

Appendix A.6 –Daylight & Sunlight Assessment Report for Approved Scheme



Client: Greyclyde Investments Ltd

Daylight and Sunlight Assessment for the Development at St Matthews Court,
Coppetts Road, London N10 1NW

June 2022

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1 Background and Scope of Appraisal

1.1 Study Objectives

Herrington Consulting has been commissioned by Greyclyde Investments Ltd to assess the potential impact of the proposed development at St Matthews Court, Coppetts Road, London N10 1NW, in relation to daylight, sunlight and overshadowing on the neighbouring building. The key objectives of the assessment are to:

- assess the baseline conditions at the site;
- analyse the potential impacts of the development on the daylight and sunlight currently received by the neighbouring building;
- assess these impacts in line with any relevant planning policies and best practice guidance.

1.2 Site Location

The site is situated in the area of Muswell Hill in north London and is located within administrative boundaries of the London Borough of Haringey. The location of the site is shown in Figure 1.1 and the site plan included in Appendix A.1 of this report gives a more detailed reference to the site location and layout.



Figure 1.1 – Location map (Contains Ordnance Survey data © Crown copyright and database right 2011)

1.3 The Development

The proposal for development is to build a single storey roof extension above the existing three-storey building. Drawings of the proposed scheme are included in Appendix A.1 of this report.

2 Policy and Guidance

2.1 National Planning Policy

National Planning Policy Framework (Revised July 2021)

Paragraph 125 on 'Achieving appropriate densities' states that "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).*"

Guidance on Effective Use of Land (Revised July 2019)

The guidance states that: 'Where a planning application is submitted, local planning authorities will need to consider whether the proposed development would have an unreasonable impact on the daylight and sunlight levels enjoyed by neighbouring occupiers, as well as assessing whether daylight and sunlight within the development itself will provide satisfactory living conditions for future occupants.'

Further to this, it also states that 'All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and daylight and sunlight levels at some windows

may be unavoidable if new developments are to be in keeping with the general form of their surroundings.

In such situations good design (such as giving careful consideration to a building's massing and layout of habitable rooms) will be necessary to help make the best use of the site and maintain acceptable living standards.'

2.2 Regional Planning Policy

The Mayor of London government website states that although the current 2016 London Plan is still the adopted Development Plan, the draft London Plan is a material consideration in planning decisions. The Plan is at an advanced stage and the policies in the Intend to Publish London Plan (published December 2019) that are not subject to a direction by the Secretary of State carry significant weight.

The London Plan – Spatial Development Strategy for London (2016)

Policy 7.6: 'Architecture' of the adopted London Plan, includes the following statements: "Buildings and structures should... not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to overshadowing.". "New development, should not have a negative impact on the character or amenity of neighbouring sensitive land uses".

The London Plan – Supplementary Planning Guidance on Housing (2016)

Policy 7.6Bd on 'Standards for privacy, daylight and sunlight' requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing'. It also states that '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. 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'

In the 'Standards for privacy, daylight and sunlight', Paragraph 1.3.46 states that *'The degree of harm on adjacent properties should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London'*. Similarly, Paragraph 2.3.47 on 'Daylight and Sunlight' includes the following statement *'Quantitative standards on daylight and sunlight should not be applied rigidly, without carefully considering the location and context and standards experienced in broadly comparable housing typologies in London'*.

2.3 Best Practice Guidance

In the absence of official national planning guidance / legislation on daylight and sunlight, the most recognised guidance document is published by the Building Research Establishment and entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice', Second Edition, 2011; herein referred to as the 'BRE Guidelines'.

The BRE Guidelines are not mandatory and themselves state that they should not be used as an instrument of planning policy, however in practice they are heavily relied upon as they provide a good guide to approach, methodology and evaluation of daylight and sunlight impacts.

In conjunction with the BRE Guidelines further guidance is given within the British Standard (BS) 8206-2:2008: 'Lighting for buildings - Part 2: Code of practice for daylighting'.

In this assessment, the BRE Guidelines have been used to establish the extent to which the Proposed Development meets current best practice guidelines. In cases where the Development is likely to reduce light to key windows the study has compared results against the BRE criteria.

Whilst the BRE Guidelines provide numerical guidance for daylight, sunlight and overshadowing, these criteria should not be seen as absolute targets. The document states that the intention of the guide is to aid rather than constrain the designer. The Guide is not an instrument of planning policy, therefore whilst the methods given are technically robust, it is acknowledged that some level of flexibility should be applied where appropriate.

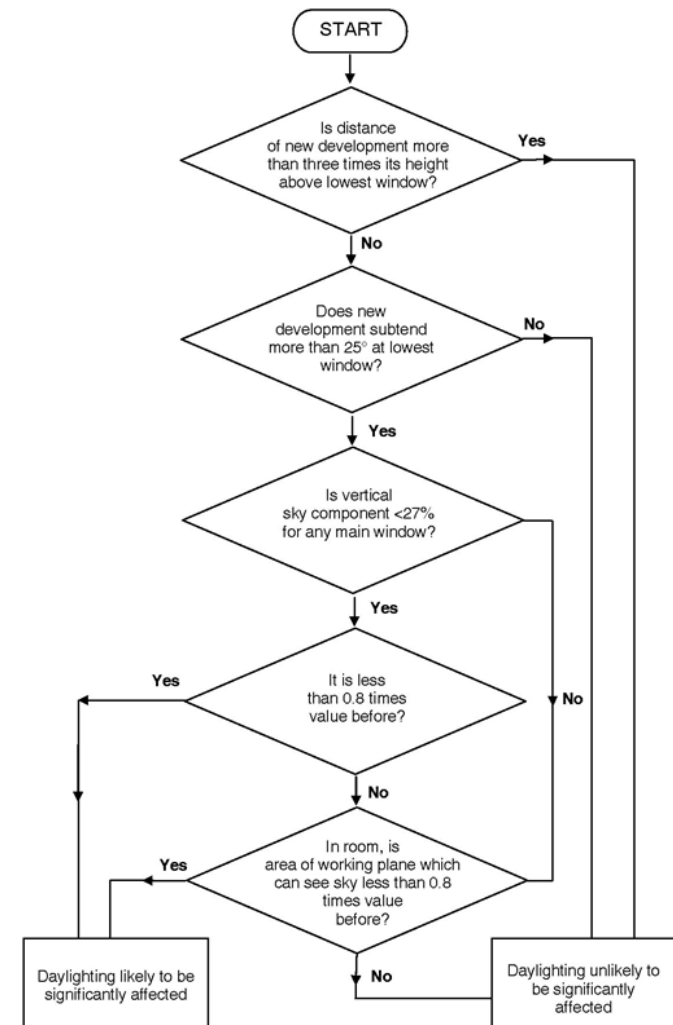
3 Assessment Techniques

3.1 Background

Natural light refers to both daylight and sunlight. However, a distinction between these two concepts is required for the purpose of analysis and quantification of natural light in buildings. In this assessment, the term '*Daylight*' is used for natural light where the source is the sky in overcast conditions, whilst '*Sunlight*' refers specifically to the light coming directly from the sun.

The primary objective of this assessment is to quantify the impacts of the proposed development on the adjacent building[s] and therefore the methods employed by this study are focussed on this objective. These methodologies are described in the following sections of this report and follow the hierarchical approach set out by the BRE Guidelines. The 'decision chart' outlining this process (Figure 20 of the Guidelines) has been reproduced for clarity.

The BRE guidelines are primarily intended for use for residential rooms in adjoining dwellings. However, they may also be applied to any existing non-domestic buildings where the occupants have a reasonable expectation of daylight, which could include schools, hospitals, hotels and offices in specific circumstances. For dwellings, it states that living rooms, dining rooms and kitchens should be assessed. Bedrooms should also be checked, although it states that they are less important. Other rooms, such as bathrooms, toilets, storerooms, circulation areas and garages need not be assessed.



3.2 Vertical Sky Component (VSC)

The Vertical Sky Component (VSC) calculation is the ratio of the direct sky illuminance falling on the outside of a window, to the simultaneous horizontal illuminance under an unobstructed sky. The standard CIE (Commission Internationale d'Éclairage) Overcast Sky is used and the ratio is expressed as a percentage. For example, a window that has an unobstructed view over open fields would benefit from the maximum VSC, which would be close to 40%. For a window to be considered as having a reasonable amount of skylight reaching it, the BRE Guidelines suggests that a minimum VSC value of 27% should be achieved. When assessing the impact of a new development on an existing building the BRE Guidelines sets out the following specific requirement:

If the VSC with the new development in place is both less than 27% and less than 0.8 times its former value, then the reduction in light to the window is likely to be noticeable.

This means that a reduction in the VSC value of up to 20% its former value would be acceptable and thus the impact would be considered negligible. It is important to note that the VSC is a simple geometrical calculation, which provides an early indication of the potential for daylight entering the space. It does not, however, assess or quantify the actual daylight levels inside the rooms.

3.3 No Sky Line

The No Sky Line, or sometimes referred to as No Sky View method, describes the distribution of daylight within rooms by calculating the area of the 'working plane', which can receive a direct view of the sky. The working plane height is generally set at 850mm above floor level within a residential property and 700mm within a commercial property. When assessing the potential impacts on the

daylight available to the neighbouring properties, the BRE Guidelines state that if the area within a room receiving direct skylight is reduced by less than 0.8 following the construction of a new development, the impact will be noticeable to the occupants. This is also true if the No Sky Line encroaches onto key areas like kitchen sinks and worktops.

3.4 Average Daylight Factor

The Average Daylight Factor (ADF) method calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors under a sky of known luminance and luminance distribution. This is the most detailed of the daylight calculations and considers the physical nature of the room behind the window, including; window transmittance, and surface reflectivity.

This method of quantifying the availability of daylight within a room does, however, require the internal layout to be known and is generally only used for establishing daylight provision in new rooms. The BRE Guide sets out the following guidelines for the assessment of the ADF:

If a predominantly daylight appearance is required, then the ADF should be 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary electric lighting is provided. In dwellings, the following minimum average daylight factors should be achieved: 1% in bedrooms, 1.5% in living rooms and 2% in kitchens.

3.5 Annual Probable Sunlight Hours

It is also possible to quantify the amount of sunlight available to a new development and the recognised methodology for undertaking this analysis is the Annual Probable Sunlight Hours (APSH) method.

To pass this test the centre point of the window will need to receive more than one quarter (25%) of the APSH, including at least 5% APSH in the winter months between 21st September and the 21st March. The BRE Guidelines state that if 'post-development' the available sunlight hours are both less than the amount above and less than 0.8 times their 'pre-development' value, either over the whole year or just within the winter months, then the occupants of the existing building will notice the loss of sunlight. In addition, if the overall annual loss is greater than 4% of APSH, the room may appear colder and less pleasant.

For new development and especially where existing buildings are being re-developed, it is important to acknowledge that these are aspirational targets intended to aid and not constrain the designer.

These aspirational targets were derived to improve the amenity of single dwellings that typically comprise a living room, kitchen and bedrooms; the objective being to maximise sunlight in the main living areas. However, for buildings that contain multiple apartments, it is rarely possible to configure the internal layout such that all rooms receive direct sunlight as it is inevitable that some windows will be situated on an elevation that faces within 90 degrees of due north.

It is therefore important to understand that when assessing the provision of sunlight to a building containing multiple dwellings, the BRE Guidelines seek only to maximise the amount of sunlight received. They do not set absolute targets.

3.6 Overshadowing

The BRE Guidance suggests that where new development may affect one or more amenity areas, then analysis can be undertaken to quantify the loss of sunlight resulting from overshadowing. Typical examples of areas that could be considered as open spaces or amenity areas are 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. Amenity areas in the form of balconies are not recommended to be assessed under the BRE Guidelines due to their small size and often significant obstruction.

Sun Hours on Ground

The BRE Guidelines recommend that for a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of an amenity area should receive at least 2 hours of sunlight on 21st March. The BRE Guidelines also suggest that if, as a result of a new development, an existing garden or amenity area does not meet these guidelines, and the area which can receive some sun on the 21st March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

When undertaking this analysis, sunlight from an altitude of 10° or less has been ignored as this is likely to be obscured by planting and undulations in the surrounding topography. Driveways and hard standing for cars is also usually left out of the area used for this calculation. Fences or walls less than 1.5 metres

high are also ignored. Front gardens which are relatively small and visible from public footpaths are omitted with only main back gardens needing to be analysed.

The Guidelines also state that “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”. This is especially the case for deciduous trees, which provide welcome shade in the summer whilst allowing sunlight to penetrate during the winter months.

Transient Overshadowing

The BRE Guidelines suggest that where large buildings are proposed, which may affect a number of open spaces or amenity areas, it is useful and illustrative to plot a shadow plan to show the location of shadows at different times of the day and at key times during the year. Typically, the 21st March, the 21st June, and 21st December are used to represent the annual variance of sun position, noting that the position of the sun in the sky during the spring equinox (21st March) is equivalent to that of the autumn equinox.

The BRE Guidelines provide no criteria for the significance of transitory overshadowing other than to suggest that by establishing the different times of day and year when shadow would be cast over surrounding areas, provides an indication as to the significance of the likely effect of a new development. The assessment of transient overshadowing effects is therefore based upon expert judgment, taking into consideration the likely effects of the various baseline conditions and comparing them with the likely significant transient overshadowing effects of the redevelopment proposals.

4 Assessment Methodology

4.1 Method of Baseline Data Collation

The following data and information has been used to inform this study:

- OS Mastermap mapping
- Measured survey data (APR Services – October 2020)
- Scheme drawings in AutoCAD format (LSI Architects – June 2022)
- 3D Building model constructed using photogrammetric techniques (provided by AccuCities Ltd using 2016 Imagery)
- Aerial photography (Google Maps and Bing)

4.2 Identification of Key Sensitive Receptors

The BRE Guidelines are intended for use for rooms and adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms circulation areas and garages are not deemed as requiring daylight and therefore are not identified as sensitive receptors. The BRE document also states that the guidelines may also be applied to any non-domestic building where the occupants have a reasonable expectation of daylight. This would normally include schools, hospitals, hotels, hostels, small workshops and some offices.

The first step in this process is to determine the key sensitive receptors, i.e. which windows may be affected by the proposed development. Key receptors are those

windows that face, or are located broadly perpendicular to the proposed development.

If a window falls into this category, the second step is to measure the obstruction angle. This is the angle at the level of the centre of the lowest window between the horizontal plane and the line joining the highest point of nearest obstruction formed from any part of the proposed development. If this angle is less than 25° then it is unlikely to have a substantial effect on the diffuse daylight enjoyed by the existing window and the window is not deemed to be a sensitive receptor. A graphical representation of the 25° rule is illustrated in Figure 4.1 below.

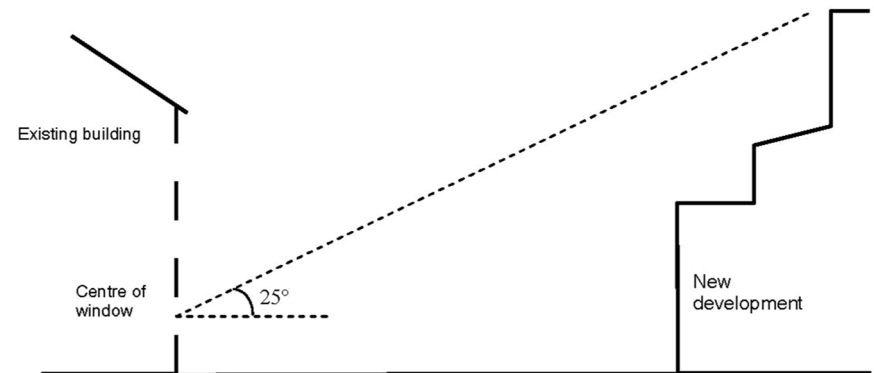


Figure 4.1 – Graphical representation of the 25° Rule (indicative buildings used for illustration purposes only)

As part of this assessment a digital three-dimensional model of the study area has been created for both the 'pre' and 'post' development scenarios. Images of these models are shown by the drawings appended to this report.

Using the 3D model, it is possible to identify all windows having an obstruction angle no greater than 25°. Impacts to these windows are therefore deemed to be negligible in line with the criteria set out within the BRE Guidelines.

There are, however, circumstances where the 25°*degree* rule is not wholly appropriate, for example where the development facing the window does not create a uniform obstruction along the skyline, or where the proposals are not directly adjacent to the receptor window. In these situations, professional judgement is used to differentiate between windows that require more detailed analysis and those that will clearly not be impacted. Where any level of uncertainty exists, the window is taken forward for detailed analysis.

Windows serving non-habitable spaces are not included within the assessment as these are not identified by planning policy or by the BRE Guidelines to be sensitive to changes in daylight and sunlight. Therefore, as part of the identification of sensitive receptor process, the use of each room is, where possible, established and windows serving non-habitable spaces such as toilets, store rooms, stairwells and circulation spaces are identified. Typically kitchens that have a floor area less than 13m² are not considered to be habitable spaces in their own right.

Windows serving rooms within commercial premises are assumed to be non-habitable and in accordance with the BRE Guidelines are not identified as sensitive receptors. However, there are special cases where it can be assumed that some non-domestic uses could be deemed to have a reasonable expectation of daylight and therefore could be taken forward for more detailed analysis. Typically, these could be school classrooms, hospital wards, art studios etc, but

professional judgement is generally relied upon to determine this and where considered appropriate, windows serving commercial premises are included.

Drawings showing the location of all sensitive receptors that have been assessed as part of this study are included in Appendix A.2 of this report. In summary, habitable rooms in the following residential buildings have been identified as potential sensitive receptors and have therefore been tested.

- 50 Creighton Avenue
- 50a Creighton Avenue
- 50b Creighton Avenue
- 4 Nelson Mandela Close
- 5 Nelson Mandela Close
- 6 Nelson Mandela Close
- 7 Nelson Mandela Close
- Block A, St Matthews Court (Flats 1-6)
- Block B, St Matthews Court (Flats 13-18)
- Block C, St Matthews Court (Flats 7-12)
- Block D, St Matthews Court (Flats 19-24)

It should also be noted that the partially transparent canopies above the ground floor windows in 4-6 Nelson Mandela Close have been tested as fully opaque in the daylight and sunlight tests. This is because the degree of transparency is unknown and assuming opaque canopies is a worst-case approach.

4.3 Numerical Modelling

The numerical analysis used in this assessment has been undertaken using the Waldrum Tools (Version 5.0.0.9) software package.

4.4 Calculation Assumptions

The following assumptions have been made when undertaking the analysis:

- When assessing the VSC the calculation is based on the centre point of the window position.
- When assessing the ADF for internal rooms and in the absence of specific information, the following parameters are assumed:
 - For new buildings, the glazing type is assumed to be double glazing (Pilkington K Glass 4/16/4 Argon filled) with a light transmittance value of 0.78 (value for double glazed unit not per pane). For existing buildings, a value of 0.68 has been assumed.
 - Correction factor for frames and glazing bars = 0.8
 - Where information from the designer is not available, the following values are used to derive the Maintenance Factor applied to the transmittance values.

Location / setting	Building type (Residential – good maintenance)	Exposure (normal)	Special exposure	Maintenance Factor
Urban	8%	x 1.0	x 1.0	0.92
Rural / suburban	4%	x 1.0	x 1.0	0.96

Table 4.1 – Parameters used for deriving Maintenance Factor (refer to BS 8206-2:2008 Tables A3, A4 and A5)

- The reflectance values used in the ADF analysis of neighbouring buildings are based on typical values for internal surfaces. Where information on internal finishes is not available, the default value of 0.5 prescribed by the BRE Guidelines is adopted.
- The reflectance values used in the ADF analysis of the proposed new buildings are shown in Table 4.2 below and are used unless specified otherwise by the designer:

Surface	Value
Internal walls (painted pale cream)	81%
Internal ceiling (painted white)	85%
Internal flooring	30%

Table 4.2 – Reflectance values used in ADF analysis

- Where information on internal room layouts of adjacent properties is not known, best estimates as to room layout and size have been made in order to undertake No Skyline analysis and, if applicable, ADF analysis.

- Where the internal arrangements and room uses have been estimated, it should be noted that this has no bearing upon the tests for VSC or APSH because the reference point is at the centre of the window being tested and windows have been accurately drawn from the survey information where possible. It is relevant to the daylight distribution assessment, but in the absence of suitable plans, estimation is a conventional approach.
- In areas where survey data has not been provided or needs to be supplemented with additional information, photographs, OS mapping and brick counts have been used in the process of building the 3D model of the surrounding and existing buildings.
- When analysing the effect of the new building on the existing buildings, the shading effect of the existing trees has been ignored. This is the recommended practice where deciduous trees that do not form a dense belt or tree line are present (BRE Guidelines – Appendix H). This is because daylight is at its scarcest and most valuable in the winter.
- In situations where windows are deeply set-back beneath balconies or other overhanging features, it is common for these rooms to have low VSC values as a result of the obstruction caused by the balcony. It is widely accepted and acknowledged within the BRE Guidelines that the presence of balconies can mask the impact of a proposed development when using the VSC test and therefore the Guidelines suggest that the window should be tested both 'with' and 'without' the balcony in place. If the ratio of change with the development in place, but with the balconies removed, remains above 0.8, then it can be concluded that it is the presence of the balcony rather than the introduction of a new building that is the main factor in the loss of light.

- Where the results of the detailed analysis are presented in the appendix to 2 decimal places, these values may be rounded to a single decimal place when interpreting the results and discussing compliance with assessment criteria. This is to fit with the convention adopted within the BRE Guidelines where all ratio of change values are expressed to one decimal place.

4.5 Assessment criteria

The numerical assessment criteria specified within the BRE Guidelines is designed to identify the threshold at which point a change in daylight or sunlight would become 'noticeable' to the occupants. Consequently, where the results of the daylight/sunlight analysis demonstrate compliance with the BRE criteria it can be concluded that the impact will be negligible. However, a point that should be stressed here is that 'noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not always be considered as pass/fail criteria. Whilst the BRE Guidelines provide numerical guidance for daylight, sunlight and overshadowing, these criteria should not be seen as absolute targets since, as the document states, the intention of the guide is to help rather than constrain the designer. The Guide is not an instrument of planning policy, therefore whilst the methods given are technically robust, it is acknowledged that some level of flexibility should be applied where appropriate.

Consequently, based on the numerical assessment criteria set out with the BRE Guidelines and the use of professional judgment, the following assessment criteria have been established and are used in describing the impacts of the proposed development.

Significance	Description	Change Ratio
Negligible	No alteration or a small alteration from the existing scenario. Results demonstrate full compliance with the BRE assessment criteria and therefore occupants are unlikely to notice any change.	1.0 to 0.8
Minor adverse	An alteration from the existing scenario which may be marginally noticeable to the occupant. This may include a marginal infringement of the numerical levels suggested in the BRE Guidelines, which should be viewed in context. A typical change ratio for this level of significance would be 0.7	0.7 to 0.8
Moderate adverse	An alteration from the existing scenario which may cause a moderate noticeable change to the occupant. This may consist of a moderate infringement of the numerical BRE assessment criteria.	0.6 to 0.7
Major adverse	An alteration from the existing scenario which may cause a major noticeable change to the occupant. This may consist of a significant infringement of the numerical BRE assessment criteria.	Less than 0.6

Table 4.3 – Daylight & Sunlight Impact Descriptors

5 Discussion of Daylighting Impacts

Based on the results of the numerical analysis summarised in Appendix A.3, it is possible to draw conclusions on the impacts that the proposed development will have on the neighbouring buildings. These are based on the principle numerical tests that are discussed below.

5.1 Vertical Sky Component Assessment

The BRE Guidelines operate on the general principle that where the retained VSC is 27% or greater, or where the retained VSC has not reduced to less than 0.8 times its former value, then the reduction in daylight is unlikely to be noticeable to the building's occupants and thus the impact can be deemed negligible. The results of the VSC analysis of the impact on the neighbouring buildings are summarised in Table 5.1.

