*
- 1.4 The SDA method was used to assess the adequacy of daylight, and the SE method was used to measure the adequacy of sunlight in accordance with BR-209 and BS EN 17037.
- 1.5 The SDA assessment illustrated an overall pass rate 92%, with 2 rooms falling short of BRE criteria. However, it was noted that these rooms are small secondary bedrooms which are less important in daylight terms, and significant reconfigurations are likely to be required to achieve full compliance.
- 1.6 SE illustrated 100% compliance with BRE criteria with 6 LKDs achieving high levels of sunlight on 21<sup>st</sup> March (67%), 2 achieving medium levels (22%) and 1 achieving the minimum standard (11%).

## 2.0 Introduction

- 2.1 Trident Building Consultancy was instructed by XP5 Development Limited (“the client”) to assess the adequacy of daylight and sunlight to the proposed development at 108-110 Colney Hatch Lane, London, N10 1EA (“the development”).
- 2.2 The assessment results summarised at section 7 have been generated in accordance with the methods outlined in the Building Research Establishment’s (“BRE”) BR 209 guide – *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2022).
- 2.3 All conclusions herein are based solely on the proposed scheme illustrated on the drawings listed at Figure 1 below and should not be interpreted in the context of any other development, unless otherwise confirmed in writing by Trident.

Figure 1 – Proposed scheme drawings provided by Aura Homes

| Drawing No.                  | Description          |
|------------------------------|----------------------|
| (PA) 005 - Proposed Plans    | Basement Floor Plan  |
| (PA) 006 - Proposed Plans    | Ground Floor Plan    |
| (PA) 007 - Proposed Plans    | First Floor Plan     |
| (PA) 008 - Proposed Plans    | Second Floor Plan    |
| (PA) 009 - Proposed Plans    | Roof Plan            |
| (PA) 010-Proposed Elevations | Front Elevation      |
| (PA) 011-Proposed Elevations | South-East Elevation |
| (PA) 012-Proposed Elevations | Rear Elevation       |
| (PA) 013-Proposed Elevations | North-West Elevation |
| (PA) 014-Proposed Sections   | Short Section        |
| (PA) 014-Proposed Sections   | Long Section         |
| CHL_3D                       | 3D Revit model       |

## 3.0 Existing Site

- 3.1 The existing site is located at 108-110 Colney Hatch Lane, London (N10 1EA) on a plot bound by 112 Colney Hatch Lane to the north, Muswell Avenue to the east, 106 Colney Hatch Lane to the south and Colney Hatch Lane (B550) to the west. The plot is rectangular-shaped fronting Colney Hatch Lane, with a parking area to the front and a large, landscaped garden to the rear.
- 3.2 The existing building comprises a ground floor and two upper storeys and has a hipped roof with two large dormers towards the centre of the building facing north and south. The building is currently used for residential purposes at all floor levels. Figure 2 illustrates the existing site as edged red, courtesy of Aura Homes (“AH”).

Figure 2 – Existing plan illustrating site location courtesy of AH.



## 4.0 Proposed Scheme

### 4.1 The proposed scheme comprises:

*Change of use to 2no.dwellings to create a 9-unit development, extension to create lower ground floor level (basement) and lightwells, rear and side roof and dormer extensions and alterations, single storey rear extension, replacement of single storey front extensions, new, altered and replacement windows and doors, alterations to cladding, landscaping, rear terraces, and provision of cycle stores*

### 4.2 Figure 3 illustrates the proposed scheme in isolation, courtesy of Aura Homes ("AH").

Figure 3 – Proposed scheme provided by AH.



## 5.0 Methodology

### 5.1 Neighbouring Property Research

5.2 Desktop research was undertaken using Haringey Council's online planning register to establish if any developments are proposed on neighbouring land which might have a bearing on the results of this assessment.

### 5.3 Technical Analysis

5.3.1 The model used in the technical analysis comprised context created using online mapping imagery and OS plans, and a proposed scheme model built using the drawings at Figure 1 as provided by Aura Homes.

5.3.2 The technical analysis was undertaken using specialist daylighting software which functions within AutoCAD (3D).

5.3.3 The spatial daylight autonomy ("SDA") method (also known as daylight illuminance) was used to assess the adequacy of daylight to new rooms, and the sunlight exposure ("SE") method was used to assess sunlight adequacy. Figure 5 below lists the settings used in the internal assessments in accordance with BR-209 and BS\_EN17037.

Figure 5 – List of technical settings used for internal assessment

| Internal Assessment Settings  |                           |
|-------------------------------|---------------------------|
| Regulation                    | BS_EN17037                |
| Sky type                      | CIE standard overcast     |
| Climate file location         | London/Gatwick            |
| Glazing multiplier            | 0.85                      |
| Diffuse glazing transmittance | 0.68                      |
| Maintenance factor            | 92 (-8%)                  |
| Internal floor reflectance    | 0.64 (light wood)         |
| Internal wall reflectance     | 0.81 (pale cream paint)   |
| Internal ceiling reflectance  | 0.85 (white paint)        |
| External building reflectance | 0.30 (London stock brick) |
| External reflectance general  | 0.20 (default)            |

## 6.0 Assumptions and Limitations

- 6.1 The 3D model used in the technical assessment was assembled using data obtained from third-party surveying and architectural sources. Whilst some validation exercises have been undertaken to identify discrepancies, Trident cannot guarantee the absolute accuracy of any modelled elements not produced, materially altered, or positioned in house.
- 6.2 All proposed information relied upon in this assessment is current as of the date of the report to the best of Trident's knowledge. Trident accept no responsibility for any design amendments made without sufficient notification which render this report obsolete. Further advice on the impacts of any such changes can be provided upon request.
- 6.3 No measured or photogrammetric survey information was made available from which to model neighbouring context for the purposes of the assessment. Surrounding context was instead incorporated using information downloaded from the local planning register, aerial photography, and OS data which is considered adequate for internal assessment purposes.

