

DAYLIGHT, SUNLIGHT REPORT

in respect of proposed development at

Methuen, Methuen Park, London, N10

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1. The Site, Proposal and Surrounding Buildings

The site is located to the south-east of a large block of apartments known as Rowan, 48-50 Muswell Road.

The site as existing comprises a number of garages. However, the site has already obtained planning consent to redevelop the site and demolish the existing garages and replace the same with two three-bedroom single family dwellings. The consented planning application reference is HGY/2021/2061.

The proposed development comprises the demolition of the existing garages and the construction of a single family dwelling.

There are surrounding residential properties which in turn comprise those residential apartments that face the site comprising Rowan, 48-50 Muswell Road as well as the residential property on to other side of Methuen Park. Whilst there are other adjoining residential properties these are located a considerable distance from the site boundary and as such have been ignored from our assessments as they will not be impacted by the proposed development.

We have been instructed to consider the changes in massing between the consented scheme and the proposed scheme.

A Site Plan is attached at Appendix 1.



2. Method of Assessment

The daylight, sunlight to adjoining residential and assisted care use properties have been considered with reference to the BRE guidance, 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice BR209' 2022 (BRE Guidance).

The BRE Guidance 2022 Edition in its own introduction advises that *"it is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the guidance should not be seen as an instrument of planning policy. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is one of many factors inside layout design... in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."*

It is important to recognise that daylight, sunlight assessments are one of many considerations that form part of a planning application.

The BRE suggested target criteria should not be considered as a pass, fail criteria in any way.

Given that the BRE guidance was primarily designed for new housing schemes, two storeys high in a suburban context and not with a (dense) urban environment in mind, a greater flexibility can be applied. Where the assessments have been undertaken in a (dense) urban context or an area designated for much needed housing, regeneration, growth, it should be recognised that not meeting the BRE Guidance does not equate to unacceptable in planning terms.

The BRE guidance suggests three methods for calculating daylight. The Vertical Sky Component (VSC) the No-Sky Line contour (NSL) and the Average Daylight Factor (ADF).

The first two assessments are primarily used for the assessment of existing buildings, whilst the ADF test is considered mainly for assessment of proposed habitable rooms within existing, new buildings.

Areas Requiring Assessment

2.2.2 of the BRE guidance suggests:-

"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-domestic building where the occupants have a reasonable expectation of daylight; this would normally include schools, hospitals, hotels and hostels, small workshops and some offices."

We consider that hotel, retail and commercial spaces should be considered as not requiring a reasonable expectation of daylight or sunlight. This is because these areas are generally designed to rely on electric lighting to provide sufficient and constant uniform light as part of the customer experience or by which to work, rather than rely upon natural daylight or sunlight.

We have therefore ignored, for the purpose of our assessment, any hotel, retail, commercial areas.

In terms of assessing residential dwellings, the BRE guidance goes further to suggest that habitable rooms with a reasonable expectation of daylight will include living rooms, dining rooms and kitchens however, *"bedrooms should also be analysed although they are less important"*.



Daylight to Existing Buildings

The methodology for plotting the Vertical Sky Component (VSC) assessment is set out in Appendix C of the BRE Guidance. This method measures the amount of skylight that is visible at a specific point on the outside of a property, typically a window, which is directly related to the amount of daylight that can be received at the specific point. When undertaking the VSC test for a window, the specific point is at the centre of the window horizontally and vertically. The VSC calculation does not take into account the size of the window being tested nor the size of the room that the window serves. As the VSC assessment is on the outside face of the window it does not measure light inside the room only “potential” conditions in the room. It is therefore important to take this into consideration when reviewing any VSC assessment results.

The methodology for plotting the No-Sky Line is set out at Appendix D of the BRE Guidance. The No-Sky Line divides those areas of the working plane which can receive direct skylight, from those which cannot. It indicates how good the distribution of daylight is in a room. Areas beyond the No-Sky Line will generally look gloomy. The NSL method of assessment calculates the distribution of daylight within the room by determining the area of the “working plane” which can and cannot see the sky. The working plane according to the BRE Guidance is set at 0.85m for a residential property.

For buildings that are located adjacent new development, the BRE Guidance suggests that there will be a ‘noticeable’ impact to daylight, if either, its windows achieve a VSC below 27% and have existing levels of sky visibility reduced to less than 0.80 times their former value, or the level of NSL within a room are reduced to less than 0.80 times their former value. It is important to recognise that the BRE Guidance sets out recommended guidelines and reference to ‘noticeable’ does not necessarily equate to unacceptable in planning terms. Therefore, the numerical values generated by the BRE Guidance should be weighed in the overall planning balance.

When considering existing daylight values using the VSC or NSL methods of assessment, it is important to recognise that a small reduction in real terms can potentially manifest itself as a large relative impact. This is because the calculations work as a percentage reduction. Therefore, where existing levels of sky visibility are high in the existing condition (for example, where a neighbouring property faces an underutilised site coming forward as a development opportunity), reductions in VSC or NSL may in theory be considered to be a transgression of the BRE Guidance. In reality, even with the proposed development in place, the daylight to the window or the room behind may still be considered adequate.

Sunlight

The assessment of sunlight to existing buildings is undertaken using Annual Probable Sunlight Hours (APSH). This assessment calculates the percentage of statistically probable hours of sunlight received by each window in both the summer and winter months throughout the year.

3.2.3 of the BRE Guidance advises *“to assess loss of sunlight to an existing building it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people’s home...”*

The BRE Guidance 3.2.6 goes on to advise *“if a room can receive more than one quarter of Annual Probable Sunlight Hours (APSH), including at least 5% of APSH in the winter months between 21 September and 21 March, then it should still receive enough sunlight. Also, if the overall annual loss of APSH is 4% of less, the loss of sunlight is small...”*

3.2.7 of the BRE Guidance advises *“any reduction in sunlight access below these levels should be kept to a minimum. If the available sunlight hours are both less than the amount above and less*



than 0.80 times their former value, either over the whole year or just in the winter months (21 September to 21 March), and the overall annual loss is greater than 4% of APSH, then the occupants of the existing building will notice the loss of sunlight; the room may appear colder and less cheerful and pleasant...".

3.2.10 of the BRE Guidance advises *"in certain situations care needs to be taken in applying these guidelines. For example, if the proposed new development is one of a number of successive extensions to the same building then the total impact on sunlight due to all the extensions should be assessed. On the other hand, if the existing building stands unusually close to the common boundary with the new development, or has a large balcony or overhang above the window, then a greater reduction in sunlight access may be unavoidable. The guidelines are purely advisory. Planning authorities may wish to use a different criteria based on their requirements for sunlight in particular types of development in particular areas. Sometimes a larger reduction in sunlight may be necessary if new development is to match the height and proportion of existing buildings nearby".*

Sunlight to Gardens and Open Spaces

3.3.3 of the BRE Guidance advises "the availability of sunlight should be checked for all open spaces where it will be required. This would normally include:-

- Gardens such as the main back garden of a house or communal gardens including courtyards and roof terraces;
- Parks and playing fields;
- Children's playgrounds..."

The BRE goes on to advise at paragraph 3.3.4 *"each of the spaces will have different sunlighting requirements and it is difficult to suggest a hard and fast rule. However, it is clear that the worst situation is to have significant areas on which the sun only shines for a limited period over a large part of the year. The equinox (21 March) can be chosen as a date for assessment here."*

Paragraph 3.3.8 advises *"locations that can and cannot receive two or more hours of sunlight on 21 March may be found using specialist software.... Sunlight at an altitude of ten degrees or less does not count, because it is likely to be blocked by low-level planting anyway. In working out a total area to be considered, driveways and hardstandings for cars should be left out. Around housing, front gardens that are relatively small and visible from public footpaths should be omitted; only the main back gardens should be analysed. Each individual garden or each dwelling in a block should be considered separately".*

3.3.10 of the BRE Guidance goes on to advise fences and walls cast deeper shade than trees and their positions can often be predicted. As a guide, shadows of walls or opaque fences greater than 1.5m high should be included in the calculation. Where low fences or walls are intended – or railings or trellises that let through sunlight – no calculation of shadows is necessary. The BRE Guidance at 3.3.11 advises *"the above guidance applies to new gardens and amenity areas and to existing ones that are affected by new developments. If an existing garden or outdoor space is already heavily obstructed then any further loss of sunlight should be kept to a minimum. In this poorly sunlit case, if as a result of new development the area can receive two hours of direct sunlight on 21 March is reduced to less than 0.80 times its former size, then this further loss of light is significant. The garden or amenity area will tend to look more heavily overshadowed."*

Appendix F – Setting Alternative Target Values for Skylight and Sunlight Access

The BRE Guidance acknowledges that alternative VSC, NSL targets may need to be considered particularly in a historic city centre where a development in that street is to match existing height proportions and layout as the remainder of the streetscape. Similarly, alternative target values for



skylight and sunlight access may need to be adopted in cases where the adjoining buildings have windows that are unusually close to the site boundary and taking more than their fair share of light. To consider where a new development matches the height and proportions of existing adjoining buildings a “mirror-image” building of the same height and size and equal distance away from the site boundary can be considered.

In (dense) urban town centre, city centre environments it is important to consider alternative methods of assessment. The BRE Guidance does not give alternative targets for such dense urban environments and therefore a degree of flexibility can be applied. Appendix F of the BRE Guidance assists in this regard. As the guidance states at the beginning of the document, the results should be interpreted flexibly. This is particularly the case where sites come forward for regeneration, redevelopment within a dense urban context seeking to emulate bulk, massing of surrounding properties whether they be historically or recently granted planning permission.

National Planning Policy Framework (NPPF) 2021

The National Planning Policy Framework at paragraph 125 paragraph c) states “*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).*”

London Plan 2021

The London Plan was published on 2nd March 2021. Relevant, selected extracts from the London Plan as set out below:-

“GG2 Making the best use of land”

“To create successful sustainable mixed-use places that make best use of land, those involved in planning and development must:-

B Prioritise sites which are well-connected by existing or planned public transport.

C Proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.”

“G4 – Delivering the homes Londoners need”

To create a housing market that works better for all Londoners, those involved in planning and development must:-

A Ensure that more homes are delivered.

C Create mixed and inclusive communities with good quality homes that meet high standards of design and provide for identified needs, including for specialist housing.”

Policy D3 Optimising site capacity through the design-led approach

The design-led approach

“A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations.

B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities..... Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate.



C In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 Small sites.”

Policy H1 – Increasing Housing Supply

“A Table 4.1 sets the 10-year targets for net housing completions that each local planning authority should plan for. Boroughs must include these targets in their development plan documents.

