

THE PRINTWORKS, HIGH ROAD WEST

Daylight and Sunlight Effects Report (Neighbouring Properties)

July 2023

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1. Introduction

- 1.1. Delva Patman Redler LLP have been engaged by the Applicant to assess the potential effects of the proposed development at The Printworks, 819-829 High Road, Tottenham, London N17 ("the Site") on daylight and sunlight to neighbouring properties and daylight and sunlight provision within the proposed development.
- 1.2. This report deals with the assessment of potential effects on neighbouring properties. The assessment of daylight and sunlight provision within the proposed development is covered in a separate report. Our reports have been prepared to accompany the Applicant's planning application.
- 1.3. The Site and its existing buildings and structures are indicatively outlined in red in the aerial photograph in Figure 1 below and on the location plan in Appendix 2.



Figure 1 - Aerial photo of the Site and neighbouring buildings (© Bing)

- 1.4. The proposed development comprises: demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works, to include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.
- 1.5. The proposed development is illustrated in plan and 3D view drawings in Appendix 2.
- 1.6. During design development, we carried out an interim assessment and fed back our findings to the project architect.
- 1.7. In 2021, we assessed a previous scheme for the Site, which we reported in a Daylight and Sunlight Report dated July 2021 and which was submitted to London Borough of Haringey ("LBH") in support of planning application reference HGY/2021/2283. The previous scheme was granted planning consent on 31 August 2022 ("the 2022 consent").
- 1.8. We have taken a similar approach to our assessments this time, although we have followed the updated methodologies and guidance in the 2022 edition of the Building Research Establishment

(BRE) Report 209, '*Site Layout Planning for Daylight and Sunlight: A guide to good practice*' (third edition, 2022) ("the BRE guide").

- 1.9. As our July 2021 report identified that only three neighbouring properties would potentially be materially affected by the 2022 consent, and as the massing of the proposed development is very similar to that of the 2022 consent, as can be seen from a comparison between the 3D computer models in Figure 2 below, we have adjusted our scope of assessment accordingly to focus on the three relevant properties. The relevant properties are 831-833 High Road, 813-817 High Road, and 811a High Road, as further explained in Section 7 of this report.

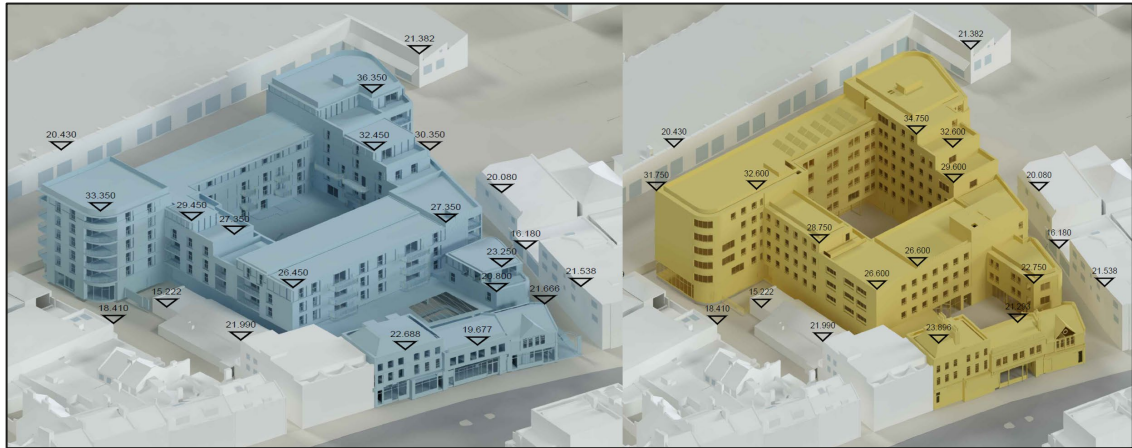


Figure 2 – Side-by-side comparison of the massing of the 2022 consent and the proposed development

- 1.10. The Site is in the London Borough of Haringey ("LBH") within both the North Tottenham / Northumberland Park Growth Area and Site Allocation NT5: High Road West, referred to in the Tottenham Area Action Plan AAP.
- 1.11. This report is accompanied by the Appendices listed on the Contents page, including an explanation of the BRE assessment methodologies, a glossary of technical terms, drawings, and tabulated results.

2. Planning policy and guidance

National Planning Policy and Guidance

National Planning Policy Framework (July 2021)

- 2.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. It places an emphasis on sustainable development and delivery of housing.
- 2.2. Chapter 11 of the NPPF, entitled "*Making effective use of land*", promotes the effective use of land in meeting the need for homes and other uses. It gives examples such as developing under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively, and upward extensions to create new homes, where they would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.
- 2.3. In particular, paragraph 125 of the NPPF states:

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).

BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2022)

- 2.4. The leading publication providing national guidance on the provision of daylight and sunlight to new development, and the impacts of development on daylight and sunlight to neighbouring buildings and open spaces, is BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (third edition, 2022). It is referred to in the development plan documents or supplementary planning documents of most planning authorities. This guide supersedes the 2011 edition, which is now withdrawn.
- 2.5. The BRE guide states:

Summary

This guide gives advice on site layout planning to achieve good sunlighting and daylighting, both within buildings and in the open spaces between them. It is intended to be used in conjunction with the interior daylight recommendations for new buildings in the British Standard, 'Daylight in buildings', BS EN 17037. It contains guidance on site layout to provide good natural lighting within a new development; safeguarding of daylight and sunlight within existing buildings nearby; and the protection of daylighting of adjoining land for future development. ... It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location...

Introduction

(Its) main aim is ... to help to ensure good conditions in the local environment considered broadly, with enough sunlight and daylight on or between the buildings for good interior and exterior conditions.

This guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of the many factors in site layout design. In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings... The calculation methods ... are entirely flexible in this respect...

Regional planning policy and guidance

The London Plan (March 2021)

- 2.6. 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 and the Mayor's vision for Good Growth. Its policies should inform decisions on planning applications across the capital.
- 2.7. The Plan notes that if London is to meet the challenges of the future, all parts of London will need to embrace and manage change. In many places, change will occur incrementally, especially in outer London, where the suburban pattern of development has significant potential for appropriate intensification over time, particularly for additional housing. The areas that will see the most significant change are identified as Opportunity Areas, many of which are already seeing significant development. London's Central Activities Zone (CAZ) and town centre network have a crucial role to play in supporting London's growth.

Policy GG2 'Making the best use of land'

- 2.8. Policy GG2 states:

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

- B prioritise sites which are well-connected by existing or planned public transport*
- C proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling*
- D applying a design-led approach to determine the optimum development capacity of sites*

Policy D3 'Optimising site capacity through the design-led approach'

- 2.9. Policy D3 states:

- A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site...*
- B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling...*

Policy D6 'Housing quality and standards'

- 2.10. Policy D6 states:

- 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.

- 2.11. The supporting text notes that dual aspect dwellings with opening windows on at least two sides have many inherent benefits, including better daylight, a greater chance of direct sunlight for longer periods, natural cross-ventilation, etc. It notes that the design of single aspect dwellings must demonstrate that all habitable rooms and the kitchen are provided with adequate daylight, and that the orientation enhances amenity, including views. Single aspect dwellings that are north facing should be avoided. Having bay windows can optimise daylight and sunlight and allow buildings to be closer together than can otherwise be achieved.
- 2.12. The Mayor intends to produce a single guidance document on housing design standards which need to be met in order to implement Policy D6 'Housing quality and standards'. This will include guidance on daylight and sunlight standards and will build on the guidance set out in the 2016 Housing SPG.

Housing Design Standards LPG (June 2023)

- 2.13. The Mayor of London's London Plan Guidance 'Housing Design Standards' (June 2023) brings together and helps to interpret the housing-related design guidance and policies set out in the London Plan 2021. It is applicable to self-contained residential applications (Use Class C3). It does not provide guidance on other specialist forms of housing such as shared living, temporary accommodation and student accommodation.
- 2.14. The standards are broken down into those that are expected to be met, and those that are best practice and therefore strongly encouraged.
- 2.15. Standards A1.7 to A1.9 dealing with placemaking and the public realm state:

The most favourable orientation for each new building will be heavily influenced by the site-specific opportunities and constraints. Layouts should optimise the orientation of new buildings to maximise the quality of daylight and thermal comfort for residents, minimise overheating, and optimise thermal efficiency, by utilising and controlling solar gains.

Particular consideration should be given to the impact of new development on the level of daylight and sunlight received by the existing residents in surrounding homes and on existing public green space.

The orientation and massing of buildings, and the separation distances between them, should ensure that the public realm is not unduly overshadowed to the detriment of health, wellbeing, biodiversity or amenity. Where demonstration is necessary and/or a building over 30 metres high is proposed, a micro-climate/wind/daylight and sunlight assessment should be submitted.

- 2.16. Standard B9.5 dealing with shared outside amenity space states:

Maximise the quality and availability of daylight and sunlight in communal outside spaces, particularly in winter. It is particularly important that spaces designed for frequent use (including sitting and play spaces) receive direct sunlight through the day, particularly at times they are most likely to be used.

- 2.17. Paragraph 4.1.2 states:

The standards in this section [Part C: Homes and private outside space] also aim to complement the consideration of daylight and sunlight impacts using the BRE guidance (Site layout planning for daylight and sunlight). This process involves a two-stage approach: firstly, by applying the BRE guidance; and secondly, by considering the

location and wider context when assessing any impacts. With extreme weather events becoming increasingly common, design must balance daylight, passive solar gain and overheating considerations.

2.18. Standards C2.3 and C2.4 dealing with internal space standards state:

A minimum ceiling height of 2.5m is required for at least 75 per cent of the gross internal area (GIA) of each dwelling to enhance the spatial quality; improve daylight penetration and ventilation; and assist with cooling.

Best practice: The floor-to-floor height of ground-floor dwellings should be at least 3.5m in order to promote flexibility and greater daylight; and allow for easier conversion to non-residential uses if required

2.19. Standards C4.1 to C4.3 and C4.7 dealing with aspect, orientation, daylight and sunlight state:

New homes should be dual aspect unless exceptional circumstances make this impractical or undesirable; for example, when one side of the dwelling would be subjected to excessive noise or outside air pollution. Where single aspect dwellings are proposed, by exception, they should be restricted to homes with one or two bedspaces; should not face north; and must demonstrate that the units will: have adequate passive ventilation, daylight and privacy; and not overheat (particularly relevant for south or west-facing single aspect units). Note: See Appendix 3 [of the Housing Design Standards LPG] for definition of dual aspect.

The location of the main living and eating spaces, and the main private outside space, should be optimised to make the most of the best views and the orientation. These spaces should receive direct sunlight (south-facing is preferable, provided that appropriate shading devices are incorporated) and enjoy reasonable privacy through the careful placement of windows, balcony design or other measures.

All homes should allow for direct sunlight in conjunction with solar shading. As a minimum, at least one habitable room should receive direct sunlight – preferably the living area and/or the kitchen and dining space.

All habitable rooms (including a kitchen/dining room) should receive natural light and have at least one openable window that provides a view out when seated.

2.20. Standard C6.2 dealing with thermal comfort states:

Daylight and overheating assessments should be analysed together to determine the optimal balance. South and west-facing facades are most at risk to overheating, and the use of shading should be used to prevent direct sunlight from entering the home during at-risk periods.

Housing SPG (March 2016)

2.21. The Mayor of London's 'Housing Supplementary Planning Guidance' (March 2016) was developed to support previous versions of the London Plan but remains relevant for the implementation of the London Plan 2021.

2.22. Part 1.3 of the SPG deals with optimising housing potential in development opportunities. At paragraphs 1.3.45 and 1.3.46 it states:

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.

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.

2.23. Part 2 of the SPG deals with quality of new housing development.

2.24. Standard 4 deals with communal open space and states:

Where communal open space is provided, development proposals should demonstrate that the space ... is designed to take advantage of direct sunlight.

2.25. Standard 29 deals with dual aspect design of dwellings and states:

Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing¹, 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.

2.26. Standard 32 deals with daylight and sunlight provision to new dwellings and states:

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.

2.27. The supporting text at paragraphs 2.3.45 to 2.3.47 states:

Daylight enhances residents' enjoyment of an interior and reduces the energy needed to provide light for everyday activities, while controlled sunlight can help to meet part of the winter heating requirement. Sunlight is particularly desirable in living areas and kitchen dining spaces. The risk of overheating should be taken into account when designing for sunlight alongside the need to ensure appropriate levels of privacy. In addition to the above standards, BRE good practice guidelines and methodology can be used to assess the levels of daylight and sunlight achieved within new developments, taking into account guidance below and in Section 1.3.

Where direct sunlight cannot be achieved in line with Standard 32, developers should demonstrate how the daylight standards proposed within a scheme and individual units will achieve good amenity for residents. They should also demonstrate how the design has sought to optimise the amount of daylight and amenity available to residents, for example, through the design, colour and landscaping of surrounding buildings and spaces within a development.

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.

2.28. The BRE guide provides guidelines and recommendations: it is not an absolute standard. As noted at paragraph 2.5, its advice is not mandatory, and it should not be seen as an instrument of planning policy. The Mayor's SPG emphasises that the BRE guide should be applied with an appropriate

¹ In the context of the SPG 'north-facing' means an orientation within 45 degrees either side of due north.

degree of flexibility and sensitivity to higher-density housing development, especially in opportunity areas, town centres, large sites and accessible locations. Account should be taken of local circumstances, the need to optimise housing capacity and scope for the character and form of an area to change over time.

Local planning policy

2.29. The following local planning policy is relevant to the Development:

- 2.29.1. LBH Strategic Policies 2013 (with alterations 2017)²;
- 2.29.2. LBH Development Management DPD³;
- 2.29.3. Tottenham Area Action Plan (AAP)⁴; and
- 2.29.4. Sustainable Design & Construction, Supplementary Planning Document (SPD)⁵.

2.30. The Site is located within the North Tottenham / Northumberland Park Growth Area, referred to in the Haringey Core Strategy, and within Site Allocation NT5: High Road West, referred to in the Tottenham Area Action Plan AAP. As such, greater flexibility should be afforded in applying the BRE guidelines, as noted in the NPPF and Mayor of London's Housing SPG.

² London Borough of Haringey, (2017). Haringey's Local Plan, Strategic Policies 2013 – 2026 (formerly the Core Strategy), Consolidated with alterations since 2017. Available at: https://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_local_plan_2017_online.pdf. (Last accessed: 20 May 2021.)

³ London Borough of Haringey, (2017). Development Management DPD. Available at: https://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_dmp_dtp_online.pdf. (Last accessed: 20 May 2021.)

