



Project Ref: 1 FR (Rev -)

Date: August 2022

DAYLIGHT & SUNLIGHT REPORT

relating to the

PROPOSED DEVELOPMENT

of

GARAGE NEXT TO 1 FERRESTONE ROAD, LONDON, N8

on behalf of

MR JONATHAN GRAU



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About CPMC Charterd Surveying Ltd

CPMC Charterd Surveying Ltd is a multi-disciplinary surveying practice, specialising in rights of light and BRE daylight and sunlight analysis for the planning process, the Party Wall etc Act 1996, access agreements, condition scheduling, crane oversail licences & Accurate Visual Representation (AVR) imagery.

We are an industry leading Charterd Surveying practice with considerable experience in relation to providing documentation to support the planning process and the resolution of 'neighbourly matters' issues in all parts of the UK. We have significant experience with regard to the provision of daylight and sunlight assessment criteria and regularly produce comprehensive assessments to aid planning authorities understand the impact of an applicant's site on its neighbours. We are also regularly asked to assess the likely light levels within a proposed developments, so that the likely light levels for future occupants can be better understood.

Our client base is broad, and we work with developers, authorities and private individuals in order to effectively manage their neighbourly matters concerns.

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Section 1: Overview

There is no national planning policy relating to daylight and sunlight and overshadowing. However, general guidance is given on the need to protect existing amenity and provide adequate new accommodation, as set out in the National Planning Policy Framework.

The 2022 (3rd Edition) Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (The BRE Guide) and BS EN 17037:2018 enable such assessments to be made.

When considering the BRE Guide's requirements, it is important to remember that the Guide is not a set of planning rules, which are either passed or failed. Numerical values are given and used, not as proscriptive or prescriptive values but as a way of comparing situations and arriving at a balanced judgement. The BRE Guide is conceived as an aid to planning officers and designers by giving objective means of making assessments. The target values in the BRE Guide may not be obtainable in dense urban areas where the grain of development is tight, while higher values might well be desirable in more open suburban or rural areas where the grain is contrastingly open. This is recognised by the BRE and made clear in the BRE Guide.

The need to apply daylight and sunlight advice flexibly was also reinforced in the recent National Planning Policy Framework (NPPF) revision (20th July 2021, at para 125 [c]) "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".

The need to apply the guidance flexibly was also reiterated in the NPPG 'Effective Use of Land' guidance (July 2019), and this is particularly relevant in London, where it is acknowledged in the Greater London Authority's Housing Supplementary Planning Guidance (SPG), March 2016 (para 1.3.46), which states:

"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."

Context is therefore of key importance when applying the standards contained in the BRE Guide.

Section 2: Executive Summary

In urban locations such as Hornsey, site constraints, including the number, height and proximity of other neighbouring buildings mean that it is more difficult for windows, rooms and external amenity space to meet the criteria laid out in the BRE Guide.

The BRE Guide is clear that the target levels are by no means mandatory, should be used flexibly and that in certain environments, such as a city location, a higher degree of obstruction is frequently unavoidable.

The importance of applying daylight and sunlight advice flexibly is increasingly recognised and is stated in the recently adopted National Planning Policy Framework (NPPF) and the NPPG 'Effective Use of Land' guidance.

In this case all of the neighbouring windows and rooms comfortably fulfil all of the planning guidance. This is regarded as demonstrating a very high level of compliance for a project located in an urban environment such as this.

In our opinion the proposals strongly accord with the intent and context of the planning guidance in this case.

Introduction

The purpose of this report is to assess the impact of the proposed redevelopment of an existing garage building on the daylight and sunlight of neighbouring properties.

This report considers the daylight and sunlight criteria set out in the following publications:

- Site Layout Planning for Daylight & Sunlight (SLPDS / BRE Guide), PJ Littlefair 2022 published by the BRE (Building Research Establishment). The tests prescribed by the BRE Guide are approved by the Department of the Environment and provide a clear methodology for comprehensive testing.
- BS EN 17037:2018 Daylight in buildings.

Compliance with the BRE Guide is not a planning criterion and the foreword to the Guide is careful to make this point. There are therefore no minimum mandatory requirements for sunlight & skylight in Building Regulations for England & Wales but the guidance set out in BRE Guide is widely accepted as the approved methodology when calculating sunlight & skylight.

1 Ferrestone Road, London, N8 7BX

Section 4: Description of the Development

The scheme comprises of the demolition of an existing garage and the construction of a new residential property on the plot.

The property is located on the south side of Ferrestone Road in Hornsey, London, N8 in a predominantly residential area.

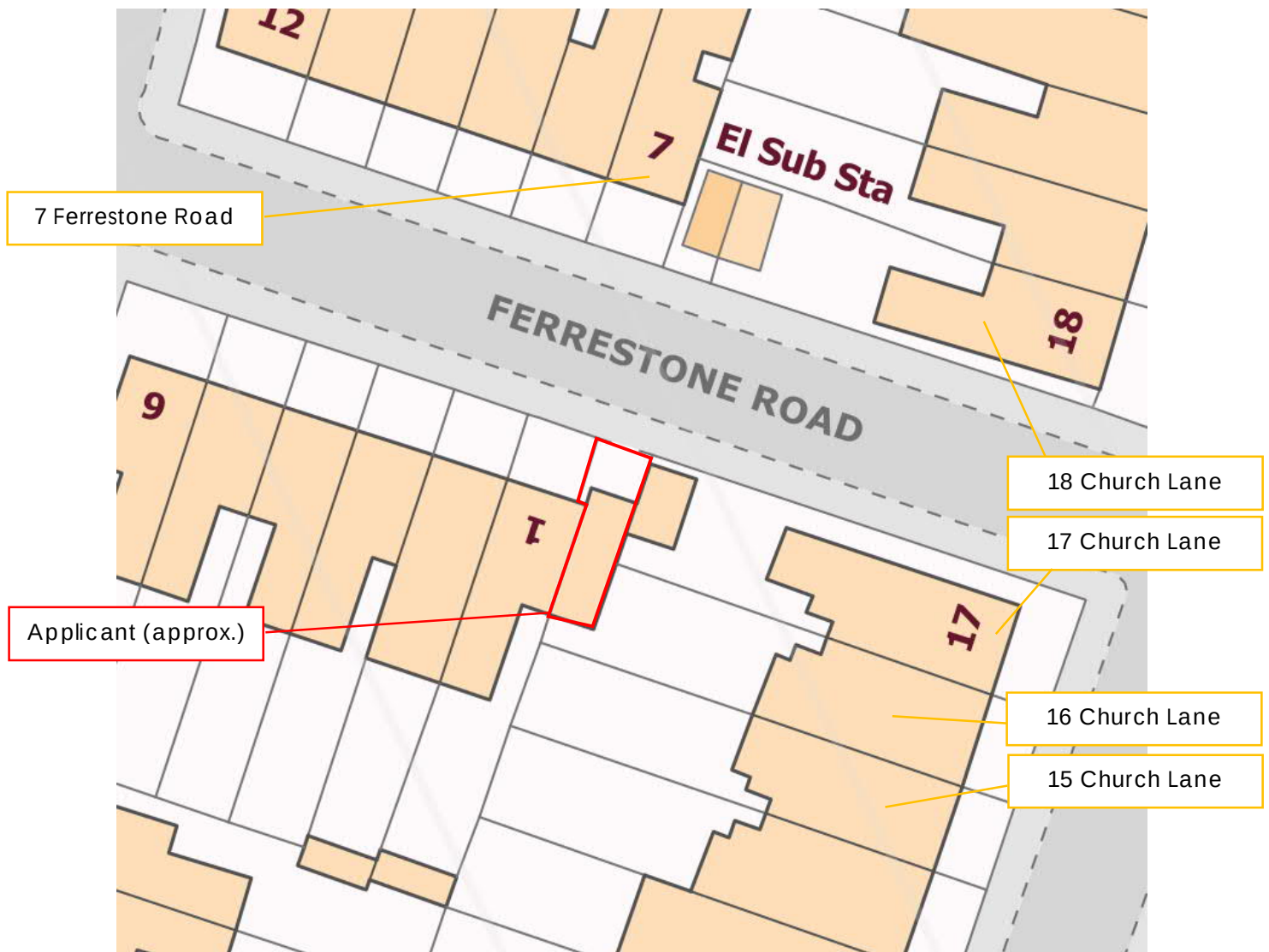


Fig. 1 – Applicant property & assessed neighbours

1 Ferrestone Road, London, N8 7BX



Fig. 2 – Image of the existing site model



Fig. 3 – Image of the proposed site model

Section 5: Assessment Process

The effect on neighbouring properties:

The BRE Guide describes three parameters to be assessed in order to measure the impact of the proposed new building on Daylight/Sunlight availability to the key adjacent properties. The three parameters to be assessed are as follows:

1) Daylight:

Vertical Sky Component (VSC)

Daylight Distribution (DD)¹

2) Sunlight:

Annual Probable Sunlight Hours (APSH)

3) Overshadowing (Amenity Space)

Sun on the ground on the 21st March received by external amenity spaces

The guidance states that rooms to be assessed should be living rooms, kitchens and bedrooms in residential properties. In non-domestic buildings rooms where occupants 'have a reasonable expectation of daylight' should be assessed. Although these spaces are not defined, examples are given of the type of non-domestic buildings that would normally fall into this category. Such spaces might include schools, hospitals, hotels and hostels, small workshops and some offices.