B To ensure that 10-year housing targets are achieved, Boroughs should:-

(1) Prepare delivery-focussed development plans which:-

- (a) Allocate and appropriate range in number of sites that are suitable for residential and mixed-use development and intensification.*
- (b) Encourage development of other appropriate windfall sites not identified in Development Plans through the Plan period, especially from the sources of supply listed in B2.*
- (c) Enable the delivery of housing capacity identified in Opportunity Areas, working closely with the GLA.*

(2) Optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity:-

- (a) Sites with existing or planned Public Transport Access Levels (PTALs) 3-6 or which are located within 800 metre distance of a station or a town centre boundary.*
- (b) Mixed-use redevelopment of car parks and low-density retail parks and supermarkets.*
- (c) Housing intensification on other appropriate low-density sites in commercial, leisure and infrastructure uses.*
- (d) The redevelopment of surplus utilities and public sector owned sites.*
- (e) Small sites (C Policy H2 Small Sites)*

C Boroughs should proactively use brownfield registers and permission in principle to increase planning certainty for those wishing to build new homes.

F On sites that are allocated for residential and mix-use development there is a general presumption against single use low-density retail and leisure parks. These developments should be designed to provide a mix of uses including housing on the same site in order to make the best use of land available for development.

Method of Assessment Summary

It can be difficult to meet the recommended daylight, sunlight criteria set out in the BRE guidelines where there is strong demand for accommodation of all types and where high density development is encouraged by local and national planning policies.

The London Plan 2021 is clear about making best use of land and promoting provision of residential and assisted care accommodation homes.

Where adjoining residential properties with single aspect windows face directly or obliquely to the site, it should also be considered whether the adjoining neighbouring building is in itself a good neighbour taking no more than its fair share of daylight, sunlight. In typical urban context there are often circumstances whereby the adjoining residential buildings can be considered a “bad neighbour” with subsequent habitable rooms overlooking very low massing on a site as existing thereby enjoying unusually high levels of daylight, sunlight in the existing situation. As a result, where development comes forward, areas of non-compliance with the BRE Guidance are likely given that BRE formulas are based upon a ratio reduction between existing and proposed.



The BRE Guidance at Appendix F does provide a method for setting alternative target values for skylight and sunlight access. Where Appendix F of the BRE Guidance has been applied to set an alternative daylight, sunlight, benchmark criteria and those adjoining habitable rooms, despite Appendix F being used, fall shy of the suggested criteria, this does not necessarily mean that the adjoining property experiences poor levels of daylight, sunlight with the proposed development in place or with mirror-image assessment being considered. For example, the adjoining habitable rooms may experience unusually high daylight, sunlight levels as existing over an under-used site. The proposed massing may well seek to emulate the adjoining massing or exceed the bulk/massing of adjoining properties. The ratio reductions suggested by the BRE guidance in such circumstances would not be met. However, the daylight, sunlight results with the proposed development in place can still be considered acceptable.

The BRE provides guidance and as such does not have a pass/fail criteria. The BRE guidance in its own introduction advises that *"it is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the guidance should not be seen as an instrument of planning policy. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is one of many factors inside layout design... in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."*

However, as mentioned above, areas of non-compliance does not equate to unacceptable. There is no pass/fail criteria associated with the BRE Guidance and the guidance should be interpreted flexibly.

It can be considered that the resultant levels of daylight, sunlight, with the proposed development in place can be commensurate with daylight, sunlight reductions accepted and or experienced to similar refurbishment, extensions, development elsewhere within the borough.



3. Data Sources of Information

We have undertaken research via the Local Authority Planning Portal and based our assessment upon the following information:-

1. Land Survey provided by ASES.
2. Downen Farmer Architects 3D Model
3. Downen Farmer Architects Drawings Numbered:-
 - 1086-LP-01001 – Site Location Plan
 - 1086-LP-01002 – Existing Block Plan
 - 1086-GA-02100 – Existing Level 00 Plan
 - 1086-GA-02101 – Existing Roof Plan
 - 1086-EL-04101 – Existing North and South Elevations
 - 1086-EL-04102 – Existing East and West Elevations
 - 1086-GA-02000 – Proposed Level 00
 - 1086-GA-02001 – Proposed Level 01
 - 1086-GA-02002 – Proposed Level 02
 - 1086-GA-02003 – Proposed Roof Plan
 - 1086-SC-03001 – Proposed Sections
 - 1086-EL-04001 – Proposed North and South Elevations
 - 1086-EL-04002 – Proposed East and West Elevations



4. Daylight, Sunlight to Neighbouring Properties

The results of our assessment, based upon the proposed massing prepared by Downen Farmer Architects, is outlined below. This assessment has been informed by the illustrations of the existing and proposed massing, window maps and daylight, sunlight results which can be seen at the Appendix.

Where information on adjoining properties is not available, we have made assumptions regarding room size, layout and use.

We have been instructed to consider the small changes in massing between the consented scheme and the proposed scheme. Therefore, for the purpose of this report the existing massing represents the consented massing HGY/2021/2061. The proposed massing represents the planning submission.

4.1 Rowan, 48-50 Muswell Road

This residential block of apartments is located at the junction of Muswell Road and Methuen Park. There are a number of windows that directly face the site as well as windows that look parallel to the site. We have assumed room layouts for this property as we have been unable to obtain room layouts via the local authority planning portal. We have assumed for the purpose of our assessments that those rooms directly facing the site or windows looking parallel to the site boundary are habitable rooms. We have assessed these rooms with regard to the BRE Guidance.

Daylight

The results of our VSC assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

The results of our NSL assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

Sunlight

The results of our assessments with the proposed development in place show that the windows eligible for assessment meet and/or exceed the BRE Guidance criteria.

4.2 4 Methuen Park

This residential property is located on the opposite side of Methuen Park from the site. We have not been able to obtain any room layouts for this property via the local authority planning portal and therefore we have made some assumptions. We have assumed that there are habitable rooms serving the adjoining property at ground, first floor. The upper floors have not been assessed as they will not be affected by the proposed development. This is because these windows are higher than the proposed development.

Daylight

The results of our VSC assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.

The results of our NSL assessments show that all windows assessed meet and/or exceed the BRE Guidance criteria with the proposed development in place.



Sunlight

The results of our assessments with the proposed development in place show that the windows eligible for assessment meet and/or exceed the BRE Guidance criteria.



5. Conclusions

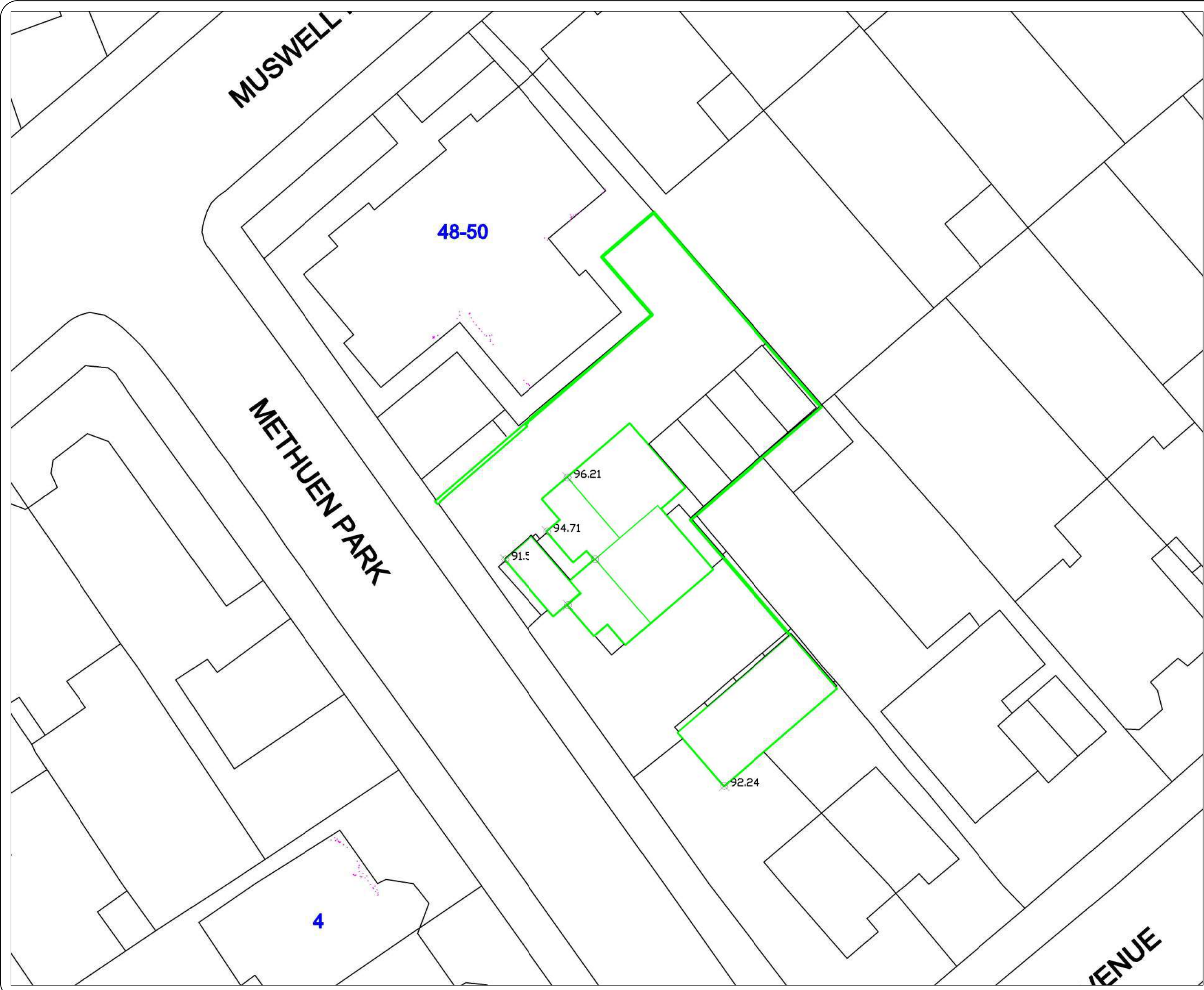
The London Plan 2021 is clear about making best use of land, promoting residential development.

The National Planning Policy Framework at Paragraph 125 paragraph c) of the NPPF (2021) states that *“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”*. This equally applies for employment use opportunities.

Taking the above into consideration, given that there is compliance with the BRE Guidance, in planning terms we do not consider that the proposed development will cause harm to the habitable rooms serving the adjoining properties.



