



Daylight & Sunlight Amenity (Internal) for
Capstone Group Ltd

LYNTON GRANGE LONDON N2 9EU

Date: October 2022

Our Ref: 22-01163

66 St James's Street, London SW1A 1NE

0370 777 6292 | info@rapleys.com | rapleys.com

[BIRMINGHAM](#) | [BRISTOL](#) | [CAMBRIDGE](#) | [EDINBURGH](#) | [HUNTINGDON](#) | [LONDON](#) | [MANCHESTER](#)

Contents

1	Executive Summary	2
2	Proposed Drawings	3
3	Introduction	4
4	BASIS OF ASSESSMENT	5
5	PLANNING POLICY	6
6	Assessment Guidelines	9
7	Findings of the Analysis	11
8	Commentary on Results	12
9	Conclusion.....	14

Appendices

Appendix 1	Identification Drawings
Appendix 2	Spatial Daylight Autonomy (SDA) Results Tables
Appendix 3	Sunlight Exposure (SE) Results Tables
Appendix 4	Overshadowing to Gardens and Open Spaces - 21 st March
Appendix 5	2hr Amenity Drawings - 21 st March
Appendix 6	Overshadowing to Gardens and Open Spaces - 21 st June
Appendix 7	2hr Amenity Drawings - 21 st June

1 EXECUTIVE SUMMARY

- 1.1 We have been instructed to compile an BRE Daylight & Sunlight (Internal) Amenity Study regarding the proposed development at Lynton Grange Garages, for the Demolition of existing garages and redevelopment of the site to provide five residential units with associated parking, landscaping, cycle parking and refuse stores.
- 1.2 We undertook a site inspection 2D Drawings were provided by Dowan Farmer Architects showing the proposal in context, allowing us to gain a greater understanding of the interrelationship between proposed and the various surrounding buildings.
- 1.3 We have reviewed the Local Authority's planning policy in respect of Daylight & Sunlight (see s.5).
- 1.4 On the basis of the above, we set about conducting an analysis in accordance with Building Research Establishment's Report 209 "Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice" (2022 3rd Edition). This guidance is regarded as industry standard, and we regularly prepare such studies for local authorities throughout the UK.
- 1.5 The analysis has involved utilising specialist software applied on the AutoCAD model supplied.
- 1.6 The results from the analysis confirm that all of the rooms within the proposed development meet or surpass the Spatial Daylight Autonomy (SDA) AND Sunlight Exposure (SE) tests.
- 1.7 A summary table of the results are below:

DAYLIGHT			SUNLIGHT		
Spatial Daylight Autonomy (SDA)			Sunlight Exposure (SE)		
No. Room	Room Pass	% Pass	No. Room	Room Pass	% Pass
16	16	100	16	16	100

- 1.8 The Sunlight Exposure (SE) results from the analysis confirm that all rooms and therefore proposed units meet the recommendations in the BRE.
- 1.9 With regard to the external amenity areas, the results show that some minor deviations on 21st March but levels in excess of the guidance on the 21st June.
- 1.10 The BRE guide explains that the numerical guidelines should be interpreted flexibly, since natural lighting is only one of many factors in site layout design. Combining this with The National Planning Policy Framework published recommends taking a flexible approach.
- 1.11 Based on the above reasons we therefore conclude that the habitable rooms within the proposed development have good access to Daylight and Sunlight. In our opinion there is no Daylight and Sunlight related reason why planning permission should not be granted for this scheme.

2 PROPOSED DRAWINGS

2.1 The 3D computer model considers the following proposed design:

PROJECT DATA	
Client	Capstone Ltd
Architect	Dowen Farmer Architects
Project Address	Garages at Lynton Grange, Fortis Green
SOURCES OF INFORMATION	
EXISTING SITE	
Site Photos	Rapleys - September 2022
2D Drawings	Dowen Farmer Architects - October 2022
PROPOSED SCHEME	
2D Drawings	Dowen Farmer Architects - October 2022
3D Model	Rapleys - October 2022
TESTING ENVIROMENT	
Site Photos	Rapleys - September 2022
Contextual Model	AccuCities - Septmber 2022

3 INTRODUCTION

INSTRUCTIONS

- 3.1 We received instructions from Capstone Group Ltd to prepare an BRE Daylight & Sunlight (Internal) Study in respect of the proposed development at Garages at Lynton Grange, Fortis Green. The Development description is
- 3.2 The proposed development consists of:
- 3.3 *Demolition of existing garages and redevelopment of the site to provide five residential units with associated parking, landscaping, cycle parking and refuse stores.*
- 3.4 A copy of our terms of engagement are held on file.