As it is often difficult to be certain of the specific use of some neighbouring spaces we have taken a view on the relevance of the properties adjacent to the proposed development.

It is important to note that the numerical values in the guidance are advisory and different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints and local context.

The neighbouring properties we have assessed are as follows:

- 7 Ferrestone Road (plans obtained from planning ref: HGY/2017/1392)
- 18 Church Lane
- 17 Church Lane (indicative plans obtained from planning ref: HGY/2017/0723)
- 16 Church Lane (indicative plans obtained from planning ref: HGY/2020/0207²)
- 15 Church Lane

The assessment is based on the following drawings, provided by Appleton Weiner:

- FER 3d model
- FER Planning FINAL

¹ Also known as the 'no-sky-line' test.

² The existing configuration has been used for this analysis on the basis that the PP has not currently been implemented. Due to the inclusion of significant apertures and skylights it is not believed that the proposed configuration would significantly change the conclusions of this report.

Section 6: Daylight

Vertical Sky Component:

Daylight is the light received from the sun which is diffused through the sky's clouds. Even on a cloudy day when the sun is not visible a room will continue to be lit with light from the sky. This is also known as 'diffuse light'. Any reduction in the total amount of daylight can be calculated by finding the 'Vertical Sky Component'.

The Vertical Sky Component (VSC) is the ratio of the direct skylight illuminance falling on a vertical face at a reference point (usually the centre of a window), to the simultaneous horizontal illuminance under an unobstructed sky.

The Guide recommends that where the VSC value as proposed is below 27 percent, then the amount by which it is reduced (if any) should be checked and if the reduction is greater than 20 percent or one fifth of its former value, then the reduction is likely to be "noticeable" to the average occupant.

If the VSC is more than 27 percent then enough light would still reach the window of the neighbouring building. However if the VSC is less than 27 percent as well as less than 0.8 times (one fifth) its former value the occupants will notice the reduction in the amount of skylight.

If there would be a significant loss of light to the main window but the room also has one or more smaller windows, an overall VSC may be derived by weighting each VSC element in accordance with the proportion of the total glazing area represented by its window. This is known as the Room VSC and is separately shown in the results listed in Appendix A.

For sloping or horizontal rooflights a similar approach can be used, with a horizontal or sloping sky component. If the value with the new development in place is less than 0.80 times the value before, there would be a noticeable reduction in the light entering the rooflight.

VSC Results

The proposed development has very little impact on neighbouring properties with the majority of neighbours either experiencing no effect or a minimal reduction in light (detailed results can be found in Appendix A of this report):

- 7 Ferrestone Road – all tested windows pass.
- 18 Church Lane – all tested windows pass.
- 17 Church Lane – all tested windows pass.
- 16 Church Lane – all tested windows pass.
- 15 Church Lane – all tested windows pass.

Daylight Distribution:

Where room layouts are known (or estimated) the impact on daylighting distribution can be found by plotting what is known as the 'no-sky-line' in each of the main rooms. The rooms we have tested correspond with the windows tested as part of the above VSC test.

The no-sky-line effectively divides the points on the working plane (0.85m high for residential properties and 0.7m high for other uses) that cannot see the sky. Therefore areas beyond the no sky line will receive no direct daylight but will instead be lit from reflected light.

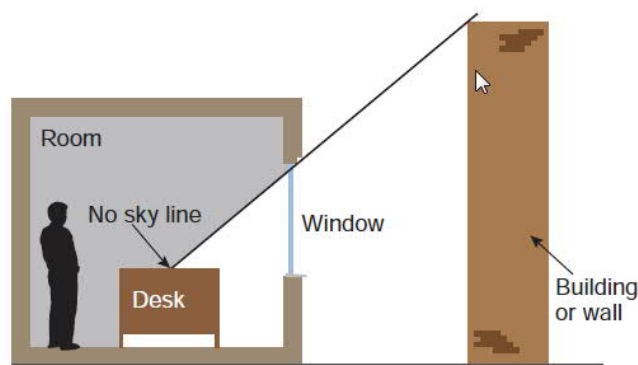


Fig. 4 – Excerpt taken from the BRE 209 Guide

Following the construction of a new development, if the no sky line moves so that the area of the existing room, which does not receive direct skylight, is reduced to less than 0.8 times its former value, this will be noticeable to the average occupant.

We have either assumed internal layouts or used layouts obtained from the local authority planning portal to assess the Daylight Distribution in rooms adjacent to the development.

Daylight Distribution Results

Our assessment was undertaken in accordance with the guidance and methodology contained in the 2022 BRE Guide, and detailed results can be found in Appendix A of this report:

- 7 Ferrestone Road – all tested rooms pass.
- 18 Church Lane – all tested rooms pass.
- 17 Church Lane – all tested rooms pass.
- 16 Church Lane – all tested rooms pass.
- 15 Church Lane – all tested rooms pass.

Section 7: Sunlight

Available Sunlight Hours

Sunlight guidance values can be found in Section 3 of Site Layout Planning for Daylight and Sunlight (SLPDS).

Habitable rooms in domestic buildings that face within 90 degrees of due south are tested, as are rooms in non-domestic buildings that have a particular requirement for sunlight. The analysis is known as the Annual Probable Sunlight Hours (APSH) analysis.

The recommendations are that applicable windows should receive a minimum of 25 percent of the total annual probable sunshine hours, to include a minimum of 5 percent of that which is available during the winter months between 21st September to the 21st March (the approximate dates of the autumn and spring equinoxes).

However if this is not possible (or the amount of sunlight is already reduced because of the effect of existing obstructions) then a further reduction in sunlight availability will be noticeable to an occupier if the total number of sunlight hours is below the target 25 percent of the total annual probable sunshine hours, to include a minimum of 5 percent of that which is available during the winter months, and is less than 0.8 times its former value prior to the development. For a transgression to occur, there is also a requirement for the reduction in sunlight over the whole year to be greater than 4 percent of annual probable sunlight hours.

There is no requirement for windows that face within 90 degrees of due north to be tested so windows that fall into this category have not been considered within our sunlight calculations.

Available Sunlight Hours Results

Our assessment was undertaken in accordance with the guidance and methodology contained in the 2022 BRE Guide, and detailed results can be found in Appendix A of this report:

- 7 Ferrestone Road – all tested windows pass.
- 18 Church Lane – all tested windows pass.
- 17 Church Lane – all tested windows pass.
- 16 Church Lane – all tested windows pass.
- 15 Church Lane – all tested windows pass.

Section 8: Amenity Space

The BRE guidance suggests that at least 50 percent of any garden or open space should receive no less than 2 hours of direct sun on the spring equinox (approximately March 21st).

Open spaces would normally include:

- Residential gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools
- Sitting out areas such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains

If as a result of new development an existing garden does not receive 2 hours of direct sunlight on the ground on the 21st March and is less than 0.8 times (one fifth) its former value, the BRE guide considers this to be a transgression.

The BRE Guide does not list balconies and terraces as receptors and therefore we have not considered any such spaces herein.