## 7.0 Assessment Results

### 7.1 SDA / DF Assessment – Daylight to new rooms

7.1.1 Section 2.1 of the BRE guide provides recommendations for assessing daylight to new rooms in accordance with BS EN 17037 as provided by The British Standard. Section 2.1.8 suggests:

*Daylight provision in new rooms may be checked using **either** of the methods in BS EN 17037 Daylight in Buildings: direct prediction of illuminance levels using hourly climate data, or the use of the daylight factor.... Both are measures of the overall amount of daylight in a space.*

7.1.2 And at section 2.1.10:

*BS EN 17037 gives a range of recommendations for ‘high’, ‘medium’, and ‘minimum’ daylight provision. The National Annex A of BS EN 17037 also gives minimum values for housing, in living rooms, kitchens, and bedrooms. These are minimum recommended values for locations where a predominantly daylight appearance is not achievable...*

7.1.3 For ease of reference, the minimum target values referred to have been set out at Figures 6 and 7 below:

Figure 6 – SDA (daylight illuminance) assessment target values

| Room type   | SDA target | Required area (%) | Required hours (%) |
|-------------|------------|-------------------|--------------------|
| Bedroom     | 100        | 50%               | 50%                |
| Living room | 150        | 50%               | 50%                |
| Kitchen     | 200        | 50%               | 50%                |

Figure 7 – DF assessment target values

| Location                 | DF Target for 100 lx (Bedroom) | DF Target for 150 lx (Living room) | DF Target for 200 lx (Kitchen) | Required area (%) |
|--------------------------|--------------------------------|------------------------------------|--------------------------------|-------------------|
| St Peter (Jersey)        | 0.6%                           | 0.9%                               | 1.2%                           | 50%               |
| London (Gatwick Airport) | 0.7%                           | 1.1%                               | 1.4%                           | 50%               |
| Birmingham               | 0.6%                           | 0.9%                               | 1.2%                           | 50%               |
| Hemsby (Norfolk)         | 0.6%                           | 0.9%                               | 1.3%                           | 50%               |
| Finningley (Yorkshire)   | 0.7%                           | 1.0%                               | 1.3%                           | 50%               |
| Aughton (Lancashire)     | 0.7%                           | 1.1%                               | 1.4%                           | 50%               |
| Belfast                  | 0.7%                           | 1.0%                               | 1.4%                           | 50%               |
| Leuchars (Fife)          | 0.7%                           | 1.1%                               | 1.4%                           | 50%               |
| Oban                     | 0.8%                           | 1.1%                               | 1.5%                           | 50%               |
| Aberdeen                 | 0.7%                           | 1.1%                               | 1.4%                           | 50%               |

- 7.1.4 The SDA method has been selected in this instance as preferred to assess daylight provision, the results of which are summarised at Figure 8 below. Please refer to the relevant spreadsheets and drawings at Appendix A for a full breakdown of results.

Figure 8 – SDA results summary table:

| Property                  | No. of Rooms Tested | Rooms satisfying Criteria |            | Rooms not satisfying Criteria |
|---------------------------|---------------------|---------------------------|------------|-------------------------------|
|                           |                     | No.                       | %          |                               |
| 108-110 Colney Hatch Lane | 26                  | 24                        | 92%        | 2                             |
| <b>Total</b>              | <b>26</b>           | <b>24</b>                 | <b>92%</b> | <b>2</b>                      |

- 7.1.5 After extensive consultation with the project design team to maximise daylight to new habitable spaces, 24 of the 26 rooms tested for SDA compliance meet BRE criteria and 2 do not. This provides an overall pass rate of 92% for the scheme.

- 7.2 As shown at Appendix A, however, the 2 rooms falling short of BRE criteria are secondary bedrooms at lower ground floor which are served by windows within small lightwells along the northern and southern flank elevations. Given the proximity and scale of neighbouring properties relative to these lightwells, and their distance from the common boundary, it is unlikely that any design amendments will result in full compliance without significant reconfigurations. Bedrooms are also considered less important in daylight terms as they are generally only occupied at night, as noted at 2.1.1.4 of the BRE guide and quoted below:

*Living rooms and kitchens need more daylight than bedrooms, so where there is a choice, it is best to site the living room or kitchen away from obstructions.*

### 7.3 SE Assessment – Sunlight to new rooms

- 7.3.1 The provision of sunlight to new rooms is dealt with at section 3.1 of the BRE guide in accordance with recommendations provided in BS EN 17037. It states:

*BS EN 17037 recommends that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. It is suggested that 21 March (equinox) be used. The medium level of recommendation is three hours and the high level of recommendation four hours. For dwellings, at least one habitable room, preferably a main living room, should meet at least the minimum criterion.*

- 7.3.2 All main living areas should therefore be assessed to determine the number of hours, on March 21<sup>st</sup>, direct sunlight can be achieved in accordance with the minimum, medium and high ratings provided in BS EN 17037. This is referred to as a sunlight exposure (“SE”) assessment, the results of which are summarised at Figure 9 below. Please refer to the relevant spreadsheets at Appendix A for a full breakdown of results.

