

Christian Milner
Bidwells LLP
25 Old Burlington Street
London
W1S 3AN

20 January 2023

By email: christian.milner@bidwells.co.uk

Dear Christian

RE: ROL00157 – Highgate School Sports Centre, London – Daylight and sunlight

We write in respect of Highgate School's planning application for the proposed re-development of its Sport Centre. Highgate School are proposing to enhance the existing building on the site and have asked Anstey Horne to review their latest scheme proposals from a daylight and sunlight perspective.

Anstey Horne have reviewed the proposed scheme received from Ed Toovey Architects on 25 October 2022 with regard to the relevant neighbouring residential properties in accordance with the *BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022)*.

The residential properties in the vicinity of the site have been identified as those to the north side of Broadlands Road and No. 27 Broadlands Road to the north-east of the site. Based on the 25 degree line approach suggested in the BRE guidelines, the properties on the north side of Broadlands Road are considered to be of sufficient distance from the proposed scheme such that their skylight is unlikely to be affected. The property at 27 Broadlands Road sits closer to the site and therefore warrants a more detailed review.

We have carried out a daylight and sunlight analysis for the windows and rooms in 27 Broadlands Road which are closest to the proposed scheme. We have prepared a 3D context model based on laser scan data and modelled the internal layouts of the neighbouring property based on plans obtained from local authority records. Drawings ROL00157_R01_V01_001 to 003 show the existing buildings on the site in green and the drawings ROL00157_R01_V01_004 to 006 show the proposed scheme in yellow. The relevant tables for the Vertical Sky Component (VSC), Daylight Distribution (DD) and Annual Probable Sunlight Hours (APSH) assessments are appended to this letter along with the corresponding DD contours.

The results of the assessment confirm that all of the windows and rooms tested within 27 Broadlands Road will exceed the BRE's guideline values for both daylight and sunlight. Whilst some of the windows assessed experience very small reductions in VSC, these reductions are well within the guidelines. For DD, none of the rooms are shown to experience any reduction.





In terms of sunlight, all of the rooms are shown to greatly exceed the guideline values on both an annual and winter basis with the proposed development in place.

In conclusion, the layout of the proposed development follows the BRE guidelines and will not significantly reduce sunlight or daylight to the existing surrounding residential properties.

Yours sincerely

A handwritten signature in black ink that reads "Anstey Horne". The signature is written in a cursive, flowing style.

ANSTEY HORNE

20 January 2023

Inc: Appendices

APPENDIX A

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PLAN AND 3D VIEWS OF THE COMPUTER MODEL