CONFLICT OF INTEREST

- 3.5 We confirm that, as far as we are aware, no conflict of interest exists either personally or with Rapleys, in connection with Capstone Group. We further confirm that Professional Indemnity Insurance on a per claim basis is available in respect of this report.

DISCLOSURE

- 3.6 This report is specifically for the addressee stated above.

SIGNATURE

- 3.7 We confirm that the undersigned is an appropriately qualified and experienced consultant experienced in the commercial property sector.

THIS REPORT HAS BEEN PREPARED WITHIN THE QUALITY SYSTEM OPERATED AT RAPLEYS LLP ACCORDING TO BRITISH STANDARD ISO 9001: 2015	
Created By	Felix Carter
Signature	
Checked by	Natasha Bray LLB (Hons)
Signature	

FOR AND ON BEHALF OF RAPLEYS LLP
OCTOBER 2022

4 BASIS OF ASSESSMENT

DETAILS OF THE PROPOSALS

4.1 *The proposal consists of:*

4.2 *Demolition of existing garages and redevelopment of the site to provide five residential units with associated parking, landscaping, cycle parking and refuse stores.*

4.3 The proposals we have analysed are those which were provided electronically by the project architect Downen Farmer Architects in a 2D drawings received via email on 17th October 2022. An initial set of indicative proposals were forwarded to us prior to this to assist our understanding of the proposals in general.

4.4 Rapleys have taken the information supplied upon which this report is based, in good faith, as being sufficiently accurate for these purposes. In the event inaccuracies become apparent, Rapleys would be willing to re visit the analysis subject to further instructions.

SITE INSPECTION

4.5 The site and surrounding properties were inspected externally on 27th September 2022 by Manuella Nguessan. During the inspection Manuella Nguessan was unaccompanied.

BACKGROUND TO THE ANALYSIS

4.6 In order to undertake the analysis a 3D computer model was drawn in AutoCAD for the development site and the surrounding properties.

4.7 This was based upon site and drawing information provided by the client and their architect, supplemented by information gathered from the photographs of the subject area taken during our site visit. A wider contextual model was provided to us by AccuCities.

4.8 Details of the proposals forwarded by the design team were incorporated into a 3D AutoCAD model.

4.9 Thereafter, industry standard Daylight and Sunlight analysis software was applied to the model. This produced the results which have been presented and commented upon within this report.

5 PLANNING POLICY

NATIONAL PLANNING POLICY

5.1 National Planning Policy Framework ('NPPF')

5.2 As the Urban Living SPD specifically quotes paragraph 123(c) of the NPPF, for completeness this states:

Where there is an existing or anticipate shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

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).

REGIONAL PLANNING POLICY

5.3 The London Plan (2021)

5.4 Policy D6 Housing quality and standards

5.4.1 *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 design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.*

5.4.2 *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.*

5.5 Housing Supplementary Planning Guidance ('SPG') - 2016

5.6 Standards for privacy, daylight and sunlight

5.6.1 *Policy 7.6 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. an appropriate degree 53 of flexibility needs to be applied when using bre guidelines100 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. this should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.*

5.6.2 *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. decision makers should recognise that fully optimising*

housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

5.7 Daylight and sunlight

5.7.1 *Standard 32 - 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.*

5.7.2 *daylight enhances residents' enjoyment of an interior and reduces the energy needed to provide light for everyday activities, while controlled sunlight can help to meet part of the winter heating requirement. sunlight is particularly desirable in living areas and kitchen dining spaces. the risk of overheating should be taken into account when designing for sunlight alongside the need to ensure appropriate levels of privacy. In addition to the above standards, Bre good practice guidelines and methodology can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in section 1.3*

5.7.3 *where direct sunlight cannot be achieved in line with standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents. they should also demonstrate how the design has sought to optimise the amount of daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development.*

5.7.4 *Bre guidelines on assessing daylight and sunlight should be applied sensitively to higher density development in London, particularly in central and urban settings, recognising the London Plan's strategic approach to optimise, site layout planning for daylight and sunlight: a guide to good practice, site layout planning for daylight and sunlight: a guide to good practice, Bre, 2011 Housing sPg output (Policy 3.4) and the need to accommodate additional housing supply in locations with good accessibility suitable for higher density development (Policy 3.3). 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.*

LOCAL PLANNING POLICY

5.8 Privacy and amenity

5.8.1 *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;*

5.8.2 *2.9 - The Council recognises that amenity can be compromised in a number of ways through development such as detrimental loss of daylight and sunlight to existing and adjacent occupiers; loss of privacy and outlook due to the proximity and design of developments; harmful noise, odour, vibration and air pollution from existing and proposed developments (typically commercial activities and other activities such as rail); developments with the potential to endanger highway safety; and cause detrimental micro-climate effects. Buildings should therefore be compatible with their local environment and conditions.*

5.9 *2.10 - The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice).*

-
- 5.10 *3.15 - Full width rear extensions are not normally considered acceptable and they should be lower than the ridge height of the host building. Depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight.*

6 ASSESSMENT GUIDELINES

6.1 BRE Report 209 *Site Layout Planning for Daylight and Sunlight - a guide to good practice Third Edition 2022*, provides guidance to designers, clients, consultants and planning officials on laying out proposed development sites, to ensure that the rooms within the proposed development are adequately well lit for future occupiers. This document is widely used in the construction industry.

