

Seven Sisters Road

Daylight and Sunlight Report

20 January 2023

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Seven Sisters Road

DAYLIGHT AND SUNLIGHT REPORT

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Reference: 2475

DOCUMENT HISTORY

First Issued: 20 January 2023

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EXECUTIVE SUMMARY

- This is a report into the impact of the proposed development at Seven Sisters Road on the daylight and sunlight to surrounding residential properties, amenity spaces, and internally to the scheme itself. This analysis has been based upon scheme drawings provided by Morris+Company, a photogrammetric survey, and site photography.
- The analysis has been carried out in accordance with the methodologies contained in the Building Research Establishment's *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2022) (known as the "BRE Guidelines"), which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.
- The analysis shows that the significant majority of windows around the site meet the target daylight and sunlight values with the proposal in place. Where this is not the case, the window in question either meets the alternative target value or is obstructed to daylight and sunlight by the architecture of the neighbouring building itself. As such, the daylight and sunlight impact is considered acceptable.
- Internally, 93% of habitable rooms meet the target daylight value, including all living rooms, and all rooms that contain a window that faces within 90° of due south meet the target annual sunlight value.
- In overshadowing terms, the neighbouring gardens at 347-351 Seven Sisters Road do not meet the target sunlight amenity value in March but are shown to be well sunlit in June and thus are likely to be well sunlit across the summer months when this space is most likely to be in use. It should also be noted that this space is obstructed to sunlight in the existing scenario by the position of 347-351 to the south-east of the space.



1 INTRODUCTION

Waldrams have been instructed to provide daylight and sunlight analysis for the proposed development of the site at Seven Sisters Road. This analysis is based upon scheme drawings by Morris+Company, a photogrammetric survey of the site and surrounding context and site photography.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The existing site can be seen on drawings 2475-01-01 to -01-03 with the proposal on drawings 2475-09-01 to -09-03, all in Appendix 1. The numerical results of the quantitative daylight and sunlight analysis can be found in Appendix 2. The numerical results of the quantitative internal daylight and sunlight analysis can be found in Appendix 3. Internal layouts showing the position of rooms analysed in the proposed scheme can be found on drawings 2475-10-01 to -10-08 in Appendix 1. The sunlight amenity results can be found on drawing 2475-09-04 and -05 in Appendix 4. Window maps showing the locations of the windows analysed in the neighbouring property can be found on drawings 2475-01-07 to -01-09 in Appendix 5.

2 SUMMARY OF HOW DAYLIGHT AND SUNLIGHT ARE CONSIDERED FOR PLANNING

2.1 INTRODUCTION TO THE BRE GUIDELINES

Daylight and sunlight are planning considerations. The main reference used by local planning authorities to determine the acceptability of proposals in terms of their internal daylight and sunlight and the impact on daylight and sunlight to the surrounding properties is the BRE Guidelines, used in conjunction with British Standard *Daylight in Buildings*, BS EN 17037. The BRE Guidelines provide scientific, objective methods for establishing the acceptability of daylight and sunlight internal to the scheme and the surrounding properties and overshadowing. In practice, it is principally the main habitable rooms internally to the scheme and within the surrounding residential properties that are sensitive in terms of daylight and sunlight. This report therefore predominantly focuses on internal daylight and sunlight and the change in daylight and sunlight to habitable rooms in the surrounding residential properties.

The BRE Guidelines specify that the daylight and sunlight results be considered flexibly and in the context of the site. Clearly, there would be a higher expectation for daylight and sunlight in a rural or suburban environment than in a dense city centre location. The important factor in all cases is that the levels of daylight and sunlight are appropriate, taking into account all the planning policy requirements of the site. The BRE Guidelines



acknowledge this in the introduction where they state in paragraph 1.6:

"The guide is intended for building designers and their clients, consultants and planning officials. 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 because natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values."

The numerical figures should not be rigidly applied, but instead used as part of the overall evaluation of the daylight and sunlight to the surroundings in context of the site, its existing massing, and the need for regeneration and local planning policy guidance for the site. In particular, existing local precedents or recent planning consents may provide a good indication as to appropriate levels in the vicinity.

2.2 DAYLIGHT AND SUNLIGHT CRITERIA TO SURROUNDING RESIDENTIAL PROPERTY

Daylight

According to the BRE Guidelines, a surrounding existing building to a proposed scheme will retain the potential for good interior daylighting if the scheme subtends less than 25 degrees from the horizontal as measured from the lowest habitable windows in the neighbouring windows. If this is not achieved, then good daylighting to the neighbouring properties is still achieved if the Vertical Sky Component (VSC) is in excess of 27% or is reduced by less than 20% from its existing level and if the area of the room that can see the sky at desk height (known as the daylight distribution or no sky contour) is reduced by less than 20% of its existing area. The BRE Guidelines state this in paragraph 2.2.23 as:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- *The VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value*
- *The area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."*

The BRE Guidelines state in paragraph 2.2.2:

"Bathrooms, toilets, storerooms, circulation areas and garages need not be analysed."



Sunlight

The test for sunlight to the neighbouring properties is calculated for each living room with a main window facing within 90° of due south. Bedrooms and kitchens are considered by the BRE Guidelines as less important for sunlight. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH).

The BRE Guidelines state in paragraph 3.2.13 that:

"If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:

- receives less than 25% of annual probable sunlight hours and less than 0.80 times its former annual value; or less than 5% of annual probable sunlight hours between 21 September and 21 March and less than 0.80 times its former value during that period;*
- and also has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours."*

Following the BRE Guidelines recommendations, VSC and APSH are measured from a point on the outer window wall.

2.3 ALTERNATIVE TARGET VALUES AND APPLYING A FLEXIBLE APPROACH

The BRE Guidelines recommend that, in urban development locations, alternative baselines or lower target values may be used (c.f. Appendix F of the BRE Guidelines for Daylight & Sunlight). Paragraph F1 states:

"These values [those set out in the BRE Guidelines] are purely advisory and different targets may be used based on the special requirements of the proposed development or its location. Such alternative targets may be generated from the layout dimensions of existing development, or they may be derived from considering the internal layout and daylight needs of the proposed development itself."

Indeed, in paragraph 2.2.3 of the BRE Guidelines it states:

"Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the



existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking more than its fair share of light. Appendix F gives further guidance."

In Paragraph F4, the BRE Guidelines state:

"[in] a hypothetical example of a mews in a historic city centre, where the obstruction angle from ground floor window level might be close to 40°. This would correspond to a VSC of 18%, which could be used as a target value for development in that street if new development is to match the existing layout."

Applying flexibility when considering the BRE Guidelines in planning terms is also supported by the National Planning Policy Framework (NPPF) (July 2021) which states in paragraph 125:

"Where there is an existing or anticipated 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)."

It is important to note that the BRE Guidelines merely state that occupants may "notice" reductions of more than 20% and do not talk about acceptability. Planning appeal decisions and investigations carried out by the Inspectorate in recent years (such as appeal ref. APP/E5900/W/17/3191757) have made it clear that, in assessing daylight and sunlight impacts, the context of the site is key in understanding whether occupants in surrounding properties will be left with appropriate levels of amenity and whether or not reductions are acceptable. For instance, where the resulting levels of daylight and sunlight are comparable to those of other local residents, changes (i.e. reductions) can be considered acceptable and contextually appropriate. It is also important to remember that residential amenity should be balanced against the advantages of living in such a location (such as close links to transport, amenities, employment, services etc.).



The Appeal (APP/E5900/W/17/3191757) decision states that, in considering daylight and sunlight impacts, the following process should be considered:

"15. ...In essence, first, as a matter of calculation, whether there would be a material deterioration in conditions and second, as a matter of judgement, whether that deterioration would be acceptable in the particular circumstances of the case.

16. The Court held that the first question can be answered by applying the BRE Guidelines: for each window assessing the 'vertical sky component' (VSC) and the 'no sky line' (NSL) for daylight and the 'annual probable sunlight hours' (APSH) for sunlight. If the guidelines are exceeded the deterioration would be material. In answering the second question - whether that deterioration is acceptable - wider considerations come into play. This indicates to me that the acceptability of a material deterioration in living conditions must be judged in its local context."

In considering planning policy, it is important therefore to establish whether the impact of a proposed development on the daylighting and sunlight conditions of surrounding property to the development:

- 1) would or would not result in a "material deterioration" of those conditions; and
- 2) whether such deterioration would be considered acceptable or not given the context of the site.

The BRE Guidelines are those that assess the impact of a proposed development and whether or not there is likely to be a "material deterioration".

The Mayor of London's Housing Supplementary Planning Guidance (SPG) from the London Plan, March 2016 states at paragraph 1.3.45:

"An appropriate degree of flexibility needs to be applied when using BRE guidelines 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.

1.3.46 The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly



comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm."

The Mayor of London's Housing Design Quality and Standards Module C SPG Pre-Consultation Draft (2020) states in C5.3:

"The BRE guidelines apply nationwide, and the default numerical targets provided are purely advisory. These are based on a uniform, 25 degree development angle (vertical obstruction angle) typical of a low-rise suburban location. This corresponds to the Vertical Sky Component (VSC) target of 27 per cent cited in the guidelines. Typical development angles in a city or central urban location are considerably higher. In Central London, development angles of 40 degree or 50 degree are common and can, if well planned, deliver successful schemes. A uniform development angle of 40 degree corresponds to a VSC target of 18 per cent, and 50 degree gives a VSC target of 13 per cent. Such daylight levels have been accepted in many desirable central areas for well over a century. Module A: Optimising Site Capacity - A Design-led Approach therefore adopts a 50 degree development angle to determine offset distances.

Less weight should be given to the room-based measures of daylight such as 'no-sky line' or average daylight factor as these are dependent on the design of the neighbouring property. Except in exceptional circumstances, design features of neighbouring properties (referred to above) should not hamper the development potential of a site."

The Greater London Authority (GLA), in their representation hearing report D&P/3067/03-Appendix 1 (18th November 2013) in the context of a planning appeal state that:

"It should, nevertheless, be noted that the 27% VSC target value is derived from a low density suburban housing model. The independent daylight and sunlight review states that in an inner city urban environment, VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable. However, where the VSC value falls below 10% (so as to be in single figures), the availability of direct light from the sky will be poor. With respect to the reduction factor, it should also be noted that whilst BRE guidelines state that a 20% reduction is the threshold for a materially noticeable change, the independent daylight and sunlight review sets out that given the underdeveloped nature of the site relative to



its context, this percentage reduction should be increased to 30%, with and [sic] upper threshold of 40%."

2.4 INTERNAL DAYLIGHT & SUNLIGHT CRITERIA FOR NEW BUILDS

The BRE Guidelines set out their interior daylight recommendations in Appendix C of their document. They refer to the British Standard *Daylight in Buildings* BS EN17037 and its UK National Annex which sets out two criteria for assessing interior daylight. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane (a plane at table top height covering the room) for at least half of the daylight hours in a typical year. The other, alternative, method is based on calculating the daylight factors achieved over specified fractions of the reference plane.

Illuminance Method

This method involves using climatic data for the location of the site (via the use of an appropriate, typical or average year, weather file within the software) to calculate the illuminance from daylight at each point on an assessment grid on the reference plane at an at least hourly interval for a typical year.

Daylight Factor Method

This method involves the computation of the daylight factor at each calculation point on an assessment grid. The daylight factor is the illuminance at a point on the reference plane in a space, divided by the illuminance on an unobstructed horizontal surface outdoors. The CIE standard overcast sky is used, and the ratio is usually expressed as a percentage.

Since the calculation uses an overcast sky model, the daylight factor is independent of orientation and location. For spaces with side windows, equivalent daylight factor targets to achieve a target illuminance over at least half of the daylight hours in a year are based on the formula:

$$D = \text{Target illuminance} / \text{Median external diffuse horizontal illuminance} \times 100 (\%)$$

where the median external diffuse horizontal illuminance ($E_{v,d,med}$) is the illuminance from the sky on an unobstructed horizontal surface achieved for half of the yearly daylight hours at a particular location.

Residential Rooms in UK Dwellings

The UK National Annex gives specific minimum recommendations for habitable rooms in dwellings in the United Kingdom. The National Annex therefore provides the UK guidance on minimum daylight provision in all UK dwellings.

The UK National Annex gives illuminance recommendations of:



- 100 lux in bedrooms
- 150 lux in living rooms
- 200 lux in kitchens.

These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. The recommended levels over 95% of a reference plane need not apply to dwellings in the UK.

The BRE Guidelines state in paragraph C17 that:

"Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design."

The table below shows the daylight factor targets to be achieved over at least 50% of the assessment grid in domestic habitable rooms with vertical and/or inclined daylight apertures. The UK National Annex gives alternative target values for rooms with diffusing horizontal rooflights. The recommendations are met if the median of the daylight factors calculated in a room meets or exceeds the specific target for room type and location.

Target daylight factors (D_T) to achieve over at least 50% of the assessment grid in UK domestic habitable rooms with vertical and/or inclined daylight apertures			
Location	D_T for 100 lx (Bedroom)	D_T for 150 lx (Living room)	D_T for 200 lx (Kitchen)
St Peter (Jersey)	0.6%	0.9%	1.2%
London (Gatwick Airport)	0.7%	1.1%	1.4%
Birmingham	0.6%	0.9%	1.2%
Hemsby (Norfolk)	0.6%	0.9%	1.3%
Finningley (Yorkshire)	0.7%	1.0%	1.3%
Aughton (Lancashire)	0.7%	1.1%	1.4%
Belfast	0.7%	1.0%	1.4%
Leuchars (Fife)	0.7%	1.1%	1.4%
Oban	0.8%	1.1%	1.5%
Aberdeen	0.7%	1.1%	1.4%



Sunlight

For internal sunlight, the BRE Guidelines state in paragraph 3.1.15:

"In general a dwelling, or non-domestic building that has a particular requirement for sunlight, will appear reasonably sunlit provided:

- *at least one main window wall faces within 90° of due south and*
- *a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted."*

2.5 METHOD USED FOR CALCULATING THE DAYLIGHT AND SUNLIGHT RESULTS

The analysis provided in this report utilizes state-of-the-art software to calculate in three dimensions the daylight and sunlight following the methods specified in the BRE Guidelines. A three dimensional accurate computer model has been created for the existing site in context of the immediate surrounding properties, based upon a photogrammetric survey of the site and surrounding properties, site photographs and Ordnance Survey information.

Drawings of the existing and proposed building in context of the surrounding properties are shown in Appendix 1.

2.5.1 SURROUNDING PROPERTIES

Daylight and sunlight levels comparing the existing and proposed daylight (VSC and daylight distribution) and sunlight (APSH) situation are then calculated for the surrounding properties. These results are provided in Appendix 2.

2.5.2 INTERNAL RESIDENTIAL ROOMS

Daylight and sunlight levels for the proposed daylight (Target Illuminance and Daylight Factor) and sunlight internally to the scheme are then calculated. These results are provided in Appendix 3.

2.6 METHOD FOR ANALYSING ACCEPTABLE SUNLIGHT AMENITY TO THE OPEN AMENITY SPACES WITHIN AND SURROUNDING THE PROPOSED SCHEME

The BRE Guidelines state that for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development an existing amenity area does



not meet the above, it should retain at least 80% of its former value with the proposal in place. If a detailed calculation cannot be carried out and the area is a simple shape, the BRE Guidelines suggest that the centre area of each amenity space should receive at least 2 hours of sunlight on March 21st.

REFERENCES:

BRE Guidelines (BR 209): *Site layout planning for daylight and sunlight: a guide to good practice* (2022).

These Guidelines provide the basis of the analysis described in this report. Please refer to this document for a detailed description as to the approach, methodology, and implementation of the numerical analysis used in this report. A summary of the approach and methods recommended by the BRE Guidelines is included in Section 2 above of this report.

3 ASSUMPTIONS USED IN THE ANALYSIS

Uses of the surrounding properties have been based on external appearance to determine whether they are residential or commercial use. Where this is ambiguous, we have researched the Council Tax records for the property, which if listed would indicate residential use.

It is important to note that, in some cases, the window positions in the surrounding property elevations has been estimated based on brick counts from site photographs. The floor levels for the surrounding buildings are assumed unless otherwise indicated.

We have obtained layouts for the following properties from the local planning portal and/or estate agency listings:

- 1-19 Tewkesbury Road
- 11 & 13 Overbury Road
- 357 Seven Sisters Road
- Cara House

We have not been able to obtain layouts or gain access internally to any of the remaining surrounding properties and so details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise, appropriate the depths of rooms have been assumed at 4.27m for residential properties and 6m for commercial properties, or half the building depth if this is less than these dimensions.

All property addresses are taken from the Land Registry MapSearch website and we advise that these are checked by your solicitor prior to any action being taken based on



this report.

The following reflectance, transmittance, maintenance and framing values have been used in the internal daylight calculations:

- Transmittance (T): 0.68
- Reflectance (R): 0.4 for floors, 0.8 for ceilings, and 0.7 for walls
- Maintenance Factor: 0.92
- Framing Factor: 0.6

BS EN 17037 section B.3.1 states that, "the recommended values of reflectance for the major interior surfaces would be in the following ranges: ceiling 0.7 to 0.9; interior walls 0.5 to 0.8; floor 0.2 to 0.4." Paragraph C24 of the BRE Guidelines meanwhile states, "Where surface finishes have been specified or measured on site, they can be used in the calculations with appropriate factors for maintenance and furniture. To allow for these factors, maximum reflectances for white painted surfaces in the calculations should not exceed 0.8 indoors, and 0.6 outdoors. Maximum reflectances for light pastel walls should not exceed 0.7 in the calculations, and maximum reflectances for light wood floors should not exceed 0.4."

We understand that the applicant intends to use white painted ceilings, light painted walls, and light wood floors and have therefore used the corresponding values.



4 SOURCES OF INFORMATION USED IN THE REPORT

Morris+Company

01108-Proposed Tewkesbury Ground Plan
01109-Proposed Tewkesbury Mezzanine Plan
01110-Proposed Ground Floor
01111-Proposed L1 Floor Plan
01112-Proposed L2 Floor Plan
01113-Proposed L3 Floor Plan
01114-Proposed L4 Floor Plan
01115-Proposed L5 Floor Plan
01116-Proposed L6 Floor Plan
01117-Proposed L7 Floor Plan
01118-Proposed R1 Floor Plan
01201-Proposed South Elevation
01202-Proposed East-A Elevation
01203-Proposed East-B Elevation
01204-Proposed North-A Elevation
01205-Proposed North Elevation
01205-Proposed North-B Elevation
01206-Proposed West Elevation
01301-Proposed Short Section
01302-Proposed Long Section

Received 09/11/22

Waldrams Chartered Surveyors

Photogrammetry
Site Photographs



5 ALTERNATIVE TARGET VALUES

As outlined in Section 2.3 above, the BRE Guidelines recommend that, in certain urban development locations, alternative target values may be used (see Appendix F of the BRE Guidelines). In our opinion, considering the under-optimised nature of the existing site, the demand for increased housing density in LB Haringey and across London, and the proximity of some neighbours to the development site, it is appropriate to set alternative target values as a greater percentage reduction in daylight and sunlight beyond 20% is to be expected and likely unavoidable if proper utilisation of this site is to take place.

Planning appeal decisions and investigations carried out by the Inspectorate in recent years (such as appeal ref. APP/E5900/W/17/3191757) have made it clear that, in assessing daylight and sunlight impacts, the context of the site is key in understanding whether occupants in surrounding properties will be left with appropriate levels of amenity and whether or not reductions are acceptable. For instance, where the resulting levels of daylight and sunlight are comparable to those of other local residents, changes (i.e. reductions) can be considered acceptable and contextually appropriate. It is also important to remember that residential amenity should be balanced against the advantages of living in such a location (such as close links to transport, amenities, employment, services etc.).

In many locations across Haringey and London, it is now commonplace for windows to retain less than 27% VSC as laid out in the BRE Guidelines. It should be noted that the BRE Guidelines have been written based on a suburban housing density model and that the GLA have, as referred to above, recently asserted that retained VSC levels in the “mid-teens” can be appropriate for London. Therefore, to better reflect the development context of this site, in our view, it is necessary to set alternative target values.

Additionally, emerging guidance from the Mayor of London's office (Good Quality Housing for Londoners) also states:

“Typical development angles in a city or central urban location are considerably higher. In Central London, development angles of 40 degree or 50 degree are common and can, if well planned, deliver successful schemes. A uniform development angle of 40 degree corresponds to a VSC target of 18 per cent, and 50 degree gives a VSC target of 13 per cent. Such daylight levels have been accepted in many desirable central areas for well over a century. Module A: Optimising Site Capacity - A Design-led Approach therefore adopts a 50 degree development angle to determine offset distances.”

Further to this, an alternative target value has been set at 15% retained VSC in absolute



terms (i.e. approximately halfway between 13% and 18% VSC). In our view, this represents a more contextually appropriate level of daylight when taking into consideration the desired level of development for the area and better reflects the realistic levels of daylight currently enjoyed by residents already living in the local area.

It should also be noted that emerging guidance from the Mayor of London's office (Good Quality Housing for Londoners) also states:

"Less weight should be given to the room-based measures of daylight such as 'no-sky line' or average daylight factor as these are dependent on the design of the neighbouring property. Except in exceptional circumstances, design features of neighbouring properties (referred to above) should not hamper the development potential of a site."

Given this, no rigid alternative value has been set for daylight distribution, although reductions beyond 40% have been minimised.



Photo 1: Existing site

5 DAYLIGHT & SUNLIGHT ANALYSIS

The existing site is shown on drawings 2475-01-01 to -01-03 in Appendix 1 whilst the proposed scheme is shown on drawings 2475-09-01 to -09-03. The existing site in its current condition is shown in photo 1 above.

In terms of daylight and sunlight, the following properties in the table overleaf were analysed due to their proximity to the development site given the height and massing of the proposal:

The table below demonstrates that the following properties meet the target values as set out in the BRE Guidelines for daylight (in terms of VSC and daylight distribution) and sunlight (in terms of APSH) and therefore, are not commented on further:

- 345 Seven Sisters Road

All windows in the side elevation of 341 Seven Sisters Road are understood to be of non-habitable use and are therefore considered not sensitive to daylight and/or sunlight. Furthermore, we understand that 341 & 343 Seven Sisters Road are under the control of the applicant and that, in each building, only spaces that are non-sensitive to daylight & sunlight will be facing the development site. No further commentary is therefore provided for these two properties.



