



Daylight & Sunlight Amenity (Neighbouring) Study for  
Capstone Ltd

# LYNTON GRANGE LONDON N2 9EU

Date: October 2022

Our Ref: 22-01163

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## 1 EXECUTIVE SUMMARY

- 1.1 We have been instructed to compile a BRE Daylight & Sunlight (Neighbouring) Amenity Study regarding the proposed development at Lynton Grange Garages, 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 and Architectural Drawings showing the proposal in context allowing us to gain a greater understanding of the interrelationship between the various buildings.
- 1.3 We have reviewed the Local Authority's planning policy in respect of Daylight & Sunlight (see s.6).
- 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 We identified 2 properties, 30 windows, 29 rooms and 7 amenity areas that could have been considered potentially sensitive. Summary tables of the results are below:

| DAYLIGHT SUMMARY             |          |        |                            |          |        |
|------------------------------|----------|--------|----------------------------|----------|--------|
| Vertical Sky Component (VSC) |          |        | Daylight Distribution (DD) |          |        |
| No. Windows                  | Pass No. | % Pass | No. Rooms                  | Pass No. | % Pass |
| 31                           | 31       | 100    | 29                         | 29       | 100    |

| SUNLIGHT SUMMARY                      |          |        |                                       |          |        |
|---------------------------------------|----------|--------|---------------------------------------|----------|--------|
| Annual Probable Sunlight Hours (APSH) |          |        | Winter Probable Sunlight Hours (WPSH) |          |        |
| No. Windows                           | Pass No. | % Pass | No. Windows                           | Pass No. | % Pass |
| 6                                     | 6        | 100    | 6                                     | 6        | 100    |

- 1.6 The analysis has involved utilising specialist software applied an AutoCAD model.
- 1.7 The results confirm that all neighbouring windows pass the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements.
- 1.8 We therefore conclude the proposed development will have a negligible impact on the light receivable by the neighbouring properties. In our opinion there is no Daylight and Sunlight related reason why planning permission should not be granted for this scheme.

### 3 PROPOSED DRAWINGS

3.1 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             |

## 4 INTRODUCTION

### INSTRUCTIONS

- 4.1 We received instructions from Capstone Group Ltd to prepare an BRE Daylight & Sunlight (Neighbouring) Amenity Study in respect of the proposed development at Garages at Lynton Grange, Fortis Green. The Development description is
- 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 A copy of our terms of engagement are held on file.

### CONFLICT OF INTEREST

- 4.4 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

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

### SIGNATURE

- 4.6 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 |              |  |
| Signature  |              |  |

FOR AND ON BEHALF OF RAPLEYS LLP

OCTOBER 2022

### DETAILS OF THE PROPOSALS

## 5 BASIS OF ASSESSMENT

- 5.1 The proposals Demolition of existing garages and redevelopment of the site to provide five residential units with associated parking, landscaping, cycle parking and refuse stores.
- 5.2 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 17<sup>th</sup> October 2022. An initial set of indicative proposals were forwarded to us prior to this to assist our understanding of the proposals in general.
- 5.3 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

- 5.4 The site and surrounding properties were inspected externally on 27<sup>th</sup> September 2022 by Manuella Nguessan. During the inspection Manuella Nguessan was unaccompanied.

### BACKGROUND TO THE ANALYSIS

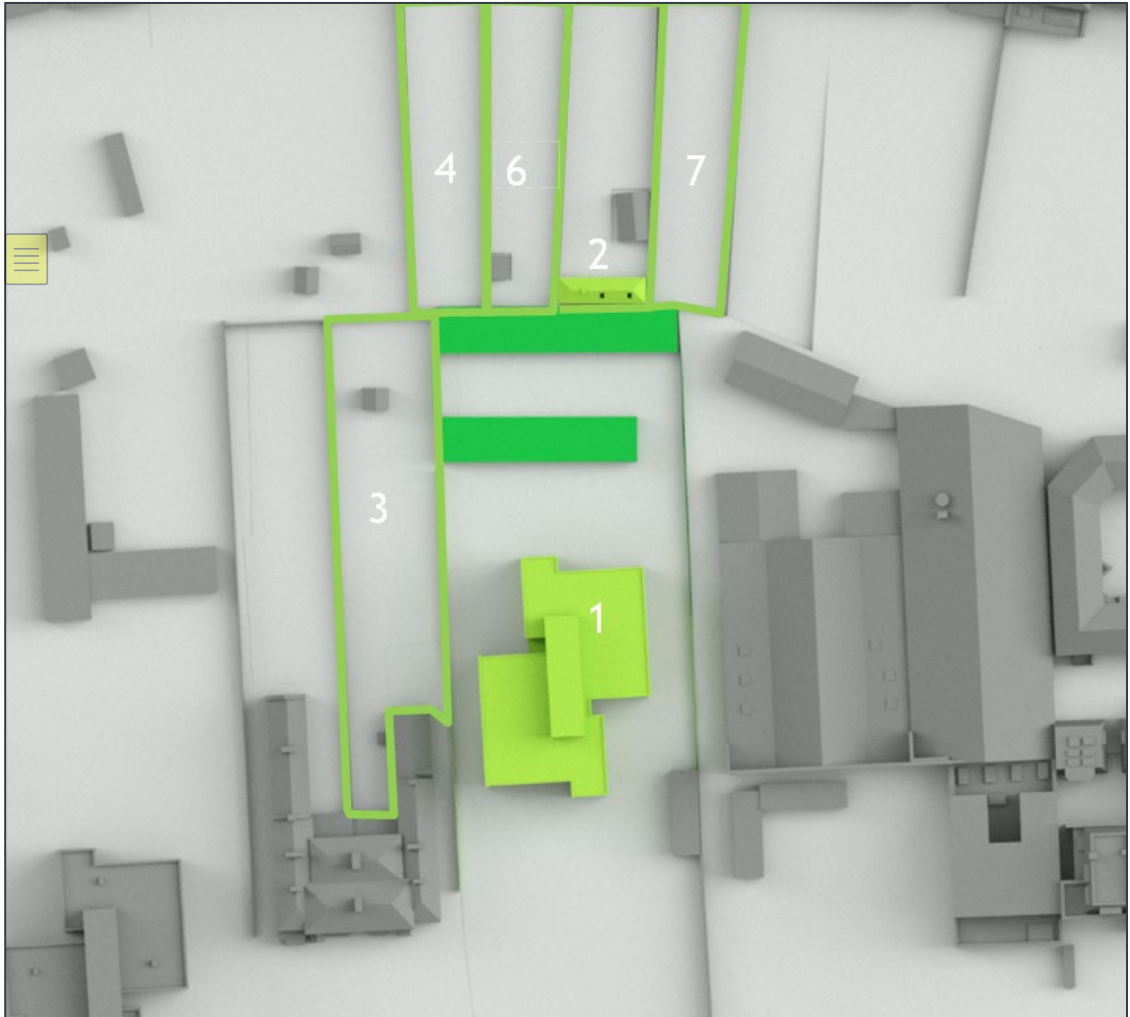
- 5.5 In order to undertake the analysis a 3D computer model was drawn in AutoCAD for the development site and the surrounding properties.
- 5.6 This was based upon site and drawing information provided by the client and their architect, supplemented by information gathered from the photographs of the subject area taken during our site visit. A wider contextual model was provided to us by AccuCities.
- 5.7 Details of the proposals forwarded by the design team were incorporated into a 3D AutoCAD model.
- 5.8 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

### RELEVANT NEIGHBOURING PROPERTIES

- 5.9 Arising from this initial review of the Local Authority planning guidance (as discussed in detail under section 6), the following properties were identified as warranting inclusion in this study:

| Ref | Address                        | Description                                           |
|-----|--------------------------------|-------------------------------------------------------|
| 1   | Lynton Grange, Fortis Green    | Purpose built, four storey block of flats             |
| 2   | Outbuilding, 34 Twyford Avenue | Detached outbuilding to the rear of 34 Twyford Avenue |
| 3   | Garden of Albion Lodge         | North facing garden to the rear of Albion Lodge       |
| 4   | Garden of 30 Twyford Avenue    | South facing garden to the rear of 30 Twyford Avenue  |
| 5   | Garden of 32 Twyford Avenue    | South facing garden to the rear of 32 Twyford Avenue  |
| 6   | Garden of 34 Twyford Avenue    | South facing garden to the rear of 34 Twyford Avenue  |
| 7   | Garden of 36 Twyford Avenue    | South facing garden to the rear of 36 Twyford Avenue  |

5.10 Below we have depicted the existing site and potentially sensitive receptors.



*Figure 1 - Existing Building(s) (Dark Green), Neighbouring Buildings Assessed (Solid - Light Green), Neighbouring Amenity (Outline - Light Green)*

5.11 In total, 2 properties, 31 windows, 29 rooms and 5 amenity areas have been the subject of our analysis.

#### **BACKGROUND TO THE ANALYSIS**

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

5.13 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.

5.14 We have completed a thorough review of the Local Authority Planning archives and where found drawing information has been used when modelling neighbouring properties and their rooms. In the absence of this information, reasonable assumptions have been made based on our Design Analyst's experience, which is in accordance with recognised practice.

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- 5.15 Details of the proposals forwarded by the design team were incorporated into a 3D AutoCAD model.
  - 5.16 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.
  - 5.17 Images taken from the 3D model showing the development site as existing and as proposed, together with the relevant surrounding properties are within Appendix 1.