6.2 An important point to note contained within the introduction of the BRE Report is:

“The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the main factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable...”

6.3 The BRE guide sets out recommendations for light levels within particular rooms, these guidelines are intended to be applied flexibly. Accordingly, in some cases there may be special requirements for daylight or sunlight; this could increase or reduce the recommendations for particular rooms.

VERTICAL SKY COMPONENT (VSC)

6.4 The VSC is a measure of the amount of light falling on a window; it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed sky. The maximum possible ratio is just under 40% for a completely unobstructed vertical wall. The VSC values attained by windows of a building will not vary with the compass orientation of that building, therefore orientation does not give an appreciation of the interior daylighting.

6.5 When looking at the proposed accommodation the target values depend upon the size of glazing:

- A VSC of at least 27% should be achieved via conventional window design and give reasonable results.
- A VSC of between 15% and 27% where larger windows are more likely will usually provide adequate daylight.
- A VSC of between 5% and 15% is where it is very difficult to provide adequate daylight unless very large windows are used.
- A VSC of less than 5% is where it is often impossible to achieve reasonable daylight, even if the whole wall is glazed.

SPATIAL DAYLIGHT AUTONOMY (SDA)

6.6 The Spatial Daylight Autonomy test is also referred to as the Illuminance Method. It involves using climate data (based on weather data collected every hour across various locations since the 1980s).

6.7 This information is used to calculate the illuminance from daylight at each point on an assessment grid placed within the room at the working plane at hourly intervals for a typical year.

6.8 Target illuminance (ET) for bedrooms is 100 lx, for living rooms, 150 lx and kitchens, 200 lx.

-
- 6.9 These levels should be achieved across at least 50% of the working plane in a daylit space for at least half of the possible daylight hours (4,380 hours).

SUNLIGHT EXPOSURE (SE)

- 6.1 The BRE guide requires that the sunlight testing is applied to rooms of all orientations, noting that rooms facing north of due east or west are unlikely to meet the targets.
- 6.2 BS EN 17037 recommends that a room should receive a minimum of 1.5 hours of direct sunlight on the 21 March (equinox).
- 6.3 For dwellings, at least one habitable room, preferably a main living room, should meet at least the minimum criterion.
- 6.4 The orientation of the site will play a big role in the proposal's compliance with this test. Obviously not all sites are well situated to receive direct sunlight, so a flexible approach is recommended on this basis.

2HR SUNLIGHT TO AMENITY (OVERSHADOWING TO GARDENS AND OPEN SPACES)

- 6.5 The BRE guide recommends that at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March. The availability of sunlight should be checked for all open spaces where sunlight is required.

7 FINDINGS OF THE ANALYSIS

RESULTS

- 7.1 The SDA results presented in tables and illustrated as contour drawings shown in Appendices 2 & 1. SE results are contained within Appendix 3. Overshadowing to gardens on 21st March results are contained within appendix 4. The 2hr Amenity drawings are contained in appendix 5. Overshadowing to gardens on 21st June are contained within appendix 6. The 2hr Amenity drawings are contained in appendix 7.
- 7.2 The following section contains commentary on the results from the analysis.

8 COMMENTARY ON RESULTS

SPATIAL DAYLIGHT AUTONOMY (SDA) RESULTS

- 8.1 Five Units have been assessed. Within these five units, 16 rooms have been assessed, all of which meet the recommendations in the BRE equating to a 100% pass rate.

Property Reference	Number of Rooms Tested	Rooms satisfying Criteria	
		No.	%
Unit 01	4	4	100%
Unit 02	3	3	100%
Unit 03	3	3	100%
Unit 04	3	3	100%
Unit 05	3	3	100%
Total	16	16	100%

- 8.2 This demonstrates very well-designed accommodation that should be looked on favourably by the local planning authority.

