



ANSTEYHORNE

DAYLIGHT & SUNLIGHT REPORT

34 Kingsley Place
London
N6 5EA

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ROL01909
Daylight and Sunlight Report
Revision 1
24th March 2026



**Figure 1: Oblique aerial photograph of the site looking northeast
(Source: Google)**

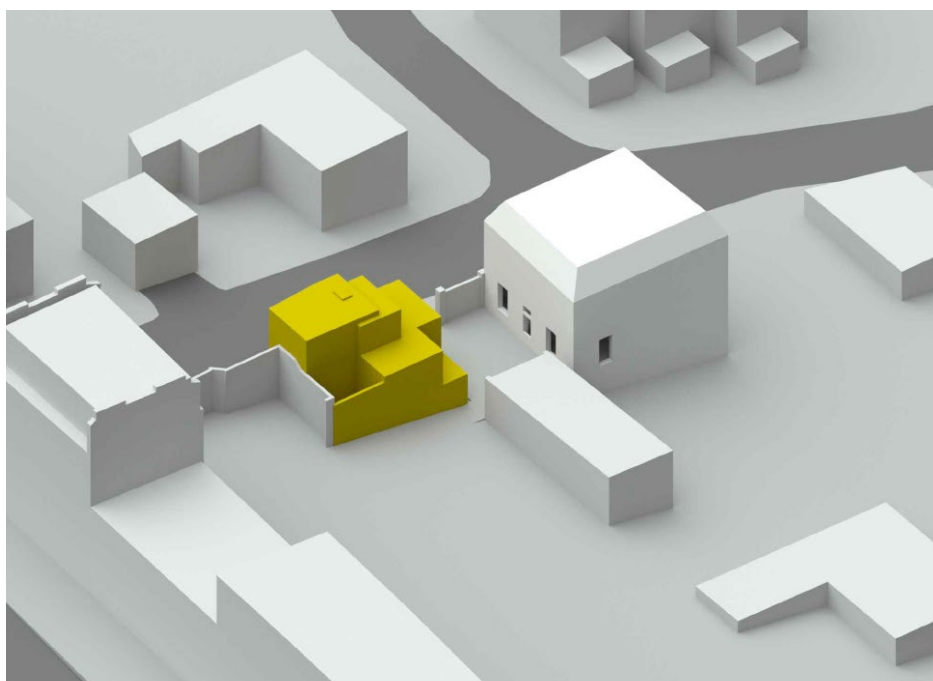


Figure 2: 3D view of computer model in the proposed condition

1. INTRODUCTION

- 1.1 Anstey Horne has been appointed to undertake a detailed technical assessment of the potential effects of the proposed development at 34 Kingsley Place, London N6 5EA (“The Proposed Development”) by reference to daylight and sunlight. The Proposed Development involves the creation of a three-storey dwelling which will replace the existing two-storey property.
- 1.2 The application site is situated in Highgate in the London Borough of Haringey and is a detached dwelling situated within a short residential cul-de-sac linking Southwood Lane and Somerset Gardens. The street is characterised by a row of terraced houses, with no commercial properties present. There is one large detached residential property, 33 Kingsley Place, located to the east of the site that has been considered from a daylight and sunlight perspective.
- 1.3 Technical assessment of the effects of the proposed development has therefore been carried out upon the existing surrounding properties, having regard to the recommendations in BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022), more commonly referred to as the “BRE Guidelines”.
- 1.4 The study has been carried out using 3D computer modelling and our specialist computer simulation software. Our 3D model is shown in Figure 2 on page 3.
- 1.5 This report summarises the relevant planning policy, the basic principles of daylighting and sunlighting, the methods used to assess the potential impact of the development, the information used in compiling our 3D computer model and the results of our technical assessment. Drawings and full tables of results of our technical assessment are attached in the appendices.

2. PLANNING POLICY AND GUIDANCE

National Planning Policy and Guidance

- 2.1 The Revised National Planning Policy Framework (updated 12 December 2024) sets out the Government's planning policies and how these are expected to be applied. It provides a framework within which councils can produce their own local plans that reflect the needs and priorities of their communities.

- 2.2 In terms of daylight and sunlight, under section 11 '*Making effective use of land*', paragraph 130(c) states that:

"local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)."