6-10 Tewkesbury House is listed as being of commercial use by the Valuations Office Agency and so is considered less sensitive to daylight and sunlight, and appropriately lit in with the proposal in place.



Property	Vertical Sky Component				No Sky Line				Annual Probable Sunlight Hours	
	Windows tested	Windows satisfying BRE criteria	Windows not satisfying BRE criteria (reduction)			Rooms tested	Rooms satisfying BRE criteria	Rooms not satisfying BRE criteria (reduction)	South facing windows tested	Windows satisfying BRE criteria
			20.1-30%	30.1-40%	>40.1%					
Amhurst Court	15	15				11	6	4	1	
Vivian House	58	29	18	8	3	54	51	3		2
341 Seven Sisters Road	7			1	6	6	1		5	6
343 Seven Sisters Road	9	5	1	1	2	9	7	1	1	2
345 Seven Sisters Road	5	5				4	4			
6 to 10 Works Tewkesbury Road	3	1	2			3	2		1	1
1-19 Tewkesbury Road	25	19	6			5	5			19
Cara House	81	42	7	5	27	43	32	6	3	2
										29



Photo 2: Amhurst Court

AMHURST COURT

This apartment block is located to the south-east of the proposed development.

RESULTS

All windows analysed meet the VSC target value.

Six out of eleven rooms analysed (those nearest the proposed development) meet the target value for daylight distribution; the four remaining rooms experience daylight distribution reductions of between 21% and 31%.

In sunlight terms, all windows considered face within 90° of due north and so do not require analysis.

COMMENTARY

Four of the remaining five rooms experience reductions in daylight distribution no greater than 30% and so are considered minor adverse impacts. All five rooms retain good levels of VSC of at least 26% in absolute terms and in four cases, above the target 27% VSC in absolute terms.

In summary, therefore, all windows will remain well daylit and all but one room will experience no worse than a minor adverse and therefore not significant daylight impact. Given this isolated reduction, the daylight and sunlight position is considered acceptable overall.



Photo 3: Vivian House

VIVIAN HOUSE

This apartment block is located to the south of the proposed development. Based on the external appearance of the block, the majority of the windows facing the proposed development are considered likely to serve either bathrooms or small kitchens (on the basis of extraction vents in most windows) as shown on the image overleaf of a floorplan of a unit within the block. Bathrooms are not sensitive to daylight and sunlight and, on the basis they are likely to be smaller than 13m², the kitchens are also considered non-habitable spaces.

The large windows in the projecting element serve circulation space and so are also not sensitive to daylight and sunlight. The small windows above the entrance doors are also likely to serve circulation space; neither the large windows or the small windows above the doors have been analysed.

RESULTS

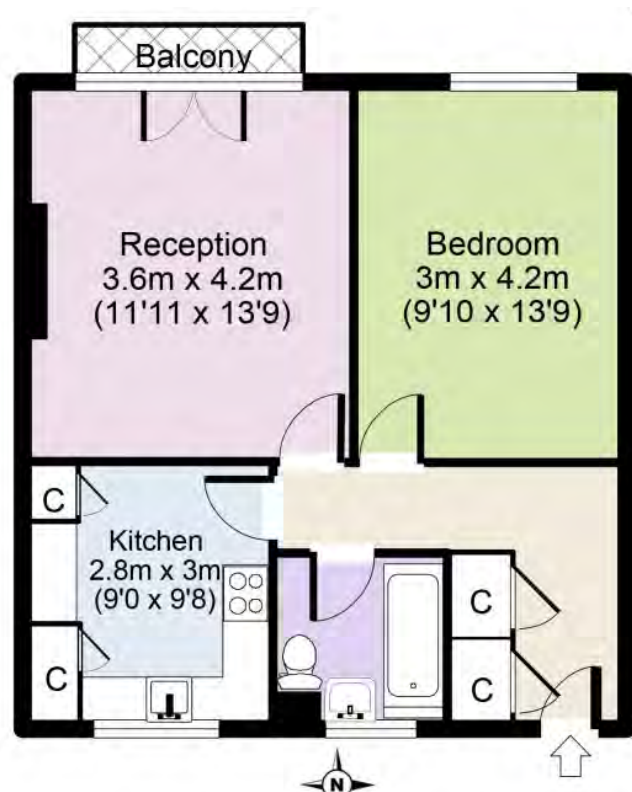
29 out of 58 windows meet the VSC target value. Of the remaining 29 windows, 25 serve the small kitchens or bathrooms described above and so are also considered appropriately daylight. 51 out of 54 rooms meet the target value for daylight distribution; two of the remaining rooms are bathrooms or likely small kitchens and so considered not sensitive to daylight.



In sunlight terms, all windows considered face within 90° of due north and so do not require analysis.

COMMENTARY

The four windows that remain are the small circular windows and larger windows on the first and second floor shown facing the site on the far left of Photo 3. In our view, it is likely that the circular windows do not serve main habitable space (likely serving bathrooms) and so are not sensitive to daylight and sunlight. The larger windows are likely to be within rooms that are also served by an additional window facing east (just visible in Photo 3). On this basis, both of these rooms contain a window that retains in excess of 27% VSC in absolute terms and so will remain well daylight.



Example flat layout within Vivian House showing main habitable rooms facing away from the site



Photo 4: 1-19
Tewkesbury Road

1-19 TEWKESBURY ROAD

This property is located to the north of the proposed development. It is understood to be comprised of live/work units. Plans have been obtained from the local planning portal and incorporated into the analysis model.

RESULTS

Nineteen out of 25 windows meet the VSC target value with the proposal in place; three of the remaining windows serve bathrooms and so can be disregarded. All five rooms analysed meet the target value for daylight distribution.

All nineteen windows that face within 90° of due south meet the target values for annual and winter sunlight with the proposal in place or are within rooms that contain a further window that meets these target values.

COMMENTARY

Where windows serving habitable space do not meet the VSC target, they are within rooms where many other windows do meet this target. The mean retained VSC for the ground floor room is 25% and for the first floor room it is 24%; both rooms, therefore, are considered to be well daylit given their urban context and, as the rooms experience unchanged levels of daylight distribution, the daylight position is likely to be unnoticeably different in our opinion between the existing and proposed scenarios.



Photo 5: Cara House

CARA HOUSE

This block is located to the north-west of the proposed development. The internal layouts have been based on typical floor plans provided by the client.

RESULTS

In daylight terms, 46 out of 105 windows meet the target VSC value with the proposal in place. 55 out of 70 rooms meet the target daylight distribution value.

In sunlight terms, 43 out of 49 windows that face within 90° of due south meet the target annual sunlight value.

COMMENTARY

Ten of the remaining windows are likely to be within rooms that also contain at least one window which meets the BRE Guidelines' recommendations for VSC i.e. they experience less than a 20% reduction from the existing position or they retain at least 27% VSC in absolute terms. A further 40 windows either themselves retain at least 15% VSC in absolute terms or are within rooms that contain at least one window that retains at least 15% VSC in absolute terms. As such, these windows meet the alternative target VSC value outlined in Section 5 above.

The remaining nine windows either serve the entrance lobby (and so can be discarded



as circulation space) or are obstructed to daylight and sunlight access by the design of Cara House itself. These windows are located on the lower ground floor, obstructed by a disabled access walkway, or are blinkered to one side by the overhanging awning to the entrance lobby.

The BRE Guidelines acknowledge the impact of overhanging projections on daylight and sunlight to windows below and recommends that analysis is undertaken without the obstructions in place to determine the impact of the proposed scheme in isolation. Were this to be undertaken, the results would likely be similar to the other unobstructed south-facing windows on the same floor i.e. retained levels of VSC of approximately 15% VSC and so in line with the alternative target value.

In sunlight terms, one of the six windows that do not meet the annual sunlight target is within a room that contains a window that does meet this target and so is considered acceptable. The remaining windows are all obstructed by the architecture of Cara House itself, as described above, or serve circulation space and so should be treated more flexibly.

it is instructive to consider the guidance provided in the Mayor of London's Supplementary Planning Guidance published in March 2016. This states in relation to daylight in paragraph 1.3.45:

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.

and in paragraph 1.3.46

The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

and in paragraph 2.3.47

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 housing 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.

The three extracts above clearly demonstrate that the BRE guidance is to be applied flexibly and sensitively in urban centres and, in our view, further demonstrates the acceptability of the impact arising from the proposed scheme.

Overall, therefore, where windows do not meet the BRE target value nearly all windows retain the alternative target VSC value, or are within a room that contains at least one window which does so. In a small number of cases, the window is also obstructed by the architecture of Cara House itself and, were the obstructions to daylight not present, these three windows would also likely meet the alternative target value for VSC. As such, the overall impact to this building is considered minor adverse and thus acceptable.



6 INTERNAL DAYLIGHT & SUNLIGHT ANALYSIS

The results of the internal daylight and sunlight analysis are included in Appendix 3.

For internal daylight, the UK National Annex to BS EN 17037 gives the following median illuminances to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours:

- 100 lux in bedrooms
- 150 lux in living rooms
- 200 lux in kitchens.

As per paragraph C17 of the BRE Guidelines, the target for a combined living/dining/kitchen room has been set to that of a living room in cases where the kitchens have been added to the main living space in order to avoid small separate kitchens in the design. In these cases, the primary use of the room is as a living room and the kitchen area is there solely for food preparation etc.

For internal sunlight, the BRE Guidelines state that a dwelling will appear reasonably sunlit provided that at least one main window wall faces within 90° of due south and a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March.

RESULTS

In daylight terms, 110 out of 118 (93%) rooms meet their target daylight value.

In sunlight terms, 63 out of 118 rooms meet the target sunlight value.

COMMENTARY

In our view, the overall proportion of rooms meeting the target daylight value represents a very well daylight scheme compared to other schemes of this scale. It should also be noted that, even where rooms do not meet their target daylight value, the large windows and double height spaces provided in each room means that these rooms will feel well daylight in our view. Furthermore, every future resident will have access to generous and well daylight shared spaces with east and south-facing aspects.

In sunlight terms, all rooms that contain a south-facing window meet the target sunlight value. Given that north-facing windows have restricted access to sunlight in the northern hemisphere, these are also considered very good results given that more than half of the rooms meet their target. Indeed, given that the BRE Guidelines says that schemes should aim for at least half their units meet the target sunlight value, this result is considered acceptable and in line with BRE guidance.



7 SUNLIGHT AMENITY (OVERSHADOWING)

We have assessed the level of sunlight to the outdoor amenity spaces (i.e. gardens) within the surrounding properties. The results of the analysis to surrounding amenity spaces can be found on drawing 2475-09-04. The BRE Guidelines recommend that an outdoor amenity space receives at least 2 hours of sunlight on March 21st to at least 50% of its area in the proposed situation or retains at least 80% of its former value with the proposal in place.

RESULTS

The analysis demonstrates that the gardens at 347-351 Seven Sisters Road do not meet the target value in sunlight amenity terms.

COMMENTARY

Although this space does not meet the target value with the proposed scheme in place, it should be noted that its eastern and south-eastern aspects are blocked by massing in the first instance and so this space is more sensitive to changes in the surrounding area. Additional analysis has also been completed on June 21st which shows the significant majority of the space receives in excess of two hours sunlight on this date. This analysis demonstrates that these gardens will not be heavily overshadowed throughout the summer months when this space is most likely to be in use. Given the many other benefits brought forward by this proposal and the minor daylight and sunlight impacts arising to all other neighbouring receptors, this result is considered acceptable on balance.



8 CONCLUSIONS

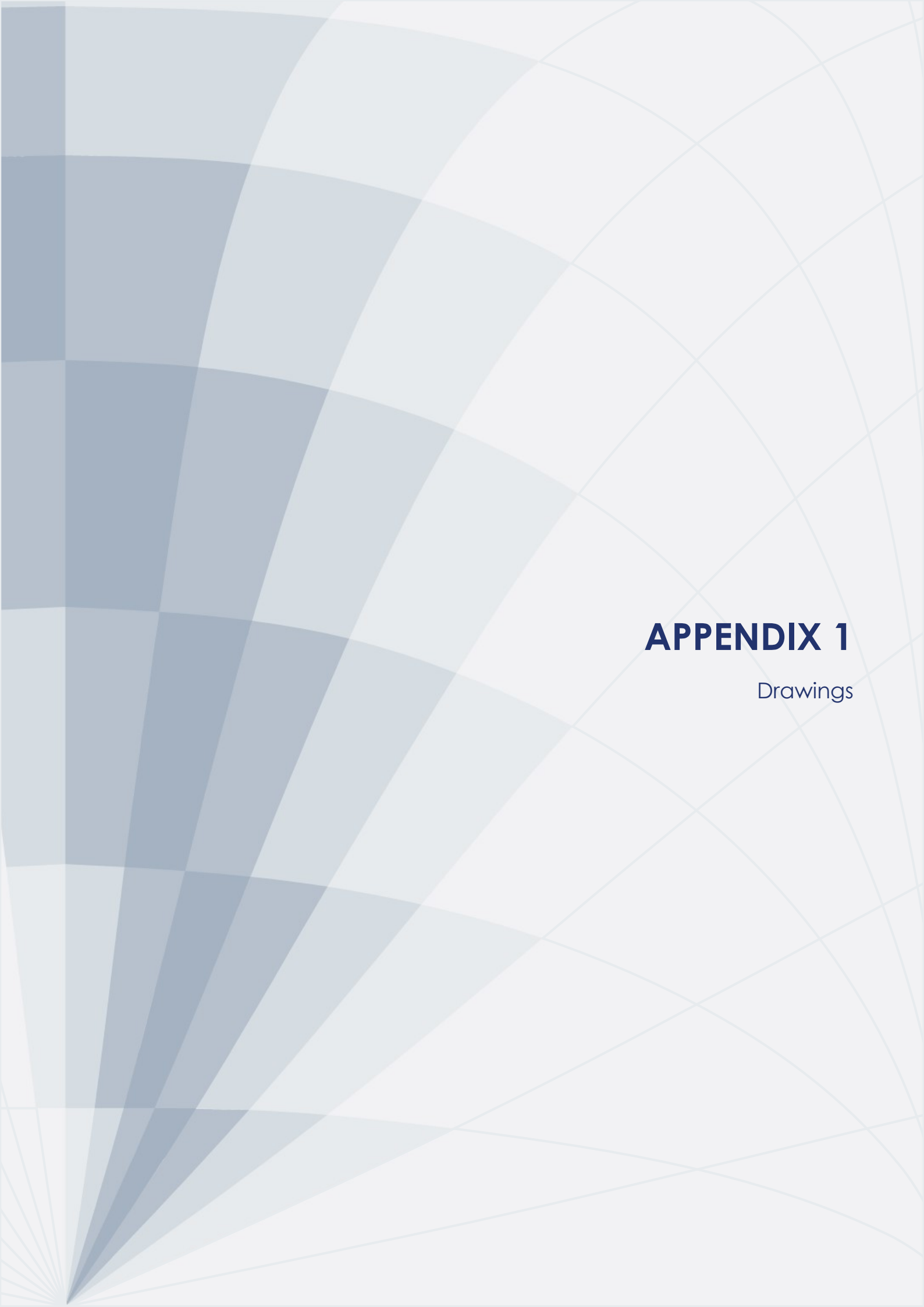
This is a report into the impact of the proposed development at Seven Sisters Road on the daylight and sunlight to surrounding residential properties, amenity spaces, and internally to the scheme itself. This analysis has been based upon scheme drawings provided by Morris+Company, a photogrammetric survey, and site photography.

The analysis has been carried out in accordance with the methodologies contained in the BRE Guidelines, which is used by the local authority to determine the acceptability of a proposal in terms of its effect on neighbouring daylight and sunlight amenity.

The analysis shows that the significant majority of windows around the site meet the target daylight and sunlight values with the proposal in place. Where this is not the case, the window in question either meets the alternative target value or is obstructed to daylight and sunlight by the architecture of the neighbouring building itself. As such, the daylight and sunlight impact is considered acceptable.

Internally, 93% of habitable rooms meet the target daylight value, including all living rooms, and all rooms that contain a window that faces within 90° of due south meet the target annual sunlight value. Even where rooms do not meet their target daylight value, the large windows and double height spaces provided in each room means that these rooms will feel well daylit in our view. Furthermore, every future resident will have access to generous and well daylit shared spaces with east and south-facing aspects.

In overshadowing terms, the neighbouring gardens at 347-351 Seven Sisters Road do not meet the target sunlight amenity value in March but are shown to be well sunlit in June and thus are likely to be well sunlit across the summer months when this space is most likely to be in use. It should also be noted that this space is obstructed to sunlight in the existing scenario by the position of 347-351 to the south-east of the space.



APPENDIX 1

Drawings



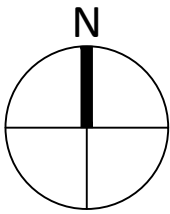
SOURCES OF INFORMATION:

ROGERS STIRK HARBOUR
IR01 (RECEIVED 30.10.2019)
IR02 (RECEIVED 31.10.2019)

ACCUCITIES
IR05 (RECEIVED 15.11.2019)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY
INFORMATION



NOTES:

EXISTING BUILDING SHOWN IN GREEN


waldrams
Email: contact@waldrams.com
Tel: 020 7183 9109
www.waldrams.com

PROJECT

SEVEN SISTERS ROAD
LONDON, N15

DRAWING

PLAN VIEW
EXISTING CONDITION

DATE	24.09.2019	SCALE @ A3	1:500
MODELED BY	JL	DRAWN BY	JL
PROJECT No.	2475	REL No.- DRAWING No.	01-01



SOURCES OF INFORMATION:

ROGERS STIRK HARBOUR
IR01 (RECEIVED 30.10.2019)
IR02 (RECEIVED 31.10.2019)

ACCUCITIES
IR05 (RECEIVED 15.11.2019)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY
INFORMATION

NOTES:

ALL AOD HEIGHTS ARE IN METRES

EXISTING BUILDING SHOWN IN GREEN


waldrams
Email: contact@waldrams.com
Tel: 020 7183 9109
www.waldrams.com

PROJECT

SEVEN SISTERS ROAD
LONDON, N15

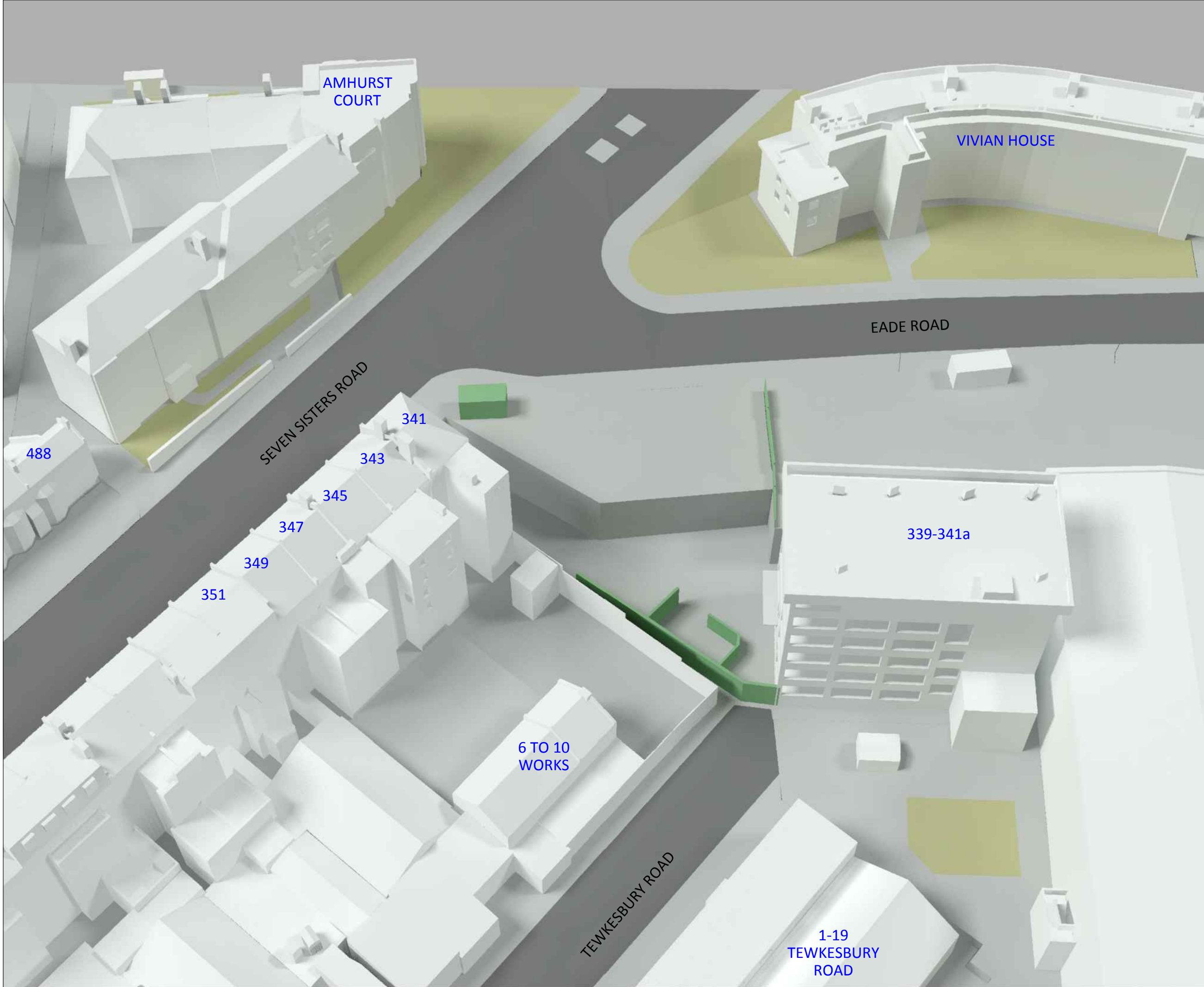
DRAWING

3D VIEW
EXISTING CONDITION

DATE	SCALE @ A3
24.09.2019	NTS

MODELED BY	DRAWN BY
JL	JL

PROJECT No.	REL No.- DRAWING No.
2475	01-02



SOURCES OF INFORMATION:

ROGERS STIRK HARBOUR
IR01 (RECEIVED 30.10.2019)
IR02 (RECEIVED 31.10.2019)

ACCUCITIES
IR05 (RECEIVED 15.11.2019)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY
INFORMATION

NOTES:

ALL AOD HEIGHTS ARE IN METRES

EXISTING BUILDING SHOWN IN GREEN


waldrams
Email: contact@waldrams.com
Tel: 020 7183 9109
www.waldrams.com

PROJECT

SEVEN SISTERS ROAD
LONDON, N15

DRAWING

3D VIEW
EXISTING CONDITION

DATE 24.09.2019	SCALE @ A3 NTS
MODELED BY JL	DRAWN BY JL
PROJECT No. 2475	REL No.- DRAWING No. 01-03



SOURCES OF INFORMATION:

WALDRAMS LTD
2475-09

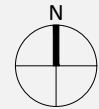
MORRIS & CO
IR19 (RECEIVED 23.11.2022)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

PROPOSED BUILDING SHOWN IN BLUE



PROJECT
SEVEN SISTERS ROAD
LONDON, N15

DRAWING
PLAN VIEW
PROPOSED SCHEME

SCALE @ A3
1:500

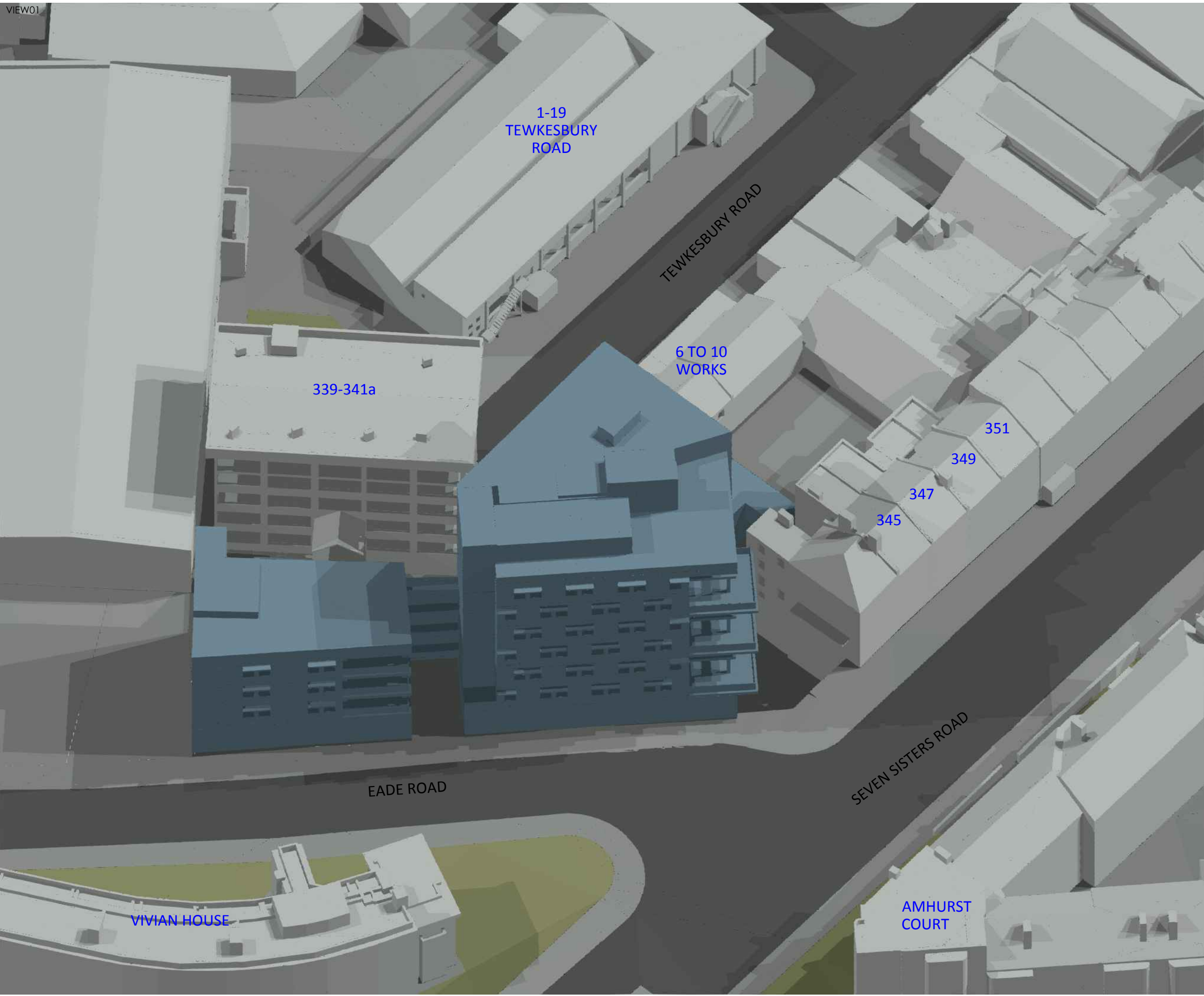
DATE
06.12.2022

MODELLED BY
FC

DRAWN BY
FC

PROJECT No.
2475

REL No.- DWG No.
10-11



SOURCES OF INFORMATION:

- WALDRAMS LTD
2475-09
- MORRIS & CO
IR19 (RECEIVED 23.11.2022)
- SITE PHOTOGRAPHS
- SURROUNDING PROPERTY INFORMATION

NOTES:

- PROPOSED BUILDING SHOWN IN BLUE
- AOD HEIGHTS SHOWN IN METRES

PROJECT
SEVEN SISTERS ROAD
LONDON, N15

DRAWING
3D VIEW
PROPOSED SCHEME

SCALE @ A3
NTS

DATE
06.12.2022

MODELLED BY
FC

DRAWN BY
FC

PROJECT No.
2475

REL No.- DWG No.
10-09



SOURCES OF INFORMATION:

WALDRAMS LTD
2475-09

MORRIS & CO
IR19 (RECEIVED 23.11.2022)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

PROPOSED BUILDING SHOWN IN BLUE

AOD HEIGHTS SHOWN IN METRES

PROJECT
SEVEN SISTERS ROAD
LONDON, N15

DRAWING
3D VIEW
PROPOSED SCHEME

SCALE @ A3
NTS

DATE
06.12.2022

MODELLED BY
FC

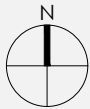
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PROJECT No.
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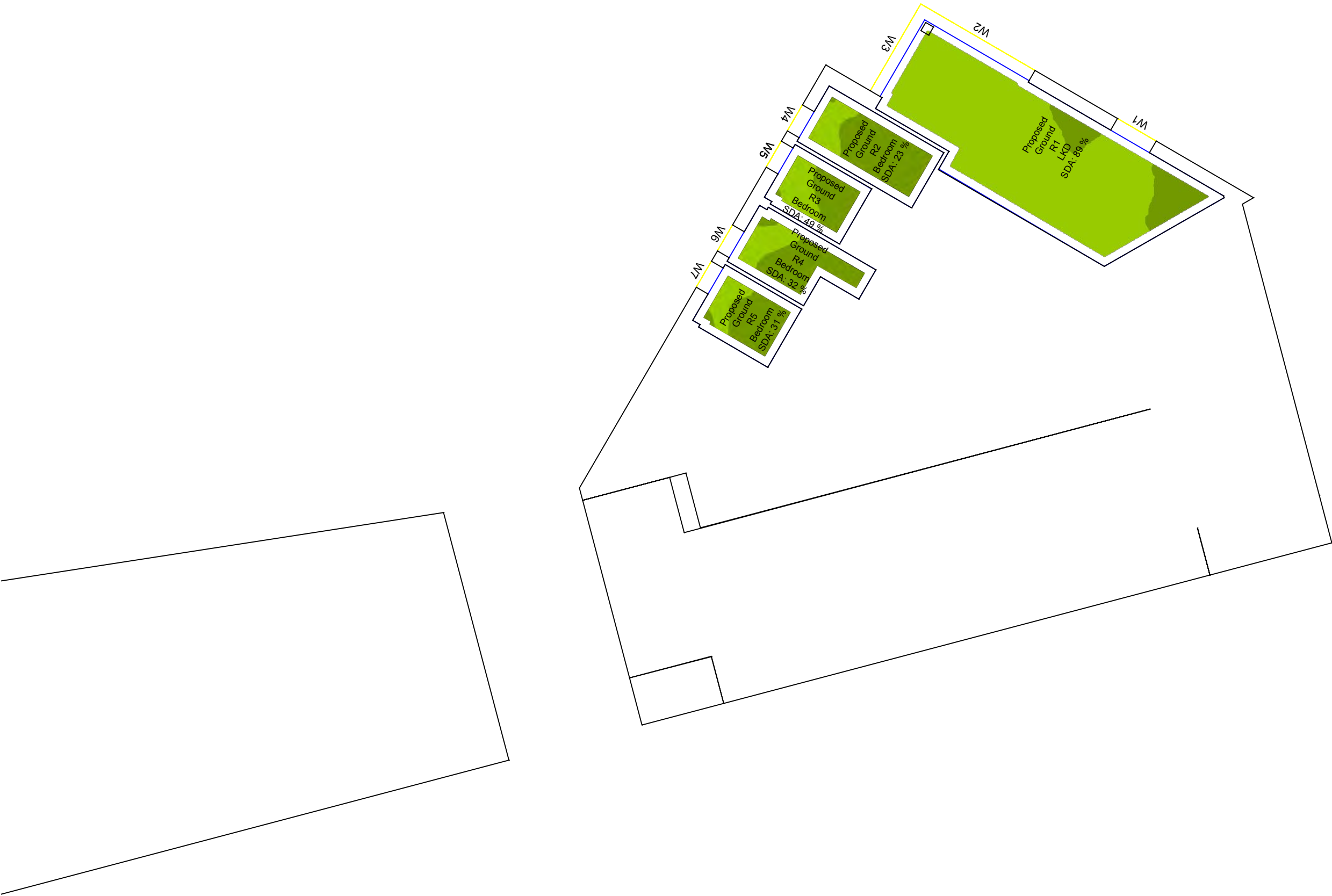
REL No.- DWG No.
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SOURCES OF INFORMATION:
WALDRAMS LTD 2475-09
MORRIS & CO IR19 (RECEIVED 23.11.2022)
SITE PHOTOGRAPHS
SURROUNDING PROPERTY INFORMATION

NOTES:
SDA % OF HOURS
LESS THAN 50
MORE THAN 50



PROJECT	
SEVEN SISTERS ROAD LONDON, N15	
DRAWING	
SPATIAL DAYLIGHT AUTONOMY	
SCALE @ A3	DATE
1:150	05.12.2022
MODELLED BY	DRAWN BY
FC	FC
PROJECT No.	REL No.- DWG No.
2475	10-01



SOURCES OF INFORMATION:

WALDRAMS LTD
2475-09

MORRIS & CO
IR19 (RECEIVED 23.11.2022)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

SDA % OF HOURS

LESS THAN 50

MORE THAN 50



PROJECT SEVEN SISTERS ROAD LONDON, N15	
DRAWING SPATIAL DAYLIGHT AUTONOMY	
SCALE @ A3 1:150	DATE 05.12.2022
MODELLED BY FC	DRAWN BY FC
PROJECT No. 2475	REL No.- DWG No. 10-02



SOURCES OF INFORMATION:

WALDRAMS LTD
2475-09

MORRIS & CO
IR19 (RECEIVED 23.11.2022)

SITE PHOTOGRAPHS

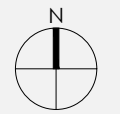
SURROUNDING PROPERTY INFORMATION

NOTES:

SDA % OF HOURS

LESS THAN 50

MORE THAN 50



PROJECT SEVEN SISTERS ROAD LONDON, N15	
DRAWING SPATIAL DAYLIGHT AUTONOMY	
SCALE @ A3 1:150	DATE 05.12.2022
MODELLED BY FC	DRAWN BY FC
PROJECT No. 2475	REL No.- DWG No. 10-03



SOURCES OF INFORMATION:

WALDRAMS LTD
2475-09

MORRIS & CO
IR19 (RECEIVED 23.11.2022)

SITE PHOTOGRAPHS

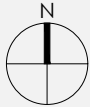
SURROUNDING PROPERTY INFORMATION

NOTES:

SDA % OF HOURS

LESS THAN 50

MORE THAN 50



PROJECT
SEVEN SISTERS ROAD
LONDON, N15

DRAWING
SPATIAL DAYLIGHT AUTONOMY

SCALE @ A3
1:150

DATE
05.12.2022

MODELLED BY
FC

DRAWN BY
FC

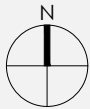
PROJECT No.
2475

REL No.- DWG No.
10-04



SOURCES OF INFORMATION:
WALDRAMS LTD 2475-09
MORRIS & CO IR19 (RECEIVED 23.11.2022)
SITE PHOTOGRAPHS
SURROUNDING PROPERTY INFORMATION

NOTES:
SDA % OF HOURS
LESS THAN 50
MORE THAN 50



PROJECT SEVEN SISTERS ROAD LONDON, N15	
DRAWING SPATIAL DAYLIGHT AUTONOMY	
SCALE @ A3 1:150	DATE 05.12.2022
MODELLED BY FC	DRAWN BY FC
PROJECT No. 2475	REL No.- DWG No. 10-05



SOURCES OF INFORMATION:

WALDRAMS LTD
2475-09

MORRIS & CO
IR19 (RECEIVED 23.11.2022)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

SDA % OF HOURS



PROJECT

SEVEN SISTERS ROAD
LONDON, N15

DRAWING

DRAWING

SPATIAL DAYLIGHT AUTONOMY

SCALE @ A3
1:150

DATE
05.12.2022

MODELLED BY
FC

DRAWN BY
FC

PROJECT No.
2475

REL No.- DWG No.
10-06

SOURCES OF INFORMATION:

WALDRAMS LTD
2475-09

MORRIS & CO
IR19 (RECEIVED 23.11.2022)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

NOTES:

SDA % OF HOURS

- LESS THAN 50
- MORE THAN 50



PROJECT
SEVEN SISTERS ROAD
LONDON, N15

DRAWING
SPATIAL DAYLIGHT AUTONOMY

SCALE @ A3
1:150

DATE
05.12.2022

MODELLED BY
FC

DRAWN BY
FC

PROJECT No.
2475

REL No.- DWG No.
10-07

- SOURCES OF INFORMATION:
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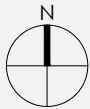
MORRIS & CO
IR19 (RECEIVED 23.11.2022)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

- NOTES:
- SDA % OF HOURS
- LESS THAN 50

MORE THAN 50



PROJECT

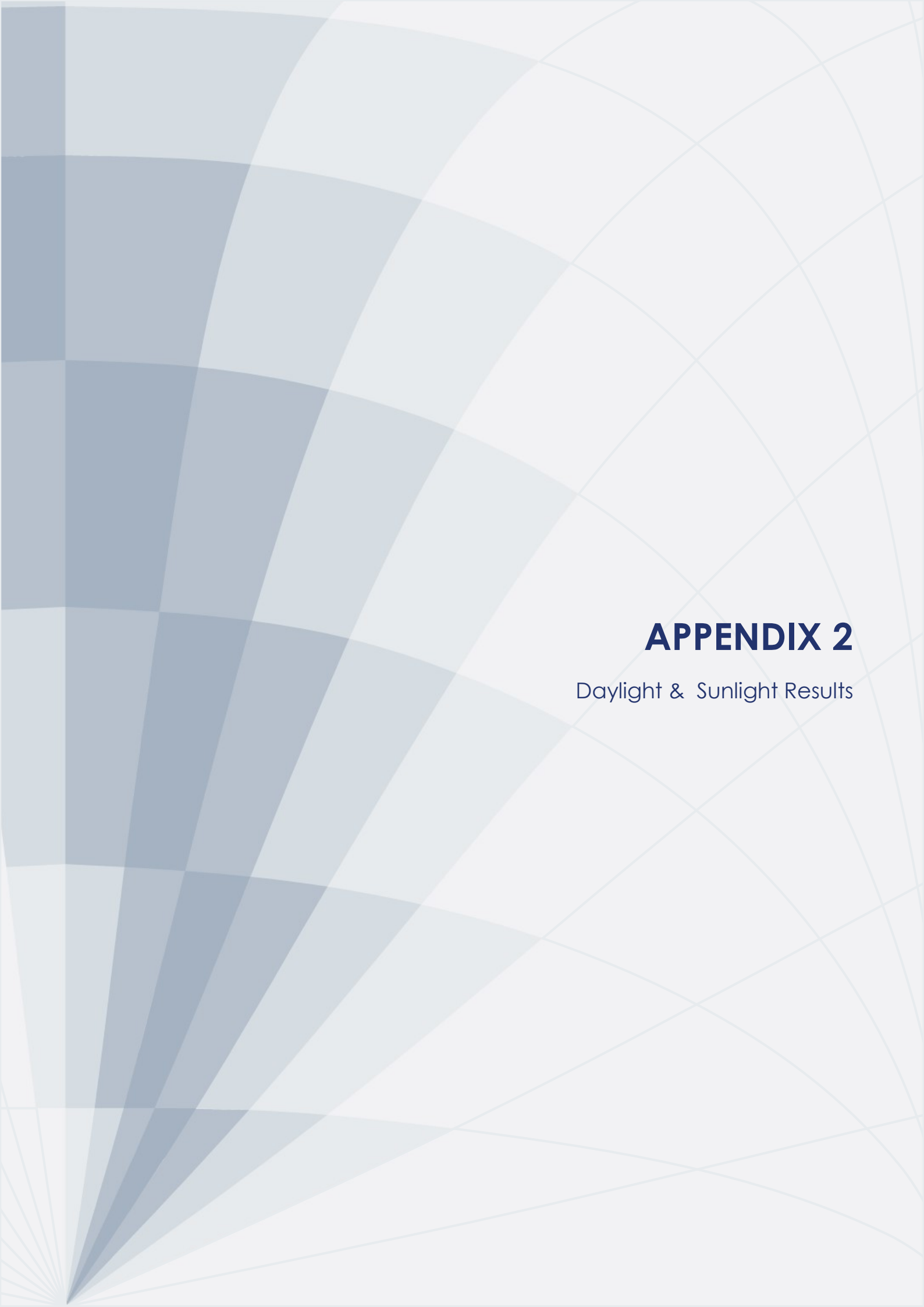
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LONDON, N15

DRAWING

SPATIAL DAYLIGHT AUTONOMY

SCALE @ A3 1:150	DATE 05.12.2022
MODELLED BY FC	DRAWN BY FC
PROJECT No. 2475	REL No.- DWG No. 10-08





APPENDIX 2

Daylight & Sunlight Results

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Vivian House																	
Ground	R1	Residential	Kitchen	W1	9.91	5.27	0.53	8.783267	91.554098	71.703902	0.78	1	1	North	0	0	North
Ground	R2	Residential	Bathroom	W2	10.21	4.32	0.42	5.1	97.024843	70.187183	0.72	0	0	North	0	0	North
Ground	R3	Residential	Bathroom	W3	11.69	9.22	0.79	5.536594	97.550555	86.296444	0.88	6	6	North	0	0	North
Ground	R4	Residential	Kitchen	W4	12.55	9.26	0.74	9.007435	94.081466	74.886689	0.80	3	3	North	0	0	North
Ground	R5	Residential	Kitchen	W5	15.1	10.44	0.69	7.818276	98.504932	87.556271	0.89	2	2	North	0	0	North
Ground	R6	Residential	Bathroom	W6	15.71	10.3	0.66	5.507962	99.22566	88.75602	0.89	2	2	North	0	0	North
Ground	R7	Residential	Bathroom	W7	16.26	11.04	0.68	5.468815	99.057154	85.417427	0.86	1	1	North	0	0	North
Ground	R8	Residential	Kitchen	W8	16.29	11.02	0.68	7.217167	98.577349	88.960888	0.90	1	1	North	0	0	North
Ground	R9	Residential	Kitchen	W9	16.27	11.45	0.70	7.57498	99.056518	93.628296	0.95	2	2	North	0	0	North
Ground	R10	Residential	Bathroom	W10	15.82	11.31	0.71	6.426674	98.187612	89.244312	0.91	2	2	North	0	0	North
Ground	R11	Residential	Bathroom	W11	15.76	12.18	0.77	5.702703	98.445222	98.445142	1.00	1	1	North	0	0	North
Ground	R12	Residential	Kitchen	W12	13.66	10.39	0.76	8.171896	97.749587	95.502133	0.98	1	0	North	0	0	North
First	R1	Residential	Unknown	W1	36.57	29.13	0.80	12.8016	98.344184	89.723221	0.91	32	32	North	6	6	North
First	R2	Residential	Unknown	W2	36.53	28.14	0.77	9.379749	99.107281	98.907296	1.00	32	32	North	6	6	North
First	R2	Residential	Unknown	W3	36.06	22.88	0.63	9.379749	99.107281	98.907296	1.00	14	14	North	0	0	North
First	R3	Residential	Unknown	W4	35.83	23.79	0.66	4.7905	90.26816	69.781166	0.77	10	10	North	0	0	North
First	R3	Residential	Unknown	W5	12.21	11.8	0.97	4.7905	90.26816	69.781166	0.77	7	7	1.00	0	0	1.00
First	R4	Residential	Kitchen	W6	10.75	6.67	0.62	8.783267	91.413821	78.469643	0.86	1	1	North	0	0	North
First	R5	Residential	Bathroom	W7	11.08	5.81	0.52	5.1	97.02635	78.687214	0.81	0	0	North	0	0	North
First	R6	Residential	Bathroom	W8	12.58	10.41	0.83	5.536594	97.700349	91.399442	0.94	6	6	North	0	0	North
First	R7	Residential	Kitchen	W9	13.64	10.79	0.79	9.007435	94.081054	83.420368	0.89	3	3	North	0	0	North
First	R8	Residential	Kitchen	W10	16.22	12.13	0.75	7.818276	98.503379	92.426598	0.94	2	2	North	0	0	North
First	R9	Residential	Bathroom	W11	16.82	11.99	0.71	5.507962	99.289269	93.7334	0.94	2	2	North	0	0	North
First	R10	Residential	Bathroom	W12	17.49	12.89	0.74	5.468815	99.063271	92.412552	0.93	1	1	North	0	0	North
First	R11	Residential	Kitchen	W13	17.53	12.89	0.74	7.217167	98.628885	95.736576	0.97	1	1	North	0	0	North
First	R12	Residential	Kitchen	W14	17.56	13.31	0.76	7.57498	99.061871	97.506189	0.98	2	2	North	0	0	North
First	R13	Residential	Bathroom	W15	17.14	13.16	0.77	6.426674	98.215445	94.551776	0.96	2	2	North	0	0	North
First	R14	Residential	Bathroom	W16	17.13	13.95	0.81	5.702703	98.5154	98.515086	1.00	1	0	North	0	0	North
First	R15	Residential	Kitchen	W17	14.83	11.93	0.80	8.171896	97.955132	97.953914	1.00	1	0	North	0	0	North
Second	R1	Residential	Unknown	W1	35.11	28.18	0.80	12.8016	98.331675	90.603554	0.92	26	26	North	5	5	North
Second	R2	Residential	Unknown	W2	35.08	27.2	0.78	9.379749	99.103549	99.103549	1.00	26	26	North	5	5	North
Second	R2	Residential	Unknown	W3	34.96	23.27	0.67	9.379749	99.103549	99.103549	1.00	11	11	North	0	0	North
Second	R3	Residential	Unknown	W4	34.85	24.26	0.70	4.7905	89.898794	87.033586	0.97	13	13	North	0	0	North
Second	R3	Residential	Unknown	W5	14.15	13.79	0.97	4.7905	89.898794	87.033586	0.97	16	16	1.00	0	0	1.00
Second	R4	Residential	Kitchen	W6	25.83	22.72	0.88	8.783267	97.819437	97.819437	1.00	1	1	North	0	0	North
Second	R5	Residential	Bathroom	W7	24.68	19.2	0.78	5.1	99.034638	99.032892	1.00	0	0	North	0	0	North
Second	R6	Residential	Bathroom	W8	13.4	11.65	0.87	5.536594	97.951589	97.950218	1.00	6	6	North	0	0	North
Second	R7	Residential	Kitchen	W9	14.64	12.36	0.84	9.007435	94.283492	94.235365	1.00	4	4	North	0	0	North
Second	R8	Residential	Kitchen	W10	17.25	13.82	0.80	7.818276	98.79651	98.790604	1.00	2	2	North	0	0	North
Second	R9	Residential	Bathroom	W11	17.87	13.8	0.77	5.507962	99.342395	99.33993	1.00	2	2	North	0	0	North
Second	R10	Residential	Bathroom	W12	18.63	14.75	0.79	5.468815	99.352957	99.352957	1.00	1	1	North	0	0	North

Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Second	R11	Residential	Kitchen	W13	18.72	14.79	0.79	7.217167	99.090016	99.089823	1.00	1	1	North	0	0	North
Second	R12	Residential	Kitchen	W14	18.78	15.17	0.81	7.57498	99.408242	99.408242	1.00	2	2	North	0	0	North
Second	R13	Residential	Bathroom	W15	18.36	14.98	0.82	6.426674	98.658039	98.658039	1.00	2	2	North	0	0	North
Second	R14	Residential	Bathroom	W16	18.36	15.63	0.85	5.702703	98.667764	98.667764	1.00	1	1	North	0	0	North
Second	R15	Residential	Kitchen	W17	15.88	13.39	0.84	8.171896	98.272417	98.272417	1.00	1	0	North	0	0	North
Third	R1	Residential	Kitchen	W1	36.42	29.86	0.82	8.783267	98.883601	98.883601	1.00	11	11	North	0	0	North
Third	R2	Residential	Bathroom	W2	33.42	27.47	0.82	5.1	99.536231	99.534129	1.00	3	3	North	0	0	North
Third	R3	Residential	Bathroom	W3	32.28	31.06	0.96	5.536594	99.51739	99.51739	1.00	11	11	North	0	0	North
Third	R4	Residential	Kitchen	W4	35.08	33.08	0.94	9.007435	99.325231	99.325033	1.00	8	8	North	0	0	North
Third	R5	Residential	Kitchen	W5	37.42	34.35	0.92	7.818276	99.570605	99.570605	1.00	8	8	North	0	0	North
Third	R6	Residential	Bathroom	W6	37.71	34.24	0.91	5.507962	99.637477	99.637477	1.00	8	8	North	0	0	North
Third	R7	Residential	Bathroom	W7	38.42	35.28	0.92	5.468815	99.527972	99.527972	1.00	7	7	North	0	0	North
Third	R8	Residential	Kitchen	W8	38.42	35.23	0.92	7.217167	99.710325	99.710325	1.00	8	8	North	0	0	North
Third	R9	Residential	Kitchen	W9	38.61	35.68	0.92	7.57498	99.500121	99.500121	1.00	9	9	North	0	0	North
Third	R10	Residential	Bathroom	W10	38.66	35.89	0.93	6.426674	99.084676	99.084676	1.00	11	11	North	0	0	North
Third	R11	Residential	Bathroom	W11	38.04	35.8	0.94	5.702703	99.42806	99.43207	1.00	6	5	North	0	0	North
Third	R12	Residential	Kitchen	W12	33.75	31.68	0.94	8.171896	99.323549	99.323549	1.00	6	5	North	0	0	North
Amhurst Court																	
Ground	R1	Residential	Unknown	W1	32.39	26.26	0.81	8.5344	97.826319	67.875309	0.69	30	26	North	6	6	North
Ground	R2	Residential	Unknown	W2	34.81	28.51	0.82	11.909878	98.825015	94.345043	0.95	28	24	North	4	4	North
First	R1	Residential	Unknown	W1	35.55	29.91	0.84	12.08147	94.828185	73.302821	0.77	30	26	North	6	6	North
First	R1	Residential	Unknown	W2	36.03	30.51	0.85	12.08147	94.828185	73.302821	0.77	30	26	North	6	6	North
First	R2	Residential	Unknown	W3	36.11	30.28	0.84	8.5344	97.671856	69.059066	0.71	30	27	North	6	6	North
First	R3	Residential	Unknown	W4	36.25	30.23	0.83	11.909878	98.764798	94.466731	0.96	30	27	North	6	6	North
Second	R1	Residential	Unknown	W1	36.51	31.12	0.85	11.515222	97.629097	77.795768	0.80	30	25	North	6	6	North
Second	R1	Residential	Unknown	W2	36.86	31.59	0.86	11.515222	97.629097	77.795768	0.80	31	26	North	7	7	North
Second	R2	Residential	Unknown	W3	37.11	31.67	0.85	8.5344	97.694123	70.724677	0.72	31	28	North	7	7	North
Second	R3	Residential	Unknown	W4	37.19	31.59	0.85	11.909878	98.74531	94.521817	0.96	30	27	North	6	6	North
Third	R1	Residential	Unknown	W1	37.07	31.97	0.86	11.515222	97.918879	92.947274	0.95	29	25	North	6	6	North
Third	R1	Residential	Unknown	W2	36.35	31.48	0.87	11.515222	97.918879	92.947274	0.95	26	22	North	6	6	North
Third	R1	Residential	Unknown	W3	33.56	28.82	0.86	11.515222	97.918879	92.947274	0.95	23	19	North	6	6	North
Third	R2	Residential	Unknown	W4	32.35	27.47	0.85	8.5344	97.921769	77.163656	0.79	23	20	North	6	6	North
Third	R3	Residential	Unknown	W5	32.39	27.33	0.84	11.909878	98.09279	86.879341	0.89	23	20	North	6	6	North
345 Seven Sisters Road																	
Lower Ground	R1	Residential	Unknown	W1	35.08	30.28	0.86	13.188852	97.659751	97.299475	1.00	29	10	North	4	0	North
Lower Ground	R1	Residential	Unknown	W2	15.47	15.47	1.00	13.188852	97.659751	97.299475	1.00	0	0	North	0	0	North
Ground	R1	Residential	Unknown	W2	36.92	32.15	0.87	13.188852	96.420241	94.730043	0.98	31	9	North	6	0	North
First	R1	Residential	Unknown	W1	37.72	32.87	0.87	13.188852	96.628352	94.210692	0.97	32	9	North	7	0	North
Second	R1	Residential	Unknown	W1	38.35	33.65	0.88	13.188852	96.557387	94.198497	0.98	31	9	North	7	0	North
6 to 10 Works Tewkesbury Road																	
Ground	R1	Residential	Unknown	W1	20.73	15.56	0.75	14.599534	58.72956	38.485281	0.66	39	14	0.36	13	0	0.00
First	R1	Residential	Unknown	W1	25.13	19.16	0.76	6.676133	52.974747	51.087302	0.96	48	21	0.44	15	1	0.07
First	R2	Residential	Unknown	W2	24.82	19.94	0.80	7.605079	52.601606	49.488369	0.94	49	25	0.51	14	1	0.07
1-19 TEWKESBURY ROAD																	

Daylight_Sunlight Analysis Table
Surroundings



					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Ground	R1	Residential	LKD	W1	29.93	27.4	0.92	126.098183	98.48874	98.48874	1.00	54	48	0.89	15	9	0.60
Ground	R1	Residential	LKD	W2	29.76	26.79	0.90	126.098183	98.48874	98.48874	1.00	53	45	0.85	14	7	0.50
Ground	R1	Residential	LKD	W3	29.48	26.04	0.88	126.098183	98.48874	98.48874	1.00	50	42	0.84	11	4	0.36
Ground	R1	Residential	LKD	W4	28.91	25.15	0.87	126.098183	98.48874	98.48874	1.00	49	39	0.80	10	2	0.20
Ground	R1	Residential	LKD	W5	27.52	23.97	0.87	126.098183	98.48874	98.48874	1.00	44	35	0.80	9	3	0.33
Ground	R1	Residential	LKD	W6	24.56	19.57	0.80	126.098183	98.48874	98.48874	1.00	42	30	0.71	10	2	0.20
Ground	R2	Residential	Bathroom	W7	25.76	20.63	0.80	7.882562	90.375629	87.087076	0.96	42	30	0.71	7	1	0.14
Ground	R2	Residential	Bathroom	W8	26.93	21.09	0.78	7.882562	90.375629	87.087076	0.96	45	31	0.69	9	1	0.11
Ground	R2	Residential	Bathroom	W9	25.9	20.77	0.80	7.882562	90.375629	87.087076	0.96	38	28	0.74	6	1	0.17
Ground	R2	Residential	Bathroom	W10	27.1	21.18	0.78	7.882562	90.375629	87.087076	0.96	40	28	0.70	8	1	0.13
First	R1	Residential	LKD	W1	22.41	19.7	0.88	134.970763	100.000001	100.000001	1.00	43	37	0.86	14	8	0.57
First	R1	Residential	LKD	W2	22.33	19.11	0.86	134.970763	100.000001	100.000001	1.00	43	36	0.84	14	7	0.50
First	R1	Residential	LKD	W3	22.24	18.45	0.83	134.970763	100.000001	100.000001	1.00	42	34	0.81	13	5	0.38
First	R1	Residential	LKD	W4	21.99	17.66	0.80	134.970763	100.000001	100.000001	1.00	42	32	0.76	13	4	0.31
First	R1	Residential	LKD	W5	21.79	16.81	0.77	134.970763	100.000001	100.000001	1.00	42	31	0.74	13	4	0.31
First	R1	Residential	LKD	W6	21.61	15.71	0.73	134.970763	100.000001	100.000001	1.00	41	30	0.73	12	3	0.25
First	R1	Residential	LKD	W7	23.63	17.19	0.73	134.970763	100.000001	100.000001	1.00	40	27	0.68	9	1	0.11
First	R1	Residential	LKD	W10	30.48	30.48	1.00	134.970763	100.000001	100.000001	1.00	21	21	North	2	2	North
First	R1	Residential	LKD	W11	31.26	31.26	1.00	134.970763	100.000001	100.000001	1.00	23	23	North	3	3	North
First	R1	Residential	LKD	W12	31.76	31.76	1.00	134.970763	100.000001	100.000001	1.00	25	25	North	3	3	North
First	R1	Residential	LKD	W13	32.19	32.19	1.00	134.970763	100.000001	100.000001	1.00	26	26	North	3	3	North
First	R1	Residential	LKD	W14	32.45	32.45	1.00	134.970763	100.000001	100.000001	1.00	26	26	North	3	3	North
First	R1	Residential	LKD	W15	32.66	32.66	1.00	134.970763	100.000001	100.000001	1.00	26	26	North	3	3	North
First	R2	Residential	Bathroom	W8	23.53	17.02	0.72	1.979978	78.001991	78.001991	1.00	37	25	0.68	8	1	0.13
First	R3	Residential	Bathroom	W9	18.66	16.95	0.91	6.72758	28.720712	28.720712	1.00	45	38	0.84	6	2	0.33
Harringay Warehouse																	
Ground	R1	Residential	Unknown	W1	25.31	25.29	1.00	13.680134	96.43742	96.43742	1.00	15	14	North	2	1	North
First	R1	Residential	Unknown	W1	24.35	24.34	1.00	23.188191	99.554912	99.378259	1.00	10	9	North	2	1	North
First	R2	Residential	Unknown	W2	27.88	27.86	1.00	13.680134	99.914557	99.914557	1.00	18	17	North	1	0	North
First	R3	Residential	Unknown	W3	29.2	29.17	1.00	15.704688	93.696066	93.560004	1.00	23	23	North	1	1	North
First	R4	Residential	Unknown	W4	26.29	25.92	0.99	17.159276	99.140635	99.140635	1.00	31	31	North	1	1	North

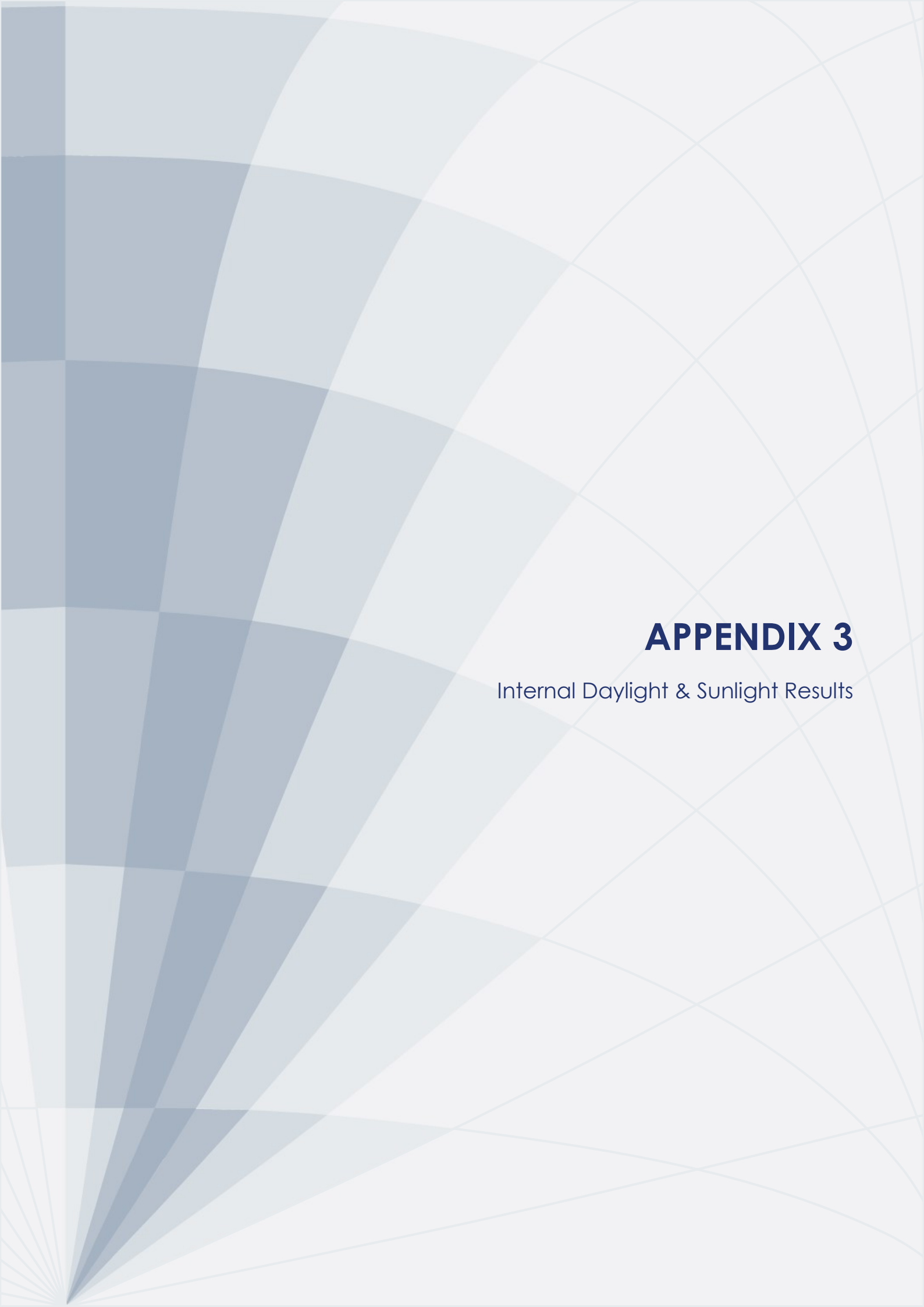
Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Cara House																	
Lower Ground	R1	Commercial	Office	W1	22.62	22.62	1.00	24.661832	99.573795	99.573795	1.00	4	4	North	0	0	North
Lower Ground	R1	Commercial	Office	W2	18.99	18.99	1.00	24.661832	99.573795	99.573795	1.00	3	3	North	0	0	North
Lower Ground	R2	Commercial	Circulation	W3	25.14	25.14	1.00	12.940705	99.96544	99.96544	1.00	5	5	North	0	0	North
Lower Ground	R3	Commercial	Office	W4	30.23	30.25	1.00	21.531427	99.916001	99.916001	1.00	3	3	North	0	0	North
Lower Ground	R4	Commercial	Office	W5	31.84	31.94	1.00	44.00272	99.99104	99.991046	1.00	2	4	North	0	0	North
Lower Ground	R4	Commercial	Office	W6	32.29	32.61	1.01	44.00272	99.99104	99.991046	1.00	2	5	North	0	0	North
Lower Ground	R4	Commercial	Office	W7	26.01	21.79	0.84	44.00272	99.99104	99.991046	1.00	39	7	North	12	0	North
Lower Ground	R4	Commercial	Office	W8	23.31	19.12	0.82	44.00272	99.99104	99.991046	1.00	37	5	North	9	0	North
Lower Ground	R4	Commercial	Office	W9	28.22	20.7	0.73	44.00272	99.99104	99.991046	1.00	39	9	North	11	0	North
Lower Ground	R4	Commercial	Office	W10	28.32	20.19	0.71	44.00272	99.99104	99.991046	1.00	39	7	North	11	0	North
Lower Ground	R5	Commercial	Office	W11	27.76	16.33	0.59	45.895445	91.679391	71.104847	0.78	37	1	North	9	0	North
Lower Ground	R6	Commercial	Unknown	W12	2.38	2.38	1.00	13.498275	62.315723	25.007485	0.40	0	0	1.00	0	0	1.00
Lower Ground	R7	Commercial	Unknown	W13	2.54	2.41	0.95	13.498275	68.280764	25.546635	0.37	0	0	1.00	0	0	1.00
Lower Ground	R7	Commercial	Unknown	W14	2.21	2.09	0.95	13.498275	68.280764	25.546635	0.37	0	0	1.00	0	0	1.00
Ground	R1	Commercial	Office	W1	27.74	27.74	1.00	24.661832	99.759412	99.759412	1.00	5	5	North	0	0	North
Ground	R1	Commercial	Office	W2	20.59	20.59	1.00	24.661832	99.759412	99.759412	1.00	5	5	North	0	0	North
Ground	R2	Commercial	Circulation	W3	33.45	33.45	1.00	12.940705	99.999447	99.999447	1.00	5	5	North	0	0	North
Ground	R3	Commercial	Office	W4	34.56	34.56	1.00	21.531427	99.999011	99.999011	1.00	6	6	North	0	0	North
Ground	R4	Commercial	Office	W5	35.85	35.85	1.00	44.00272	99.999931	99.999913	1.00	7	7	North	0	0	North
Ground	R4	Commercial	Office	W6	36.59	36.59	1.00	44.00272	99.999931	99.999913	1.00	6	6	North	0	0	North
Ground	R4	Commercial	Office	W7	33.61	23.85	0.71	44.00272	99.999931	99.999913	1.00	43	9	North	12	0	North
Ground	R5	Commercial	Office	W8	33.35	20.26	0.61	72.762003	100	99.999892	1.00	43	4	North	12	0	North
Ground	R5	Commercial	Office	W9	32.64	18.72	0.57	72.762003	100	99.999892	1.00	43	2	North	12	0	North
Ground	R5	Commercial	Office	W10	32.12	17.8	0.55	72.762003	100	99.999892	1.00	43	2	North	12	0	North
Ground	R5	Commercial	Office	W11	33.14	15.53	0.47	72.762003	100	99.999892	1.00	44	1	North	12	0	North
Ground	R5	Commercial	Office	W12	30.85	9.83	0.32	72.762003	100	99.999892	1.00	73	20	0.27	20	4	0.20
Ground	R5	Commercial	Office	W13	27.83	8.56	0.31	72.762003	100	99.999892	1.00	63	12	0.19	21	4	0.19
Ground	R6	Commercial	Office	W14	27.26	10.08	0.37	34.417184	99.989304	71.561542	0.72	54	18	0.33	19	0	0.00
Ground	R7	Commercial	Office	W15	25.64	8.85	0.35	34.417184	99.92676	70.614184	0.71	52	9	0.17	17	0	0.00
First	R1	Residential	Bedroom	W1	28.98	28.98	1.00	8.883993	100	100	1.00	5	5	North	0	0	North
First	R2	Commercial	Circulation	W2	36.5	36.5	1.00	12.940705	99.999611	99.999611	1.00	8	8	North	0	0	North
First	R1	Residential	Bedroom	W3	3.27	3.25	0.99	8.883993	100	100	1.00	8	7	0.88	1	0	0.00
First	R3	Residential	Bedroom	W4	3.29	3.26	0.99	10.284813	100	100	1.00	8	7	0.88	1	0	0.00
First	R3	Residential	Bedroom	W5	27.44	12.66	0.46	10.284813	100	100	1.00	61	25	0.41	20	5	0.25
First	R4	Residential	Bedroom	W6	31.08	14.02	0.45	9.266595	100	73.239962	0.73	73	31	0.42	23	3	0.13
First	R5	Residential	Bedroom	W7	32.35	14.04	0.43	9.429168	100	57.818701	0.58	73	33	0.45	22	4	0.18
First	R6	Residential	Bedroom	W8	31.41	13.62	0.43	9.429168	100	52.404867	0.52	69	33	0.48	21	4	0.19
First	R7	Residential	Bedroom	W9	4.61	0.89	0.19	9.386387	100	54.787247	0.55	5	1	0.20	5	1	0.20
First	R8	Residential	Bedroom	W10	5.3	0.51	0.10	9.412056	100	71.228322	0.71	10	1	0.10	8	1	0.13
First	R9	Residential	Bedroom	W11	32.95	11.9	0.36	9.258042	100	85.598495	0.86	75	27	0.36	22	3	0.14
First	R10	Residential	Bedroom	W12	34.57	12.34	0.36	8.874816	100	97.786978	0.98	82	29	0.35	26	3	0.12
First	R11	Residential	Bedroom	W13	35.38	11.37	0.32	16.140475	100	100	1.00	82	27	0.33	26	4	0.15
First	R11	Residential	Bedroom	W14	35.41	15.72	0.44	16.140475	100	100	1.00	46	1	North	12	0	North