APPENDIX 1 – SITE PLAN



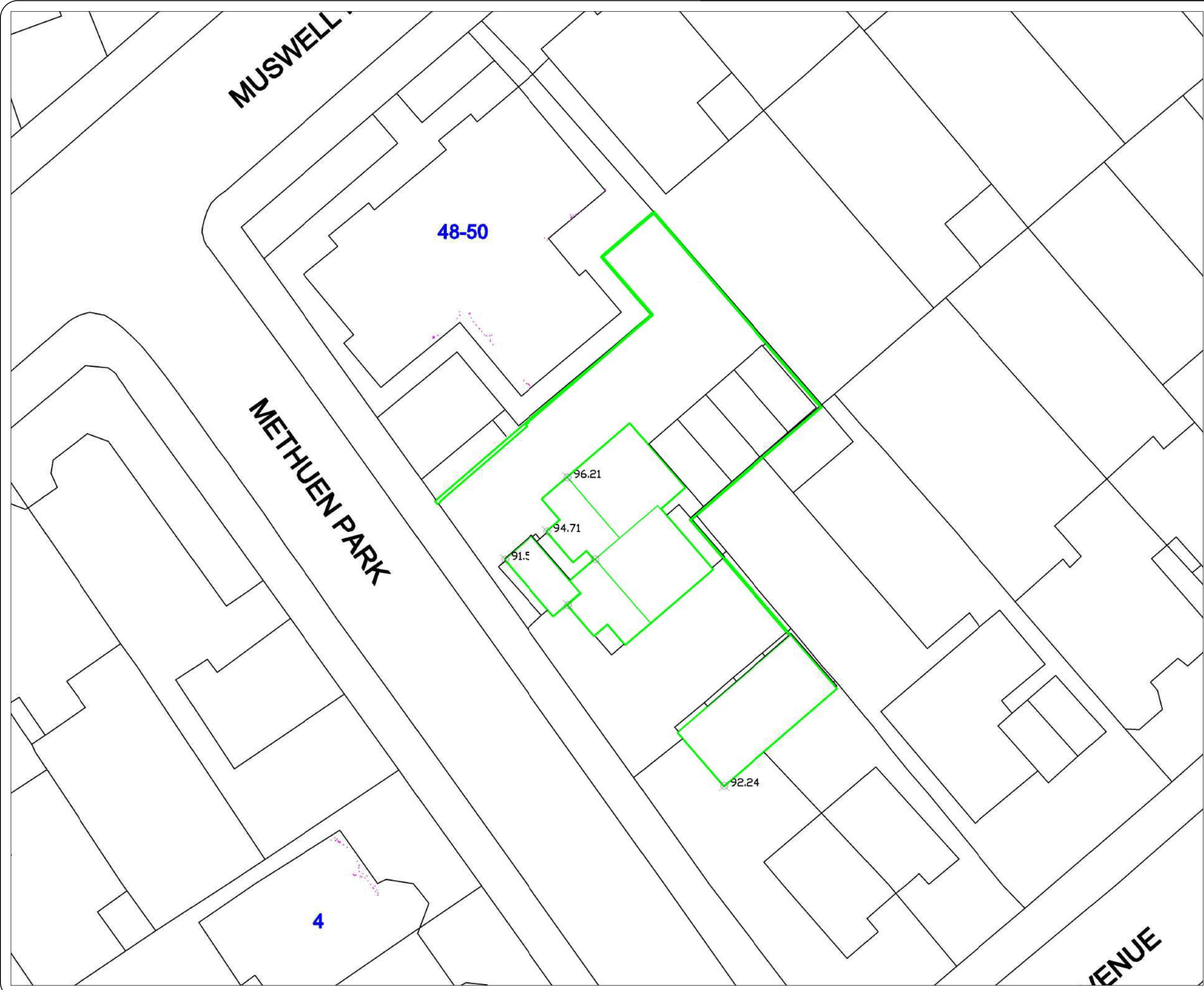
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PROJECT: Rowan Muswell Hill	
TITLE: Consented Site Plan	
DATE: 09/01/23	DRAWN: CRB
DRG NO: ROMU_ST/01	SCALE: 1:250 @ A3





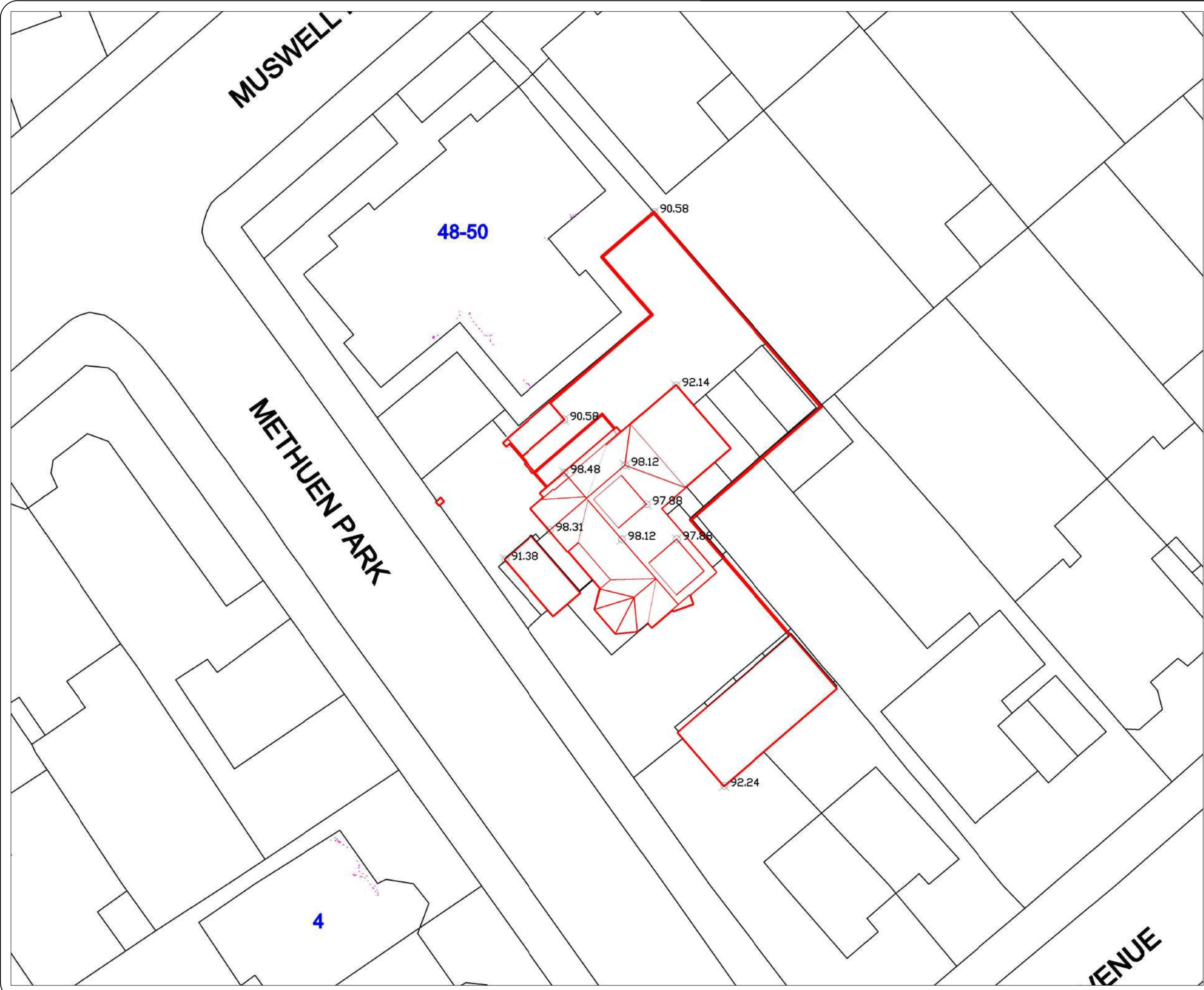
APPENDIX 2 – CONSENTED MASSING AND PROPOSED MASSING



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PROJECT: Rowan Muswell Hill	
TITLE: Consented Site Plan	
DATE: 09/01/23	DRAWN: CRB
DRG NO: ROMU_ST/01	SCALE: 1:250 @ A3

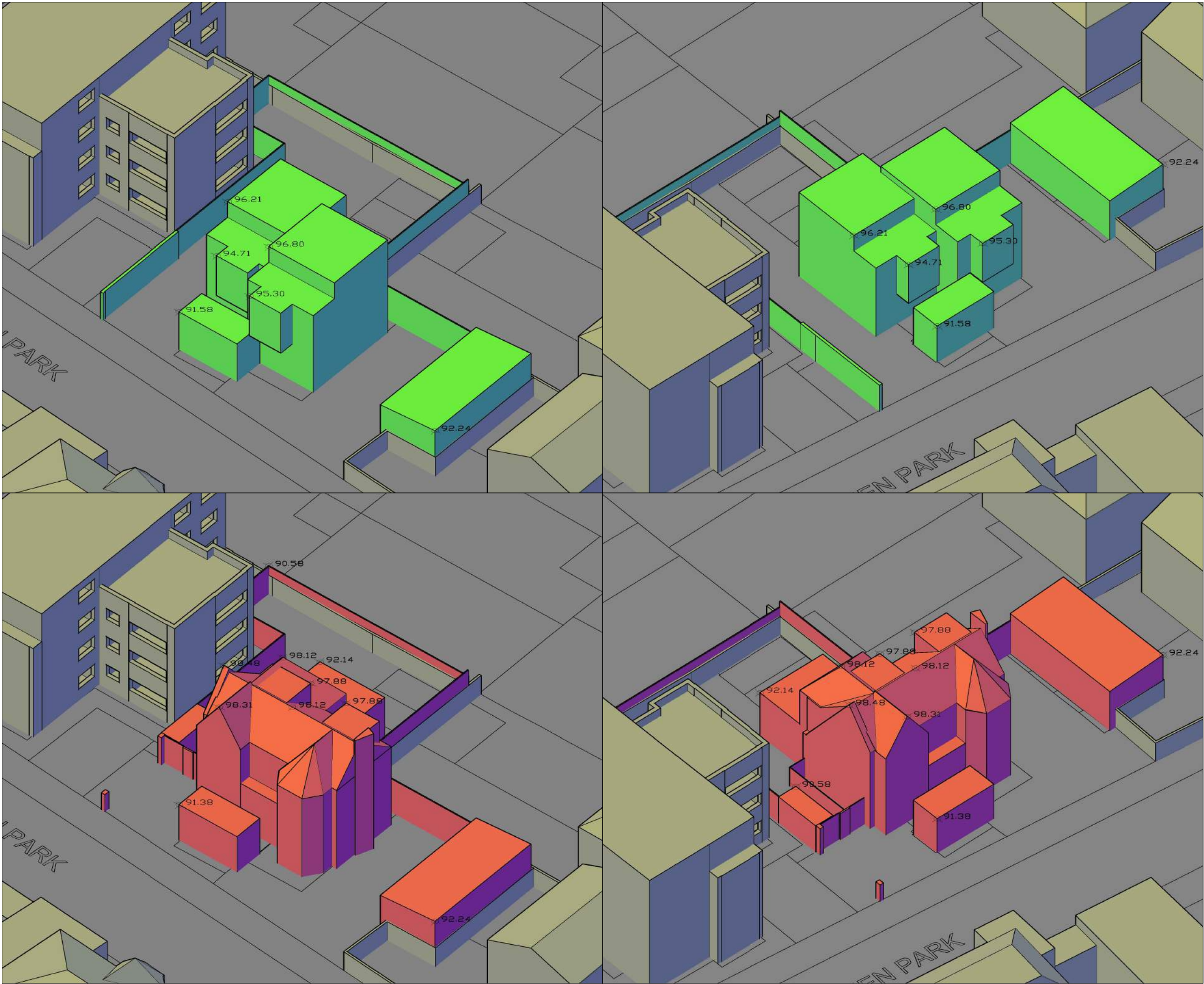




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REV:			