⁴ London Borough of Haringey, (2017). Tottenham Area Action Plan. Available at: https://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_tottenham_aap_dtp_online.pdf. (Last accessed: 20 May 2021.)

⁵ London Borough of Haringey, (2013). Sustainable Design & Construction, Supplementary Planning Document. Available at: https://www.haringey.gov.uk/sites/haringeygovuk/files/sustainable_design_and_construction_spd_adopted_march_2013.pdf. (Last accessed: 20 May 2021.)

3. Acceptability of daylight/sunlight levels and impacts

- 3.1. The assessment of impact on daylight and sunlight amenity is a two-part process⁶: first, as a matter of calculation, whether there would be a material deterioration in conditions by reference to the BRE guidelines; and second, as a matter of judgment, whether that deterioration would be acceptable in the circumstances.
- 3.2. The first stage can be addressed by applying the BRE assessment methodology and numerical guidelines. The second stage brings into play much wider considerations, such as:
- i) Whether the neighbouring building stands unusually close to the site boundary, including the highway, taking more than its fair share of light, such that a greater reduction in light may be unavoidable if one site is not to be prejudiced by how another has been developed. (A 'mirror-image' study can be informative in such cases.)
 - ii) Whether windows in neighbouring buildings are self-obstructed by overhanging or inset balconies or other projections such as to make relatively larger reductions unavoidable even if there is a modest new obstruction opposite - in effect themselves taking away more than their fair share of light. (A 'without balconies' study can be informative in such cases.)
 - iii) In historic city centres or areas characterised by modern tall buildings, high density and close proximity, a higher degree of obstruction may be unavoidable if new buildings are to match the height and proportion of existing buildings.
 - iv) In areas that are designated by planning authorities for substantial growth or providing opportunities for change and sustainable regeneration, the sort of change that would be brought about by the introduction of taller, denser development is to be expected, including reductions in daylight and sunlight levels, closer proximity, loss of outlook, etc.
- 3.3. It should be noted that the Site is within the North Tottenham / Northumberland Park Growth Area and Site Allocation NT5: High Road West referred to in the Tottenham Area Action Plan AAP. It is therefore in an area earmarked for growth and change, where a higher degree of obstruction is to be expected.
- 3.4. Where a higher degree of obstruction may be unavoidable it is appropriate to consider the reasonableness of the retained levels of daylight and sunlight with the proposed development in place.

⁶ Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018]

4. Assessment methodology and numerical guidelines

- 4.1. The technical assessments that underpin this daylight and sunlight study have been carried out in accordance with the assessment methodology recommended in the BRE guide.
- 4.2. The principal assessments and numerical criteria are summarised below. A fuller explanation of the assessment methodology is given at Appendix 1 of this report.

Daylight to neighbouring buildings

- 4.3. The BRE guidelines are intended for use for rooms in adjoining dwellings where daylight is required. Living rooms, dining rooms and kitchens have a greater requirement for daylight. Bedrooms should also be analysed but are less important. Bathrooms, stairwells and other areas without a requirement for daylight need not be assessed. (See BRE paragraphs 2.2.2 and 2.2.10).
- 4.4. If the head of the new development subtends an angle of more than 25° measured from the centre of the lowest affected window in an existing neighbouring building in a plane perpendicular to the window wall, then a more detailed check is needed to find the loss of skylight.
- 4.5. The more detailed tests are:
 - i) vertical sky component (**VSC**) at the centre of each main window, which measures the total amount of skylight available; and
 - ii) no-sky line (**NSL**) on the working plane inside a room, where room layouts are known, which measures the area that can receive direct skylight and assesses the distribution of daylight around the room.
- 4.6. The NSL test need only be run where room layouts are known, for example if they are available from the local planning authority's portal (see BRE paragraph 2.2.10).
- 4.7. Loss of daylight resulting from development will be noticeable if either:
 - the VSC at the centre of the window will be reduced to both less than 27% and less than 0.80 times its former value, or
 - the area of the working plane in a room that is enclosed by the no-sky line (NSL) and can receive direct skylight will be reduced to less than 0.80 times its former value.
- 4.8. For a bay window, the centre window facing directly outwards can be taken as the main window for the VSC calculation.
- 4.9. If there would be a significant loss of light to the main window but the room has one or more smaller windows, an overall VSC may be derived by weighting each VSC element in accordance with the proportion of the total glazing area represented by its window.
- 4.10. It is important to note that these numerical guidelines are purely advisory. The BRE guide (paragraph 2.2.3) 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.

Sunlight to neighbouring buildings

- 4.11. In designing new development, care should be taken to safeguard the access to sunlight for existing dwellings and any nearby non-domestic buildings where there is a particular requirement for sunlight.
- 4.12. Obstruction to sunlight may become an issue if part of the development is situated within 90° of due south of a main window wall of an existing building, and in the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room.

- 4.13. In housing, the main requirement for sunlight is in living rooms and it is also required in conservatories, but it is viewed as less important in bedrooms and in kitchens. All main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except those that also comprise a living space. (See BRE paragraphs 3.1.2 and 3.2.3). For completeness, our assessment includes bedrooms and kitchens, although minimal weight should be given to the results.
- 4.14. The amount of sunlight reaching a room is measured by calculating the percentage of annual probable sunlight hours (**APSH**) at the centre of its windows.
- 4.15. If, following development, the APSH will be greater than 25%, including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight.
- 4.16. Sunlight will be adversely affected if the centre of the window will:
- receive less than 25% APSH or less than 5% APSH during the winter months (21 September to 21 March); and
 - less than 0.80 times its former sunlight hours during either period; and
 - the reduction in sunlight over the whole year will be greater than 4% APSH.

Sunlight to neighbouring gardens and amenity spaces

- 4.17. Sunlight should be assessed on the equinox (21 March) to main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas such as in public squares, and focal points for views, such as a group of monuments or fountains.
- 4.18. The assessment measures the percentage of each area that can receive at least two hours of sunlight on 21 March – the two-hours sun-on-ground (**SOG**) test.
- 4.19. If, following development, the area of the garden or other amenity space that can receive two hours of direct sunlight on 21 March is reduced to both less than 50% of its total area and less than 0.80 times its former value, the loss of sunlight is likely to be noticeable and the space will tend to look more heavily overshadowed.
- 4.20. The assessment normally excludes sunlight at an altitude of 10° or less and ignores fences or walls less than 1.5 metres high, and trees and shrubs. Front gardens, driveways and hard standings for cars need not be assessed.

5. Categorisation of magnitudes of impact and significance of effects

- 5.1. In our summary tables, we have counted the number of impacts inside and outside the BRE guidelines and categorised the latter according to their magnitude of impact. The BRE guide does not include a standard scale of impact, so this study adopts the widely used approach in **Table 1** below.

Table 1 – Categorisation of magnitudes of impact on existing neighbouring properties

Impact inside BRE guidelines	Impact outside BRE guidelines		
	0.70-0.79 times former value (21% to 30% loss)	0.60-0.69 times former value (31% to 40% loss)	<0.60 times former value (>40% loss)
Negligible impact	Low impact	Medium impact	High impact

- 5.2. To understand the significance of effect on a building, it is necessary to consider both the number and magnitude of impacts and a range of other factors. Appendix H of the BRE guide, which is intended for use in Environmental Impact Assessments, provides the following advice on ascribing significance to effects:

Adverse impacts occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required, or in the amount of sunlight reaching an open space.

The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied.

Where the loss of skylight or sunlight fully meets the guidelines in this document, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines, and a larger number of windows or open space area are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space.

Where the loss of skylight or sunlight does not meet the guidelines, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- *only a small number of windows or limited area of open space are affected*
- *the loss of light is only marginally outside the guidelines*
- *an affected room has other sources of skylight or sunlight*
- *the affected building or open space only has a low level requirement for skylight or sunlight*
- *there are particular reasons why an alternative, less stringent, guideline should be applied, for example an overhang above the window or a window standing unusually close to the boundary.*

Factors tending towards a major adverse impact include:

- *a large number of windows or large area of open space are affected;*
- *the loss of light is substantially outside the guidelines;*
- *all the windows in a particular property are affected; and*
- *the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children's playground.*

- 5.3. Although the proposed development is not EIA development, the above guidance still has relevance in understanding the likely significance of the daylight and sunlight effects.

5.4. We have applied the sensitivities stated in **Table 2** below in the daylight and sunlight assessments.

Table 2 – Receptor Sensitivity Descriptors

Sensitivity	Receptors for daylight assessment	Receptors for sunlight assessment
High	Main living rooms and kitchens	Main living rooms, back gardens, and shared or public amenity spaces
Medium	Bedrooms	-
Low	-	Kitchens and bedrooms
Negligible	Circulation spaces, bathrooms and other non-habitable rooms	Circulation spaces, bathrooms and other non-habitable rooms

6. Flexible application of the guidelines and alternative target values

- 6.1. As noted in paragraph 2.5 above, the BRE guide states that its default numerical guidelines are not mandatory but purely advisory and must be interpreted flexibly because natural lighting is only one of many factors in site layout design. In certain circumstances, such as city centres or areas with modern high-rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

- 6.2. This theme is repeated at various points in the guide, as follows:

[Daylight to buildings:] 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. (Paragraph 2.2.3)

[Sunlight to buildings:] In certain situations care needs to be taken in applying these (sunlight) guidelines... The guidelines are purely advisory. Planning authorities may wish to use different criteria based on the requirements for sunlight in particular types of developments in particular areas. Sometimes a larger reduction in sunlight may be necessary if new development is to match the height and proportion of existing buildings nearby. (Paragraph 3.2.10)

- 6.3. The Site sits within North Tottenham / Northumberland Park Growth Area in the Haringey Core Strategy and within Site Allocation NT5: High Road West in the Tottenham AAP. As such, it sits within an area earmarked for growth and change, where a higher degree of obstruction is to be expected. Greater flexibility should therefore be afforded in applying the BRE guidelines, as noted in the NPPF and Mayor of London's Housing SPG.
- 6.4. In addition, a large part of the Site is mostly clear of massing. In such circumstances, impacts greater than the BRE numerical guidelines may be unavoidable if the densities expected for a housing-led, mixed-use regeneration of the Site are to be achieved. Daylight and sunlight guidelines must therefore be applied flexibly, as recommended in paragraph 125 of the NPPF and Policies GG2, D3 and D6 of the Housing Supplementary Guidance (2016), so as not to otherwise inhibit the efficient use of land.
- 6.5. We set out below some examples of a flexible approach to applying the BRE guidelines that are of relevance to the development of the Site.

Reasonableness of retained values in a site's context

- 6.6. One example of flexible application of the guidelines was demonstrated in the Inspector's appeal decision for a development of the Whitechapel Estate site between Varden Street and Ashfield Street, London E1 in the London Borough of Tower Hamlets in February 2018 (Appeal Ref: APP/E5900/W/17/3171437).
- 6.7. In the aforementioned appeal the Inspector found that materially adverse impacts on daylight were nonetheless acceptable. He noted that development that resulted in a proportion of residual VSC values in the mid-teens, with a smaller proportion in the bands below 15% VSC, have been found acceptable in major developments across London. More specifically, the Inspector stated:

108. The BRE document offers guidance on generally acceptable standards of daylight and sunlight, but advises that numerical values are not to be rigidly applied and recognises the importance of the specific circumstances of each case. Inner city development is one of the examples where a different approach might be justified. This is specifically endorsed by the [Mayor of London's] Housing SPG, which calls for guidelines to be applied sensitively to higher density developments, especially in (among others) opportunity areas and accessible locations, taking into account local circumstances, the need to optimise housing capacity, and the scope for the character and form of an area to change over time. ... I agree with the appellants that blanket application of the BRE guide optimum standards, which are best achieved in relatively low-rise well spaced layouts, is not appropriate in this instance.

109. The SPG advises that the daylight impact on adjacent properties should be assessed drawing on “broadly comparable residential typologies within the area and of a similar nature across London”...

112. The figures [from comparable typologies from a range of example sites across Central London analysed by the appellants, comprising both traditional urban streets and recently permitted areas of significant development] show that a proportion of residual Vertical Sky Component (‘VSC’) values in the mid-teens have been found acceptable in major developments across London. This echoes the Mayor’s endorsement in the preSPG decision at Monmouth House, Islington that VSC values in the mid-teens are acceptable in an inner urban environment. They also show a smaller proportion in the bands below 15%...

113. I acknowledge that a focus on overall residual levels could risk losing sight of individual problem areas. It is accepted that light is only one factor in assessing overall levels of amenity, but I consider that the trade-off with other factors, such as access to public transport or green space, is likely to be of more relevance to an occupier of new development than to an existing neighbour whose long-enjoyed living conditions would be adversely affected by new buildings. However, I also consider that Inner London is an area where there should generally be a high expectation of development taking place. This is particularly so in the case of the appeal site, where the Whitechapel Vision Masterplan and the City Fringe Opportunity Area Planning Framework have flagged the desirability of high density development. Existing residents would in my view be prepared for change and would not necessarily expect existing standards of daylight and sunlight to persist after development.

- 6.8. Ultimately, it is a matter of planning judgment whether affected properties would be left with acceptable levels of daylight and sunlight in their neighbourhood context, having regard to all relevant planning policies and guidance and balanced against the merits of the proposed development.

Proximity of neighbouring building to site boundary

- 6.9. Another example of flexible application of the guidelines is in relation to existing neighbouring buildings that stand close to the boundary of a development site. The BRE guide states:

2.2.3 ... Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light. Appendix F gives further guidance.

- 6.10. The further guidance at Appendix F of the BRE states:

F5 A similar approach may be adopted in cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. Figure F3 shows an example, where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a ‘mirror-image’ building of the same height and size, an equal distance away on the other side of the boundary.

- 6.11. In the Inspector’s appeal decision for a development at Enterprise House, 21 Buckle Street, London E1 8NN in the London Borough of Tower Hamlets dated 17 December 2018 (Appeal Ref: APP/E5900/W/17/3191757) he interpreted this as applying to buildings built at the back edge of pavement and whose windows were therefore “effectively on the site boundary”. He stated:

19. ... The BRE Guide recognises that windows that are unusually close to the boundary take more than their fair share of light. This is an acknowledgement that the first built scheme of a local cluster could otherwise prevent the full potential of adjacent sites from being realised.

20. In such inequitable circumstances the Rainbird judgement found that ‘If an existing building has been so designed that, whether by the inclusion of balconies or overhangs,

it makes relatively larger reductions in daylight unavoidable even if there is a modest new obstruction opposite, that design could be seen as taking for the existing building 'more than their fair share of light' in the same way the BRE Guide regards a building that has windows that 'are unusually close to the site boundary' as doing; in each case, a greater reduction in daylight and sunlight may be unavoidable if one site is not to be unfairly prejudiced by how another has been developed.⁷

21. In such a situation the BRE Guide advises that 'To ensure that new development matches the height and proportion of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary.'⁸

22. The appellants carried out an assessment of the impact on all affected windows through a range of criteria, including a mirror image exercise with the 28 storey Altitude/Goldpence Apartments building...