Property	No. Windows Tested	Windows meeting BRE Guidelines		VSC Windows Transgressions		
		No.	%	Minor adverse	Moderate adverse	Major adverse
50 Creighton Ave	19	19	100%	0	0	0
50a Creighton Ave	4	4	100%	0	0	0
50b Creighton Ave	2	2	100%	0	0	0
4 Nelson Mandela Cl	4	4	100%	0	0	0
5 Nelson Mandela Cl	4	4	100%	0	0	0
6 Nelson Mandela Cl	4	4	100%	0	0	0
7 Nelson Mandela Cl	5	5	100%	0	0	0
Total	42	42	100%	0	0	0

Table 5.1 – Results of Vertical Sky Component (VSC) Analysis

Inspection of the results of this test show that all of the windows either retain a VSC value greater than 27% post development, or have a ratio of change that is 0.8 or above and therefore are fully compliant. Consequently, in line with the assessment criteria set out within the BRE Guidelines it is possible to conclude that the impact will be **negligible** to these windows.

In addition to the assessing the daylight availability to the surrounding properties, the potential impact to the windows and rooms within the lower floors of the development site at St Matthews Court have been assessed. According to floor plans obtained for this building, many of the Living/Kitchen/Dining Rooms on the ground, first and second floor are served by multiple windows of different sizes,

facing in multiple directions. Therefore, the results summarised in Table 5.3 are based on an average of the VSC values for each window. The detailed VSC results for each window are detailed in Appendix A.3.

Property	No. Rooms Tested	Rooms meeting BRE Guidelines		VSC Room Transgressions		
		No.	%	Minor adverse	Moderate adverse	Major adverse
Block A St Matthews Ct	12	12	100%	0	0	0
Block B St Matthews Ct	12	9	75%	2	1	0
Block C St Matthews Ct	12	12	100%	0	0	0
Block D St Matthews Ct	18	18	100%	0	0	0
Total	54	51	94%	2	1	0

Table 5.3 – Results of Room Averaged Vertical Sky Component (VSC) Analysis for lower floors of St Matthews Court

Inspection of the results of this test show that the majority of windows in Blocks A, B C and D of St Matthews Court either retain a VSC value greater than 27% post development, or have a ratio of change that is 0.8 or above and therefore are fully compliant with the standard BRE assessment criteria. There are 3 bedroom windows in Block B that are registering a transgressional result, however, whilst a reduction in VSC of this magnitude does indicate a potentially 'noticeable' change, the BRE Guidelines are quite clear in stating that this does not necessarily mean that the degree of change is unacceptable.

Whilst the VSC and NSL tests are prescribed by the BRE guidelines for use as the standard measure for assessing impacts from new developments it should be acknowledged that these tests do have limitations. In particular, the VSC only

examines the magnitude of change in potential daylight at the window itself and as such is a rather crude qualitative test. However, the most significant shortcoming of the VSC test is that it does not quantify the daylighting 'within' the room itself. This is most notable when assessing rooms with more than one window, or rooms that have large amounts of glazing.

In such cases where the VSC tests indicate a development proposal has the potential for causing daylight impacts to neighbouring properties, the more detailed Average Daylight Factor (ADF) test can be used as an additional method to provide a more quantitative assessment. The results of this analysis are discussed further on in this chapter in Section 5.3.

5.2 No Sky Line Assessment

In order to pass the No Sky Line Assessment, the BRE Guidelines state that the area of the working plane within the room that has a view of the sky should not be reduced to less than 0.8 times its former value as a result of new development. One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, for both the existing and proposed conditions, and a judgement can be made as to whether the room will retain light to a reasonable depth.

In this case, the dimensions and layouts of the habitable rooms within No. 4, 5 and 6 Nelson Mandela Close have been based on estate agent floor plans and internal images obtained for No. 4 Nelson Mandela Close. The dimensions and layouts of the rooms within No. 50 Creighton Avenue have been based on floor plans obtained from Haringey planning portal under the application references HGY/2015/2002 and HGY/2013/1763. The rooms within No. 50a and 50b

Creighton Avenue and No. 7 Nelson Mandela Close have been assumed based on external observations.

The results of the No Sky Line/Daylight Distribution analysis are summarised in Table 5.4.

Property	Number of Rooms Tested	Rooms that meet BRE Guidelines		No Sky Line No. of Rooms Experiencing Transgressions		
		No.	%	Minor adverse	Moderate adverse	Major adverse
50 Creighton Avenue	5	5	100%	0	0	0
50a Creighton Avenue	3	3	100%	0	0	0
50b Creighton Avenue	1	1	100%	0	0	0
4 Nelson Mandela Cl	4	4	100%	0	0	0
5 Nelson Mandela Cl	4	4	100%	0	0	0
6 Nelson Mandela Cl	4	4	100%	0	0	0
7 Nelson Mandela Cl	2	2	100%	0	0	0
Total	23	23	100%	0	0	0

Table 5.4 – Results of No Sky Line (NSL) Analysis for neighbouring buildings

From the results summarised above, it can be seen that as a result of the proposed development, the impact on the daylight distribution within the assessed rooms will be negligible. The reduction in the area of the working plane that has a direct view of the sky will be less than 20% therefore occupants are unlikely to notice any change.

In addition to the surrounding properties, the No Sky Line test has also been carried out for the rooms on the lower floors of the existing development at St Matthews Court. The results of this analysis are summarised in Table 5.5.

Property	Number of Rooms Tested	Rooms that meet BRE Guidelines		No Sky Line No. of Rooms Experiencing Transgressions		
		No.	%	Minor adverse	Moderate adverse	Major adverse
Block A St Matthews Ct	12	12	100%	0	0	0
Block B St Matthews Ct	12	10	83%	2	0	0
Block C St Matthews Ct	12	12	100%	0	0	0
Block D St Matthews Ct	18	18	100%	0	0	0
Total	54	52	96%	2	0	0

Table 5.5 – Results of No Sky Line (NSL) Analysis for St Matthews Court

It can be seen from the above results that the majority of the rooms situated on the lower floors of St Matthews Court will not experience a notable reduction in the distribution of daylight. There are two bedrooms on the second floor which are shown to experience a minor reduction in daylight distribution, however again it is important to re-iterate that whilst the VSC and NSL tests are prescribed by the BRE guidelines for use as the standard measure for assessing impacts from new developments it should be acknowledged that these tests do have limitations. For example, the No Sky Line test only measures the reduction in daylight rather than the retained daylight availability.

In such cases where the VSC and NSL tests indicate a development proposal has the potential for causing daylight impacts to neighbouring properties, the

more detailed Average Daylight Factor (ADF) test can be used as an additional method to provide a more quantitative assessment. The results of this analysis are discussed in Section 5.3.

5.3 Average Daylight Factor

The ADF method calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors under a sky of known luminance and luminance distribution. This is the most detailed of the daylight calculations and considers the physical nature of the room behind the window, including; window transmittance, and surface reflectivity.

In this situation, the application of the ADF test is important as it allows the glazing area, room area and room layout to be taken into account within the calculation. Using the VSC test in isolation provides only an indication of the 'potential' for light to enter the room as it is an outward looking test based on a single point at the centre of the window location. The ADF test takes into account the size and number of windows serving each room and therefore allows a more quantitative assessment to be undertaken.

The ADF analysis has been carried out for the three rooms within Block B of St Matthews Court on the first and second floor which are experiencing transgressional result from the VSC and/or NSL tests. The results of this analysis are detailed in the appendix to this report and are summarised in Table 5.6.

Unit number & Floor level	Room number and use	ADF value achieved	Target ADF value	Meets BRE criteria
Block B - First	R2 - Bedroom	1.0%	1.0%	Yes
Block B – Second	R2 - Bedroom	1.1%	1.0%	Yes
	R3 - Bedroom	1.2%	1.0%	Yes

Table 5.6 – ADF analysis results

When the ADF values resulting from the proposed development are compared against the recommended value set out in the BRE Guidelines, all rooms will meet the minimum required level of daylight. It is therefore possible to conclude that whilst the results of the VSC and NSL tests (Section 5.1 and 5.2) indicate a potentially noticeable change in daylight to these windows, and two of these rooms under the proposed development scenario, the affected rooms will still receive sufficient levels of daylight throughout the year.

5.4 Summary of Daylighting Impacts

The proposed development at St Matthews Court, Coppetts Road, London N10 1NW has been evaluated against the criteria set out by the BRE Guidelines for the assessment of the potential impacts on the daylight of the neighbouring properties. Seven surrounding properties have been identified as sensitive receptors for this study; No. 50, 50a and 50b Creighton Avenue and No. 4, 5, 6 and 7 Nelson Mandela Close, and therefore, the habitable rooms within these properties have been tested. In addition, the rooms and windows within existing building at St Matthews Court have been tested.

It is possible to conclude that any changes to the daylight received by the habitable rooms of the neighbouring buildings will not be significant and are

unlikely to be noticeable by the occupants. This is because the magnitude of reduction will be within the acceptable limits set out within the BRE Guidelines.

With regards to the rooms on the lower floors of St Matthews Court, when both the magnitude of reduction and the retained daylight availability are taken into account, it is possible to conclude that either these rooms will not experience a significant reduction in daylight or will retain an acceptable level of daylight with the proposed development in place.

6 Sunlight and Overshadowing Analysis

6.1 Annual Probable Sunlight Hours Assessment

The Annual Probable Sunlight Hours (APSH) tests have been carried out using the numerical model described in Section 4.3. The assessment requirements for the APSH test, as set out in the BRE Guidelines, have been reiterated below. For the assessment to conclude that the sunlighting of the existing dwelling could be adversely affected, all three of the following tests need to have been failed:

Test A - Does the window receive less than 25% of the APSH, or less than 5% the APSH between 21st September and 21st March?

Test B - Does the assessed window receive less than 0.8 times its former sunlight hours during either the 'whole year' or 'winter' period?

Test C - Is the reduction in sunlight received over the whole of the year greater than 4% of the APSH?

However, these tests are only applicable to windows that face within 90 degrees of due south. Consequently, in line with the guidelines and assessment methodologies set out within the BRE document, the analysis of sunlight impacts has only been carried out for these windows. Windows facing within 90 degrees of due north are not analysed and impacts are deemed to be negligible.

It should also be noted that where rooms have windows on more than one elevation, it is acceptable to sum the non-coincident sunlight hours to achieve a 'room total'. This approach is acknowledged by the BRE Guidelines and

facilitates a greater understanding of the sunlight received within a room by taking into account the fact that some windows will receive sunlight at different times during the day.

When examining the results of the three sunlight tests, it is first necessary to understand why there are three separate tests and more importantly, why it is not necessary to pass all three to demonstrate that there is no adverse impact. The BRE Guidelines clearly state that for the proposed development to be considered to have an adverse effect on the available sunlight to neighbouring windows, all three tests would need to have been failed.

This is because sunlight is not assessed in terms of its contribution to the overall lighting levels within the room. The value attributed to sunlight is its transient presence and the way in which it can make a room appear bright and cheerful. There are also therapeutic values associated with sunlight and therefore it can be seen that these are not quantitative metrics that can be assessed using a single pass/fail criteria test. It is also necessary to understand that the amount of sunlight received by a window is strongly influenced by the orientation of the window elevation and any surrounding obstructions.

As a consequence of these factors, the assessment methodology embodied within the three separate tests allows the change in sunlight to be assessed in terms of the magnitude of change, absolute change and the retained level of sunlight. To conclude that a new development has no adverse impact, all that is required is for one of the three tests to be passed. The APSH test has been carried out and the detailed results of the analysis are included in Appendix A.3 and a summary of the results are shown in Table 6.1.

Property	Number of Windows Tested	Annual			Winter		
		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts
		No.	%		No.	%	
50 Creighton Avenue	4	4	100%	0	4	100%	0
50a Creighton Avenue	1	1	100%	0	1	100%	0
50b Creighton Avenue	<i>*north facing only*</i>						
4 Nelson Mandela Close	4	4	100%	0	4	100%	0
5 Nelson Mandela Close	4	4	100%	0	4	100%	0
6 Nelson Mandela Close	4	4	100%	0	4	100%	0
7 Nelson Mandela Close	3	3	100%	0	3	100%	0
Total	20	20	100%	0	20	100%	0

Table 6.1 – Results of APSH Analysis (Under worst-case scenario) for the neighbouring buildings

Property	Number of Windows Tested	Annual			Winter		
		Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts	Windows that meet BRE Guidelines		No. of Windows Experiencing Adverse Impacts
		No.	%		No.	%	
Block A	14	14	100%	0	14	100%	0
Block B	12	9	75%	3	10	100%	2
Block C	14	14	100%	0	12	100%	2
Block D	17	17	100%	0	17	100%	0
Total	57	54	95%	3	53	93%	4

Table 6.2 – Results of APSH Analysis for the lower floors of St Matthews Court

When the results of the APSH analysis summarised in Table 6.1 and Appendix A.3 are inspected, it can be seen that all windows and rooms in the neighbouring buildings pass at least one of the three sunlight tests. Consequently, it has been demonstrated that the proposed scheme will have a negligible impact on neighbouring buildings.

In addition to the surrounding neighbouring properties, the sunlight availability has also been assessed within the rooms on the lower floors of the existing development at St Matthews Court. The results of the APSH analysis for this building are summarised in Table 6.2.

From the results in Table 6.2, it can be seen that the majority of windows will not experience a noticeable reduction in sunlight including all of the windows in Blocks A and D. There are three rooms which are shown to experience a potentially noticeable reduction in annual sunlight and four rooms which will experience a reduction in winter sunlight, however, the BRE Guidelines are clear in stating that this is not necessarily unacceptable.

It should be considered that the affect rooms situated in flats which have windows facing multiple aspects. Therefore, although some of the west facing windows in these flats are experiencing a reduction in sunlight, windows on the eastern elevation of the flats will receive uninterrupted sunlight. Therefore, when taking into account the sunlight availability within the lower floor flats as a whole, the reductions in sunlight to west facing windows should be considered more reasonable.

6.2 Sun on the Ground

The BRE Guidelines acknowledge that good site layout planning for daylight and sunlight should not limit itself to providing good natural light inside buildings. Sunlight in the space between buildings has an important effect on the overall appearance and ambiance of a development.

The 2011 BRE Guidelines suggest that the Spring Equinox (21st March) is a suitable date for the assessment and therefore using the specialist software described in Section 4.3, the path of the sun is tracked to determine where the sun would reach the ground and where it would not.

The BRE guidelines recommend that at least half of a garden or amenity area should receive at least 2 hours of sunlight on March 21st or the area which receives 2 hours of direct sunlight should not be reduced to less than 0.8 times its former value (i.e. there should be no more than a 20% reduction).

Typical examples of areas that could be considered as open spaces or amenity areas are 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. The gardens of the following properties have been identified as sensitive amenity areas and the results of the sun on the ground analysis are summarised in Table 6.2. The graphical results of the overshadowing analysis are included in Appendix A.2.

- Rear gardens No. 50, 50a and 50b Creighton Avenue
- Rear gardens to No. 4, 5 and 6 Nelson Mandela Close

Amenity area	Percentage of area lit for 2 hours or more on the 21 st March		Ratio of change	Compliant with BRE criteria?
	Existing	Proposed		
50 Creighton Ave	1%	1%	n/a	Yes
50a Creighton Ave	27%	27%	n/a	Yes
50b Creighton Ave	48%	48%	n/a	Yes
4 Nelson Mandela Close	45%	43%	0.96	Yes
5 Nelson Mandela Close	47%	47%	n/a	Yes
6 Nelson Mandela Close	38%	37%	0.99	Yes

Table 6.3 – Results of the Sun on Ground analysis

From the results in Table 6.3, it can be seen that as a result of the proposed development, the sunlight available to these amenity areas will not be reduced by more than 20% which is the acceptable reduction limit prescribed by the BRE Guidelines.

Consequently, it can be concluded that the proposed development will not result in a noticeable increase in overshadowing to the neighbouring gardens.

6.3 Transient Overshadowing

Where amenity areas are used at specific times of day or year, it is useful and illustrative to comment on the overshadowing that will occur throughout the day and at different times of the year. However, with traditional rear gardens and public open spaces that are potentially used all year round, it is acknowledged by the BRE Guidelines that the 21st March equinox is used, as this represents a much worst case than an assessment during the summer when shadows are shorter and impacts of new development are less magnified.

It is also worth highlighting that whilst the BRE Guidelines do not provide any thresholds or assessment criteria for overshadowing analysis carried out at any date other than the 21st March. All that is quoted in the Guidelines is an acknowledgement that some degree of transient overshadowing should be expected from new development. Consequently, unless there is a specific reason to assess overshadowing at a specific time of day, the use of transient shadow plots is not recommended by the BRE Guidelines.

In this situation, it is not considered that any of the amenity areas that are potentially affected by the proposed development would be described as being sensitive to overshadowing at any particular time of day. Consequently, transient overshadowing is not considered appropriate for this assessment.

6.4 Solar Glare

Solar glare or dazzle can affect neighbouring buildings and pose potential hazards for road users under certain circumstances. The BRE Guidelines highlight two particular cases where this can be a problem; these being where there are large areas of reflective glass or cladding on the façade, or where large areas of glass or cladding slope back such that high-altitude sunlight can be reflected along the ground.

When the proposed design is considered, it can be seen that the building does not slope back, nor does it include large areas of reflective glass or cladding. Given the building design and the BRE Guideline's stance on this matter, it is not considered necessary or appropriate to incorporate an analysis of solar glare.

7 Conclusions

The detailed analysis undertaken as part of this assessment has examined the impact of the proposed development at St Matthews Court, 7B Coppetts Road on the amount of daylight enjoyed by the neighbouring buildings. Seven properties have been identified as sensitive receptors for this study; No. 50, 50a and 50b Creighton Avenue and No. 4, 5, 6 and 7 Nelson Mandela Close, and therefore, the habitable rooms and the windows serving the rooms within these properties have been tested. In addition, the rooms and windows within the lower floor of the existing building at St Matthews Court have also been tested.

In line with the assessment criteria prescribed by the BRE Guideline it has been shown that the reduction in daylighting to the windows and rooms of the neighbouring buildings will be within the acceptable limits set out within the BRE Guidelines. Consequently, it is possible to conclude that any changes to the daylight received by the habitable rooms of the surrounding neighbouring buildings will not be significant and is unlikely to be noticeable by the occupants.

The assessment of the impact of the proposed development on the sunlight enjoyed by the surrounding neighbouring buildings has also shown that despite some reductions seen in the number of annual probable sunlight hours enjoyed by these windows and rooms, these are again within the limits prescribed by the BRE Guidelines as being acceptable. Furthermore, the assessment of the sunlight available to the neighbouring amenity areas indicates that all of the amenity areas will experience little or no change to the sunlight levels they currently enjoy.

With regards to the rooms on the lower floors of St Matthews Court, when both the magnitude of reduction and the retained daylight availability are taken into account, it has been possible to conclude that either these rooms will not experience a significant reduction in daylight or will retain an acceptable level of daylight with the proposed development in place.

Furthermore, with regards to the impact of sunlight on the existing units at St Matthews Court, it has been shown that the majority of windows will not experience a notable reduction or will retain a reasonable level of sunlight with the proposed development in place. In fact some of the windows will experience an increase in sunlight availability due to the removal of existing overhanging eaves. Although there are four windows in Blocks B and C which are shown to experience a potentially noticeable reduction in sunlight, it has been shown that the units affected are dual aspect and therefore rooms on the eastern side of the development will not experience any reduction in sunlight as a result of the proposal.

In summary, the development proposals have been appraised in line with the guidelines set out in the BRE document. When assessed against the criteria for establishing whether the proposed development will have a significant impact, it has been possible to conclude that the development will not result in a significant reduction in the amount of daylight enjoyed by the neighbouring buildings or the retained daylight availability will be acceptable.

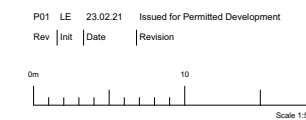
A Appendices

Appendix A.1 – Scheme Drawings

Appendix A.2 – Graphical Model Outputs

Appendix A.3 – Tabulated Results for Daylight & Sunlight Calculations

Appendix A.1 – Scheme Drawings





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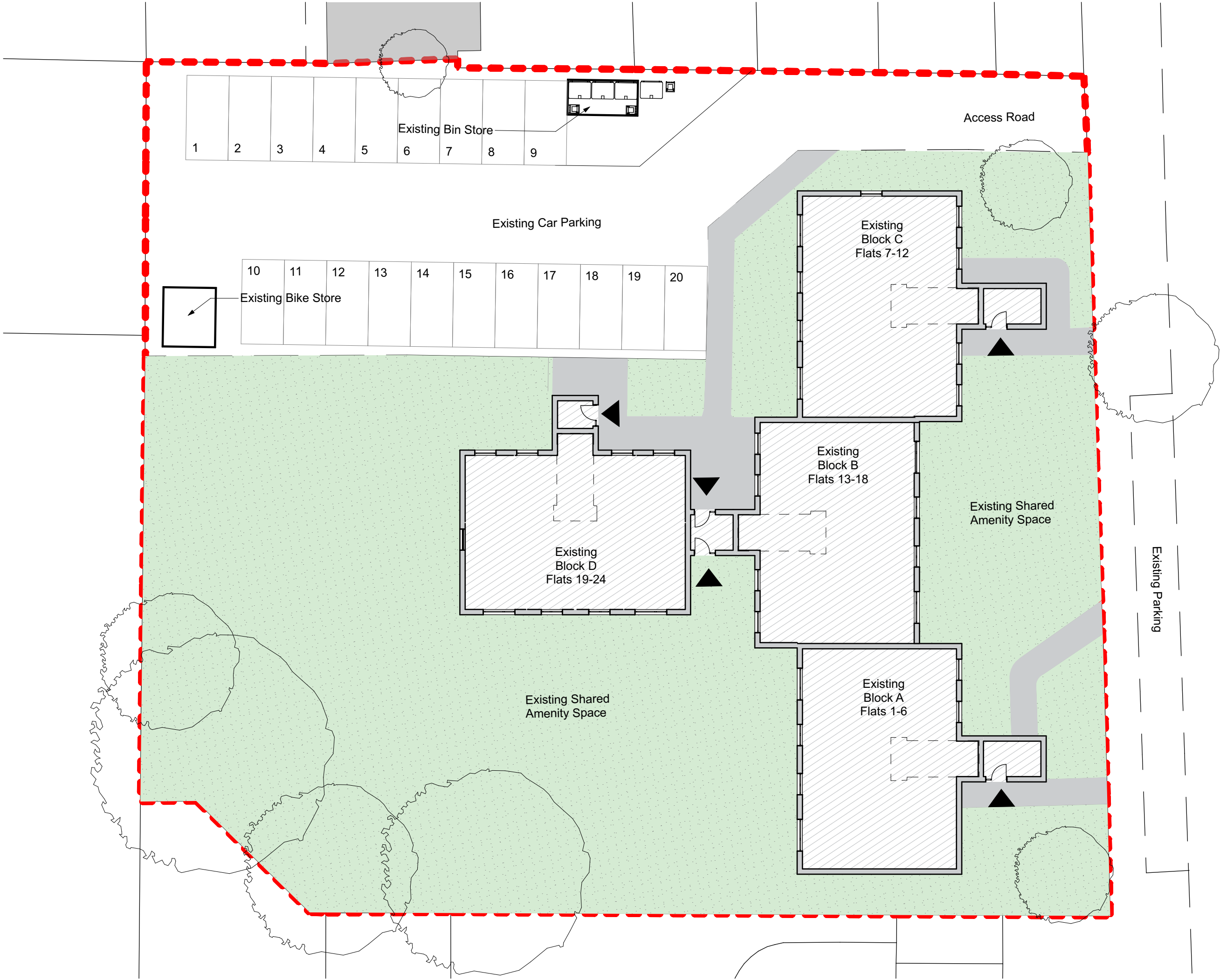
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Client	Abbeytown Developments Ltd
Project	St Matthews Court
Title	Permitted Development
	Proposed Site Plan

Scale @ A3	Date	Drawn
1:500	23.02.21	LE
Purpose of issue	Permitted Development	
Drawing Code	Suit.	Rev.
20169-LSI-AAA-00-DR-A-1001	S04	P01