Amenity Space Results

Our assessment was undertaken in accordance with the guidance and methodology contained in the 2022 BRE Guide, and detailed results can be found in Appendix A of this report:

- 18 Church Lane – pass.
- 17 Church Lane – pass.
- 16 Church Lane – pass.
- 15 Church Lane – pass.

Appendix A

Results:

Vertical Sky Component

Available Sunlight Hours

Project Name: 1 Ferrestone Road																	
Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hour (APSH) Results																	
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria

7 Ferrestone Road

Lower Ground	R1	Residential	Bedroom	W1	Existing Proposed	28.21 27.10	0.96	YES	202°	28.21 27.10	0.96	YES	67.00 65.00	0.97	YES	16.00 14.00	0.88	YES
Ground	R1	Residential	Living Room	W1	Existing Proposed	32.18 31.06	0.97	YES	202°	32.23 31.09	0.96	YES	74.00 73.00	0.99	YES	19.00 18.00	0.95	YES
				W2	Existing Proposed	32.28 31.12	0.96	YES	202°				75.00 73.00	0.97	YES	20.00 18.00	0.90	YES
First	R1	Residential	Unknown	W1	Existing Proposed	34.67 33.80	0.97	YES	202°	34.68 33.80	0.97	YES	81.00 81.00	1.00	YES	27.00 27.00	1.00	YES
				W2	Existing Proposed	34.69 33.79	0.97	YES	202°				81.00 80.00	0.99	YES	26.00 25.00	0.96	YES
Second	R1	Residential	Unknown	W1	Existing Proposed	36.01 35.73	0.99	YES	202°	36.01 35.73	0.99	YES	81.00 81.00	1.00	YES	30.00 30.00	1.00	YES

18 Church Ln

Ground	R1	Residential	Unknown	W1	Existing Proposed	33.31 33.04	0.99	YES	288°N	30.12 29.80	0.99	YES	35.00 35.00	*North	*North	6.00 6.00	*North	*North
				W2	Existing Proposed	27.97 27.43	0.98	YES	246°				51.00 50.00	0.98	YES	11.00 10.00	0.91	YES
				W3	Existing Proposed	29.35 28.94	0.99	YES	201°				74.00 74.00	1.00	YES	19.00 19.00	1.00	YES
				W4	Existing Proposed	27.67 27.60	1.00	YES	156°				62.00 62.00	1.00	YES	19.00 19.00	1.00	YES
	R2	Residential	Unknown	W5	Existing Proposed	20.30 19.80	0.98	YES	201°	21.20 20.70	0.98	YES	46.00 46.00	1.00	YES	15.00 15.00	1.00	YES
				W6	Existing Proposed	22.10 21.61	0.98	YES	201°				62.00 61.00	0.98	YES	15.00 14.00	0.93	YES
				W1	Existing Proposed	35.69 35.48	0.99	YES	288°N				35.69 35.48	0.99	YES	35.69 35.48	0.99	YES
				W2	Existing Proposed	32.82 32.54	0.99	YES	201°				32.82 32.54	0.99	YES	32.82 32.54	0.99	YES
First	R1	Residential	Unknown	W1	Existing Proposed	35.69 35.48	0.99	YES	288°N	35.69 35.48	0.99	YES	35.69 35.48	0.99	YES	35.69 35.48	0.99	YES
	R2	Residential	Unknown	W2	Existing Proposed	32.82 32.54	0.99	YES	201°	32.82 32.54	0.99	YES	32.82 32.54	0.99	YES	32.82 32.54	0.99	YES
Second	R1	Residential	Unknown	W1	Existing Proposed	38.77 38.71	1.00	YES	289°N	38.77 38.71	1.00	YES	38.77 38.71	1.00	YES	38.77 38.71	1.00	YES

17 Church Ln

Ground	R1	Residential	Living Room	W1	Existing Proposed	26.77 26.77	1.00	YES	69°N	30.53 30.50	1.00	YES	*North	*North	*North	*North		
				W2	Existing Proposed	32.65 32.65	1.00	YES	21°N				*North	*North	*North	*North		
				W3	Existing Proposed	30.97 30.86	1.00	YES	331°N				*North	*North	*North	*North		
	R2	Residential	Unknown	W4	Existing Proposed	29.56 26.16	0.88	YES	291°N	29.69 25.43	0.86	YES	*North	*North	*North	*North		
				W5	Existing Proposed	29.93 26.18	0.87	YES	291°N				*North	*North	*North	*North		
				W6	Existing Proposed	29.16 25.12	0.86	YES	291°N				*North	*North	*North	*North		
				W7	Existing Proposed	29.88 24.92	0.83	YES	291°N				*North	*North	*North	*North		
	R3	Residential	Living Room	W8	Existing Proposed	33.54 32.99	0.98	YES	90° Hz				12.00 10.00	0.83	YES	0.00 0.00	1.00	YES
				W9	Existing Proposed	21.85 21.59	0.99	YES	90° Hz				6.00 4.00	0.67	YES	0.00 0.00	1.00	YES
				W10	Existing Proposed	12.28 11.61	0.95	YES	291°N				6.00 4.00	*North	*North	0.00 0.00	*North	*North
First	R1	Residential	Bedroom	W1	Existing Proposed	30.57 30.57	1.00	YES	69°N	23.27 22.78	0.98	YES	*North	*North	*North	*North		
				W2	Existing Proposed	36.21 36.21	1.00	YES	21°N				*North	*North	*North	*North		
				W3	Existing Proposed	35.07 34.75	0.99	YES	331°N				*North	*North	*North	*North		

Project Name: 1 Ferrestone Road																			
Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hour (APSH) Results																			
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	
	R2	Residential	Bedroom	W4	Existing Proposed	36.17 34.49	0.95	YES	291°N							*North	*North	*North	*North
				W5	Existing Proposed	16.86 16.41	0.97	YES	291°N	34.89 34.27	0.98	YES			*North	*North	*North	*North	
										16.86 16.41	0.97	YES							
Second	R1	Residential	Bedroom	W1	Existing Proposed	38.11 37.50	0.98	YES	291°N							*North	*North	*North	*North
	R2	Residential	Bedroom	W2	Existing Proposed	29.52 29.32	0.99	YES	291°N	38.11 37.50	0.98	YES				*North	*North	*North	*North
										29.52 29.32	0.99	YES							
Third	R1	Residential	Bedroom	W1	Existing Proposed	78.23 78.23	1.00	YES	21°N Inc							*North	*North	*North	*North
				W2	Existing Proposed	39.10 38.98	1.00	YES	291°N					*North	*North	*North	*North		
													64.05 64.01	1.00	YES				

16 Church Ln

Ground	R1	Residential	Bedroom	W1	Existing Proposed	13.97 13.16	0.94	YES	291°N	13.97 13.16	0.94	YES	*North	*North	*North	*North		
	R2	Residential	Kitchen	W2	Existing Proposed	28.02 27.71	0.99	YES	291°N Inc				*North	*North	*North	*North		
				W3	Existing Proposed	20.42 18.73	0.92	YES	291°N				*North	*North	*North	*North		
				W4	Existing Proposed	19.29 17.21	0.89	YES	291°N				*North	*North	*North	*North		
	R3	Residential	Living Room	W5	Existing Proposed	27.11 24.80	0.91	YES	347°N	22.49 21.12	0.94	YES	6.00 6.00	*North *North	0.00 0.00	*North *North		
				W6	Existing Proposed	29.30 26.73	0.91	YES	291°N				24.00 24.00	*North *North	4.00 4.00	*North *North		
				W7	Existing Proposed	28.71 26.44	0.92	YES	291°N				25.00 25.00	*North *North	6.00 6.00	*North *North		
				W8	Existing Proposed	24.11 23.79	0.99	YES	235°				27.00 27.00	1.00 1.00	YES YES	6.00 6.00	1.00 1.00	YES YES
First	R1	Residential	Bedroom	W1	Existing Proposed	18.36 17.91	0.98	YES	291°N	18.36 17.91	0.98	YES	*North	*North	*North	*North		
	R2	Residential	Bedsit	W2	Existing Proposed	16.07 15.87	0.99	YES	21°N				0.00 0.00	*North *North	0.00 0.00	*North *North		
				W3	Existing Proposed	30.99 29.74	0.96	YES	347°N				8.00 7.00	*North *North	0.00 0.00	*North *North		
				W4	Existing Proposed	36.37 35.01	0.96	YES	291°N				36.00 36.00	*North *North	9.00 9.00	*North *North		
				W5	Existing Proposed	28.99 28.85	1.00	YES	235°	37.00 37.00	1.00 1.00	YES YES	8.00 8.00	1.00 1.00	YES YES			
Second	R1	Residential	Bedroom	W1	Existing Proposed	34.69 34.57	1.00	YES	291°N	34.69 34.57	1.00	YES	*North	*North	*North	*North		
	R2	Residential	Bedroom	W2	Existing Proposed	38.56 38.18	0.99	YES	291°N				*North	*North	*North	*North		