23. The mirror-image exercise, although not quite to the letter of the guidelines, gives a clear indication that overall, in this more equitable arrangement, many more flats in the Altitude/Goldpence Apartments building would be affected and many more in the upper storeys would have a material deterioration in daylight and sunlight levels similar to those in the lower storeys. Such an impact would be considered acceptable, in terms of a fair share of light. In my view this provides a reasonable justification for a greater reduction in daylight and sunlight levels in the surrounding buildings as a result of this proposal than might otherwise be considered appropriate. By strictly applying the BRE guidelines, development of the site would be unfairly prejudiced.

Deep, side-lit rooms

- 6.12. Another example where the standard numerical guidelines need to be applied sensibly is in relation to deep, side-lit rooms. The BRE guide states:

If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable.

⁷ Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets [2018]

⁸ Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2nd Edition, 2011), Appendix F para F5 and repeated in the 2022 edition

7. Scope of the assessment of neighbouring properties

Neighbouring properties assessed

- 7.1. The principal recommendations in the BRE guide relate to residential buildings. Its guidelines on daylight are intended for use for rooms in neighbouring dwellings where daylight is required, including living rooms, kitchens and bedrooms (BRE paragraph 2.2.2). Its guidelines on sunlight apply to all main living rooms of neighbouring dwellings and conservatories that have a window facing within 90° of due south (BRE paragraph 3.2.3).
- 7.2. Consequently, our assessment has been scoped to include nearby residential accommodation, as is common practice for studies for planning applications. There are no nearby amenity spaces or residential back gardens that require assessment for sun on ground.
- 7.3. During a site visit, we identified those surrounding properties whose windows have a view of sky above the Site and whose light could therefore potentially be affected by the proposed development. We then identified those properties that are in residential use, based on our site observations and from the findings of our online research using the council tax valuation list⁹ produced by the Valuation Office Agency and local authority online planning records.
- 7.4. In preparing our July 2021 assessment and report, referred to in paragraph 1.7 above and submitted with planning application reference HGY/2021/2283, we identified and assessed a total of 40 existing surrounding residential properties, as follows:
 - 838 to 810 (evens) High Road (east side, 8 properties);
 - 843 to 831 (odds) High Road (west side, 5 properties);
 - 817 to 791 (odds) High Road (west side, 10 properties);
 - 1 to 7 (odds) White Hart Lane (south side, 3 properties);
 - 9-39 White Hart Lane (south side, 1 property); and
 - 2 to 30 (evens) White Hart Lane (north side, 13 properties).
- 7.5. Our July 2021 report identified just three neighbouring properties that would experience impacts outside the BRE guidelines:
 - 831-833 High Road
 - 813-817 High Road, and
 - 811a High Road.
- 7.6. As the massing of the proposed development is very similar to that of the 2022 consent, as can be seen from the comparative images at paragraph 1.9 on page 4 of this report, we have therefore limited our assessment this time to the aforementioned three neighbouring properties.
- 7.7. Any potential impacts on all other neighbouring properties would be within the BRE guidelines.
- 7.8. Window location drawings for these buildings are included at Appendix 2 (drawings LOC_025 to 027).

Scenarios assessed

- 7.9. We have run the BRE daylight and sunlight tests in four scenarios as follows (references in brackets are the corresponding drawing numbers at Appendix 2):
 - Scenario 1: Existing baseline (EX-003 & 004) v proposed development (PR-019 & 020)

⁹ Valuation Office Agency. Council Tax Valuation List. Available at: <https://www.gov.uk/council-tax-bands>.

- Scenario 2: Mirror image baseline (EX-005A & 006A) v proposed development (PR-019 & 020)
 - Scenario 3: Extant consent baseline (EC-005 & 006) v proposed development (PR-019 & 020)
 - Scenario 4: Future baseline (FUBS-001A & 002A) v cumulative proposed development (PR CUM-001A & 002A).
- 7.10. Scenario 1 assesses the potential impacts of the proposed development against the existing baseline context. It establishes the daylight and sunlight levels that would be retained in the proposed development condition and the degree to which they change from the existing baseline, assuming no other changes in surrounding massing.
- 7.11. Scenario 2 compares proposed daylight and sunlight levels at 831-833 High Road only with those for an alternative baseline with a mirror-image of the massing on the north side of the narrow lane known as Brunswick Square placed on the Site in accordance with the guidance at paragraph F5 of the BRE guide, as referred to at paragraphs 6.10 and 6.11 above.
- 7.12. Scenario 3 compares proposed daylight and sunlight levels with those for an alternative baseline containing the 2022 consented scheme on the Site in accordance with the following guidance at paragraph F2 of the BRE guide:

F2 Sometimes there may be an extant planning permission for a site but the developer wants to change the design. In assessing the loss of light to existing windows nearby, a local authority may allow the vertical sky component (VSC) and annual probable sunlight hours (APSH) for the permitted scheme to be used as alternative benchmarks. However since the permitted scheme only exists on paper, it would be inappropriate for it to be treated in the same way as an existing building, and for the developer to set 0.80 times the values for the permitted scheme as benchmarks.

- 7.13. Scenario 4 assesses the potential impacts of the proposed development against a future baseline context containing the following consented cumulative schemes:
- Goods Yard + The Depot 2021 scheme consented at appeal (ref. HGY/2021/1771)
 - 807 High Road consented scheme (ref. HGY/2021/0441)
 - Lendlease consented illustrative scheme (ref. HGY/2021/3175)

Note 1: In scenario 4, we have omitted blocks from the Lendlease scheme that sit on the lands within the application sites at Goods Yard + The Depot and 807 High Road and clash with this cumulative consented scheme. Similarly, we omitted the neighbouring property at 811a High Road in the scenario as it will be replaced by the consented scheme at 807 High Road.

Note 2: After running our assessment, LBH resolved to grant planning permission for a pending application for a revised scheme for Goods Yard + The Depot (ref. HGY/2022/0563). The height and massing of that revised scheme is very similar to that of the 2021 scheme used in our analysis and would not materially alter the results for Scenario 4. We have therefore not rerun the assessment to include the pending application scheme.

- 7.14. The various scenarios are illustrated in drawings at Appendix 2.
- 7.15. Tabulated results for each scenario are attached at Appendices 3 to 6.
- 7.16. Note that cumulative daylight and sunlight impacts including very similar massing for the Printworks have previously been assessed in various Environmental Statements submitted to LBH as follows:
- Environmental Statement and ES Addenda submitted with planning application reference HGY/2021/1771 for the Goods Yard and The Depot; and
 - Environmental Statement and ES Addenda submitted with planning application reference HGY/2021/3175 for Lendlease's High Road West.

8. Information used in our technical study

- 8.1. We have undertaken our technical study using a 3D computer model built in AutoCAD and specialist analysis software, which runs the assessments recommended in the BRE guide.
- 8.2. We compiled our 3D computer model from the following information:
 - 8.2.1. 3D computer model of the existing buildings on the Site and the contextual massing produced from photogrammetry (aerial photography) supplied by AccuCities Ltd, subsequently enhanced by us with the more detailed information listed below
 - 8.2.2. Measured survey model point cloud produced by our in-house measured survey team
 - 8.2.3. Proposed development of the Site: 3D model supplied by F3 Architects
 - 8.2.4. Proposed cumulative developments at the Goods Yard and The Depot (planning application reference HGY/2021/1771), 807 High Road (planning application reference HGY/2021/0441) and High Road West (Lendlease illustrative scheme from planning application reference HGY/2021/3175): 3D models supplied by F3 Architects
 - 8.2.5. Floor plans for the three existing neighbouring buildings (831-833 High Road, 813-817 High Road, and 811a High Road) obtained from LBH online planning application records
- 8.3. In a few inaccessible locations where a line of sight could not be established from the laser scanner to the windows of the neighbouring properties, the windows were modelled from site and aerial photographs, supplemented by planning consented drawings, where available.
- 8.4. To aid accuracy of the computer modelling and analysis of the existing neighbouring residential buildings, and interpretation of the results, we carried out desktop online research of LBH planning application records¹⁰ with a view to obtaining floor plans showing their internal layouts and room uses, wherever possible. Floor plans were found for all three properties covered by this assessment and the room layouts and uses from those plans were incorporated into our analysis model. In the event of floor plans not covering the whole building, rooms were modelled based on estimated dimensions, typically adopting a generic 4m-deep room for residential premises, unless the style of building suggested otherwise.

Limitations and assumptions

- 8.5. In compiling our 3D computer model for our technical study, we have sought to be as accurate as reasonably possible within the scope of our instruction. We have relied upon the information noted above.
- 8.6. Whilst we have used plans for neighbouring buildings where available, we have typically made reasonable assumptions as to their internal floor levels and wall thicknesses.
- 8.7. We have used proven and trusted specialist computer software (Waldram Tools for AutoCAD®) to run the calculations recommended in the BRE guide.
- 8.8. To the best of our knowledge, the information and advice contained in this report is accurate at the date of issue, based on the information provided to or procured by us prior to its production.

¹⁰ Haringey Council. Online Planning Services. Available at: <http://www.planningservices.haringey.gov.uk/portal/servlets/ApplicationSearchServlet>. (Accessed: 1 & 2 February 2021, 22 & 23 April 2021, 11 & 12 May 2021.)

9. Baseline condition for assessing neighbouring properties

- 9.1. We have assessed daylight and sunlight levels to the three relevant neighbouring residential properties in the existing baseline condition. The baseline scenario is illustrated in our plan and 3D view drawing nos. EX-003 and EX-004 at Appendix 2, with the existing massing coloured dark grey.
- 9.2. The existing and proposed levels of daylight and sunlight are set out in the Scenario 1 results table in Appendix 3 in the columns headed “Exis.” and “Pro.” (being abbreviations of ‘existing’ and ‘proposed’). The levels of daylight and sunlight in the proposed scenario were then compared with the existing values to quantify impact on the light, both in absolute terms and relative terms, and compared with the BRE numerical guidelines.
- 9.3. For the supplementary ‘mirror-image’ assessment for 831-833 High Road only, referred to in paragraph 7.11 above (and further explained in paragraphs 6.9 to 6.11), we set up an alternative baseline in which the massing of 831-833 High Road was mirrored onto the Site across Brunswick Place. The mirror-image baseline is illustrated in our plan and 3D view drawing nos. EX-005A and EX-006A at Appendix 2, with the mirror-image massing coloured purple and the remaining existing massing coloured dark grey.
- 9.4. The levels of daylight and sunlight in 831-833 High Road in this mirror-image scenario are set out in the Scenario 2 results table in Appendix 4 in the columns headed “Mirr.” (being an abbreviation of ‘mirror’). They were used as alternative target values against which the proposed daylight and sunlight levels were compared in accordance with the BRE guidelines. The comparison shows whether the proposed daylight/sunlight levels would be better or worse than for a mirror-image building.
- 9.5. For the supplementary ‘extant consent’ assessment for 831-833 High Road referred to in paragraph 7.12 above, we set up an alternative baseline containing the massing of the 2022 consented Printworks scheme (planning application reference HGY/2021/2283). The ‘extant consent’ baseline is illustrated in our plan and 3D view drawing nos. EC-003 and 004 at Appendix 2, with the 2022 extant consent massing coloured light blue.
- 9.6. The levels of daylight and sunlight in this extant consent scenario are set out in the Scenario 3 results table in Appendix 5 in the columns headed “Exnt.” (being an abbreviation of ‘extant’). They were used as alternative target values against which the proposed daylight and sunlight levels were compared in accordance with the BRE guidelines. The comparison shows whether the proposed daylight/sunlight levels would be better or worse than for the 2022 extant consent.
- 9.7. As explained in section 7, we also assessed the potential impacts of the proposed development against a future baseline context containing the consented schemes for Goods Yard + The Depot (2021 scheme), 807 High Road, and Lendlease High Road West (illustrative scheme). The future baseline is illustrated in our plan and 3D view drawing nos. FU BS-001A and 002A at Appendix 2, with the consented schemes coloured blue.
- 9.8. The levels of daylight and sunlight in this future baseline and cumulative proposed scenarios are set out in the Scenario 4 results table in Appendix 6 in the columns headed “FuBs.” and “Cum.” (being abbreviations of ‘future baseline’ and ‘cumulative proposed’). The levels of daylight and sunlight in the cumulative proposed scenario were then compared with those in the future baseline scenario to quantify impact on the light, both in absolute terms and relative terms, and compared with the BRE numerical guidelines.

10. Effects of the proposed development on neighbouring properties

10.1. We assessed the effects of the proposed development on the following three residential properties, shown on the window location drawings at Appendix 2:

- 831-833 High Road
- 813-817 High Road
- 811a High Road

Daylight to neighbouring properties

VSC and NSL

Scenario 1 – existing baseline v proposed development

10.2. The results of the VSC and NSL analyses for the existing v proposed scenario 1 are tabulated in Appendix 3 and summarised in **Table 3** below.

Table 3 – Summary of VSC and NSL effects of the proposed development – Existing v Proposed (Scenario 1)

Property address	No. of windows tested	No. of rooms tested	VSC (windows)					NSL (rooms)				
			Windows inside guidelines	Windows outside guidelines				Rooms inside guidelines	Rooms outside guidelines			
				Low reduction	Medium reduction	High reduction	Sub-total		Low reduction	Medium reduction	High reduction	Sub-total
811a High Road	8	5	6	2	-	-	2	3	-	1	1	2
813-817 High Road	10	6	5	2	3	-	5	4	-	-	2	2
831-833 High Road	14	12	9	1	1	3	5	8	-	-	4	4
Totals:	32	23	20	5	4	3	12	15	0	1	7	8
			63%	16%	13%	9%	38%	65%	0%	4%	30%	35%

10.3. Of the 32 windows assessed in the 3 neighbouring properties, 20 (**63%**) would satisfy the VSC guidelines. Of the 23 habitable rooms assessed, 15 (**65%**) would satisfy with the NSL guidelines.

Scenario 4 – future baseline v cumulative proposed development

10.4. The corresponding results for the future baseline v cumulative proposed scenario 4 are tabulated in Appendix 6 and summarised in **Table 4** below.