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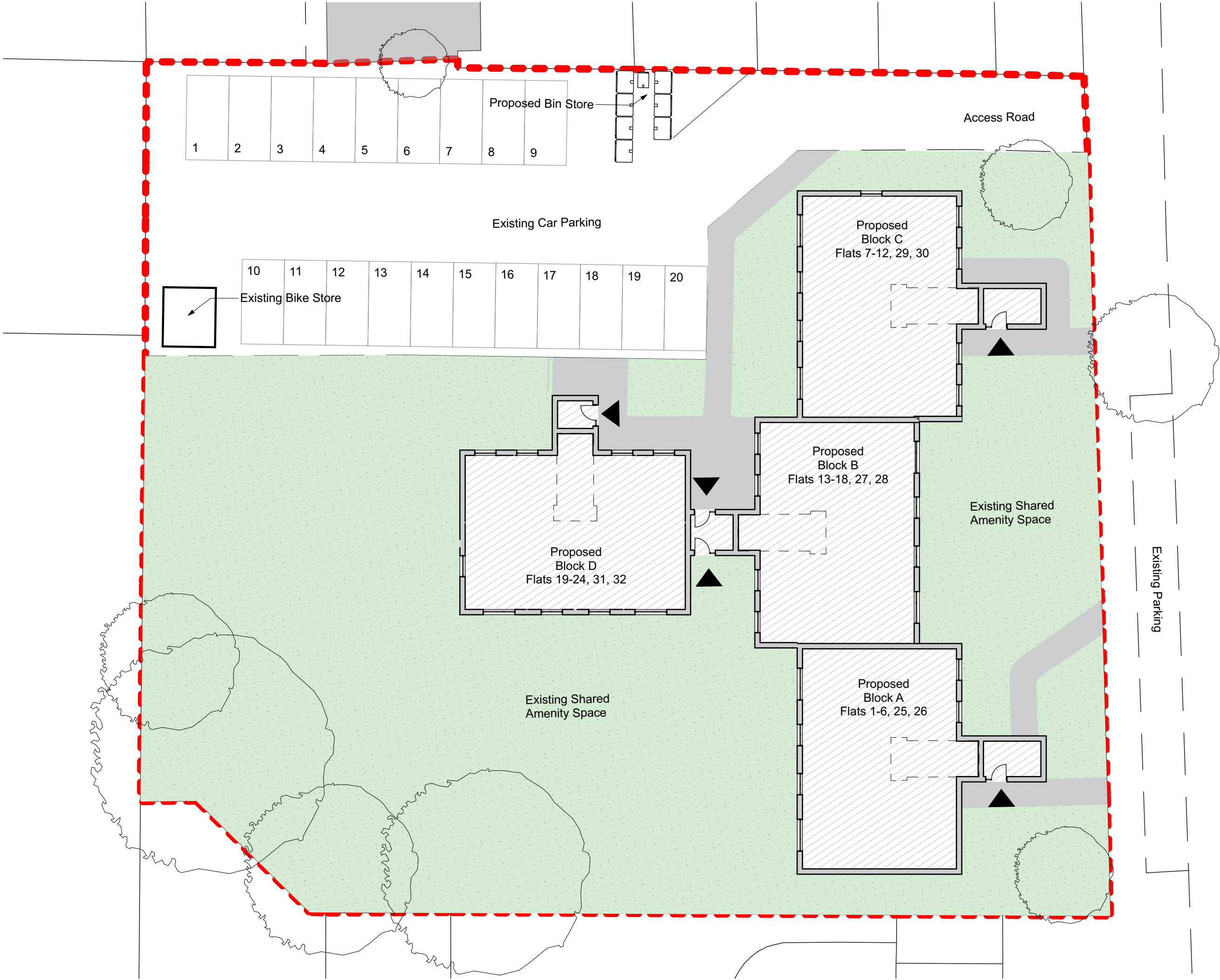
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Title
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Existing Block Plan

Scale @ A3	Date	Drawn
1:200	23.02.21	LE
Purpose of issue		
Permitted Development		
Drawing Code	Suit	Rev
20169-LSI-AAA-00-DR-A-1010	S4	P01



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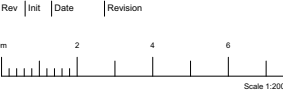
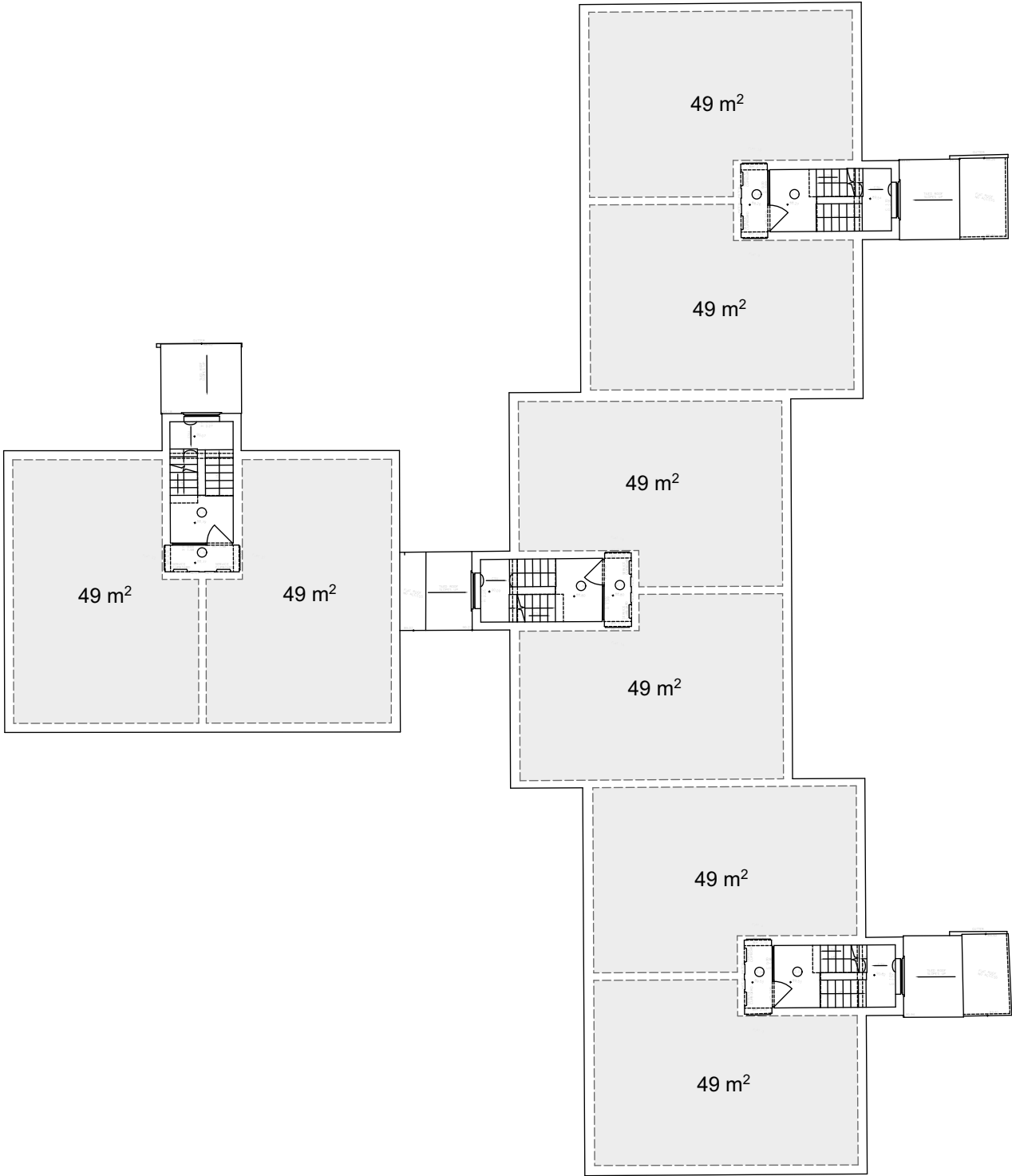
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Proposed Block Plan

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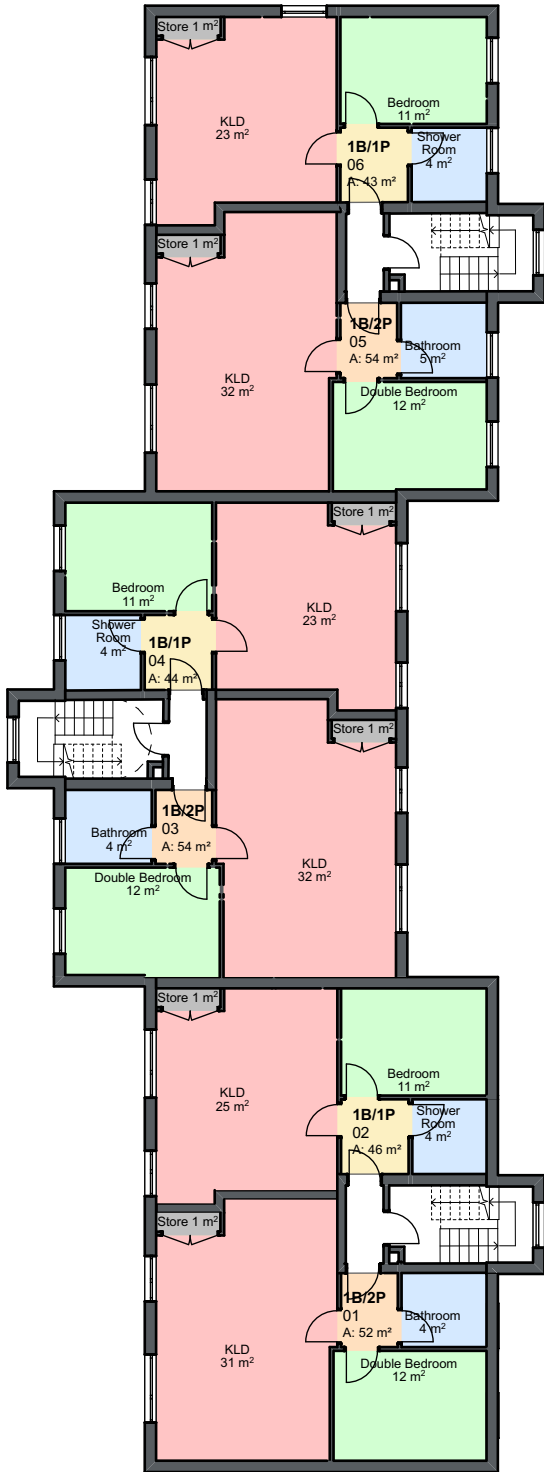
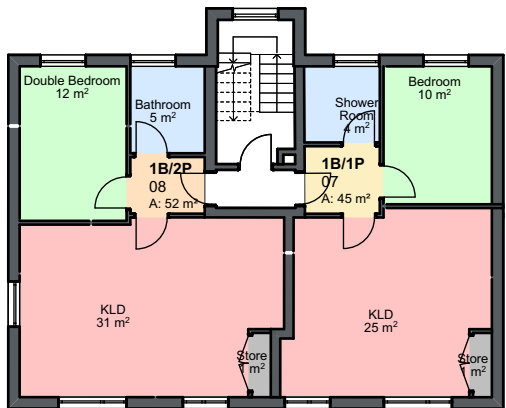
Project
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Title
Permitted Development
Existing Typical Floor Plan - GF-2F

Scale @ A3 1:200	Date 30/05/21	Drawn DJ
Purpose of issue Issued for Planning		
Drawing Code 20169-LSI-AAA-XX-DR-A-1014	Suit S4	Rev. P01

Accomodation Schedule			
Apartment Number	Occupancy	Area (m2) GIA	Apartment Type
01	1B/2P	52	Lateral Flat
02	1B/1P	46	Lateral Flat
03	1B/2P	54	Lateral Flat
04	1B/1P	44	Lateral Flat
05	1B/2P	54	Lateral Flat
06	1B/1P	43	Lateral Flat
07	1B/1P	45	Lateral Flat
08	1B/2P	52	Lateral Flat

Flat Types	
Occupancy	Quantity
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1B/2P	4
	8



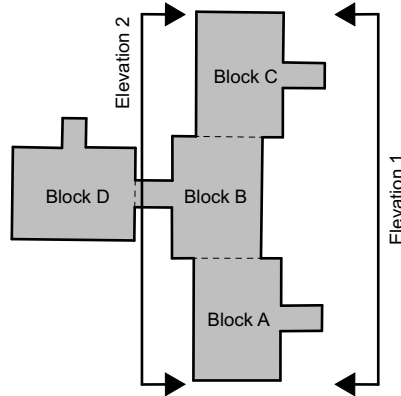


1 East Elevation 1 - Existing 1:100

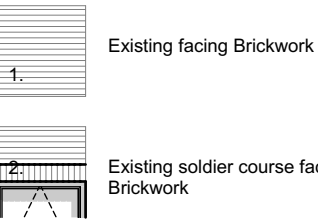


2 West Elevation 1 - Existing 1:100

KEY PLAN



MATERIALS KEY



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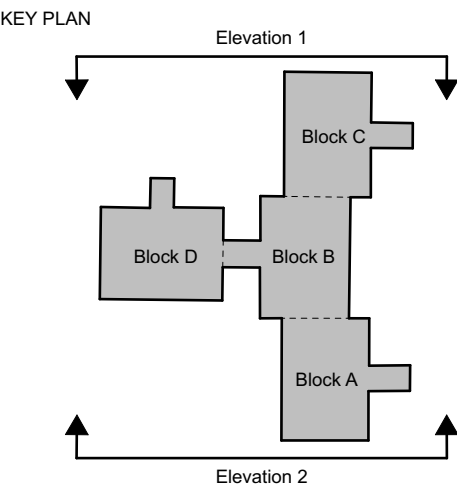
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Project	St Matthews Court
Title	Permitted Development Existing Elevations - Sheet 1

Scale @ A1	Date	Drawn
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Purpose of issue		
Permitted Development		
Drawing Code	Suit	Rev
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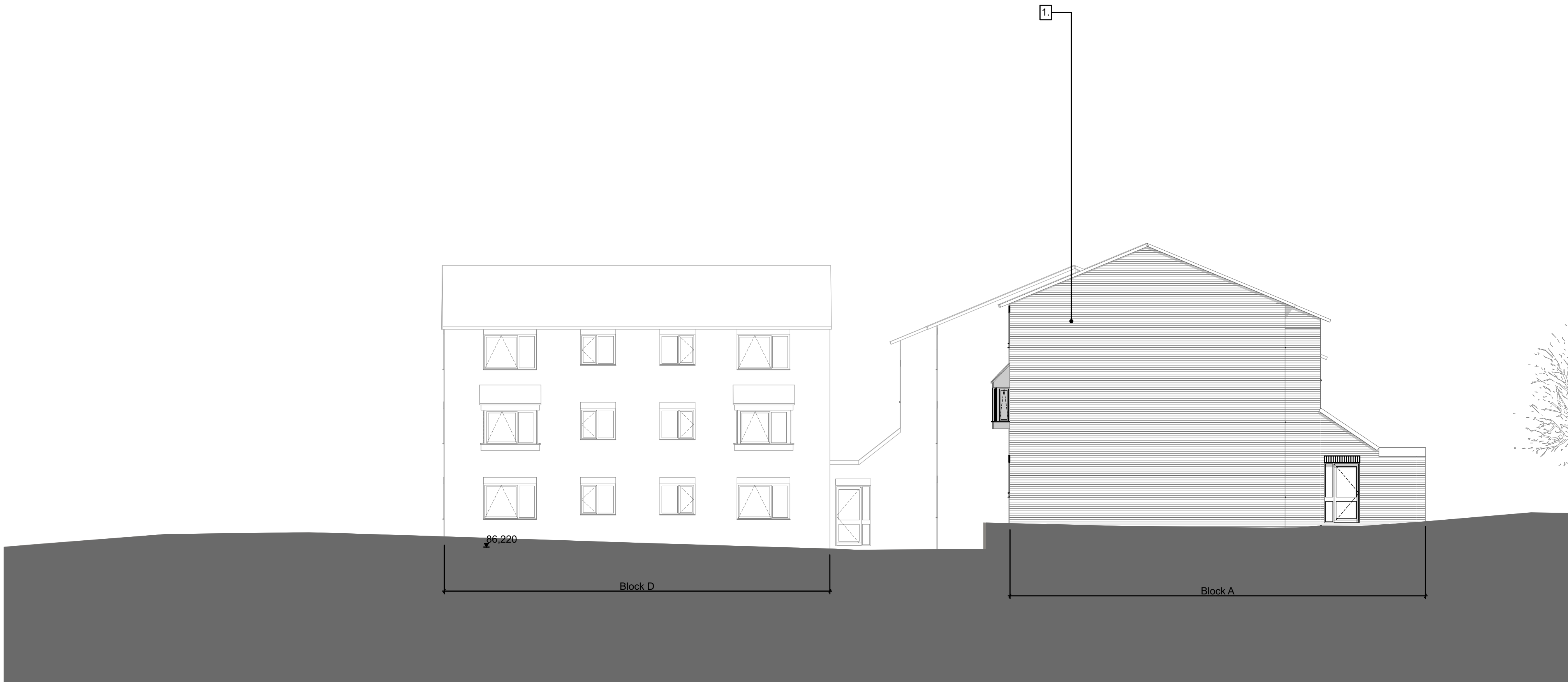


1 North Elevation - Existing 1:100



MATERIALS KEY

- Existing facing Brickwork
- Existing soldier course facing Brickwork



2 South Elevation - Existing 1:100

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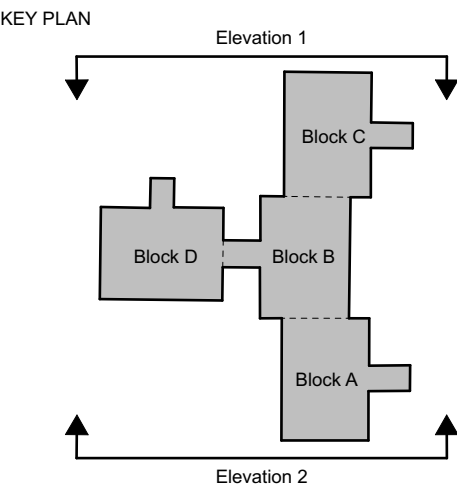
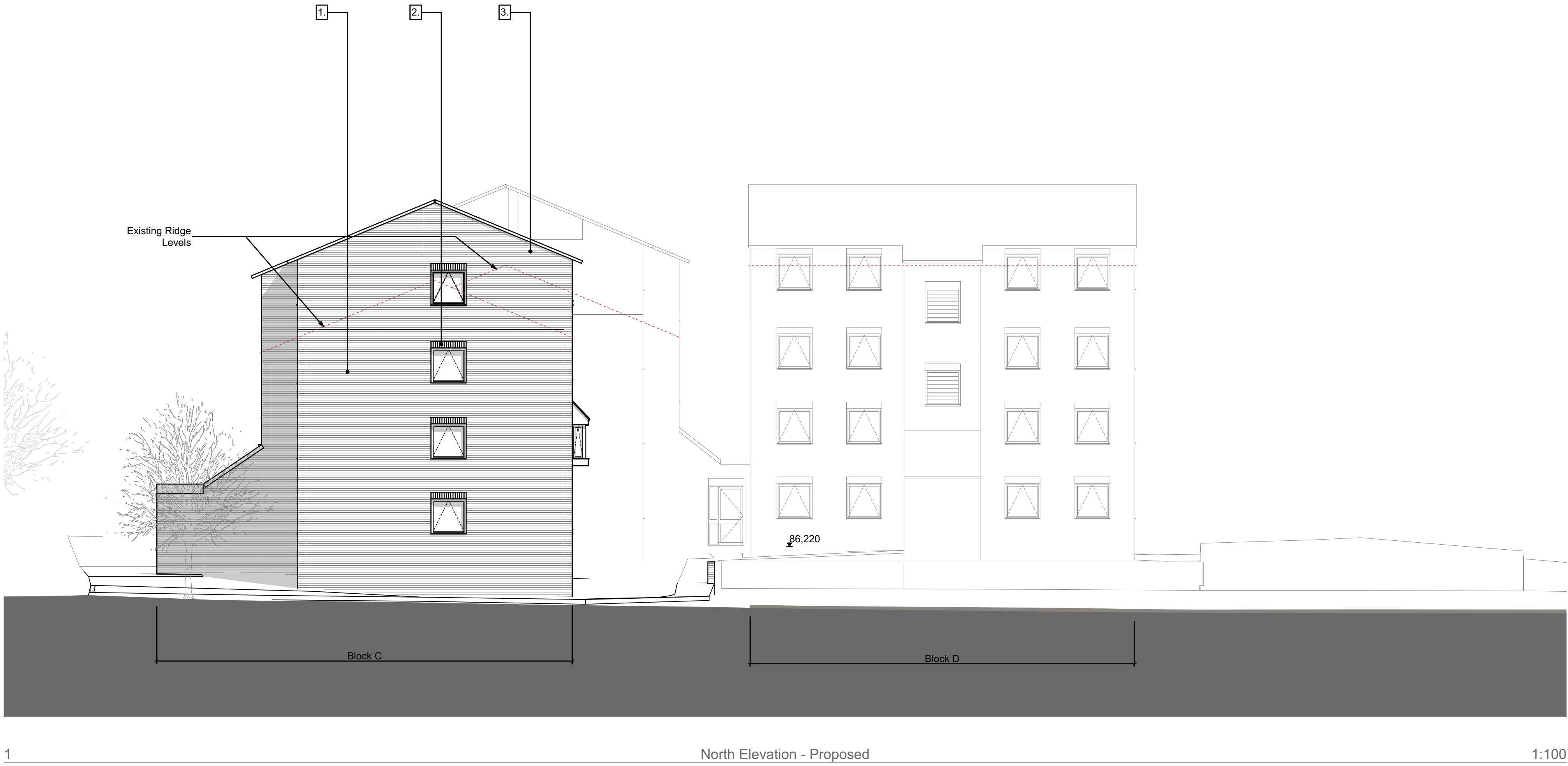
Client
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Project
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Title
Permitted Development
Existing Elevations - Sheet 2

Scale @ A1 1:100	Date 23.02.21	Drawn LE
Purpose of issue Permitted Development		
Drawing Code 20169-LSI-AAA-ZZ-DR-A-1021	Suit S4	Rev P01





MATERIALS KEY

- Existing facing Brickwork
- Existing soldier course facing Brickwork
- Proposed facing Brickwork to match / compliment existing
- Proposed stack bounded facing Brickwork to match / compliment existing
- Proposed PPC metal railings to terraces. RAL tbc.
- Proposed PPC aluminium windows and spandrels. RAL tbc.