Daylight_Sunlight Analysis Table
Surroundings

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
First	R12	Residential	Bedroom	W15	35.52	20.24	0.57	16.226799	99.999672	99.974318	1.00	46	5	North	12	0	North
First	R13	Residential	Living Room	W16	35.7	25.2	0.71	47.310627	99.42288	99.42288	1.00	46	12	North	12	0	North
First	R13	Residential	Living Room	W17	38.03	38.03	1.00	47.310627	99.42288	99.42288	1.00	11	11	North	0	0	North
First	R13	Residential	Living Room	W18	37.57	37.57	1.00	47.310627	99.42288	99.42288	1.00	11	11	North	0	0	North
First	R14	Residential	Bathroom	W19	37.02	37.02	1.00	4.285905	99.448965	99.448965	1.00	9	9	North	0	0	North
First	R15	Residential	Bathroom	W20	36.56	36.56	1.00	7.144259	99.999452	99.999452	1.00	8	8	North	0	0	North
Second	R1	Residential	Bedroom	W1	35.77	35.77	1.00	8.883993	100	100	1.00	7	7	North	0	0	North
Second	R2	Commercial	Circulation	W2	38.91	38.91	1.00	12.940705	99.999685	99.999685	1.00	13	13	North	0	0	North
Second	R1	Residential	Bedroom	W3	18.02	18	1.00	8.883993	100	100	1.00	27	26	0.96	7	6	0.86
Second	R3	Residential	Bedroom	W4	18	17.97	1.00	10.284813	100	100	1.00	27	26	0.96	7	6	0.86
Second	R3	Residential	Bedroom	W5	34.04	20.56	0.60	10.284813	100	100	1.00	81	51	0.63	25	10	0.40
Second	R4	Residential	Bedroom	W6	35.49	19.75	0.56	9.266595	100	79.191211	0.79	84	47	0.56	27	7	0.26
Second	R5	Residential	Bedroom	W7	36.08	18.57	0.51	9.429168	100	67.26634	0.67	84	47	0.56	27	7	0.26
Second	R6	Residential	Bedroom	W8	36.35	17.59	0.48	9.429168	100	62.431923	0.62	84	42	0.50	27	5	0.19
Second	R7	Residential	Bedroom	W9	36.49	16.78	0.46	9.386387	100	68.292418	0.68	85	42	0.49	28	6	0.21
Second	R8	Residential	Bedroom	W10	36.57	16.25	0.44	9.412056	100	78.673068	0.79	85	38	0.45	29	5	0.17
Second	R9	Residential	Bedroom	W11	36.63	15.97	0.44	9.258042	100	88.718831	0.89	85	38	0.45	29	4	0.14
Second	R10	Residential	Bedroom	W12	36.68	15.41	0.42	8.874816	100	99.01473	0.99	85	36	0.42	29	4	0.14
Second	R11	Residential	Bedroom	W13	36.77	13.77	0.37	16.140475	100	100	1.00	85	33	0.39	29	4	0.14
Second	R11	Residential	Bedroom	W14	36.81	16.33	0.44	16.140475	100	100	1.00	48	3	North	13	0	North
Second	R12	Residential	Bedroom	W15	36.85	21.09	0.57	16.226799	99.999672	99.979686	1.00	47	5	North	13	0	North
Second	R13	Residential	Living Room	W16	37.01	26.44	0.71	47.310627	99.61729	99.61729	1.00	47	13	North	13	0	North
Second	R13	Residential	Living Room	W17	38.87	38.87	1.00	47.310627	99.61729	99.61729	1.00	13	13	North	0	0	North
Second	R13	Residential	Living Room	W18	38.72	38.72	1.00	47.310627	99.61729	99.61729	1.00	13	13	North	0	0	North
Second	R14	Residential	Bathroom	W19	38.57	38.57	1.00	4.285905	99.452329	99.452329	1.00	13	13	North	0	0	North
Second	R15	Residential	Bathroom	W20	38.44	38.44	1.00	7.144259	99.999452	99.999452	1.00	13	13	North	0	0	North
Third	R1	Residential	Bedroom	W2	38.84	38.84	1.00	8.883993	100	100	1.00	11	11	North	0	0	North
Third	R1	Residential	Bedroom	W3	38.77	38.75	1.00	8.883993	100	100	1.00	49	48	0.98	16	15	0.94
Third	R2	Residential	Bedroom	W4	38.66	38.64	1.00	10.284813	100	100	1.00	50	49	0.98	16	15	0.94
Third	R2	Residential	Bedroom	W5	37.54	26.37	0.70	10.284813	100	100	1.00	87	64	0.74	30	19	0.63
Third	R3	Residential	Bedroom	W6	37.42	24.36	0.65	9.266595	100	96.437393	0.96	87	58	0.67	30	14	0.47
Third	R4	Residential	Bedroom	W7	37.37	22.83	0.61	9.429168	100	94.243813	0.94	87	57	0.66	30	15	0.50
Third	R5	Residential	Bedroom	W8	37.35	21.69	0.58	9.429168	100	94.211747	0.94	86	52	0.60	30	12	0.40
Third	R6	Residential	Bedroom	W9	37.35	20.75	0.56	9.386387	100	94.169471	0.94	86	50	0.58	30	13	0.43
Third	R7	Residential	Bedroom	W10	37.35	19.97	0.53	9.412056	100	95.988696	0.96	86	49	0.57	30	12	0.40
Third	R8	Residential	Bedroom	W11	37.36	19.3	0.52	9.258042	100	97.875008	0.98	86	46	0.53	30	12	0.40
Third	R9	Residential	Bedroom	W12	37.37	18.39	0.49	8.874816	100	100	1.00	86	43	0.50	30	10	0.33
Third	R10	Residential	Bedroom	W13	37.46	16.33	0.44	16.140475	100	100	1.00	86	40	0.47	30	10	0.33
Third	R10	Residential	Bedroom	W14	37.61	16.89	0.45	16.140475	100	100	1.00	48	1	North	14	0	North
Third	R11	Residential	Bedroom	W15	37.58	21.91	0.58	16.226799	99.999665	99.983292	1.00	45	5	North	14	0	North
Third	R12	Residential	Living Room	W16	37.73	27.41	0.73	47.310627	99.635906	99.635906	1.00	43	14	North	12	0	North
Third	R12	Residential	Living Room	W17	38.81	38.81	1.00	47.310627	99.635906	99.635906	1.00	13	13	North	0	0	North
Third	R12	Residential	Living Room	W18	38.71	38.71	1.00	47.310627	99.635906	99.635906	1.00	13	13	North	0	0	North
Third	R13	Residential	Bathroom	W19	38.7	38.7	1.00	4.285905	99.451606	99.451606	1.00	13	13	North	0	0	North
Third	R14	Residential	Bathroom	W20	38.7	38.7	1.00	7.144259	99.999386	99.999386	1.00	13	13	North	0	0	North
Fourth	R1	Residential	Bedroom	W1	34.97	34.95	1.00	10.284813	100	100	1.00	43	42	0.98	15	14	0.93

					Vertical Sky Component			No Skyline				Annual Probable Sunlight Hours					
Address/Floor	Room Ref	Property Type	Room Usage	Window Ref	Existing VSC %	Proposed VSC %	Ratio Proposed /Existing VSC	Room Area m ²	Existing NSC %	Proposed NSC %	Ratio Proposed /Existing NSC	Existing Sunlight Annual%	Proposed Sunlight Annual%	Ratio Proposed /Existing Annual	Existing Sunlight Winter%	Proposed Sunlight Winter%	Ratio Proposed /Existing Winter
Fourth	R1	Residential	Bedroom	W2	34.69	26.38	0.76	10.284813	100	100	1.00	81	67	0.83	30	23	0.77
Fourth	R2	Residential	Bedroom	W3	34.49	24.76	0.72	9.266595	100	100	1.00	78	61	0.78	30	20	0.67
Fourth	R3	Residential	Bedroom	W4	34.45	23.6	0.69	9.429168	100	100	1.00	78	59	0.76	30	19	0.63
Fourth	R4	Residential	Bedroom	W5	34.44	22.65	0.66	9.429168	100	100	1.00	78	57	0.73	30	20	0.67
Fourth	R5	Residential	Bedroom	W6	34.43	21.75	0.63	9.386387	100	100	1.00	78	54	0.69	30	18	0.60
Fourth	R6	Residential	Bedroom	W7	34.42	20.88	0.61	9.412056	100	100	1.00	78	49	0.63	30	16	0.53
Fourth	R7	Residential	Bedroom	W8	34.42	19.94	0.58	9.258042	100	100	1.00	78	50	0.64	30	18	0.60
Fourth	R8	Residential	Bedroom	W9	34.42	18.77	0.55	8.874816	100	100	1.00	78	45	0.58	30	16	0.53
Fourth	R9	Residential	Bedroom	W10	34.49	16.5	0.48	16.140475	100	100	1.00	79	40	0.51	30	14	0.47
Fourth	R9	Residential	Bedroom	W11	34.62	14.84	0.43	16.140475	100	100	1.00	41	1	North	13	0	North
Fourth	R10	Residential	Bedroom	W12	34.54	19.79	0.57	16.226799	99.99877	99.908379	1.00	39	5	North	11	0	North
Fourth	R11	Residential	Living Room	W13	34.65	25.23	0.73	47.310627	99.639512	99.639512	1.00	38	12	North	10	0	North
Fourth	R11	Residential	Living Room	W14	35.02	35.02	1.00	47.310627	99.639512	99.639512	1.00	11	11	North	0	0	North
Fourth	R11	Residential	Living Room	W15	34.92	34.92	1.00	47.310627	99.639512	99.639512	1.00	9	9	North	0	0	North
Fourth	R12	Residential	Bedroom	W16	35.1	35.1	1.00	8.883993	100	100	1.00	10	10	North	0	0	North
Fourth	R12	Residential	Bedroom	W17	35.05	35.04	1.00	8.883993	100	100	1.00	42	42	1.00	14	14	1.00



APPENDIX 3

Internal Daylight & Sunlight Results

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours
Proposed Daylight												
Ground	R1	Residential	LKD		49.40	39.92	35.71	89%	150	50%	50%	4380
	R2	Residential	Bedroom		11.56	7.56	1.77	23%	100	50%	50%	4380
	R3	Residential	Bedroom		7.67	4.65	2.29	49%	100	50%	50%	4380
	R4	Residential	Bedroom		10.15	6.07	1.92	32%	100	50%	50%	4380
	R5	Residential	Bedroom		8.10	5.01	1.56	31%	100	50%	50%	4380
First	R1	Residential	LKD		48.53	39.07	33.09	85%	150	50%	50%	4380
	R2	Residential	Bedroom		11.56	7.57	3.70	49%	100	50%	50%	4380
	R3	Residential	Bedroom		7.68	4.66	2.66	57%	100	50%	50%	4380
	R4	Residential	Bedroom		9.65	5.67	2.63	46%	100	50%	50%	4380
	R5	Residential	Bedroom		7.48	4.54	3.62	80%	100	50%	50%	4380
	R6	Residential	Bedroom		12.78	8.75	2.36	27%	100	50%	50%	4380
	R7	Residential	LKD		39.08	31.89	31.21	98%	150	50%	50%	4380
	R8	Residential	Bedroom		7.95	4.84	2.86	59%	100	50%	50%	4380
	R9	Residential	Bedroom		11.43	7.70	2.69	35%	100	50%	50%	4380
	R10	Residential	Bedroom		9.28	5.80	4.68	81%	100	50%	50%	4380
	R11	Residential	Bedroom		12.49	8.55	5.43	64%	100	50%	50%	4380
	R12	Residential	Bedroom		12.53	8.59	5.99	70%	100	50%	50%	4380
	R13	Residential	Bedroom		8.82	5.32	4.15	78%	100	50%	50%	4380
	R14	Residential	Bedroom		11.52	7.48	7.40	99%	100	50%	50%	4380
	R15	Residential	Bedroom		11.77	7.72	7.72	100%	100	50%	50%	4380
	R16	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R17	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R18	Residential	Bedroom		7.71	4.69	4.69	100%	100	50%	50%	4380
	R19	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R20	Residential	Bedroom		7.71	4.70	4.70	100%	100	50%	50%	4380
	R21	Residential	Living Room		50.85	41.70	38.73	93%	150	50%	50%	4380
Second	R1	Residential	LKD		48.61	39.13	34.55	88%	150	50%	50%	4380
	R2	Residential	Bedroom		11.56	7.56	3.78	50%	100	50%	50%	4380
	R3	Residential	Bedroom		7.68	4.66	4.49	96%	100	50%	50%	4380
	R4	Residential	Bedroom		9.66	5.67	4.13	73%	100	50%	50%	4380
	R5	Residential	Bedroom		7.48	4.54	4.19	92%	100	50%	50%	4380
	R6	Residential	Bedroom		12.78	8.75	5.22	60%	100	50%	50%	4380
	R7	Residential	LKD		39.10	31.91	31.91	100%	150	50%	50%	4380
	R8	Residential	Bedroom		7.95	4.84	4.47	92%	100	50%	50%	4380
	R9	Residential	Bedroom		11.45	7.72	4.15	54%	100	50%	50%	4380
	R10	Residential	Bedroom		9.28	5.80	5.80	100%	100	50%	50%	4380
	R11	Residential	Bedroom		12.49	8.55	7.84	92%	100	50%	50%	4380
	R12	Residential	Bedroom		12.53	8.59	8.32	97%	100	50%	50%	4380
	R13	Residential	Bedroom		8.81	5.31	5.31	100%	100	50%	50%	4380
	R14	Residential	Bedroom		11.52	7.48	7.48	100%	100	50%	50%	4380
	R15	Residential	Bedroom		11.77	7.72	7.72	100%	100	50%	50%	4380
	R16	Residential	Bedroom		7.69	4.67	4.67	100%	100	50%	50%	4380
	R17	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R18	Residential	Bedroom		7.71	4.69	4.69	100%	100	50%	50%	4380
	R19	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R20	Residential	Bedroom		7.71	4.70	4.70	100%	100	50%	50%	4380
	R21	Residential	Kitchen		39.34	31.70	30.70	97%	200	50%	50%	4380
Third	R1	Residential	LKD		48.61	39.13	36.09	92%	150	50%	50%	4380
	R2	Residential	Bedroom		11.56	7.56	6.05	80%	100	50%	50%	4380
	R3	Residential	Bedroom		7.68	4.66	4.66	100%	100	50%	50%	4380
	R4	Residential	Bedroom		9.66	5.67	4.98	88%	100	50%	50%	4380
	R5	Residential	Bedroom		7.48	4.54	4.54	100%	100	50%	50%	4380
	R6	Residential	Bedroom		12.78	8.75	6.67	76%	100	50%	50%	4380
	R7	Residential	LKD		39.08	31.89	31.89	100%	150	50%	50%	4380
	R8	Residential	Bedroom		7.95	4.84	4.84	100%	100	50%	50%	4380
	R9	Residential	Bedroom		11.43	7.70	6.72	87%	100	50%	50%	4380
	R10	Residential	Bedroom		9.28	5.80	5.80	100%	100	50%	50%	4380
	R11	Residential	Bedroom		12.49	8.55	8.28	97%	100	50%	50%	4380
	R12	Residential	Bedroom		12.53	8.59	8.41	98%	100	50%	50%	4380
	R13	Residential	Bedroom		8.81	5.31	5.31	100%	100	50%	50%	4380
	R14	Residential	Bedroom		11.52	7.48	7.48	100%	100	50%	50%	4380
	R15	Residential	Bedroom		11.77	7.72	7.72	100%	100	50%	50%	4380
	R16	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R17	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R18	Residential	Bedroom		7.71	4.69	4.69	100%	100	50%	50%	4380
	R19	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R20	Residential	Bedroom		7.71	4.70	4.70	100%	100	50%	50%	4380
	R21	Residential	Living Room		50.77	41.51	41.18	99%	150	50%	50%	4380
Fourth	R1	Residential	LKD		48.38	38.91	37.04	95%	150	50%	50%	4380
	R2	Residential	Bedroom		11.56	7.56	7.56	100%	100	50%	50%	4380
	R3	Residential	Bedroom		7.68	4.67	4.67	100%	100	50%	50%	4380
	R4	Residential	Bedroom		9.65	5.67	5.67	100%	100	50%	50%	4380
	R5	Residential	Bedroom		7.49	4.54	4.54	100%	100	50%	50%	4380
	R6	Residential	Bedroom		12.78	8.75	8.75	100%	100	50%	50%	4380
	R7	Residential	Bedroom		11.52	7.48	7.48	100%	100	50%	50%	4380
	R8	Residential	Bedroom		11.77	7.72	7.72	100%	100	50%	50%	4380
	R9	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R10	Residential	Bedroom		7.72	4.70	4.70	100%	100	50%	50%	4380
	R11	Residential	Bedroom		7.67	4.66	4.66	100%	100	50%	50%	4380
	R12	Residential	Bedroom		7.69	4.67	4.67	100%	100	50%	50%	4380
	R13	Residential	Bedroom		7.71	4.70	4.70	100%	100	50%	50%	4380
	R14	Residential	Kitchen		38.74	31.20	30.81	99%	200	50%	50%	4380
Fifth	R1	Residential	LKD		48.61	39.13	37.33	95%	150	50%	50%	4380
	R2	Residential	Bedroom		11.56	7.56	7.56	100%	100	50%	50%	4380
	R3	Residential	Bedroom		7.68	4.66	4.66	100%	100	50%	50%	4380
	R4	Residential	Bedroom		9.65	5.67	5.67	100%	100	50%	50%	4380
	R5	Residential	Bedroom		7.48	4.54	4.54	100%	100	50%	50%	4380
	R6	Residential	Bedroom		12.78	8.75	8.75	100%	100	50%	50%	4380
	R7	Residential	Bedroom		11.52	7.48	7.48	100%	100	50%	50%	4380
	R8	Residential	Bedroom		11.77	7.72	7.72	100%	100	50%	50%	4380
	R9	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R10	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R11	Residential	Bedroom		7.71	4.69	4.69	100%	100	50%	50%	4380
	R12	Residential	Bedroom		7.69	4.68	4.68	100%	100	50%	50%	4380
	R13	Residential	Bedroom		7.71	4.70	4.70	100%	100	50%	50%	4380
	R14	Residential	Living Room		50.90	41.63	41.63	100%	150	50%	50%	4380
Sixth	R1	Residential	Living Room		48.30	38.83	26.26	68%	150	50%	50%	4380
	R2	Residential	Bedroom		10.26	6.26	6.26	100%	100	50%	50%	4380
	R3	Residential	Bedroom		7.45	4.50	4.50	100%	100	50%	50%	4380
	R4	Residential	Bedroom		10.23	6.13	6.13	100%	100	50%	50%	4380
	R5	Residential	Bedroom		10.13	6.03	6.03	100%	100	50%	50%	4380
	R6	Residential	Bedroom		7.43	4.47	4.47	100%	100	50%	50%	4380
	R7	Residential	Bedroom		9.36	5.32	5.28	99%	100	50%	50%	4380

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Room Area m2	Effective Area	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours
	R8		Residential	Bedroom	11.55	7.51	7.51	100%	100	50%	50%	4380
	R9		Residential	Bedroom	11.80	7.74	7.74	100%	100	50%	50%	4380
	R10		Residential	Bedroom	7.71	4.70	4.70	100%	100	50%	50%	4380
	R11		Residential	Bedroom	7.71	4.70	4.70	100%	100	50%	50%	4380
	R12		Residential	Bedroom	7.71	4.70	4.70	100%	100	50%	50%	4380
	R13		Residential	Bedroom	7.71	4.70	4.70	100%	100	50%	50%	4380
	R14		Residential	Bedroom	7.71	4.70	4.70	100%	100	50%	50%	4380
	R15		Residential	KD	39.52	32.09	32.09	100%	200	50%	50%	4380
Seventh	R1		Residential	Kitchen	37.36	29.59	27.13	92%	200	50%	50%	4380
	R2		Residential	Bedroom	10.26	6.26	6.26	100%	100	50%	50%	4380
	R3		Residential	Bedroom	7.45	4.50	4.50	100%	100	50%	50%	4380
	R4		Residential	Bedroom	10.23	6.13	6.13	100%	100	50%	50%	4380
	R5		Residential	Bedroom	10.16	6.07	6.03	99%	100	50%	50%	4380
	R6		Residential	Bedroom	7.43	4.48	4.48	100%	100	50%	50%	4380
	R7		Residential	Bedroom	9.40	5.36	5.27	98%	100	50%	50%	4380