PROJECT: Rowan Muswell Hill	
TITLE: Proposed Site Plan	
DATE: 09/01/23	DRAWN: CRB
DRG NO: ROMU_ST/02	SCALE: 1:250 @ A3





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PROJECT:
Rowan
Muswell Hill

TITLE:
3D Views

DATE:
09/01/23

DRAWN:
CRB

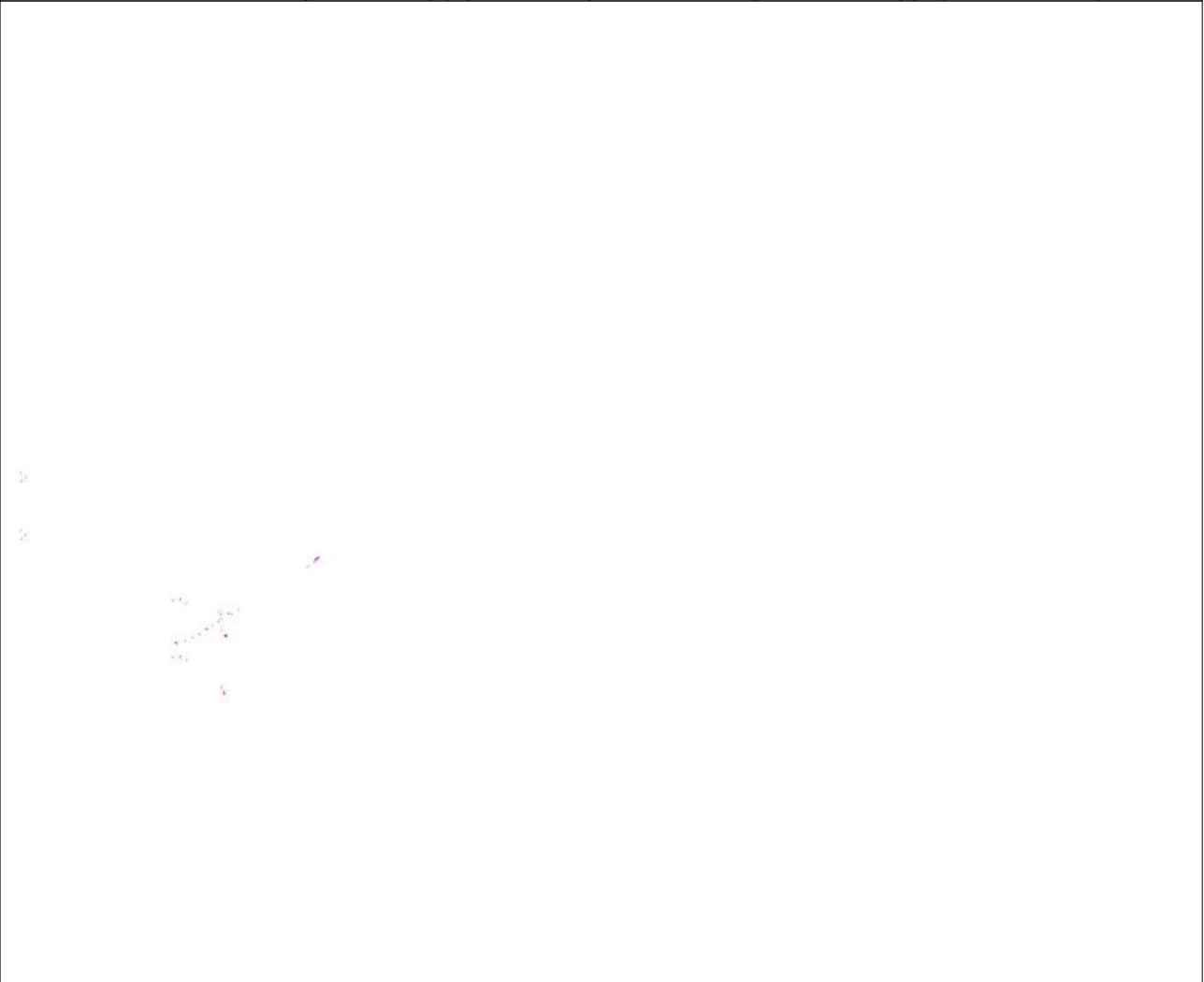
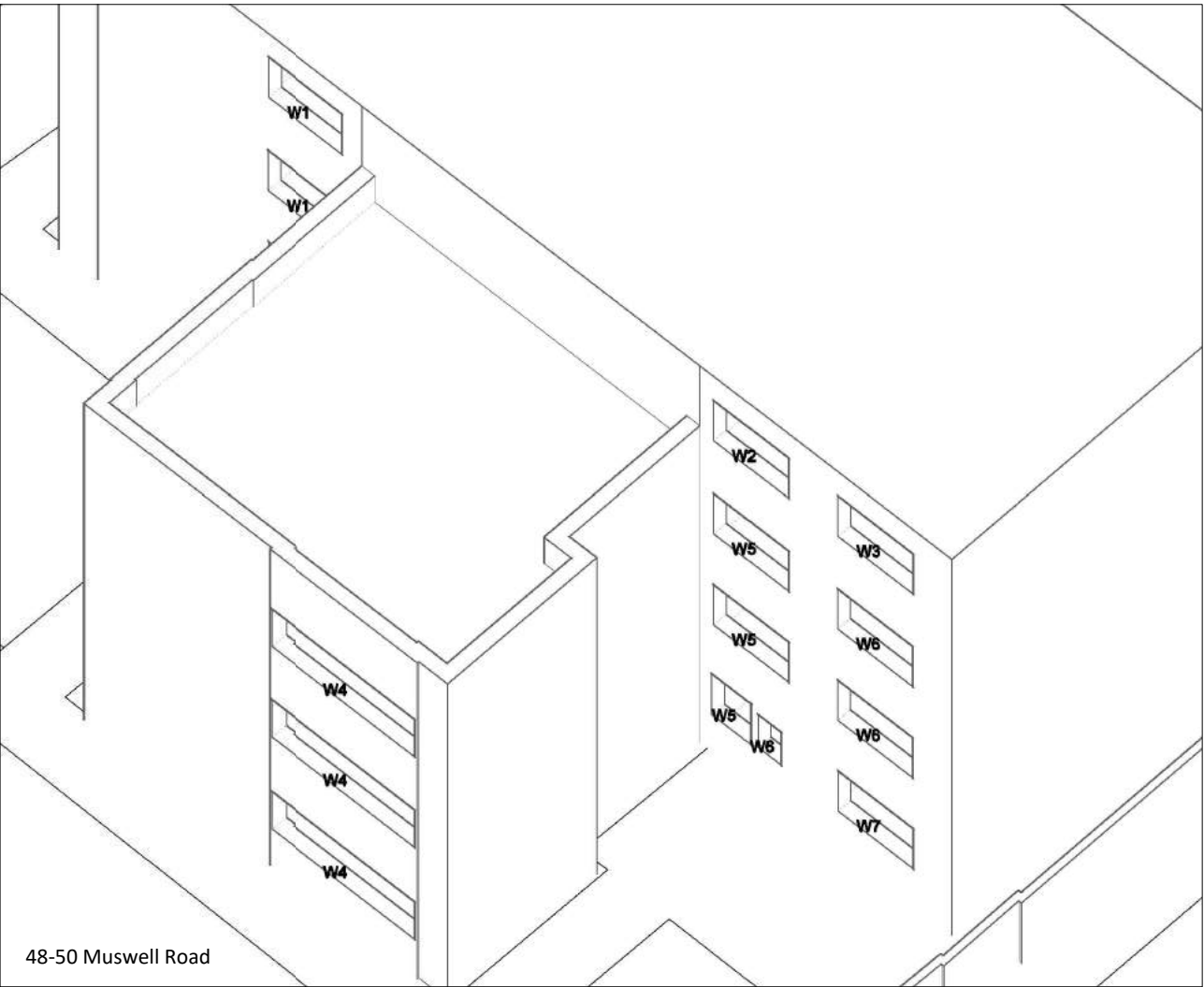
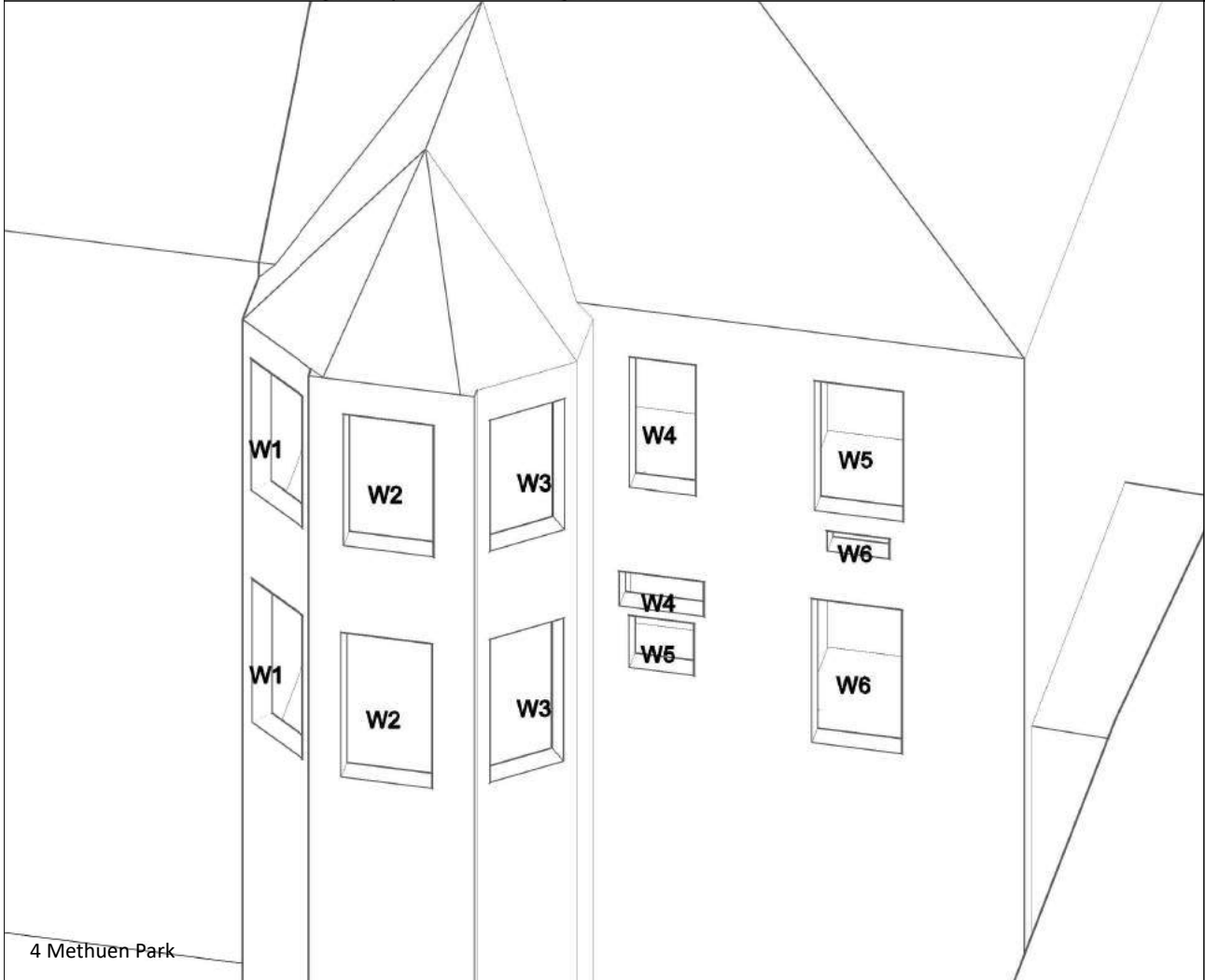
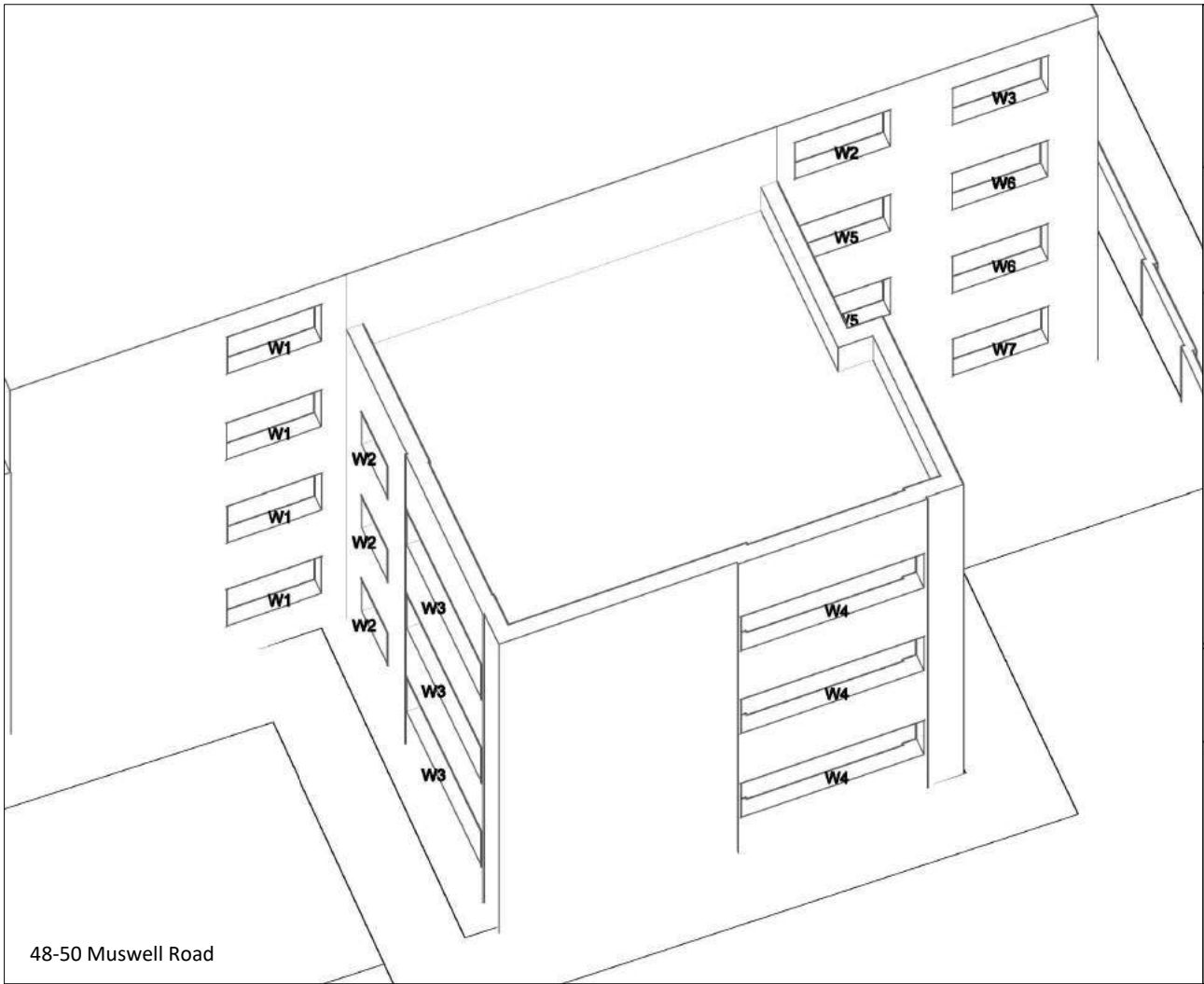
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ROMU_3D/01