P02	DJ	26.05.22	Revised Layout
P01	LE	23.02.21	Issued for Permitted Development
Rev	Init	Date	Revision

On 1 2 3 4 5 6 7
Scale 1:100

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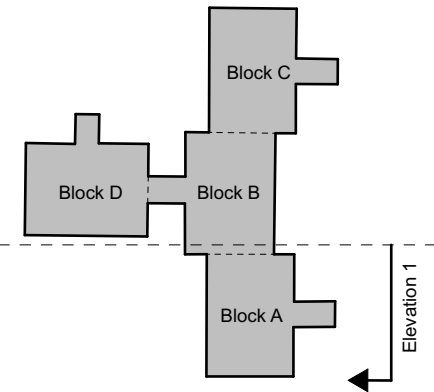
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Project
St Matthews Court

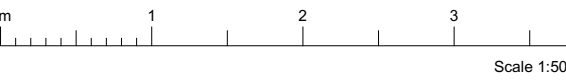
Title
Permitted Development
Proposed Elevations - Sheet 2

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Purpose of issue Permitted Development		
Drawing Code 20169-LSI-AAA-ZZ-DR-A-1026	Suit S4	Rev P02

KEY PLAN



P02	DJ	26.05.22	Revised Layout
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Client
Abbeytown Developments Ltd

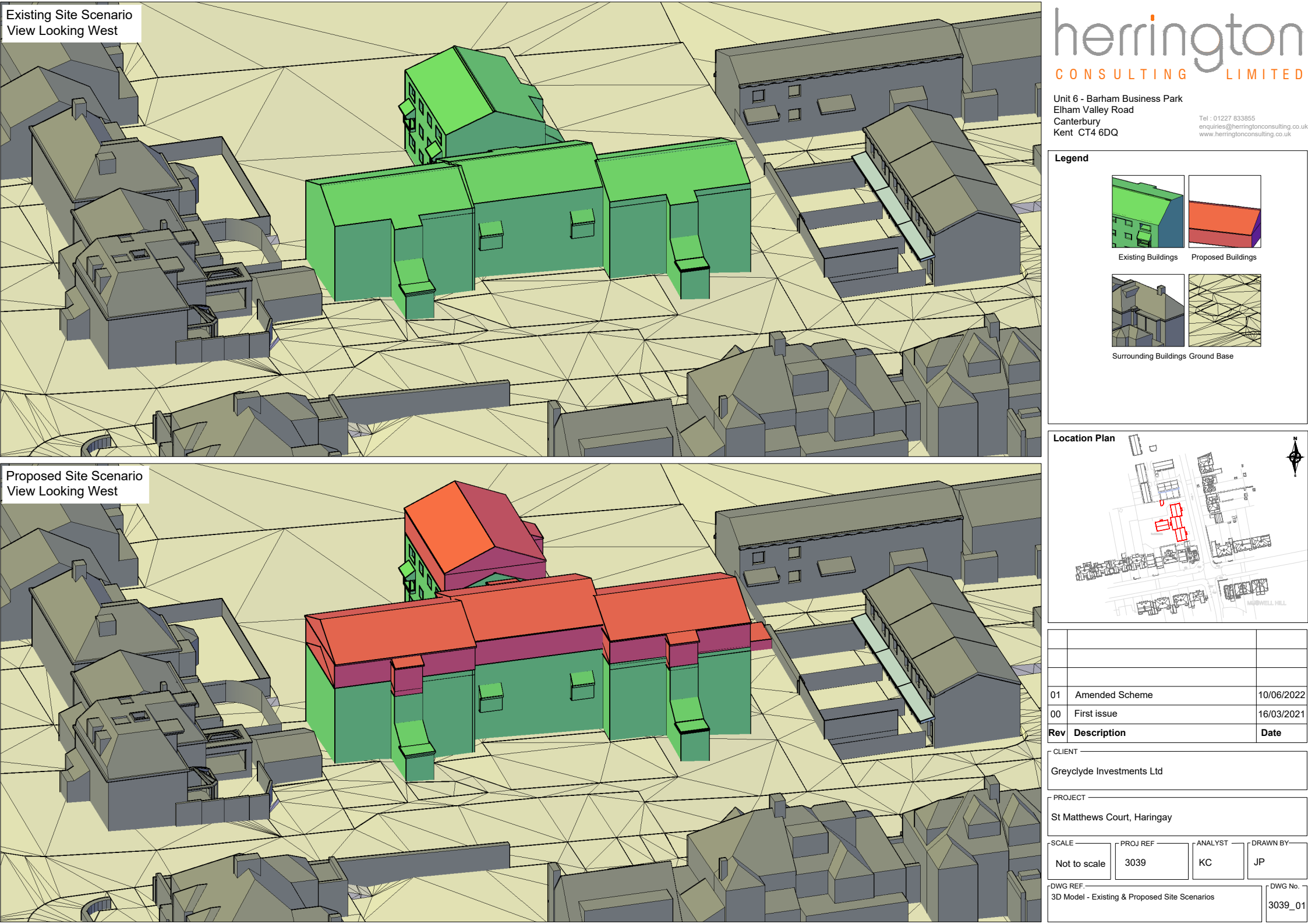
Project
St Matthews Court

Title
Permitted Development
Compliance Drawing

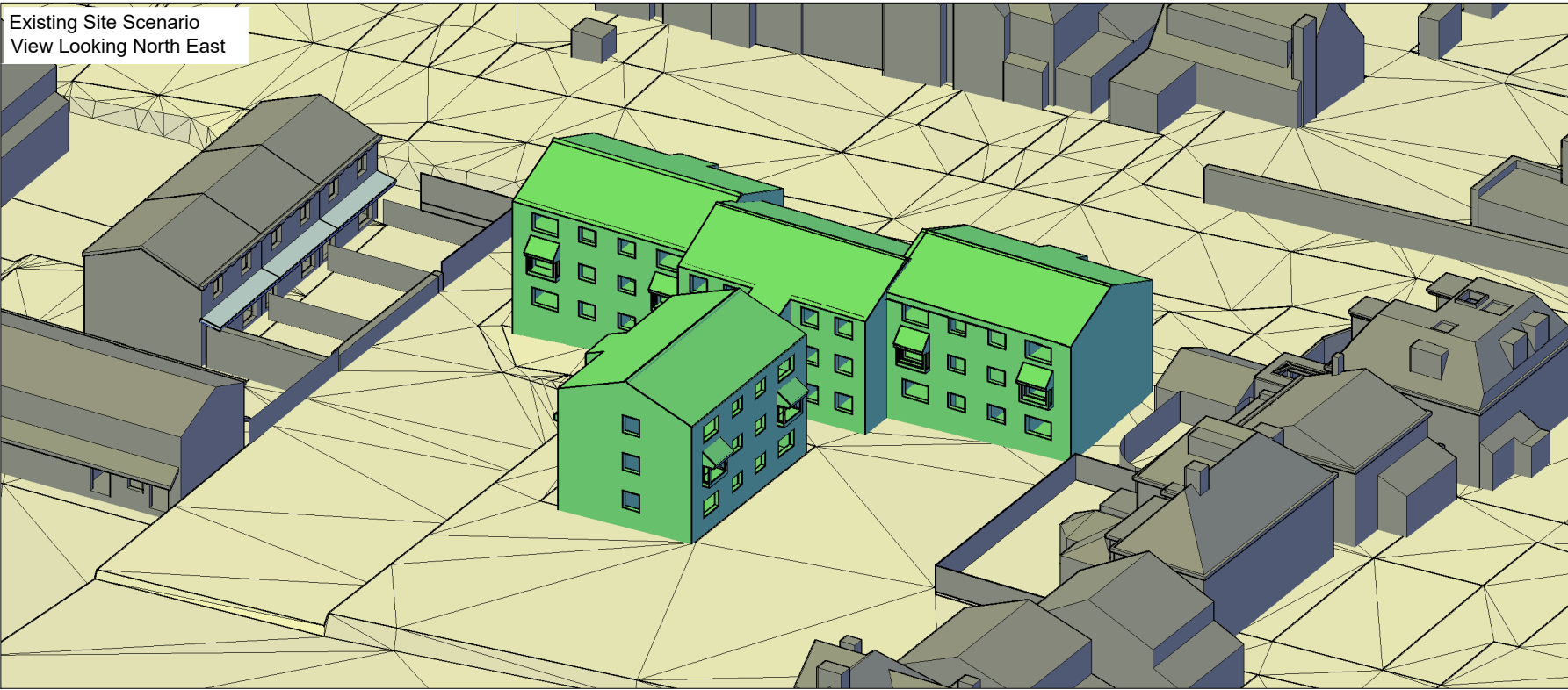
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Purpose of issue Permitted Development			
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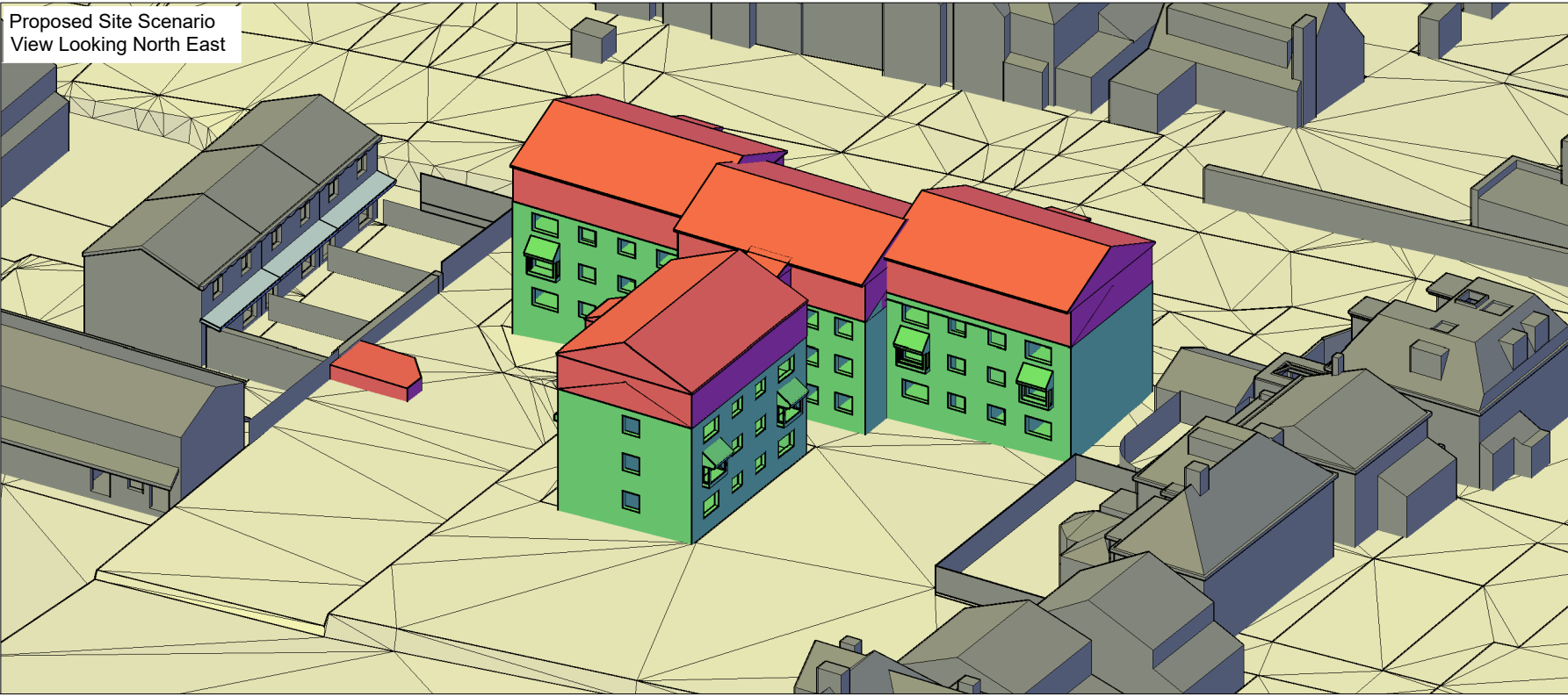
Appendix A.2 – Graphical Model Outputs



Existing Site Scenario
View Looking North East



Proposed Site Scenario
View Looking North East



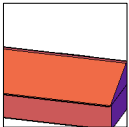
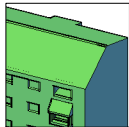
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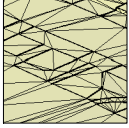
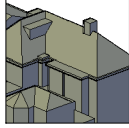
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Kent CT4 6DQ

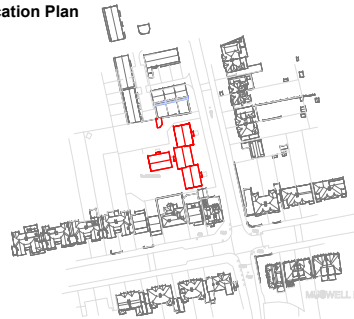
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Legend


Existing BuildingsProposed Buildings


Surrounding BuildingsGround Base

Location Plan



01	Amended Scheme	10/06/2022
00	First issue	16/03/2021
Rev	Description	Date

CLIENT

Greyclde Investments Ltd

PROJECT

St Matthews Court, Haringay

SCALE

Not to scale

PROJ REF

3039

ANALYST

KC

DRAWN BY

JP

DWG REF

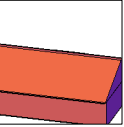
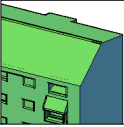
3D Model - Existing & Proposed Site Scenarios

DWG No.

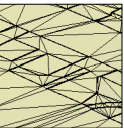
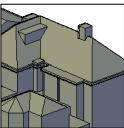
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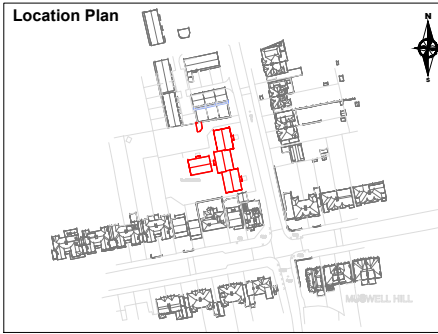
Legend



Existing Buildings Proposed Buildings



Surrounding Buildings Ground Base



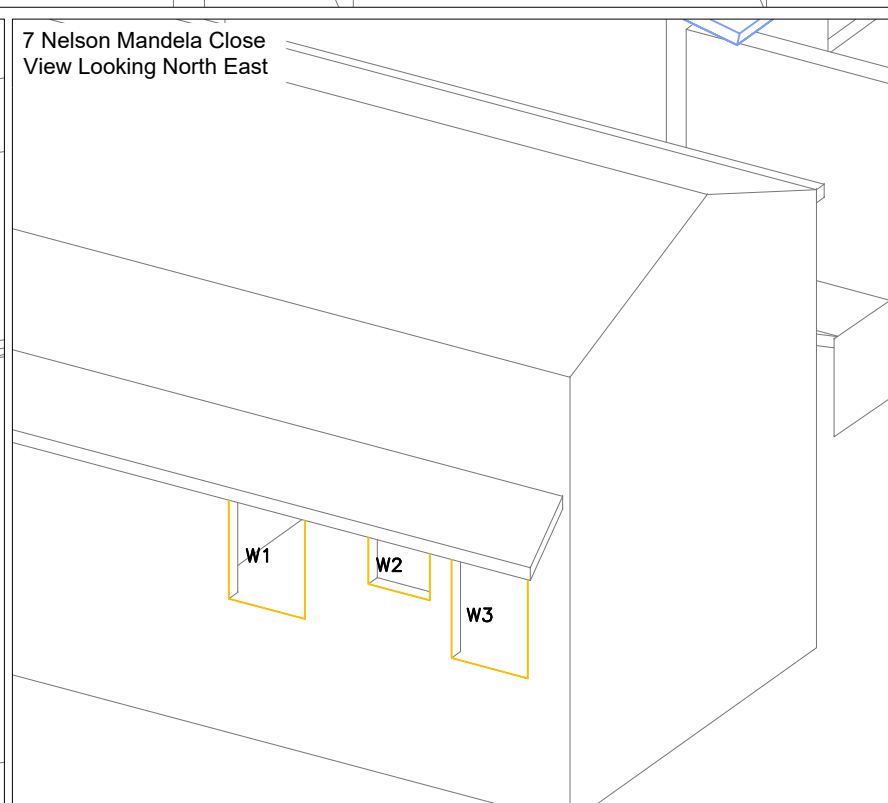
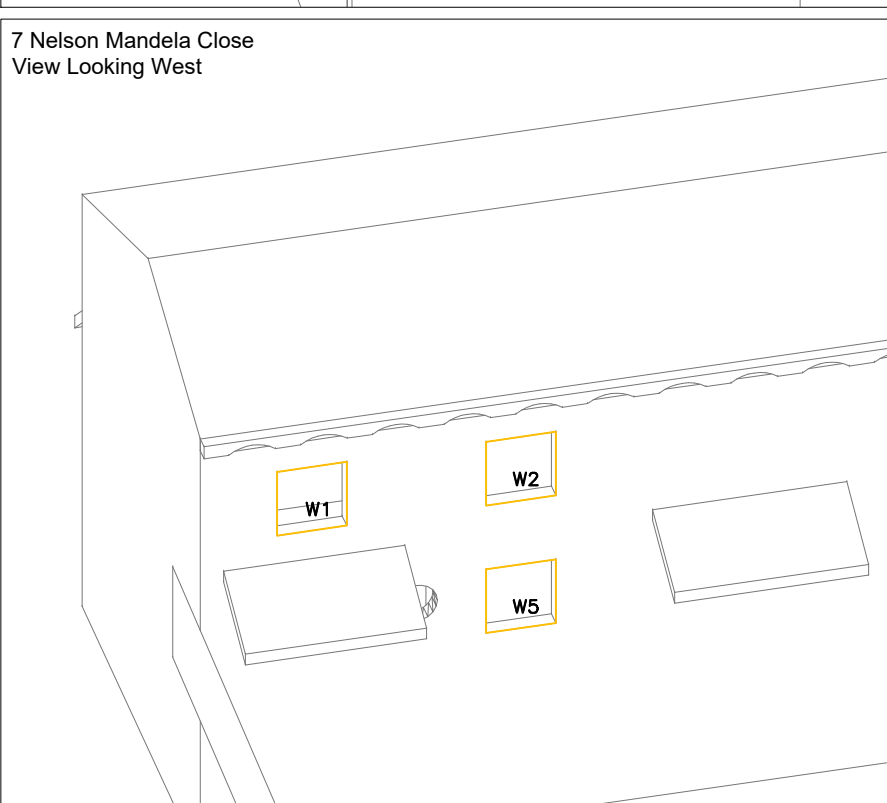
01	Amended Scheme	10/06/2022
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CLIENT
Greyclide Investments Ltd

PROJECT
St Matthews Court, Haringay

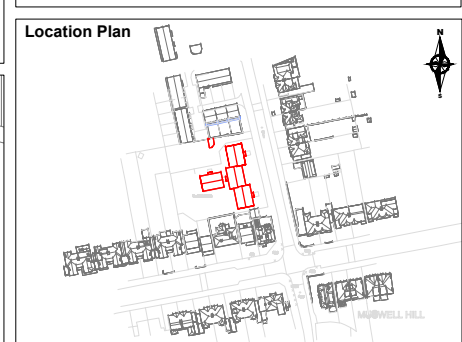
SCALE	PROJ REF	ANALYST	DRAWN BY
Not to scale	3039	KC	JP

DWG REF Identification of Neighbouring Properties	DWG No. 3039_03
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Legend

Proposed Buildings Surrounding Buildings

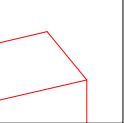


01	Amended Scheme	10/06/2022
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CLIENT		
Greyclide Investments Ltd		
PROJECT		
St Matthews Court, Haringay		
SCALE	PROJ REF	ANALYST
Not to scale	3039	KC
DRAWN BY		JP
DWG REF.		DWG No.
Location of Window Receptors		3039_04

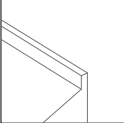
50 Creighton Avenue
View Looking South



Legend

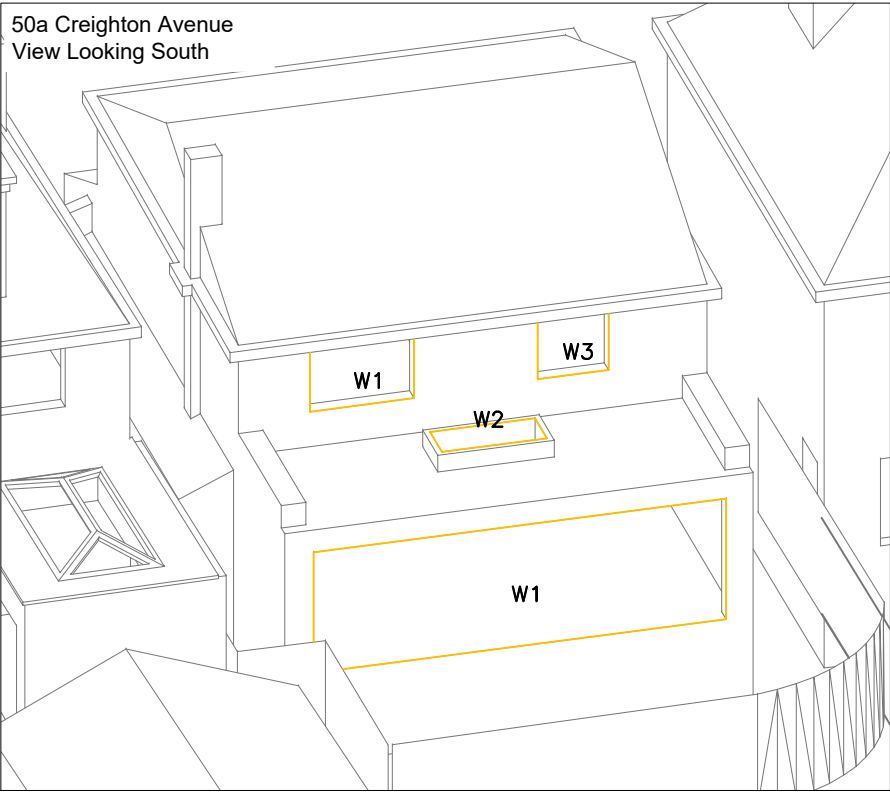


Proposed Buildings

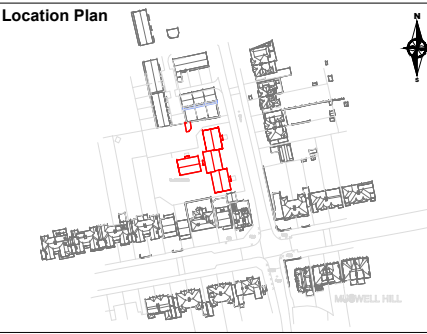
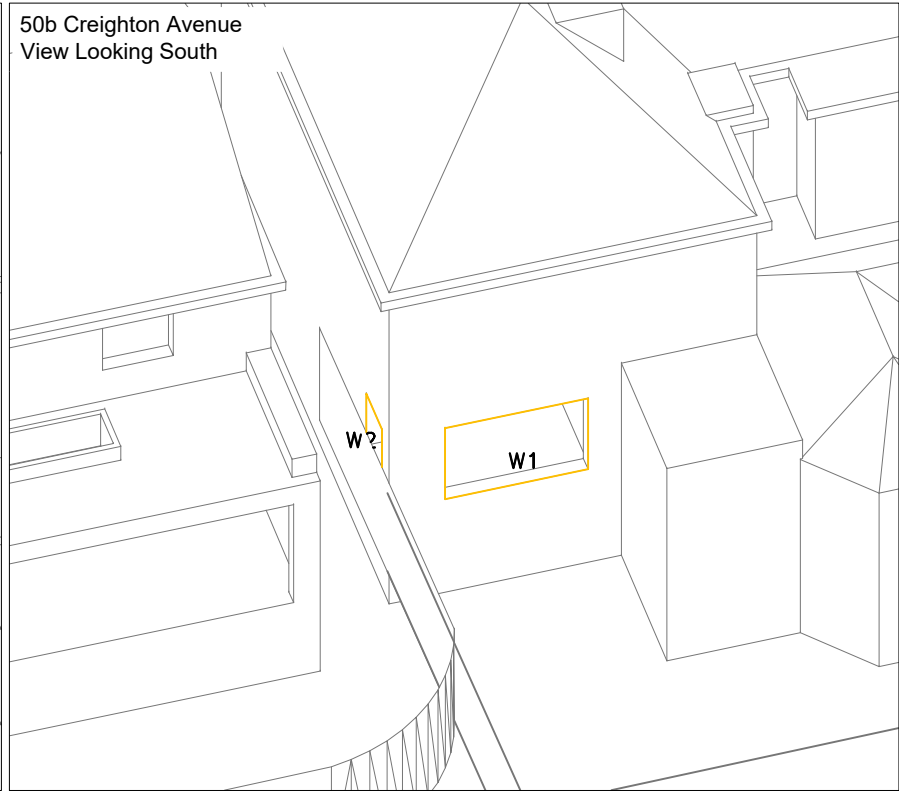