15 Church Ln

Ground	R1	Residential	Living Room	W1	Existing	22.41	0.92	YES	347°N				8.00	*North	*North	0.00	*North	*North
					Proposed	20.54			8.00					0.00				
				W2	Existing	31.87	0.95	YES	291°N				29.00	*North	*North	6.00	*North	*North
					Proposed	30.31			29.00					6.00				
				W3	Existing	31.06	0.96	YES	291°N				28.00	*North	*North	6.00	*North	*North
					Proposed	29.70			28.00					6.00				
			W4	Existing	29.04	1.00	YES	235°	38.00	1.00	YES	8.00	1.00	YES				
		Proposed	28.98			38.00		8.00										
		W5	Existing	8.36	1.00	YES	201°	13.00	1.00	YES	0.00	1.00	YES					
		Proposed	8.36			13.00		0.00										
		W6	Existing	5.42	1.00	YES	201°	8.00	1.00	YES	0.00	1.00	YES					
		Proposed	5.42			8.00		0.00										
	R2	Residential	Kitchen	W7	Existing	11.92	1.00	YES	291°N					*North	*North		*North	*North

Project Name: 1 Ferrestone Road																		
Test: Vertical Sky Component (VSC) & Annual Probable Sunlight Hour (APSH) Results																		
Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Room VSC	Pr/Ex	Meets BRE Criteria	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Residential	Bedroom	W3	Proposed	36.13	1.00	YES	235°	32.62	0.98	YES	38.00	1.00	YES	10.00	1.00	YES
				Existing	32.38	44.00							9.00					
				Proposed	32.37	44.00							9.00					
				W4	Existing	18.83	1.00	YES	291°N	32.09	1.00	YES	*North	*North		*North	*North	
	Proposed	18.83																
Second	R1	Residential	Bedroom	W1	Existing	38.67	1.00	YES	291°N	38.67	1.00	YES	*North	*North		*North	*North	
				Proposed	38.48													
	R2	Residential	Bedroom	W2	Existing	35.24	1.00	YES	291°N	38.48	1.00	YES	*North	*North		*North	*North	
				Proposed	35.24													
						35.24				35.24	1.00	YES						

1 Ferrestone Road, London, N8 7BX

Daylight Distribution

Project Name: 1 Ferrestone Road								
Test: Daylight Distribution (DD) Results								
Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
7 Ferrestone Road								
Lower Ground	R1	Residential	Bedroom	Area m2 % of room	8.42 69.29%	6.71 55.15%	0.80	YES
Ground	R1	Residential	Living Room	Area m2 % of room	12.28 88.98%	11.22 81.31%	0.91	YES
First	R1	Residential	Unknown	Area m2 % of room	13.67 99.02%	13.67 99.02%	1.00	YES
Second	R1	Residential	Unknown	Area m2 % of room	16.70 92.06%	16.70 92.06%	1.00	YES
18 Church Ln								
Ground	R1	Residential	Unknown	Area m2 % of room	24.34 99.13%	24.34 99.13%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	9.63 100.00%	9.63 100.00%	1.00	YES
First	R1	Residential	Unknown	Area m2 % of room	11.32 96.11%	11.32 96.11%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	5.65 89.41%	5.65 89.41%	1.00	YES
	R3	Residential	Unknown	Area m2 % of room	12.12 94.51%	12.12 94.51%	1.00	YES
Second	R1	Residential	Unknown	Area m2 % of room	12.06 94.03%	12.06 94.03%	1.00	YES
17 Church Ln								
Ground	R1	Residential	Living Room	Area m2 % of room	20.89 95.78%	20.89 95.78%	1.00	YES
	R2	Residential	Unknown	Area m2 % of room	13.83 98.58%	13.65 97.31%	0.99	YES
	R3	Residential	Living Room	Area m2 % of room	9.04 91.20%	9.04 91.20%	1.00	YES
	R4	Residential	Kitchen	Area m2 % of room	9.57 70.93%	9.57 70.93%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	11.99 99.99%	11.99 99.99%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	11.87 83.68%	11.87 83.68%	1.00	YES
Second	R1	Residential	Bedroom	Area m2 % of room	10.38 96.24%	10.38 96.24%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	13.12 92.52%	13.12 92.52%	1.00	YES
Third	R1	Residential	Bedroom	Area m2 % of room	12.53 89.26%	12.53 89.26%	1.00	YES
16 Church Ln								
Ground	R1	Residential	Bedroom	Area m2 % of room	5.63 67.88%	5.63 67.88%	1.00	YES
	R2	Residential	Kitchen	Area m2 % of room	6.98 98.76%	6.98 98.76%	1.00	YES
	R3	Residential	Living Room	Area m2 % of room	20.43 97.22%	18.92 90.01%	0.93	YES
First	R1	Residential	Bedroom	Area m2 % of room	8.83 85.86%	8.83 85.86%	1.00	YES
	R2	Residential	Bedsit	Area m2 % of room	18.20 99.73%	18.05 98.88%	0.99	YES
Second	R1	Residential	Bedroom	Area m2 % of room	13.66 92.95%	13.66 92.95%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	12.32 96.76%	12.32 96.76%	1.00	YES
15 Church Ln								
Ground	R1	Residential	Living Room	Area m2 % of room	20.77 98.69%	20.67 98.19%	0.99	YES
	R2	Residential	Kitchen	Area m2 % of room	8.61 66.90%	8.61 66.90%	1.00	YES
First	R1	Residential	Bedroom	Area m2 % of room	11.85 99.45%	11.85 99.45%	1.00	YES
	R2	Residential	Bedroom	Area m2 % of room	13.28 90.90%	13.28 90.90%	1.00	YES
Second	R1	Residential	Bedroom	Area m2	11.86	11.86		

Project Name: 1 Ferrestone Road								
Test: Daylight Distribution (DD) Results								
Floor Ref.	Room Ref	Property Type	Room Use		Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R2	Residential	Bedroom	% of room	97.03%	97.03%	1.00	YES
				Area m2	12.84	12.84		
				% of room	87.86%	87.86%	1.00	YES