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## 6 PLANNING POLICY

### NATIONAL PLANNING POLICY

#### 6.1 National Planning Policy Framework ('NPPF')

- 6.2 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

#### 6.3 The London Plan (2021)

- 6.4 Policy D6 Housing quality and standards

6.4.1 *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.*

6.4.2 *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.*

#### 6.5 Housing Supplementary Planning Guidance ('SPG') - 2016

- 6.6 Standards for privacy, daylight and sunlight

6.6.1 *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 guidelines<sup>100</sup> 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.*

6.6.2 *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*

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*experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.*

6.7 Daylight and sunlight

6.7.1 *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.*

6.7.2 *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*

6.7.3 *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.*

6.7.4 *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**

6.8 Privacy and amenity

6.8.1 *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;*

6.8.2 *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.*

6.9 *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).*

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## 8 ASSESSMENT GUIDELINES

8.1 The BRE Report 209 - Site Layout Planning for Daylight and Sunlight, A guide to good practice, Third Edition (2022) [the BRE Report] provides guidance to designers, clients, consultants and planning officials on laying out proposed development sites to minimise impact on surrounding buildings and open spaces. This document is widely used in the construction industry.

8.2 The BRE Report states under paragraph 2.2.2:

*“The guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines may also be applied to any existing non-domestics building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices.”*

8.3 The BRE Report sets out criteria against which an assessment may be made of the levels of Daylight & Sunlight and the impact that development may cause.

8.4 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...”*

8.5 The basis of the BRE guide is suburban environments. It does not provide alternative targets specific to city centre or dense urban environments. The overarching recommendation to interpret the results flexibly, for any other environment besides suburban, is essential to any assessment.

### VERTICAL SKY COMPONENT (VSC)

8.6 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.

8.7 The target value recommended is 27% but this is not to be strictly applied. This is because if the VSC for a window is less than 27% and is less than 0.8 times its former value, the BRE numerical guidelines will not be satisfied.

8.8 However, if the Vertical Sky Component is less than 27%, but more than 0.8 times its former value then daylight levels might still be adequate to the neighbouring property.

8.9 We find it useful to consider the Reduction Factor of 0.8, as a percentage equal to 80%, or put another way, a 20% reduction is recommended as the guideline figure within the BRE Report.

### ANNUAL PROBABLE SUNLIGHT HOURS (APSH)

- 
- 8.10 With regard to assessing Sunlight, the BRE Report gives recommendations for the assessment of the effect on sunlight enjoyed by individual windows. When considering sunlight, in the northern hemisphere, it is only those windows that face within 90 degrees of due south that will enjoy significant amounts of Sunlight. The BRE Report limits the extent of assessments required to only these windows. Sunlight Amenity is measured in terms of Annual Probable Sunlight Hours (APSH).
- 8.11 Any windows that face within 90 degrees of due north will be annotated as such within the analysis results.
- 8.12 The assessment analyses a point in each window which receives at least a quarter of Annual Probable Sunlight Hours (represented as 25% in the results tables). This includes at least 5% of Annual Probable Sunlight Hours during the winter months, between 21 September and 21 March. Again, a Reduction Factor of 0.8 is also applied to the results.

#### DAYLIGHT DISTRIBUTION (DD)

- 8.13 The Daylight Distribution is otherwise known as the 'no sky-line' (NSL) method and takes the VSC analysis a step further in looking at where in the room Daylight is received at the working plane (roughly desk or kitchen worktop height). After a development is complete, the area of a room with visible sky should, ideally be 0.8 times or more of the former area on the working plane prior to the development.

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

- 8.14 The BRE Report also recommends a review of the surrounding external amenity spaces such as gardens, parks or playgrounds.
- 8.15 The analysis should confirm whether at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March. Alternatively, if an existing garden or amenity space remains no less than 0.8 times its former value, then the loss of light to this space is unlikely to be noticeable. The availability of sunlight should be checked for all open spaces where sunlight is required.

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## 9 FINDINGS OF THE ANALYSIS

### RESULTS

- 9.1 The VSC, DD & APSH results are shown in the tables contained within Appendix 2. No Sky-Line contours are contained in Appendix 3. 2hr Sunlight to Amenity (Overshadowing to Gardens and Open spaces) results are contained within Appendix 4. Two Hour amenity drawings are contained within Appendix 5.
- 9.2 In the sections which follow is commentary on the results from the analysis.

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## 11 RESULTS

- 11.1 The daylight and sunlight have been assessed to two properties. We have also assessed the overshadowing to seven amenity spaces. We did not need to assess the daylight and sunlight to the five additional properties included in the overshadowing assessment as the buildings are of a large enough distance that the daylight and sunlight will be unaffected.
- 11.2 The daylighting to the windows has been assessed to 31 windows over two properties using the Vertical Sky Component (VSC) test. The results demonstrate that all 31 windows will meet the recommendations in the BRE equating to a 100% pass rate.
- 11.3 Daylight has been assessed to 29 rooms using Daylight Distribution (DD) test. All 29 rooms will meet the recommendations in the BRE again equating to a 100% pass rate.
- 11.4 Sunlighting has been assessed to 6 windows in annual conditions and in winter conditions. In both scenarios all 6 windows meet the BRE recommendations. This equates to a 100% pass rate.
- 11.5 Overshadowing to amenity spaces has been assessed to five gardens. All five gardens achieve BRE compliance on the 21<sup>st</sup> March.

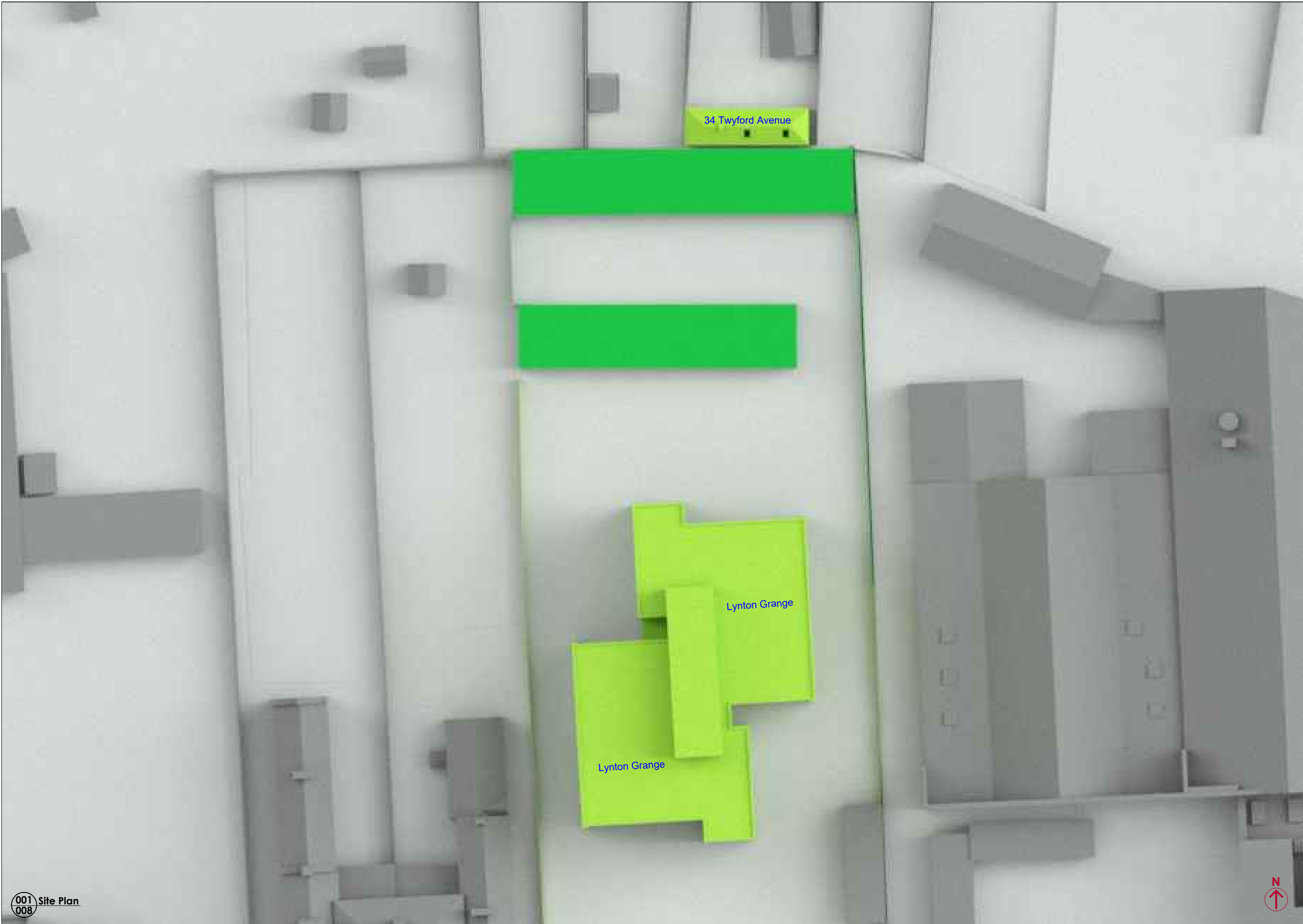
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## 12 CONCLUSIONS

- 12.1 The proposed development will not have a noticeable impact on the light receivable by the neighbouring properties. Rapleys confirms that the development design satisfies all the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.
- 12.2 The scale and massing of the proposed development has been designed to ensure that the levels of daylight and sunlight to the neighbouring properties will not be affected because of the proposed development. Occupiers of the neighbouring properties will be unlikely to notice any changes to the levels they currently experience.
- 12.3 Overall, there are no Daylight and Sunlight related issues which should make the development unacceptable to the Local Planning Authority.