- 7.3.3 Figure 9 – SE results summary table:

| Property |  | Rating |  |
|----------|--|--------|--|
|----------|--|--------|--|

|                           | No. of Rooms Tested |          |          |          |          | No. of Rooms Satisfying Criteria |
|---------------------------|---------------------|----------|----------|----------|----------|----------------------------------|
|                           |                     | High     | Medium   | Minimum  | Failed   |                                  |
| 108-110 Colney Hatch Lane | 9                   | 6        | 2        | 1        | 0        | 9                                |
| <b>Total</b>              | <b>9</b>            | <b>6</b> | <b>2</b> | <b>1</b> | <b>0</b> | <b>9</b>                         |

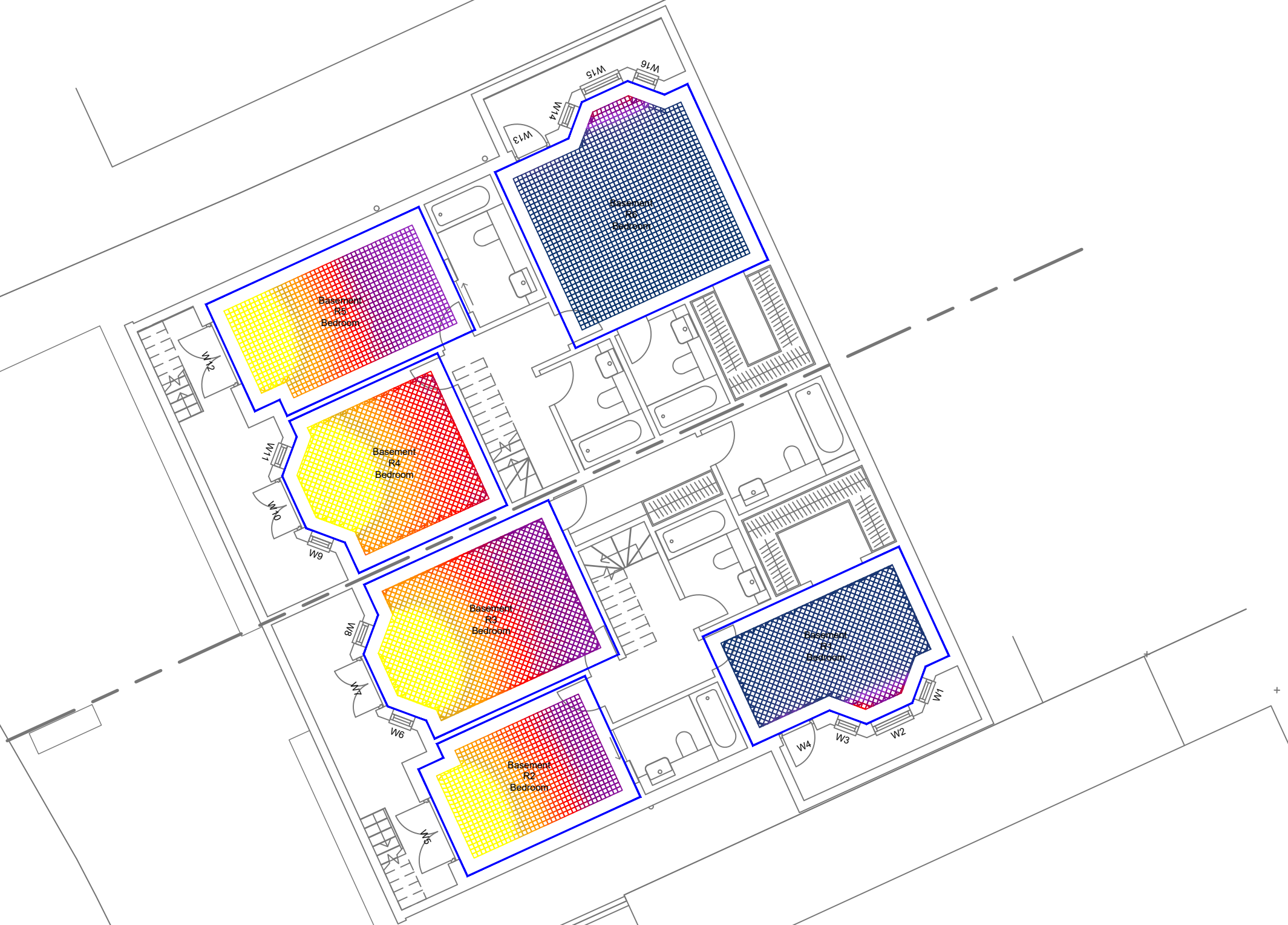
- 7.3.4 As shown, all main living areas assessed meet BRE criteria under the SE assessment method. 6 achieve high levels of sunlight exposure, 2 achieve medium levels and 1 achieves minimum levels as per BS EN 17037 recommendations.

## 8.0 Conclusions

- 8.1 Trident were instructed to assess the adequacy of daylight and sunlight provision to new habitable rooms within the proposed development at 108-110 Colney Hatch Lane.
- 8.2 The SDA method was used to assess the adequacy of daylight, and the SE method was used to measure the adequacy of sunlight in accordance with BR-209 and BS EN 17037.
- 8.3 The SDA assessment illustrated an overall pass rate 92%, with 2 rooms falling short of BRE criteria. However, it was noted that these rooms are small secondary bedrooms which are less important in daylight terms, and significant reconfigurations are likely to be required to achieve full compliance.
- 8.4 SE illustrated 100% compliance with BRE criteria, with 6 LKDs achieving high levels of sunlight on 21<sup>st</sup> March (67%), 2 achieving medium levels (22%) and 1 achieving the minimum standard (11%).
- 8.5 Trident have worked closely with the project design team to maximise the provision of new homes, whilst optimising the quality of natural light to new habitable rooms. It is therefore considered that the proposed development is consistent with the general intentions of the BR-209 guide.