Surrounding Buildings

50a Creighton Avenue
View Looking South



50b Creighton Avenue
View Looking South



01	Amended Scheme	10/06/2022
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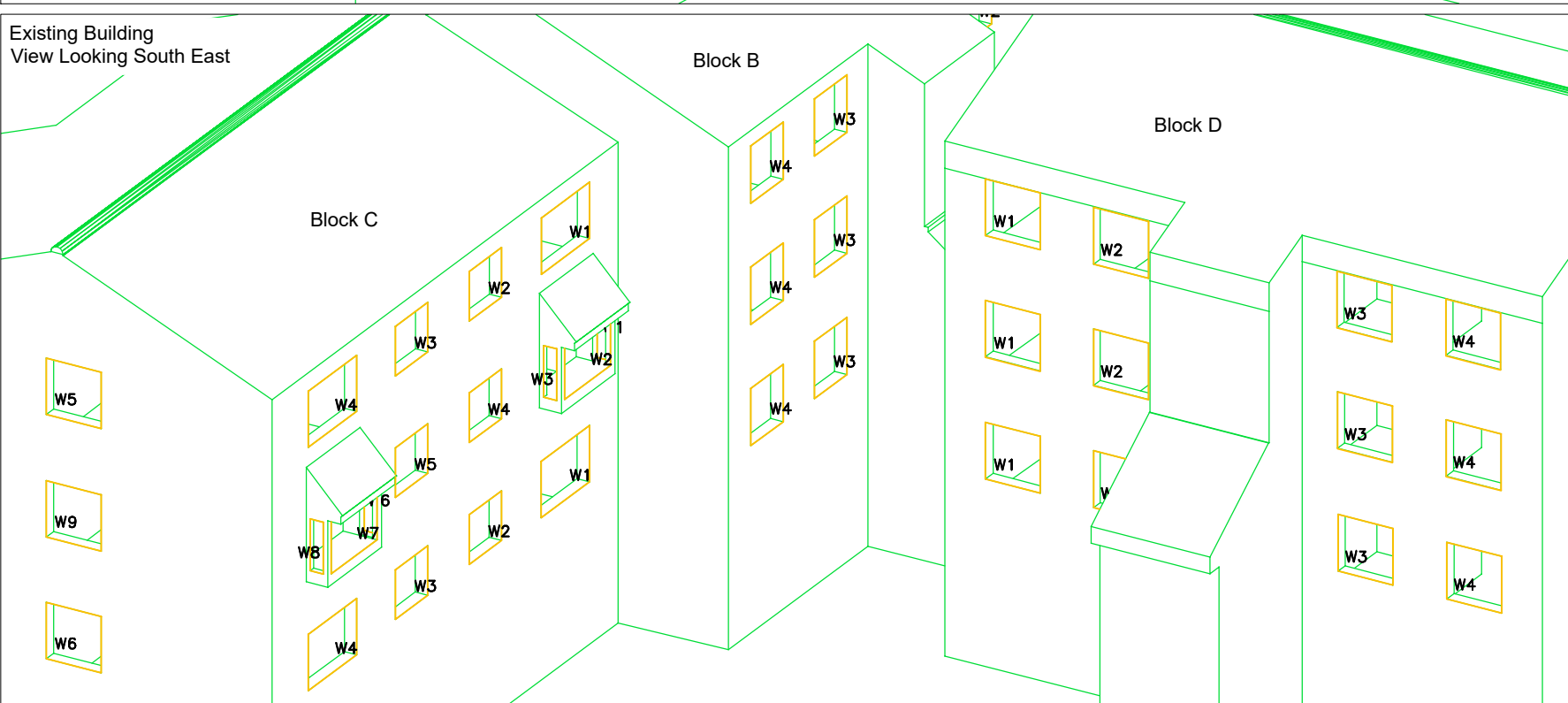
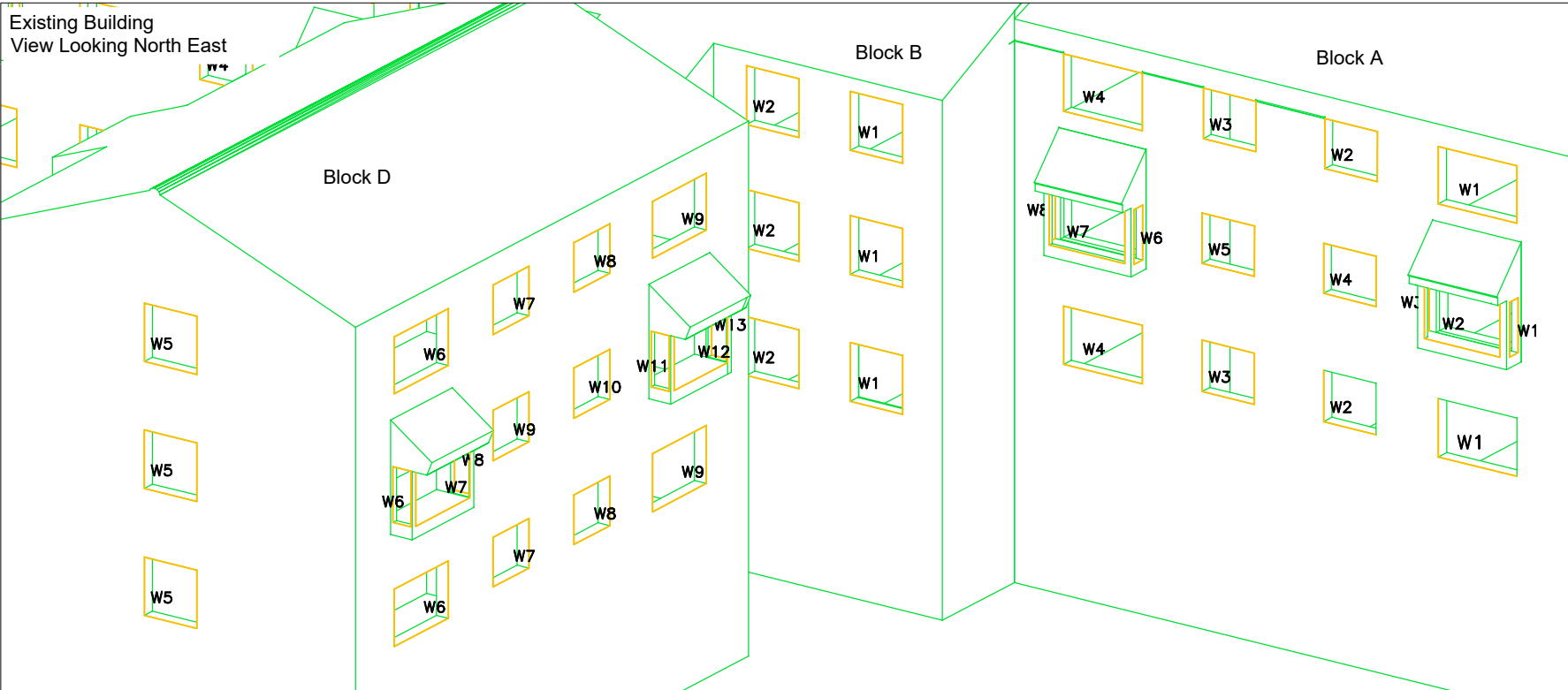
Greyclide Investments Ltd

PROJECT

St Matthews Court, Haringay

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rDWG REF.	DWG No.
Location of Window Receptors	3039_05



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Legend

Existing Buildings

Surrounding Buildings

Location Plan

01	Amended Scheme	10/06/2022
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Rev	Description	Date

CLIENT

Greyclide Investments Ltd

PROJECT

St Matthews Court, Haringay

SCALE

Not to scale

PROJ REF

3039

ANALYST

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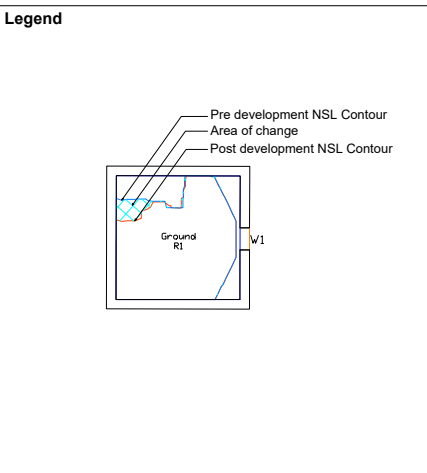
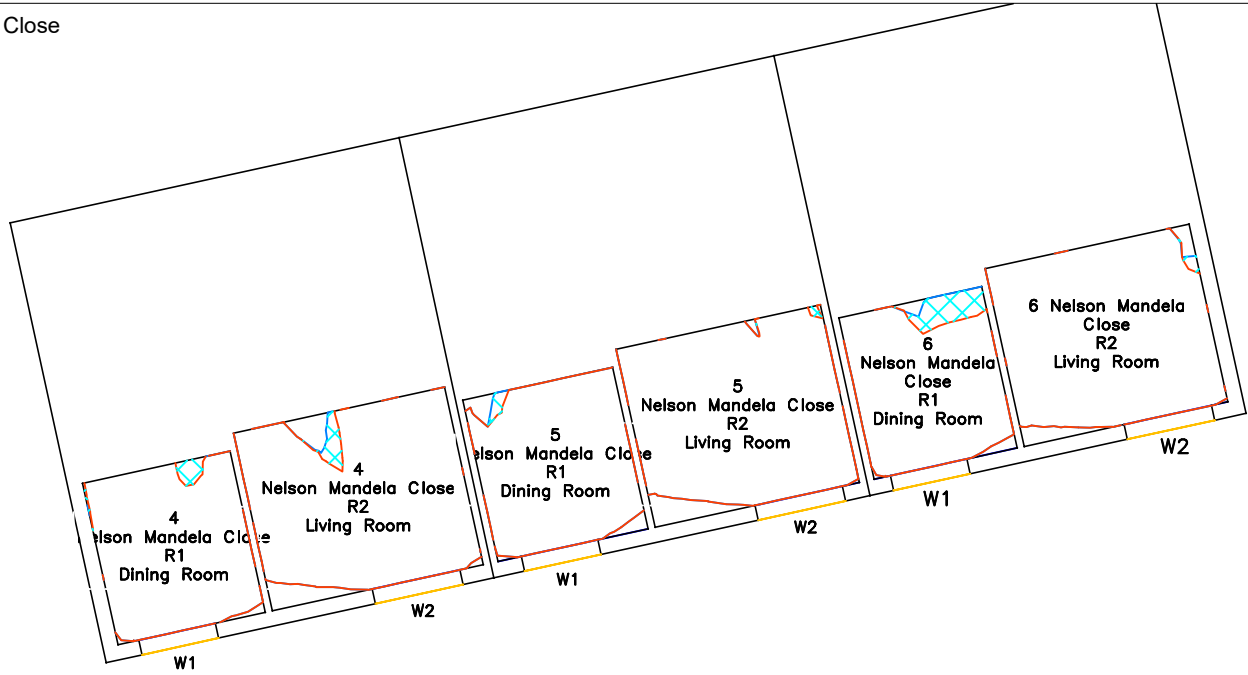
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Location of Window Receptors

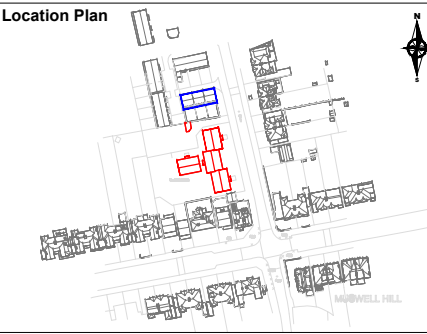
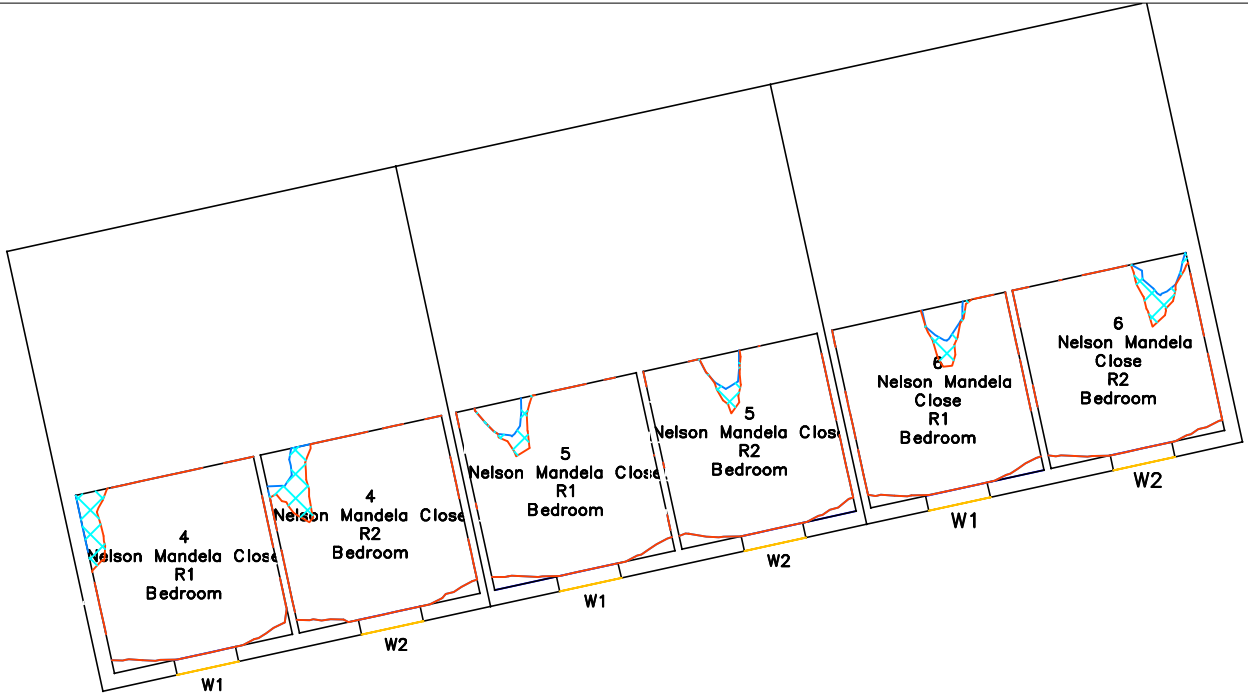
DWG No.

3039_06

4,5&6 Nelson Mandela Close
Ground Floor



4,5&6 Nelson Mandela Close
First Floor



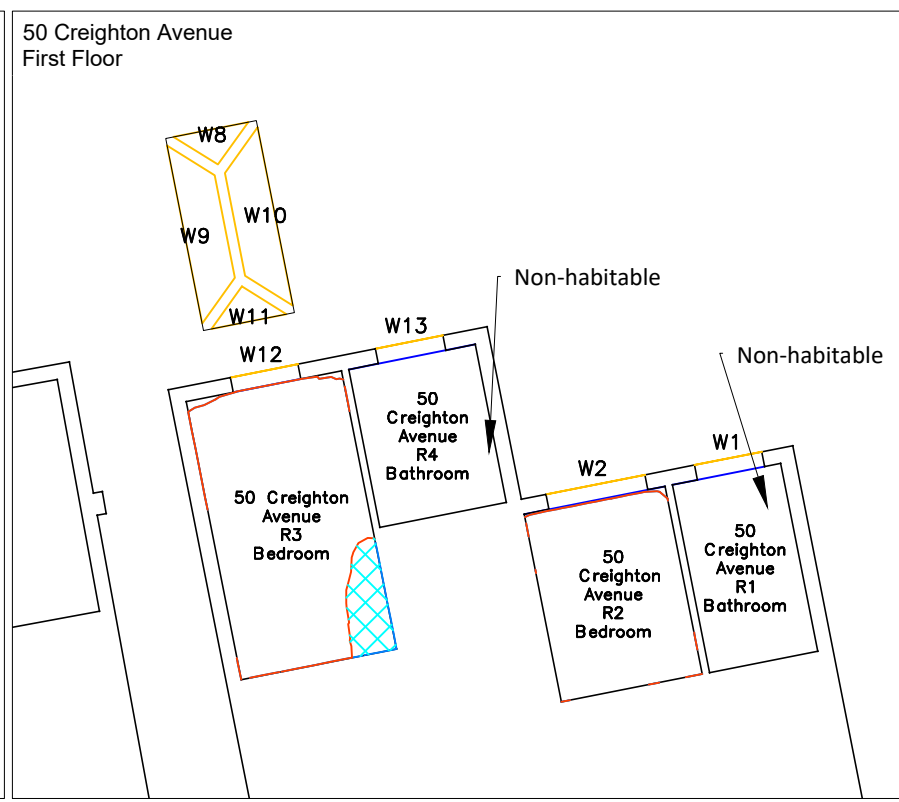
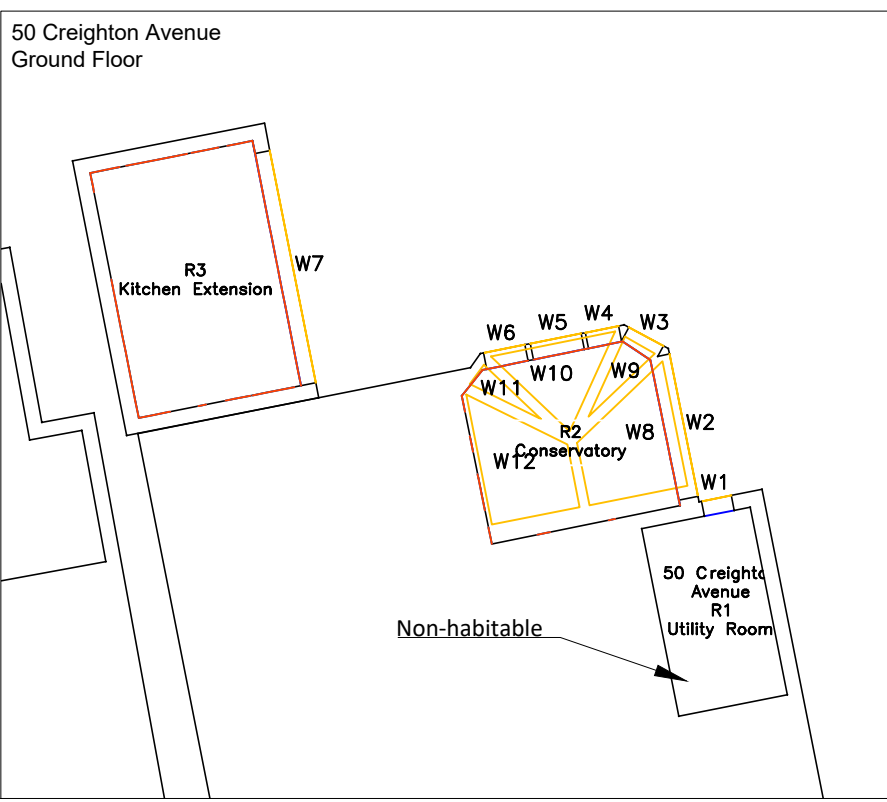
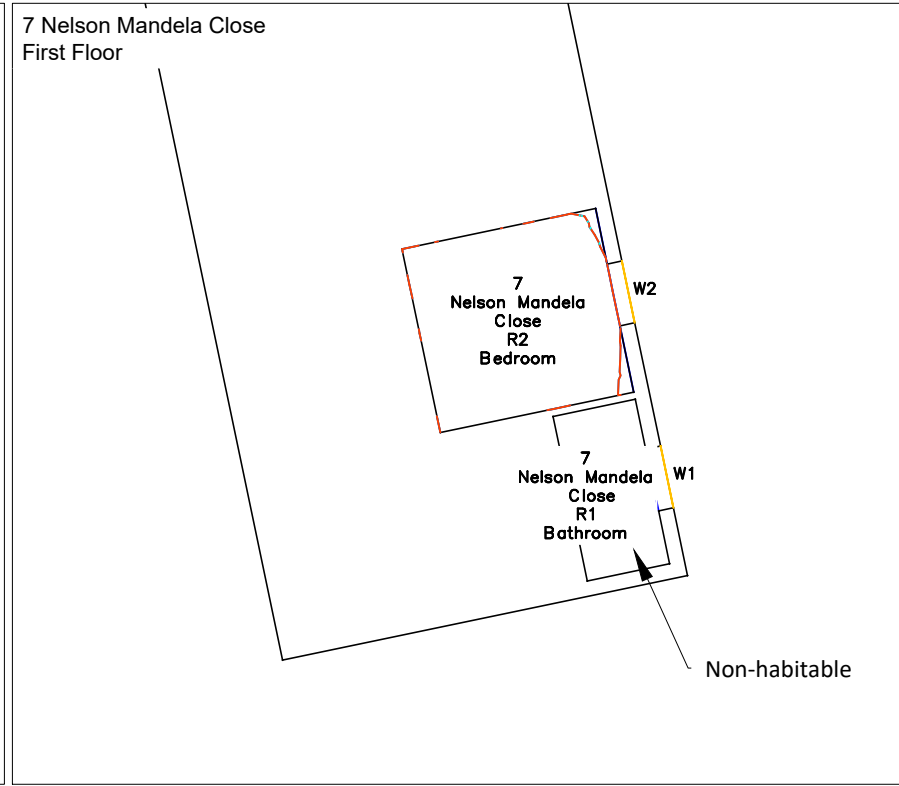
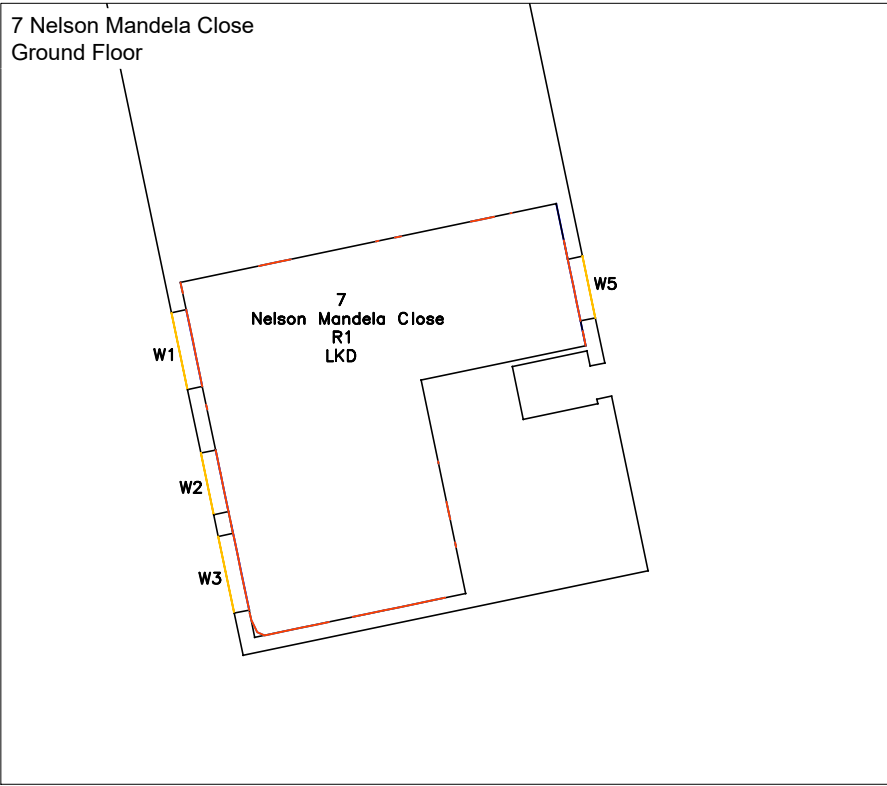
01	Amended Scheme	10/06/2022
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Rev	Description	Date

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PROJECT
St Matthews Court, Haringay

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DWG REF NSL contours	DWG No. 3039_07
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Legend