Appendix 1

# IDENTIFICATION DRAWINGS



**Source Data**  
Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022  
221005\_LyntonGrange\_Model

- Key**
- Analysed Building
  - Demolish/Existing
  - Proposed
  - Surrounding

**Client**  
Capstone Group Ltd

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

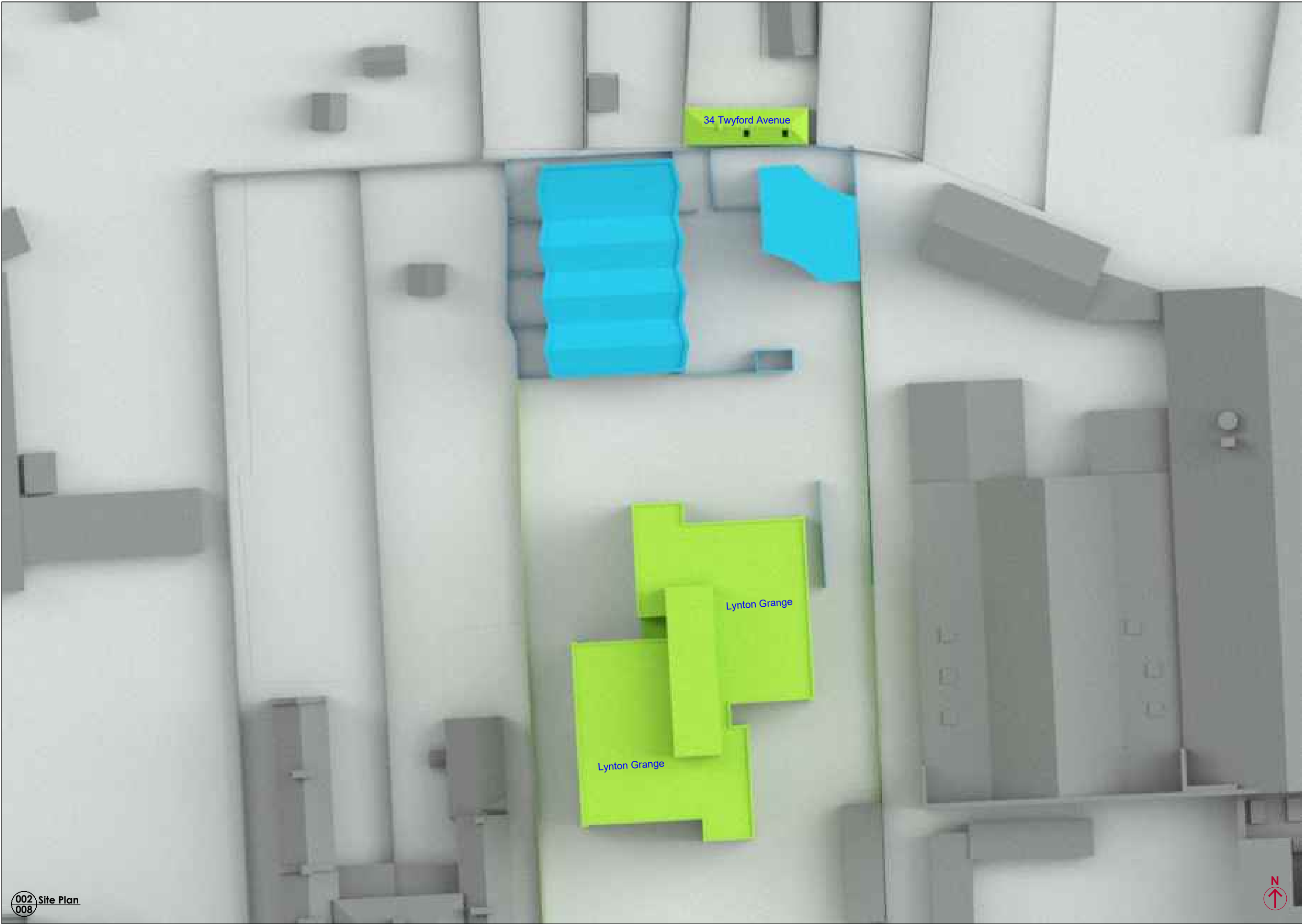
**Drawing Title**  
Existing Site Plan

|              |             |              |
|--------------|-------------|--------------|
| <b>Scale</b> | <b>Date</b> | <b>Drawn</b> |
| NTS          | Oct-22      | MF           |



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**Source Data**

Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022

221005\_LyntonGrange\_Model

**Key**

- Analysed Building
- Demolish/Existing
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- Surrounding

Client  
**Capstone Group Ltd**

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

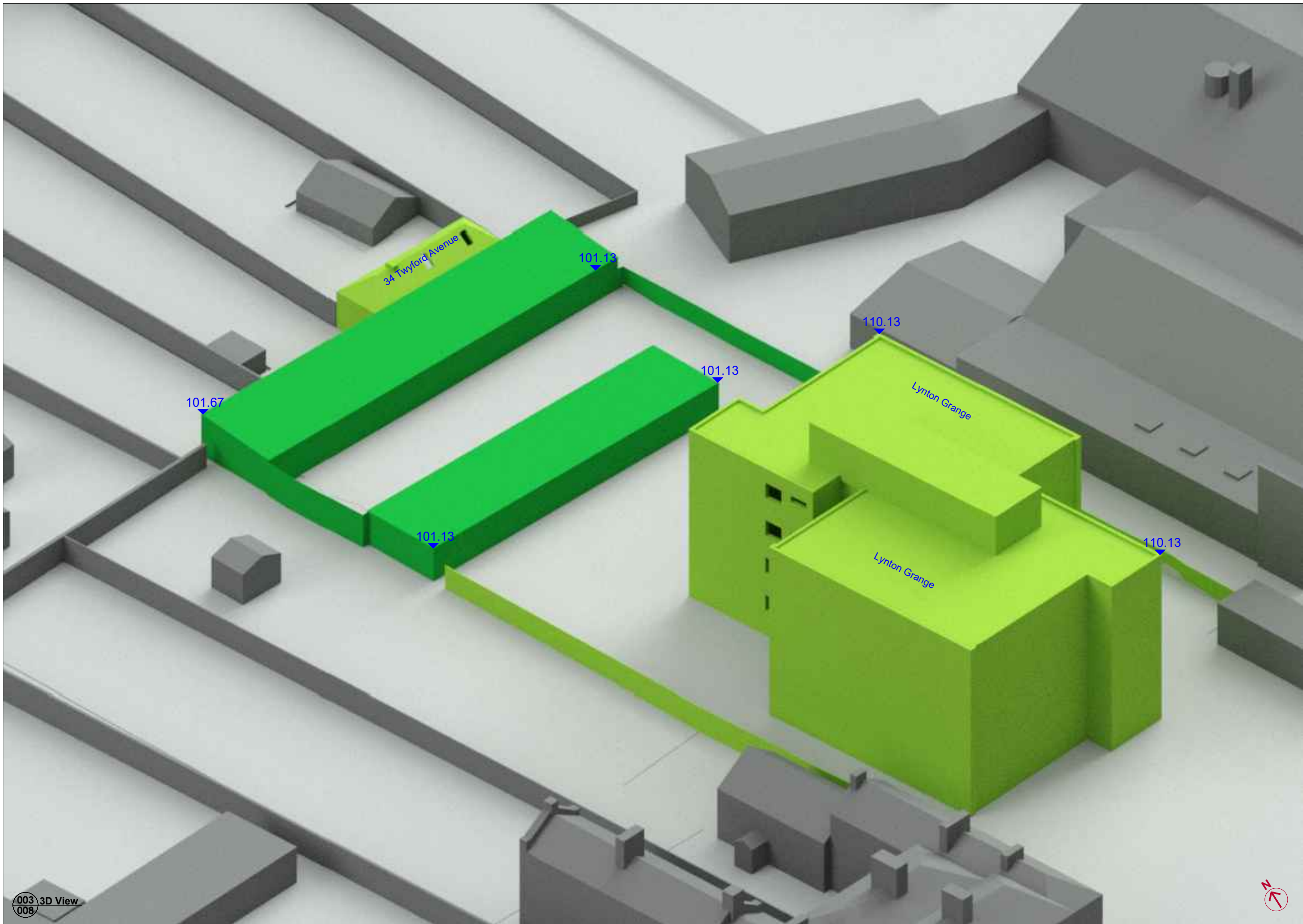
Drawing Title  
**Proposed Site Plan**

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



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Source Data  
Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022  
221005\_LyntonGrange\_Model