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APPENDIX 3 – WINDOW MAPS



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REV:			

PROJECT: Rowan Muswell Hill	
TITLE: Window Maps	
DATE: 09/01/23	DRAWN: CRB
DRG NO: ROMU_WM/01	SCALE: NTS @ A3





APPENDIX 4 – VSC, APSH RESULTS

Project Name: 230109_3DModel_M_BRE
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 09/01/2023

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
48-50 Muswell Road												
F00	R1	Assumed	Residential	Unknown	W1	Existing 18.90 Proposed 17.92	0.95	139°	42.00 40.00	0.95	17.00 16.00	0.94
	R2	Assumed	Residential	Unknown	W2	Existing 18.76 Proposed 18.54	0.99	229°	39.00 37.00	0.95	15.00 13.00	0.87
	R3	Assumed	Residential	Unknown	W3	Existing 24.45 Proposed 23.82	0.97	229°	49.00 44.00	0.90	18.00 14.00	0.78
	R4	Assumed	Residential	Unknown	W4	Existing 21.06 Proposed 20.72	0.98	139°	46.00 46.00	1.00	6.00 6.00	1.00
	R5	Assumed	Residential	Unknown	W5	Existing 17.67 Proposed 17.77	1.01	139°	28.00 28.00	1.00	3.00 3.00	1.00
					W6	Existing 19.81 Proposed 19.73			30.00 30.00		4.00 4.00	
	R6	Assumed	Residential	Unknown	W7	Existing 25.11 Proposed 25.27	1.01	139°	43.00 43.00	1.00	8.00 8.00	1.00
F01	R1	Assumed	Residential	Unknown	W1	Existing 22.25 Proposed 21.03	0.95	139°	46.00 45.00	0.98	20.00 19.00	0.95
	R2	Assumed	Residential	Unknown	W2	Existing 21.03 Proposed 20.77	0.99	229°	43.00 41.00	0.95	19.00 17.00	0.89
	R3	Assumed	Residential	Unknown	W3	Existing 28.13 Proposed 27.42	0.97	229°	53.00 48.00	0.91	21.00 16.00	0.76
	R4	Assumed	Residential	Unknown	W4	Existing 33.62 Proposed 33.04	0.98	139°	63.00 61.00	0.97	18.00 16.00	0.89
	R5	Assumed	Residential	Unknown	W5	Existing 22.51 Proposed 22.62	1.00	139°	33.00 33.00	1.00	6.00 6.00	1.00
	R6	Assumed	Residential	Unknown	W6	Existing 31.12 Proposed 31.27	1.00	139°	50.00 50.00	1.00	10.00 10.00	1.00
F02	R1	Assumed	Residential	Unknown	W1	Existing 27.56 Proposed 26.54	0.96	139°	50.00 50.00	1.00	21.00 21.00	1.00
	R2	Assumed	Residential	Unknown	W2	Existing 23.77 Proposed 23.62	0.99	229°	45.00 45.00	1.00	20.00 20.00	1.00
	R3	Assumed	Residential	Unknown	W3	Existing 32.06 Proposed 31.57	0.98	229°	55.00 53.00	0.96	22.00 20.00	0.91
	R4	Assumed	Residential	Unknown	W4	Existing 37.78 Proposed 36.59	0.97	139°	70.00 69.00	0.99	25.00 24.00	0.96
	R5	Assumed	Residential	Unknown	W5	Existing 26.58 Proposed 26.72	1.01	139°	42.00 42.00	1.00	6.00 6.00	1.00
	R6	Assumed	Residential	Unknown	W6	Existing 35.31 Proposed 35.45	1.00	139°	61.00 61.00	1.00	17.00 17.00	1.00
F03	R1	Assumed	Residential	Unknown	W1	Existing 39.28 Proposed 39.12	1.00	139°	70.00 69.00	0.99	24.00 24.00	1.00
	R2	Assumed	Residential	Unknown	W2	Existing 39.26 Proposed 39.30	1.00	139°	68.00 68.00	1.00	24.00 24.00	1.00
	R3	Assumed	Residential	Unknown	W3	Existing 39.28 Proposed 39.36	1.00	139°	68.00 68.00	1.00	24.00 24.00	1.00
4 Methuen Park												
F00	R1	Assumed	Residential	Unknown	W1	Existing 34.51 Proposed 34.38	1.00	94°	36.00 36.00	1.00	5.00 5.00	1.00
					W2	Existing 37.69 Proposed 37.30	0.99	55°N	*North		*North	
					W3	Existing 34.69 Proposed 34.32	0.99	15°N	*North		*North	
	R2	Assumed	Residential	Unknown	W4	Existing 31.79	0.99	55°N	*North		*North	