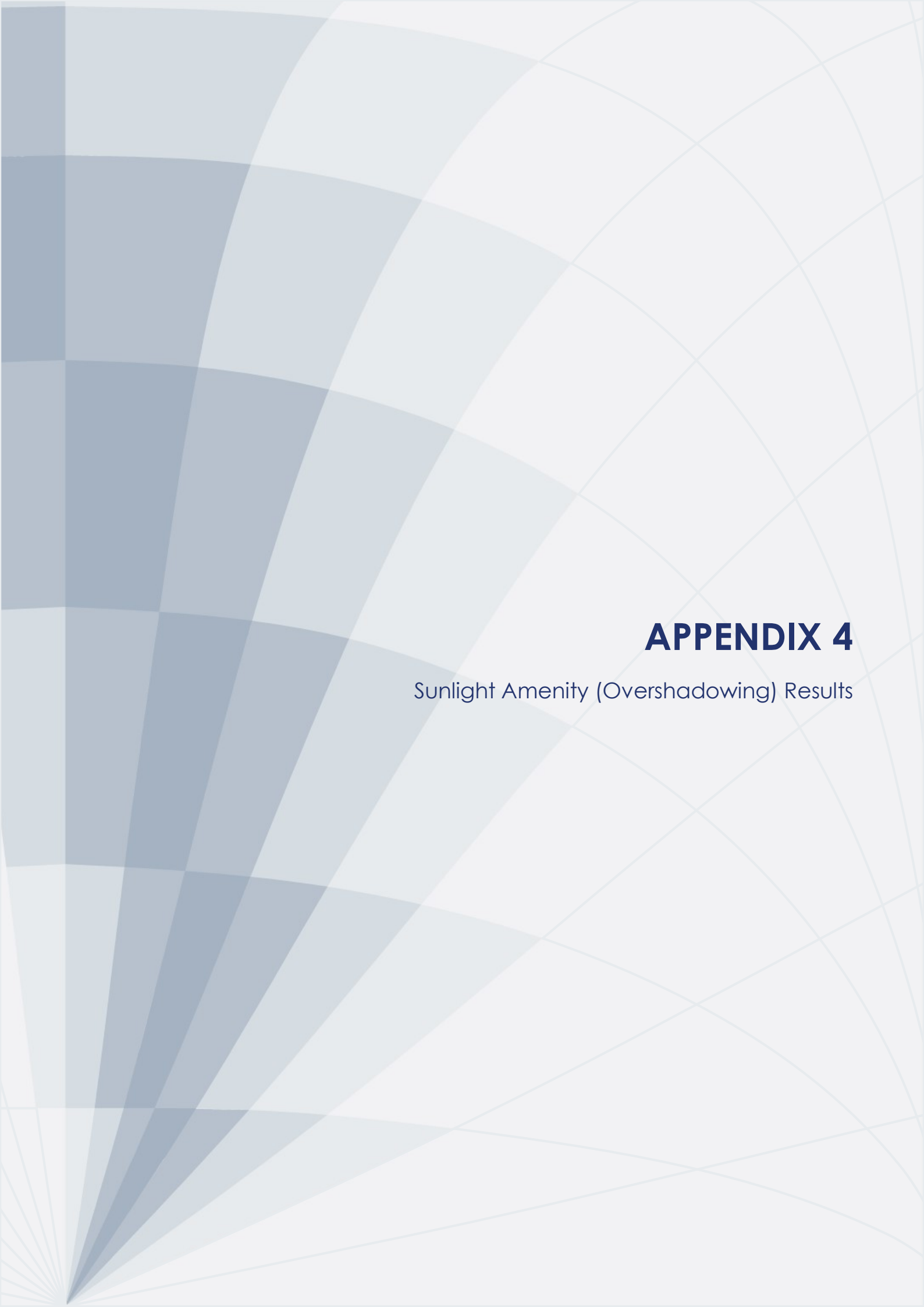
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Proposed Sunlight						
Ground	R1		Residential	LKD	W1	0
					W2	0
					W3	0
						0
Ground	R2		Residential	Bedroom	W4	0.3
						0.3
Ground	R3		Residential	Bedroom	W5	0.3
					W5	0.3
						0.3
Ground	R4		Residential	Bedroom	W6	0.3
						0.3
Ground	R5		Residential	Bedroom	W7	0.2
						0.2
First	R1		Residential	LKD	W1	0
					W2	0.3
					W3	0
						0.3
First	R2		Residential	Bedroom	W4	0.3
						0.3
First	R3		Residential	Bedroom	W5	0.3
						0.3
First	R4		Residential	Bedroom	W6	0.3
						0.3
First	R5		Residential	Bedroom	W7	0
						0
First	R6		Residential	Bedroom	W8	0
						0
First	R7		Residential	LKD	W9	0
					W10	2.2
					W11	4.5
						4.5
First	R8		Residential	Bedroom	W12	0
						0
First	R9		Residential	Bedroom	W13	0
						0
First	R10		Residential	Bedroom	W14	5.6
						5.6
First	R11		Residential	Bedroom	W15	5.6
						5.6
First	R12		Residential	Bedroom	W16	5.6
						5.6
First	R13		Residential	Bedroom	W17	5.6
						5.6
First	R14		Residential	Bedroom	W18	5.6
						5.6
First	R15		Residential	Bedroom	W19	5.5
						5.5
First	R16		Residential	Bedroom	W20	5.6
						5.6
First	R17		Residential	Bedroom	W21	5.6
						5.6
First	R18		Residential	Bedroom	W22	5.6
						5.6
First	R19		Residential	Bedroom	W23	5.6
						5.6
First	R20		Residential	Bedroom	W24	5.6
						5.6

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
First	R21		Residential	Living Room	W25	6.4
					W26	4
					W25	6
					W26	2.2
						6.4
Second	R1		Residential	LKD	W1	0
					W2	0.5
					W3	0
						0.5
Second	R2		Residential	Bedroom	W4	0.3
						0.3
Second	R3		Residential	Bedroom	W5	0.3
						0.3
Second	R4		Residential	Bedroom	W6	0.3
						0.3
Second	R5		Residential	Bedroom	W7	0.2
						0.2
Second	R6		Residential	Bedroom	W8	0
						0
Second	R7		Residential	LKD	W9	0
					W10	2.2
					W11	4.5
						4.5
Second	R8		Residential	Bedroom	W12	0
						0
Second	R9		Residential	Bedroom	W13	0
						0
Second	R10		Residential	Bedroom	W14	5.6
						5.6
Second	R11		Residential	Bedroom	W15	5.6
						5.6
Second	R12		Residential	Bedroom	W16	5.6
						5.6
Second	R13		Residential	Bedroom	W17	5.6
						5.6
Second	R14		Residential	Bedroom	W18	5.6
						5.6
Second	R15		Residential	Bedroom	W19	5.6
						5.6
Second	R16		Residential	Bedroom	W20	5.6
						5.6
Second	R17		Residential	Bedroom	W21	5.6
						5.6
Second	R18		Residential	Bedroom	W22	5.6
						5.6
Second	R19		Residential	Bedroom	W23	5.6
						5.6
Second	R20		Residential	Bedroom	W24	5.6
						5.6
Second	R21		Residential	Kitchen	W25	6
					W26	2.2
					W27	1.7
						6
Third	R1		Residential	LKD	W1	0
					W2	0.5
					W3	0
						0.5
Third	R2		Residential	Bedroom	W4	0.3
						0.3
Third	R3		Residential	Bedroom	W5	0.3

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
						0.3
Third	R4		Residential	Bedroom	W6	0.3
						0.3
Third	R5		Residential	Bedroom	W7	0.3
						0.3
Third	R6		Residential	Bedroom	W8	0.3
						0.3
Third	R7		Residential	LKD	W9	0
					W10	2.2
					W11	4.5
						4.5
Third	R8		Residential	Bedroom	W12	0
						0
Third	R9		Residential	Bedroom	W13	0
						0
Third	R10		Residential	Bedroom	W14	5.6
						5.6
Third	R11		Residential	Bedroom	W15	5.6
						5.6
Third	R12		Residential	Bedroom	W16	5.6
						5.6
Third	R13		Residential	Bedroom	W17	5.6
						5.6
Third	R14		Residential	Bedroom	W18	5.6
						5.6
Third	R15		Residential	Bedroom	W19	5.6
						5.6
Third	R16		Residential	Bedroom	W20	5.6
						5.6
Third	R17		Residential	Bedroom	W21	5.6
						5.6
Third	R18		Residential	Bedroom	W22	5.6
						5.6
Third	R19		Residential	Bedroom	W23	5.6
						5.6
Third	R20		Residential	Bedroom	W24	5.6
						5.6
Third	R21		Residential	Living Room	W25	6.4
					W26	4
						6.4
Fourth	R1		Residential	LKD	W1	0
					W2	0.5
					W3	0
						0.5
Fourth	R2		Residential	Bedroom	W4	0.3
						0.3
Fourth	R3		Residential	Bedroom	W5	0.3
						0.3
Fourth	R4		Residential	Bedroom	W6	0.3
						0.3
Fourth	R5		Residential	Bedroom	W7	0.3
						0.3
Fourth	R6		Residential	Bedroom	W8	0.3
						0.3
Fourth	R7		Residential	Bedroom	W9	5.6
						5.6
Fourth	R8		Residential	Bedroom	W10	5.6
						5.6
Fourth	R9		Residential	Bedroom	W11	5.6
						5.6

Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Fourth	R10		Residential	Bedroom	W12	5.6
						5.6
Fourth	R11		Residential	Bedroom	W13	5.6
						5.6
Fourth	R12		Residential	Bedroom	W14	5.6
						5.6
Fourth	R13		Residential	Bedroom	W15	5.6
						5.6
Fourth	R14		Residential	Kitchen	W16	4.4
					W17	1.6
					W18	1.7
						4.4
Fifth	R1		Residential	LKD	W1	0
					W2	0.5
					W3	0
						0.5
Fifth	R2		Residential	Bedroom	W4	0.3
						0.3
Fifth	R3		Residential	Bedroom	W5	0.3
						0.3
Fifth	R4		Residential	Bedroom	W6	0.3
						0.3
Fifth	R5		Residential	Bedroom	W7	0.3
						0.3
Fifth	R6		Residential	Bedroom	W8	0.3
						0.3
Fifth	R7		Residential	Bedroom	W9	5.6
						5.6
Fifth	R8		Residential	Bedroom	W10	5.6
						5.6
Fifth	R9		Residential	Bedroom	W11	5.6
						5.6
Fifth	R10		Residential	Bedroom	W12	5.6
						5.6
Fifth	R11		Residential	Bedroom	W13	5.6
						5.6
Fifth	R12		Residential	Bedroom	W14	5.6
						5.6
Fifth	R13		Residential	Bedroom	W15	5.6
						5.6
Fifth	R14		Residential	Living Room	W16	6.4
					W17	4
						6.4
Sixth	R1		Residential	Living Room	W1	0.5
					W2	0
						0.5
Sixth	R2		Residential	Bedroom	W3	0.3
						0.3
Sixth	R3		Residential	Bedroom	W4	0.3
						0.3
Sixth	R4		Residential	Bedroom	W5	0.3
						0.3
Sixth	R5		Residential	Bedroom	W6	0.3
						0.3
Sixth	R6		Residential	Bedroom	W7	0.3
						0.3
Sixth	R7		Residential	Bedroom	W8	0.3
						0.3
Sixth	R8		Residential	Bedroom	W9	5.5
						5.5

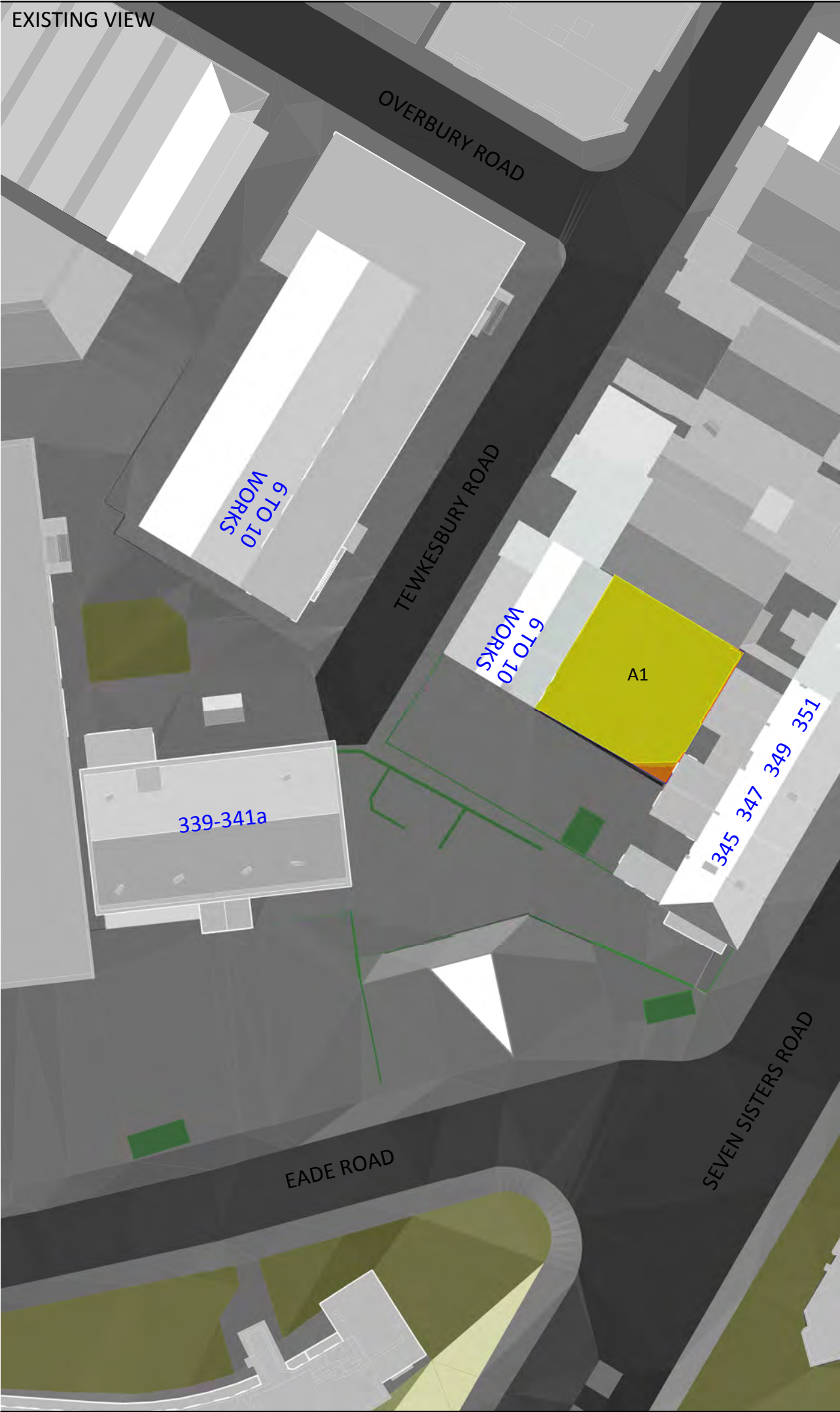
Floor Ref	Room Ref	Room Attribute	Property Type	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)
Sixth	R9		Residential	Bedroom	W10	5.5
						5.5
Sixth	R10		Residential	Bedroom	W11	5.5
						5.5
Sixth	R11		Residential	Bedroom	W12	5.5
						5.5
Sixth	R12		Residential	Bedroom	W13	5.5
						5.5
Sixth	R13		Residential	Bedroom	W14	5.5
						5.5
Sixth	R14		Residential	Bedroom	W15	5.5
						5.5
Sixth	R15		Residential	KD	W16	4.5
					W17	3.4
					W18	2.3
						4.5
Seventh	R1		Residential	Kitchen	W1	0
					W2	0.5
					W3	0
						0.5
Seventh	R2		Residential	Bedroom	W4	0.3
						0.3
Seventh	R3		Residential	Bedroom	W5	0.3
						0.3
Seventh	R4		Residential	Bedroom	W6	0.3
						0.3
Seventh	R5		Residential	Bedroom	W7	0.3
						0.3
Seventh	R6		Residential	Bedroom	W8	0.3
						0.3
Seventh	R7		Residential	Bedroom	W9	0.3
						0.3



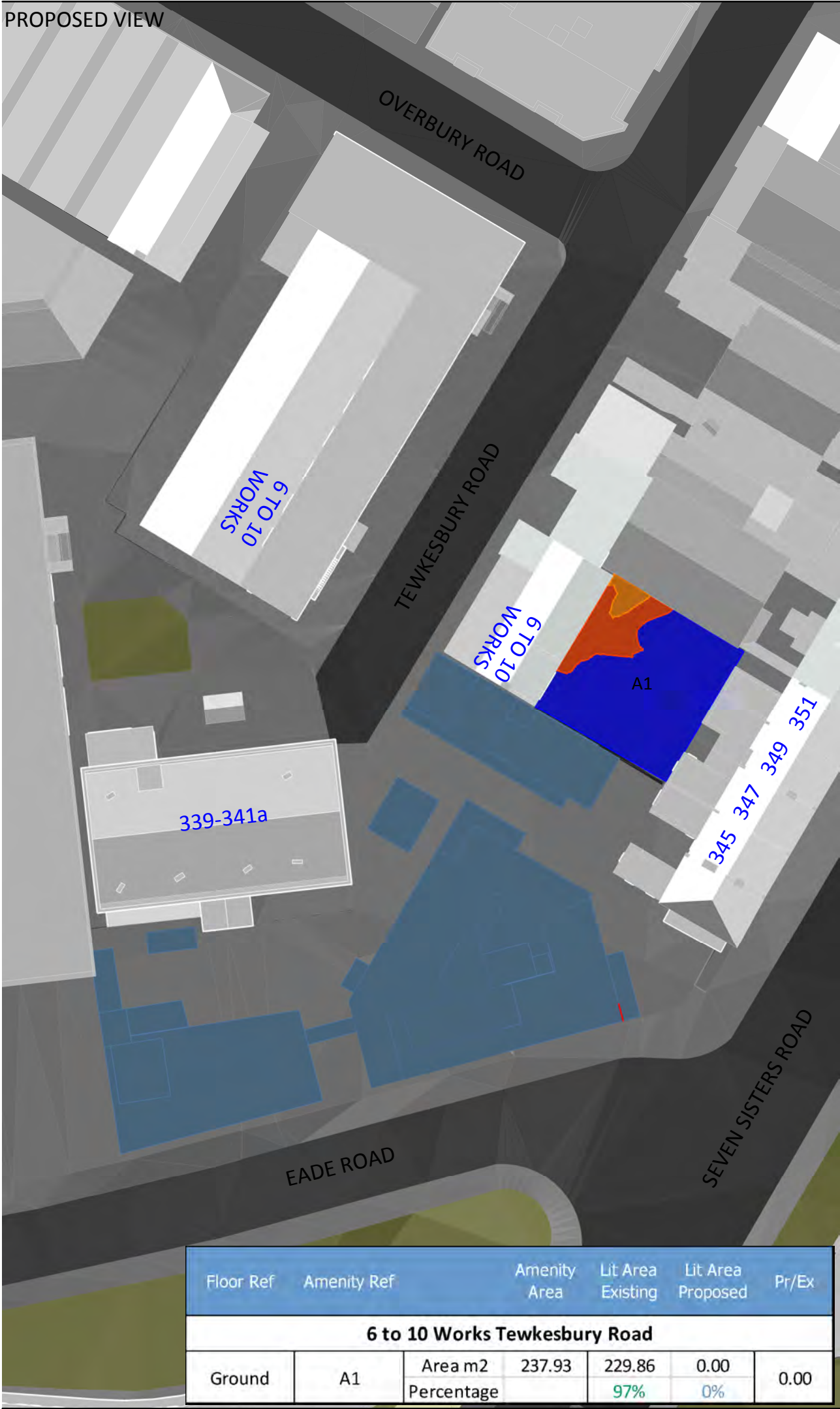
APPENDIX 4

Sunlight Amenity (Overshadowing) Results

EXISTING VIEW



PROPOSED VIEW



Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
6 to 10 Works Tewkesbury Road					
Ground	A1	Area m2	237.93	229.86	0.00
		Percentage	97%	0%	

SOURCES OF INFORMATION:

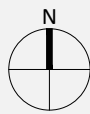
WALDRAMS LTD
2475-08

MORRIS & CO
IR17 (RECEIVED 22.10.2022)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

- NOTES:
- EXISTING SCENARIO SHOWN IN GREEN
- PROPOSED SCENARIO SHOWN IN BLUE
- MORE THAN 2 HOURS OF SUN
 - 1.5 TO 2 HOURS OF SUN
 - 1 TO 1.5 HOURS OF SUN
 - 0.5 TO 1 HOURS OF SUN
 - LESS THAN 0.5 HOURS OF SUN