DRAWING NOS. ROL00157_V01_001 TO 002



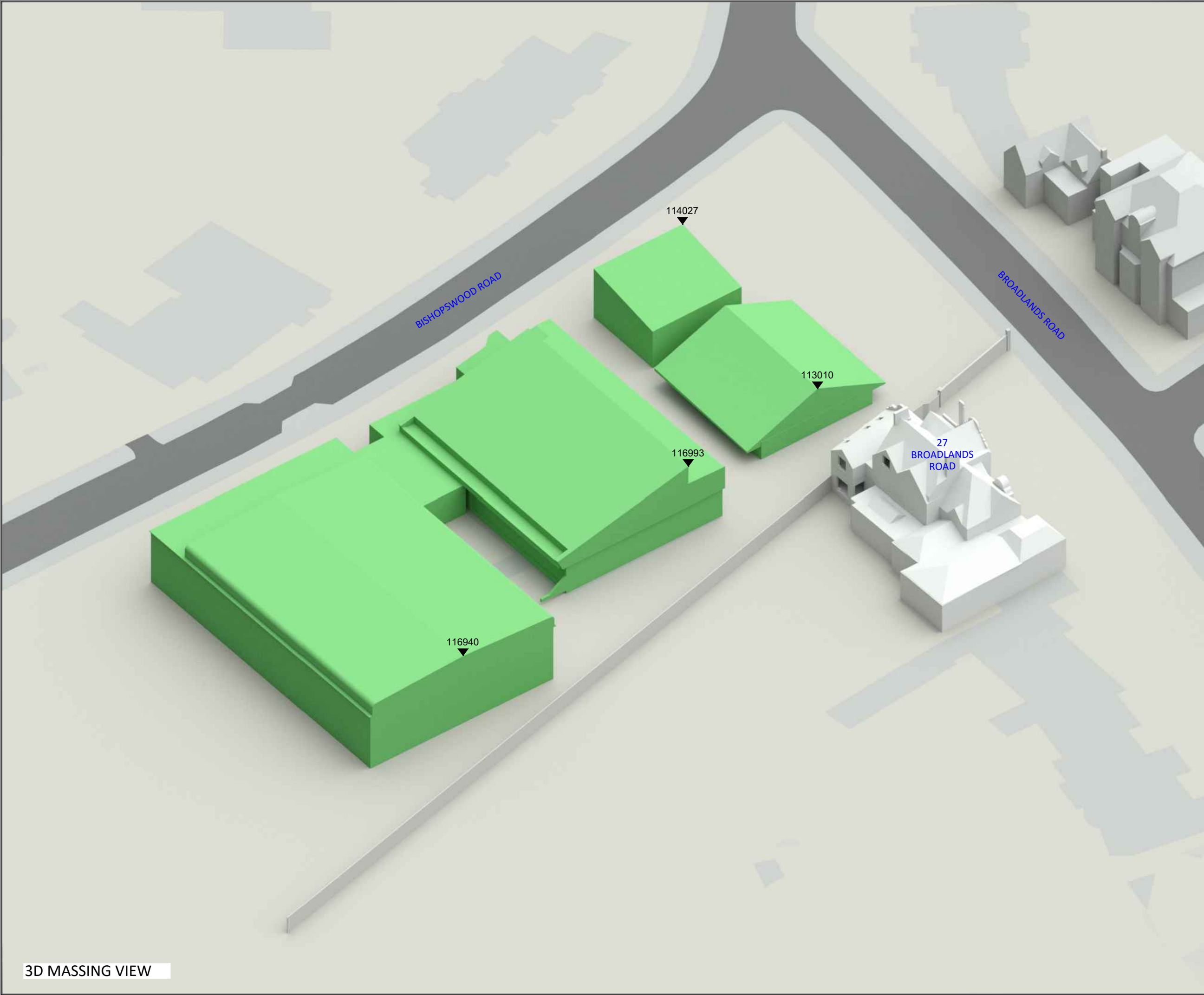


 Existing
 Consented

 Proposed
 Cutback

3D Massing Model

3D MASSING VIEW



LEGEND:

- Existing
- Proposed
- Consented
- Cutback
- 12120 AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

POINT CLOUD DATA & TOPO
Received on 05/12/22 & 25/10/22

Site and aerial photos.

PROPOSED BUILDINGS
ED TOOVEY ARCHITECTS
Received on 25/10/22

PROJECT INFORMATION

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CLIENT: HIGHGATE SCHOOL

PROJECT TITLE: HIGHGATE SCHOOL SPORTS CENTRE
HIGHGATE LONDON

SCHEME REF: SCHEME RECEIVED: 25/10/22

DRAWING TITLE: 3D MASSING MODEL VIEW
EXISTING CONDITION

MODELLED BY: / DRAWN BY: DATE: SCALE: A3

PROJECT No: RELEASE No: VERSION No: DRAWING No:
ROL00157_R01_V01_ 003

3D Massing Model

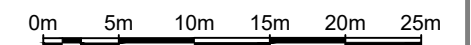


 Existing
 Consented

 Proposed
 Cutback

12120
 ▼ AOD Height (mm)