Table 4 – Summary of VSC and NSL effects of the proposed development – Future Baseline v Cumulative Proposed (Scenario 4)

Property address	No. of windows tested	No. of rooms tested	VSC (windows)					NSL (rooms)				
			Windows inside guidelines	Windows outside guidelines				Rooms inside guidelines	Rooms outside guidelines			
				Low reduction	Medium reduction	High reduction	Sub-total		Low reduction	Medium reduction	High reduction	Sub-total
813-817 High Road	10	6	7	2	1	-	3	4	-	-	2	2
831-833 High Road	14	12	10	1	1	2	4	8	-	-	4	4
Totals:	24	18	17	3	2	2	7	12	0	0	6	6
			71%	13%	8%	8%	29%	67%	0%	0%	33%	33%

10.5. Only two buildings were assessed in this scenario because 811a High Road is replaced by the consented development at 807 High Road. Of the 24 windows assessed in the 2 neighbouring properties, 17 (**71%**) would satisfy the VSC guidelines. Of the 18 habitable rooms assessed, 12 (**67%**) would satisfy with the NSL guidelines.

10.6. Compared with scenario 3, the results in scenario 4 show fewer impacts outside the guidelines and lower magnitudes of impact. That is because the future skyline in that scenario contains the other consented developments that will already have obstructed some of the existing view of sky. Consequently, the proposed development will have less impact in that scenario.

10.7. We will now examine the impacts on each building in more detail.

831-833 High Road

- 10.8. 831-833 High Road is immediately to the north of the Site, separated by the narrow lane known as Brunswick Square. The building contains eight one-bedroom flats at first and second floor levels, which were created when it was extended to the rear following the grant of planning permission in 2006 (ref. HGY/2006/0265). The consented floor plans are shown in Figure 2 below.
- 10.9. The extension placed windows on the boundary with Brunswick Square directly facing the Site. The windows serve six habitable rooms shown shaded blue in Figure 3: a bedroom and living/dining room in each of Flats 1 and 5 and a bedroom in each of Flats 2 and 6. The side windows serving the dual-aspect living/dining areas of Flats 2 and 6 are close to the front corner of the building and existed previously.

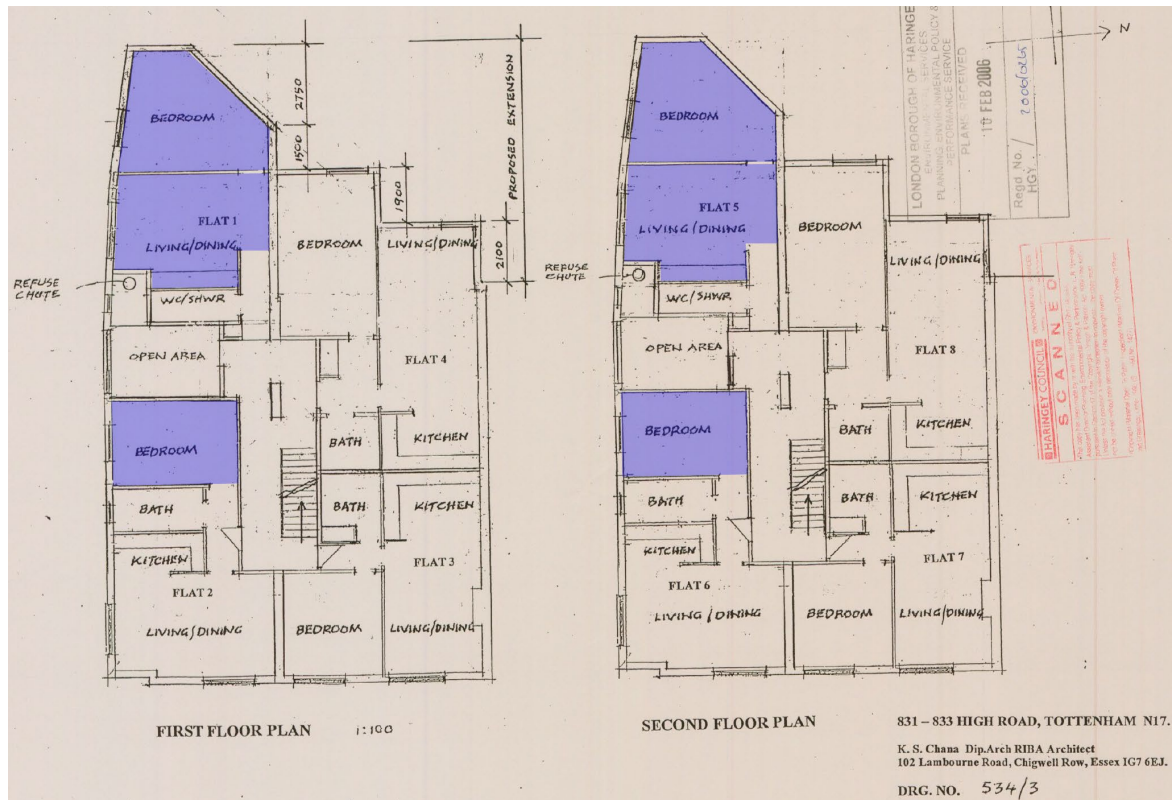


Figure 3 – 1st & 2nd floor plans for 831-833 High Road (planning consent ref HGY/2006/0265). The extension introduced windows on the boundary with Brunswick Square serving the rooms shaded blue.

- 10.10. The relevant windows are outlined in red in the photograph in Figure 4 below. The window reference numbers have been annotated on the photo and are also shown on the window map drawing at Appendix 2.

Scenario 1 – existing baseline v proposed development

- 10.11. The only windows and rooms that would experience daylight impacts outside the BRE guidelines in scenario 1 are the two bedrooms and living/dining room in first-floor Flat 1 (F01/W4, W5 and W7) and bedroom and living/dining room in second-floor Flat 5 (F02/W4 and W5). (Flat numbers have been taken from the planning drawings and may not match the numbering actually in use at the property.)
- 10.12. At first floor level, their VSC values would reduce to 0.41, 0.48 (high reductions) and 0.76 (low reduction) times former value and NSL values to bedroom R3 and living/dining room R4 would both reduce to 0.24 times former value (high reductions). At second floor level, their VSC values would reduce to 0.59 and 0.65 times former value (medium to high reductions) and their NSL values would reduce to 0.40 and 0.36 times former value (high reductions).



Figure 4 – Windows to living/dining rooms and bedrooms in the flank wall of 831-833 High Road are directly on the boundary with Brunswick Square facing the Site.

Scenario 4 – future baseline v cumulative proposed development

- 10.13. When assessed against the future baseline in scenario 4, the impact on bedroom R6 in first-floor Flat 1 (F01/W7) would meet the guidelines and the VSC impacts on the remaining rooms that would be outside the guidelines would be smaller than in scenario 1. At first floor level, their VSC values would reduce to 0.44 and 0.52 times former value (high reductions) and at second floor level, they would reduce to 0.64 and 0.70 times former value (medium and low reductions). The NSL impacts would be the same as scenario 1.
- 10.14. When weighing up the acceptability of these impacts, the following points should be borne in mind:
- Three of the five affected rooms are bedrooms, which have a lower requirement for daylight and are less sensitive.
 - In the proposed condition, the bedrooms would retain VSC values of 14.5%, 24.5% and 21.8% and NSL values of 23%, 77% lit and 40% lit. The living/dining rooms would retain VSC values of 16.7% and 24.0% and NSL values of 24% and 36%.
 - The retained VSC values are in the mid-teens to twenties at first floor level and the twenties at second floor level, which are reasonable for an urban area.
 - The part of the Site that is opposite 831-833 High Road is predominantly single storey. If development is to fit in with the height of 831-833 High Road a greater impact than the BRE guidelines recommend is unavoidable, given the narrowness of Brunswick Square.

- e) The affected windows stand directly on the site boundary with the narrow Brunswick Square, taking more than their fair share of light from over the Site. It is therefore appropriate to adopt alternative target values based on a mirror-image of 831-833 High Road, as advised in the BRE guide and explained at paragraphs 6.9 to 6.11 above. The results of the mirror-image assessment for scenario 2 at Appendix 4 show that the daylight levels with the proposed development in place would be similar to those for a mirror-image building, with some rooms retaining more light than would be the case with a mirror-image building.
- f) The differences in VSC and NSL between the proposed condition and the extant consent condition (scenario 3 results at Appendix 5) are generally minor.

10.15. We submit that the daylight impacts on this property are therefore acceptable in this context.

813-817 High Road

10.16. 813-817 High Road is the adjoining property to the south of the Site. The building contains six one- or two-bedroom flats at first and second floor levels. It was extended to the rear following the grant of planning permission in 2014 (ref. HGY/2014/0699) and a revised internal layout was consented in 2019 (ref. HGY/2019/2209). The consented floor plans are shown in the figure below. The rear rooms that face the Site are shaded blue.

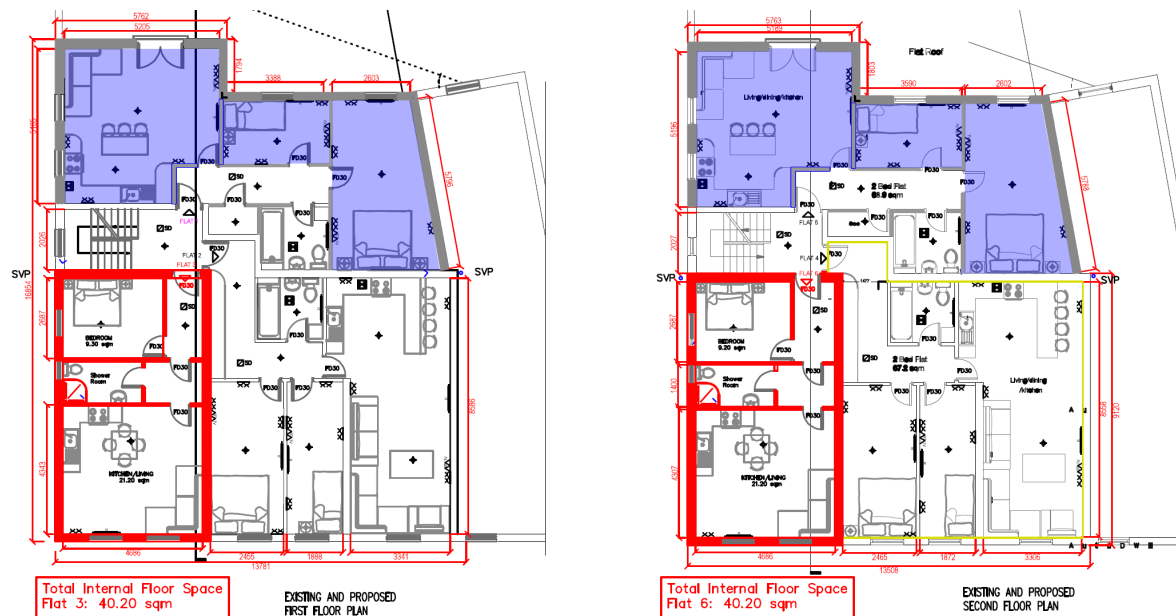


Figure 5 – 1st & 2nd floor plans for 813-817 High Road (planning consent ref HGY/2019/2209). The rear rooms that face the Site are shaded blue.

10.17. The windows in the rear elevation facing the Site are annotated in the photograph below.



Figure 6 – Rear elevation of 813-817 High Road overlooking the Site

Scenario 1 – existing baseline v proposed development

- 10.18. The only windows and rooms that would experience daylight impacts outside the BRE guidelines are the two bedrooms and one of three windows to the living/kitchen/dining room in first-floor Flat 1 (F01/W1, W2 and W3) and the two bedrooms in second-floor Flat 5 (F02/W1 and W2) (using the flat numbers on the plans.)
- 10.19. At first floor level, the VSC values to the bedrooms would both reduce to 0.66 times former value (medium reductions) and the NSL value in the deeper bedroom (F01/W1) would reduce to 0.46 times former value (high reduction), with the shallower bedroom satisfying the NSL guideline. At second floor level, the VSC values to the bedrooms would reduce to 0.66 and 0.70 times former value (low to medium reductions) and the NSL value in the deeper bedroom (F01/W1) would reduce to 0.48 times former value (high reduction), with the shallower bedroom again satisfying the NSL guideline.
- 10.20. In the first-floor living/kitchen/dining room, the VSC to the rear-facing window (F01/W3) would reduce slightly to 0.76 times former value (low reduction), retaining 25.8% VSC. However, the side windows serving the same space would be unaffected and retain high levels of VSC (30%-31%) and the overall mean VSC for the room would exceed 27% and meet the guidelines. The NSL guideline would be satisfied, with the room remaining 98% lit.

Scenario 4 – future baseline v cumulative proposed development

- 10.21. When assessed against the future baseline in scenario 4, fewer impacts would be outside the guidelines and the magnitudes of impact would be lower than in scenario 1.
- 10.22. The impacts on the living/kitchen/dining room in first-floor Flat 1 (F01/W3) and the shallower bedroom in second-floor Flat 5 (F02/W2) would meet the guidelines in this scenario and the VSC impacts on the remaining three bedrooms that would be outside the guidelines would be smaller than in scenario 1.
- 10.23. At first floor level, their VSC values would reduce to 0.68 and 0.74 times former value (medium to low reductions) and at second floor level it would reduce to 0.74 times former value (low reduction). The NSL impacts would be smaller than in scenario 1.
- 10.24. When weighing up the acceptability of these impacts, the following points should be borne in mind:
- a) Four of the five affected rooms are bedrooms, which have a lower requirement for daylight and are less sensitive.

- b) The bedrooms would retain VSC values in the proposed condition of between 18.0% and 23.2%. The two deep bedrooms whose daylight distribution would be affected would retain NSL values of between 42% lit and 48% lit. These are not unreasonable for an urban area, but also, as the deeper bedrooms are lit from one side only and greater than 5m deep, a greater movement of the NSL may be unavoidable (see paragraph 6.12 above).
- c) The first-floor living/kitchen/dining room would remain well lit, with VSC values to its three windows of between 25.8% and 31.0% (with two windows exceeding the BRE target of 27%) and an NSL value of 97%.
- d) The differences in VSC and NSL between the proposed condition and the extant consent condition (scenario 3 results at Appendix 5) are minimal.

10.25. We submit that the daylight impacts on this property are acceptable in this context.

811a High Road

10.26. Three rooms in 811a High Road would experience a noticeable reduction in either VSC or NSL.

10.27. At ground floor level, the kitchen would experience a low reduction in VSC to 0.76 times former value, but NSL meets the guidelines.

10.28. At first floor level, the living/kitchen/dining area would experience a low reduction in VSC to 0.79 times former value, but the mean VSC for the room would satisfy the BRE guidelines. The NSL would experience a high reduction to 0.48 times former value and the room will retain NSL coverage to 40% of its area. The first-floor bedroom would experience a medium reduction to 0.60 times former value, but the VSC meets the guidelines.