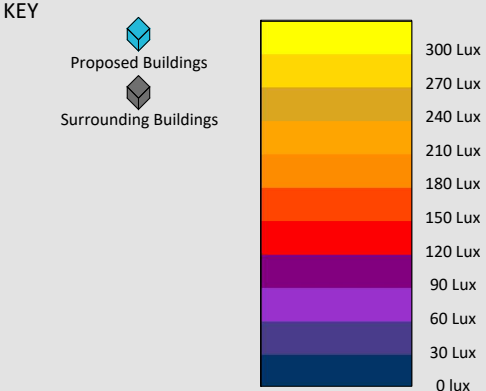
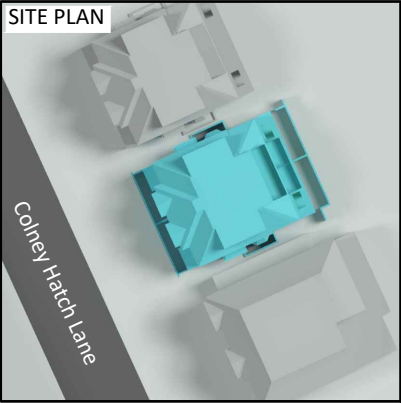
## Appendices

## Appendix A – Assessment Results





Trident Building Consultancy Ltd  
8 Angel Court, London, EC2R 7HP  
Tel: 020 7280 8181  
info@tridentbc.com  
www.tridentbc.com



SOURCE INFORMATION

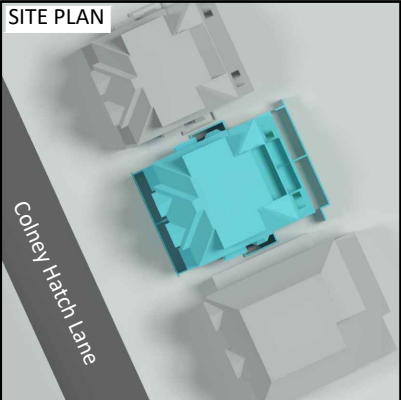
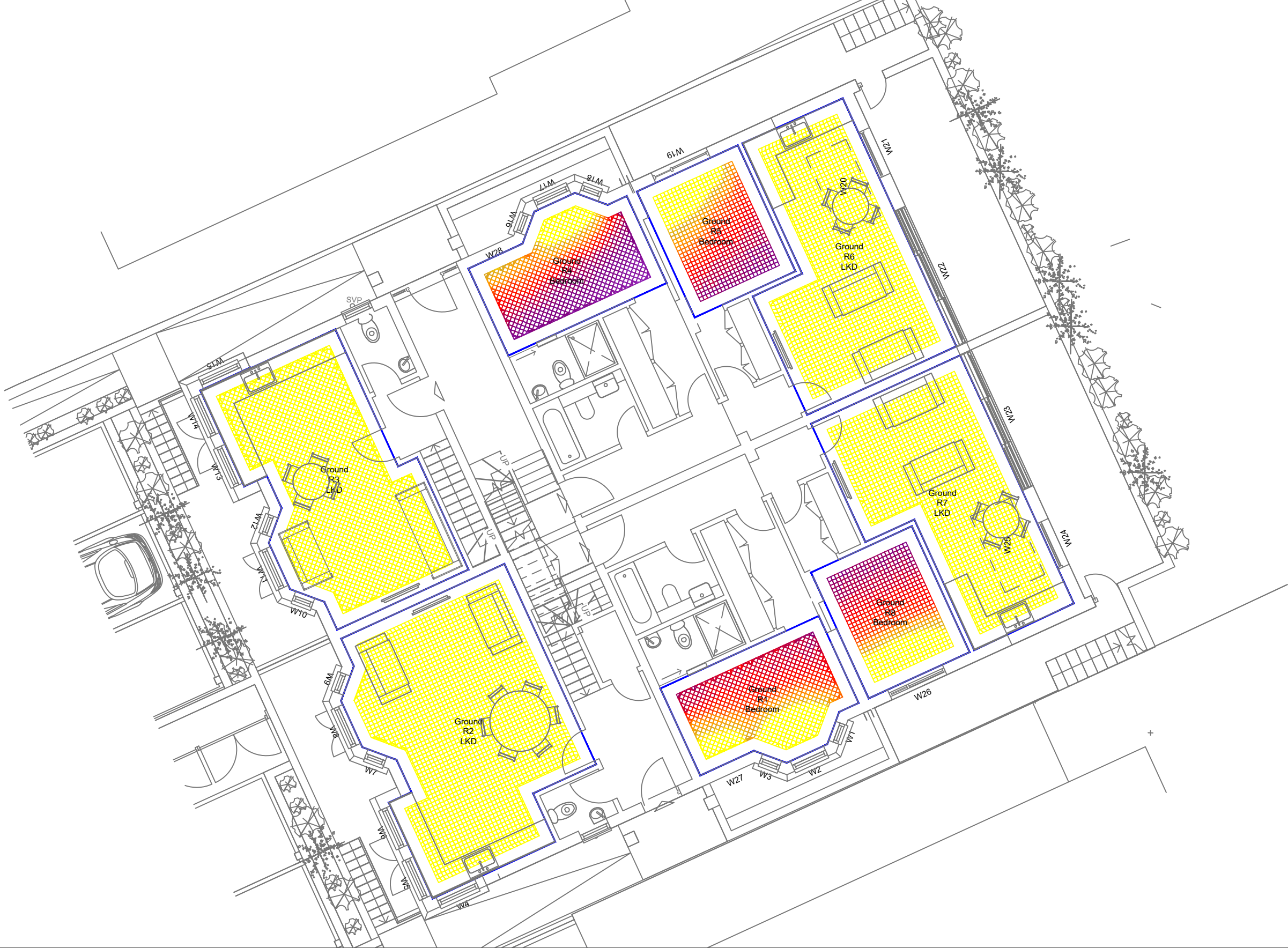
Proposed Building(s):  
Aura Homes:  
Job No: 21552  
3D model: CHL-3D  
Dwgs: (PA) 005, (PA) 006, (PA) 007, (PA) 008, (PA) 009,  
(PA) 010, (PA) 011, (PA) 012, (PA) 013, (PA) 014, (PA) 015