Key

- Analysed Building
- Demolish/Existing
- Proposed
- Surrounding

Notes

All heights in [m] AOD

Client  
Capstone Group Ltd

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

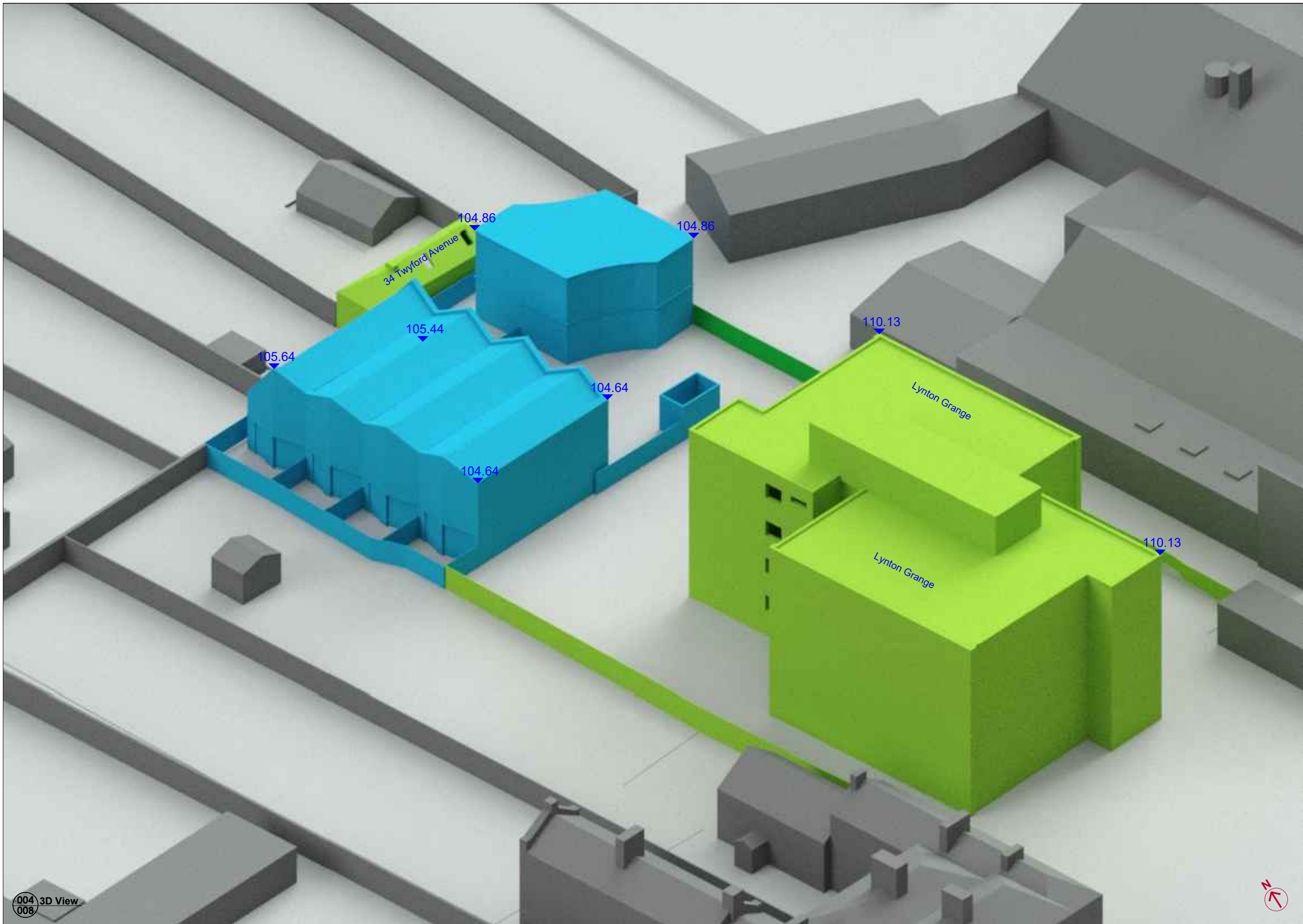
Drawing Title  
Existing 3D View 1

|       |        |       |
|-------|--------|-------|
| Scale | Date   | Drawn |
| NTS   | Oct-22 | MF    |



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**Source Data**

Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022

221005\_LyntonGrange\_Model

**Key**

- Analysed Building
- Demolish/Existing
- Proposed
- Surrounding

**Notes**

All heights in [m] AOD

**Client**

Capstone Group Ltd

**Job Title**

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

**Drawing Title**

Proposed 3D View 1

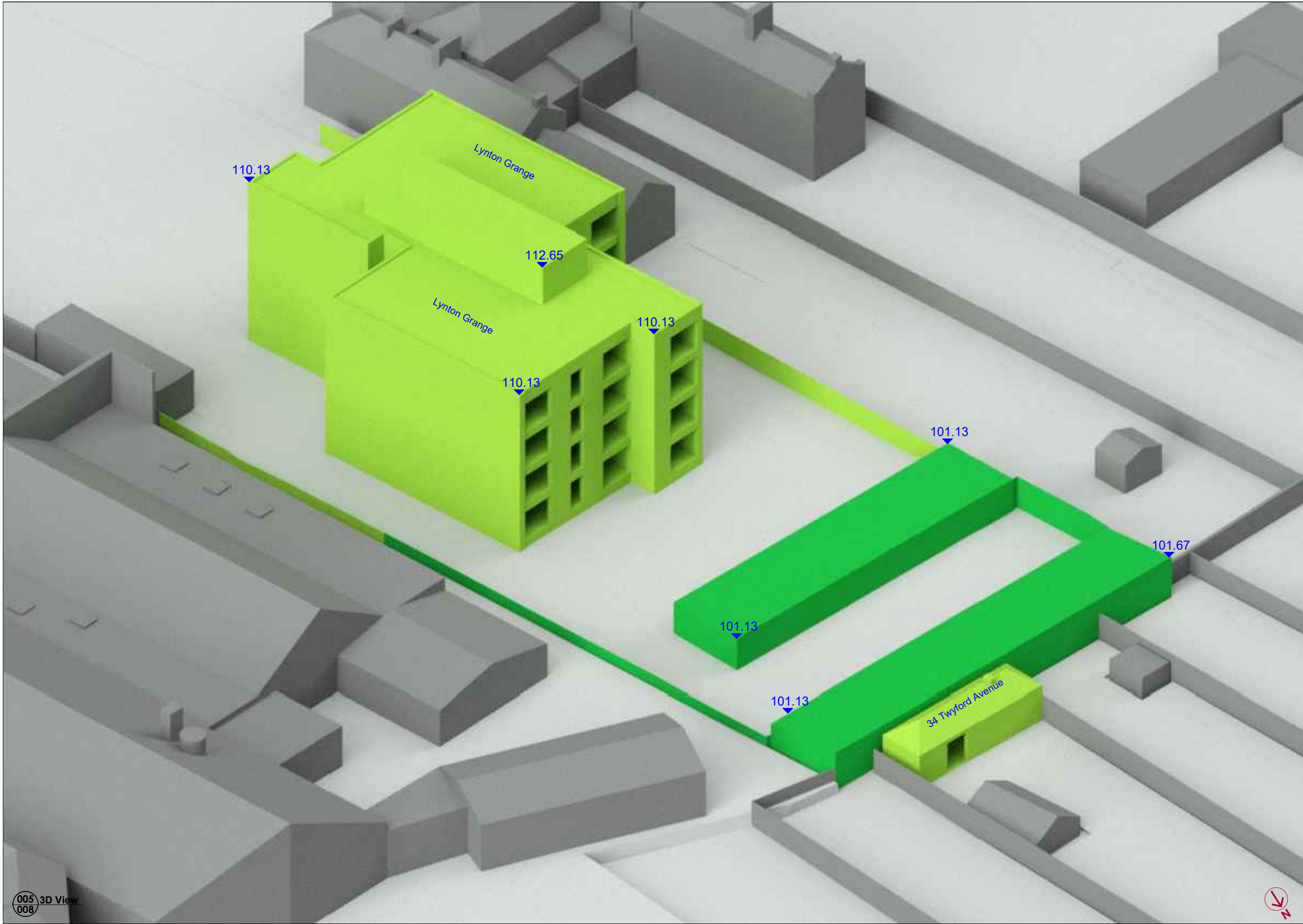
Scale  
NTS

Date  
Oct-22

Drawn  
MF



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Source Data  
Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022  
221005\_LyntonGrange\_Model

Key  
- Analysed Building  
- Demolish/Existing  
- Proposed  
- Surrounding

Notes  
All heights in [m] AOD

Client  
Capstone Group Ltd

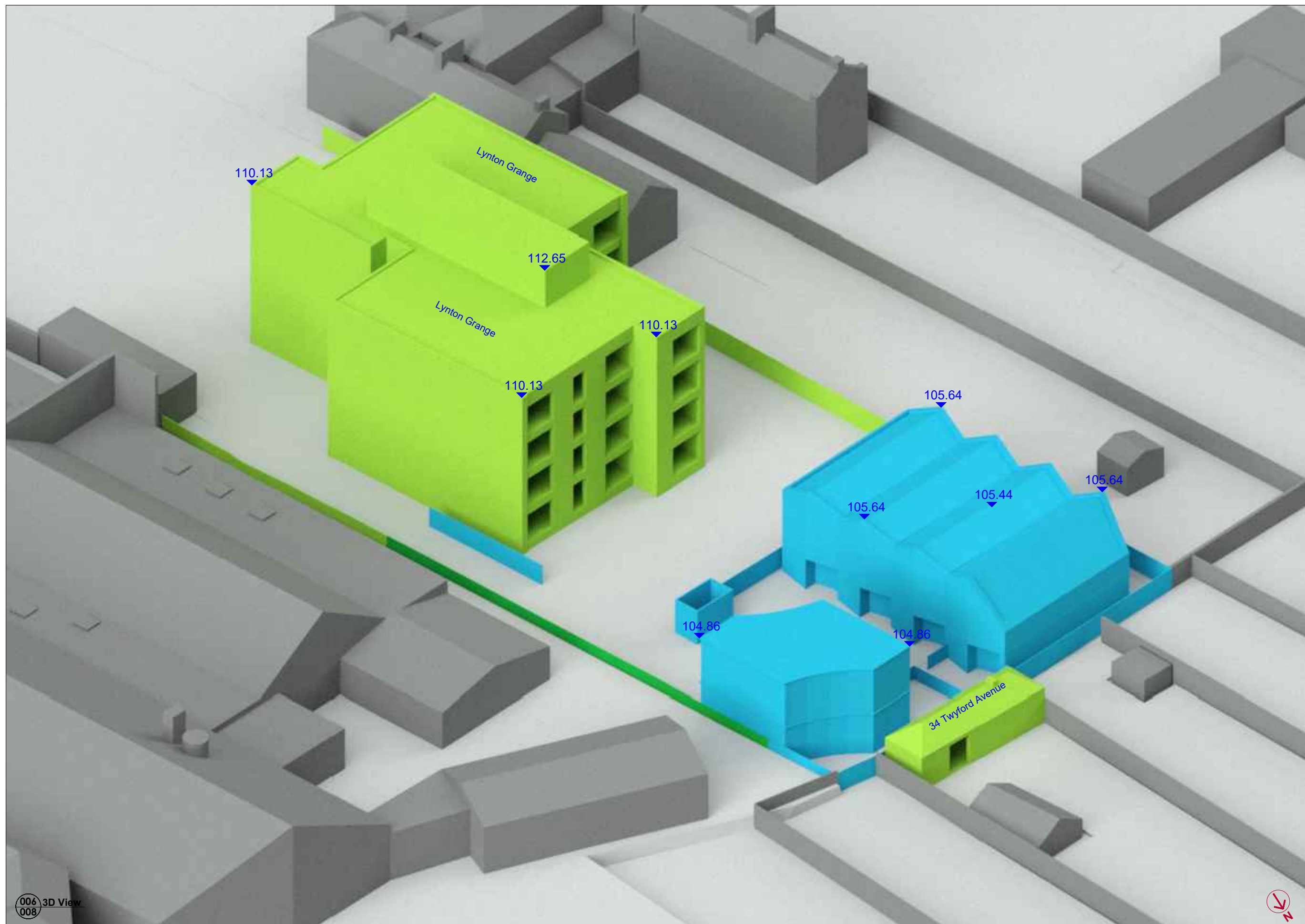
Job Title  
22-01775 - Garages at Lynton  
Grange, Fortis Green,  
London N2 9HB