Pre development NSL Contour
Area of change
Post development NSL Contour

Ground R1

Location Plan

Rev **Description** **Date**

01	Amended Scheme	10/06/2022
00	First issue	16/03/2021

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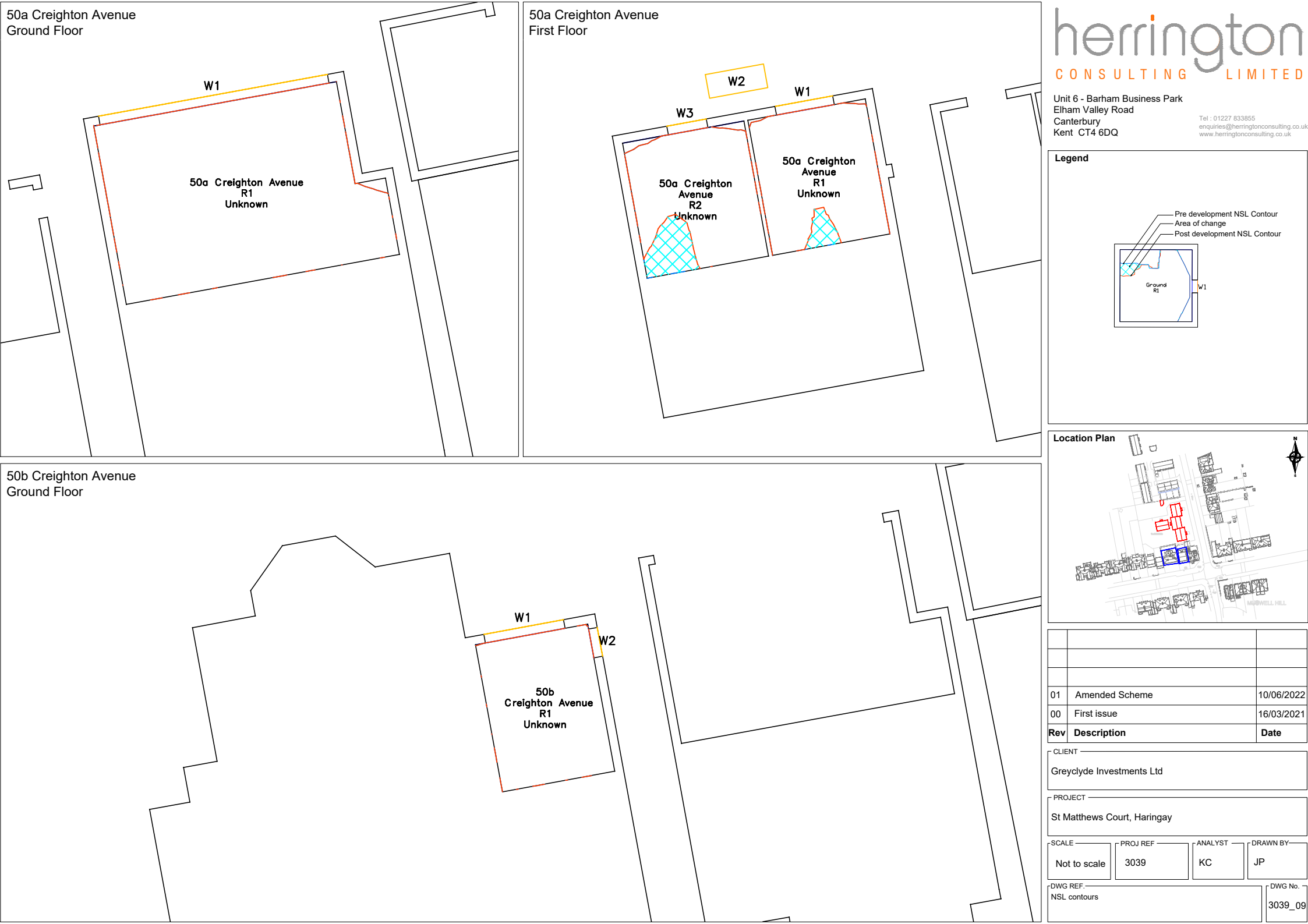
PROJECT
St Matthews Court, Haringay

SCALE **PROJ REF** **ANALYST** **DRAWN BY**

Not to scale	3039	KC	JP
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DWG REF. **NSL contours** **DWG No.**

		3039_08
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Legend

Pre development NSL Contour
Area of change
Post development NSL Contour

Ground R1

W1



01	Amended Scheme	10/06/2022
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Rev	Description	Date

CLIENT

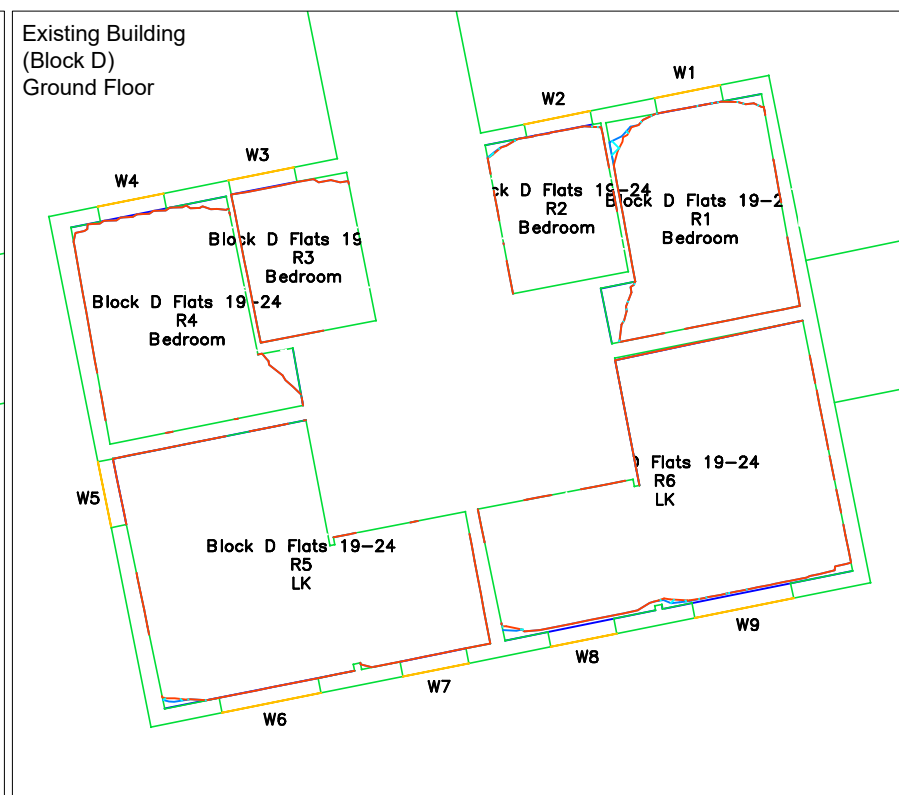
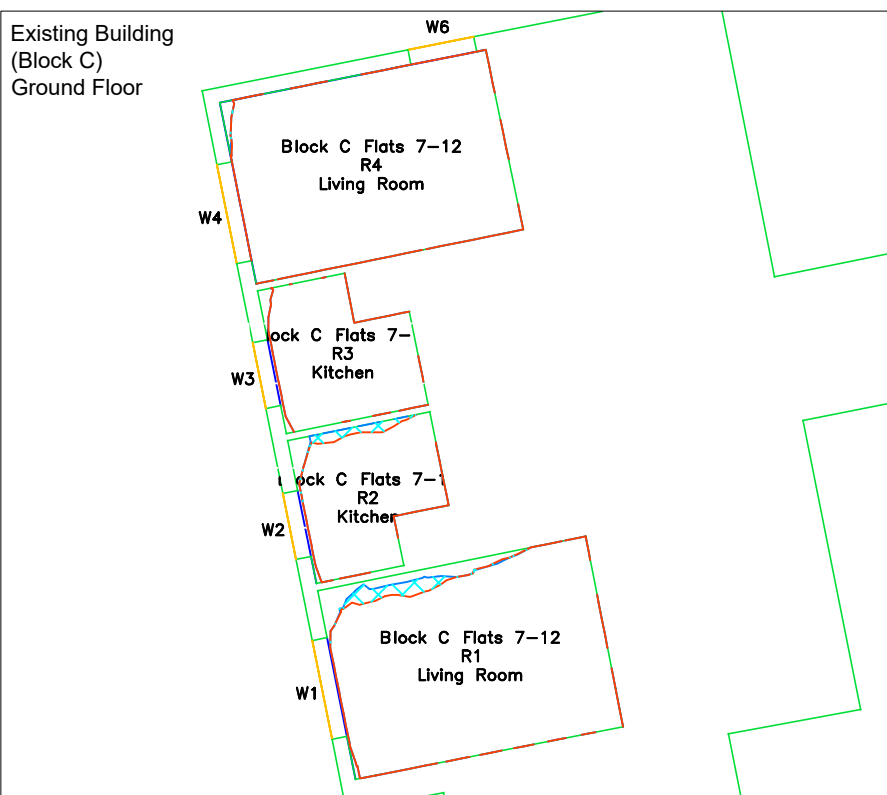
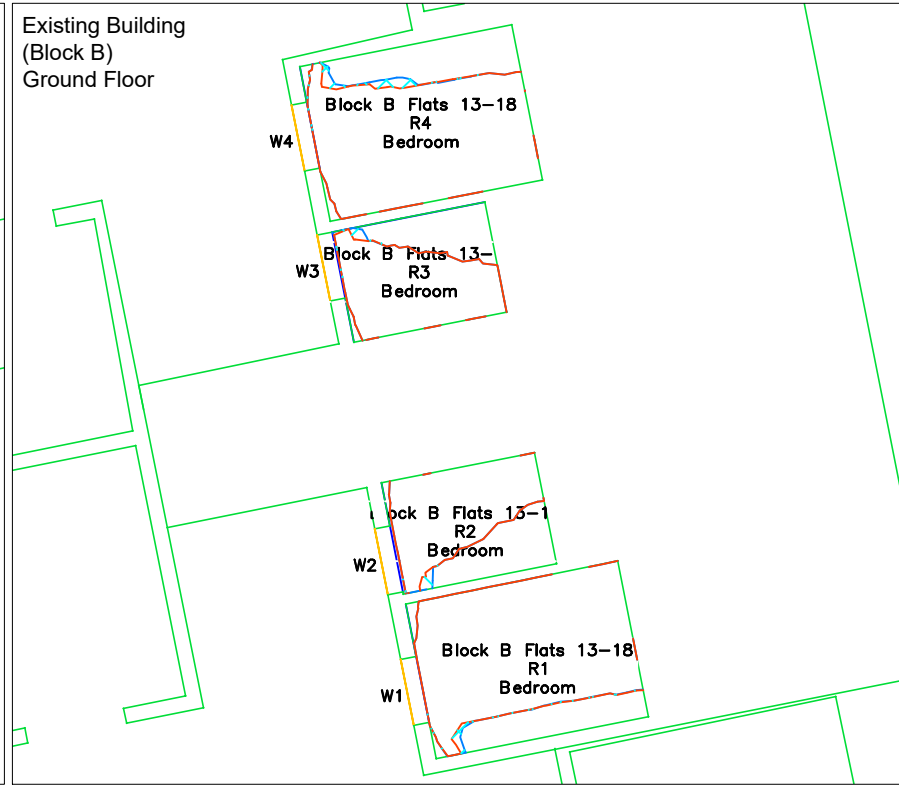
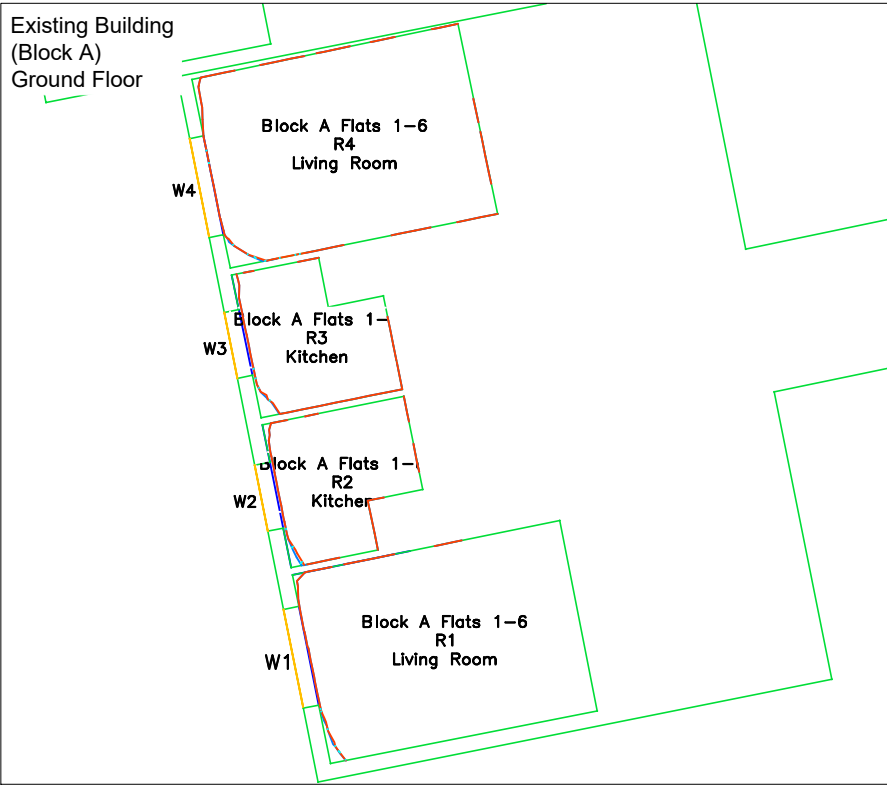
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PROJECT

St Matthews Court, Haringay

SCALE	PROJ REF	ANALYST	DRAWN BY
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DWG REF.	DWG No.
NSL contours	3039_09



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Legend

Pre development NSL Contour
Area of change
Post development NSL Contour

Location Plan

MSWELL HILL

01	Amended Scheme	10/06/2022
00	First issue	16/03/2021

Rev	Description	Date
01	Amended Scheme	10/06/2022
00	First issue	16/03/2021

CLIENT

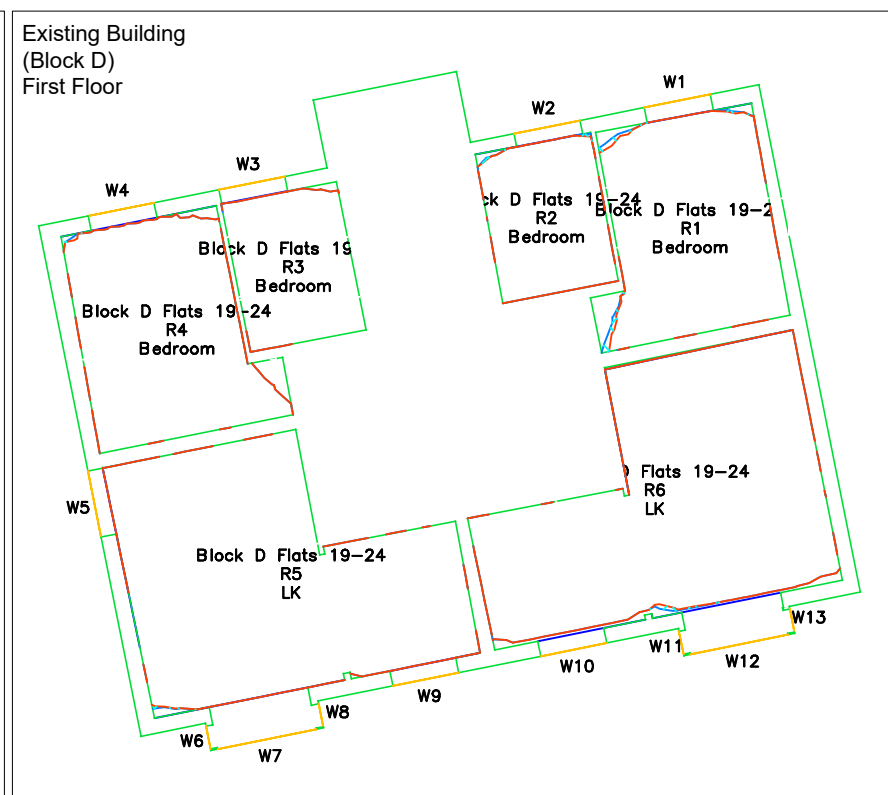
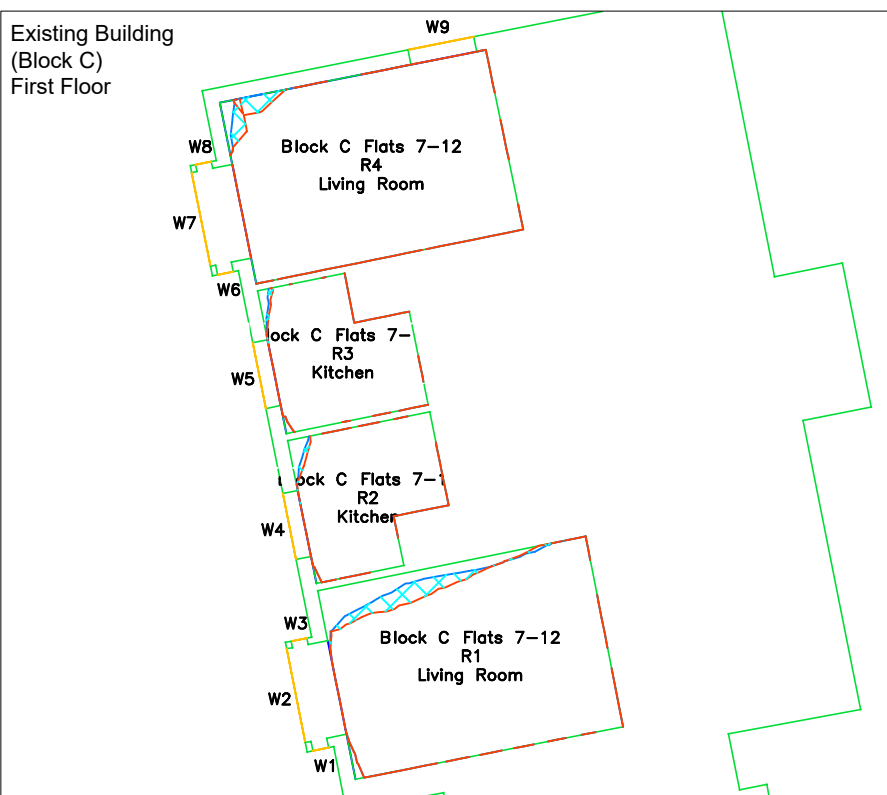
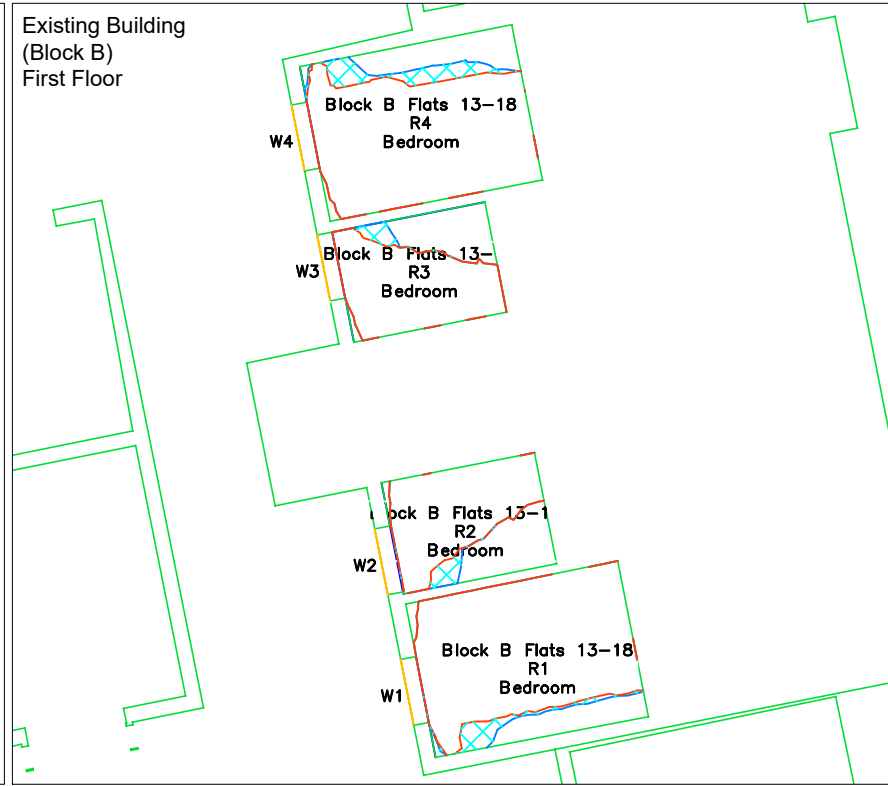
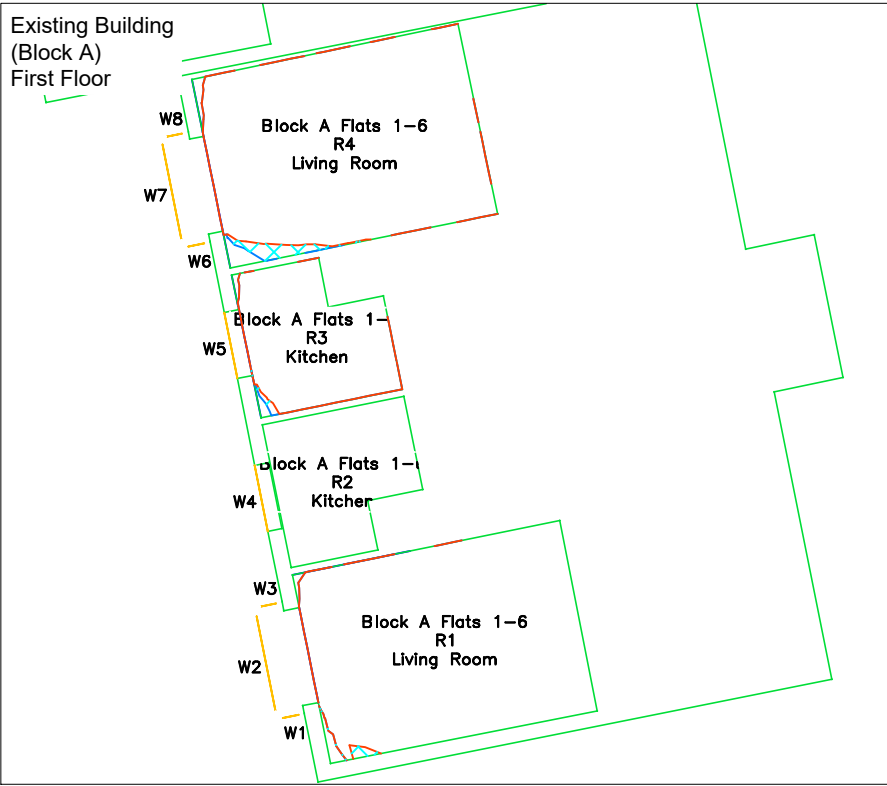
Greyclide Investments Ltd

PROJECT

St Matthews Court, Haringay

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DWG REF	DWG No.
NSL contours	3039_10