| REVISIONS |      | DESCRIPTION | DB | CB |
|-----------|------|-------------|----|----|
| REV       | DATE |             |    |    |
| --        | ---- | -----       | -  | -  |

SPATIAL DAYLIGHT AUTONOMY ANALYSIS

|                     |                              |                                                     |                              |                    |
|---------------------|------------------------------|-----------------------------------------------------|------------------------------|--------------------|
| TITLE               |                              |                                                     |                              |                    |
| Basement            |                              |                                                     |                              |                    |
| PROJECT             |                              | 108-110 Colney Hatch Lane,<br>Muswell Hill, N10 1EA |                              |                    |
| CLIENT              |                              | XP5 Development Limited                             |                              |                    |
| DRAWN BY<br>SA      |                              | CHECKED BY<br>PJ                                    |                              | DATE<br>14.11.2022 |
| SCALE @ A3<br>1:100 | DRAWING NUMBER<br>DSO-SD-001 |                                                     | PROJECT NUMBER<br>P2022-0873 | REV<br>-           |

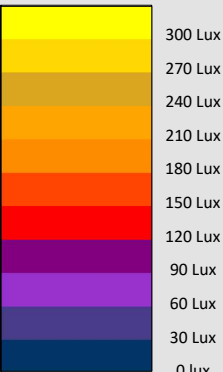
THIS DRAWING SHOULD NOT BE USED FOR ANYTHING OTHER THAN THE INTENDED PURPOSE FOR WHICH IT WAS ORIGINALLY PRODUCED. WHERE TRIDENT HAS RELIED UPON INFORMATION PROVIDED BY A THIRD PARTY, WE CANNOT GUARANTEE THE ABSOLUTE ACCURACY OF SUCH SOURCE INFORMATION AND ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING FROM SUCH INACCURACIES. TRIDENT RETAIN ALL COPYRIGHT AND IP OWNERSHIP FOR THIS DRAWING.



KEY

Proposed Buildings

Surrounding Buildings



SOURCE INFORMATION

Proposed Building(s):  
Aura Homes:  
Job No: 21552  
3D model: CHL-3D  
Dwgs: (PA) 005, (PA) 006, (PA) 007, (PA) 008, (PA) 009,  
(PA) 010, (PA) 011, (PA) 012, (PA) 013, (PA) 014, (PA) 015

| REVISONS |      | DESCRIPTION | DB | CB |
|----------|------|-------------|----|----|
| REV      | DATE |             |    |    |
| --       | ---- | -----       | -  | -  |