Drawing Title  
Existing 3D View 2

Scale  
NTS  
Date  
Oct-22  
Drawn  
MF

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#### Source Data

Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022

221005\_LyntonGrange\_Model

#### Key

- Analysed Building
- Demolish/Existing
- Proposed
- Surrounding

#### Notes

All heights in [m] AOD

#### Client

Capstone Group Ltd

#### Job Title

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

#### Drawing Title

Proposed 3D View 2

Scale  
NTS

Date  
Oct-22

Drawn  
MF



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Source Data

Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022

221005\_LyntonGrange\_Model

Key

G/R1/W1 - Window Reference

A1 - Amenity 1

Client  
Capstone Group Ltd

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

Drawing Title  
Rooms & Windows Layout

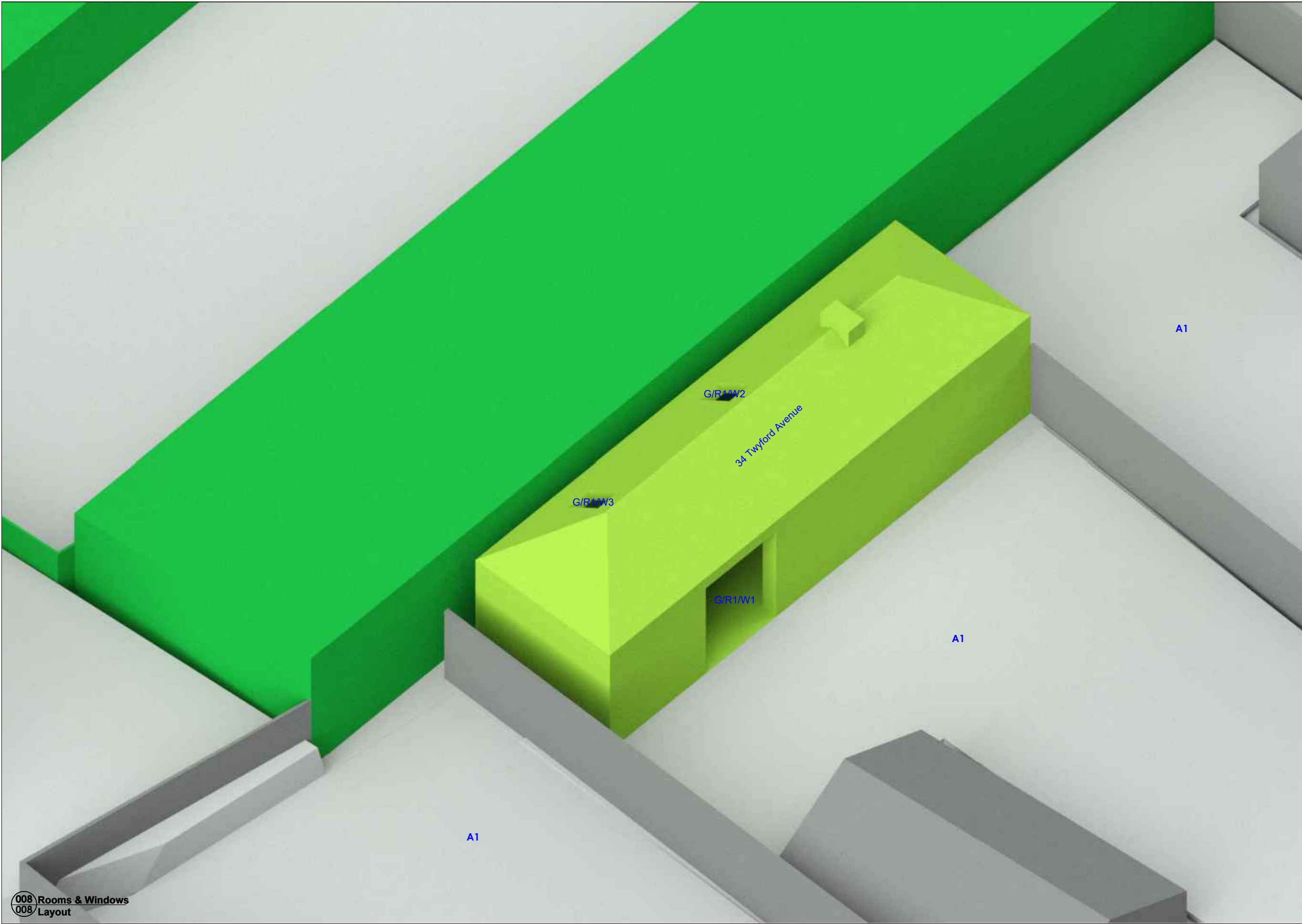
Scale  
NTS

Date  
Oct-22

Drawn  
MF



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Source Data

Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022

221005\_LyntonGrange\_Model

Key

G/R1/W1 - Window Reference  
A1 - Amenity 1

Client  
Capstone Group Ltd

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

Drawing Title  
Rooms & Windows Layout

|       |        |       |
|-------|--------|-------|
| Scale | Date   | Drawn |
| NTS   | Oct-22 | MF    |



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Appendix 2

# DAYLIGHT & SUNLIGHT (VSC, DD & APSH) RESULTS

Project Name: Lynton Garage, Fortis Green, London N2 9EU  
Project No.: 22-01775  
Report Title: Verticak Sky Component incl Annual Probable Sunlight Hours  
Date of Analysis: October 2022

[illegible]

Project Name: Lynton Garage, Fortis Green, London N2 9EU  
Project No.: 22-01775  
Report Title: Verticak Sky Component incl Annual Probable Sunlight Hours  
Date of Analysis: October 2022

| Floor Ref. | Room Ref. | Property Type | Room Use       | Window Ref. | VSC                  | Pr/Ex          | Meets BRE Criteria | Window Orientation | Annual | Pr/Ex          | Meets BRE Criteria | Winter | Pr/Ex          | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex          | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex          | Meets BRE Criteria |        |
|------------|-----------|---------------|----------------|-------------|----------------------|----------------|--------------------|--------------------|--------|----------------|--------------------|--------|----------------|--------------------|----------------------------|----------------|--------------------|----------------------------|----------------|--------------------|--------|
|            | R8        | Residential   | Reception Room | W8          | Existing<br>Proposed | 28.39<br>28.00 | 0.99               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     |                | *North             | *North                     |                | *North             | *North |
|            |           |               |                |             |                      |                |                    |                    |        |                |                    |        |                |                    |                            | *North         | *North             |                            | *North         | *North             |        |
| Second     | R1        | Residential   | Reception Room | W1          | Existing<br>Proposed | 38.60<br>38.60 | 1.00               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     |                |                    |                            |                |                    |        |
|            | R2        | Residential   | Bedroom        | W2          | Existing<br>Proposed | 37.98<br>37.98 | 1.00               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     |                | *North             | *North                     |                | *North             | *North |
|            | R3        | Residential   | Bedroom        | W3          | Existing<br>Proposed | 30.53<br>30.53 | 1.00               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     |                | *North             | *North                     |                | *North             | *North |
|            | R4        | Residential   | Studio         | W4          | Existing<br>Proposed | 39.01<br>39.01 | 1.00               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     |                | *North             | *North                     |                | *North             | *North |
|            | R5        | Residential   | Kitchen        | W5          | Existing<br>Proposed | 34.85<br>34.85 | 1.00               | YES                | 267°   | 37.00<br>37.00 | 1.00               | YES    | 3.00<br>3.00   | 1.00               | YES                        |                | *North             | *North                     |                | *North             | *North |
|            | R7        | Residential   | Bedroom        | W7          | Existing<br>Proposed | 22.63<br>22.63 | 1.00               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     | 37.00<br>37.00 | 1.00               | YES                        | 3.00<br>3.00   | 1.00               | YES    |
|            | R8        | Residential   | Reception Room | W8          | Existing<br>Proposed | 31.14<br>31.14 | 1.00               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     |                | *North             | *North                     |                | *North             | *North |
|            |           |               |                |             |                      |                |                    |                    |        |                |                    |        |                |                    |                            | *North         | *North             |                            | *North         | *North             |        |
| Third      | R1        | Residential   | Reception Room | W1          | Existing<br>Proposed | 39.33<br>39.33 | 1.00               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     |                |                    |                            |                |                    |        |
|            | R2        | Residential   | Bedroom        | W2          | Existing<br>Proposed | 39.05<br>39.05 | 1.00               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     |                | *North             | *North                     |                | *North             | *North |
|            | R3        | Residential   | Bedroom        | W3          | Existing<br>Proposed | 32.39<br>32.39 | 1.00               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     |                | *North             | *North                     |                | *North             | *North |
|            | R4        | Residential   | Studio         | W4          | Existing<br>Proposed | 39.56<br>39.56 | 1.00               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     |                | *North             | *North                     |                | *North             | *North |
|            | R5        | Residential   | Kitchen        | W5          | Existing<br>Proposed | 37.77<br>37.77 | 1.00               | YES                | 267°   | 48.00<br>48.00 | 1.00               | YES    | 13.00<br>13.00 | 1.00               | YES                        |                | *North             | *North                     |                | *North             | *North |
|            | R7        | Residential   | Bedroom        | W7          | Existing             | 26.73          | 1.00               | YES                | 357°N  |                | *North             | *North |                | *North             | *North                     | 48.00<br>48.00 | 1.00               | YES                        | 13.00<br>13.00 | 1.00               | YES    |