10.29. The retained VSC values to all three affected rooms would be in the low to mid-twenties, which are reasonable for an urban area.

10.30. This building forms part of the site known as 807 High Road that is the subject of planning consent ref. HGY/2021/0441 for demolition of the existing buildings and the erection of a new replacement building of up to four storeys.

10.31. We submit that the daylight impacts on this property are acceptable in this context.

Sunlight to neighbouring properties

Scenario 1 – existing baseline v proposed development

10.32. The results of the annual and winter sunlight analyses for the existing v proposed scenario 1 are tabulated in Appendix 3 and summarised in **Table 5** below.

Table 5 – Summary of the APSH effects of the proposed development – Existing v Proposed (Scenario 1)

Property address	No. of rooms tested	Rooms inside annual & winter guidelines	APSH - annual (rooms)				APSH - winter (rooms)			
			Rooms outside annual guidelines				Rooms outside winter guidelines			
			Low reduction	Medium reduction	High reduction	Sub-total	Low reduction	Medium reduction	High reduction	Sub-total
811a High Road	3	3	-	-	-	-	-	-	-	-
813-817 High Road	6	4	2	-	-	2	-	2	-	2
831-833 High Road	8	7	-	-	-	-	-	-	1	1
Totals:	17	14	2	0	0	2	0	2	1	3
		82%	12%	0%	0%	12%	0%	12%	6%	18%

10.33. Of the 17 rooms assessed in the 3 neighbouring properties, 14 (**82%**) would satisfy the BRE guidelines for both annual and winter APSH.

Scenario 4 – future baseline v cumulative proposed development

10.34. The corresponding results for the future baseline v cumulative proposed scenario 4 are tabulated in Appendix 6 and summarised in **Table 6** below.

Table 6 – Summary of the APSH effects of the proposed development – Future Baseline v Cumulative Proposed (Scenario 4)

Property address	No. of rooms tested	Rooms inside annual & winter guidelines	APSH - annual (rooms)				APSH - winter (rooms)			
			Rooms outside annual guidelines				Rooms outside winter guidelines			
			Low reduction	Medium reduction	High reduction	Sub-total	Low reduction	Medium reduction	High reduction	Sub-total
813-817 High Road	6	6	-	-	-	-	-	-	-	-
831-833 High Road	8	7	-	-	-	-	-	-	1	1
Totals:	14	13	0	0	0	0	0	0	1	1
		93%	0%	0%	0%	0%	0%	0%	7%	7%

10.35. Only two buildings were assessed in this scenario because 811a High Road is replaced by the consented development at 807 High Road. Of the 14 rooms assessed in the 2 neighbouring properties, 13 (**93%**) would satisfy the BRE guidelines for both annual and winter APSH. The sole transgression would be to winter sunlight to a bedroom which, technical, need not be assessed under the guidelines.

10.36. Compared with scenario 3, the results in scenario 4 show fewer impacts outside the guidelines and lower magnitudes of impact because the future skyline in that scenario contains the other consented developments that will already have obstructed some of the existing view of sky. Consequently, the proposed development will have less impact in that scenario.

10.37. We will now examine the impacts on the two affected buildings in more detail.

831-833 High Road

10.38. The only window that would experience a sunlight impact outside the BRE guidelines is the first-floor bedroom (F01/W4). The annual sunlight satisfies the BRE guidelines by retaining more than 25% APSH. The winter sunlight will reduce to 0.10 times former value (high reduction), but will retain 3% APSH in both the proposed and proposed cumulative conditions. This is only slightly below the 5% guideline and the same as in the extant consent condition.

10.39. As bedrooms do not normally require assessment for sunlight, minimal weight should be applied to this impact. We submit that this impact is acceptable.

813-817 High Road

10.40. The only windows that would experience sunlight impacts outside the BRE guidelines in the existing v proposed scenario 1 are to the smaller bedrooms at first and second floor levels (F01/W2 and F02/W2). The annual and winter sunlight would reduce to between 0.70-0.71 and 0.67 times former value (low to medium reductions). The retained values in the proposed condition will be the same or better than for the extant consent. In the future baseline v cumulative proposed development scenario 4, the sunlight impacts would meet the guidelines.

10.41. As bedrooms do not normally require assessment for sunlight, minimal weight should be applied to these impacts. We submit that these impacts are acceptable.

11. Conclusion

- 11.1. As the massing of the proposed development is very similar to that of the 2022 consented scheme (ref. HGY/2021/2283), we can conclude from the results of our daylight and sunlight assessment of that scheme that only three neighbouring properties could potentially be materially affected. We assessed the potential effects of the proposed development on daylight and sunlight to those three surrounding residential properties. The impacts on all other surrounding buildings will be within the BRE guidelines. There are no amenity spaces to be assessed for sun on ground.
- 11.2. We ran our assessments using the methodologies in the BRE guide. The advice contained therein is not mandatory and its numerical guidelines are purely advisory should be applied flexibly. As the Site is located within the North Tottenham / Northumberland Park Growth Area, and within Site Allocation NT5: High Road West, referred to in the Tottenham Area Action Plan, greater flexibility should be afforded in applying the BRE guidelines, as noted in the NPPF and Mayor of London's Housing SPG.
- 11.3. The results indicate that the neighbouring properties will remain with acceptable levels of daylight and sunlight in the post development condition. The only impacts outside the guidelines would be: five rooms serving three flats in 831-833 High Road (three bedrooms and two living/dining rooms); five rooms serving two flats in 813-817 High Road (four bedrooms and one living/kitchen/dining room); and three rooms in 811a High Road (a kitchen, a bedroom and a living/kitchen/dining room).
- 11.4. Most of the affected rooms are bedrooms, which have a lower requirement for daylight and are less sensitive. In every case the residual daylight and sunlight levels with the proposed development in place would be reasonable for an urban area.
- 11.5. It should be borne in mind that parts of the Site are underdeveloped currently, with single-storey buildings or no massing at all. In such cases a greater impact than the BRE's default numerical guidelines may be unavoidable. Furthermore, the supplementary mirror-image assessment of 831-833 High Road shows that future daylight levels would be the same or noticeably better than the alternative target values derived from a mirror-image building reflected onto the Site.
- 11.6. Overall, the difference in the daylight and sunlight effects when compared to the consented scheme is minimal, and therefore the proposed scheme should be considered acceptable in daylight and sunlight terms.
- 11.7. It is submitted that the proposed development will not cause unacceptable harm to daylight or sunlight to existing surrounding residential properties. The layout of the proposed development is consistent with the Council's local planning policy on daylight and sunlight, particularly having regard to paragraph 125(c) of the NPPF and paragraphs 1.3.45 and 1.3.46 of the Mayor of London's Housing SPG.

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Appendix 1

Assessment methodology and glossary

1. This appendix explains the daylight and sunlight assessment methodology recommended in BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2022 edition) and provides a glossary of the terminology used.

Assessment methodology**Daylight and sunlight to neighbouring buildings**Daylight to neighbouring buildings

2. The BRE guide states:

In designing a new development or extension to a building, it is important to safeguard the daylight to nearby buildings. A badly planned development may make adjoining properties gloomy and unattractive.

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

3. To quantify the impact of development on daylight to a building, the BRE guide recommends two tests:
 - a) calculating the vertical sky component (**VSC**) at the centre of each main window on the outside plane of the window wall, to measure the total amount of skylight available to the window; and
 - b) plotting the no-sky line (**NSL**) on the working plane inside a room, where layouts are known, and measuring the area that can receive direct skylight, to assess the distribution of daylight around the room.

4. The VSC measures the skylight available at the window. The guide states:

Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window ... For a bay window, the centre window facing directly outwards can be taken as the main window. If a room has two or more windows of equal size, the mean of their VSCs may be taken. The reference point is in the external plane of the window wall. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

5. The NSL test is described thus:

Where room layouts are known (for example if they are available on the local authority's planning portal), the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms. For houses this would include living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are less important. In non-domestic buildings each main room where daylight is expected should be investigated. The no sky line divides points on the working plane which can and cannot see the sky.

6. If, following development, the VSC to a neighbouring window will be greater than 27% then enough skylight should still be reaching the window. Any reduction below this level should be kept to a minimum. If the VSC will be both less than 27% and less than 0.80 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy and electric lighting will be needed more of the time.

7. If, following development, the no-sky line moves so that the area of the existing room that can receive direct skylight will be reduced to less than 0.80 times its former value, this will be noticeable to the occupants and more of the room will appear poorly lit. This is also true if the no-sky line encroaches on key areas like kitchen sinks and worktops.

Sunlight to neighbouring buildings

8. The BRE guide states:

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

A point at the centre of the window on the outside face of the window wall may be taken [as the calculation point].

9. To quantify the available sunlight, the BRE guide advises measuring the percentage of annual probable sunlight hours (**APSH**), which is defined as follows:

'probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question.

10. The assessment calculates the percentage of APSH over the whole year (annual sunlight) and between 21 September and 21 March (winter sunlight).
11. If, following development, the APSH to a neighbouring window will be greater than 25%, including at least 5% of APSH in the winter months between 21 September and 21 March, then the room should still receive enough sunlight. Any reduction in sunlight access below this level should be kept to a minimum.
12. If the available sunlight hours will be both less than the above amounts and less than 0.80 times their former value, either over the whole year or just in the winter months, then the occupants of the building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.

Sunlight to neighbouring gardens and amenity spaces

13. Sunlight should be assessed on the equinox (21 March) to main back gardens of houses, allotments, parks and playing fields, children's playgrounds, outdoor swimming pools, sitting-out areas, such as in public squares and focal points for views, such as a group of monuments or fountains.
14. The assessment measures the percentage of each area that can receive at least two hours of sunlight on 21 March - the 'two-hours sun-on-ground' (**SOG**) test.
15. It is recommended that at least half of the area of a garden or amenity space should be able to receive at least two hours of sunlight on 21 March. If such a space is already heavily obstructed, then any further loss of sunlight should be kept to a minimum. In this poorly sunlit case, if, following development, the area which can receive two hours of direct sunlight on 21 March is reduced to less than 0.8 times its former size, this loss of sunlight is likely to be noticeable. In such cases the garden or amenity area will tend to look more heavily overshadowed.
16. Sunlight at an altitude of 10° or less is ignored, because it is likely to be blocked by planting, and fences or walls less than 1.5 metres high can also be ignored. Front gardens, driveways and hard standing for cars are usually omitted. Normally, trees and shrubs need not be included, partly because their shapes are almost impossible to predict, and partly because the dappled shade of a tree is more pleasant than a deep shadow of a building.

Glossary of terms

17. The daylight and sunlight terminology used in our report is explained below.

Term	Meaning
Annual probable sunlight hours (APSH)	The long-term average of the total number of hours during a year in which direct sunlight is expected to shine on the unobstructed ground, allowing for average levels of cloudiness for the location in question.
Daylight	Combined skylight and sunlight.
No-sky line (NSL)	The outline on the working plane of the area from which no sky can be seen. It divides points on the working plane which can and cannot see the sky.
Obstruction angle	The angular altitude of the top of an obstruction above the horizontal, measured from a reference point in a vertical plane in a section perpendicular to the vertical plane.
Sky factor	Ratio of the parts of illuminance at a point on a given plane that would be received directly through unglazed openings from a sky of uniform luminance, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The sky factor does not include reflected light, either from outdoor or indoor surfaces.
Sun on ground (SOG)	The measure of sunlight potential to gardens and amenity spaces. It is measured in hours on the spring equinox (21 March) at a point on the ground accounting for the latitude of the site location. Sunlight below an altitude of 10° is usually discounted as it is likely to be prevented from reaching the ground by fences, plants or other low-level obstructions.
Vertical sky component (VSC)	The amount of daylight falling on a vertical wall or window. It is the ratio of that part of illuminance, at a point on a given vertical plane (e.g. window), that is received directly from a CIE standard overcast sky, to simultaneous illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The VSC does not include reflected light, either from the ground or from other buildings. The ratio is usually expressed as a percentage. The maximum value is almost 40% for a completely unobstructed vertical wall.
Working plane	Horizontal, vertical or inclined plane in which a visual task lies. Normally the working plane may be taken to be horizontal, 0.85 m above the floor in housing.

Appendix 2

Location drawings

Plan and 3D views
Window maps



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing

Proposed

Surrounding

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Cumulative

SOURCE DATA:

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AccuCities 3D context

DPR Measured Survey:

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NOTES:

All heights given in meters AOD

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EXISTING SCENARIO

Plan View

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SCALE: NTS

DATE: 01.07.2021

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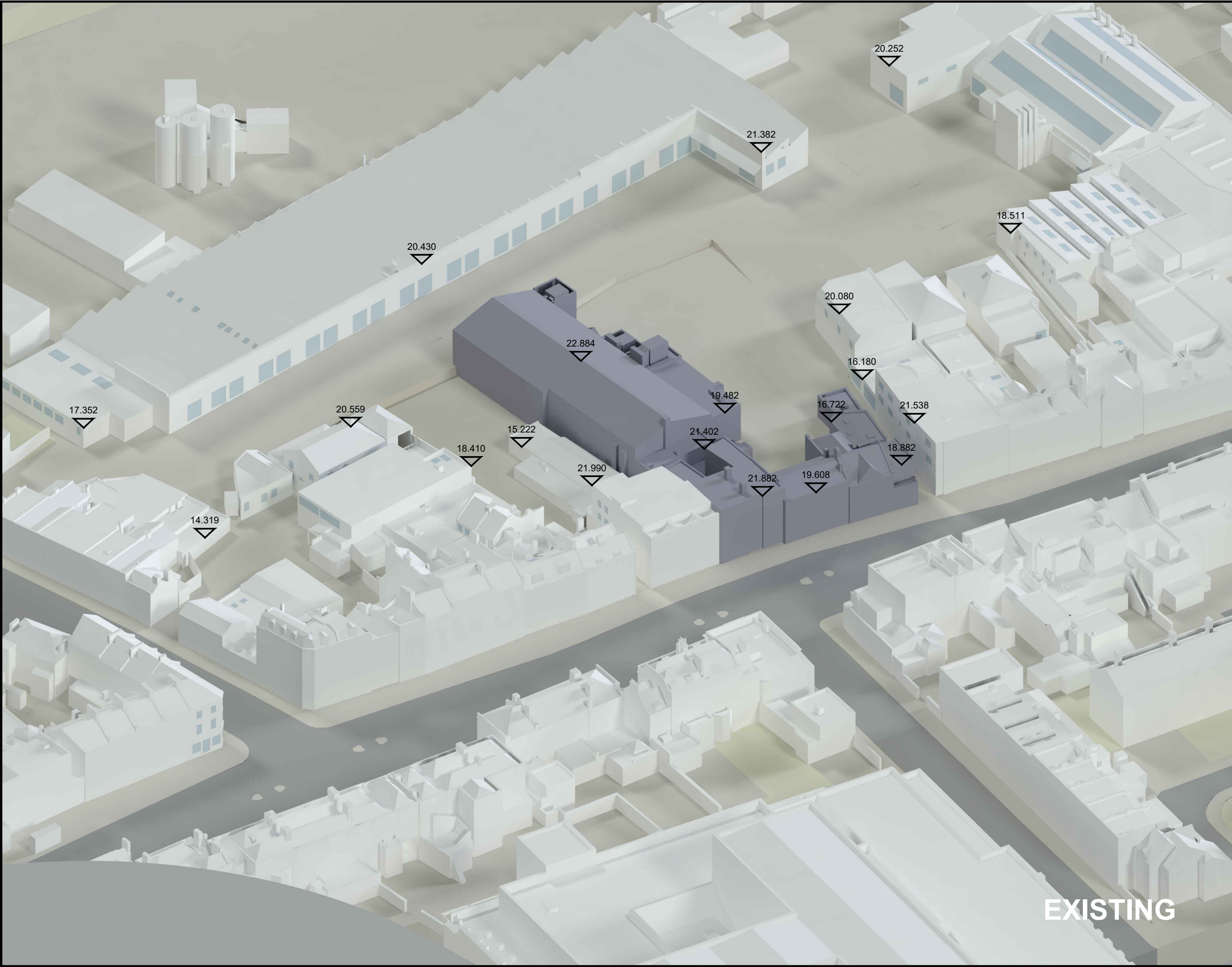
EX-003