PROPOSED BUILDINGS
ED TOOVEY ARCHITECTS
Received on 25/10/22



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DRAWING TITLE: SITE PLAN VIEW
PROPOSED SCHEME

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00157_R01_V01_			004

Site Plan

SITE PLAN VIEW

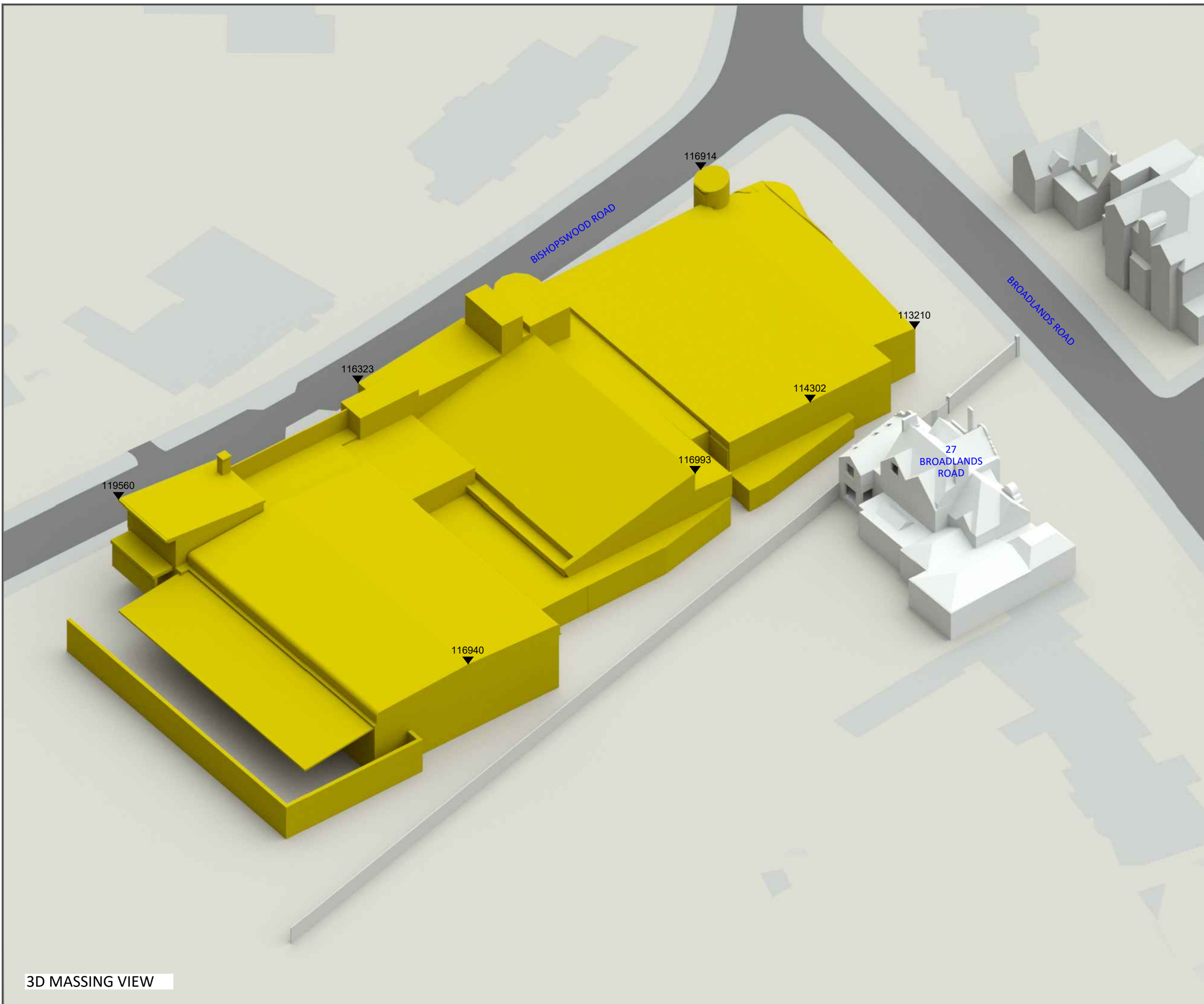


 Existing
 Consented

 Proposed
 Cutback

3D Massing Model

3D MASSING VIEW



APPENDIX B

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VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Flat no.	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
27 Broadlands Road							
Gnd Floor							
R1	RESIDENTIAL		PLAYROOM	W1	35.44	34.91	N/A
R1	RESIDENTIAL		PLAYROOM	W3	35.54	34.98	N/A
R1	RESIDENTIAL		PLAYROOM	W4	35.59	34.86	N/A
R1	RESIDENTIAL		PLAYROOM	W5	35.24	34.18	N/A
R2	RESIDENTIAL		GYM	W6	33.45	32.41	N/A
R2	RESIDENTIAL		GYM	W7	9.94	9.94	1.00
1st Floor							
R1	RESIDENTIAL		BATHROOM	W1	30.77	29.58	N/A
R2	RESIDENTIAL		BEDROOM	W2	54.92	54.92	N/A
R2	RESIDENTIAL		BEDROOM	W3	33.81	33.25	N/A
R2	RESIDENTIAL		BEDROOM	W4	87.14	85.50	N/A
R3	RESIDENTIAL		BATHROOM	W5	86.92	85.27	N/A
R4	RESIDENTIAL		HALLWAY	W6	85.65	84.14	N/A
R4	RESIDENTIAL		HALLWAY	W7	36.89	36.51	N/A
2nd Floor							
R1	RESIDENTIAL		BEDROOM	W1	38.97	38.72	N/A
R2	RESIDENTIAL		BEDROOM	W2	39.11	39.01	N/A