- 2.3 The Building Research Establishment, whose aims include achieving a higher quality built environment, publish BRE guidelines 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022) by PJ Littlefair. This guide gives advice on site layout planning to retain good daylighting and sunlighting in existing surrounding buildings and achieve to it in new buildings. The guide is intended for use by designers, consultants and planning officials and notes that:

"The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."

Regional Planning Policy and Guidance

London Plan March 2021

- 2.4 The Mayor of London's London Plan March 2021 sets out the spatial development strategy for London. It forms part of the development plan for Greater London, along with local plans of the London boroughs.

- 2.5 Policy D6 Housing quality and standards:

- C. Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution

to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

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

Mayor's Housing Supplementary Planning Guidance

- 2.6 The Mayor of London's 'Housing Supplementary Planning Guidance' (March 2016) provides guidance on how to implement the housing policies in the London Plan. It replaces the 2012 edition.
- 2.7 Part 1 of the SPG covers housing supply and sets out the Mayor's approach to optimising housing output. In relation to the effect on daylight and sunlight to surrounding properties it advises:

"Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. An appropriate degree of flexibility needs to be applied when using BRE guidelines¹ 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. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time."

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

¹ BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2021).

Local Planning Policy and Guidance

- 2.8 The development site is located within the London Borough of Haringey.

Haringey Local Plan – Development Management DPD (adopted July 2017)

- 2.9 Policy DM1: Delivering High Quality Design states:

“Privacy and amenity D

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

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

- 2.10 The Plan also states:

The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and day-lighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice).

- 2.11 We confirm that we have undertaken our daylight and sunlight study in accordance with BRE Report 209, *Site Layout Planning for Daylight and Sunlight: A guide to good practice* (third edition, 2022).

3. BRE METHOD OF ASSESSMENT AND NUMERICAL GUIDELINES

Daylight to existing surrounding buildings

- 3.1 Section 2.2 of the BRE Guidelines makes recommendations concerning the impact on daylight to existing buildings. In summary, the BRE Guidelines states that:

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

- *the VSC [vertical sky component] measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; [or]*
- *the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.”*

- 3.2 So, where the angle to the horizontal subtended by the new development measured at the centre of the lowest window in an existing surrounding building (the angle of obstruction) is less than 25° (see Figure 3 below), the diffuse daylight to that building is unlikely to be significantly affected and need not be tested.

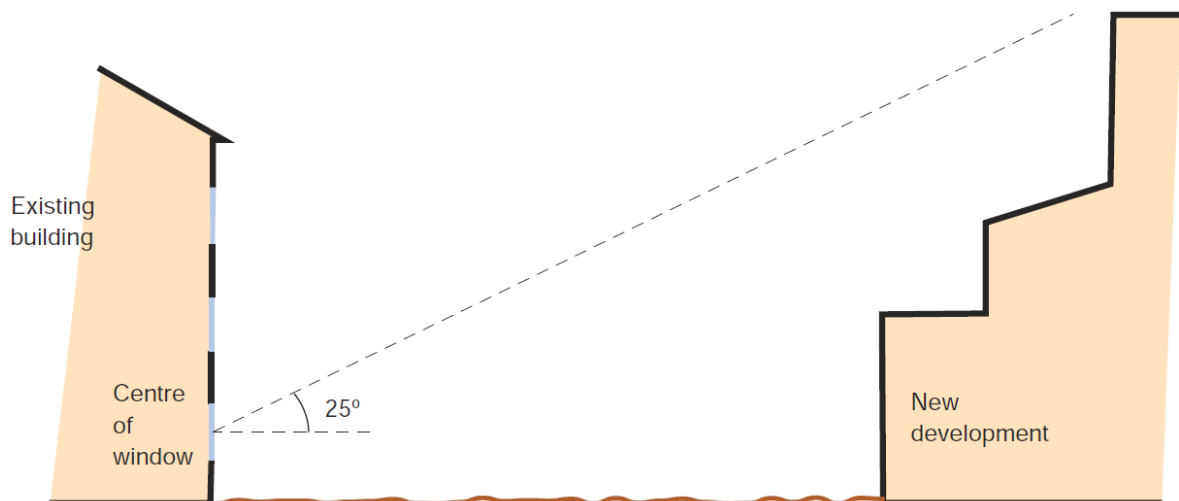


Figure 3 - Section perpendicular to a main window wall of an existing building showing a new development subtending an angle of less than 25° to the horizontal from the centre of the lowest window. (© BRE Guidelines)

