

REPORT

**222 ARCHWAY ROAD
HARINGEY
LONDON
N6 5AX**

DAYLIGHT & SUNLIGHT

TO

**PROPOSED
ACCOMMODATION**

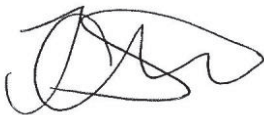
JUNE 2023

CONTENTS OF REPORT

	<u>Page</u>
1. SUMMARY	1
2. PLANNING POLICY	2
3. METHOD OF CALCULATION	8
4. DAYLIGHT RESULTS	12
5. SUNLIGHT RESULTS	13
6. SOURCE INFORMATION	14

Appendices: 1. Location Plan, CAD Model
2. Neighbouring Trees Information
3. Daylight and Sunlight Results – Proposed Accommodation

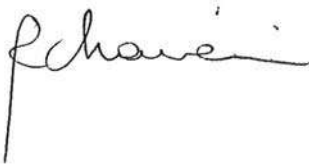
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Job Ref:11869

16 June 2023

222 Archway Road, Haringey, London, N6 5AX.

Daylight & Sunlight

We are instructed to provide a report to consider the Daylight and Sunlight within the proposed development at the above address.

Our report is based upon the 3D model of the proposal and neighbouring buildings prepared by PAPA Architects, information for the adjacent trees also supplied by PAPA architects as well as, our daylight and sunlight studies.

1.0 SUMMARY

- 1.1** This report has been drafted by reference to the Building Research Establishment (BRE) publication (2022), "*Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice*" and local planning policy.
- 1.2** Our studies have confirmed that daylight and sunlight received within the proposed unit would exceed BRE's criteria or the London Plan's recommended advice as further detailed in the main body of this report.
- 1.3** In summary, the scheme has been designed to achieve BRE's criteria and the relevant policies within Haringey Council's Development Plan.

2.0 PLANNING POLICY

2.1. Haringey Council

- 2.1.1 Haringey Council's development plan is set out in a number of documents including the Development Management Development Plan Document (DPD) which was adopted in 2017. The relevant Planning Policy referring to daylight and sunlight is stated as follows:

Policy DM1: Delivering High Quality Design

...

Privacy and amenity

D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- a. Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land.*

2.2. The London Plan 2021

- 2.2.1. The relevant policy above must be read in conjunction with the other relevant plans and guidance, such as the London Plan.
- 2.2.2. The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years. The Plan is part of the statutory development plan for London and the policies in the Plan inform decisions on planning applications across the capital. We refer to the relevant policies with regard to daylight and sunlight and the respective explanatory notes.

Policy D6 Housing quality and standards

C Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

D The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

The explanatory notes that follow Policy D6 include the following comments:

3.6.3 "... a minimum ceiling height of 2.5m for at least 75% of the gross internal area is required so that new housing is of adequate quality, especially in terms of daylight penetration, ventilation and cooling, and sense of space..."

3.6.4 "Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods, natural cross-ventilation, a greater capacity to address overheating..."

3.6.5 "Single aspect dwellings are more difficult to ventilate naturally and are more likely to overheat, and therefore should normally be avoided. Single aspect dwellings that are north facing, contain three or more bedrooms or are exposed to noise levels above which significant adverse effects on health and quality of life occur, should be avoided. The design of single aspect dwellings must demonstrate that all habitable rooms and the kitchen are provided with adequate passive ventilation, privacy and daylight, and that the orientation enhances amenity, including views..."

3.6.6 "A variety of approaches to housing typologies and layout of buildings should be explored to make the best use of land and create high quality, comfortable and attractive homes. For example, increasing ceiling heights and having bay windows can optimise daylight and sunlight and allow buildings to be closer together than can otherwise be achieved"

Table 3.2 Qualitative design aspects to be addressed in housing developments.

- iii) The site layout, orientation and design of individual dwellings and, where applicable, common spaces should:*
- provide privacy and adequate daylight for residents*

3.6.11 "... The Mayor intends to produce a single guidance document which clearly sets out the standards which need to be met in order to implement Policy D6 Housing quality and standards for all housing tenures, as well as wider qualitative aspects of housing

developments. This will include guidance on daylight and sunlight standards. This will build on the guidance set out in the 2016 Housing SPG and the previous London Housing Design Guide”.

Policy D8 Public realm

Development Plans and development proposals should:

J ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place.

2.3. 2016 Housing Supplementary Planning Guidance

2.3.1. Daylight and Sunlight

Standard 32 – *All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen/dining spaces should preferably receive direct sunlight.*

The explanatory notes that follow Standard 32 include the following comments:

2.3.45 “... In addition to the above standards, BRE good practice guidelines and methodology can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3”.