Project Name: Lynton Garage, Fortis Green, London N2 9EU  
Project No.: 22-01775  
Report Title: Verticak Sky Component incl Annual Probable Sunlight Hours  
Date of Analysis: October 2022

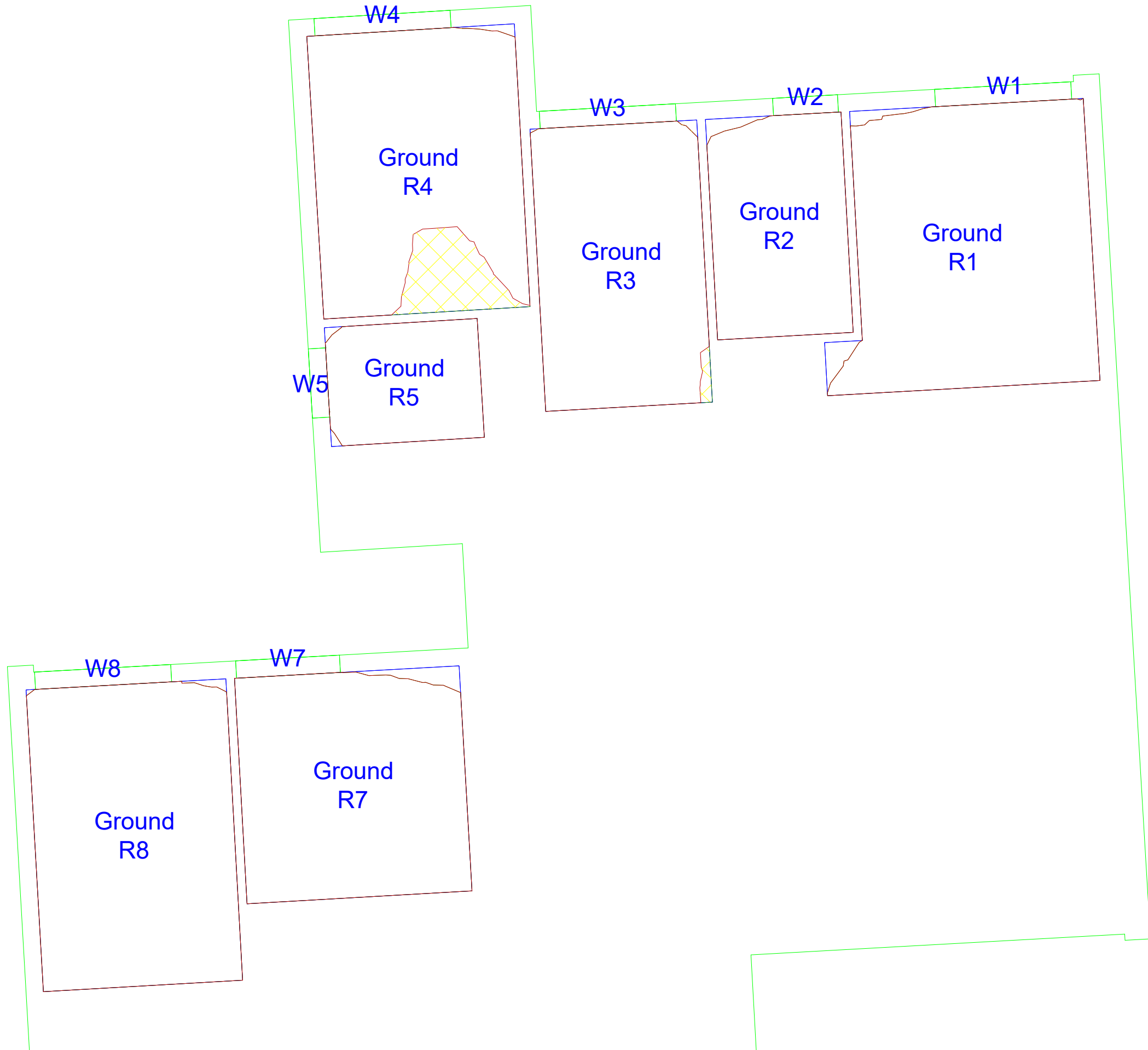
| Floor Ref.        | Room Ref. | Property Type | Room Use       | Window Ref. | VSC                              | Pr/Ex                   | Meets BRE Criteria | Window Orientation | Annual   | Pr/Ex          | Meets BRE Criteria | Winter | Pr/Ex          | Meets BRE Criteria | Total Suns per Room Annual | Pr/Ex          | Meets BRE Criteria | Total Suns per Room Winter | Pr/Ex  | Meets BRE Criteria |
|-------------------|-----------|---------------|----------------|-------------|----------------------------------|-------------------------|--------------------|--------------------|----------|----------------|--------------------|--------|----------------|--------------------|----------------------------|----------------|--------------------|----------------------------|--------|--------------------|
|                   | R8        | Residential   | Reception Room | W8          | Proposed<br>Existing<br>Proposed | 26.73<br>35.13<br>35.13 | 1.00               | YES                | 357°N    |                | *North             | *North |                | *North             | *North                     |                | *North             |                            | *North | *North             |
| 34 Twyford Avenue |           |               |                |             |                                  |                         |                    |                    |          |                |                    |        |                |                    |                            |                |                    |                            |        |                    |
| Ground            | R1        | Residential   | Residential    | W1          | Existing<br>Proposed             | 34.85<br>34.85          | 1.00               | YES                | 0°N      | 11.00<br>11.00 | *North             | *North | 0.00<br>0.00   | *North             | *North                     |                |                    |                            |        |                    |
|                   |           |               |                | W2          | Existing<br>Proposed             | 83.63<br>72.72          | 0.87               | YES                | 180° Inc | 95.00<br>74.00 | 0.78               | YES    | 28.00<br>12.00 | 0.43               | YES                        |                |                    |                            |        |                    |
|                   |           |               |                | W3          | Existing<br>Proposed             | 83.71<br>65.98          | 0.79               | YES                | 180° Inc | 96.00<br>67.00 | 0.70               | YES    | 28.00<br>6.00  | 0.21               | YES                        |                |                    |                            |        |                    |
|                   |           |               |                |             |                                  |                         |                    |                    |          |                |                    |        |                |                    |                            | 97.00<br>83.00 |                    | 28.00<br>16.00             | 0.57   | YES                |

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

| Floor Ref.        | Room Ref | Room Attribute | Property Type | Room Use       |                      | Room Area | Lit Area Existing | Lit Area Proposed | Pr/Ex | Meets BRE Criteria |
|-------------------|----------|----------------|---------------|----------------|----------------------|-----------|-------------------|-------------------|-------|--------------------|
| Lynton Grange     |          |                |               |                |                      |           |                   |                   |       |                    |
| Ground            | R1       | R1             | Residential   | Reception Room | Area m2<br>% of room | 20.45     | 20.02<br>97.89%   | 20.02<br>97.89%   | 1.00  | YES                |
|                   | R2       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 8.98      | 8.79<br>97.90%    | 8.79<br>97.90%    | 1.00  | YES                |
|                   | R3       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 14.13     | 14.08<br>99.64%   | 13.92<br>98.50%   | 0.99  | YES                |
|                   | R4       | R1             | Residential   | Studio         | Area m2<br>% of room | 17.58     | 17.49<br>99.49%   | 15.39<br>87.54%   | 0.88  | YES                |
|                   | R5       | R1             | Residential   | Kitchen        | Area m2<br>% of room | 5.46      | 5.39<br>98.73%    | 5.39<br>98.73%    | 1.00  | YES                |
|                   | R7       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 15.21     | 14.85<br>97.64%   | 14.85<br>97.64%   | 1.00  | YES                |
|                   | R8       | R1             | Residential   | Reception Room | Area m2<br>% of room | 18.08     | 17.99<br>99.54%   | 17.99<br>99.54%   | 1.00  | YES                |
| First             | R1       | R1             | Residential   | Reception Room | Area m2<br>% of room | 20.45     | 20.02<br>97.89%   | 20.02<br>97.89%   | 1.00  | YES                |
|                   | R2       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 8.98      | 8.79<br>97.91%    | 8.79<br>97.91%    | 1.00  | YES                |
|                   | R3       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 14.13     | 14.08<br>99.64%   | 14.08<br>99.64%   | 1.00  | YES                |
|                   | R4       | R1             | Residential   | Studio         | Area m2<br>% of room | 17.58     | 17.49<br>99.49%   | 17.49<br>99.49%   | 1.00  | YES                |
|                   | R5       | R1             | Residential   | Kitchen        | Area m2<br>% of room | 5.46      | 5.41<br>99.09%    | 5.41<br>99.09%    | 1.00  | YES                |
|                   | R7       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 15.21     | 14.85<br>97.65%   | 14.85<br>97.65%   | 1.00  | YES                |
|                   | R8       | R1             | Residential   | Reception Room | Area m2<br>% of room | 18.08     | 18.00<br>99.56%   | 18.00<br>99.56%   | 1.00  | YES                |
| Second            | R1       | R1             | Residential   | Reception Room | Area m2<br>% of room | 20.45     | 20.02<br>97.91%   | 20.02<br>97.91%   | 1.00  | YES                |
|                   | R2       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 8.98      | 8.78<br>97.79%    | 8.78<br>97.79%    | 1.00  | YES                |
|                   | R3       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 14.13     | 14.08<br>99.65%   | 14.08<br>99.65%   | 1.00  | YES                |
|                   | R4       | R1             | Residential   | Studio         | Area m2<br>% of room | 17.58     | 17.49<br>99.49%   | 17.49<br>99.49%   | 1.00  | YES                |
|                   | R5       | R1             | Residential   | Kitchen        | Area m2<br>% of room | 5.46      | 5.42<br>99.37%    | 5.42<br>99.37%    | 1.00  | YES                |
|                   | R7       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 15.21     | 14.85<br>97.65%   | 14.85<br>97.65%   | 1.00  | YES                |
|                   | R8       | R1             | Residential   | Reception Room | Area m2<br>% of room | 18.08     | 18.00<br>99.57%   | 18.00<br>99.57%   | 1.00  | YES                |
| Third             | R1       | R1             | Residential   | Reception Room | Area m2<br>% of room | 20.45     | 20.02<br>97.92%   | 20.02<br>97.92%   | 1.00  | YES                |
|                   | R2       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 8.98      | 8.78<br>97.79%    | 8.78<br>97.79%    | 1.00  | YES                |
|                   | R3       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 14.13     | 14.11<br>99.87%   | 14.11<br>99.87%   | 1.00  | YES                |
|                   | R4       | R1             | Residential   | Studio         | Area m2<br>% of room | 17.58     | 17.49<br>99.49%   | 17.49<br>99.49%   | 1.00  | YES                |
|                   | R5       | R1             | Residential   | Kitchen        | Area m2<br>% of room | 5.46      | 5.42<br>99.37%    | 5.42<br>99.37%    | 1.00  | YES                |
|                   | R7       | R1             | Residential   | Bedroom        | Area m2<br>% of room | 15.21     | 14.85<br>97.65%   | 14.85<br>97.65%   | 1.00  | YES                |
|                   | R8       | R1             | Residential   | Reception Room | Area m2<br>% of room | 18.08     | 18.00<br>99.57%   | 18.00<br>99.57%   | 1.00  | YES                |
| 34 Twyford Avenue |          |                |               |                |                      |           |                   |                   |       |                    |
| Ground            | R1       | R1             | Residential   | Residential    | Area m2<br>% of room | 22.56     | 22.47<br>99.62%   | 22.47<br>99.62%   | 1.00  | YES                |