- 3.3 Where the obstruction angle is greater than 25°, both of the more detailed daylight tests should be undertaken, namely vertical sky component ('VSC') at the window and daylight distribution on the working plane. For each test the guidelines operate on the general principle that if the amount of daylight is reduced to less than 0.8 times its former value (i.e. there will be more than a 20% loss) the reduction will be noticeable to the building's occupants.
- 3.4 'Noticeable' does not necessarily equate to 'unacceptable' and the BRE's standard target values should not be considered as pass/fail criteria. Ultimately the local planning authority will need to make a judgement as to whether any impacts are acceptable when weighed against the many other planning considerations.
- 3.5 The VSC test measures the amount of skylight available at the centre of a window on the external plane of the window wall. It has a maximum value of almost 40% for a completely unobstructed vertical window wall. If a room has two or more windows of equal size, the mean of their VSCs may be taken. As the VSC calculation takes no account of the size of the window being tested, the size of the room it lights or multiple windows of unequal size, it does not measure light inside the room. It merely measures the potential conditions in the room. The VSC results can therefore be potentially misleading if considered in isolation and should be read in conjunction with those of the second test - daylight distribution.
- 3.6 The daylight distribution test calculates the area of the working plane inside a room that will have a direct view of the sky. This is done by plotting the no-sky line, i.e. the line on the working plane that divides those areas that receive direct skylight from those that do not, as shown in Figure 4 below.

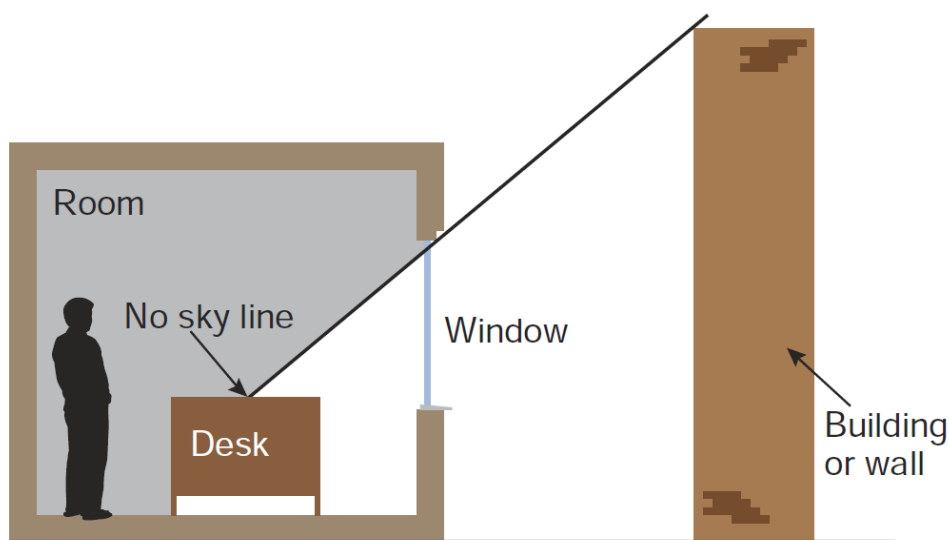


Figure 4 - The no-sky line divides areas of the working plan which can and cannot receive direct skylight. (© BRE Guidelines)

- 3.7 One benefit of the daylight distribution test is that the resulting contour plans show where the light falls within a room, both in the existing and proposed conditions, and a judgement may be made as to whether the room will retain light to a reasonable depth.
- 3.8 The BRE guidelines are intended for use for rooms in adjoining dwellings. 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. 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.

Sunlight to existing surrounding buildings

- 3.9 Section 3.2 of the BRE Guidelines makes recommendations concerning the impact on sunlight to existing dwellings or non-domestic buildings where there is a particular requirement for sunlight. The guide notes at paragraph 3.2.2 that:

“obstruction to sunlight may become an issue if:

- *some part of a new development is situated within 90° of due south of a main window wall of an existing building; and*
- *in the section drawn perpendicular to the existing window wall, the new development subtends an angle greater than 25° to the horizontal measured from the centre of the lowest window to a main living room.”*

- 3.10 If these angle criteria are not met, the guide recommends a more detailed check to calculate the impact of the proposed development on the available sunlight.