Section 1.3 is entitled ‘Optimising Housing Potential’ and confirms that “... ‘optimisation’ can be defined as ‘developing land to the fullest amount consistent with all relevant planning objectives’...”.

2.3.46 “Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units would achieve good amenity for residents...”.

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 strategic approach to optimising 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”.

2.3.2. Dual Aspect

Standard 29 – *Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.*

The explanatory notes that follow Standard 29 include the following comments:

2.4.37 *“Dual aspect dwellings with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods...”.*

2.4.39 *“... The design of single aspect flats will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy and daylight and the orientation enhances amenity, including views. North facing single aspect dwellings should be avoided wherever possible. However, in applying this standard consideration should also be given to other planning and design objectives for a site, for example the aim to maximise active frontages and minimise inactive frontages”.*

2.4.41 *“In single aspect dwellings with more than two bedrooms it is difficult to achieve adequate natural ventilation and daylight to all rooms in an efficient plan layout which avoids long internal corridors. Single aspect dwellings containing three or more bedrooms should therefore be avoided. The design of single aspect ground floor dwellings will require particular consideration to maintain privacy and adequate levels of daylight”.*

2.3.3. Policy 7.6 Architecture – *“...B. Buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings.*

The explanatory notes that follow Policy 7.6 include the following comments:

1.3.45 Policy 7.6Bd requires new development to avoid causing ‘unacceptable harm’ to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed.

An appropriate degree 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.

2.4. National Planning Policy Framework (NPPF) – July 2021

2.4.1. The National Planning Policy Framework was revised on 20 July 2021 and sets out the Government’s planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

2.4.2. The document contains reference to daylight and sunlight in Chapter 11 – Making effective use of land, in particular in the section Achieving appropriate densities and paragraph 125 as detailed below:

125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. 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).

2.5 Summary

- 2.5.1 None of the policies mentioned above provide numerical values for daylight or sunlight. Those given in this report are based upon the BRE guidance referred to within the London Plan and are more fully detailed in the items that follows this.

3.0 METHOD OF CALCULATION

3.1 Building Research Establishment

3.1.1 The calculations and considerations within this report are based upon the Building Research Establishment (BRE) publication (2022) "Site layout planning for daylight and sunlight. A guide to good practice". It is intended to be used in conjunction with the interior daylighting recommendations in BS EN 17037 *Daylight in buildings, in the CIBSE publication LG 10 Daylighting – a guide for designers* and its UK National Annex.

3.1.2 BRE confirm that the Guide does not contain mandatory requirements and in the introduction provides a full explanation of its purpose:

"The Guide is intended for building designers and their clients, consultants and planning officials."

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy."

"It aims to help rather than constrain the designer."

"Although it gives numerical guidelines these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."

"In special circumstances the developer or planning authority may wish to use different target levels. For example, in an historic city centre, or in an area with high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings."

3.2 Modelling and Results

3.2.2 Our analysis and subsequent results are produced by the application of our specialist software on our three-dimensional model, images of which are included in Appendix 1. This is based upon survey information, supplemented by photographs, plus the architect's plan drawings also included in Appendix 3.

3.2.3 In this model, the existing site building is defined in blue, the neighbouring buildings in grey and the proposed building in light brown.

3.3 Daylight

3.3.1 Daylight is not specific to a particular direction, as it is received from the dome of the sky. Reference is made in the BRE Guide to various methods of assessing the effect a development will have on diffused daylight.

3.3.2 To assess the daylight within the proposed buildings, BS EN17037 provides two methodologies, the illuminance and the daylight factor methods, and gives three levels of recommendation, minimum, medium and high. *“For compliance with the standard, a daylit space should achieve the minimum level of recommendation”*. We refer to the illuminance method in this report as the most accurate calculation of daylight within the proposed accommodation.

3.3.3 The **illuminance method** *“involves using climatic data for the location of the site ... 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”*.

“A target illuminance (ET) should be achieved across at least half of the reference plane in a daylit space for at least half of the daylight hours. Another target illuminance (ETM) should also be achieved across 95% of the reference plane for at least half of the daylight hours; this is the minimum target illuminance to be achieved towards the back of the room”.

3.3.4 The National Annex provides the UK guidance on minimum daylight provision in all UK dwellings (*“intended for ‘hard to light’ dwellings”*) as follows:

- 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.

“Where a room has a shared use, the highest target should apply. ... 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 kitchen space would still need to be included in the assessment area”.