Appendix 3

# DAYLIGHT DISTRIBUTION CONTOUR DRAWINGS



Source Data

Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022

221005\_LyntonGrange\_Model

Key

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Room Area (Planning Portal)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client  
Capstone Group Ltd

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

Drawing Title  
Daylight Distribution Contours

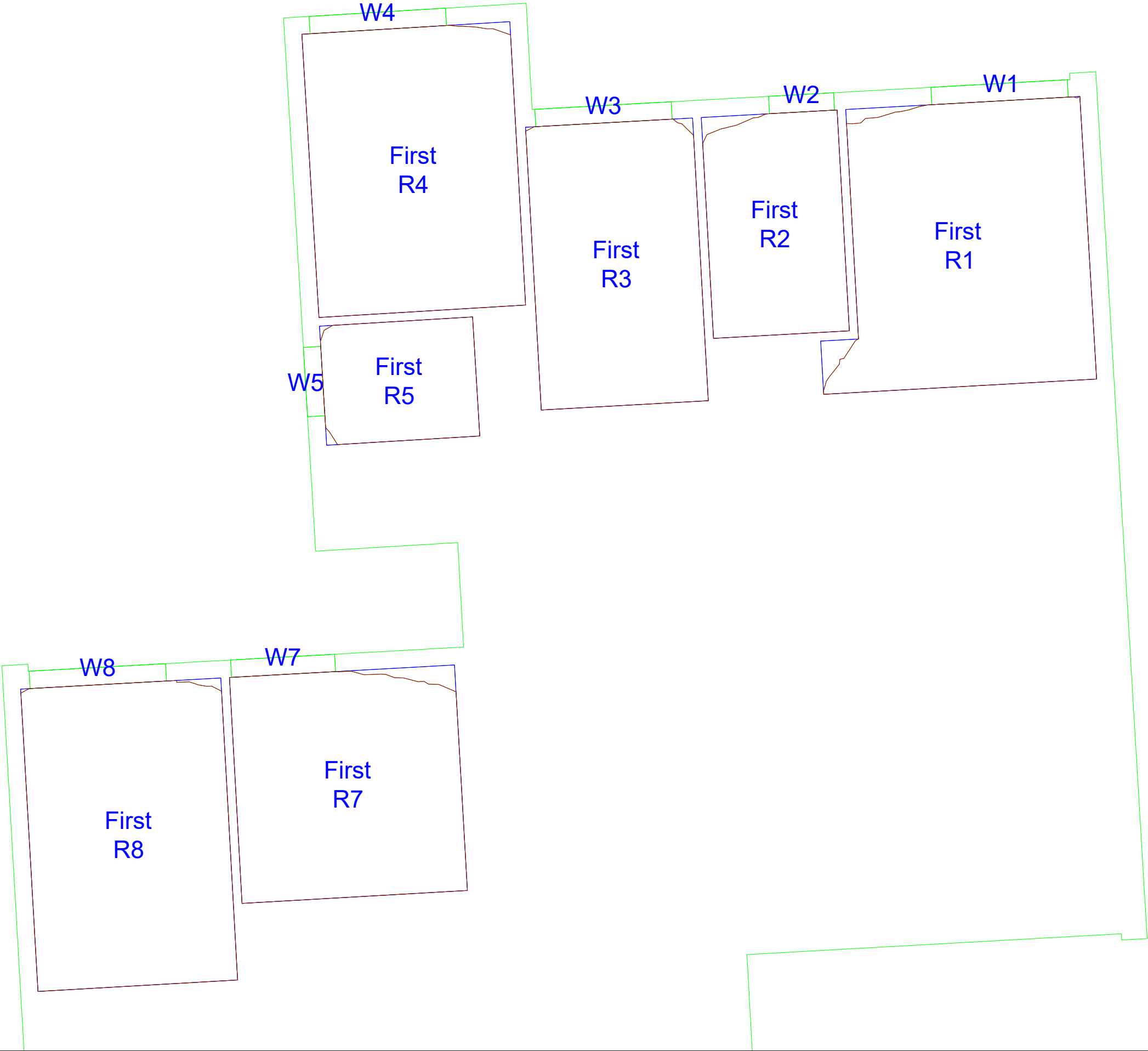
Scale  
NTS

Date  
Oct-22

Drawn  
MF



66 St James's Street,  
St James's, London SW1A 1NE  
Tel: 0370 777 6292 [www.rapleys.com](http://www.rapleys.com)



Source Data

Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022

221005\_LyntonGrange\_Model

- Key
- Room Area (Measured Layout)
  - Room Area (Assumed Layout)
  - Room Area (Planning Portal)
  - Existing No Sky Area
  - Proposed No Sky Area
  - Area of Loss/Gain

Client

Capstone Group Ltd

Job Title

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

Drawing Title

Daylight Distribution Contours

Scale

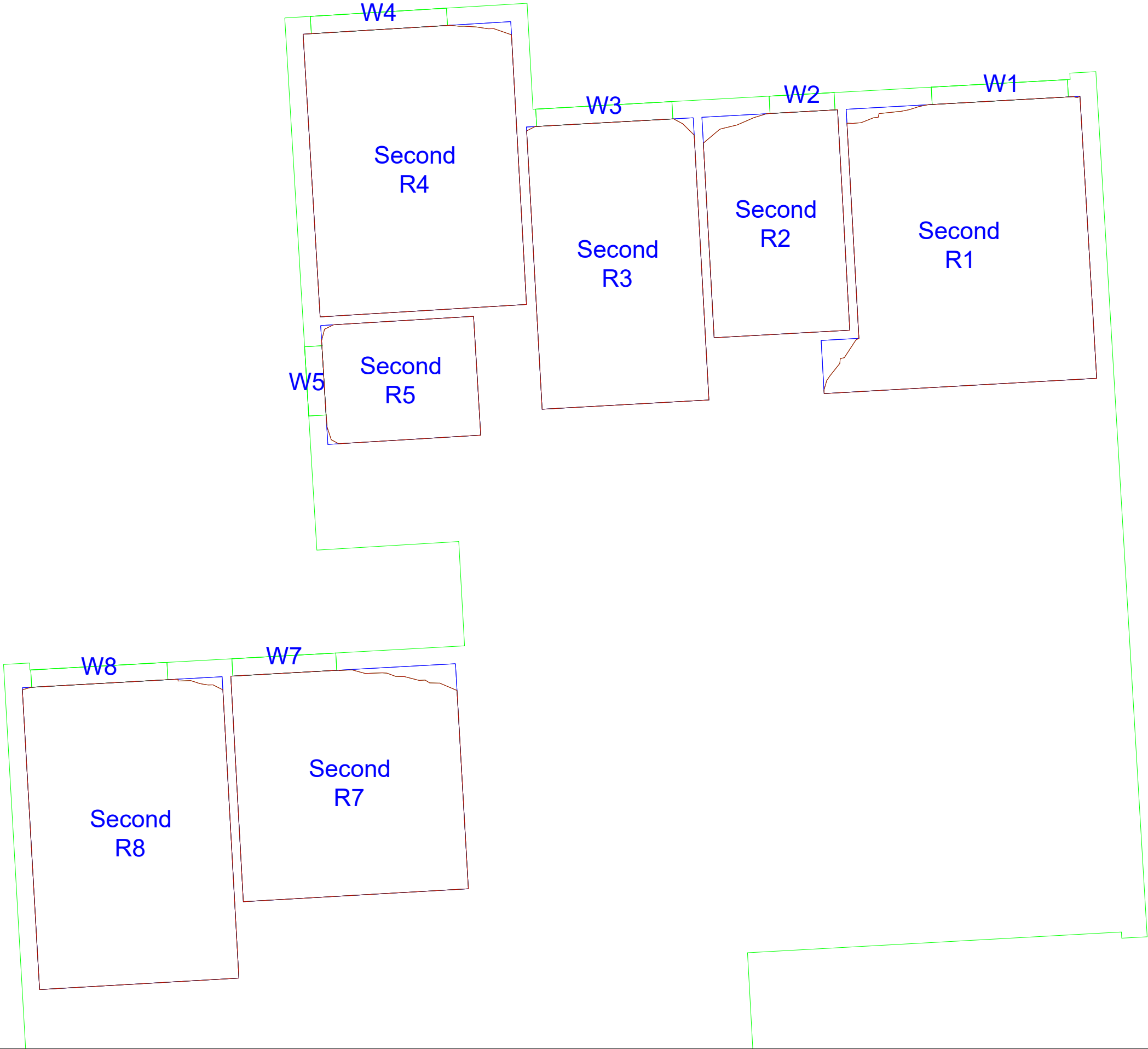
NTS

Date

Oct-22

Drawn

MF



Source Data

Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022

221005\_LyntonGrange\_Model

Key

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Room Area (Planning Portal)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client  
Capstone Group Ltd