SUNLIGHT EXPOSURE (SE) RESULTS

- 8.3 The orientation of the site will play a big role in the proposal's compliance with this test. Obviously not all sites are well situated to receive direct sunlight, so a flexible approach is recommended on this basis.
- 8.4 A dwelling will appear reasonably sunlit provided at least one main window wall faces within 90° of due south and a habitable room, preferably a main living room, receive a total of at least 1.5 hours of sunlight on 21 March.
- 8.5 The results show that all rooms assessed will meet the recommendations. With 15 out of the 16 rooms achieving a high rating for sunlighting. The sunlight exposure results demonstrate the proposed accommodation will achieve above the BRE guidance.
- 8.6 Tabled below is a summary of the results:

Property	Number of Rooms Tested	Rating		No. of Rooms Satisfying Criteria
		High	Medium	
Unit 01	4	4	0	4
Unit 02	3	3	0	3
Unit 03	3	3	0	3
Unit 04	3	3	0	3
Unit 05	3	2	1	3
Total	16	15	1	16

2HR SUNLIGHT TO AMENITY (OVERSHADOWING TO GARDENS AND OPEN SPACES)

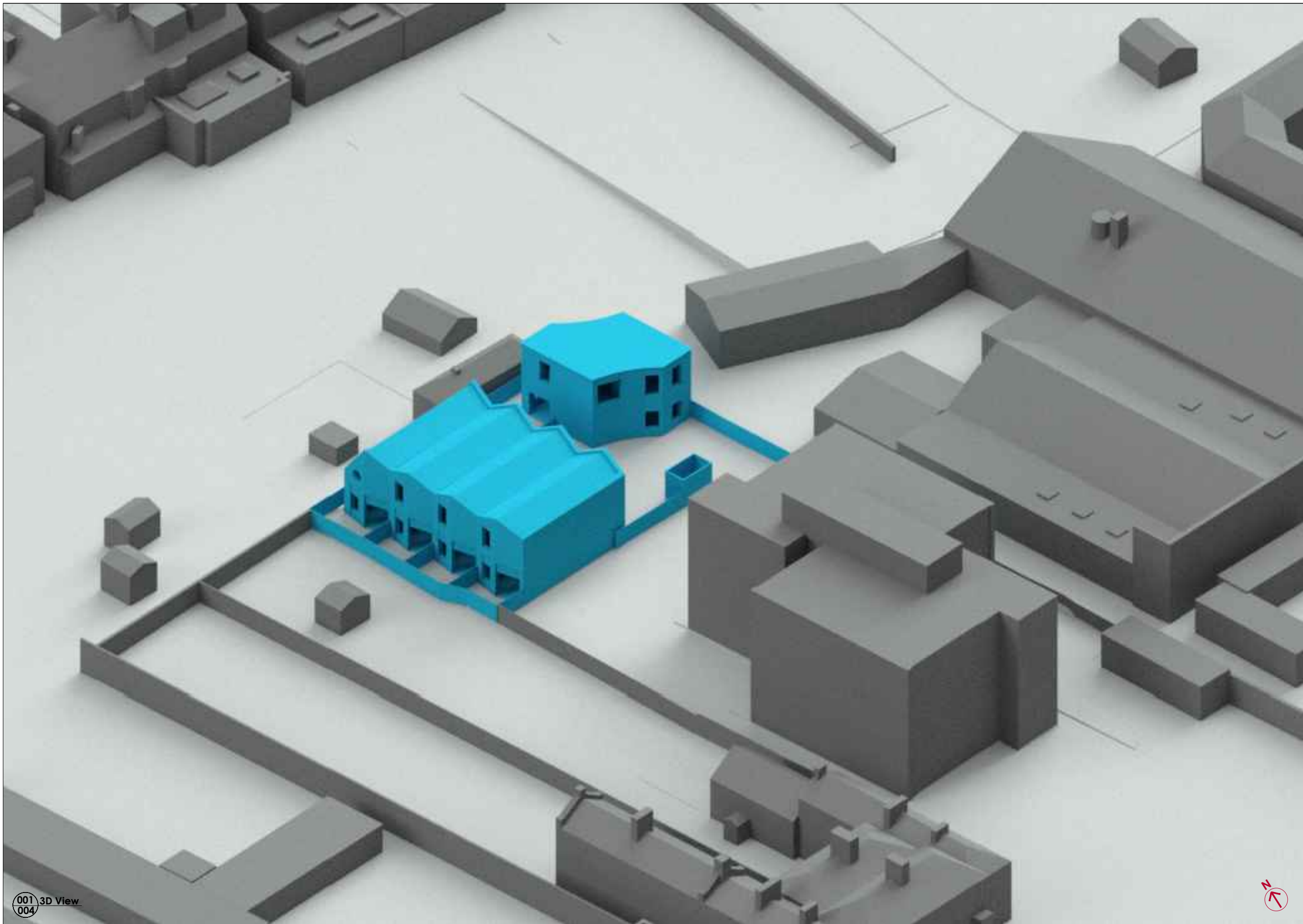
- 8.7 Six amenity spaces have been assessed on the 21st March as per the BRE guidance. The results demonstrate that four of the six amenity spaces are subject to minor deviation during the spring equinox.
- 8.8 A second assessment has been undertaken to establish if there are any improvements during the summer equinox (21st June). The results show all amenity spaces will meet achieve in excess of the BRE recommendations.
- 8.9 Overall future occupiers should be able to enjoy reasonable levels of sunlight to the amenity. Whilst there are some deviations the targets on the 21st March, there is a significant improvement to sunlight availability on the 21st June. It is not unreasonable to expect future occupiers to utilise the amenity spaces more frequently during summer and due to the results in excess of the guidance, this should offer some offset against the marginal deviations experienced on 21st March.