3.3.5 With regard to calculations for daylight within the proposed accommodation, we have used the following values that the BRE guide has recommended, that together are computed to produce the illuminance and daylight factor values:

- Glazing transmittance – 0.68 for the double glazing (BRE default reading)
 - 0.64 for the frosted glass
- Net glazed area of the window – windows with small panes – 0.5 (BRE default reading)
 - normal windows with opening lights – 0.6 (BRE default reading)
 - patio doors – 0.7 (BRE default reading)
- Maintenance Factor – vertical glazing no overhang – 8% which equates to 0.92 in the results
 - vertical glazing sheltered from rain – 24% which equates to 0.76 in the results
 - sloping rooflight – 16% which equates to 0.84 in the results
 - horizontal rooflight – 24% which equates to 0.76 in the results
- Interior surface reflectance – walls – 0.50 (BRE default reading)
 - ceilings – 0.70 (BRE default reading)
 - floors – 0.20 (BRE default reading)
- External surface reflectance – walls and obstructions – 0.20 (BRE default reading)
 - ground – 0.20 (BRE default reading)
- Assessment grid – 0.85 m high
 - excluding a band of 0.3 m from the walls.

3.4 Sunlight

3.4.1 Proposed accommodation *“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.*

Where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations.

3.4.3 BRE acknowledges that a simple layout strategy can be an issue for flats:

“Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight. In both flats and houses, a sensible approach is to try to match internal room layout with window/wall orientation. Where possible, living rooms should face the southern or western parts of the sky and kitchens towards the north or east.

The overall sunlighting potential of a large residential development may be initially assessed by counting how many dwellings have a window to a main living room facing south, east or west. The aim should be to minimise the number of dwellings whose living rooms face solely north, north east or north west, unless there is some compensating factor such as an appealing view to the north.”

3.4.4 BRE then provides an example of “careful layout design” in which “four out of the five flats shown have a south-facing living room”. This example is provided without having to consider the site constraints that impact upon most urban locations.

4.0 DAYLIGHT RESULTS

4.1 The purpose of this report is to provide an assessment of the daylight and sunlight within the proposed accommodation. The location and massing of the proposal will not be revised and therefore, it is not necessary to assess the neighbouring buildings. Images of the 3D model are in Appendix 1. The information of the surrounding trees is in Appendix 2 and the Daylight and Sunlight results are in Appendix 3.

4.2 Proposed Accommodation

4.2.1 PAPA architects have provided us with a 3D model of the proposal which includes internal fixtures, such as the staircase and partitions as well as the surrounding buildings. We have also been issued with a document providing the dimensions for the adjacent trees. The trees have been modelled according to this document to determine the additional obstruction to daylight despite the trees being deciduous. The Illuminance (which is fully explained in item 3.3.7) has been used to assess the habitable rooms throughout the proposal.

4.2.2 The results confirm that every habitable room achieves or exceeds BRE's criteria of 50%.

4.2.4 During the autumn and winter months when the adjacent trees lose their leaves, further daylight would enter all 3 habitable rooms. This would result in higher SDA values than those included within this report.

4.3 Daylight Summary

4.3.1 Within the proposed accommodation, the habitable rooms all achieve or exceed BRE's criteria.

5 SUNLIGHT RESULTS

5.1 Proposed Accommodation

- 5.1.1 Sunlight availability has been considered in relation to the habitable rooms. The sunlight results are defined in Appendix 3.

The SE (Sunlight Exposure) results confirm that all 3 bedrooms exceed BRE's criteria of achieving 1.5 hours sunlight. These rooms achieve 2.7 hours, 5.5 hours and 6.6 hours of sunlight. The Living/Dining room would achieve 0 hours sunlight annually. This is due to orientation since this room faces within 90 degrees of north. The London Plan considers such instances and provides the following advice

2.3.46 "Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units would achieve good amenity for residents..."

Therefore, notwithstanding the recommendation in BS EN 17037[1] for a minimum of 1.5 hours of direct sunlight to all spaces since all of the habitable rooms achieve or exceed BRE's daylight criteria, the above advice recommended by The London Plan has been adhered to and therefore, the results should be deemed satisfactory.

5.2 Sunlight Summary

- 5.2.1 The SE results for the bedrooms exceed BRE's recommendation of 1.5 hours. The Living room achieves 0 hours sunlight but also 52% daylight which adheres to The London Plans advice.

6.0 **SOURCES**

BVP's modelling and analysis are based on the following information:

6.1 **OSmap** and 3D model issued by PAPA Architects on 06.07.2021, drawings:

- 2102_98_001_Existing_Site_Plan.dwg
- porposed.dwg

6.2 **Photos** available on Google Maps, Street View and Bing Maps.