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Legend

Pre development NSL Contour
Area of change
Post development NSL Contour

Ground R1

Location Plan

Rev **Description** **Date**

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00	First issue	16/03/2021

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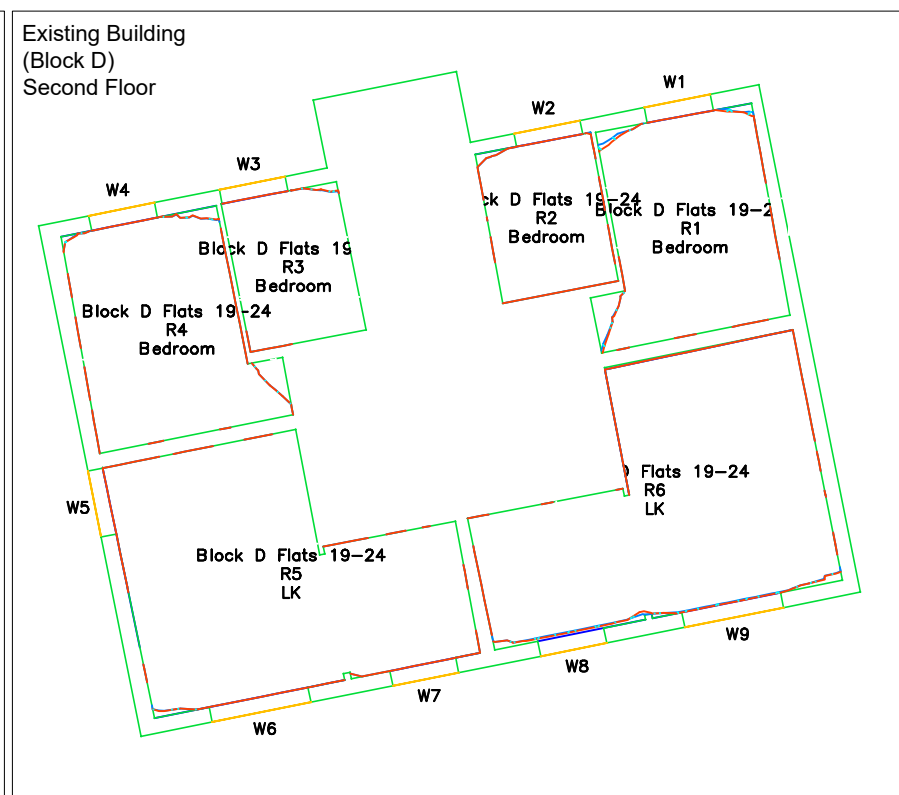
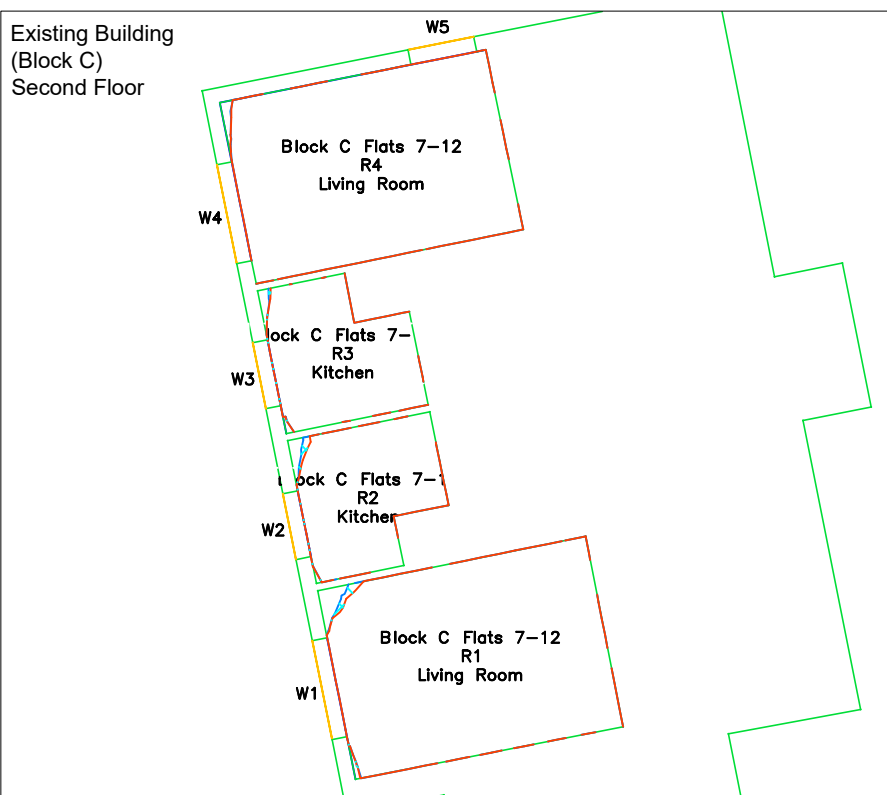
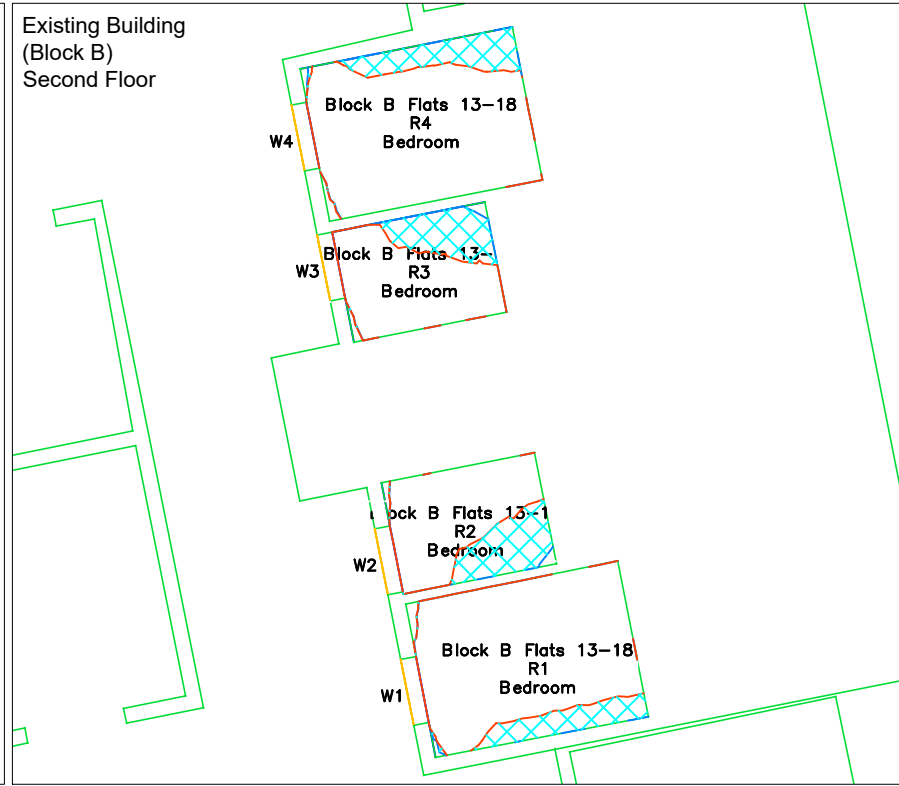
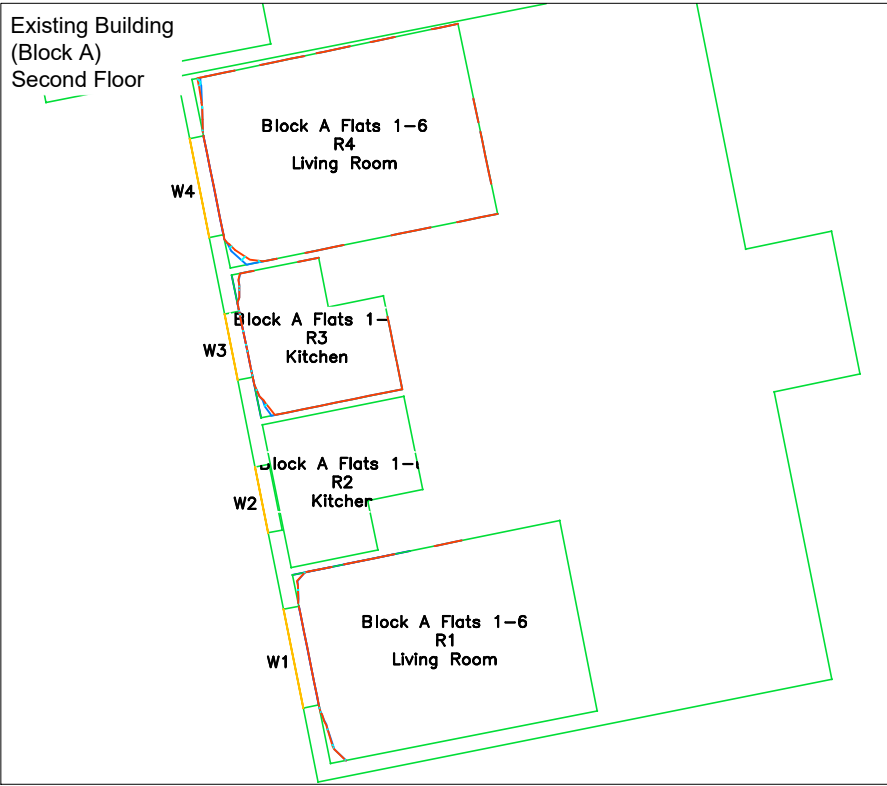
PROJECT
St Matthews Court, Haringay

SCALE **PROJ REF** **ANALYST** **DRAWN BY**

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DWG REF **DWG No.**

NSL contours	3039_11
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Legend

Pre development NSL Contour
Area of change
Post development NSL Contour

Ground R1

W1

Location Plan

Revision Table

Rev	Description	Date
01	Amended Scheme	10/06/2022
00	First issue	16/03/2021

Client
Greyclide Investments Ltd

Project
St Matthews Court, Haringay

Scale
Not to scale

Proj Ref
3039

Analyst
KC

Drawn By
JP

DWG Ref
NSL contours

DWG No.
3039_12

Amenity Areas

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Elham Valley Road

Canterbury

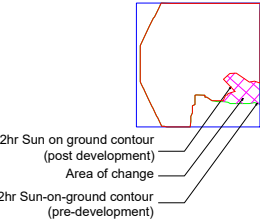
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Legend



Location Plan



01	Amended Scheme	10/06/2022
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Rev	Description	Date

CLIENT

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St Matthews Court, Haringay

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Not to scale

PROJ REF

3039

ANALYST

KC

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DWG REF

2hr SoG amenity contours

DWG No.

3039_13

Appendix A.3 – Tabulated Results for Daylight and Sunlight Calculations

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter			
50 Creighton Avenue																						
Ground	R1	Residential	Utility Room	W1	Existing Proposed	26.05 26.05	1.00	n/a	349°N	3.00 3.00	*North	*North	0.00 0.00	*North	*North							
	R2	Residential	Conservatory	W2	Existing Proposed	30.92 30.92	1.00	YES	79°N	21.00 21.00	*North	*North	1.00 1.00	*North	*North		*North	*North				
				W3	Existing Proposed	36.74 36.18	0.98	YES	28°N	18.00 18.00	*North	*North	2.00 2.00	*North	*North							
				W4	Existing Proposed	35.28 33.72	0.96	YES	349°N	9.00 9.00	*North	*North	0.00 0.00	*North	*North							
				W5	Existing Proposed	34.05 32.46	0.95	YES	349°N	7.00 7.00	*North	*North	0.00 0.00	*North	*North							
				W6	Existing Proposed	34.31 32.64	0.95	YES	349°N	7.00 7.00	*North	*North	0.00 0.00	*North	*North							
				W8	Existing Proposed	68.77 68.72	1.00	YES	79°N Inc	18.00 18.00	*North	*North	0.00 0.00	*North	*North							
				W9	Existing Proposed	83.48 82.79	0.99	YES	28°N Inc	39.00 39.00	*North	*North	2.00 2.00	*North	*North							
				W10	Existing Proposed	77.40 76.11	0.98	YES	348°N Inc	34.00 34.00	*North	*North	0.00 0.00	*North	*North							
				W11	Existing Proposed	57.67 56.33	0.98	YES	305°N Inc	18.00 18.00	*North	*North	0.00 0.00	*North	*North							
				W12	Existing Proposed	33.21 32.90	0.99	YES	259° Inc	3.00 3.00	1.00	YES	0.00 0.00	1.00	YES				49.00 49.00		2.00 2.00	
				R3	Residential	Kitchen Extension	W7	Existing Proposed	30.23 30.23	1.00	YES	79°N	18.00 18.00	*North	*North	0.00 0.00	*North	*North				
							W8	Existing Proposed	89.14 86.05	0.97	YES	349°N Inc	75.00 75.00	*North	*North	8.00 8.00	*North	*North				
	W9	Existing Proposed	80.65 78.96				0.98	YES	259° Inc	52.00 52.00	1.00	YES	1.00 1.00	1.00	YES							
	W10	Existing Proposed	82.77 81.90				0.99	YES	79°N Inc	55.00 55.00	*North	*North	3.00 3.00	*North	*North							
	W11	Existing Proposed	54.76 54.68				1.00	YES	169° Inc	21.00 21.00	1.00	YES	0.00 0.00	1.00	YES				75.00 75.00	YES	8.00 8.00	YES
	First	R1	Residential	Bathroom	W1	Existing Proposed	35.02 33.96	0.97	YES	349°N	3.00 3.00	*North	*North	0.00 0.00	*North	*North						
		R2	Residential	Bedroom	W2	Existing Proposed	30.72 30.20	0.98	YES	349°N	1.00 1.00	*North	*North	0.00 0.00	*North	*North						
		R3	Residential	Bedroom	W12	Existing Proposed	35.73 33.48	0.94	YES	349°N	8.00 8.00	*North	*North	0.00 0.00	*North	*North						
		R4	Residential	Bathroom	W13	Existing Proposed	35.99 34.03	0.95	YES	349°N	10.00 10.00	*North	*North	0.00 0.00	*North	*North						

Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter
Second	R1	Residential	Bedroom	W1	Existing	32.35	0.97	YES	349°N	7.00	*North	*North	0.00	*North	*North	100.00 100.00	YES	30.00 30.00	YES
					Proposed	31.46			7.00			0.00							
				W2	Existing	99.97	1.00	YES	90° Hz	100.00	1.00	YES	30.00						
					Proposed	99.95				100.00			30.00						
50a Creighton Avenue																			
Ground	R1	Residential	Unknown	W1	Existing	29.05	0.88	YES	350°N	10.00	*North	*North	0.00	*North	*North	20.00 20.00	YES	0.00 0.00	YES
					Proposed	25.69			10.00			0.00							
First	R1	Residential	Unknown	W2	Existing	71.36	0.98	YES	90° Hz	20.00	1.00	YES	0.00	1.00	YES	20.00 20.00	YES	0.00 0.00	YES
		Proposed	69.95			20.00			0.00										
	R1	Residential	Unknown	W1	Existing	33.26	0.91	YES	350°N	8.00	*North	*North	0.00	*North	*North				
					Proposed	30.23			8.00			0.00							
R2	Residential	Unknown	W3	Existing	32.99	0.91	YES	350°N	5.00	*North	*North	0.00	*North	*North					
	Proposed	30.01			5.00			0.00											
50b Creighton Avenue																			
Ground	R1	Residential	Unknown	W1	Existing	28.48	0.90	YES	350°N	0.00	*North	*North	0.00	*North	*North				
					Proposed	25.70			0.00			0.00							
				W2	Existing	5.04	0.99	YES	80°N	8.00	*North	*North	3.00	*North	*North				
					Proposed	4.97				8.00			3.00						
4 Nelson Mandela Close																			
Ground	R1	Residential	Dining Room	W1	Existing	10.43	0.86	YES	168°	27.00	0.89	YES	8.00	0.88	YES	27.00 24.00	YES	8.00 7.00	YES
		Proposed	8.93			24.00			7.00										
R2	Residential	Living Room	W2	Existing	14.14	0.88	YES	168°	30.00	0.87	YES	14.00	0.86	YES	30.00 26.00	YES	14.00 12.00	YES	
	Proposed	12.44			26.00			12.00											
First	R1	Residential	Bedroom	W1	Existing	30.61	0.94	YES	168°	78.00	0.95	YES	24.00	0.83	YES	78.00 74.00	YES	24.00 20.00	YES
		Proposed	28.77			74.00			20.00										
R2	Residential	Bedroom	W2	Existing	30.30	0.94	YES	168°	77.00	0.95	YES	23.00	0.83	YES	77.00 73.00	YES	23.00 19.00	YES	
																			Proposed

Project Name: St Matthews Court, Coppetts Road
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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter
5 Nelson Mandela Close																			
Ground	R1	Residential	Dining Room	W1	Existing Proposed	14.19 12.54	0.88	YES	168°	31.00 28.00	0.90	YES	14.00 13.00	0.93	YES	31.00 28.00	YES	14.00 13.00	YES
	R2	Residential	Living Room	W2	Existing Proposed	13.93 12.44	0.89	YES	168°	29.00 26.00	0.90	YES	13.00 12.00	0.92	YES	29.00 26.00	YES	13.00 12.00	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	30.06 28.16	0.94	YES	168°	78.00 73.00	0.94	YES	24.00 19.00	0.79	YES	78.00 73.00	YES	24.00 19.00	YES
	R2	Residential	Bedroom	W2	Existing Proposed	30.02 28.24	0.94	YES	168°	77.00 73.00	0.95	YES	23.00 19.00	0.83	YES	77.00 73.00	YES	23.00 19.00	YES
6 Nelson Mandela Close																			
Ground	R1	Residential	Dining Room	W1	Existing Proposed	13.04 11.66	0.89	YES	168°	30.00 27.00	0.90	YES	13.00 11.00	0.85	YES	30.00 27.00	YES	13.00 11.00	YES
	R2	Residential	Living Room	W2	Existing Proposed	15.74 14.52	0.92	YES	168°	37.00 35.00	0.95	YES	12.00 11.00	0.92	YES	37.00 35.00	YES	12.00 11.00	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	30.30 28.64	0.95	YES	168°	76.00 72.00	0.95	YES	22.00 18.00	0.82	YES	76.00 72.00	YES	22.00 18.00	YES
	R2	Residential	Bedroom	W2	Existing Proposed	30.81 29.31	0.95	YES	168°	79.00 76.00	0.96	YES	24.00 21.00	0.88	YES	79.00 76.00	YES	24.00 21.00	YES
7 Nelson Mandela Close																			
Ground	R1	Residential	LKD	W1	Existing Proposed	26.38 26.38	1.00	YES	258°	38.00 38.00	1.00	YES	14.00 14.00	1.00	YES	78.00 77.00	YES	22.00 21.00	YES
				W2	Existing Proposed	18.90 18.90	1.00	YES	258°	26.00 26.00	1.00	YES	11.00 11.00	1.00	YES				
				W3	Existing Proposed	27.30 27.30	1.00	YES	258°	46.00 46.00	1.00	YES	19.00 19.00	1.00	YES				
				W5	Existing Proposed	30.42 29.61	0.97	YES	78°N	32.00 31.00	*North	*North	3.00 2.00	*North	*North				
First	R1	Residential	Bathroom	W1	Existing Proposed	33.49 32.27	0.96	n/a	78°N	35.00 33.00	*North	n/a	6.00 5.00	*North	n/a	n/a		n/a	
	R2	Residential	Bedroom	W2	Existing Proposed	33.92 32.95	0.97	YES	78°N	35.00 34.00	*North	*North	6.00 5.00	*North	*North	*North		*North	

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter
Block A Flats 1-6																		
Ground	R1	Residential	Living Room	W1	Existing 31.88 Proposed 30.76	0.97	YES	259°	45.00 45.00	1.00	YES	10.00 10.00	1.00	YES	45.00 45.00	YES	10.00 10.00	YES
	R2	Residential	Kitchen	W2	Existing 32.22 Proposed 30.72	0.95	YES	259°	42.00 42.00	1.00	YES	11.00 11.00	1.00	YES	42.00 42.00	YES	11.00 11.00	YES
	R3	Residential	Kitchen	W3	Existing 30.48 Proposed 28.74	0.94	YES	259°	46.00 45.00	0.98	YES	12.00 12.00	1.00	YES	46.00 45.00	YES	12.00 12.00	YES
	R4	Residential	Living Room	W4	Existing 24.90 Proposed 23.59	0.95	YES	259°	44.00 44.00	1.00	YES	14.00 14.00	1.00	YES	44.00 44.00	YES	14.00 14.00	YES
First	R1	Residential	Living Room	W1 (Side of bay window) W2 (Main bay window) W3 (Side of bay window) Average VSC:	Existing 19.11 Proposed 19.23 Existing 30.32 Proposed 29.35 Existing 16.18 Proposed 13.63 Existing 21.87 Proposed 20.74	1.01 0.97 0.84 0.95	YES YES YES YES	169° 259° 349°N	50.00 50.00 44.00 43.00 8.00 8.00	1.00 0.98 *North	YES YES *North	18.00 18.00 16.00 16.00 0.00 0.00	1.00 1.00 *North *North	YES YES *North *North	60.00 59.00	YES	19.00 19.00	YES
	R2	Residential	Kitchen	W4	Existing 34.86 Proposed 33.40	0.96	YES	259°	47.00 47.00	1.00	YES	13.00 13.00	1.00	YES	47.00 47.00	YES	13.00 13.00	YES
	R3	Residential	Kitchen	W5	Existing 34.16 Proposed 31.74	0.93	YES	259°	50.00 50.00	1.00	YES	16.00 17.00	1.06	YES	50.00 50.00	YES	16.00 17.00	YES
	R4	Residential	Living Room	W6 (Side of bay window) W7 (Main bay window) W8 (Side of bay window) Average VSC:	Existing 17.30 Proposed 17.36 Existing 25.95 Proposed 23.73 Existing 2.06 Proposed 1.21 Existing 15.10 Proposed 14.10	1.00 0.91 0.59 0.93	YES YES NO YES	169° 259° 349°N	45.00 45.00 42.00 39.00 3.00 3.00	1.00 0.93 *North	YES YES *North	18.00 18.00 17.00 17.00 0.00 0.00	1.00 1.00 *North *North	YES YES *North *North	51.00 48.00	YES	18.00 18.00	YES
Second	R1	Residential	Living Room	W1	Existing 32.18 Proposed 36.60	1.14	YES	259°	44.00 55.00	1.25	YES	16.00 19.00	1.19	YES	44.00 55.00	YES	16.00 19.00	YES
	R2	Residential	Kitchen	W2	Existing 30.87 Proposed 36.10	1.17	YES	259°	41.00 52.00	1.27	YES	14.00 18.00	1.29	YES	41.00 52.00	YES	14.00 18.00	YES
	R3	Residential	Kitchen	W3	Existing 30.62 Proposed 34.95	1.14	YES	259°	41.00 52.00	1.27	YES	14.00 18.00	1.29	YES	41.00 52.00	YES	14.00 18.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter
	R4	Residential	Living Room	W4	Existing Proposed	30.87 30.34	0.98	YES	259°	43.00 50.00	1.16	YES	15.00 18.00	1.20	YES	43.00 50.00	YES	15.00 18.00	YES
Block B Flats 13-18																			
Ground	R1	Residential	Bedroom	W1	Existing Proposed	19.80 18.78	0.95	YES	259°	41.00 41.00	1.00	YES	15.00 15.00	1.00	YES	41.00 41.00	YES	15.00 15.00	YES
	R2	Residential	Bedroom	W2	Existing Proposed	10.72 9.70	0.90	YES	259°	33.00 34.00	1.03	YES	16.00 16.00	1.00	YES	33.00 34.00	YES	16.00 16.00	YES
	R3	Residential	Bedroom	W3	Existing Proposed	12.19 11.16	0.92	YES	259°	2.00 2.00	1.00	YES	0.00 0.00	1.00	YES	2.00 2.00	YES	0.00 0.00	YES
	R4	Residential	Bedroom	W4	Existing Proposed	20.50 19.20	0.94	YES	259°	14.00 13.00	0.93	YES	1.00 1.00	1.00	YES	14.00 13.00	YES	1.00 1.00	YES
First	R1	Residential	Bedroom	W1	Existing Proposed	23.93 21.26	0.89	YES	259°	43.00 44.00	1.02	YES	16.00 16.00	1.00	YES	43.00 44.00	YES	16.00 16.00	YES
	R2	Residential	Bedroom	W2	Existing Proposed	14.23 11.21	0.79	NO	259°	33.00 33.00	1.00	YES	16.00 16.00	1.00	YES	33.00 33.00	YES	16.00 16.00	YES
	R3	Residential	Bedroom	W3	Existing Proposed	15.26 12.29	0.81	YES	259°	4.00 2.00	0.50	YES	0.00 0.00	1.00	YES	4.00 2.00	YES	0.00 0.00	YES
	R4	Residential	Bedroom	W4	Existing Proposed	24.83 21.69	0.87	YES	259°	22.00 15.00	0.68	NO	1.00 2.00	2.00	YES	22.00 15.00	NO	1.00 2.00	YES
Second	R1	Residential	Bedroom	W1	Existing Proposed	26.90 25.08	0.93	YES	259°	38.00 45.00	1.18	YES	16.00 17.00	1.06	YES	38.00 45.00	YES	16.00 17.00	YES
	R2	Residential	Bedroom	W2	Existing Proposed	20.74 14.41	0.69	NO	259°	32.00 35.00	1.09	YES	13.00 17.00	1.31	YES	32.00 35.00	YES	13.00 17.00	YES
	R3	Residential	Bedroom	W3	Existing Proposed	20.85 14.99	0.72	NO	259°	26.00 4.00	0.15	NO	6.00 0.00	0.00	NO	26.00 4.00	NO	6.00 0.00	NO
	R4	Residential	Bedroom	W4	Existing Proposed	27.14 25.09	0.92	YES	259°	36.00 21.00	0.58	NO	8.00 1.00	0.13	NO	36.00 21.00	NO	8.00 1.00	NO