9 CONCLUSION

- 9.1 The results confirm that the rooms within the proposed development will receive satisfactory levels of daylight and sunlight amenity. 16 rooms have been analysed using the SDA methodology all will meet the guidance, equating to a 100% pass rate. 16 rooms have been analysed using SE and the results again demonstrate that all will meet the guidance. Whilst there are some minor deviations to the sunlight availability to the amenity spaces on 21st March, the summer months (where occupiers are more likely to use these areas) demonstrates levels more than the BRE recommends.
- 9.2 Overall, the proposed development will provide well daylit and sunlight accommodation. The results clearly demonstrate that all rooms will meet the guidance and should be looked on positively.

Appendix 1

IDENTIFICATON DRAWINGS



001 3D View
004

Source Data

Topographical Survey
Advanced Site Engineering
Surveys Limited
June 2022

221005_LyntonGrange_Model

Client
Capstone Group Ltd

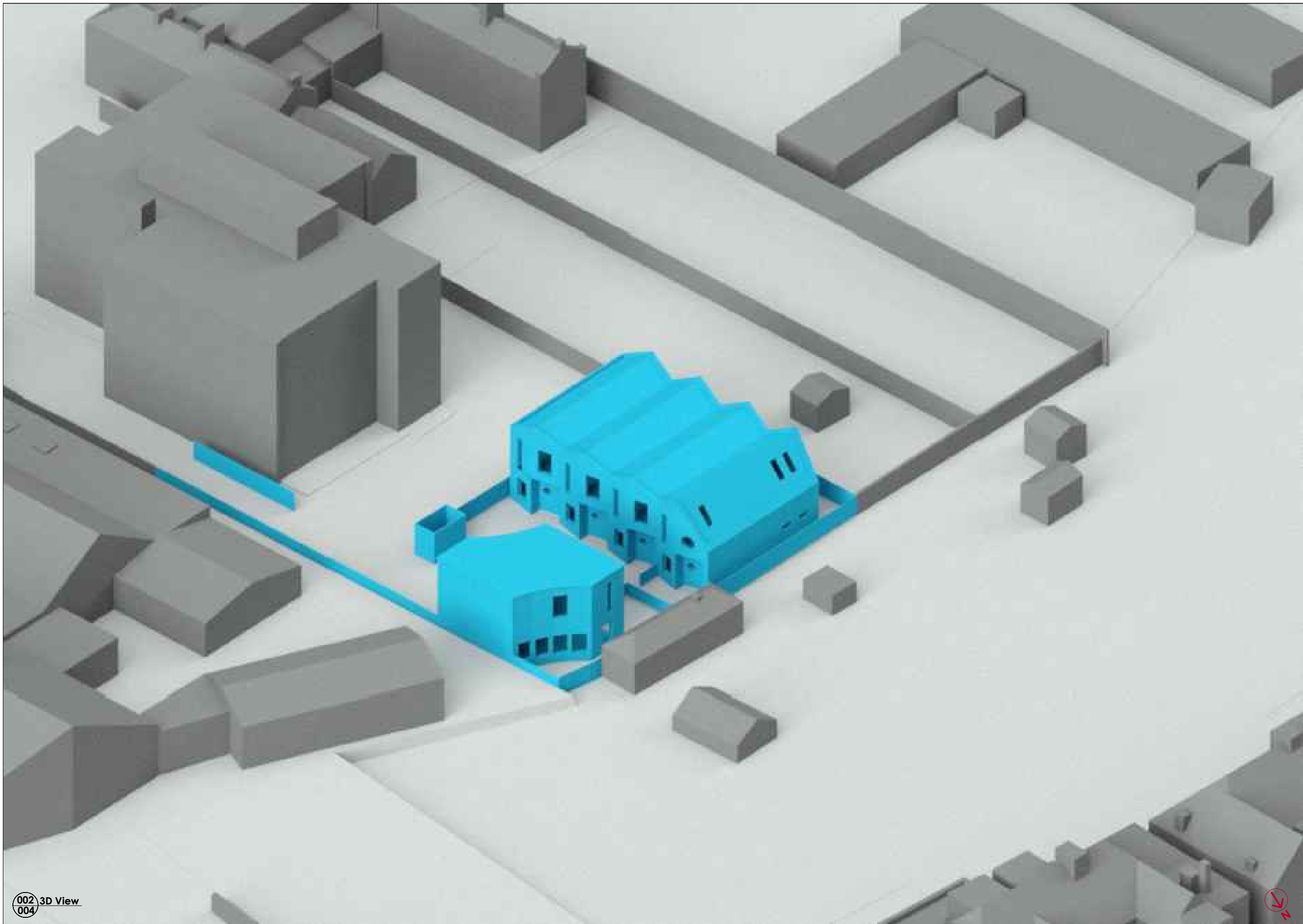
Job Title
**22-01775 - Lynton Grange,
Fortis Green, London N2 9HB**