6.3 **Site Visit Photos** issued by PAPA Architects on 06.07.2021:

- 222 Archway Road_ Office Photos.pdf

6.4 **Final proposed drawings** issued by PAPA Architects on 15.06.2023, drawing:

- 2102_00_200_Proposed_Basement_and_Ground_Floor_Plans.dwg
- 2102_00_201_Proposed_Roof_Floor_Plan.dwg
- 2102_00_210_Proposed_Front_Elevation.dwg
- 2102_00_211_Proposed_Rear_Elevation.dwg

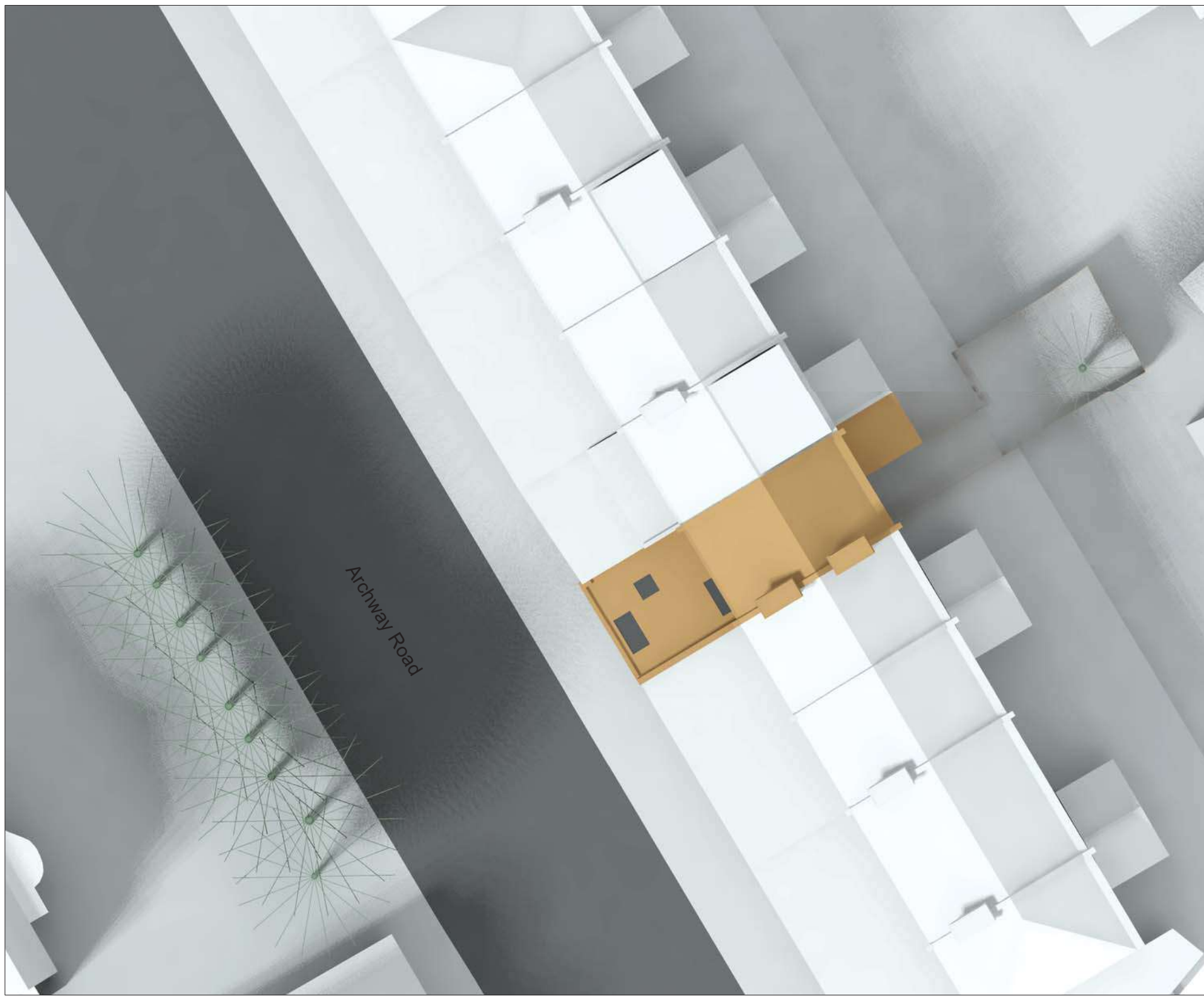
6.5 **Neighbouring Info** for adjacent Trees issued by PAPA Architects on 06.07.2021, drawing:

- 740818.pdf
- 740824.pdf

APPENDIX 1

LOCATION PLAN

CAD MODEL



Archway Road



KEY:

- Existing Neighbouring Buildings
- Proposed Site Building

SOURCES

OSmap issued by PAPA Architects on 06.07.2021, drawings:
-2102_98_001_Existing_Site_Plan.dwg

Photos available on Google Maps, Street View and Bing Maps.