1 Ferrestone Road, London, N8 7BX

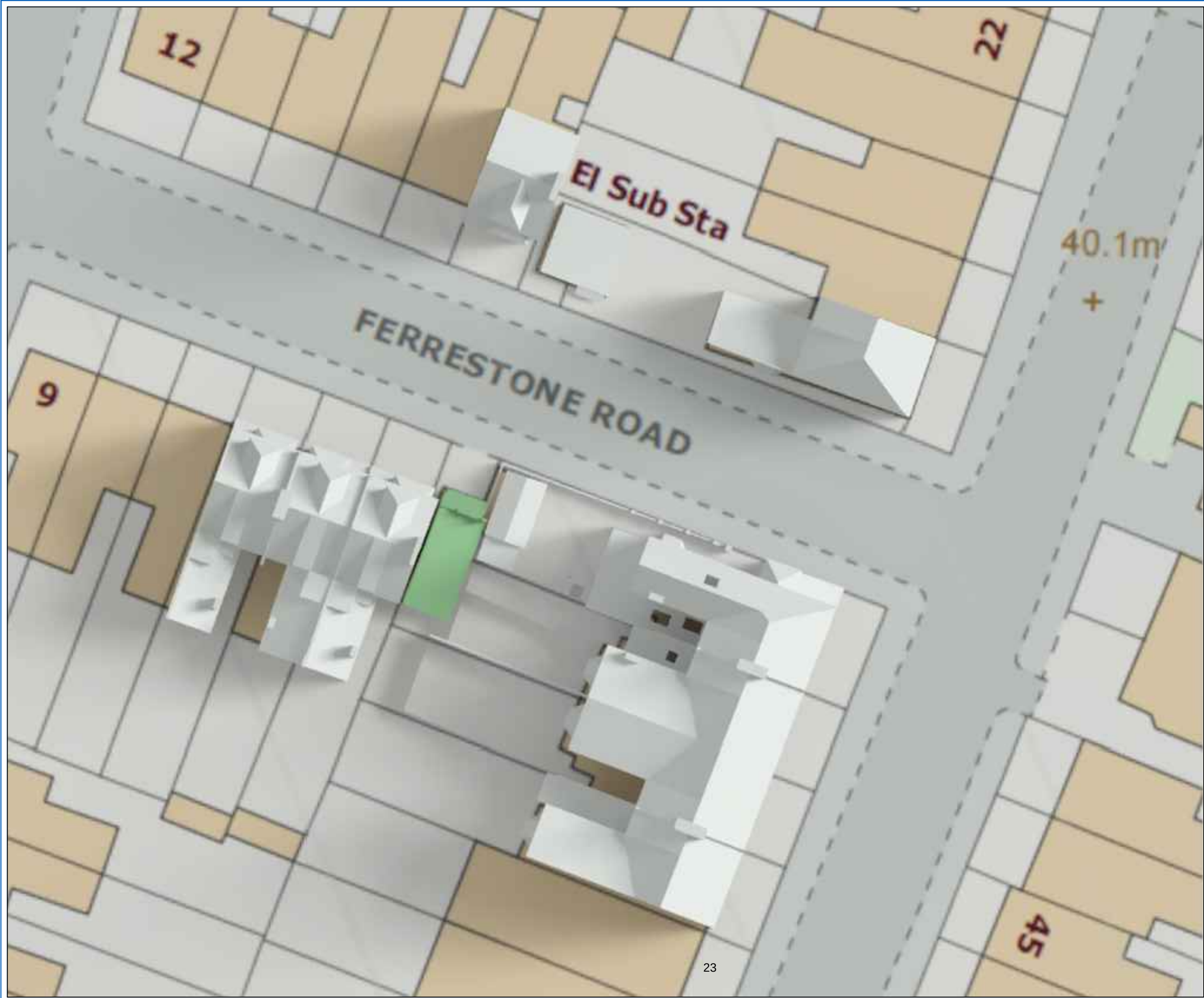
Amenity Space

Project Name: 1 Ferrestone Road						
Test: Neighbouring External Amenity Spaces						
Floor Ref	Amenity Ref		Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
18 Church Ln						
Ground	A1	Area m2 Percentage	45.13 68%	45.11 68%	1.00	YES
17 Church Ln						
Ground	A1	Area m2 Percentage	23.70 50%	23.43 50%	0.99	YES
16 Church Ln						
Ground	A1	Area m2 Percentage	0.00 0%	0.00 0%	1.00	YES
Ground	A2	Area m2 Percentage	0.41 2%	0.41 2%	1.00	YES
Ground	A3	Area m2 Percentage	7.46 20%	7.45 20%	1.00	YES
15 Church Ln						
Ground	A1	Area m2 Percentage	39.19 55%	39.19 55%	1.00	YES

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Appendix B

Model views, window, room & amenity Space References



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LEGEND:

SOURCES OF INFORMATION:

Proposed Building File:

Date:

AOD Confirmation:

Date:

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



104C St John Street
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020 7078 7673

CPMC Chartered Surveying
www.cpmcsurveying.co.uk

CLIENT:

Jonas Grau

PROJECT:

Ferrestone Road

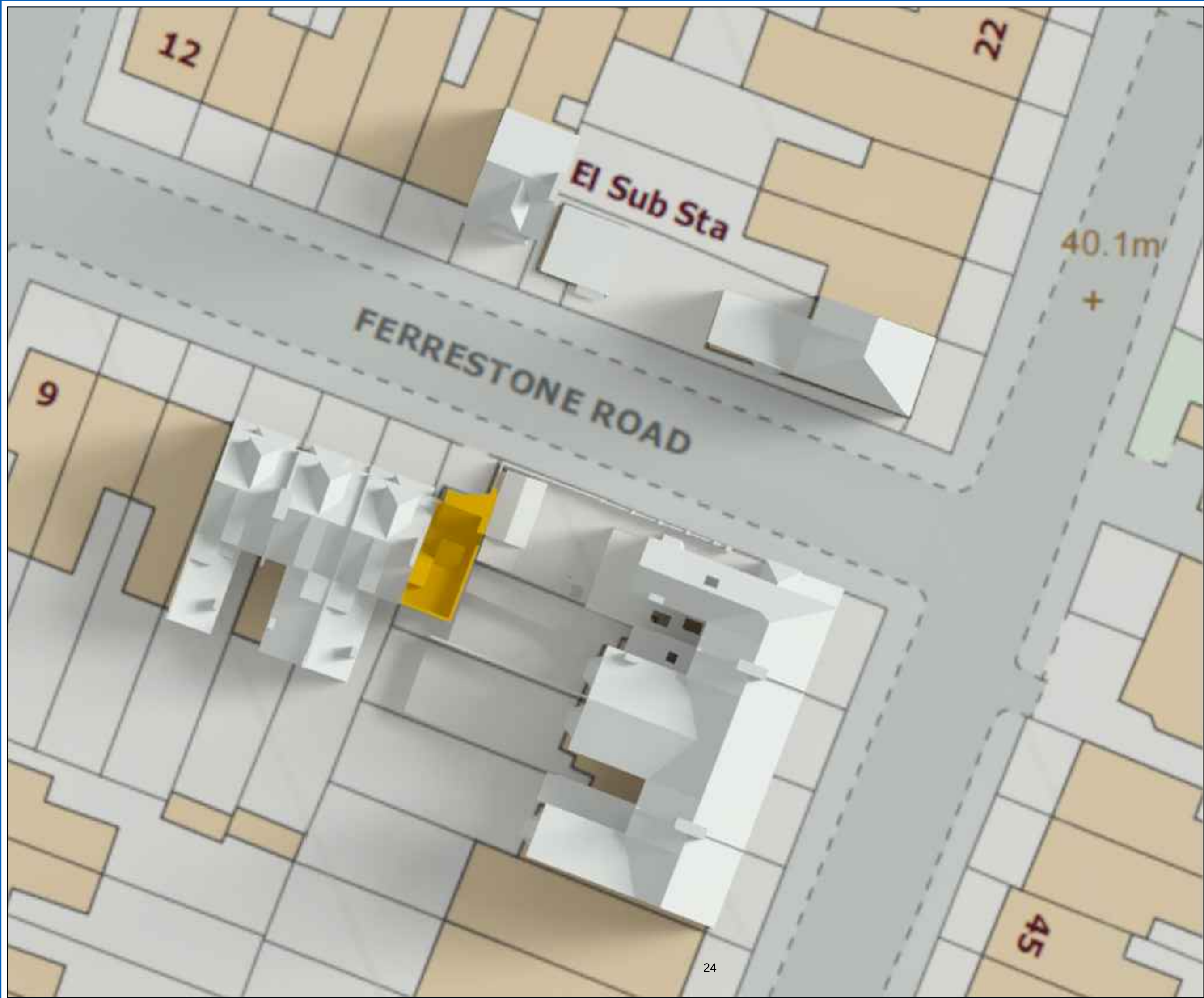
ADDRESS:

5, The Avenue
London N3 2LB

TITLE:

EXISTING PLAN VIEW

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	Aug 2022	HP	NC
PROJECT NO:	DRAWING NO:	REVISION:	
	01	A	



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STATUS:			