Project Name: 230109_3DModel_M_BRE
Project No.: 1
Report Title: Daylight & Sunlight Analysis - Neighbour
Date of Analysis: 09/01/2023

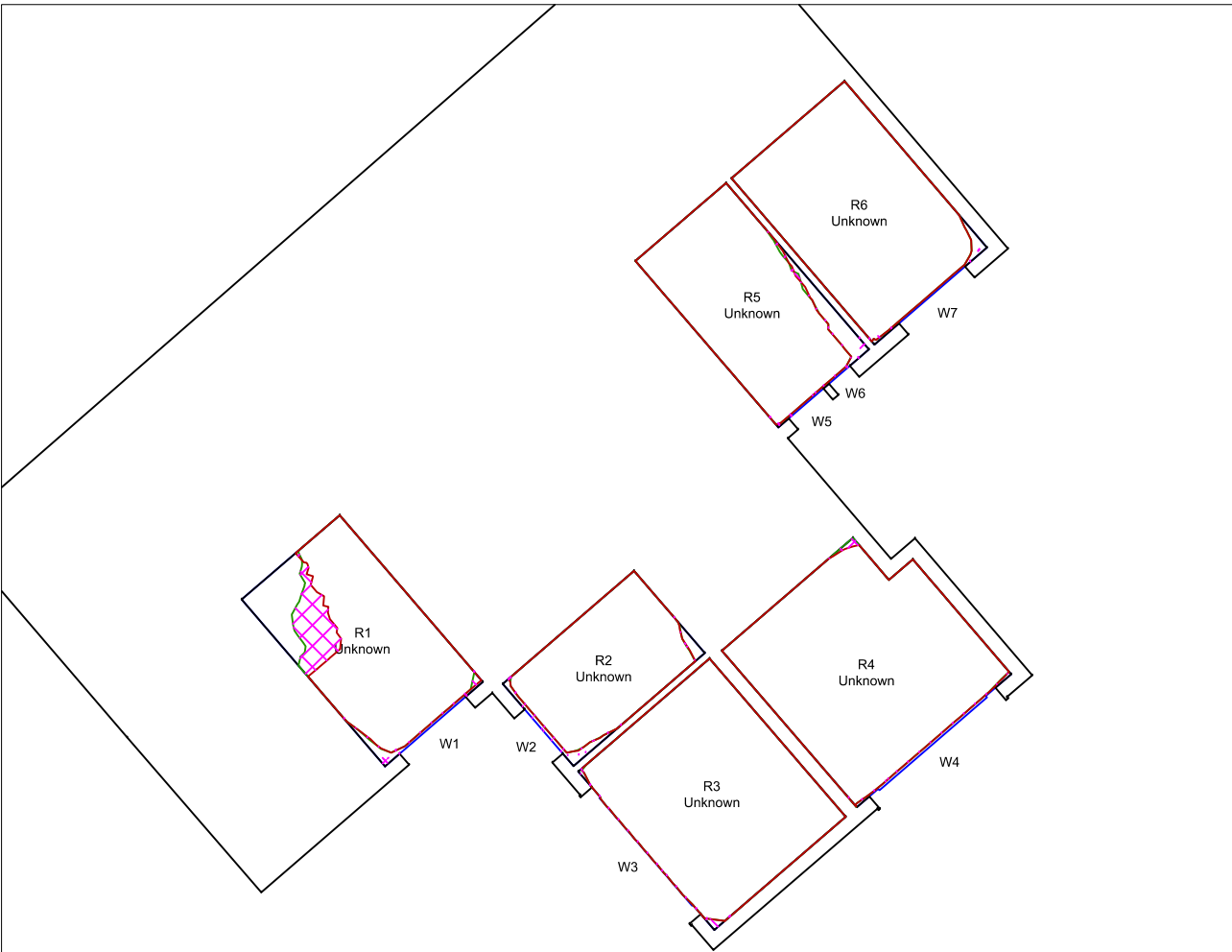
Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Window Orientation	Annual	Pr/Ex	Winter	Pr/Ex
	R3	Assumed	Residential	Unknown	W5	Proposed Existing 31.34 30.97	0.99	55°N		*North		*North
					W6	Existing 36.02 Proposed 35.58	0.99	55°N		*North		*North
F01	R1	Assumed	Residential	Unknown	W1	Existing 37.49 Proposed 37.40	1.00	94°	41.00 41.00	1.00	8.00 8.00	1.00
					W2	Existing 39.35 Proposed 39.06	0.99	55°N		*North		*North
					W3	Existing 37.72 Proposed 37.46	0.99	15°N		*North		*North
	R2	Assumed	Residential	Unknown	W4	Existing 33.96 Proposed 33.69	0.99	55°N		*North		*North
	R3	Assumed	Residential	Unknown	W5	Existing 38.61 Proposed 38.32	0.99	55°N		*North		*North
					W6	Existing 37.52 Proposed 37.15	0.99	55°N		*North		*North



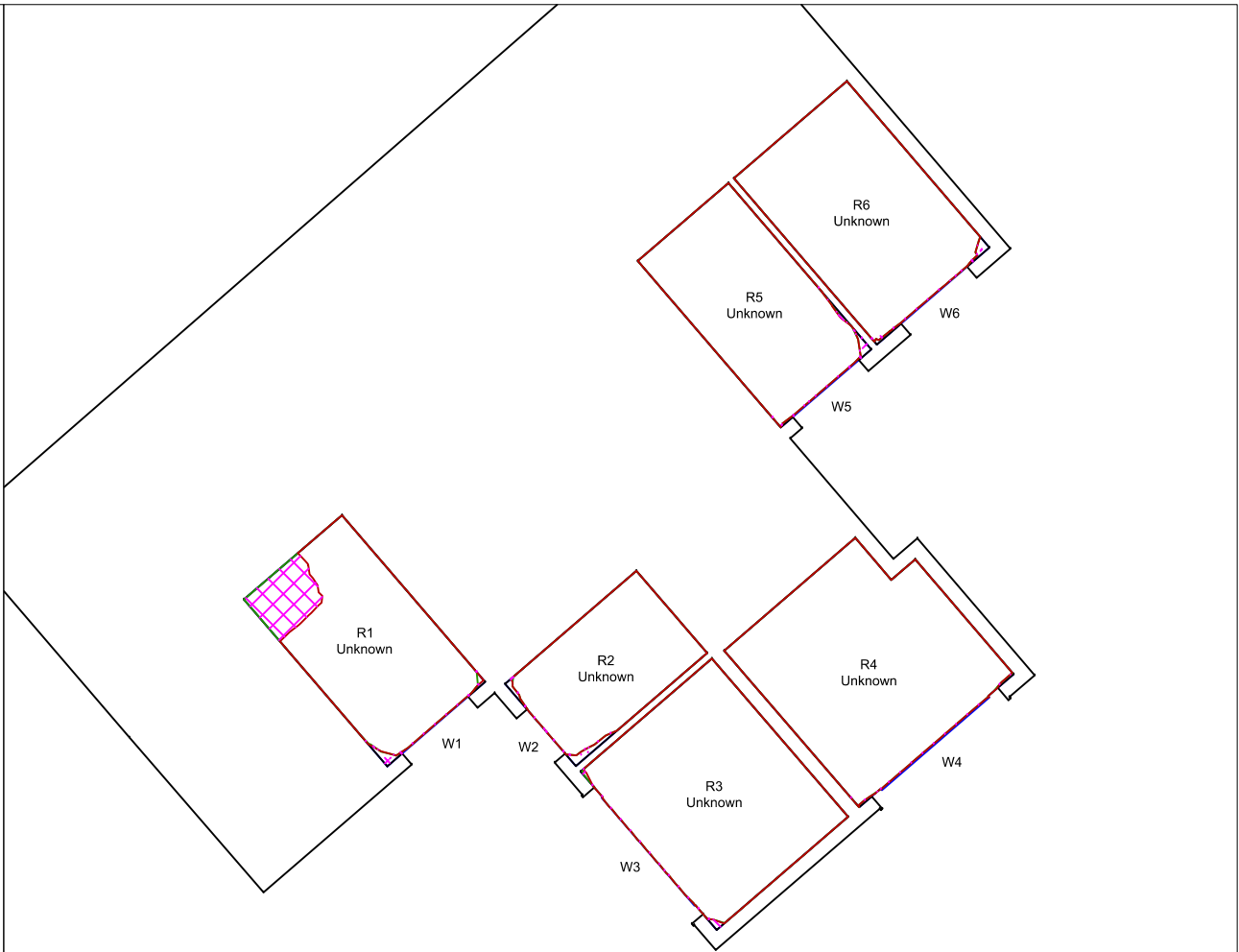
APPENDIX 5 – NSL RESULTS

Project Name: 230109_3DModel_M_BRE
Project No.: 1
Report Title: Daylight Distribution Analysis - Neighbour
Date of Analysis: 09/01/2023