PROJECT
SEVEN SISTERS ROAD
LONDON, N15

DRAWING
AMENITY ANALYSIS
EXISTING VS PROPOSED SCENARIO

SCALE @ A3
1:500

DATE
25.10.2022

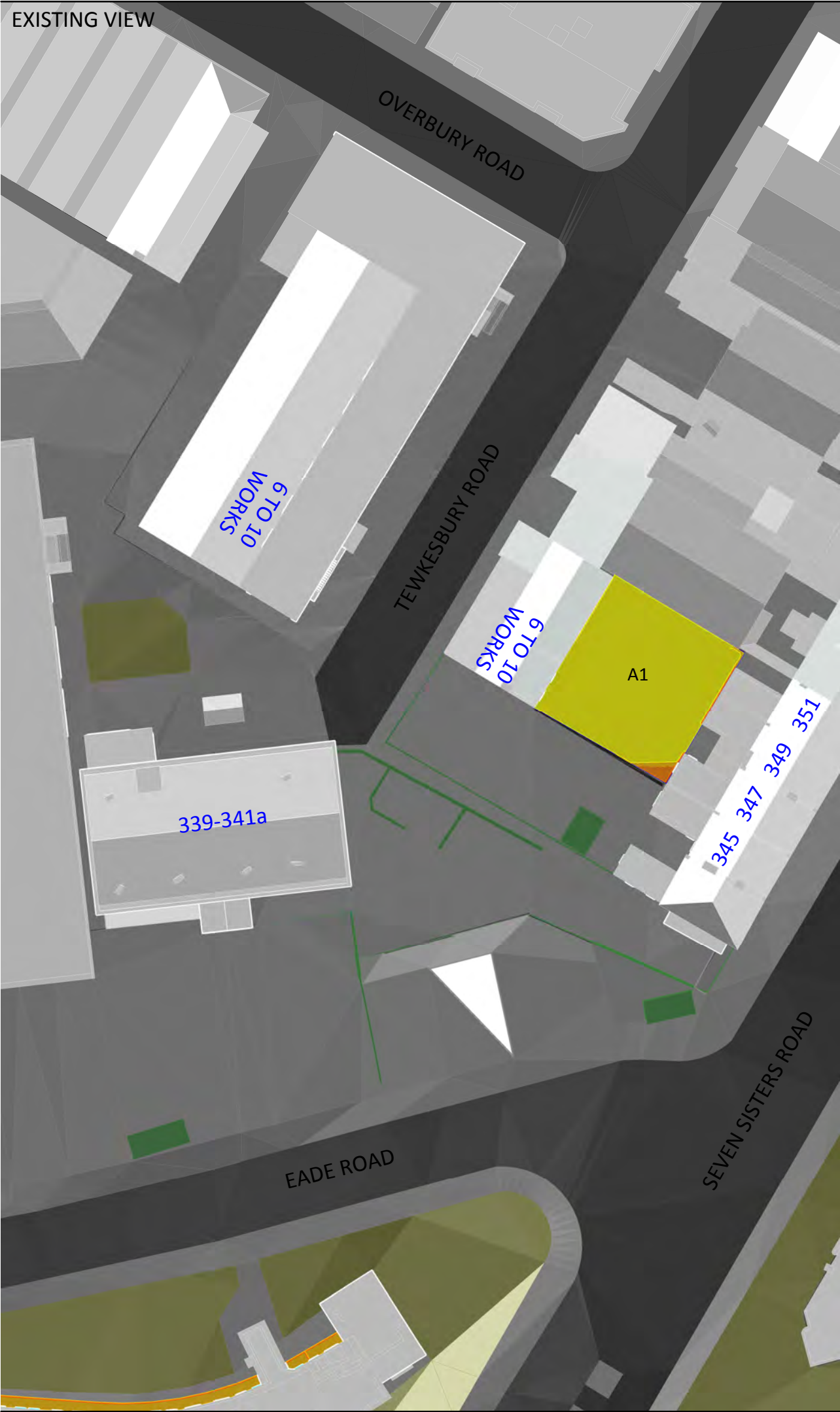
MODELLLED BY
DF

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DF

PROJECT No.
2475

REL No.- DWG No.
09-04

EXISTING VIEW



PROPOSED VIEW



SOURCES OF INFORMATION:

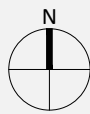
WALDRAMS LTD
2475-08

MORRIS & CO
IR17 (RECEIVED 22.10.2022)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

- NOTES:**
- EXISTING SCENARIO SHOWN IN GREEN
- PROPOSED SCENARIO SHOWN IN BLUE
-  MORE THAN 2 HOURS OF SUN
 -  1.5 TO 2 HOURS OF SUN
 -  1 TO 1.5 HOURS OF SUN
 -  0.5 TO 1 HOURS OF SUN
 -  LESS THAN 0.5 HOURS OF SUN



PROJECT
SEVEN SISTERS ROAD
LONDON, N15

DRAWING
AMENITY ANALYSIS
EXISTING VS PROPOSED SCENARIO
JUNE

SCALE @ A3
1:500

DATE
31.10.2022

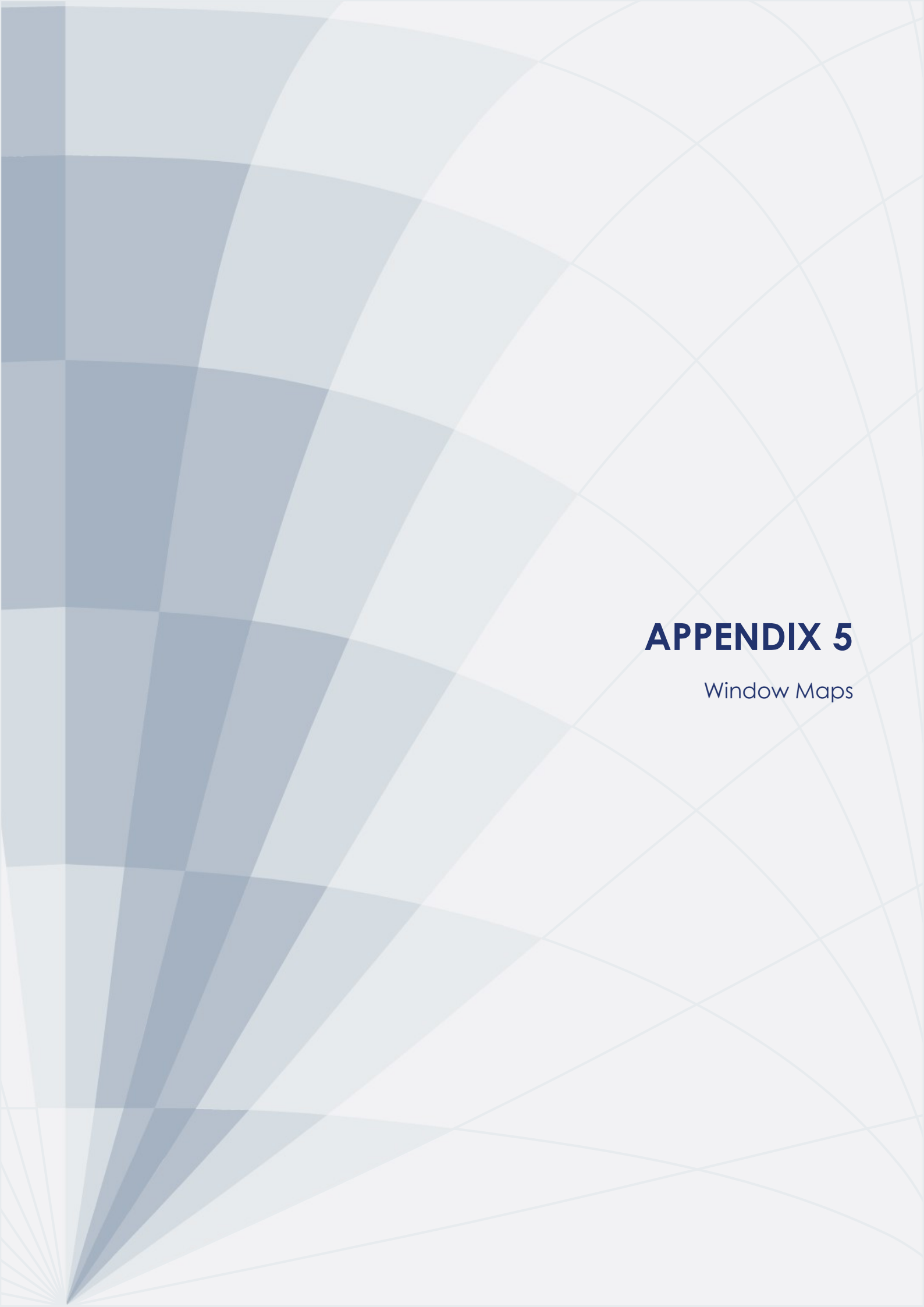
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PROJECT No.
2475

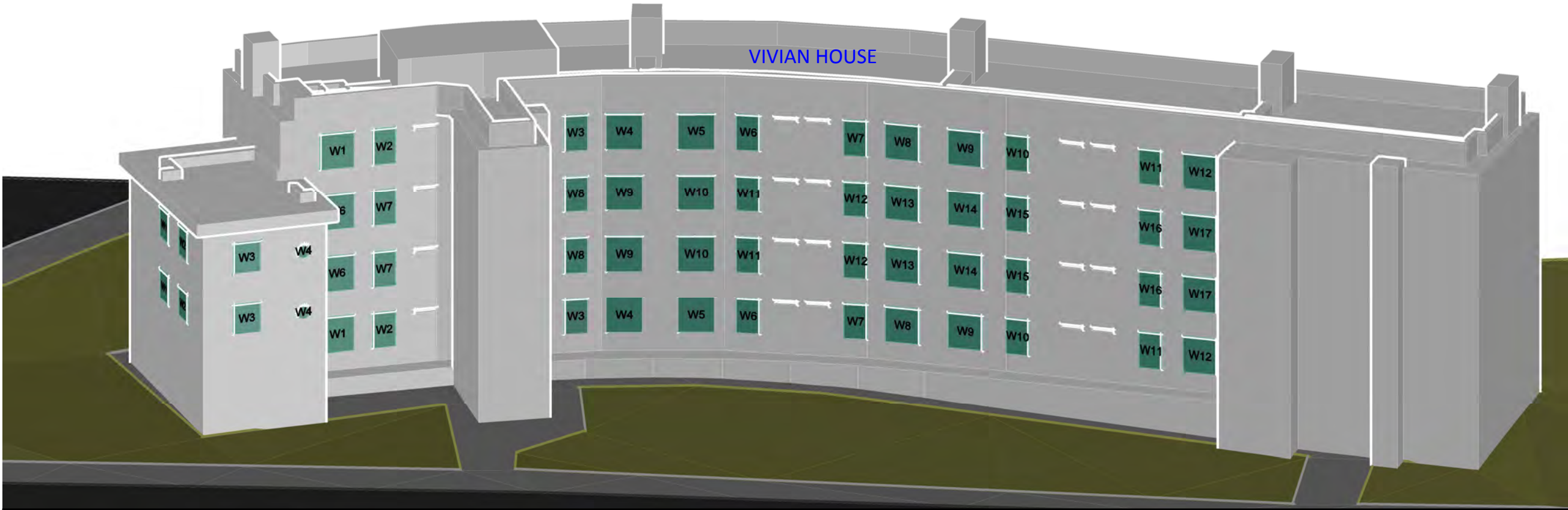
REL No. - DWG No.
09-05

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex
6 to 10 Works Tewkesbury Road					
Ground	A1	Area m2	237.93	236.56	0.80
		Percentage		99%	



APPENDIX 5

Window Maps



SOURCES OF INFORMATION:

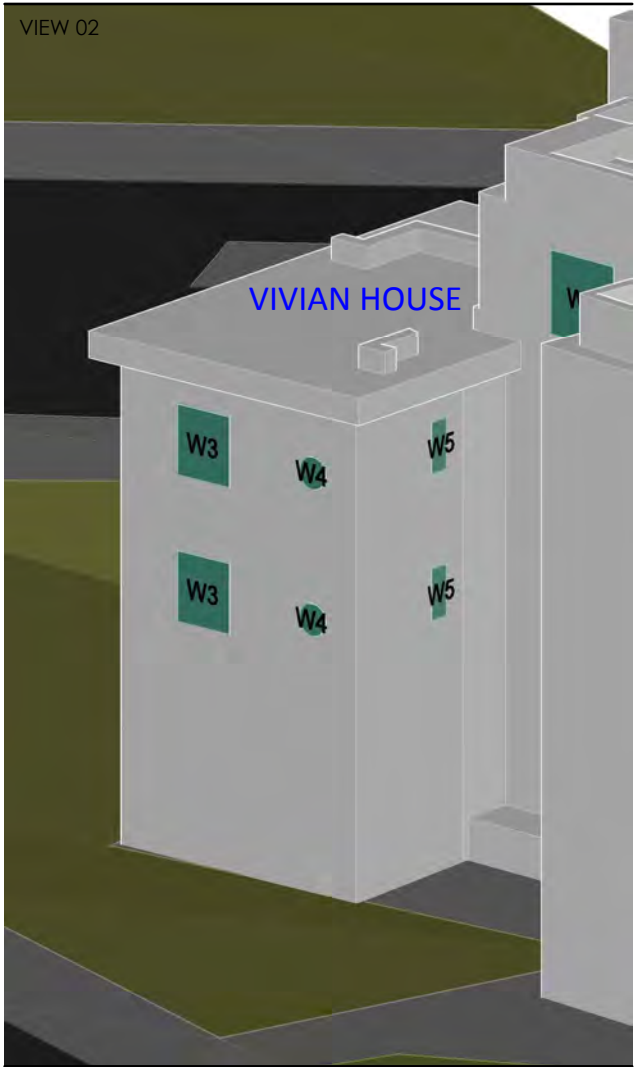
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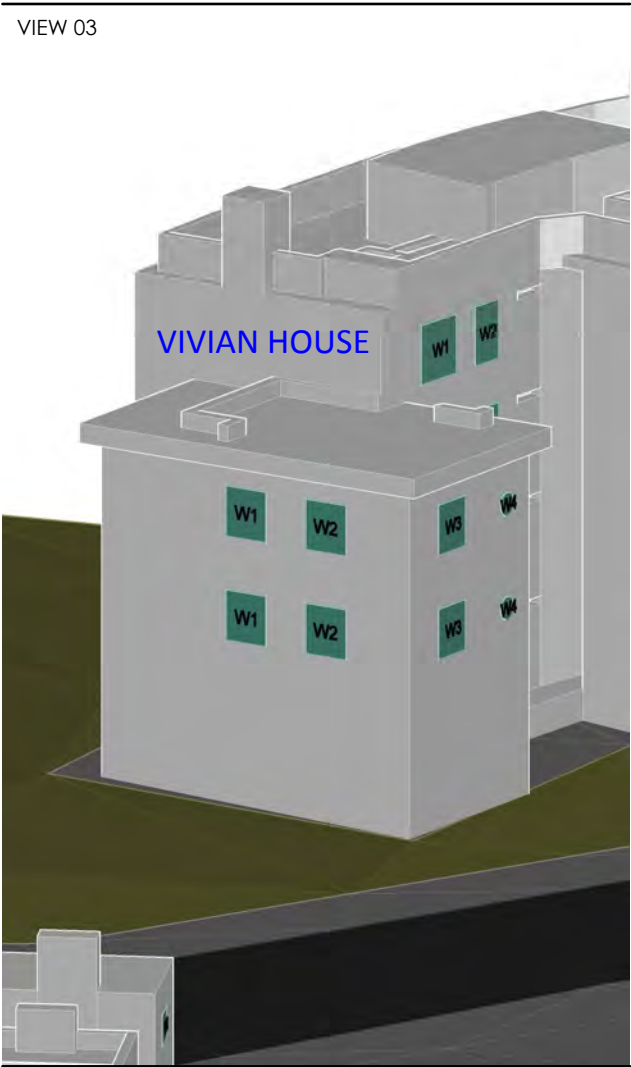
SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

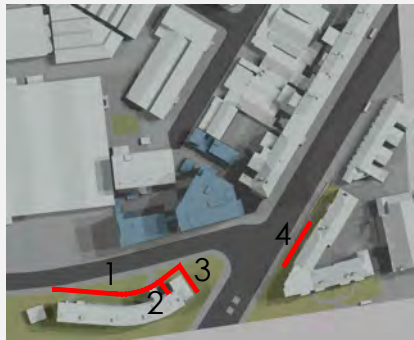
VIEW 02



VIEW 03



VIEW 04



PROJECT
SEVEN SISTERS ROAD
LONDON, N15

DRAWING
WINDOW MAPS

SCALE @ A3
NTS

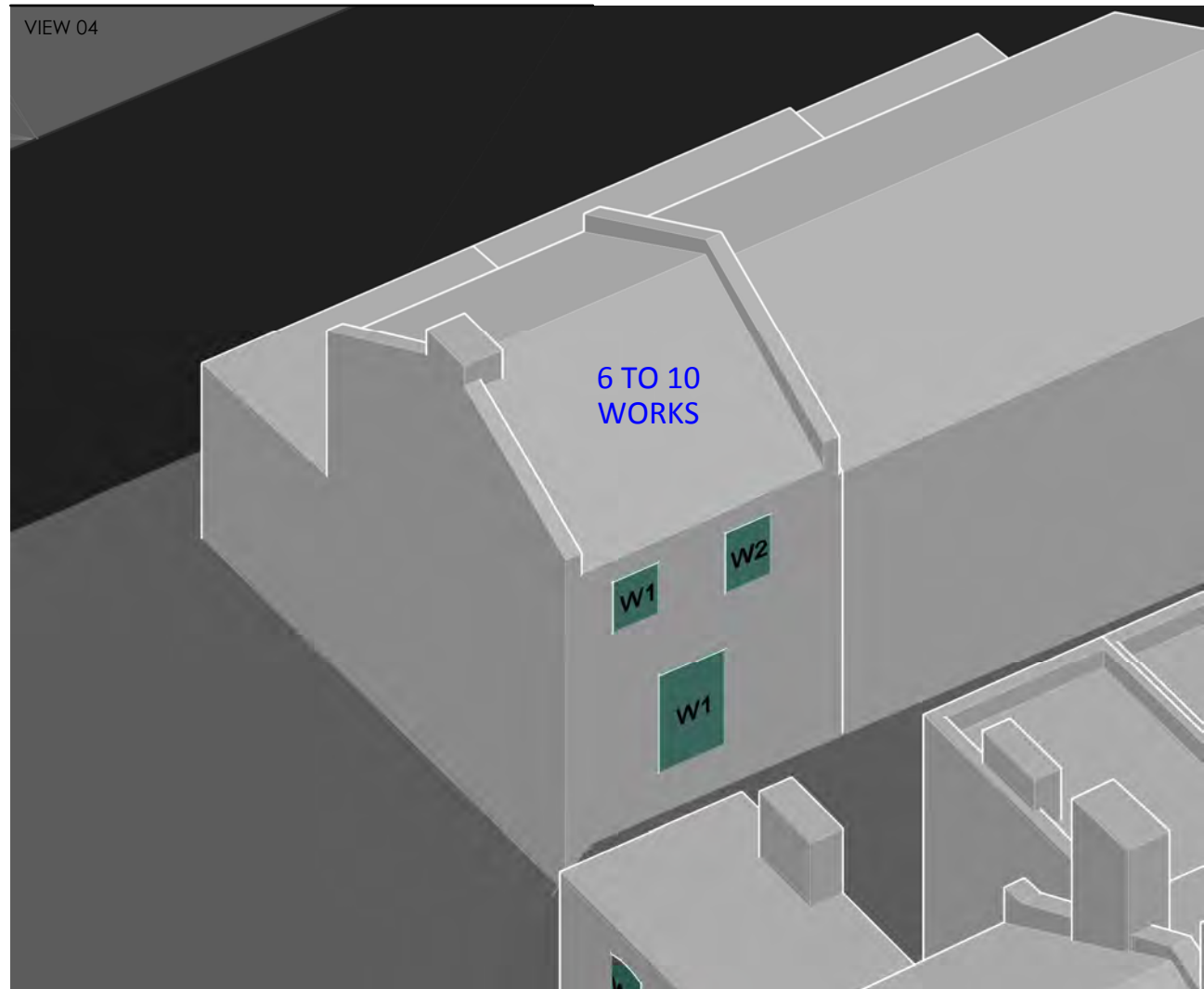
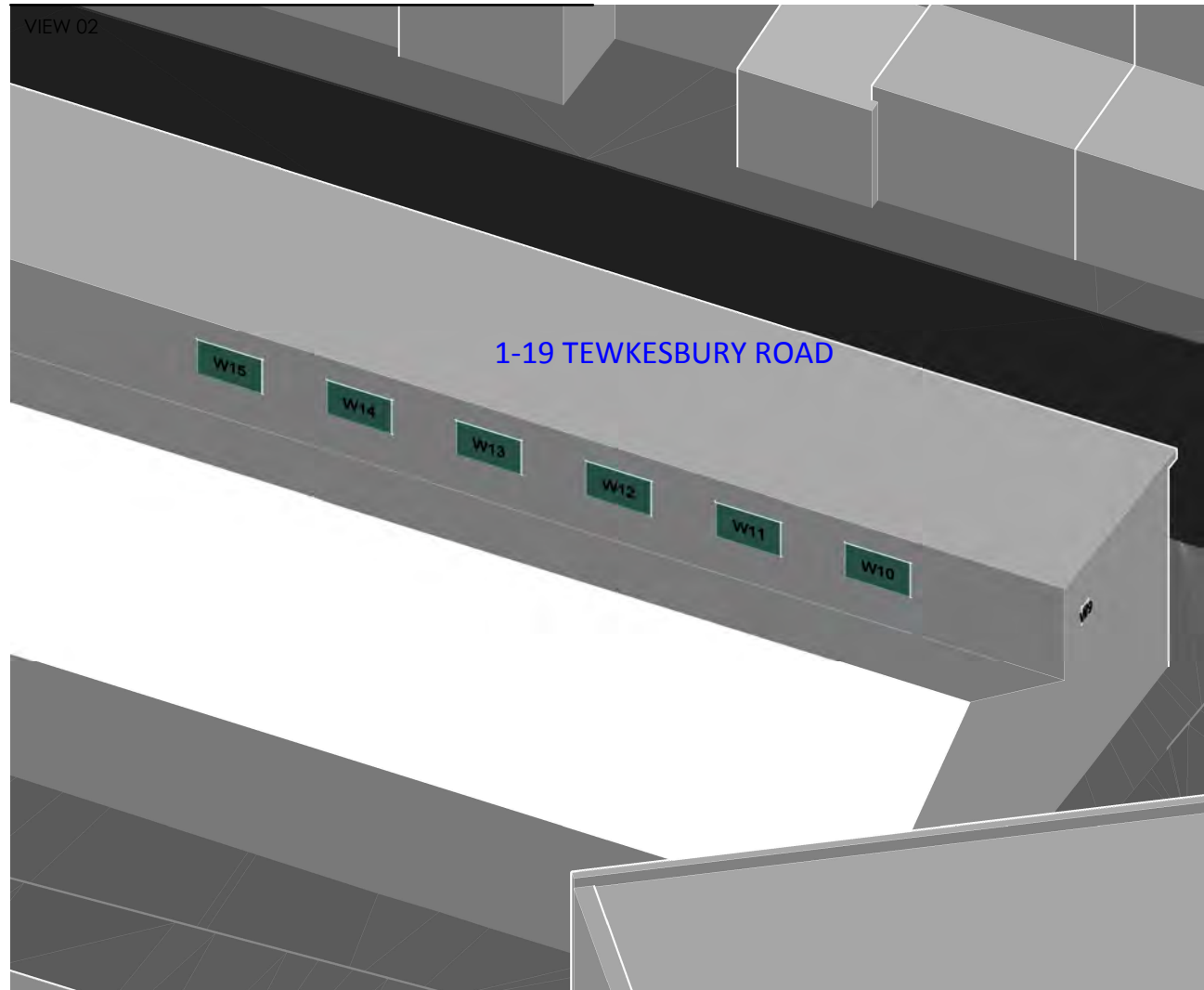
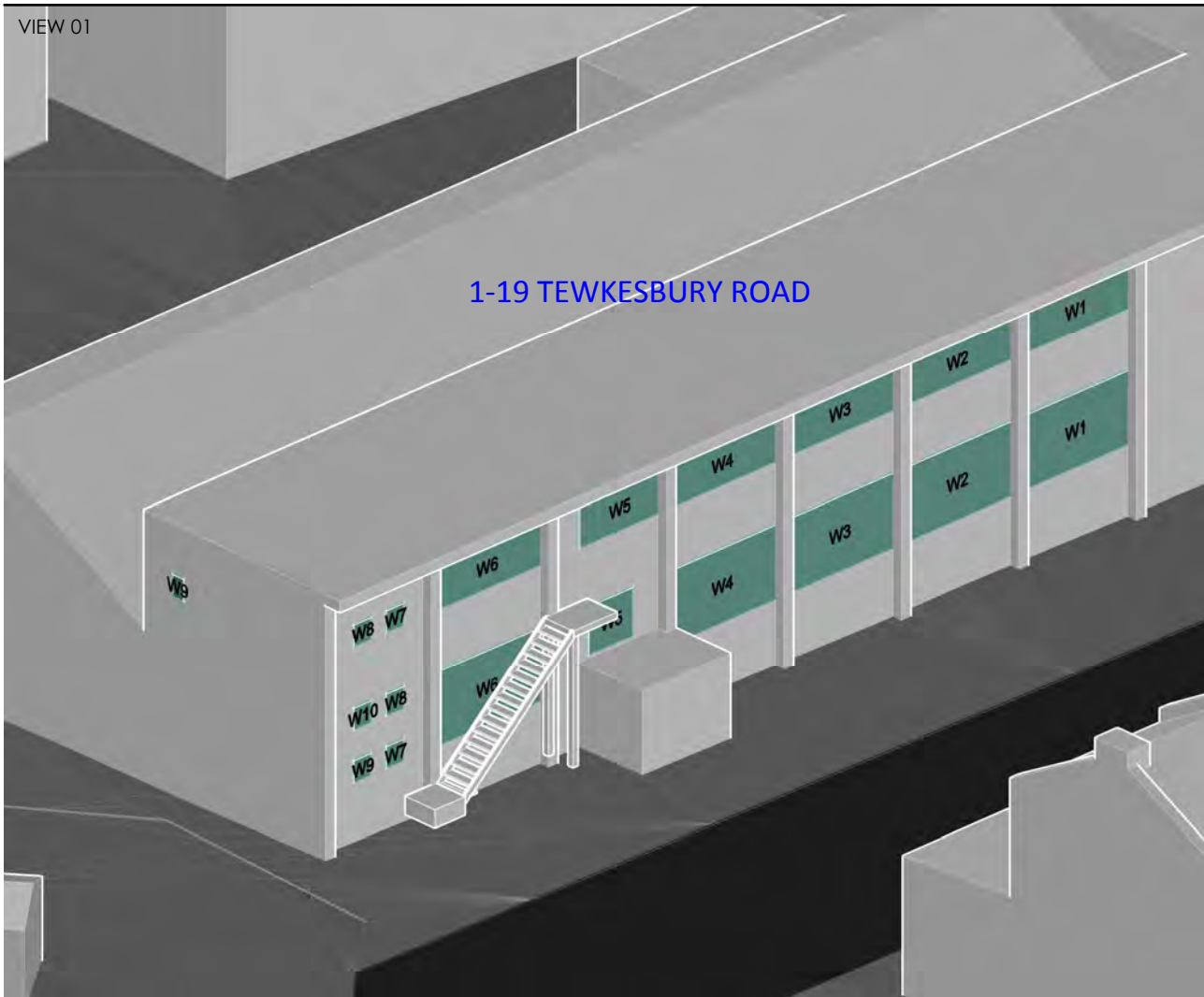
DATE
17.11.2022