SPATIAL DAYLIGHT AUTONOMY ANALYSIS

TITLE

Ground Floor

PROJECT

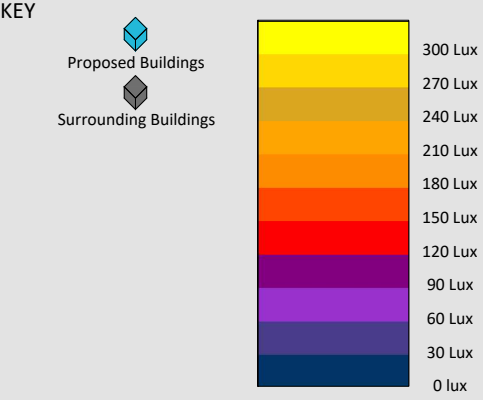
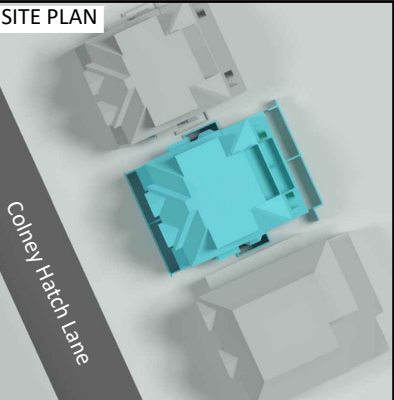
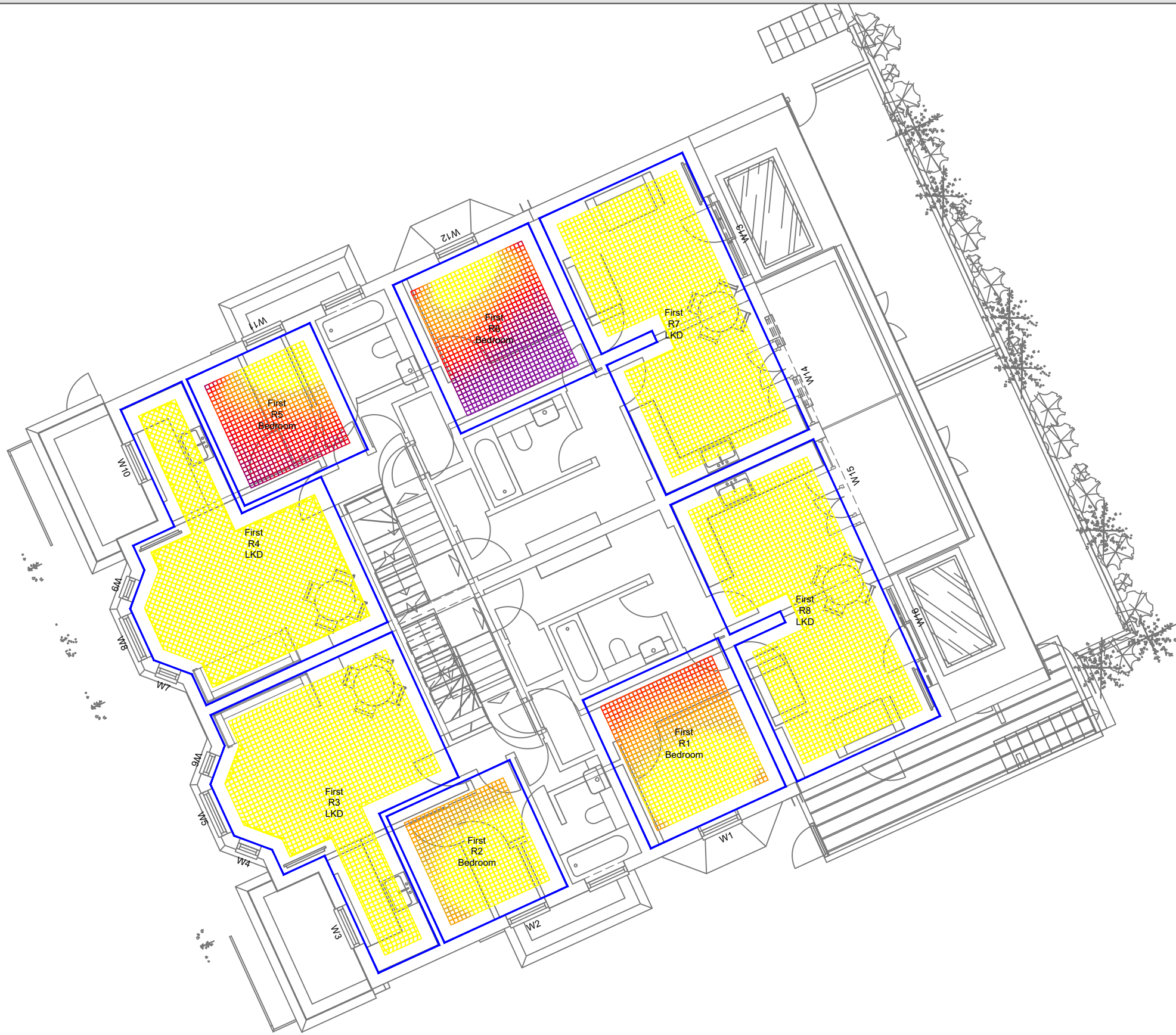
108-110 Colney Hatch Lane,  
Muswell Hill, N10 1EA

CLIENT

XP5 Development Limited

|                |                  |                    |
|----------------|------------------|--------------------|
| DRAWN BY<br>SA | CHECKED BY<br>PJ | DATE<br>14.11.2022 |
|----------------|------------------|--------------------|

|                     |                              |                              |          |
|---------------------|------------------------------|------------------------------|----------|
| SCALE @ A3<br>1:100 | DRAWING NUMBER<br>DSO-SD-002 | PROJECT NUMBER<br>P2022-0873 | REV<br>- |
|---------------------|------------------------------|------------------------------|----------|



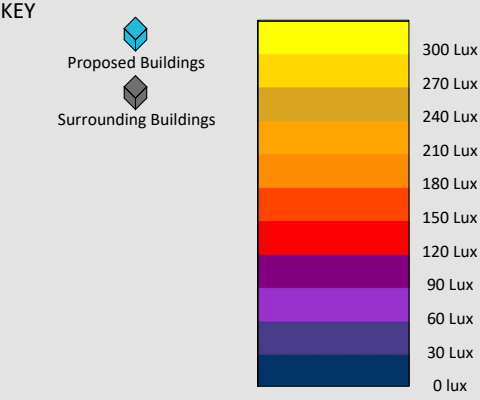
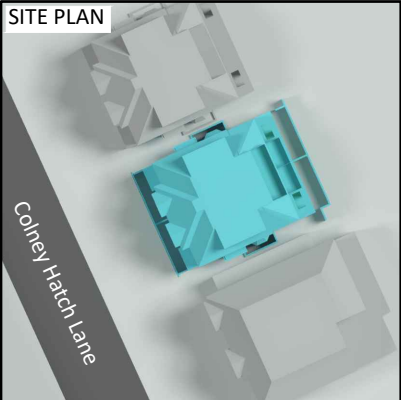
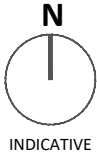
**SOURCE INFORMATION**

Proposed Building(s):  
Aura Homes:  
Job No: 21552  
3D model: CHL-3D  
Dwgs: (PA) 005, (PA) 006, (PA) 007, (PA) 008, (PA) 009,  
(PA) 010, (PA) 011, (PA) 012, (PA) 013, (PA) 014, (PA) 015

| REVISIONS |      | DESCRIPTION | DB | CB |
|-----------|------|-------------|----|----|
| REV       | DATE |             |    |    |
| --        | ---- | -----       | -  | -  |