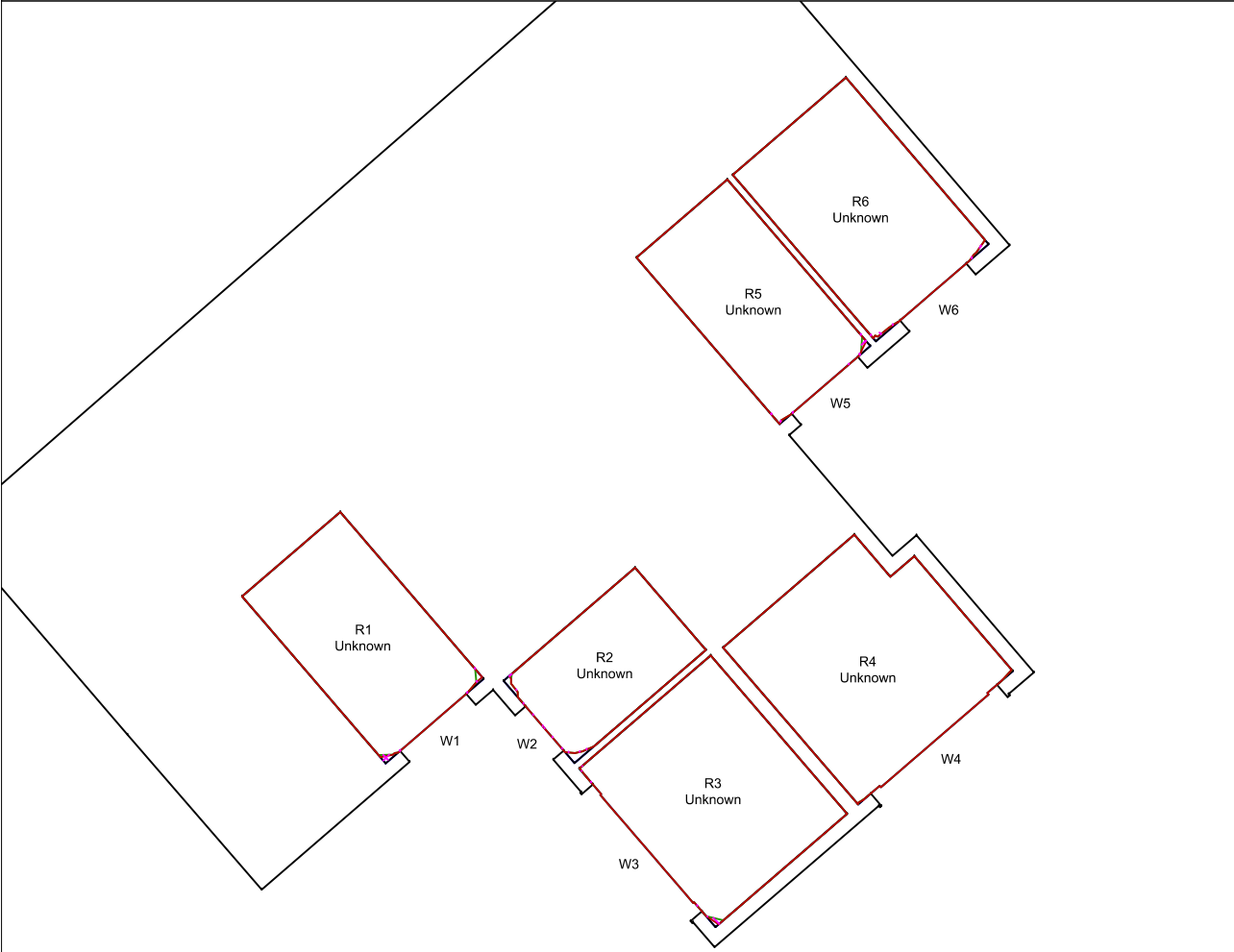
Floor Ref.	Room Ref	Room Attribute	Property Type	Room Use		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
48-50 Muswell Road									
F00	R1	Assumed	Residential	Unknown	Area m2	12.15	10.37	9.20	0.89
					% of room		85.41%	75.75%	
	R2	Assumed	Residential	Unknown	Area m2	8.03	7.57	7.58	1.00
					% of room		94.34%	94.43%	
	R3	Assumed	Residential	Unknown	Area m2	15.54	15.46	15.46	1.00
					% of room		99.47%	99.48%	
	R4	Assumed	Residential	Unknown	Area m2	17.40	17.18	17.14	1.00
					% of room		98.77%	98.50%	
F00	R5	Assumed	Residential	Unknown	Area m2	11.21	10.40	10.44	1.00
					% of room		92.83%	93.14%	
	R6	Assumed	Residential	Unknown	Area m2	13.94	13.69	13.69	1.00
					% of room		98.23%	98.22%	
F01	R1	Assumed	Residential	Unknown	Area m2	12.15	12.00	10.48	0.87
					% of room		98.80%	86.26%	
	R2	Assumed	Residential	Unknown	Area m2	8.03	7.85	7.85	1.00
					% of room		97.78%	97.81%	
	R3	Assumed	Residential	Unknown	Area m2	15.54	15.48	15.47	1.00
					% of room		99.65%	99.57%	
	R4	Assumed	Residential	Unknown	Area m2	17.40	17.29	17.29	1.00
					% of room		99.36%	99.38%	
F01	R5	Assumed	Residential	Unknown	Area m2	11.21	11.07	11.07	1.00
					% of room		98.78%	98.75%	
	R6	Assumed	Residential	Unknown	Area m2	13.94	13.82	13.82	1.00
					% of room		99.10%	99.11%	
F02	R1	Assumed	Residential	Unknown	Area m2	12.15	12.08	12.10	1.00
					% of room		99.46%	99.66%	
	R2	Assumed	Residential	Unknown	Area m2	8.03	7.93	7.93	1.00
					% of room		98.76%	98.79%	
	R3	Assumed	Residential	Unknown	Area m2	15.54	15.50	15.52	1.00
					% of room		99.78%	99.91%	
	R4	Assumed	Residential	Unknown	Area m2	17.40	17.39	17.39	1.00
					% of room		99.95%	99.95%	
F02	R5	Assumed	Residential	Unknown	Area m2	11.21	11.17	11.18	1.00
					% of room		99.64%	99.77%	
	R6	Assumed	Residential	Unknown	Area m2	13.94	13.89	13.89	1.00
					% of room		99.61%	99.62%	
F03	R1	Assumed	Residential	Unknown	Area m2	12.15	12.09	12.13	1.00
					% of room		99.56%	99.83%	
	R2	Assumed	Residential	Unknown	Area m2	11.21	11.19	11.20	1.00
					% of room		99.81%	99.90%	
R3	Assumed	Residential	Unknown	Area m2	13.94	13.89	13.88	1.00	
				% of room		99.62%	99.56%		
4 Methuen Park									
F00	R1	Assumed	Residential	Unknown	Area m2	23.32	23.32	23.32	1.00
					% of room		100.00%	100.00%	
	R2	Assumed	Residential	Unknown	Area m2	5.78	5.13	5.11	1.00
					% of room		88.67%	88.42%	
F00	R3	Assumed	Residential	Unknown	Area m2	6.96	6.69	6.68	1.00
					% of room		96.08%	95.95%	
F01	R1	Assumed	Residential	Unknown	Area m2	23.32	23.32	23.32	1.00
					% of room		100.00%	100.00%	
	R2	Assumed	Residential	Unknown	Area m2	5.78	5.59	5.59	1.00
					% of room		96.67%	96.69%	
F01	R3	Assumed	Residential	Unknown	Area m2	6.96	6.76	6.76	1.00
					% of room		97.14%	97.06%	