JOB NBR:

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Proposed Scheme:
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NOTES:

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REV	Description	Drawn	Date

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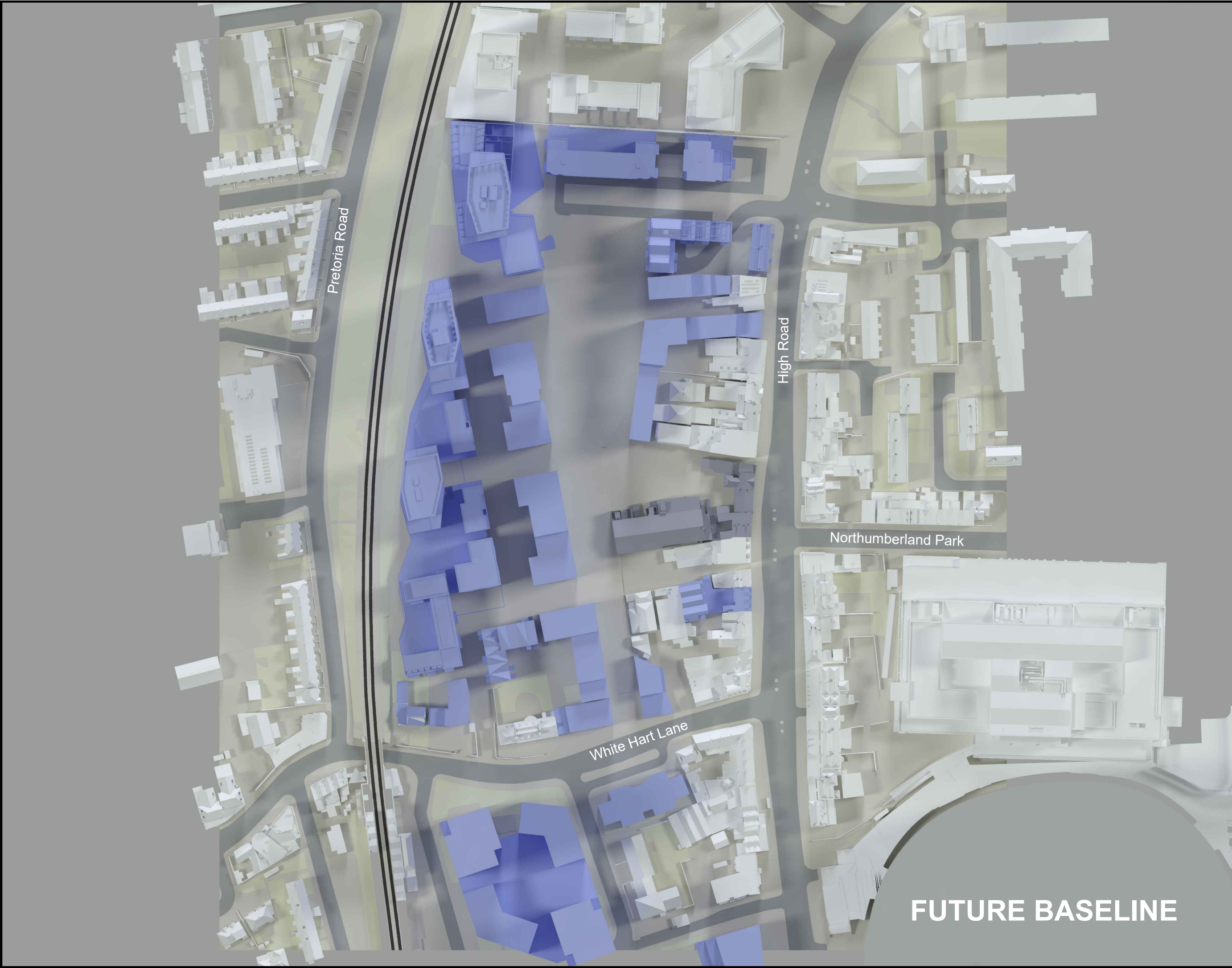
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PROPOSED



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Proposed	Cumulative
Surrounding	

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Existing & Surrounding
AccuCities 3D context

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Cumulative:

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F3 Architecture + Interiors
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The Depot - Block ABC
The Sepot - Block DEFG
(3D Model 12.05.2021)

NOTES:

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FUTURE BASELINE



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Proposed	Cumulative
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AccuCities 3D context

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The Depot - Block ABC
The Sepot - Block DEFG
(3D Model 12.05.2021)

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REV	Description	Drawn	Date
A	Rendered image	MJ	27.07.2023

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FUBS-002	A



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	Extant Consent
	Proposed
	Cumulative
	Surrounding

SOURCE DATA:

Existing & Surrounding
AccuCities 3D context

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(3D Model 21.06.2023)

NOTES:

All heights given in meters AOD



REV	Description	Drawn	Date
A	Rendered image	MJ	27.07.2023

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PROPOSED CUMULATIVE SCENARIO
Plan View
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DRAWN: MJ

SCALE: NTS

DATE: 29.06.2023

JOB NBR:

20647

DWG NO:

PR CUM-001

REV:

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NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing	Extant Consent
Proposed	Cumulative
Surrounding	

SOURCE DATA:

Existing & Surrounding
AccuCities 3D context

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Cumulative:
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Proposed Scheme:
F3 Architecture + Interiors
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(3D Model 21.06.2023)

NOTES:
All heights given in meters AOD

REV	Description	Drawn	Date
A	Rendered image	MJ	27.07.2023

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PROPOSED CUMULATIVE SCENARIO
3D View
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DRAWN: MJ	JOB NBR:
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DWG NO:	REV:
PR CUM-002	A



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing	Extant Consent
Proposed	Cumulative
Surrounding	

SOURCE DATA:

Existing & Surrounding
AccuCities 3D context

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(3D Model 15.07.2021)

NOTES:

All heights given in meters AOD

REV	Description	Drawn	Date

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EXTANT CONSENT SCENARIO
Plan View
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SCALE: NTS	
DATE: 03.07.2023	
DWG NO: EC-005	REV: -



EXTANT CONSENT

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

Existing

Proposed

Surrounding

Extant
Consent

Cumulative

SOURCE DATA:

Existing & Surrounding
AccuCities 3D context

DPR Measured Survey:
File name: 20657 Tottenham Master Model
(3D Model 12.02.2021)

Extant Consent:
F3 Architecture + Interiors
File name:
PRINT-F3-ZZ-ZZ-M3-A-0001_detached - 3D
View 1
(3D Model 15.07.2021)

NOTES:

All heights given in meters AOD

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

www.delvapatmanredler.co.uk
info@delvapatmanredler.co.uk

TITLE:

PRINTWORKS
LONDON
N17 8DP

DRAWING:

EXTANT CONSENT SCENARIO
3D View
-
-

DRAWN: MJ	JOB NBR:
SCALE: NTS	20647
DATE: 03.07.2023	

DWG NO:	REV:
EC-006	-



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

KEY:

Existing	Extant Consent
Proposed	Mirror Massing
Surrounding	

SOURCE DATA:
Existing & Surrounding
AccuCities 3D context

DPR Measured Survey:
File name: 20657 Tottenham Master Model
(3D Model 12.02.2021)

NOTES:
All heights given in meters AOD

REV	Description	Drawn	Date
A	Change to massing colour	MJ	29.06.2023

DELVA PATMAN REDLER
Chartered Surveyors

London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

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TITLE:

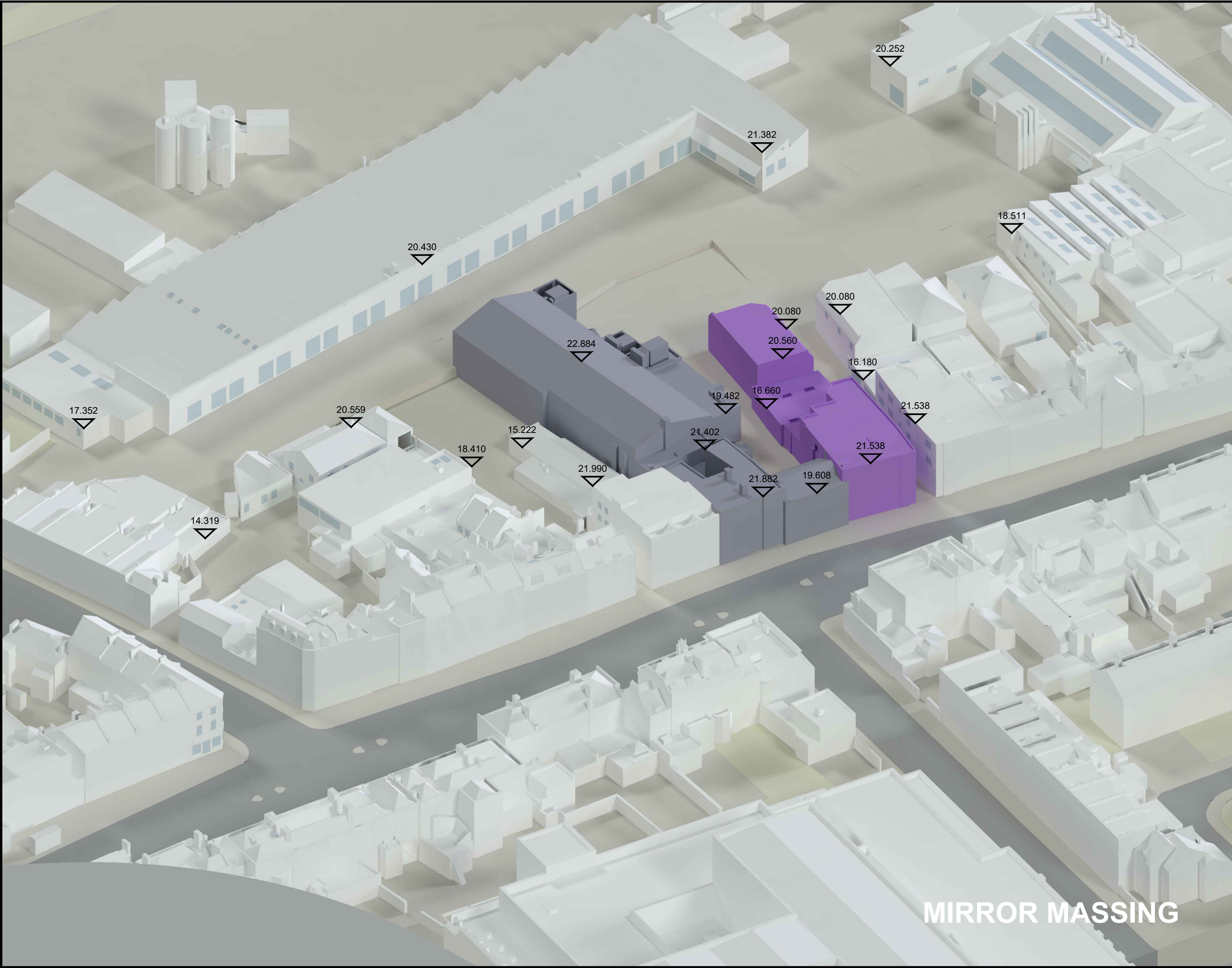
PRINTWORKS
LONDON
N17 8DP

DRAWING:

MIRROR MASSING SCENARIO
Plan View
-
-
-

DRAWN: MJ	JOB NBR: 20647
SCALE: NTS	
DATE: 01.07.2021	

DWG NO: EX-005	REV: A
--------------------------	------------------



NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

Existing	Extant Consent
Proposed	Mirror Massing
Surrounding	

SOURCE DATA:
Existing & Surrounding
AccuCities 3D context

DPR Measured Survey:
File name: 20657 Tottenham Master Model
(3D Model 12.02.2021)

NOTES:
All heights given in meters AOD

REV	Description	Drawn	Date
A	Change to massing colour	MJ	29.06.2023

DELVA PATMAN REDLER
Chartered Surveyors

London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

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TITLE:

PRINTWORKS
LONDON
N17 8DP

DRAWING:

MIRROR MASSING SCENARIO
3D View
-
-

DRAWN: MJ		JOB NBR:	
SCALE: NTS		20647	
DATE: 01.07.2021			
DWG NO:		REV:	
EX-006		A	



3D View

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:

Existing & Surrounding
AccuCities 3D context

DPR Measured Survey:
File name: 20657 Tottenham Master Model
(3D Model 12.02.2021)

Proposed Scheme:
F3 Architecture + Interiors
File name: 190711_GY_Main Model
The Depot - Block ABC
The Sepot - Block DEFG
(3D Model 12.05.2021)

NOTES:

All heights given in meters AOD

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

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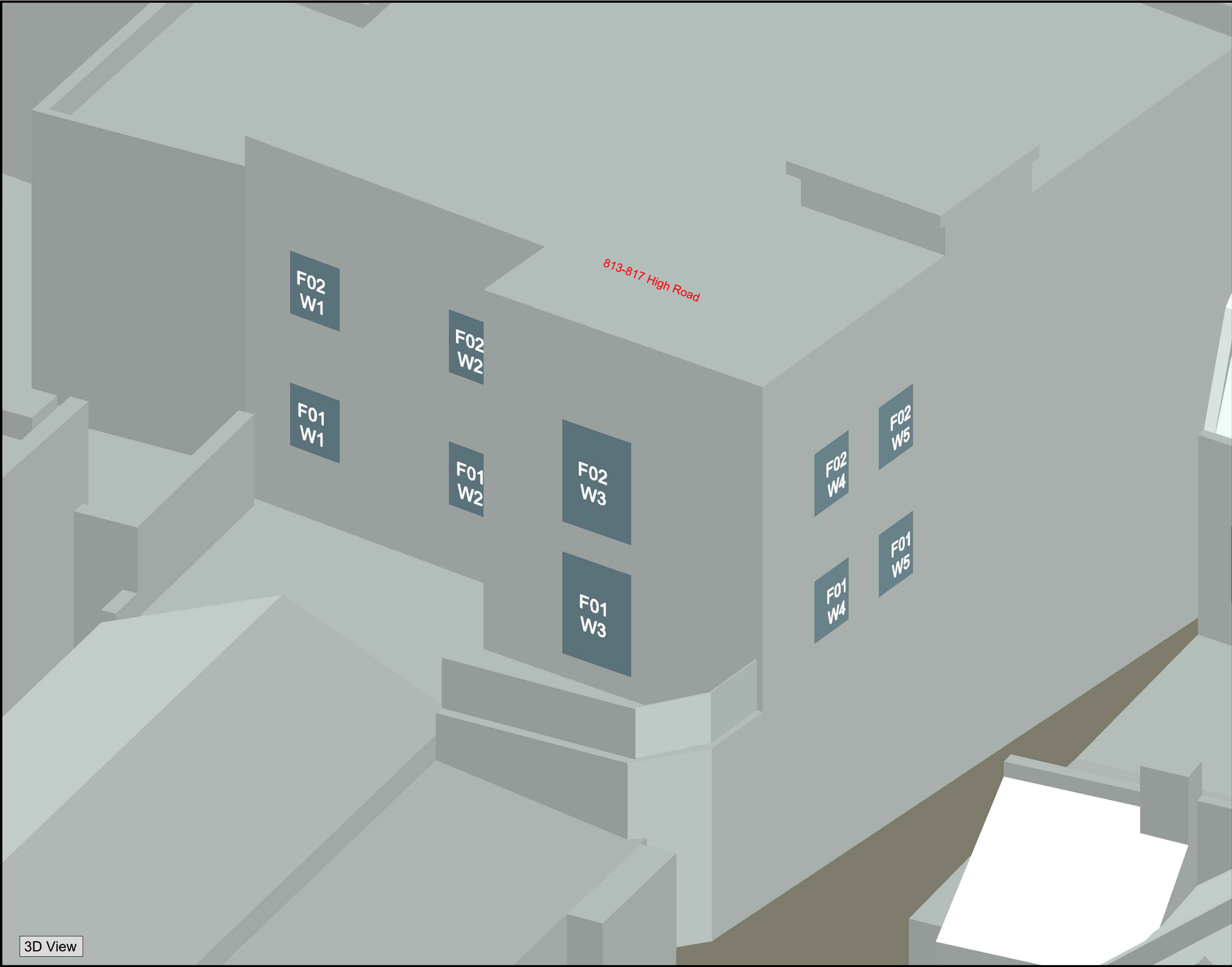
TITLE:

GOODS YARD + THE DEPOT
LONDON
N17 8DP

DRAWING:

KEY WINDOW LOCATIONS
3D View
-
833 to 839 High Road

DRAWN: RM	JOB NBR:
SCALE: NTS	20647
DATE: 25.05.2021	
DWG NO:	REV:
LOC-025 (Sheet 3 of 3)	-



3D View

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:

Existing & Surrounding
AccuCities 3D context

DPR Measured Survey:
File name: 20657 Tottenham Master Model
(3D Model 12.02.2021)

Proposed Scheme:
F3 Architecture + Interiors
File name: 190711_GY_Main Model
The Depot - Block ABC
The Sepot - Block DEFG
(3D Model 12.05.2021)

NOTES:
All heights given in meters AOD

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

London 020 7936 3668
Liverpool 0151 242 0980
Bristol 0117 450 9703

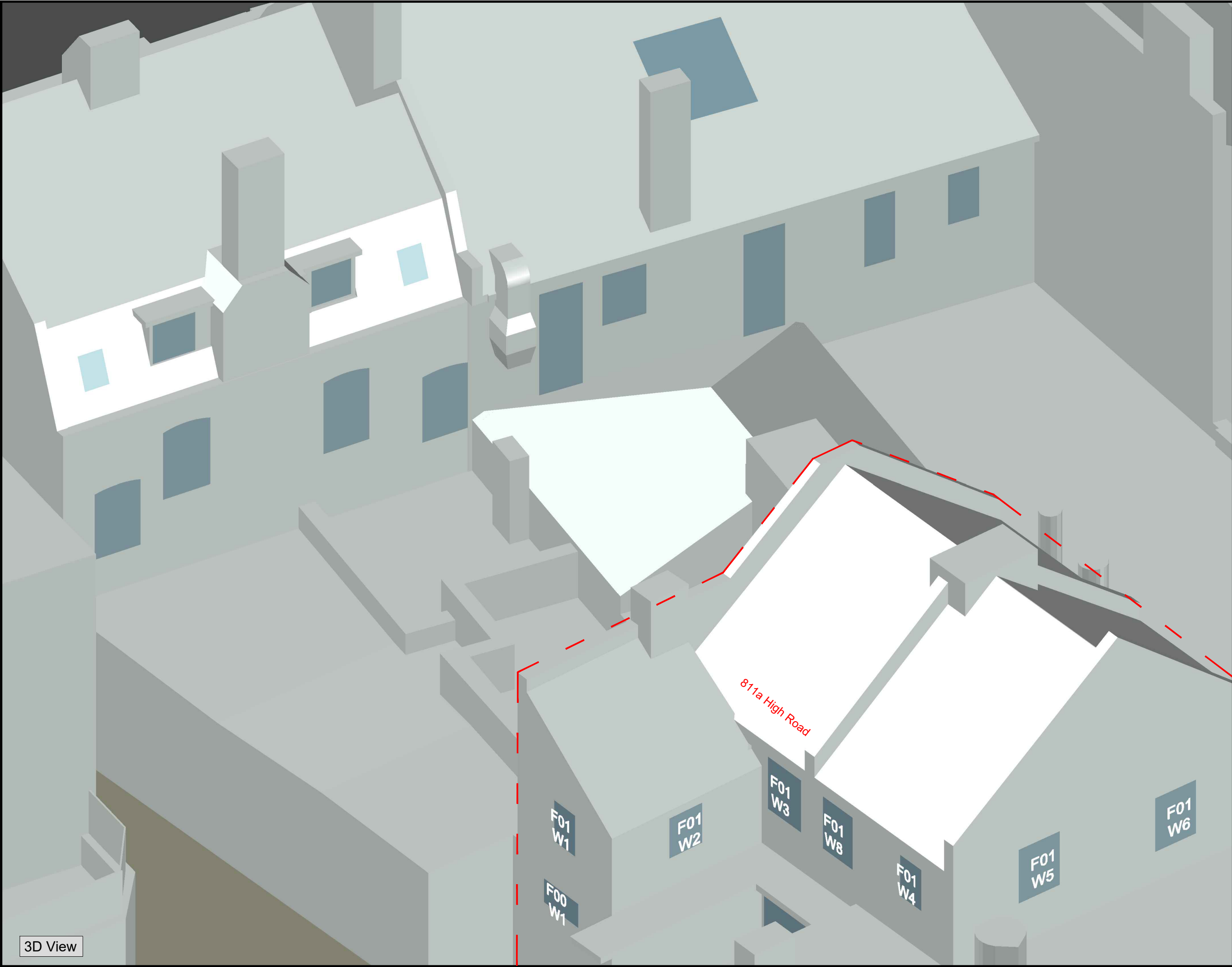
www.delvapatmanredler.co.uk
info@delvapatmanredler.co.uk

TITLE:
GOODS YARD + THE DEPOT
LONDON
N17 8DP

DRAWING:
KEY WINDOW LOCATIONS
3D View
-
813-817 High Road

DRAWN: RM	JOB NBR:
SCALE: NTS	20647
DATE: 25.05.2021	

DWG NO: LOC-026	REV: -
--------------------	-----------



3D View

NO DIMENSIONS TO BE SCALED
FROM THIS DRAWING

KEY:

W1

Windows tested
Daylight only

W1

Windows tested
Daylight & Sunlight

SOURCE DATA:

Existing & Surrounding
AccuCities 3D context

DPR Measured Survey:
File name: 20657 Tottenham Master Model
(3D Model 12.02.2021)

Proposed Scheme:
F3 Architecture + Interiors
File name: 190711_GY_Main Model
The Depot - Block ABC
The Sepot - Block DEFG
(3D Model 12.05.2021)

NOTES:

All heights given in meters AOD

REV	Description	Drawn	Date

DELVA PATMAN REDLER
Chartered Surveyors

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Liverpool 0151 242 0980
Bristol 0117 450 9703

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TITLE:

GOODS YARD + THE DEPOT
LONDON
N17 8DP

DRAWING:

KEY WINDOW LOCATIONS
3D View
-
811a High Road

DRAWN: RM	JOB NBR: 20647
SCALE: NTS	
DATE: 25.05.2021	

DWG NO: LOC-027	REV: -
---------------------------	-----------

Appendix 3

Scenario 1 results: existing v proposed

Property, room & window attributes					VSC				Mean VSC (room)				NSL				APSH (room)						
Floor	Room	Room use	Window Ref./Orientation		Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Ex. ratio	Exis. (% rm)	Prop. (% rm)	Loss (m ²)	Pro./Ex. ratio	Annual (%APSH) Exis. Prop. Loss Pro./Ex.				Winter (%APSH) Exis. Prop. Pro./Ex.		
Note: Red = outside BRE guidelines; Blue = gain in light																							
811a High Road																							
F00	R1	Kitchen	W1	↑	26.5	20.2	6.3	0.76	26.5	20.2	6.3	0.76	82%	69%	0.81	0.85	North	North	N/A	N/A	North	North	N/A
F01	R2	Bedroom	W2	←	29.8	24.9	4.9	0.84	29.8	24.9	4.9	0.84	87%	53%	1.61	0.60	37	31	N/A	N/A	1	1	1.00
	R3	LKD	W3	↑	30.4	24.1	6.3	0.79															
		LKD	W7	→	20.6	20.5	0.1	1.00	24.5	21.9	2.6	0.89	83%	40%	7.31	0.48	North	North	N/A	N/A	North	North	N/A
	R6	Bedroom	W5	←	33.9	29.8	N/A	N/A	33.9	29.8	N/A	N/A	99%	99%	0.00	1.00	53	50	N/A	N/A	17	17	N/A
	R7	LKD	W6	←	33.1	30.0	N/A	N/A															
		LKD	W9	↓	31.4	31.4	N/A	N/A															
		LKD	W10	↓	30.7	30.7	N/A	N/A	31.7	30.7	N/A	N/A	100%	100%	0.05	1.00	84	83	N/A	N/A	23	23	N/A
813-817 High Road																							
F01	R1	Bedroom	W1	←	30.2	20.0	10.2	0.66	30.2	20.0	10.2	0.66	90%	42%	6.46	0.46	37	33	N/A	N/A	10	8	N/A
	R2	Bedroom	W2	←	27.1	18.0	9.1	0.66	27.1	18.0	9.1	0.66	92%	77%	0.92	0.83	20	14	6	0.70	3	2	0.67
	R3	LKD	W3	←	33.8	25.8	8.0	0.76															
		LKD	W4	↓	31.1	31.0	N/A	N/A															
		LKD	W5	↓	29.9	29.8	N/A	N/A	32.3	27.9	N/A	N/A	99%	98%	0.11	1.00	87	82	N/A	N/A	24	24	N/A
F02	R1	Bedroom	W1	←	35.1	23.2	11.9	0.66	35.1	23.2	11.9	0.66	100%	48%	6.91	0.48	46	38	N/A	N/A	12	10	N/A
	R2	Bedroom	W2	←	31.2	21.7	9.5	0.70	31.2	21.7	9.5	0.70	93%	86%	0.42	0.92	24	17	7	0.71	3	2	0.67
	R3	LKD	W3	←	36.8	28.8	N/A	N/A															
		LKD	W4	↓	34.9	34.8	N/A	N/A															
		LKD	W5	↓	34.3	34.2	N/A	N/A	35.8	31.5	N/A	N/A	100%	99%	0.27	0.99	93	88	N/A	N/A	28	28	N/A
831-833 High Road																							
F01	R1	LD	W1	↑	11.6	11.6	0.0	1.00															
		LD	W2	←	26.8	25.5	1.3	0.95	21.7	20.8	0.9	0.96	98%	98%	0.03	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3	←	27.8	25.4	2.4	0.91	27.8	25.4	2.4	0.91	97%	92%	0.99	0.95	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W4	↓	35.3	14.5	20.8	0.41	35.3	14.5	20.8	0.41	99%	23%	15.62	0.24	88	44	N/A	N/A	29	3	0.10
	R4	LD	W5	↓	34.8	16.7	18.1	0.48	34.8	16.7	18.1	0.48	99%	24%	14.43	0.24	86	53	N/A	N/A	27	6	N/A

Property, room & window attributes					VSC				Mean VSC (room)				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation		Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Loss	Pro./Ex.	Annual (%APSH)				Winter (%APSH)			
					(% VSC)	(% VSC)	(% VSC)	ratio	(% VSC)	(% VSC)	(% VSC)	ratio	(% rm)	(% rm)	(m ²)	ratio	Exis.	Prop.	Loss	Pro./Ex.	Exis.	Prop.	Pro./Ex.	
	R6	Bedroom	W7	↓	32.1	24.5	7.6	0.76	32.1	24.5	7.6	0.76	93%	77%	3.38	0.83	82	67	N/A	N/A	23	14	N/A	
	R7	Kitchen	W8	↓	25.9	27.0	N/A	1.04	25.9	27.0	N/A	1.04	92%	96%	-0.77	1.05	73	71	N/A	N/A	14	14	N/A	
F02	R1	LD	W1	↑	31.8	31.8	N/A	N/A																
		LD	W2	←	31.1	29.7	N/A	N/A	31.3	30.4	N/A	N/A	100%	100%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Bedroom	W3	←	32.9	30.6	N/A	N/A	32.9	30.6	N/A	N/A	99%	98%	0.19	0.99	North	North	N/A	N/A	North	North	N/A	
	R3	Bedroom	W4	↓	36.9	21.8	15.1	0.59	36.9	21.8	15.1	0.59	99%	40%	12.23	0.40	88	63	N/A	N/A	29	10	N/A	
	R4	LD	W5	↓	36.9	24.0	12.9	0.65	36.9	24.0	12.9	0.65	99%	36%	12.13	0.36	88	68	N/A	N/A	29	13	N/A	
	R6	Bedroom	W7	↓	36.5	30.9	N/A	N/A	36.5	30.9	N/A	N/A	96%	90%	1.42	0.93	88	79	N/A	N/A	29	22	N/A	
	R7	Kitchen	W8	↓	35.9	33.7	N/A	N/A	35.9	33.7	N/A	N/A	97%	97%	0.00	1.00	88	82	N/A	N/A	29	25	N/A	