Site Visit Photos issued by PAPA Architects on 06.07.2021:
-222 Archway Road_Office Photos.pdf

Final **proposed drawings** issued by PAPA Architects on 15.06.2023, drawing:
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-2102_00_201_Proposed_Roof_Plan.dwg
-2102_00_210_Proposed_Front_Elevation.dwg
-2102_00_211_Proposed_Rear_Elevation.dwg

Neighbouring Info for adjacent trees issued by Papa Architects on 06.07.2021, drawings:
-740818.pdf
-740824.pdf

Rev.	Date	Description

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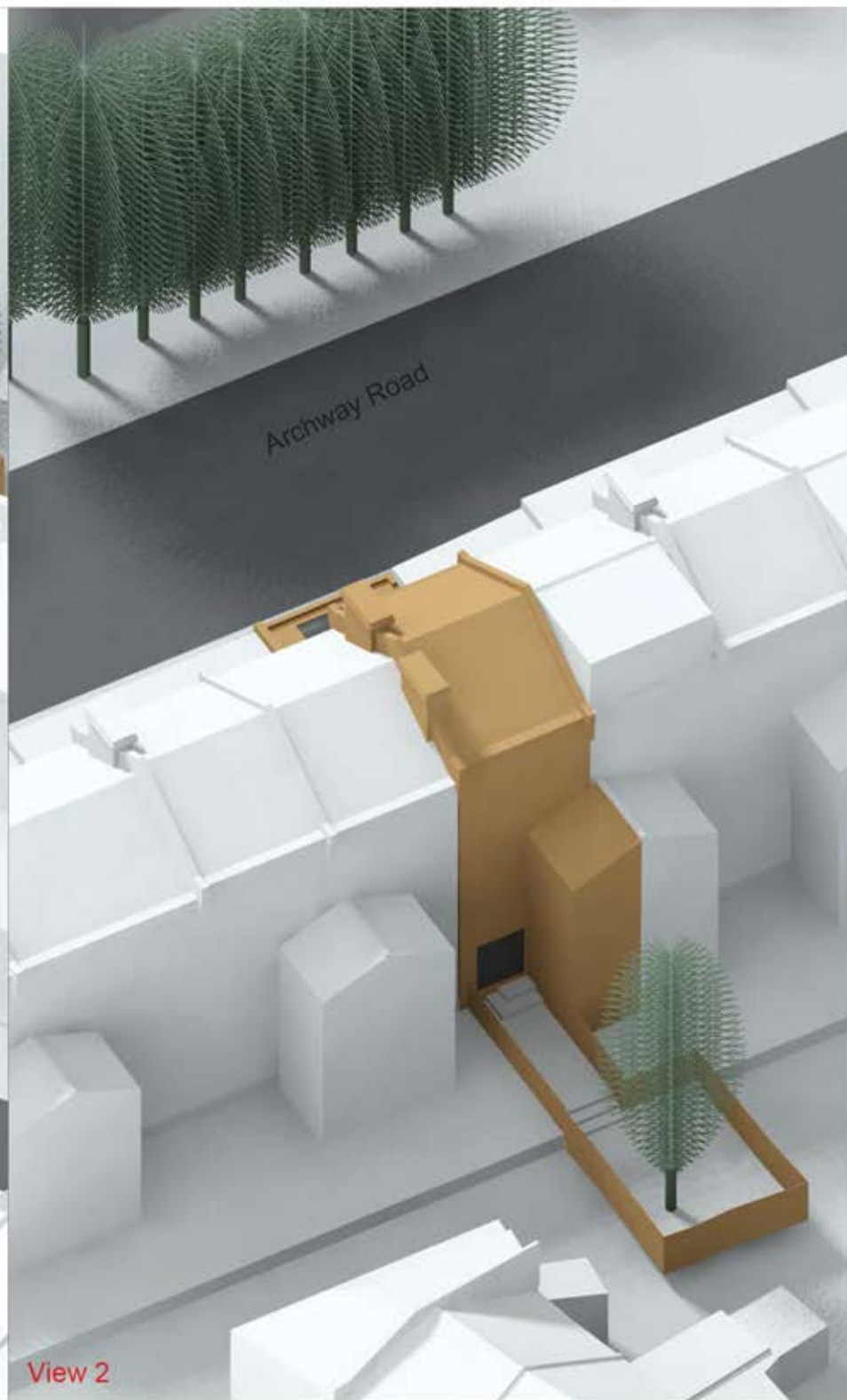
PROJECT:
222 Archway Road
N6 5AX