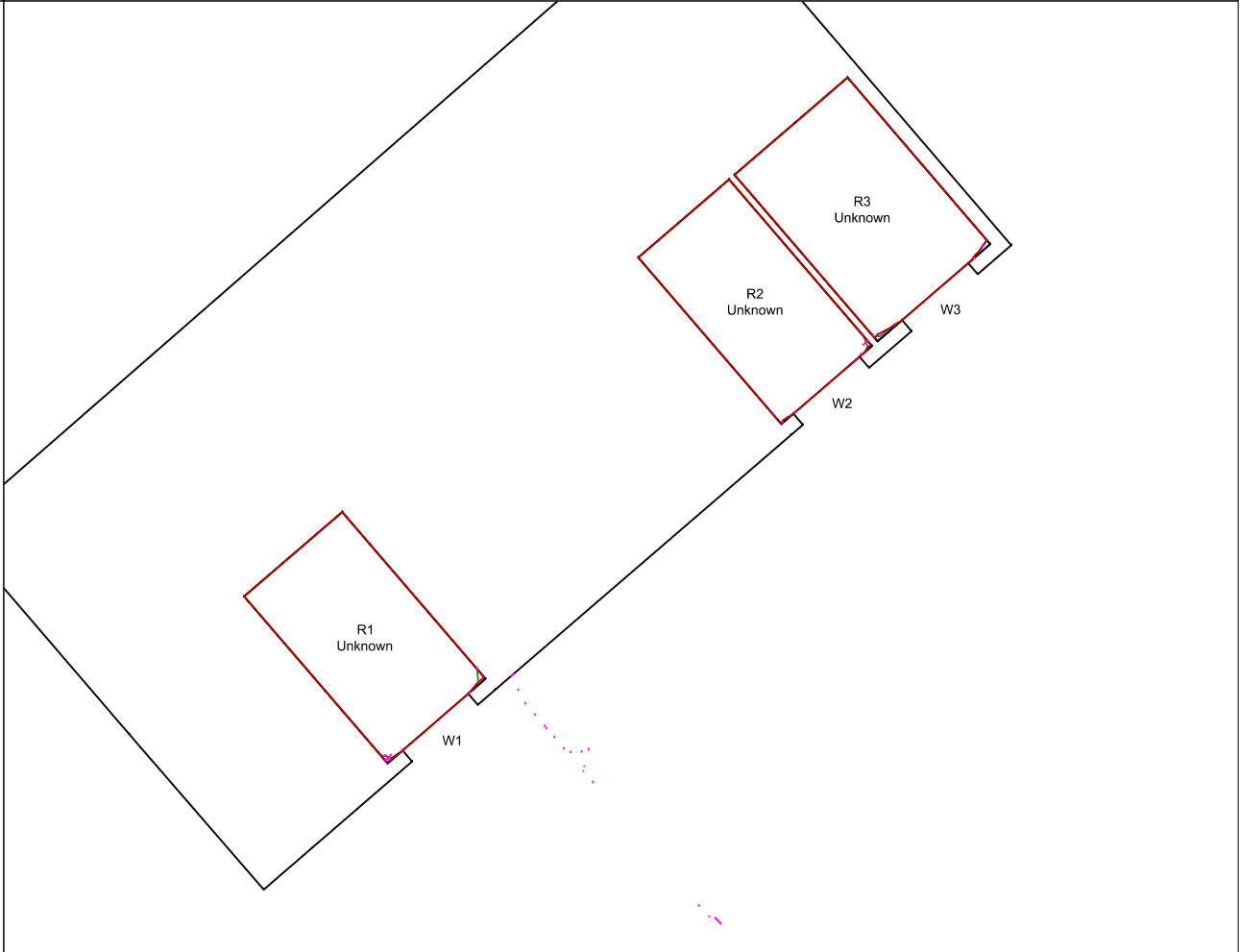
F00



F01



F02

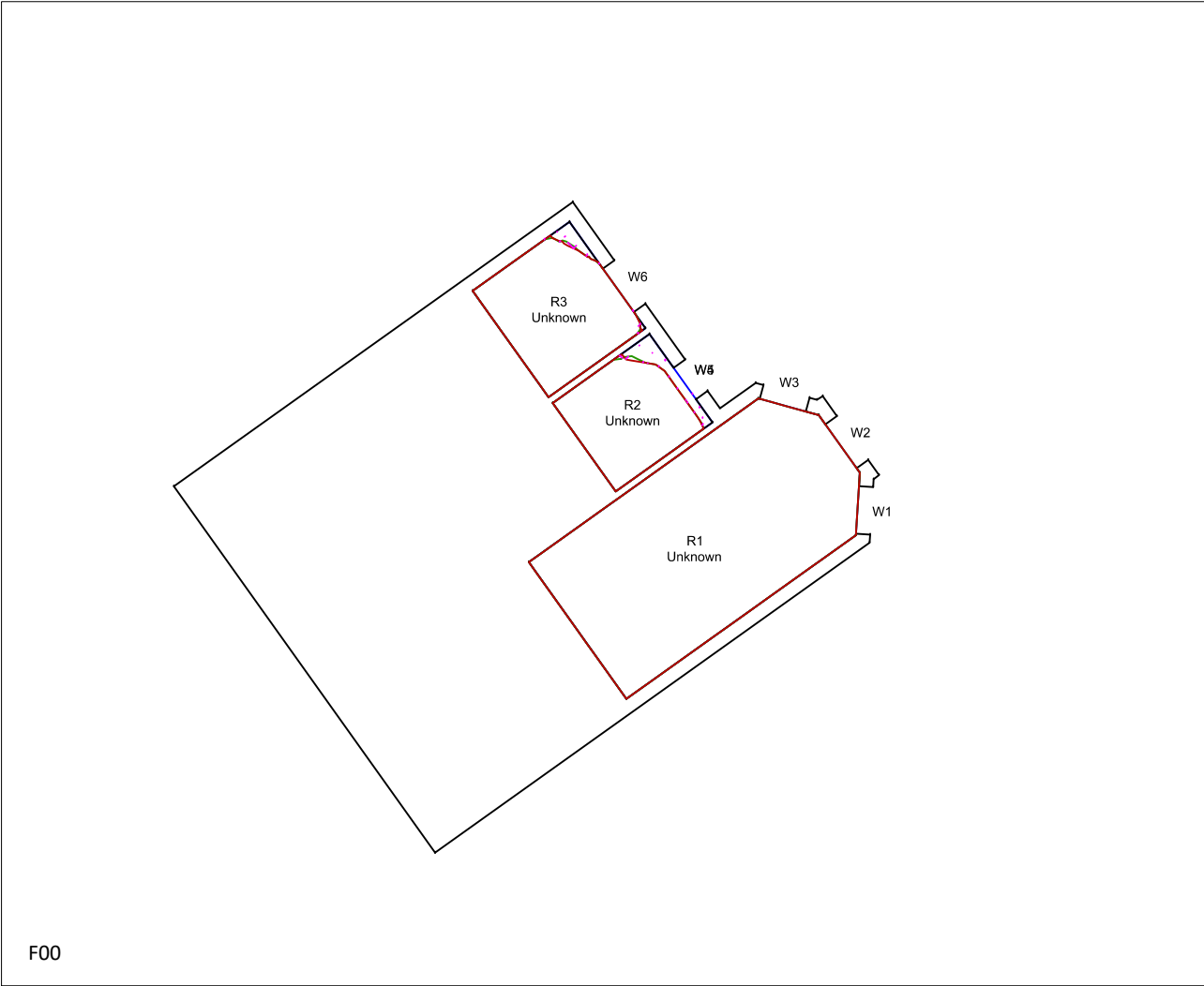


F03

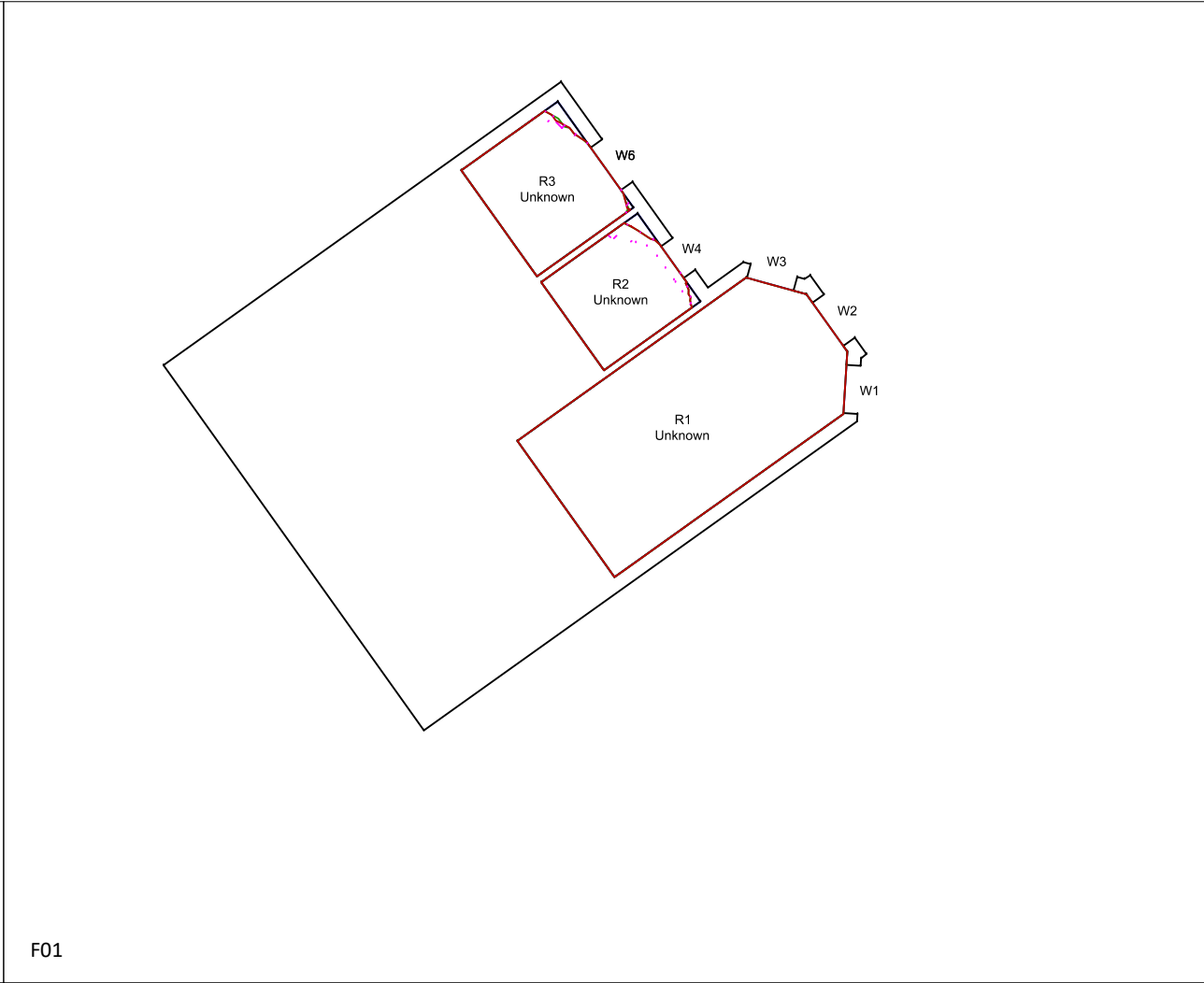
G			
F			
E			
D			
C			
B			
A	-	-	-
REV:			

PROJECT: Rowan Muswell Hill	
TITLE: 48-50 Muswell Road Daylight Distribution	
DATE: 09/01/23	DRAWN: CRB
DRG NO: ROMU_DD/01	SCALE: 1:150 @ A3

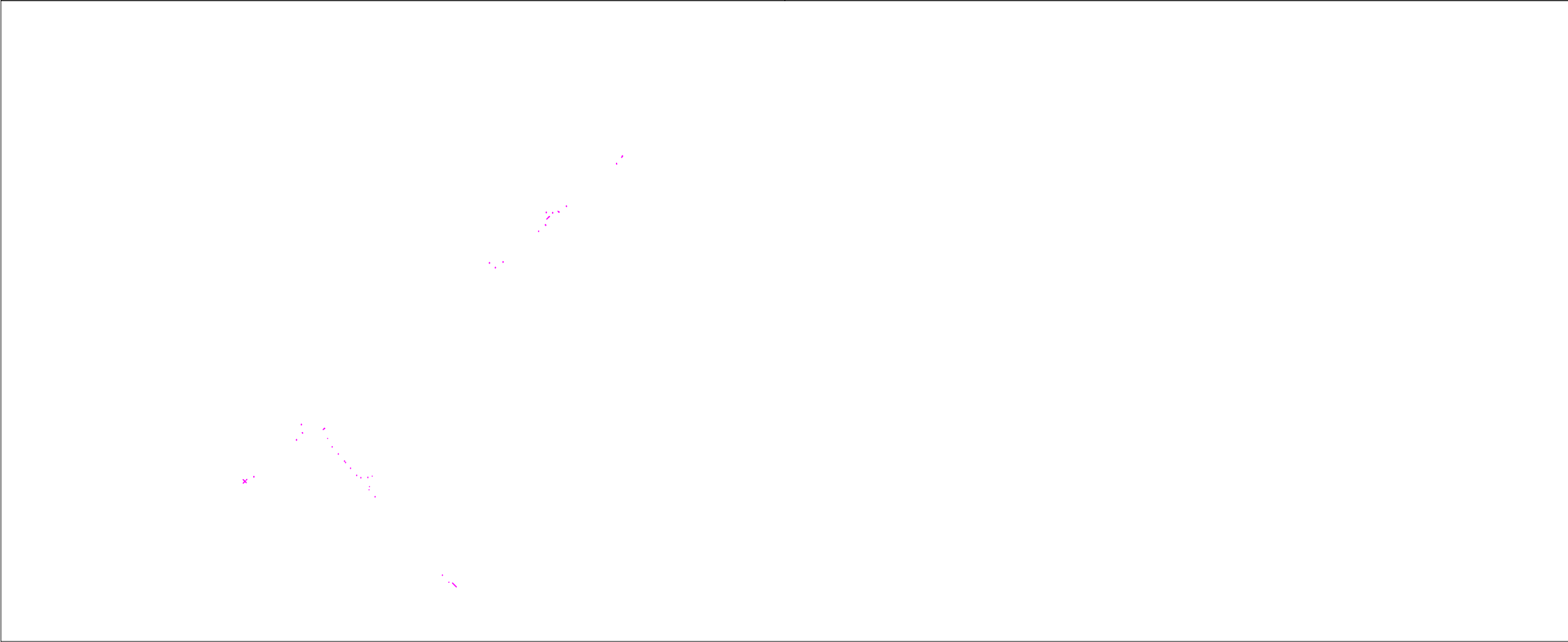




F00



F01



G			
F			
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C			
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A	-	-	-
REV:			

PROJECT: Rowan Muswell Hill	
TITLE: 4 Methuen Park Daylight Distribution	
DATE: 09/01/23	DRAWN: CRB
DRG NO: ROMU_DD/02	SCALE: 1:150 @ A3