Appendix 4

**Scenario 2 results:
mirror-image baseline v proposed
(831-833 High Road only)**

Property, room & window attributes				VSC				Mean VSC (room)				NSL				APSH (room)								
Floor	Room	Room use	Window Ref./Orientation	Mirr. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Mirr. ratio	Mirr. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Mirr. ratio	Mirr. (% rm)	Prop. (% rm)	Loss (m ²)	Pro./Mirr. ratio	Annual (%APSH)				Winter (%APSH)				
																	Mirr.	Prop.	Loss	Pro./Mirr.	Mirr.	Prop.	Pro./Mirr.	
Note: Pink = reduction in light relative to mirror image baseline; Blue = increase in light relative to mirror image baseline																								
831-833 High Road																								
F01	R1	LD	W1	↑	11.6	11.6	0.0	1.00																
		LD	W2	←	26.7	25.5	1.2	0.96	21.6	20.8	0.8	0.96	98%	98%	0.03	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Bedroom	W3	←	27.6	25.4	2.2	0.92	27.6	25.4	2.2	0.92	97%	92%	0.99	0.95	North	North	N/A	N/A	North	North	N/A	
	R3	Bedroom	W4	↓	17.3	14.5	2.8	0.84	17.3	14.5	2.8	0.84	62%	23%	8.03	0.38	50	44	N/A	N/A	3	3	1.00	
	R4	LD	W5	↓	12.9	16.7	-3.8	1.29	12.9	16.7	-3.8	1.29	24%	24%	0.06	0.99	42	53	N/A	1.26	1	6	6.00	
	R6	Bedroom	W7	↓	10.4	24.5	-14.1	2.36	10.4	24.5	-14.1	2.36	26%	77%	-10.79	2.94	34	67	N/A	1.97	1	14	14.00	
	R7	Kitchen	W8	↓	14.2	27.0	N/A	1.90	14.2	27.0	N/A	1.90	64%	96%	-5.42	1.50	41	71	N/A	1.73	4	14	3.50	
F02	R1	LD	W1	↑	31.8	31.8	N/A	N/A																
		LD	W2	←	31.1	29.7	N/A	N/A	31.3	30.4	N/A	N/A	100%	100%	0.01	1.00	North	North	N/A	N/A	North	North	N/A	
	R2	Bedroom	W3	←	32.9	30.6	N/A	N/A	32.9	30.6	N/A	N/A	99%	98%	0.19	0.99	North	North	N/A	N/A	North	North	N/A	
	R3	Bedroom	W4	↓	29.4	21.8	7.6	0.74	29.4	21.8	7.6	0.74	85%	40%	9.48	0.46	77	63	N/A	N/A	18	10	N/A	
	R4	LD	W5	↓	26.9	24.0	2.9	0.89	26.9	24.0	2.9	0.89	62%	36%	4.89	0.58	73	68	N/A	N/A	14	13	N/A	
	R6	Bedroom	W7	↓	24.5	30.9	N/A	1.26	24.5	30.9	N/A	1.26	63%	90%	-5.79	1.44	68	79	N/A	1.16	9	22	2.44	
	R7	Kitchen	W8	↓	27.8	33.7	N/A	1.21	27.8	33.7	N/A	1.21	97%	97%	0.00	1.00	73	82	N/A	1.12	14	25	1.79	

Appendix 5

Scenario 3 results: extant consent baseline v proposed

Property, room & window attributes				VSC				Mean VSC (room)				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	Exnt. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Exnt. ratio	Exnt. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Exnt. ratio	Exnt. (% rm)	Prop. (% rm)	Loss (m²)	Pro./Exnt. ratio	Annual (%APSH)				Winter (%APSH)			
																	Exnt.	Prop.	Loss	Pro./Exnt.	Exnt.	Prop.	Pro./Exnt.
Note: Pink = reduction in light relative to extant consent; Blue = increase in light relative to extant consent																							
811a High Road																							
F00	R1	Kitchen	W1 ↑	20.8	20.2	0.6	0.97	20.8	20.2	0.6	0.97	73%	69%	0.21	0.91		North	North	N/A	N/A	North	North	N/A
F01	R2	Bedroom	W2 ←	24.9	24.9	0.0	1.00	24.9	24.9	0.0	1.00	53%	53%	0.01	1.00		31	31	0	N/A	1	1	N/A*
	R3	LKD	W3 ↑	24.5	24.1	0.4	0.98																
		LKD	W7 →	20.6	20.5	0.1	1.00	22.1	21.9	0.2	0.99	44%	40%	0.76	0.90		North	North	N/A	N/A	North	North	N/A
	R6	Bedroom	W5 ←	29.7	29.8	N/A	1.00	29.7	29.8	N/A	1.00	99%	99%	0.00	1.00		50	50	N/A	N/A	17	17	N/A
	R7	LKD	W6 ←	29.9	30.0	N/A	1.00																
		LKD	W9 ↓	31.4	31.4	N/A	N/A																
		LKD	W10 ↓	30.7	30.7	N/A	N/A	30.7	30.7	N/A	N/A	100%	100%	0.00	1.00		83	83	N/A	N/A	23	23	N/A
813-817 High Road																							
F01	R1	Bedroom	W1 ←	20.7	20.0	0.7	0.97	20.7	20.0	0.7	0.97	41%	42%	-0.11	1.02		32	33	N/A	1.03	8	8	N/A
	R2	Bedroom	W2 ←	18.3	18.0	0.3	0.98	18.3	18.0	0.3	0.98	78%	77%	0.08	0.98		14	14	0	1.00	2	2	N/A*
	R3	LKD	W3 ←	25.7	25.8	-0.1	1.00																
		LKD	W4 ↓	31.0	31.0	N/A	N/A																
		LKD	W5 ↓	29.8	29.8	N/A	N/A	27.9	27.9	N/A	N/A	98%	98%	0.00	1.00		81	82	N/A	1.01	24	24	N/A
F02	R1	Bedroom	W1 ←	24.4	23.2	1.2	0.95	24.4	23.2	1.2	0.95	47%	48%	-0.16	1.03		37	38	N/A	1.03	10	10	N/A
	R2	Bedroom	W2 ←	22.3	21.7	0.6	0.97	22.3	21.7	0.6	0.97	87%	86%	0.04	0.99		16	17	-1	1.06	2	2	N/A*
	R3	LKD	W3 ←	28.9	28.8	N/A	N/A																
		LKD	W4 ↓	34.8	34.8	N/A	N/A																
		LKD	W5 ↓	34.2	34.2	N/A	N/A	31.5	31.5	N/A	N/A	99%	99%	0.04	1.00		88	88	N/A	N/A	28	28	N/A
831-833 High Road																							
F01	R1	LD	W1 ↑	11.6	11.6	0.0	1.00																
		LD	W2 ←	25.6	25.5	0.1	1.00	20.9	20.8	0.1	1.00	98%	98%	0.00	1.00		North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3 ←	25.6	25.4	0.2	0.99	25.6	25.4	0.2	0.99	92%	92%	0.02	1.00		North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W4 ↓	15.4	14.5	0.9	0.94	15.4	14.5	0.9	0.94	27%	23%	0.74	0.87		47	44	3	N/A	3	3	N/A*
	R4	LD	W5 ↓	18.2	16.7	1.5	0.92	18.2	16.7	1.5	0.92	28%	24%	0.76	0.86		56	53	N/A	N/A	8	6	N/A
	R6	Bedroom	W7 ↓	26.4	24.5	1.9	0.93	26.4	24.5	1.9	0.93	83%	77%	1.32	0.93		71	67	N/A	N/A	16	14	N/A

Property, room & window attributes				VSC				Mean VSC (room)				NSL				APSH (room)						
Floor	Room	Room use	Window Ref./Orientation	Exnt. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Exnt. ratio	Exnt. (% VSC)	Prop. (% VSC)	Loss (% VSC)	Pro./Exnt. ratio	Exnt. (% rm)	Prop. (% rm)	Loss (m ²)	Pro./Exnt. ratio	Annual (%APSH)				Winter (%APSH)		
	R7	Kitchen	W8 ↓	27.9	27.0	N/A	N/A	27.9	27.0	N/A	N/A	97%	96%	0.06	1.00	73	71	N/A	N/A	16	14	N/A
F02	R1	LD	W1 ↑	31.8	31.8	N/A	N/A															
		LD	W2 ←	29.7	29.7	N/A	N/A	30.4	30.4	N/A	N/A	100%	100%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3 ←	30.8	30.6	N/A	N/A	30.8	30.6	N/A	N/A	98%	98%	0.00	1.00	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W4 ↓	23.4	21.8	1.6	0.93	23.4	21.8	1.6	0.93	47%	40%	1.45	0.85	66	63	N/A	N/A	11	10	N/A
	R4	LD	W5 ↓	26.7	24.0	2.7	0.90	26.7	24.0	2.7	0.90	62%	36%	5.05	0.58	71	68	N/A	N/A	15	13	N/A
	R6	Bedroom	W7 ↓	32.9	30.9	N/A	N/A	32.9	30.9	N/A	N/A	96%	90%	1.40	0.93	81	79	N/A	N/A	23	22	N/A
	R7	Kitchen	W8 ↓	34.3	33.7	N/A	N/A	34.3	33.7	N/A	N/A	97%	97%	0.00	1.00	84	82	N/A	N/A	26	25	N/A

Appendix 6

Scenario 4 results: future baseline v cumulative proposed

Property, room & window attributes				VSC				Mean VSC (room)				NSL				APSH (room)							
Floor	Room	Room use	Window Ref./Orientation	FuBs. (% VSC)	Cum. (% VSC)	Loss (% VSC)	Cum./FuB. ratio	FuBs. (% VSC)	Cum. (% VSC)	Loss (% VSC)	Cum./FuB. ratio	FuBs. (% rm)	Cum. (% rm)	Loss (m ²)	Cum./FuB. ratio	Annual (%APSH)				Winter (%APSH)			
																FuBs.	Cum.	Loss	Cum./FuB.	Exis.	Cum.	Cum./FuB.	
Note: Red = outside BRE guidelines; Blue = gain in light																							
813-817 High Road																							
F01	R1	Bedroom	W1	←	26.5	18.1	8.4	0.68	26.5	18.1	8.4	0.68	76%	40%	4.76	0.53	32	29	3	N/A	5	4	N/A*
	R2	Bedroom	W2	←	23.2	17.1	6.1	0.74	23.2	17.1	6.1	0.74	92%	76%	0.94	0.83	14	13	1	0.93	1	1	N/A*
	R3	LKD	W3	←	27.3	22.4	4.9	0.82															
		LKD	W4	↓	26.5	26.4	0.1	1.00															
		LKD	W5	↓	25.5	25.5	0.0	1.00	26.7	24.1	2.6	0.90	98%	98%	0.05	1.00	73	73	N/A	N/A	15	15	N/A
F02	R1	Bedroom	W1	←	29.0	21.5	7.5	0.74	29.0	21.5	7.5	0.74	89%	47%	5.58	0.53	38	35	N/A	N/A	9	7	N/A
	R2	Bedroom	W2	←	25.5	20.5	5.0	0.80	25.5	20.5	5.0	0.80	93%	85%	0.46	0.92	16	16	0	1.00	1	1	N/A*
	R3	LKD	W3	←	29.2	25.4	3.8	0.87															
		LKD	W4	↓	30.9	30.9	N/A	N/A															
		LKD	W5	↓	30.2	30.1	N/A	N/A	29.8	27.8	N/A	N/A	99%	98%	0.14	0.99	80	80	N/A	N/A	21	21	N/A
831-833 High Road																							
F01	R1	LD	W1	↑	11.1	11.1	0.0	1.00															
		LD	W2	←	18.3	17.9	0.4	0.98	15.8	15.6	0.2	0.99	52%	51%	0.20	0.98	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3	←	19.2	18.5	0.7	0.96	19.2	18.5	0.7	0.96	43%	37%	1.36	0.85	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W4	↓	32.5	14.4	18.1	0.44	32.5	14.4	18.1	0.44	98%	23%	15.47	0.24	80	41	N/A	N/A	25	3	0.12
	R4	LD	W5	↓	32.2	16.6	15.6	0.52	32.2	16.6	15.6	0.52	99%	24%	14.39	0.24	80	50	N/A	N/A	24	6	N/A
	R6	Bedroom	W7	↓	30.0	24.1	5.9	0.80	30.0	24.1	5.9	0.80	92%	76%	3.40	0.83	78	66	N/A	N/A	20	14	N/A
	R7	Kitchen	W8	↓	25.3	26.9	-1.6	1.06	25.3	26.9	-1.6	1.06	91%	94%	-0.39	1.03	70	71	N/A	1.01	12	14	1.17
F02	R1	LD	W1	↑	28.6	28.6	N/A	N/A															
		LD	W2	←	21.1	20.8	0.3	0.99	23.7	23.5	0.2	0.99	91%	91%	0.11	0.99	North	North	N/A	N/A	North	North	N/A
	R2	Bedroom	W3	←	22.7	22.1	0.6	0.97	22.7	22.1	0.6	0.97	52%	46%	1.13	0.90	North	North	N/A	N/A	North	North	N/A
	R3	Bedroom	W4	↓	33.8	21.7	12.1	0.64	33.8	21.7	12.1	0.64	98%	39%	12.14	0.40	81	60	N/A	N/A	25	10	N/A
	R4	LD	W5	↓	33.9	23.8	10.1	0.70	33.9	23.8	10.1	0.70	99%	36%	12.11	0.36	83	67	N/A	N/A	25	13	N/A
	R6	Bedroom	W7	↓	34.0	30.5	N/A	N/A	34.0	30.5	N/A	N/A	96%	89%	1.44	0.93	83	78	N/A	N/A	25	22	N/A
	R7	Kitchen	W8	↓	34.2	33.0	N/A	N/A	34.2	33.0	N/A	N/A	97%	97%	0.00	1.00	84	82	N/A	N/A	26	25	N/A

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