**SPATIAL DAYLIGHT AUTONOMY ANALYSIS**

|                     |  |                              |  |                                                     |  |          |  |
|---------------------|--|------------------------------|--|-----------------------------------------------------|--|----------|--|
| TITLE               |  |                              |  | First Floor                                         |  |          |  |
| PROJECT             |  |                              |  | 108-110 Colney Hatch Lane,<br>Muswell Hill, N10 1EA |  |          |  |
| CLIENT              |  |                              |  | XP5 Development Limited                             |  |          |  |
| DRAWN BY<br>SA      |  | CHECKED BY<br>PJ             |  | DATE<br>14.11.2022                                  |  |          |  |
| SCALE @ A3<br>1:100 |  | DRAWING NUMBER<br>DSO-SD-003 |  | PROJECT NUMBER<br>P2022-0873                        |  | REV<br>- |  |



SOURCE INFORMATION

Proposed Building(s):  
Aura Homes:  
Job No: 21552  
3D model: CHL-3D  
Dwgs: (PA) 005, (PA) 006, (PA) 007, (PA) 008, (PA) 009,  
(PA) 010, (PA) 011, (PA) 012, (PA) 013, (PA) 014, (PA) 015

| REVISIONS |      | DESCRIPTION | DB | CB |
|-----------|------|-------------|----|----|
| REV       | DATE |             |    |    |
| --        | ---- | -----       | -  | -  |

SPATIAL DAYLIGHT AUTONOMY ANALYSIS

|                     |  |                              |  |                                                     |   |
|---------------------|--|------------------------------|--|-----------------------------------------------------|---|
| TITLE               |  |                              |  | Second Floor                                        |   |
| PROJECT             |  |                              |  | 108-110 Colney Hatch Lane,<br>Muswell Hill, N10 1EA |   |
| CLIENT              |  |                              |  | XP5 Development Limited                             |   |
| DRAWN BY<br>SA      |  | CHECKED BY<br>PJ             |  | DATE<br>14.11.2022                                  |   |
| SCALE @ A3<br>1:100 |  | DRAWING NUMBER<br>DSO-SD-004 |  | PROJECT NUMBER<br>P2022-0873                        |   |
|                     |  |                              |  | REV                                                 | - |

Project Name: 108-110 Colney Hatch Lane  
Project No.: P2022-0873  
Report Title: Stage 2 Daylight and Sunlight  
Assessment: Spatial Daylight Autonomy  
Date: 15/11/2022

|                           |          |                |               |          |              |                |            |                      |                           | Criteria |                         |                         |                |                |
|---------------------------|----------|----------------|---------------|----------|--------------|----------------|------------|----------------------|---------------------------|----------|-------------------------|-------------------------|----------------|----------------|
| Floor Ref                 | Room Ref | Room Attribute | Property Type | Room Use | Room Area m2 | Effective Area | Median Lux | Area Meeting Req Lux | % of Area Meeting Req Lux | Req Lux  | Req % of Effective Area | Req % of Daylight Hours | Daylight Hours | Meets Criteria |
| 108-110 Colney Hatch Lane |          |                |               |          |              |                |            |                      |                           |          |                         |                         |                |                |
| Basement                  | R1       |                | Residential   | Bedroom  | 13.62        | 9.39           | 16         | 0.08                 | 1%                        | 100      | 50%                     | 50%                     | 4380           | NO             |
|                           | R2       |                | Residential   | Bedroom  | 12.08        | 8.17           | 171        | 6.62                 | 81%                       | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R3       |                | Residential   | Bedroom  | 17.91        | 13.19          | 160        | 10.73                | 81%                       | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R4       |                | Residential   | Bedroom  | 14.46        | 10.29          | 202        | 10.29                | 100%                      | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R5       |                | Residential   | Bedroom  | 15.12        | 10.60          | 139        | 6.83                 | 64%                       | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R6       |                | Residential   | Bedroom  | 20.92        | 15.77          | 9          | 0.08                 | 1%                        | 100      | 50%                     | 50%                     | 4380           | NO             |
| Ground                    | R1       |                | Residential   | Bedroom  | 11.35        | 7.54           | 161        | 7.53                 | 100%                      | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R2       |                | Residential   | LKD      | 31.00        | 24.05          | 802        | 24.05                | 100%                      | 200      | 50%                     | 50%                     | 4380           | YES            |
|                           | R3       |                | Residential   | LKD      | 25.35        | 18.93          | 885        | 18.93                | 100%                      | 200      | 50%                     | 50%                     | 4380           | YES            |
|                           | R4       |                | Residential   | Bedroom  | 11.35        | 7.54           | 114        | 5.08                 | 67%                       | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R5       |                | Residential   | Bedroom  | 9.50         | 6.14           | 139        | 5.34                 | 87%                       | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R6       |                | Residential   | LKD      | 22.95        | 16.78          | 1302       | 16.78                | 100%                      | 200      | 50%                     | 50%                     | 4380           | YES            |
|                           | R7       |                | Residential   | LKD      | 22.95        | 16.78          | 1292       | 16.78                | 100%                      | 200      | 50%                     | 50%                     | 4380           | YES            |
|                           | R8       |                | Residential   | Bedroom  | 9.51         | 6.15           | 139        | 5.92                 | 96%                       | 100      | 50%                     | 50%                     | 4380           | YES            |
| First                     | R1       |                | Residential   | Bedroom  | 12.14        | 8.31           | 255        | 8.31                 | 100%                      | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R2       |                | Residential   | Bedroom  | 9.41         | 6.09           | 318        | 6.09                 | 100%                      | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R3       |                | Residential   | LKD      | 22.40        | 15.84          | 660        | 15.84                | 100%                      | 200      | 50%                     | 50%                     | 4380           | YES            |
|                           | R4       |                | Residential   | LKD      | 22.40        | 15.84          | 629        | 15.84                | 100%                      | 200      | 50%                     | 50%                     | 4380           | YES            |
|                           | R5       |                | Residential   | Bedroom  | 9.41         | 6.09           | 154        | 6.04                 | 99%                       | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R6       |                | Residential   | Bedroom  | 12.14        | 8.31           | 124        | 5.55                 | 67%                       | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R7       |                | Residential   | LKD      | 23.62        | 17.04          | 901        | 17.04                | 100%                      | 200      | 50%                     | 50%                     | 4380           | YES            |
|                           | R8       |                | Residential   | LKD      | 23.62        | 17.04          | 900        | 17.04                | 100%                      | 200      | 50%                     | 50%                     | 4380           | YES            |
| Second                    | R1       |                | Residential   | Bedroom  | 11.84        | 7.99           | 445        | 7.99                 | 100%                      | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R2       |                | Residential   | Bedroom  | 12.54        | 8.54           | 270        | 8.54                 | 100%                      | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R3       |                | Residential   | Bedroom  | 14.64        | 9.98           | 1016       | 9.98                 | 100%                      | 100      | 50%                     | 50%                     | 4380           | YES            |
|                           | R4       |                | Residential   | LKD      | 29.90        | 23.10          | 855        | 23.10                | 100%                      | 200      | 50%                     | 50%                     | 4380           | YES            |