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DF

DRAWN BY
VR

PROJECT No.
2475

REL No.- DWG No.
09-12



PROJECT
SEVEN SISTERS ROAD
LONDON, N15

DRAWING
WINDOW MAPS

SCALE @ A3
NTS

DATE
17.11.2022

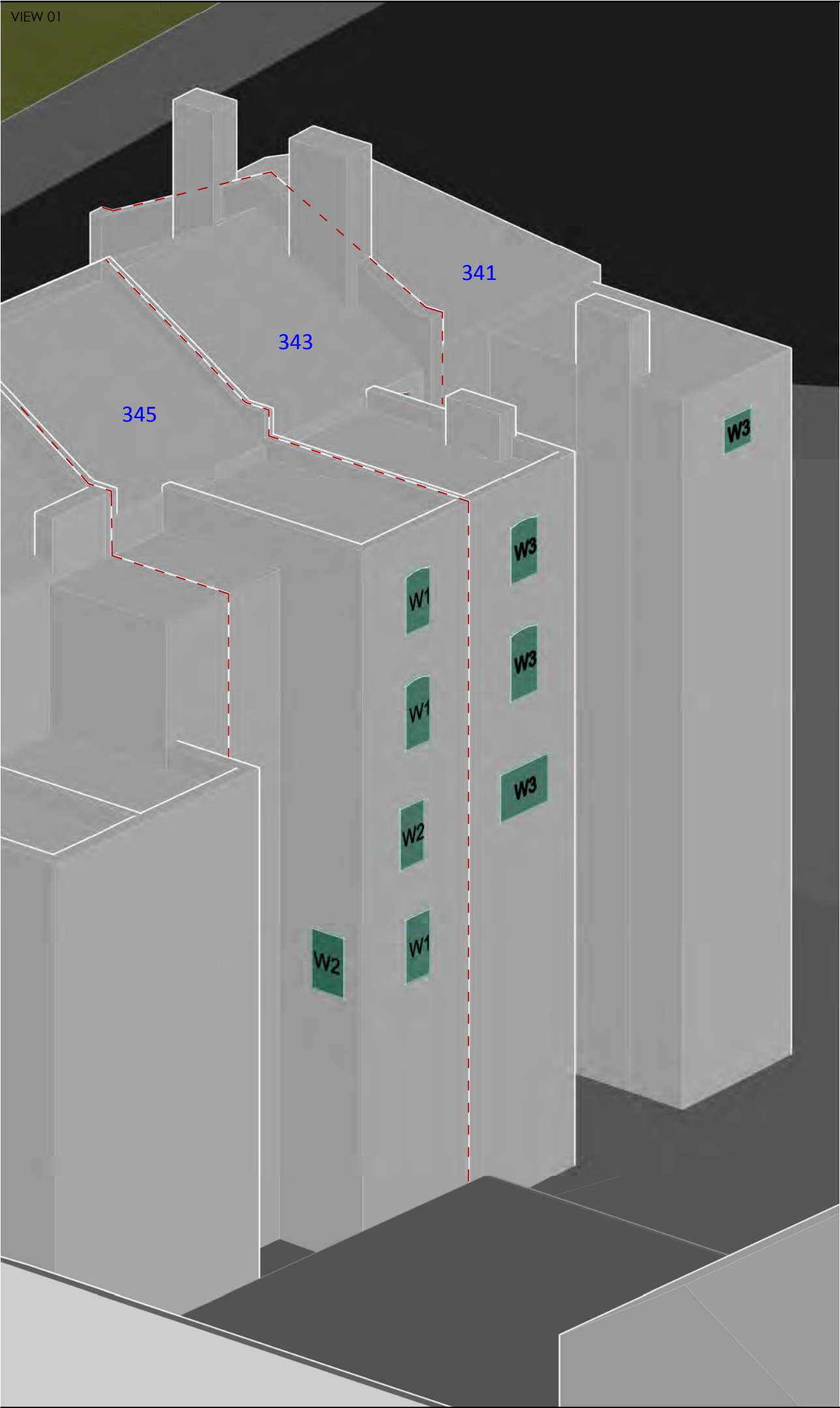
MODELLED BY
DF

DRAWN BY
VR

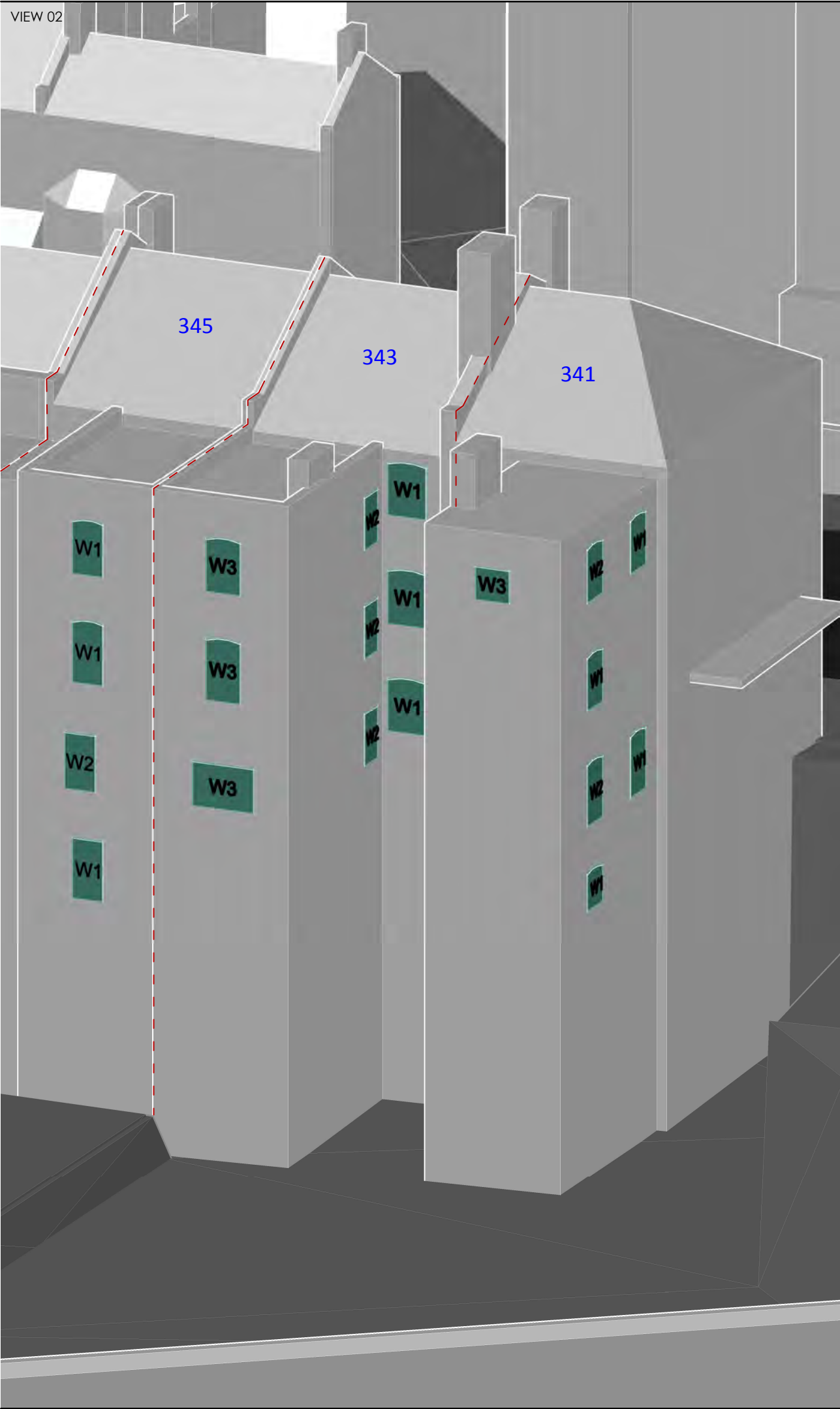
PROJECT No.
2475

REL No.- DWG No.
09-13

VIEW 01



VIEW 02



SOURCES OF INFORMATION:

WALDRAMS LTD
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SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION

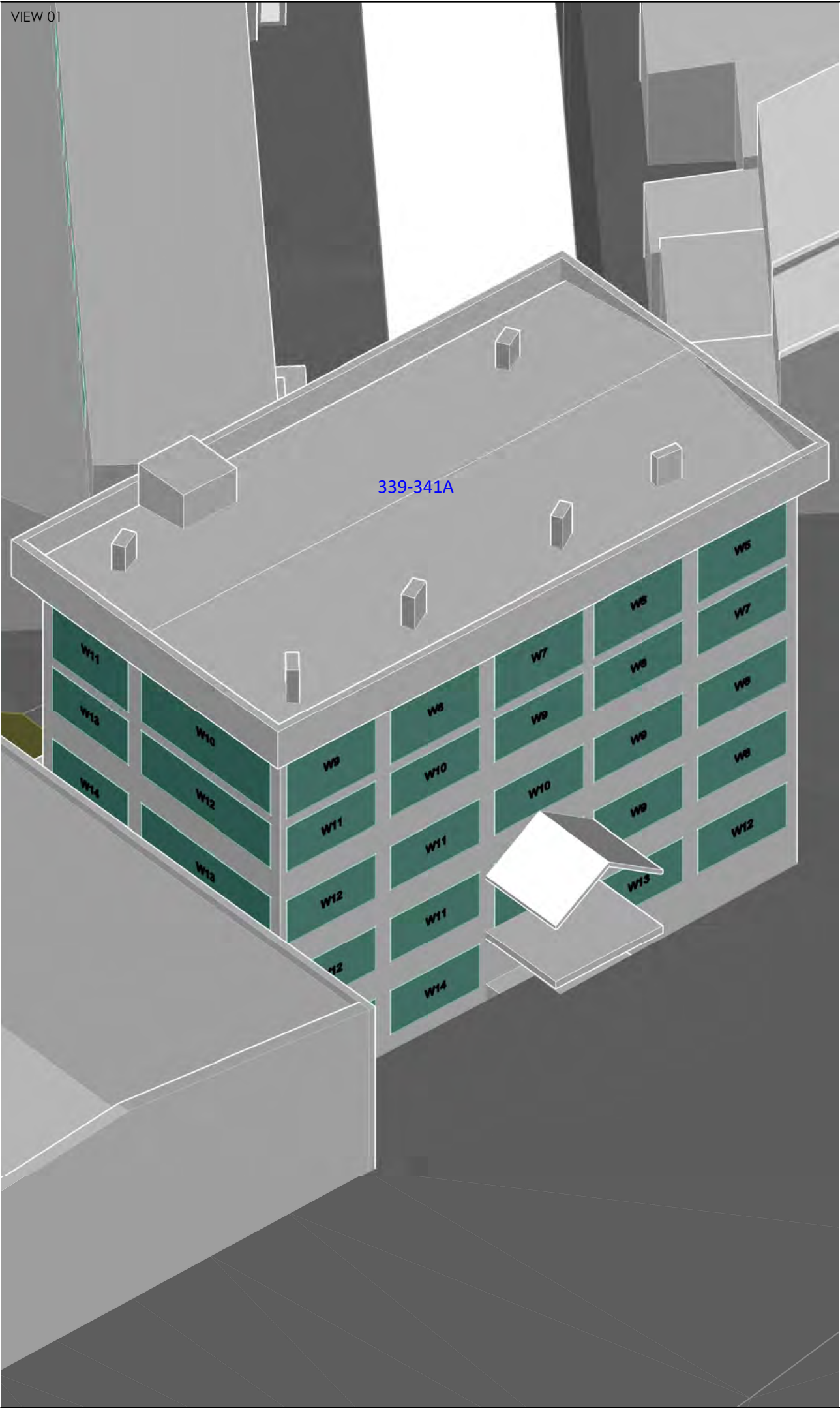


PROJECT
SEVEN SISTERS ROAD
LONDON, N15

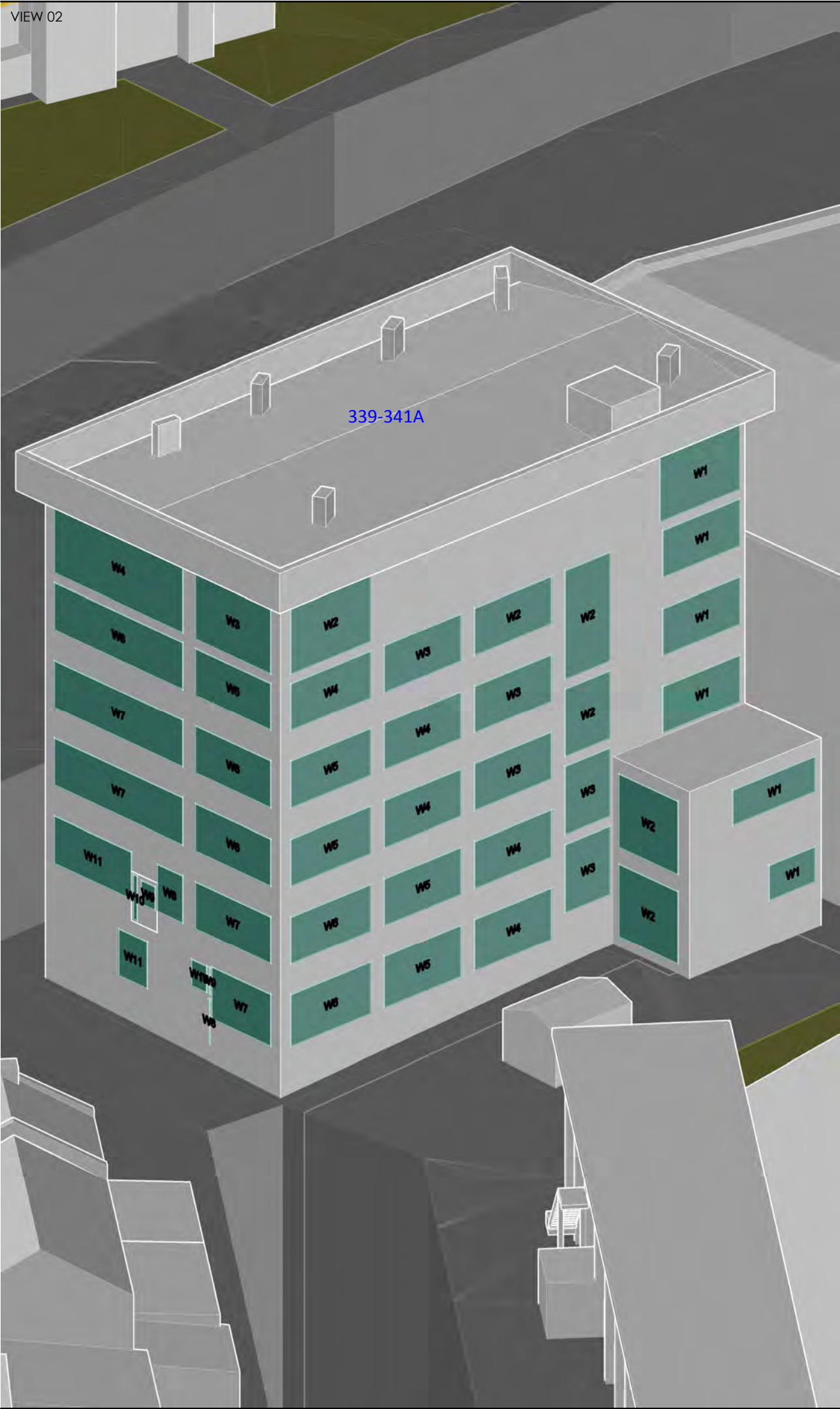
DRAWING
WINDOW MAPS

SCALE @ A3 NTS	DATE 17.11.2022
MODELLED BY DF	DRAWN BY VR
PROJECT No. 2475	REL No.- DWG No. 09-14

VIEW 01



VIEW 02



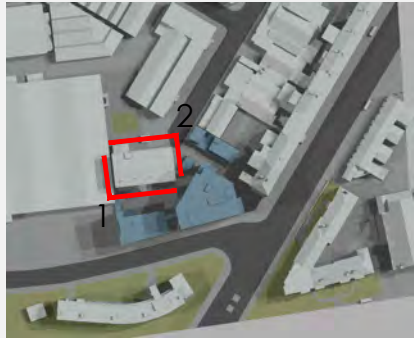
SOURCES OF INFORMATION:

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2475-08

MORRIS & CO
IR17 (RECEIVED 22.10.2022)

SITE PHOTOGRAPHS

SURROUNDING PROPERTY INFORMATION



PROJECT
SEVEN SISTERS ROAD
LONDON, N15

DRAWING
WINDOW MAPS

SCALE @ A3
NTS

DATE
17.11.2022

MODELLED BY
DF

DRAWN BY
VR

PROJECT No.
2475

REL No. - DWG No.
09-15

Waldrams Ltd.

 020 7183 9109

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