Drawing Title
Proposed 3D View 1

<u>Scale</u>	<u>Date</u>	<u>Drawn</u>
NTS	Oct-22	MF



66 St James's Street,
St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com



Source Data

Topographical Survey
Advanced Site Engineering
Surveys Limited
June 2022

221005_LyntonGrange_Model

Client
Capstone Group Ltd

Job Title
**22-01775 - Lynton Grange,
Fortis Green, London N2 9HB**

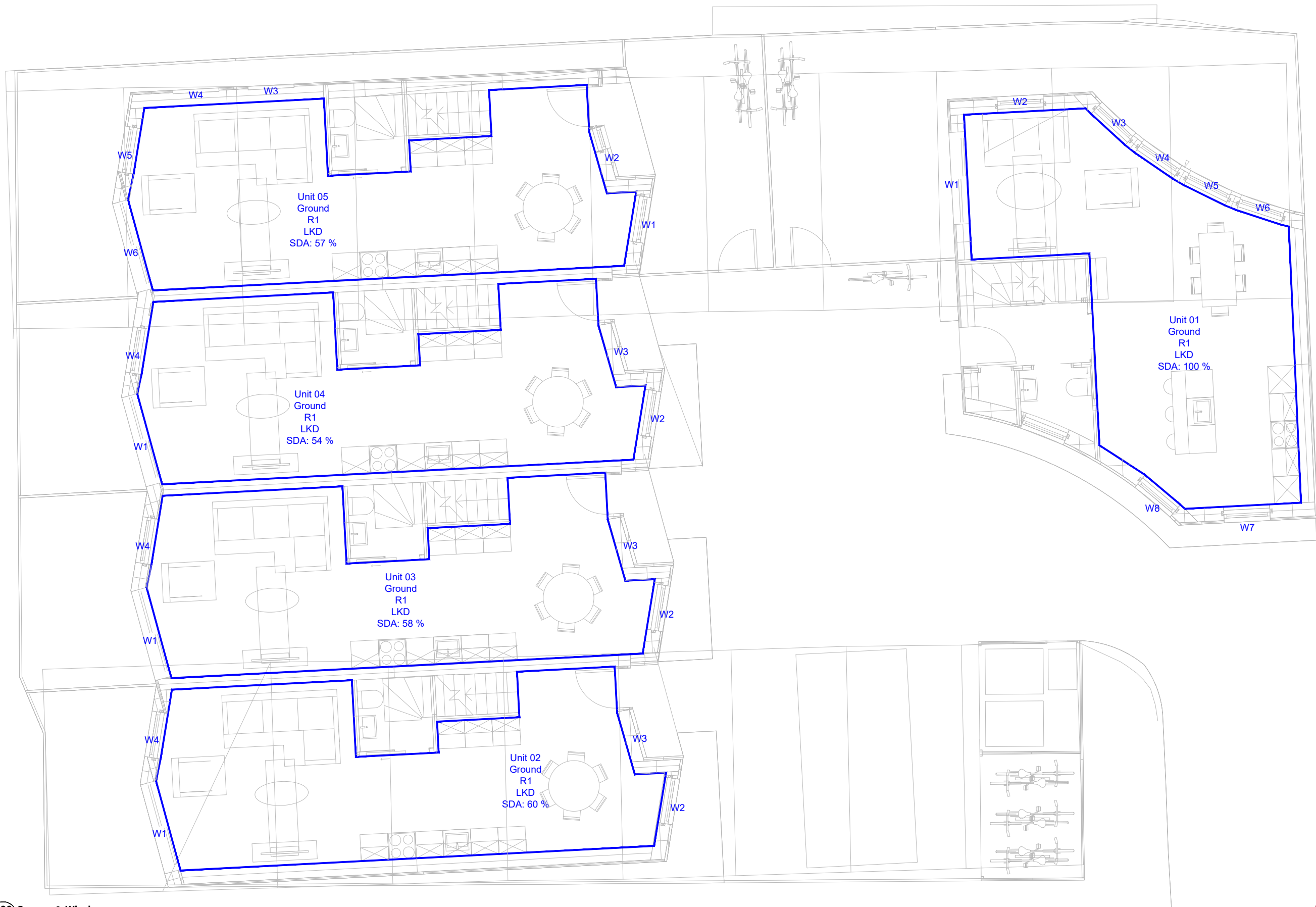
Drawing Title
Proposed 3D View 2

<u>Scale</u>	<u>Date</u>	<u>Drawn</u>
NTS	Oct-22	MF



66 St James's Street,
St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com





Source Data

Topographical Survey
Advanced Site Engineering
Surveys Limited
June 2022

221005_LyntonGrange_Model

Client
Capstone Group Ltd

Job Title
**22-01775 - Lynton Grange,
Fortis Green, London N2 9HB**

Drawing Title
Rooms & Windows Layout

Scale	Date	Drawn
NTS	Oct-22	MF



66 St James's Street,
St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com

Appendix 2

SPATIAL DAYLIGHT AUTONOMY (SDA) RESULTS TABLES

Project Name: Lynton Garage, Fortis Green, London N2 9EU
Project No.: 22-01775
Report Title: SDA Analysis
Date of Analysis: October 2022

								Criteria				
Floor Ref	Room Ref	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Unit 01												
Ground	R1	Residential	LKD	37.61	29.38	29.38	100%	200	50%	50%	4380	YES
First	R1	Residential	Bedroom	11.86	7.91	7.91	100%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	10.38	6.69	6.69	100%	100	50%	50%	4380	YES
	R3	Residential	Bedroom	6.38	3.56	3.56	100%	100	50%	50%	4380	YES
Unit 02												
Ground	R1	Residential	LKD	35.46	26.23	15.65	60%	200	50%	50%	4380	YES
First	R1	Residential	Bedroom	9.61	6.30	6.30	100%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	14.32	9.88	9.88	100%	100	50%	50%	4380	YES
Unit 03												
Ground	R1	Residential	LKD	35.68	26.45	15.35	58%	200	50%	50%	4380	YES
First	R1	Residential	Bedroom	9.63	6.32	6.32	100%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	14.38	9.93	9.93	100%	100	50%	50%	4380	YES