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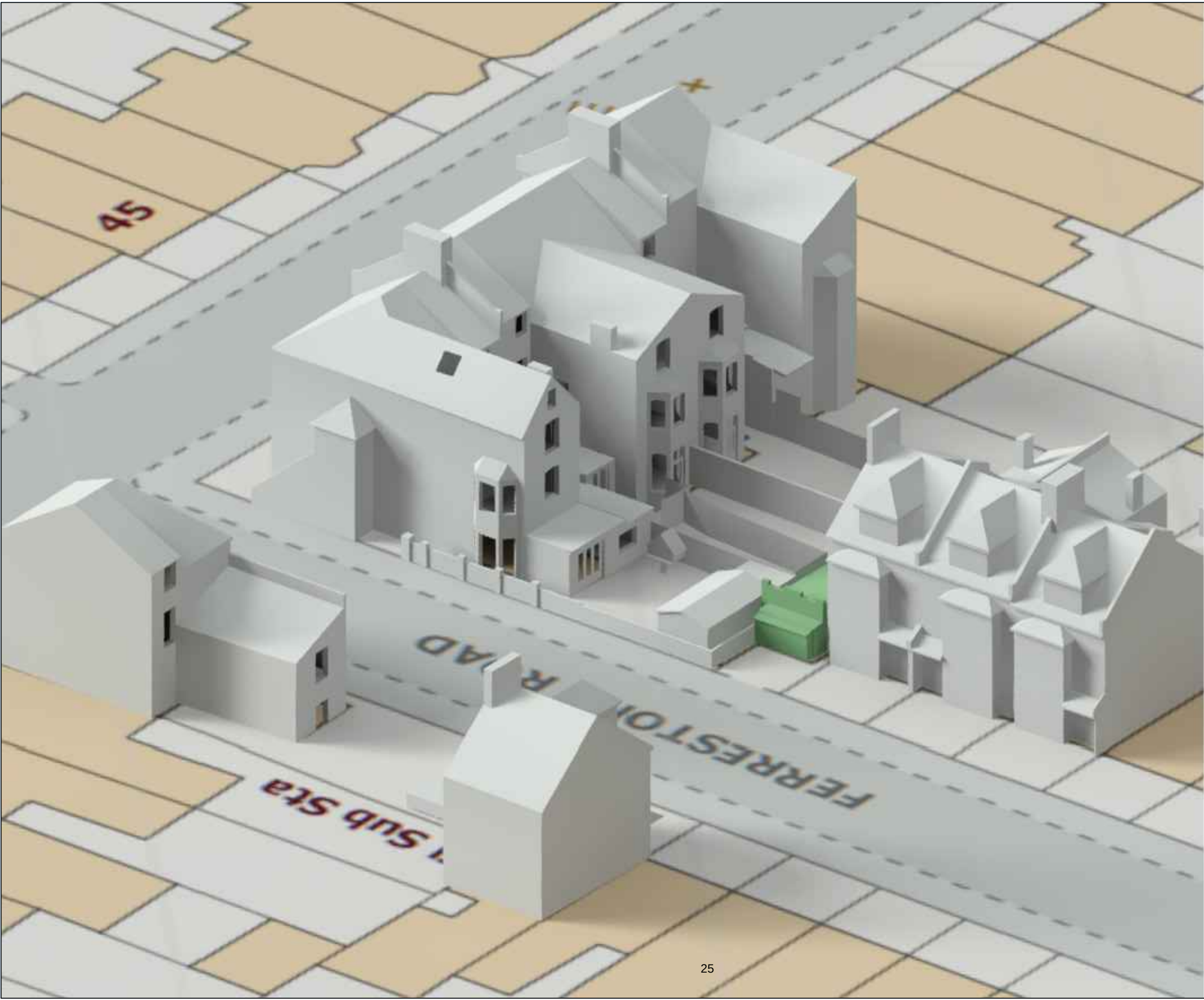
CLIENT: Jonas Grau

PROJECT: Ferrestone Road

ADDRESS: 5, The Avenue
London N3 2LB

TITLE: PROPOSED PLAN VIEW

SCALE AT A3: NTS	DATE: Aug 2022	DRAWN: HP	CHECKED: NC
PROJECT NO:	DRAWING NO: 02	REVISION: A	



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AOD Confirmation:

Date:

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STATUS:			



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CLIENT:	Jonas Grau
PROJECT:	Ferrestone Road

ADDRESS:	5, The Avenue London N3 2LB
TITLE:	EXISTING 3D VIEW

SCALE AT A3: NTS	DATE: Aug 2022	DRAWN: HP	CHECKED: NC
PROJECT NO:	DRAWING NO: 03	REVISION: A	



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STATUS:			



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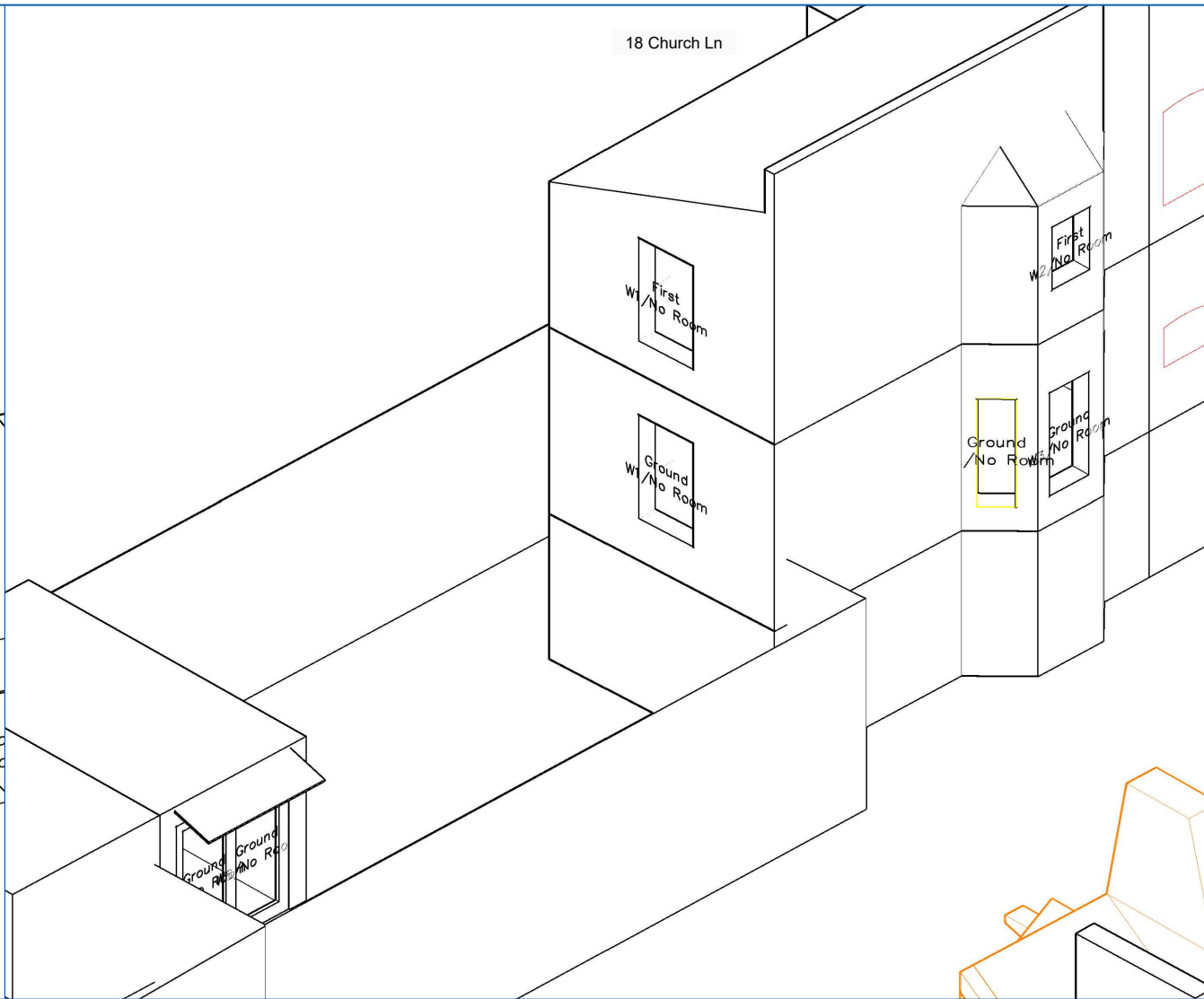
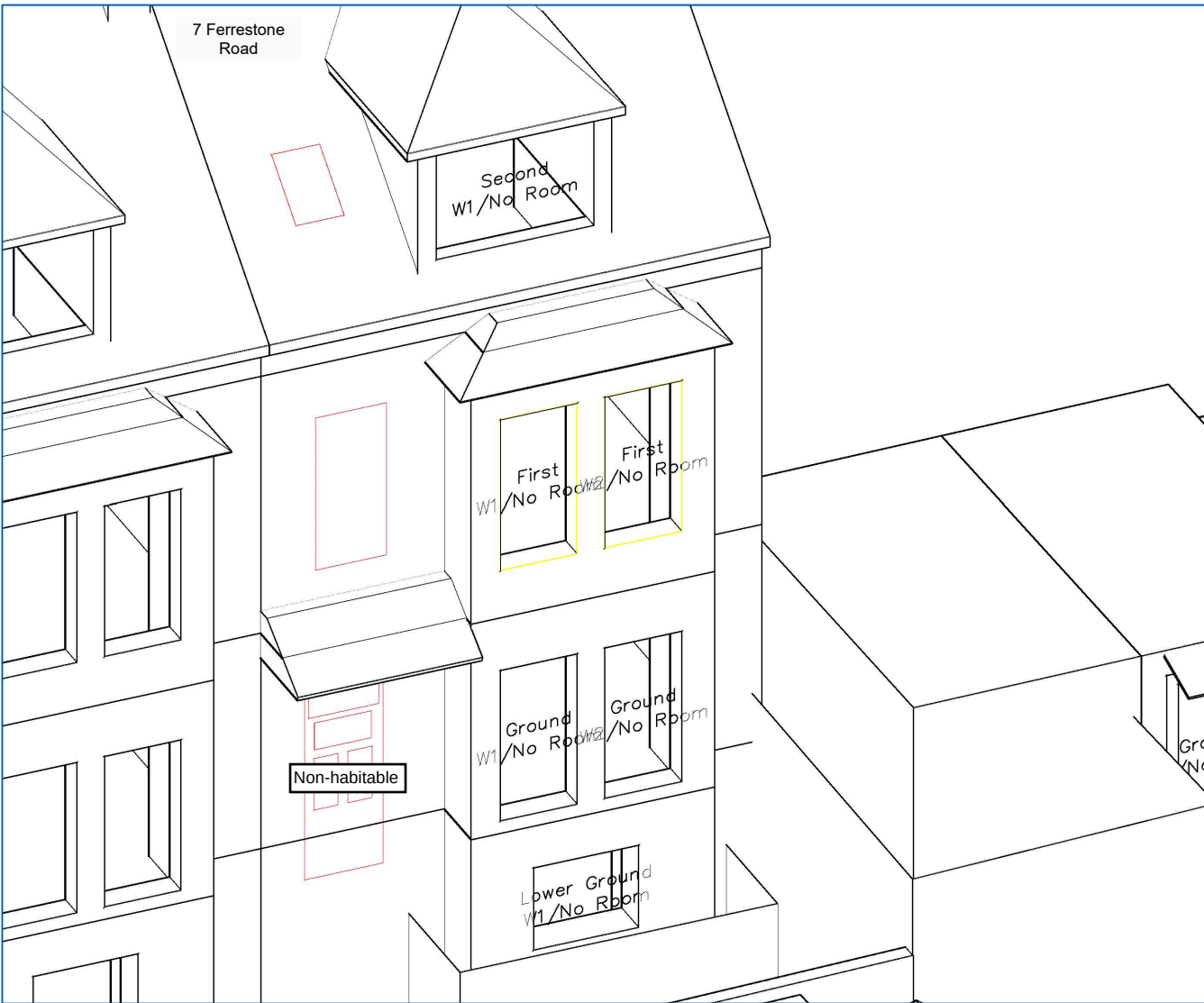
CLIENT: Jonas Grau