APPENDIX C

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DAYLIGHT DISTRIBUTION TABLE

Property / room ref.	Property type	Flat no.	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
27 Broadlands Road							
Gnd Floor							
R1	RESIDENTIAL		PLAYROOM	28.09	28.01	28.01	1.00
R2	RESIDENTIAL		GYM	24.28	24.27	24.27	1.00
1st Floor							
R1	RESIDENTIAL		BATHROOM	11.82	11.15	11.15	1.00
R2	RESIDENTIAL		BEDROOM	18.93	18.93	18.93	1.00
R3	RESIDENTIAL		BATHROOM	5.50	5.50	5.50	1.00
R4	RESIDENTIAL		HALLWAY	21.28	21.28	21.28	1.00
2nd Floor							
R1	RESIDENTIAL		BEDROOM	11.21	10.50	10.50	1.00
R2	RESIDENTIAL		BEDROOM	13.76	12.99	12.99	1.00

APPENDIX D

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ANNUAL PROBABLE SUNLIGHT HOURS ('APSH') TABLE

TABLE P3
ANNUAL PROBABLE SUNLIGHT HOURS (APSH)
SURROUNDING BUILDINGS

PROPERTY					ROOM					
					ANNUAL SUNLIGHT (%APSH)			WINTER SUNLIGHT (% APSH IN WINTER)		
Room ref.	Property type	Flat no.	Window ref.	Room use	Existing (%)	Proposed (%)	*Factor of former value	Existing (%)	Proposed (%)	*Factor of former value
27 Broadlands Road										
Gnd Floor										
R2	RESIDENTIAL		W6	GYM						
R2	RESIDENTIAL		W7	GYM	71	66	N/A	22	17	N/A
1st Floor										
R1	RESIDENTIAL		W1	BATHROOM	55	54	N/A	11	10	N/A
R2	RESIDENTIAL		W2	BEDROOM						
R2	RESIDENTIAL		W3	BEDROOM						
R2	RESIDENTIAL		W4	BEDROOM	94	92	N/A	29	27	N/A
R3	RESIDENTIAL		W5	BATHROOM	93	91	N/A	29	27	N/A
R4	RESIDENTIAL		W6	HALLWAY						
R4	RESIDENTIAL		W7	HALLWAY	100	98	N/A	30	28	N/A
2nd Floor										
R1	RESIDENTIAL		W1	BEDROOM	69	69	N/A	25	25	N/A
R2	RESIDENTIAL		W2	BEDROOM	77	77	N/A	27	27	N/A

APPENDIX E

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DAYLIGHT DISTRIBUTION CONTOUR PLANS

DRAWING NOS. ROL00157_V01_101-01 TO 101-02

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

POINT CLOUD DATA & TOPO
Received on 05/12/22 & 25/10/22

Site and aerial photos.

PROPOSED BUILDINGS

ED TOOVEY ARCHITECTS
Received on 25/10/22

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CLIENT:	HIGHGATE SCHOOL
PROJECT TITLE:	HIGHGATE SCHOOL SPORTS CENTRE HIGHGATE LONDON
SCHEME REF:	SCHEME RECEIVED: 25/10/22
DRAWING TITLE:	DAYLIGHT DISTRIBUTION CONTOURS 27 BROADLANDS ROAD

MODELLED BY/ DRAWN BY	DATE:	SCALE:	A3
AW/ML	09/12/22	1:500	

PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00157_R01_V01			101-01

Daylight & Sunlight

GROUND

1ST FLOOR



LEGEND:

-
- Room Layout - Plan/ Inspection
- Room Layout - Notional/ Cellular
- Room Layout - Assumed
- Proposed Contour
- Existing Contour
- Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

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Site and aerial photos.

PROPOSED BUILDINGS

ED TOOVEY ARCHITECTS
Received on 25/10/22



A horizontal number line representing distance in meters. It has major tick marks at 0m, 5m, 10m, 15m, 20m, and 25m. A shaded region is indicated between the 2m and 10m marks.

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CLIENT: HIGHGATE SCHOOL

PROJECT TITLE: HIGHGATE SCHOOL SPORTS CENTRE
HIGHGATE
LONDON

SCHEME REF: SCHEME RECEIVED: 25/10/22

DRAWING: DAYLIGHT DISTRIBUTION CONTOURS
TITLE: 27 BROADLANDS ROAD

MODELLED BY: / DRAWN BY AW/ML	DATE: 09/12/22	SCALE: 1:500	A3
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PROJECT No:	RELEASE No:	VERSION No:	DRAWING No:
ROL00157_R01_V01_			101-02

Daylight & Sunlight