Unit 04												
Ground	R1	Residential	LKD	35.68	26.45	14.20	54%	200	50%	50%	4380	YES
First	R1	Residential	Bedroom	14.38	9.93	9.93	100%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	9.63	6.32	6.32	100%	100	50%	50%	4380	YES
Unit 05												
Ground	R1	Residential	LKD	35.67	26.44	14.96	57%	200	50%	50%	4380	YES
First	R1	Residential	Bedroom	9.63	6.32	6.32	100%	100	50%	50%	4380	YES
	R2	Residential	Bedroom	14.37	9.92	9.92	100%	100	50%	50%	4380	YES

Appendix 3

SUNLIGHT EXPOSURE (SE) RESULTS TABLES

Project Name: Lynton Garage, Fortis Green, London N2 9EU
Project No.: 22-01775
Report Title: Sunlight Exposure Analysis
Date: October 2022

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Existing Sunlight Exposure (Hours)	Calc	Rating
Unit 01							
Ground	R1	Residential	LKD	W1	267°	2.9	
				W2	357°N	0	
				W3	42°N	0.3	
				W4	34°N	0	
				W5	26°N	0	
				W6	18°N	0	
				W7	177°	8.6	
				W8	220°	6	
						8.6	
First	R1	Residential	Bedroom	W1	267°	4.1	
				W2	357°N	0	
				W3	34°N	0.7	
						4.9	High
First	R2	Residential	Bedroom	W4	177°	9.5	
				W5	220°	7.3	
						9.5	High
First	R3	Residential	Bedroom	W6	199°	7.6	
						7.6	
Unit 02							
Ground	R1	Residential	LKD	W1	255°	5.1	
				W2	99°	4.8	
				W3	74°N	1	
				W4	279°N	3.9	
						9.5	High
First	R1	Residential	Bedroom	W1	98°	5.2	
				W2	75°N	4	
						5.2	High
First	R2	Residential	Bedroom	W3	279°N	4.3	
						4.3	
Unit 03							
Ground	R1	Residential	LKD	W1	255°	4.6	
				W2	99°	4.4	
				W3	74°N	1	
				W4	279°N	3.9	
						9	High
First	R1	Residential	Bedroom	W1	99°	4.3	
				W2	74°N	3.9	
						4.3	High
First	R2	Residential	Bedroom	W3	279°N	4.3	
						4.3	
Unit 04							
Ground	R1	Residential	LKD	W1	255°	4.6	
				W2	99°	4.4	
				W3	74°N	0.8	
				W4	279°N	3.9	
						9	High
First	R1	Residential	Bedroom	W1	279°N	4.3	
						4.3	
First	R2	Residential	Bedroom	W2	99°	4.4	
				W3	74°N	3.8	
						4.4	High
Unit 05							
Ground	R1	Residential	LKD	W1	99°	3.1	
				W2	74°N	0	
				W3	357°N	0	
				W4	357°N	0	