PROJECT: Ferrestone Road

ADDRESS: 5, The Avenue
London N3 2LB

TITLE: EXISTING 3D VIEW

SCALE AT A3: NTS	DATE: Aug 2022	DRAWN: HP	CHECKED: NC
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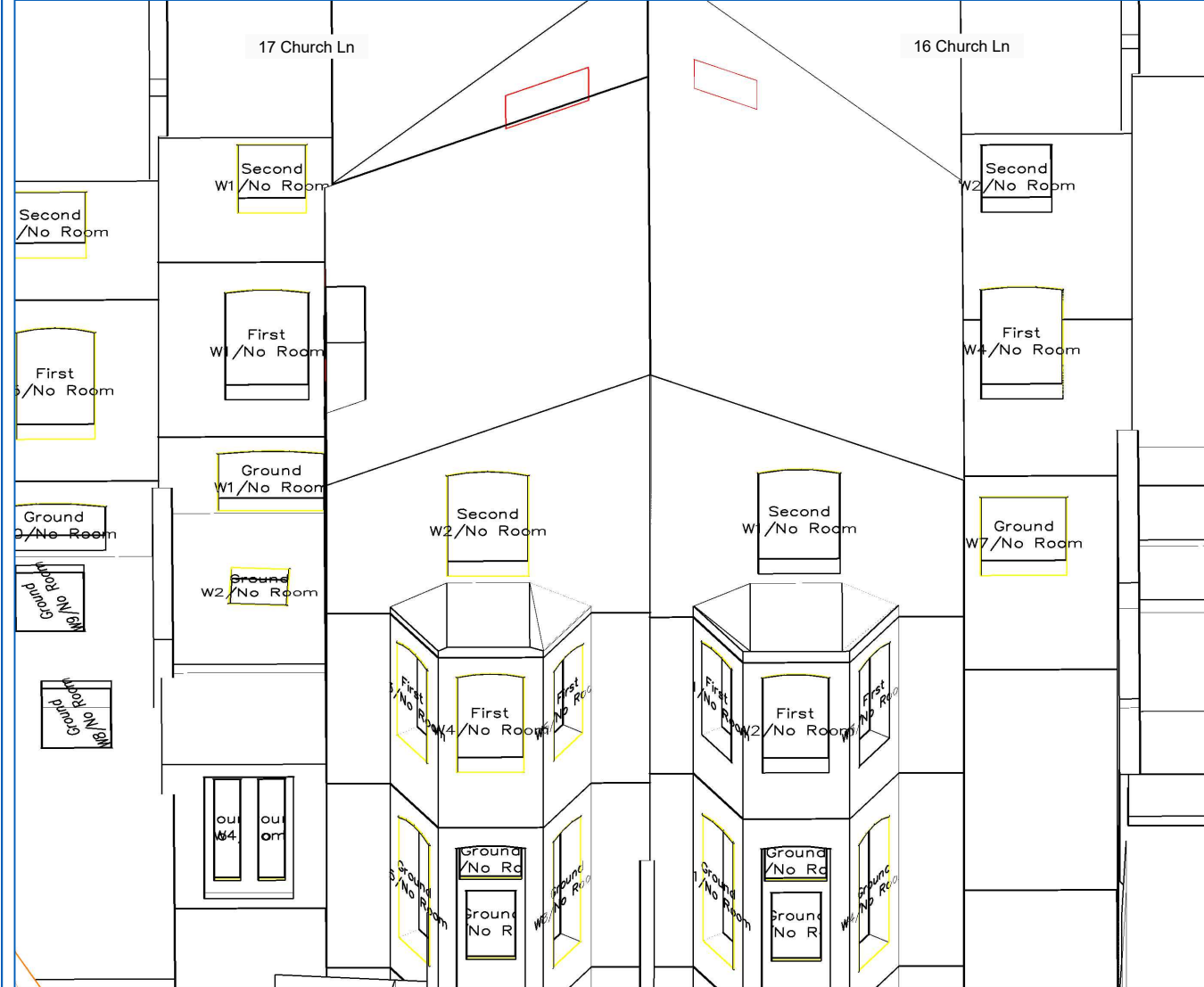
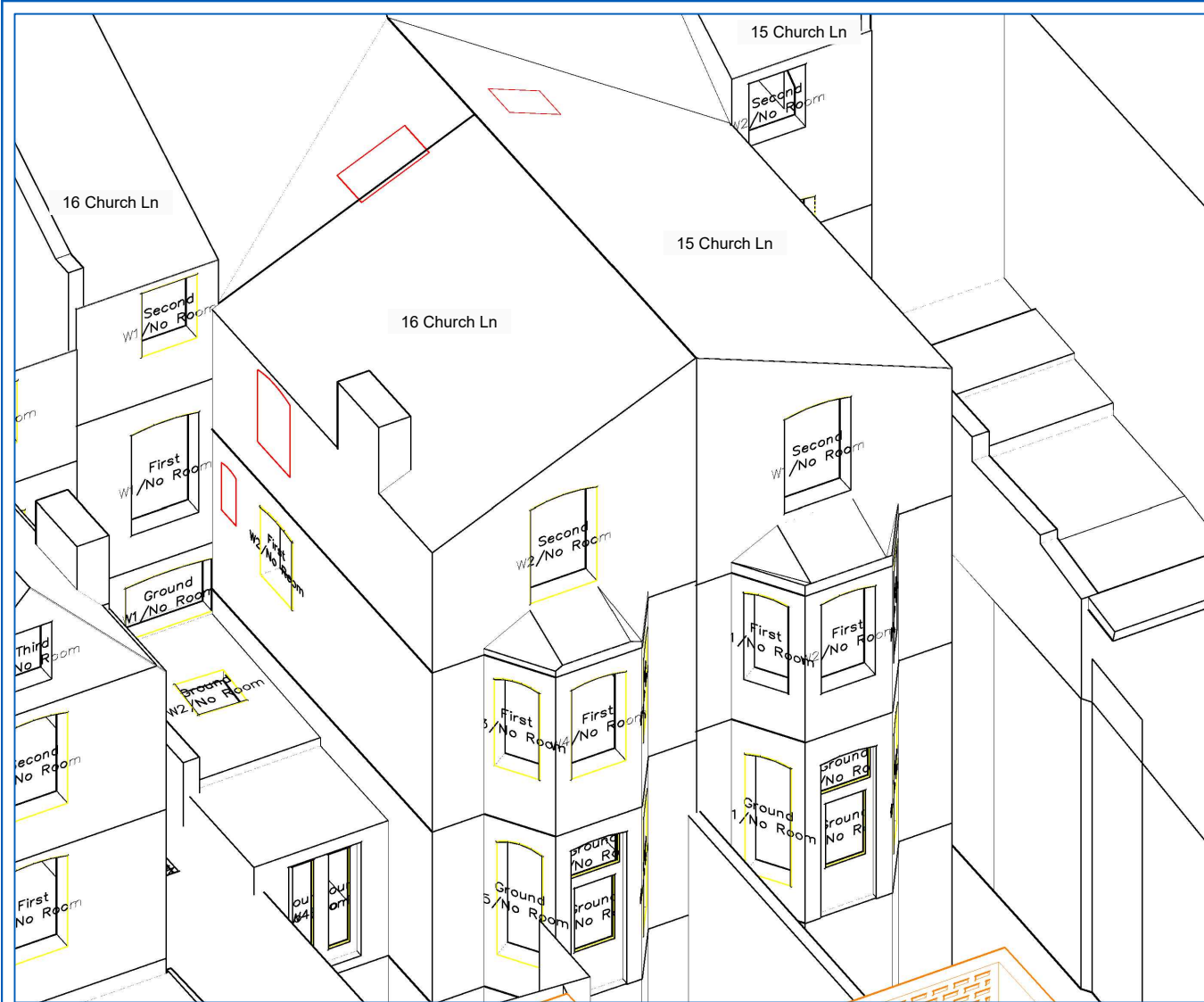
CLIENT: Jonas Grau