Project Name: 108-110 Colney Hatch Lane  
Project No.: P2022-0873  
Report Title: Stage 2 Daylight and Sunlight  
Assessment: Sunlight Exposure  
Date: 15/11/2022

| Floor Ref                 | Room Ref | Room Attribute | Property Type | Room Use | Window Ref | Window Orientation | Proposed Sunlight Exposure (Hours) | Rating  |
|---------------------------|----------|----------------|---------------|----------|------------|--------------------|------------------------------------|---------|
| 108-110 Colney Hatch Lane |          |                |               |          |            |                    |                                    |         |
| Ground                    | R2       | Residential    | LKD           | W4       | 155°       | 4.8                |                                    | High    |
|                           |          |                |               | W5       | 245°       | 5.5                |                                    |         |
|                           |          |                |               | W6       | 245°       | 5.5                |                                    |         |
|                           |          |                |               | W7       | 200°       | 4.4                |                                    |         |
|                           |          |                |               | W8       | 245°       | 5.5                |                                    |         |
|                           |          |                |               | W9       | 290°N      | 3.2                |                                    |         |
| Ground                    | R3       | Residential    | LKD           | W10      | 200°       | 5.1                |                                    | High    |
|                           |          |                |               | W11      | 245°       | 5.3                |                                    |         |
|                           |          |                |               | W12      | 290°N      | 3.2                |                                    |         |
|                           |          |                |               | W13      | 245°       | 5.3                |                                    |         |
|                           |          |                |               | W14      | 245°       | 5.3                |                                    |         |
|                           |          |                |               | W15      | 335°N      | 0.3                |                                    |         |
| Ground                    | R6       | Residential    | LKD           | W20      | 90° Hz     | 1                  |                                    | Medium  |
|                           |          |                |               | W21      | 65°N       | 3.2                |                                    |         |
|                           |          |                |               | W22      | 65°N       | 3.2                |                                    |         |
|                           |          |                |               |          |            | 3.2                |                                    |         |
| Ground                    | R7       | Residential    | LKD           | W23      | 65°N       | 3.2                |                                    | High    |
|                           |          |                |               | W24      | 65°N       | 3.1                |                                    |         |
|                           |          |                |               | W25      | 90° Hz     | 4.6                |                                    |         |
|                           |          |                |               |          |            | 4.6                |                                    |         |
| First                     | R3       | Residential    | LKD           | W3       | 245°       | 6.1                |                                    | High    |
|                           |          |                |               | W4       | 200°       | 6.9                |                                    |         |
|                           |          |                |               | W5       | 245°       | 6.1                |                                    |         |
|                           |          |                |               | W6       | 290°N      | 3.7                |                                    |         |
|                           |          |                |               |          |            | 6.9                |                                    |         |
| First                     | R4       | Residential    | LKD           | W7       | 200°       | 5.6                |                                    | High    |
|                           |          |                |               | W8       | 245°       | 5.8                |                                    |         |
|                           |          |                |               | W9       | 290°N      | 3.7                |                                    |         |
|                           |          |                |               | W10      | 245°       | 4                  |                                    |         |
|                           |          |                |               |          |            | 5.8                |                                    |         |
| First                     | R7       | Residential    | LKD           | W13      | 65°N       | 2                  |                                    | Minimum |
|                           |          |                |               | W14      | 65°N       | 2.4                |                                    |         |
|                           |          |                |               |          |            | 2.4                |                                    |         |
| First                     | R8       | Residential    | LKD           | W15      | 65°N       | 3.5                |                                    | Medium  |
|                           |          |                |               | W16      | 65°N       | 3.5                |                                    |         |
|                           |          |                |               |          |            | 3.5                |                                    |         |
| Second                    | R4       | Residential    | LKD           | W4       | 65°N       | 3.5                |                                    | High    |
|                           |          |                |               | W5       | 155°       | 8.7                |                                    |         |