Project Name: Lynton Garage, Fortis Green, London N2 9EU
Project No.: 22-01775
Report Title: Sunlight Exposure Analysis
Date: October 2022

Floor Ref	Room Ref	Property Type	Room Use	Window Ref	Existing Sunlight Exposure (Hours)	Calc	Rating
				W5	279°N	3.9	High
				W6	255°	4.6	
						7.7	
First	R1	Residential	Bedroom	W1	75°N	3.6	Medium
				W2	357°N Inc	0	
				W6	99°	4	
First	R2	Residential	Bedroom			4	High
				W3	357°N Inc	0	
				W4	357°N Inc	0	
				W5	279°N	4.3	High
						4.3	

Appendix 4

OVERSHADOWING TO GARDENS AND OPEN SPACES - 21ST MARCH

Project Name: Lynton Garage, Fortis Green, London N2 9EU
 Project No.: 22-01775
 Report Title: Two hours Sunlight to Amenity Analysis
 Date of Analysis: October 2022

Floor Ref	Amenity Ref		Amenity Area	Lit Area Proposed	Meets BRE Criteria
Unit 01					
Ground	A1	Area m2 Percentage	34.46	12.93 38%	NO
Unit 02					
Ground	A1	Area m2 Percentage	9.35	4.72 50%	YES
Unit 03					
Ground	A1	Area m2 Percentage	11.17	5.28 47%	NO
Unit 04					
Ground	A1	Area m2 Percentage	10.09	4.22 42%	NO
Unit 05					
Ground	A1	Area m2 Percentage	12.00	5.47 46%	NO
Ground	A2	Area m2 Percentage	11.87	8.68 73%	YES

Appendix 5

2HR AMENITY DRAWINGS - 21S MARCH



001 Amenity
001 Layout - Ground Floor

Source Data

Topographical Survey
Advanced Site Engineering
Surveys Limited
June 2022

221005_LyntonGrange_Model

Key

■ - 2 Hour Amenity
Contours

A1 - Amenity 1

Client

Capstone Group Ltd

Job Title

22-01775 - Lynton Grange,
Fortis Green, London N2 9HB

Drawing Title

2hr Sunlight to Amenity

Scale
NTS

Date
Oct-22

Drawn
MF



66 St James's Street,
St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com

Appendix 6

OVERSHADOWING TO GARDENS AND OPEN SPACES - 21ST JUNE

Project Name: Lynton Garage, Fortis Green, London N2 9EU
 Project No.: 22-01775
 Report Title: Two hours Sunlight to Amenity Analysis - 21st June
 Date of Analysis: October 2022

Floor Ref	Amenity Ref		Amenity Area	Lit Area Proposed	Meets BRE Criteria
Unit 01					
Ground	A1	Area m2 Percentage	34.46	29.14 85%	YES
Unit 02					
Ground	A1	Area m2 Percentage	9.35	7.42 79%	YES
Unit 03					
Ground	A1	Area m2 Percentage	11.17	9.27 83%	YES
Unit 04					
Ground	A1	Area m2 Percentage	10.09	8.14 81%	YES
Unit 05					
Ground	A1	Area m2 Percentage	12.00	9.90 82%	YES
Ground	A2	Area m2 Percentage	11.87	11.13 94%	YES

Appendix 7

2HR AMENITY DRAWINGS - 21ST JUNE



001 Amenity
001 Layout - Ground Floor

Source Data

Topographical Survey
Advanced Site Engineering
Surveys Limited
June 2022

221005_LyntonGrange_Model

Key

■ - 2 Hour Amenity
Contours

A1 - Amenity 1

Client

Capstone Group Ltd

Job Title

22-01775 - Lynton Grange,
Fortis Green, London N2 9HB

Drawing Title

2hr Sunlight to Amenity -
21st June

Scale
NTS

Date
Oct-22

Drawn
MF



66 St James's Street,
St James's, London SW1A 1NE
Tel: 0370 777 6292 www.rapleys.com