PROJECT: Ferrestone Road

ADDRESS: 5, The Avenue
London N3 2LB

TITLE: WINDOW & ROOM REF.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
NTS	Aug 2022	HP	NC
PROJECT NO:	DRAWING NO:	REVISION:	
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STATUS:			



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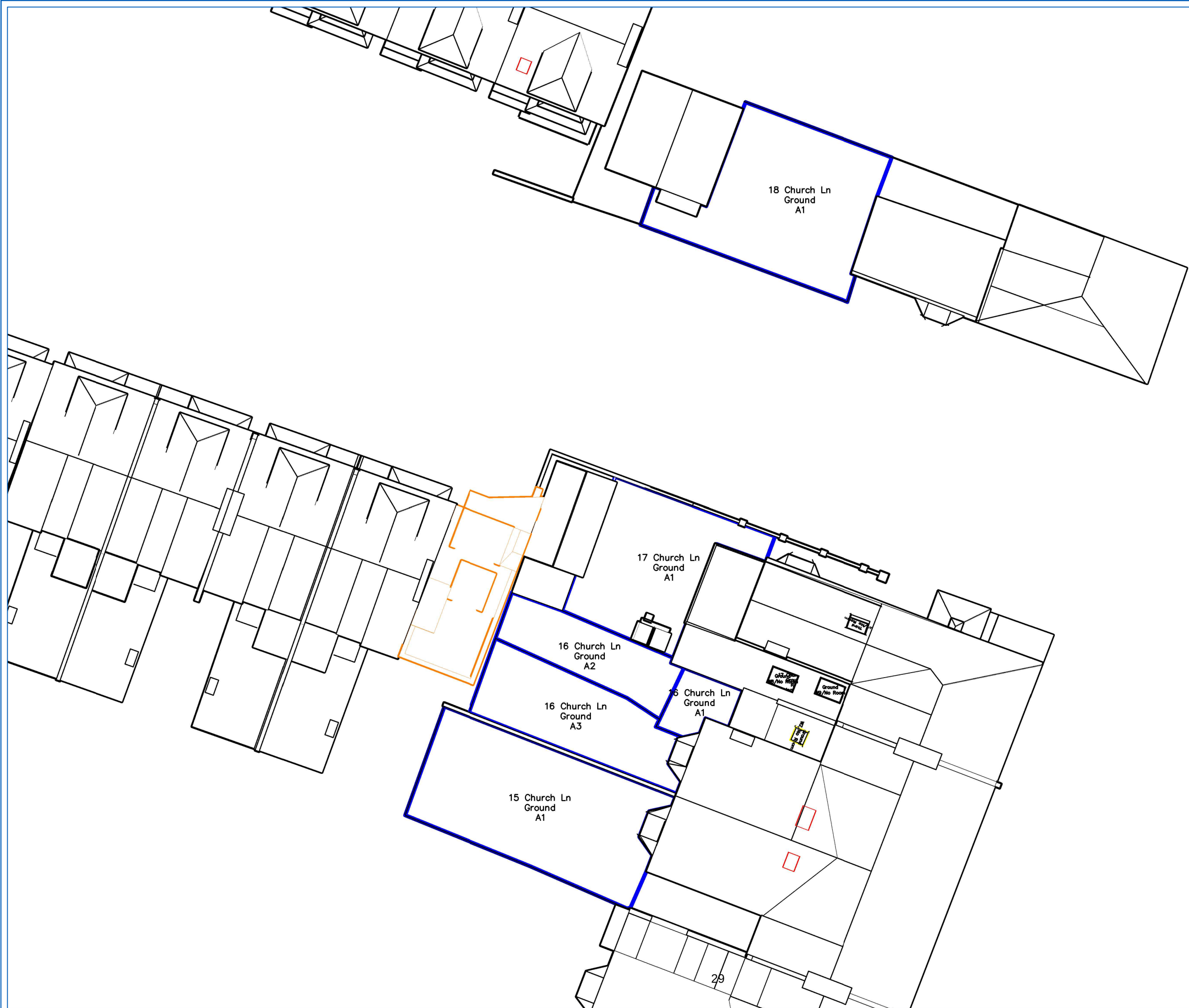
CLIENT: Jonas Grau

PROJECT: Ferrestone Road

ADDRESS: 5, The Avenue
London N3 2LB

TITLE: WINDOW & ROOM REF.

SCALE AT A3: NTS	DATE: Aug 2022	DRAWN: HP	CHECKED: NC
PROJECT NO:	DRAWING NO: 06	REVISION: A	



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STATUS:			



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CLIENT: Jonas Grau

PROJECT: Ferrestone Road

ADDRESS: 5, The Avenue
London N3 2LB

TITLE: AMENITIES

SCALE AT A3: NTS	DATE: Aug 2022	DRAWN: HP	CHECKED: NC
PROJECT NO:	DRAWING NO: 07	REVISION: A	

1 Ferrestone Road, London, N8 7BX

Notes

Where access was not available we have made reasonable estimations of internal layouts, floor areas, window sizes and positions etc.

Our calculations model has been built from a combination of architect's plans, partial site survey, site and aerial photographs.

We are not aware of any conflicts of interest between ourselves and any neighbouring owners or their consultants concerning this project.

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