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

Drawing Title  
Daylight Distribution Contours

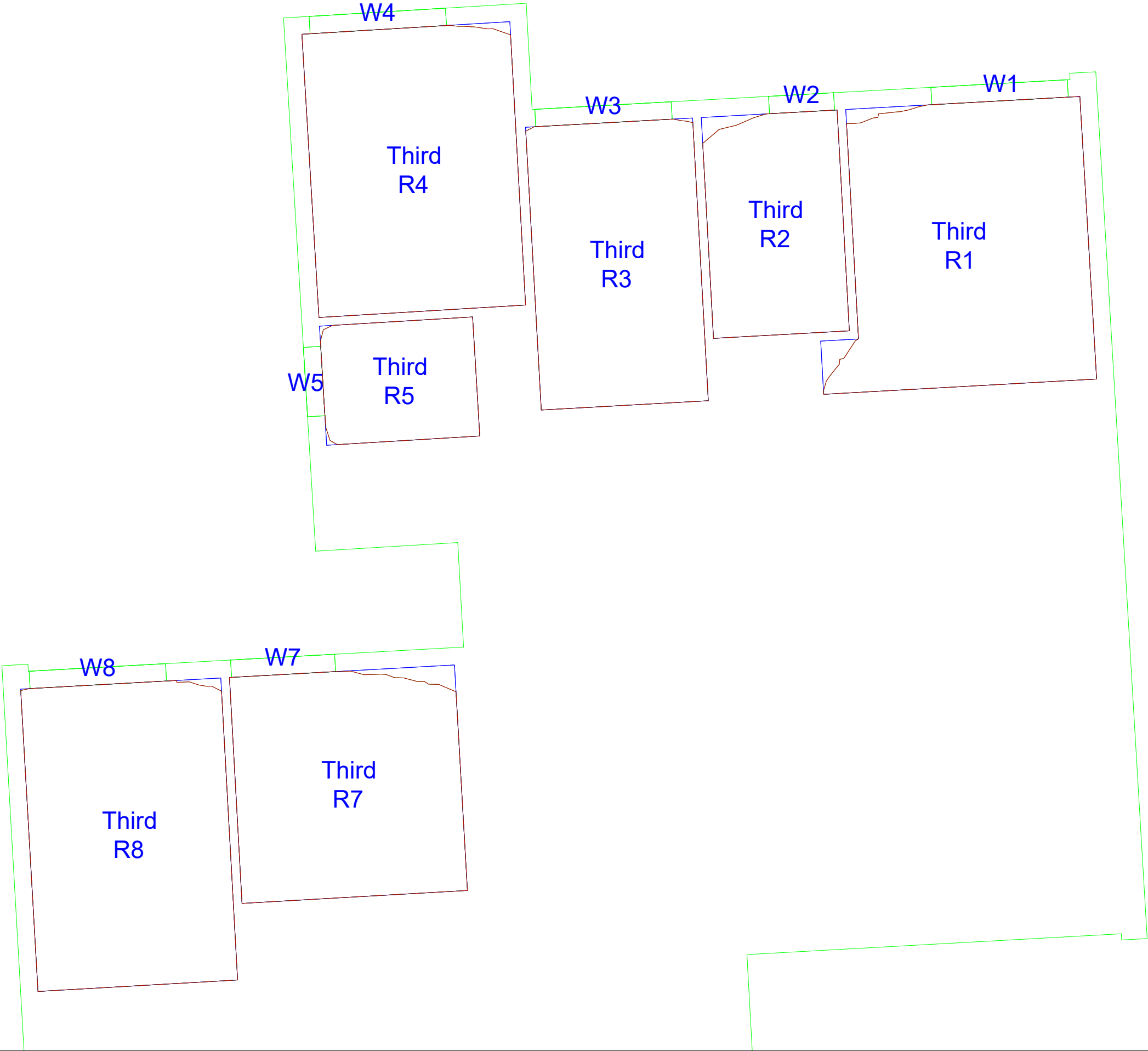
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MF



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Source Data

Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022

221005\_LyntonGrange\_Model

Key

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Room Area (Planning Portal)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client  
Capstone Group Ltd

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

Drawing Title  
Daylight Distribution Contours

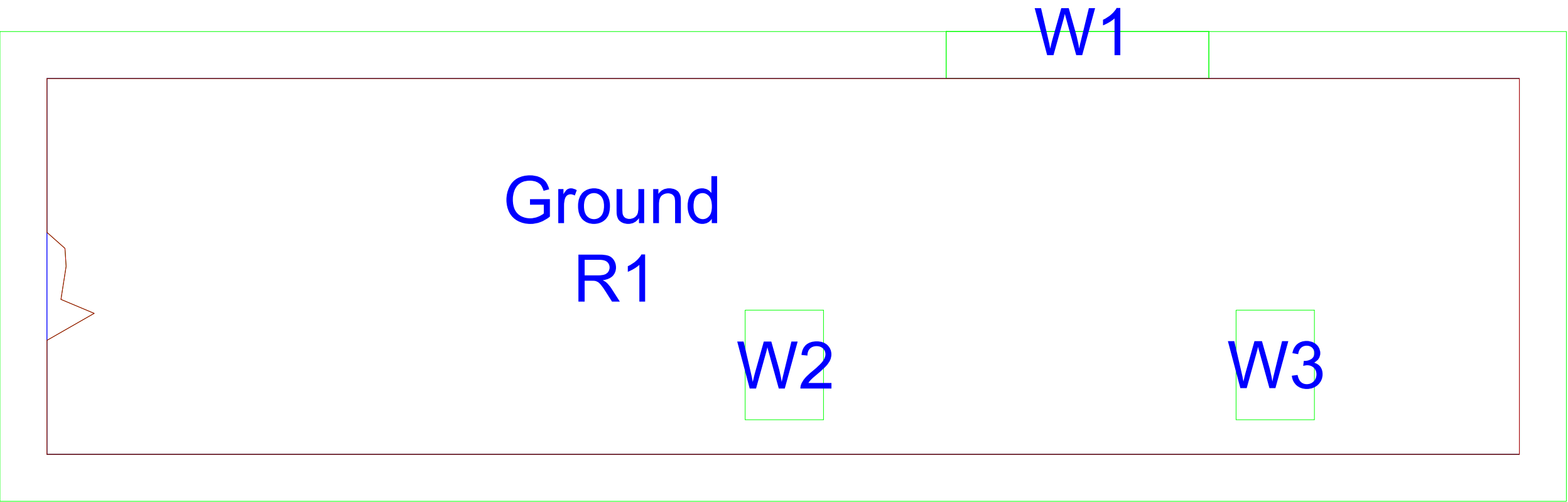
Scale  
NTS

Date  
Oct-22

Drawn  
MF



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Source Data

Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022

221005\_LyntonGrange\_Model

Key

- Room Area (Measured Layout)
- Room Area (Assumed Layout)
- Room Area (Planning Portal)
- Existing No Sky Area
- Proposed No Sky Area
- Area of Loss/Gain

Client  
Capstone Group Ltd

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

Drawing Title  
Daylight Distribution Contours

Scale Date Drawn  
NTS Oct-22 MF



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Appendix 4

# 2HR SUNLIGHT TO AMENITY RESULTS (OVERSHADOWING TO GARDENS & OPEN SPACES)

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

| Floor Ref         | Amenity Ref | Amenity Area          | Lit Area Existing       | Lit Area Proposed | Pr/Ex | Meets BRE Criteria |
|-------------------|-------------|-----------------------|-------------------------|-------------------|-------|--------------------|
| Albion Lodge      |             |                       |                         |                   |       |                    |
| Ground            | A1          | Area m2<br>Percentage | 434.89<br>411.84<br>95% | 410.83<br>94%     | 1.00  | YES                |
| 30 Twyford Avenue |             |                       |                         |                   |       |                    |
| Ground            | A1          | Area m2<br>Percentage | 355.34<br>339.82<br>96% | 347.27<br>98%     | 1.02  | YES                |
| 32 Twyford Avenue |             |                       |                         |                   |       |                    |
| Ground            | A1          | Area m2<br>Percentage | 336.21<br>310.37<br>92% | 307.24<br>91%     | 0.99  | YES                |
| 34 Twyford Avenue |             |                       |                         |                   |       |                    |
| Ground            | A1          | Area m2<br>Percentage | 332.05<br>301.86<br>91% | 301.86<br>91%     | 1.00  | YES                |
| 36 Twyford Avenue |             |                       |                         |                   |       |                    |
| Ground            | A1          | Area m2<br>Percentage | 317.46<br>303.85<br>96% | 304.22<br>96%     | 1.00  | YES                |

Appendix 5

# 2HR SUNLIGHT & AMENITY DRAWINGS



**Source Data**

Topographical Survey  
Advanced Site Engineering  
Surveys Limited  
June 2022

221005\_LyntonGrange\_Model

**Key**

- Amenity Area
- Loss/Gain LitArea
- Existing area of  $\geq 2$ hrs of direct sunlight on 21st March
- Proposed area of  $\geq 2$ hrs of direct sunlight on 21st March
- A1 - Amenity 1

Client  
**Capstone Group Ltd**

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

Drawing Title  
**2hr Sunlight to Amenity**

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



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