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter
Block C Flats 7-12																		
Ground	R1	Residential	Living Room	W1	Existing 25.34 Proposed 24.25	0.96	YES	259°	20.00 17.00	0.85	YES	1.00 1.00	1.00	YES	20.00 17.00	YES	1.00 1.00	YES
	R2	Residential	Kitchen	W2	Existing 31.47 Proposed 29.93	0.95	YES	259°	33.00 28.00	0.85	YES	2.00 2.00	1.00	YES	33.00 28.00	YES	2.00 2.00	YES
	R3	Residential	Kitchen	W3	Existing 33.77 Proposed 32.38	0.96	YES	259°	42.00 38.00	0.90	YES	6.00 3.00	0.50	YES	42.00 38.00	YES	6.00 3.00	YES
	R4	Residential	Living Room	W4 W6 Average VSC:	Existing 34.18 Proposed 33.11 Existing 37.63 Proposed 37.63 Existing 35.90 Proposed 35.37	0.97 1.00 0.99	YES YES YES	259° 349°N	44.00 41.00 11.00 11.00	0.93 *North	YES *North	9.00 6.00 0.00 0.00	0.67 *North *North	YES *North *North	46.00 43.00	YES	9.00 6.00	YES
First	R1	Residential	Living Room	W1 (Side of bay window) W2 (Main bay window) W3 (Side of bay window) Average VSC:	Existing 1.37 Proposed 0.88 Existing 25.62 Proposed 23.67 Existing 19.40 Proposed 19.57 Existing 15.46 Proposed 14.71	0.64 0.92 1.01 0.95	NO YES YES YES	169° 259° 349°N	8.00 5.00 27.00 22.00 9.00 9.00	0.63 0.81 *North	YES YES *North	0.00 0.00 2.00 2.00 0.00 0.00	1.00 1.00 *North *North	YES YES *North *North	27.00 22.00	YES	2.00 2.00	YES
	R2	Residential	Kitchen	W4	Existing 34.38 Proposed 32.23	0.94	YES	259°	42.00 33.00	0.79	YES	7.00 2.00	0.29	NO	42.00 33.00	YES	7.00 2.00	NO
	R3	Residential	Kitchen	W5	Existing 35.79 Proposed 34.22	0.96	YES	259°	46.00 41.00	0.89	YES	11.00 6.00	0.55	YES	46.00 41.00	YES	11.00 6.00	YES
	R4	Residential	Living Room	W6 (Side of bay window) W7 (Main bay window) W8 (Side of bay window) W9 Average VSC:	Existing 14.83 Proposed 12.27 Existing 32.04 Proposed 30.96 Existing 23.12 Proposed 23.27 Existing 39.38 Proposed 39.38 Existing 27.34 Proposed 26.47	0.83 0.97 1.01 1.00 0.97	YES YES YES YES YES	169° 259° 349°N 349°N	41.00 36.00 41.00 37.00 9.00 9.00 12.00 12.00	0.88 0.90 *North *North	YES YES *North *North	14.00 9.00 13.00 9.00 0.00 0.00 0.00 0.00	0.64 0.69 *North *North	YES YES *North *North	54.00 48.00	YES	15.00 9.00	YES
	R1	Residential	Living Room	W1	Existing 29.05 Proposed 29.24	1.01	YES	259°	33.00 26.00	0.79	YES	5.00 2.00	0.40	NO	33.00 26.00	YES	5.00 2.00	NO
	R2	Residential	Kitchen	W2	Existing 30.98 Proposed 34.44	1.11	YES	259°	38.00 41.00	1.08	YES	11.00 7.00	0.64	YES	38.00 41.00	YES	11.00 7.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use	Window Ref.	VSC	Pr/Ex	Meets BRE Criteria	Window Orientation	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria	Total Suns per Room Annual	Pr/Ex	Meets BRE Criteria	Total Suns per Room Winter
Second	R3	Residential	Kitchen	W3	Existing 31.63 Proposed 36.31	1.15	YES	259°	41.00 46.00	1.12	YES	14.00 11.00	0.79	YES				
															41.00 46.00	YES	14.00 11.00	YES
	R4	Residential	Living Room	W4	Existing 33.18 Proposed 37.21	1.12	YES	259°	43.00 49.00	1.14	YES	15.00 14.00	0.93	YES				
				W5	Existing 39.57 Proposed 39.57	1.00	YES	349°N	12.00 12.00	*North	*North	0.00 0.00	*North	*North				
				Average VSC:	Existing 36.38 Proposed 38.39	1.06	YES								46.00 52.00	YES	15.00 14.00	YES
Block D Flats 19-24																		
Ground	R1	Residential	Bedroom	W1	Existing 31.51 Proposed 29.65	0.94	YES	349°N	0.00 0.00	*North	*North	0.00 0.00	*North	*North				
															*North			*North
	R2	Residential	Bedroom	W2	Existing 26.43 Proposed 24.97	0.94	YES	349°N	0.00 0.00	*North	*North	0.00 0.00	*North	*North				
															*North			*North
	R3	Residential	Bedroom	W3	Existing 29.90 Proposed 29.97	1.00	YES	349°N	9.00 9.00	*North	*North	0.00 0.00	*North	*North				
															*North			*North
	R4	Residential	Bedroom	W4	Existing 36.81 Proposed 36.75	1.00	YES	349°N	9.00 9.00	*North	*North	0.00 0.00	*North	*North				
															*North			*North
	R5	Residential	LK	W5	Existing 37.59 Proposed 37.51	1.00	YES	259°	54.00 54.00	1.00	YES	17.00 17.00	1.00	YES				
				W6	Existing 30.27 Proposed 29.68	0.98	YES	169°	78.00 76.00	0.97	YES	24.00 24.00	1.00	YES				
				W7	Existing 30.72 Proposed 29.96	0.98	YES	169°	73.00 70.00	0.96	YES	23.00 23.00	1.00	YES				
				Average VSC:	Existing 32.86 Proposed 32.38	0.99	YES								87.00 85.00	YES	24.00 24.00	YES
	R6	Residential	LK	W8	Existing 29.92 Proposed 28.90	0.97	YES	169°	73.00 67.00	0.92	YES	23.00 23.00	1.00	YES				
				W9	Existing 27.29 Proposed 25.79	0.95	YES	169°	67.00 65.00	0.97	YES	22.00 22.00	1.00	YES				
				Average VSC:	Existing 28.61 Proposed 27.35	0.96	YES								75.00 69.00	YES	24.00 24.00	YES
	R1	Residential	Bedroom	W1	Existing 35.53 Proposed 33.16	0.93	YES	349°N	3.00 3.00	*North	*North	0.00 0.00	*North	*North				
															*North			*North
	R2	Residential	Bedroom	W2	Existing 32.22 Proposed 30.81	0.96	YES	349°N	0.00 0.00	*North	*North	0.00 0.00	*North	*North				
															*North			*North
	R3	Residential	Bedroom	W3	Existing 34.25 Proposed 34.38	1.00	YES	349°N	9.00 9.00	*North	*North	0.00 0.00	*North	*North				
															*North			*North
	R4	Residential	Bedroom	W4	Existing 37.94 Proposed 37.74	0.99	YES	349°N	9.00 9.00	*North	*North	0.00 0.00	*North	*North				
															*North			*North

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First	R5	Residential	LK	W5	Existing	38.27	1.00	YES	259°	56.00	1.00	YES	19.00	1.00	YES	94.00 90.00	YES	28.00 27.00	YES																			
					Proposed	38.17																																
				W6 (Side of bay window)	Existing	22.25	1.01	YES	259°	47.00	1.00	YES	17.00	1.00	YES																							
					Proposed	22.45																																
				W7 (Main bay window)	Existing	27.11	0.98	YES	169°	70.00	0.94	YES	26.00	0.96	YES																							
					Proposed	26.63																																
				W8 (Side of bay window)	Existing	15.71	0.94	YES	79°N	38.00	*North	*North	9.00	*North	*North																							
		Proposed	14.80							8.00																												
	W9	Existing	33.24	0.98	YES	169°	76.00	0.96	YES	23.00	1.00	YES																										
		Proposed	32.67							23.00																												
	Average VSC:	Existing	27.32	0.99	YES																																	
		Proposed	26.94																																			
	R6	Residential	LK	W10	Existing	33.13	0.97	YES	169°	78.00	0.97	YES	25.00	1.00	YES					80.00 78.00	YES	26.00 26.00	YES															
					Proposed	32.27																																
W11 (Side of bay window)				Existing	17.90	1.04	YES	259°	46.00	1.02	YES	18.00	1.00	YES																								
				Proposed	18.68							18.00																										
W12 (Main bay window)				Existing	25.37	0.93	YES	169°	67.00	0.90	YES	26.00	0.92	YES																								
				Proposed	23.70							24.00																										
W13 (Side of bay window)				Existing	12.82	0.62	NO	79°N	30.00	*North	*North	8.00	*North	*North																								
	Proposed	7.96							6.00																													
Average VSC:	Existing	22.31	0.93	YES																																		
	Proposed	20.65																																				
Second	R1	Residential	Bedroom	W1	Existing	31.30	1.14	YES	349°N	6.00	*North	*North	0.00	*North	*North	*North	*North	*North	*North																			
		Proposed	35.63						3.00			0.00																										
	R2	Residential	Bedroom	W2	Existing	29.56	1.10	YES	349°N	0.00	*North	*North	0.00	*North	*North									*North	*North	*North	*North											
		Proposed	32.45						0.00			0.00																										
	R3	Residential	Bedroom	W3	Existing	29.16	1.18	YES	349°N	6.00	*North	*North	0.00	*North	*North					*North	*North	*North	*North															
		Proposed	34.42						8.00			0.00																										
	R4	Residential	Bedroom	W4	Existing	31.31	1.22	YES	349°N	6.00	*North	*North	0.00	*North	*North													*North	*North	*North	*North							
		Proposed	38.23						9.00			0.00																										
	R5	Residential	LK	W5	Existing	38.86	1.00	YES	259°	56.00	0.95	YES	19.00	0.89	YES																	95.00 94.00	YES	30.00 29.00	YES			
					Proposed	38.71						53.00			17.00																							
				W6	Existing	33.14	1.09	YES	169°	81.00	1.05	YES	30.00	0.97	YES																							
					Proposed	36.16						85.00			29.00																							
	W7	Existing	32.36	1.11	YES	169°	79.00	1.04	YES	29.00	0.93	YES																										
		Proposed	35.80						82.00			27.00																										
Average VSC:	Existing	34.78	1.06	YES																																		
	Proposed	36.89																																				
R6	Residential	LK	W8	Existing	32.13	1.10	YES	169°	78.00	1.04	YES	28.00	0.96	YES	80.00 81.00	YES	28.00 27.00	YES																				
				Proposed	35.26						81.00			27.00																								
			W9	Existing	32.36	1.05	YES	169°	80.00	0.96	YES	28.00	0.96	YES																								
				Proposed	34.00						77.00			27.00																								
Average VSC:	Existing	32.25	1.07	YES																																		
	Proposed	34.63																																				

Project Name: St Matthews Couurt, Coppetts Road Project No.: 3039 Report Title: Daylight Assessment - No Sky Line Analysis Date of Analysis: 08/06/2022								
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
50 Creighton Avenue								
Ground	R1	Utility Room	Area m2	6.75	6.38	6.38		
			% of room		94.61%	94.61%	1.00	n/a
Ground	R2	Conservatory	Area m2	10.39	10.39	10.39		
			% of room		100.00%	100.00%	1.00	YES
Ground	R3	Kitchen Extension	Area m2	13.18	13.18	13.18		
			% of room		100.00%	100.00%	1.00	YES
First	R1	Bathroom	Area m2	6.75	6.68	6.68		
			% of room		98.99%	98.99%	1.00	n/a
First	R2	Bedroom	Area m2	8.77	8.68	8.68		
			% of room		98.96%	98.96%	1.00	YES
First	R3	Bedroom	Area m2	14.33	14.21	12.90		
			% of room		99.19%	90.02%	0.91	YES
First	R4	Bathroom	Area m2	6.62	6.42	6.42		
			% of room		97.03%	97.03%	1.00	n/a
Second	R1	Bedroom	Area m2	22.33	19.51	19.51		
			% of room		87.36%	87.36%	1.00	YES
50a Creighton Avenue								
Ground	R1	Unknown	Area m2	44.35	44.13	44.13		
			% of room		99.50%	99.50%	1.00	YES
First	R1	Unknown	Area m2	15.41	15.30	14.49		
			% of room		99.31%	94.07%	0.95	YES
First	R2	Unknown	Area m2	15.93	15.58	13.43		
			% of room		97.80%	84.30%	0.86	YES
50b Creighton Avenue								
Ground	R1	Unknown	Area m2	16.07	16.06	16.06		
			% of room		99.96%	99.96%	1.00	YES
4 Nelson Mandela Close								
Ground	R1	Dining Room	Area m2	7.96	7.87	7.67		
			% of room		98.93%	96.41%	0.97	YES
Ground	R2	Living Room	Area m2	12.54	11.73	11.47		
			% of room		93.58%	91.52%	0.98	YES
First	R1	Bedroom	Area m2	10.56	10.31	9.86		
			% of room		97.54%	93.29%	0.96	YES
First	R2	Bedroom	Area m2	10.74	10.20	9.70		
			% of room		95.01%	90.29%	0.95	YES
5 Nelson Mandela Close								
Ground	R1	Dining Room	Area m2	8.09	7.76	7.66		
			% of room		95.93%	94.68%	0.99	YES
Ground	R2	Living Room	Area m2	12.14	11.58	11.54		
			% of room		95.38%	95.06%	1.00	YES
First	R1	Bedroom	Area m2	10.71	10.08	9.86		
			% of room		94.13%	92.10%	0.98	YES
First	R2	Bedroom	Area m2	10.34	9.78	9.64		
			% of room		94.60%	93.22%	0.99	YES

Project Name: St Matthews Couurt, Coppetts Road Project No.: 3039 Report Title: Daylight Assessment - No Sky Line Analysis Date of Analysis: 08/06/2022								
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
6 Nelson Mandela Close								
Ground	R1	Dining Room	Area m2	7.71	7.51	6.87	0.92	YES
		% of room			97.34%	89.11%		
Ground	R2	Living Room	Area m2	12.11	11.67	11.61	1.00	YES
		% of room			96.33%	95.87%		
First	R1	Bedroom	Area m2	10.30	9.74	9.52	0.98	YES
		% of room			94.54%	92.42%		
First	R2	Bedroom	Area m2	10.31	9.72	9.39	0.97	YES
		% of room			94.23%	91.03%		
7 Nelson Mandela Close								
Ground	R1	LKD	Area m2	32.72	32.70	32.70	1.00	YES
		% of room			99.94%	99.94%		
First	R1	Bathroom	Area m2	4.51	4.33	4.33	1.00	n/a
		% of room			96.16%	96.14%		
First	R2	Bedroom	Area m2	11.83	11.55	11.55	1.00	YES
		% of room			97.70%	97.69%		
Block A Flats 1-6								
Ground	R1	Living Room	Area m2	16.78	16.62	16.61	1.00	YES
		% of room			99.04%	98.98%		
Ground	R2	Kitchen	Area m2	5.80	5.63	5.61	1.00	YES
		% of room			97.07%	96.76%		
Ground	R3	Kitchen	Area m2	5.80	5.58	5.58	1.00	YES
		% of room			96.23%	96.12%		
Ground	R4	Living Room	Area m2	16.78	16.56	16.55	1.00	YES
		% of room			98.68%	98.62%		
First	R1	Living Room	Area m2	16.78	16.61	16.53	1.00	YES
		% of room			98.97%	98.51%		
First	R2	Kitchen	Area m2	5.80	0.00	0.00	1.00	YES
		% of room			0.00%	0.00%		
First	R3	Kitchen	Area m2	5.80	5.70	5.65	0.99	YES
		% of room			98.24%	97.29%		
First	R4	Living Room	Area m2	16.78	16.50	16.18	0.98	YES
		% of room			98.32%	96.39%		
Second	R1	Living Room	Area m2	16.78	16.65	16.66	1.00	YES
		% of room			99.23%	99.27%		
Second	R2	Kitchen	Area m2	5.80	0.00	0.00	1.00	YES
		% of room			0.00%	0.00%		
Second	R3	Kitchen	Area m2	5.80	5.71	5.70	1.00	YES
		% of room			98.40%	98.17%		
Second	R4	Living Room	Area m2	16.78	16.64	16.60	1.00	YES
		% of room			99.13%	98.94%		
Block B Flats 13-18								
Ground	R1	Bedroom	Area m2	10.91	8.99	8.93	0.99	YES
		% of room			82.43%	81.90%		
Ground	R2	Bedroom	Area m2	5.65	3.82	3.75		

Project Name: St Matthews Couurt, Coppetts Road Project No.: 3039 Report Title: Daylight Assessment - No Sky Line Analysis Date of Analysis: 08/06/2022								
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Ground	R3	Bedroom	% of room		67.61%	66.46%	0.98	YES
			Area m2	5.58	3.91	3.85		
Ground	R4	Bedroom	% of room		70.10%	69.02%	0.98	YES
			Area m2	10.90	8.50	8.31		
			% of room		78.02%	76.23%	0.98	YES
First	R1	Bedroom	Area m2	10.88	9.55	9.07		
			% of room		87.80%	83.36%	0.95	YES
First	R2	Bedroom	Area m2	5.65	4.07	3.83		
			% of room		72.08%	67.83%	0.94	YES
First	R3	Bedroom	Area m2	5.58	4.12	3.92		
			% of room		73.79%	70.27%	0.95	YES
First	R4	Bedroom	Area m2	10.90	9.29	8.49		
			% of room		85.28%	77.91%	0.91	YES
Second	R1	Bedroom	Area m2	10.88	10.75	9.53		
			% of room		98.80%	87.59%	0.89	YES
Second	R2	Bedroom	Area m2	5.65	5.53	4.02		
			% of room		97.97%	71.17%	0.73	NO
Second	R3	Bedroom	Area m2	5.58	5.46	4.05		
			% of room		97.76%	72.49%	0.74	NO
Second	R4	Bedroom	Area m2	10.76	10.62	9.14		
			% of room		98.73%	84.94%	0.86	YES
Block C Flats 7-12								
Ground	R1	Living Room	Area m2	16.83	15.94	15.54		
			% of room		94.67%	92.31%	0.98	YES
Ground	R2	Kitchen	Area m2	5.83	5.55	5.29		
			% of room		95.05%	90.70%	0.95	YES
Ground	R3	Kitchen	Area m2	5.82	5.60	5.60		
			% of room		96.34%	96.33%	1.00	YES
Ground	R4	Living Room	Area m2	15.97	15.85	15.85		
			% of room		99.29%	99.27%	1.00	YES
First	R1	Living Room	Area m2	16.83	15.64	15.07		
			% of room		92.91%	89.52%	0.96	YES
First	R2	Kitchen	Area m2	5.83	5.67	5.62		
			% of room		97.21%	96.40%	0.99	YES
First	R3	Kitchen	Area m2	5.82	5.71	5.68		
			% of room		98.18%	97.62%	0.99	YES
First	R4	Living Room	Area m2	15.97	15.84	15.53		
			% of room		99.21%	97.27%	0.98	YES
Second	R1	Living Room	Area m2	16.83	16.58	16.51		
			% of room		98.48%	98.05%	1.00	YES
Second	R2	Kitchen	Area m2	5.83	5.70	5.65		
			% of room		97.71%	96.86%	0.99	YES
Second	R3	Kitchen	Area m2	5.82	5.71	5.70		
			% of room		98.10%	97.98%	1.00	YES
Second	R4	Living Room	Area m2	15.97	15.87	15.86		
			% of room		99.36%	99.36%	1.00	YES

Project Name: St Matthews Couurt, Coppetts Road Project No.: 3039 Report Title: Daylight Assessment - No Sky Line Analysis Date of Analysis: 08/06/2022								
Floor Ref.	Room Ref.	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Block D Flats 19-24								
Ground	R1	Bedroom	Area m2	11.53	10.94	10.88	0.99	YES
			% of room		94.91%	94.32%		
Ground	R2	Bedroom	Area m2	5.67	5.60	5.59	1.00	YES
			% of room		98.69%	98.62%		
Ground	R3	Bedroom	Area m2	5.67	5.59	5.59	1.00	YES
			% of room		98.67%	98.67%		
Ground	R4	Bedroom	Area m2	11.93	11.51	11.51	1.00	YES
			% of room		96.45%	96.45%		
Ground	R5	LK	Area m2	21.83	21.77	21.75	1.00	YES
			% of room		99.70%	99.61%		
Ground	R6	LK	Area m2	22.51	22.06	22.02	1.00	YES
			% of room		98.04%	97.86%		
First	R1	Bedroom	Area m2	11.53	11.07	10.94	0.99	YES
			% of room		96.00%	94.89%		
First	R2	Bedroom	Area m2	5.67	5.61	5.60	1.00	YES
			% of room		98.93%	98.69%		
First	R3	Bedroom	Area m2	5.67	5.60	5.60	1.00	YES
			% of room		98.78%	98.78%		
First	R4	Bedroom	Area m2	11.93	11.52	11.51	1.00	YES
			% of room		96.59%	96.51%		
First	R5	LK	Area m2	21.83	21.75	21.74	1.00	YES
			% of room		99.62%	99.57%		
First	R6	LK	Area m2	22.51	22.04	22.01	1.00	YES
			% of room		97.94%	97.79%		
Second	R1	Bedroom	Area m2	11.53	11.10	11.03	0.99	YES
			% of room		96.26%	95.68%		
Second	R2	Bedroom	Area m2	5.67	5.61	5.61	1.00	YES
			% of room		99.02%	99.00%		
Second	R3	Bedroom	Area m2	5.67	5.61	5.61	1.00	YES
			% of room		98.90%	98.98%		
Second	R4	Bedroom	Area m2	11.93	11.53	11.53	1.00	YES
			% of room		96.61%	96.64%		
Second	R5	LK	Area m2	21.83	21.77	21.77	1.00	YES
			% of room		99.69%	99.70%		
Second	R6	LK	Area m2	22.51	22.17	22.22	1.00	YES
			% of room		98.52%	98.73%		

Project Name: 3039_Model - St M_Rev2
Project No.: 1
Report Title: Average Daylight Factor - Neighbour Analysis
Date: 08/06/2022

Floor Ref.	Room Ref.	Room Use.	Window Ref.	Glass Transmittance	Maintenance Factor	Glazed Area	Clear Sky Angle Existing	Clear Sky Angle Proposed	Room Surface Area	Average Surface Reflectance	Below Working Plane Factor	ADF Existing	ADF Proposed	Req'd Value	Pr/Ex	Meets BRE Criteria
Block B Flats 13-18																
First	R2	Bedroom	W2	0.68	0.92	1.14	41.41	35.87	34.39	0.50	1.00	1.14	0.99	1.00	0.87	YES
												1.1	1.0			
Second	R2	Bedroom	W2-L	0.68	0.92	0.01	51.48	41.21	34.39	0.50	0.15	0.00	0.00	1.00	0.90	YES
		Bedroom	W2-U	0.68	0.92	1.13	46.34	41.75	34.39	0.50	1.00	1.27	1.14			
Second	R3	Bedroom	W3-L	0.68	0.92	0.05	52.16	42.34	34.15	0.50	0.15	0.01	0.01	1.00	0.93	YES
		Bedroom	W3-U	0.68	0.92	1.11	45.95	42.64	34.15	0.50	1.00	1.24	1.15			
												1.3	1.2			

Project Name: St Matthews Court, Coppetts Road
 Project No.: 3039
 Report Title: Sunlight Assessment -Two Hour Sun on Ground Analysis
 Date of Analysis: 31/05/2022

Floor Ref	Amenity Ref	Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
50 Creighton Avenue						
Ground	A1	Area m2 Percentage	33.03 0.43 1%	0.43 1%	1.00	YES
50a Creighton Avenue						
Ground	A1	Area m2 Percentage	42.32 11.45 27%	11.45 27%	1.00	YES
50b Creighton Avenue						
Ground	A1	Area m2 Percentage	104.89 50.48 48%	50.48 48%	1.00	YES
4 Nelson Mandela CI						
Ground	A1	Area m2 Percentage	46.10 20.63 45%	19.80 43%	0.96	YES
5 Nelson Mandela CI						
Ground	A1	Area m2 Percentage	51.67 24.38 47%	24.29 47%	1.00	YES
6 Nelson Mandela Close						
Ground	A1	Area m2 Percentage	49.95 18.90 38%	18.64 37%	0.99	YES