DRAWING:
Plan view
Proposed

DRAWN: PM	PROJECT NO: 11858
SCALE: NTS	
DATE: 16.06.2023	
DRAWING NO: 11858-01	CHECKED BY: JC



View 1



View 2

KEY:

- Existing Neighbouring Buildings
- Proposed Site Building

SOURCES

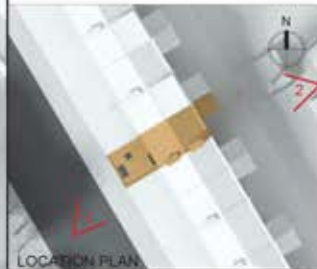
OSmap issued by PAPA Architects on 06.07.2021, drawing: -2102_00_001_Existing_Site_Plan.dwg

Photos available on Google Maps, Street View and Bing Maps.

Site Visit Photos issued by PAPA Architects on 06.07.2021: -222 Archway Road_Office Photos.pdf

Final proposed drawings issued by PAPA Architects on 15.06.2023, drawing:
 -2102_00_200_Proposed_Basement_and_Ground_Floor_Plans.dwg
 -2102_00_201_Proposed_Roof_Plan.dwg
 -2102_00_210_Proposed_Front_Elevation.dwg
 -2102_00_211_Proposed_Rear_Elevation.dwg

Neighbouring Info for adjacent trees issued by Papa Architects on 06.07.2021, drawings:
 -740816.pdf
 -740824.pdf



LOCATION PLAN

Rev.	Date	Description



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CLIENT / ARCHITECT:
PAPA Architects

PROJECT:
**222 Archway Road
 N6 5AX**

DRAWING:
**Perspective view
 Proposed**

DRAWN: PM	PROJECT NO:
SCALE: NTS	11858
DATE: 16.06.2023	
DRAWING NO: 11858-02	CHECKED BY: JC



KEY: Existing Neighbouring Buildings Proposed Site Building								
SOURCES: OSmap issued by PAPA Architects on 06.07.2021, drawing: -2102_00_001_Existing_Site_Plan.dwg Photos available on Google Maps, Street View and Bing Maps. Site Visit Photos issued by PAPA Architects on 06.07.2021, -222 Archway Road, Office Photos.pdf Final proposed drawings issued by PAPA Architects on 15.06.2023, drawing: -2102_00_200_Proposed_Basement_and_Ground_Floor_Plans.dwg -2102_00_201_Proposed_Roof_Plan.dwg -2102_00_210_Proposed_Front_Elevation.dwg -2102_00_211_Proposed_Rear_Elevation.dwg Neighbouring Info for adjacent trees issued by Papa Architects on 06.07.2021, drawings: -740816.pdf -740824.pdf								
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Rev.	Date	Description						
BVP RICS Brooke Vincent - Architects Chartered Building Surveyors Enterprise House, The Crest, London, NW4 2HW Tel: 020 8202 1013 E-mail: info@brooke-vincent.co.uk								
CLIENT / ARCHITECT: PAPA Architects								
PROJECT: 222 Archway Road N6 5AX								
DRAWING: Perspective view Windows Location								
DRAWN: PM SCALE: NTS DATE: 16.06.2023		PROJECT NO: 11858						
DRAWING NO: 11858-03		CHECKED BY: JC						

APPENDIX 2

NEIGHBOURING

TREES

INFORMATION



Site: 191-201 Archway Road

Date: 4/6/2015

Appendix 1

BS5837 Tree Constraints Survey Schedule

Landmark Trees Ltd

020 7851 4544

Surveyor(s): Adam Hollis

Ref: SAV/191ACR/AIA

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
1	Lime, Common	4	2	2.0	200	Semi-mature	2.4	Normal	Fair	C	2	>40	Pollarded Remote Survey only (RS)
2	Lime, Common	4	2	2.0	200	Semi-mature	2.4	Normal	Fair	C	2	>40	Pollarded RS
3	Birch, Ermans	7	1221	3.0	110	Young	1.3	Normal	Fair	C	1	20+	Basal wound Close to building
4	Birch, Ermans	13	3	5.0	290	Early Mature	3.5	Normal	Fair	B	1	20+	Basal wound/ necrotic lesion N
G5	Lime, Common	14	3	3.0	400	Early Mature	4.8	Normal	Fair	B	2	>40	Deadwood (minor) throughout crown Included bark in branch unions RS
6	Ash, Common	17	3795	5.0	707	Mature	8.5	Moderate	Fair	B	2	20+	Deadwood (minor) throughout crown Crossing / grafted stems RS



Site: 191-201 Archway Road

Date: 4/6/2015

Appendix 1

BS5837 Tree Constraints Survey Schedule

Landmark Trees Ltd

020 7851 4544

Surveyor(s): Adam Hollis

Ref: SAV/191ACR/AIA

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
7	Ash, Common	18	2936	4.0	512	Mature	6.1	Moderate	Fair	B	2	20+	Suppressed by nearby tree Asymmetry (major) RS
8	Beech, Copper	15	4513	6.0	750	Mature	9.0	Normal	Fair	B	2	>40	Crown reduced / pollarded VRS: very limited viewing only
9	Lime, Common	16	5533	6.0	500	Mature	6.0	Normal	Good	A	2	>40	VRS
10	Sycamore	14	5	3.0	600	Mature	7.2	Normal	Good	B	2	>40	VRS
11	Sycamore	12	3	3.0	400	Early Mature	4.8	Normal	Good	C	2	>40	VRS
12	Sycamore	12	2	2.0	250	Early Mature	3.0	Normal	Good	C	2	>40	Leaning (significantly) S VRS



NOTE:
This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).



Landmark Trees
20 Broadwick Street, London, W1F 8HT
Tel: (0207) 851 4544 Mobile: 07812 989028
e-mail: info@landmarktrees.co.uk Web: www.landmarktrees.co.uk

Site: 191-201 Archway Road	1:200 @ A1
Drawing Title: Tree Constraints Plan	June 2015

Key:

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention

Category

- Crown Spread
- Tree Number
- Species
- Category
- Root Protection Area

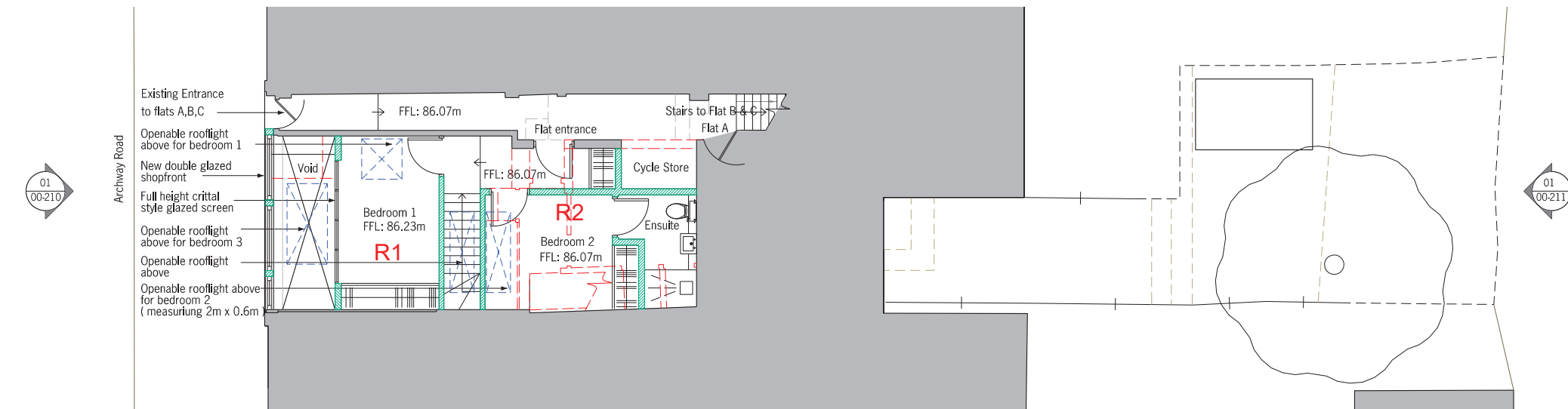
Note: All Tree Positions Are Approximate

APPENDIX 3

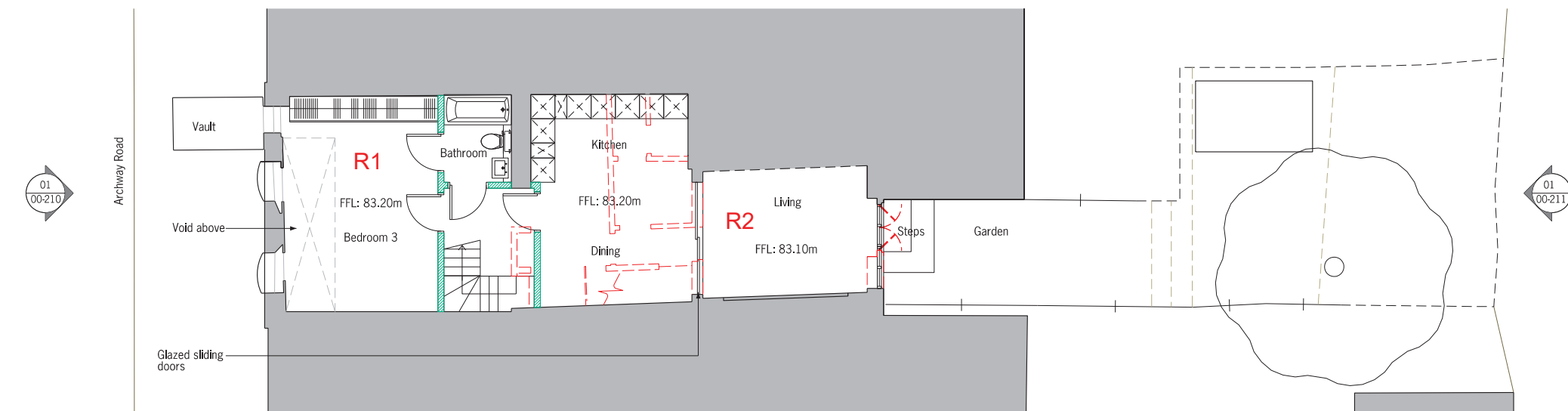
DAYLIGHT AND SUNLIGHT

RESULTS

PROPOSED ACCOMMODATION



01 Proposed Ground Floor Plan
1:100@A3



02 Proposed Basement Plan
1:1@A3

Notes	
	Walls to be demolished
	Existing Walls
	New Walls
	New Openable Rooflight above



All dimensions must be checked and PAPA Architects Ltd are to be informed of any discrepancies prior to construction. Any DWGS issued by PAPA Architects Ltd are to be read in conjunction with the associated P&P versions. This drawing and any of the details therein remain the copyright of PAPA Architects Ltd. All drawings prepared by PAPA Architects are not to be used for any submissions, area schedule calculations or used by any other persons or companies other than PAPA Architects Ltd unless written consent has been given by PAPA Architects Ltd.

Rev	Date	Description	Chk
P01	14.06.23	For Information	AP

PAPAARCHITECTS		222 Archway Road		Client	
222 Archway Road, Highgate, London N6 5AX		222 Archway Road		Client	
Drawing Title:	Existing Basement & First Floor Plans	Project Name:	222 Archway Road	Status:	PLANNING
Project No:	2102	Drawing No:	98-200	Date:	24.02.23
Rev:	P01	Scale:	1:100@A3	Drawn:	

Project Name: 222 Archway Road
Project No.: 11858
Report Title: SDA BS En17037 Analysis - Proposed Scheme
Date of Analysis: 16/06/2023

								Criteria				
Floor Ref	Room Ref	Room Use	Room Area m2	Effective Area	Median Lux	Area Meeting Req Lux	% of Area Meeting Req Lux	Req Lux	Req % of Effective Area	Req % of Daylight Hours	Daylight Hours	Meets Criteria
Proposed												
Basement	R1	Bedroom	17.92	13.17	274	13.17	100%	100	50%	50%	4380	YES
	R2	Living Room	13.34	9.22	170	4.79	52%	150	50%	50%	4380	YES
Ground	R1	Bedroom	9.34	5.96	398	5.96	100%	100	50%	50%	4380	YES
	R2	Bedroom	9.07	5.81	149	3.86	67%	100	50%	50%	4380	YES

Project Name: 222 Archway Road Project No.: 11858 Report Title: Sunlight Exposure Analysis - Proposed Date: 16/06/2023					
Floor Ref	Room Ref	Room Use	Window Ref	Proposed Sunlight Exposure (Hours)	Rating
Proposed					
Basement	R1	Bedroom	W1	3.5	
			W2	3.7	
			W3	3.5	
			W5	3.3	
			W6	3.6	
			W7	3.7	
			W8	5.5	
				6.6	High
Basement	R2	Living Room	W4	0	Failed
				0	
Ground	R1	Bedroom	W1	1.1	
			W2	5.3	
				5.5	High
Ground	R2	Bedroom	W3	2.7	
				2.7	Minimum