- 3.11 The Guidelines suggest:

“all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. In non-domestic buildings any spaces which are deemed to have a special requirement for sunlight should be checked; they will normally face within 90° of due south anyway.” (BRE paragraph 3.2.3)

- 3.12 The available sunlight is measured in terms of the percentage of annual probable sunlight hours (‘APSH’) at the centre point of the window. ‘Probable sunlight hours’ is defined as:

“the long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account).”

3.13 Paragraph 3.2.13 of the BRE summarises its sunlight guidance as follows:

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

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

Computer simulation

3.14 Appendix A of the BRE Guidelines describes a method for calculating VSC and APSH using various indicator templates and Appendix D shows how the no-sky line may be plotted inside a room. Where the obstructions on the skyline are complex these manual methods can be difficult to apply and the results can be crude. We therefore prefer to use computer simulation and our specialist software, which is based on the more accurate Waldram method, which is described in Appendix B of the BRE.

3.15 The information upon which our computer model was based is explained in the section 6 of this report.

4. APPLICATION OF BRE GUIDELINES

Flexible application of the Guidelines

4.1 In its introduction the BRE Guidelines (third edition, 2022) states:

- *(Its) "main aim is ... to help to ensure good conditions in the local environment, considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions."* (BRE paragraph 1.5)
- *"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer."* (BRE paragraph 1.6)
- *"Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design."* (BRE paragraph 1.6)

4.2 Clearly, the BRE Guidelines is an advisory document, not a rigid set of rules. Care must therefore be taken to apply its recommendations in a manner fitting to the location of the proposed development.

Alternative target values

4.3 In theory the BRE's numerical guidelines may be applied to any setting, whether that is a city centre, suburban area or rural village. However, it notes:

"In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings... The calculation methods ... are entirely flexible in this respect." (BRE paragraph 1.6)

4.4 At paragraph 2.2.3 the BRE states:

"Note that numerical values given here are purely advisory. Different criteria may be used, based upon the requirements for daylighting in an area viewed against other site layout constraints."

- 4.5 Appendix F of the BRE gives advice on setting alternative target values for skylight access. At page 85 it states:

“different targets may be used, based on the special requirements of the proposed development or its location”.

- 4.6 Furthermore, as noted at paragraph 3.8 above, the Mayor of London’s *Housing Supplementary Planning Guidance* emphasises that fully optimising housing potential on large sites may necessitate departure from conventional guidelines and the adoption of alternative target values.

- 4.7 Clearly, rigid application of the numerical guidelines could well give rise to an inappropriate answer and form of development for city centre sites, in which case it may be appropriate to adopt lower target values that are more appropriate to the location concerned.

Proximity of neighbouring building to the boundary

- 4.8 The BRE permits the reasonableness or otherwise of the distance of the neighbouring building from the boundary to be taken into account. At paragraph 2.2.3 it states:

“Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light”.

- 4.9 When the BRE launched the second edition of their guidelines in 2011, they cited the above logic as the reason for introducing the third tier to their sunlight criteria, as referred to in paragraph 3.14 above, namely that sunlight will be adversely affected where it is reduced below 25% APSH annually or 5% APSH in winter and to less than 0.8 times its former value and where the reduction annually is greater than 4% APSH.

Deep rooms

- 4.10 The BRE guide advises that light penetration into deep rooms lit from one side only may be unavoidably affected. At paragraph 2.2.12 it states

“The guidelines ... need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable.”

5. INFORMATION USED IN THE TECHNICAL STUDY

5.1 In order to carry out the tests recommended in the BRE Guidelines, we commenced by building a 3D computer model of the existing buildings on the site, the existing surrounding buildings to be studied, other relevant background massing and the proposed scheme. The computer model is illustrated on the drawings at Appendix A and is based on the information listed below.

Proposed scheme:

- David Hayhurst Architect’s 2D drawings of the proposed scheme received 9th March 2026

Existing building on the site and existing surrounding buildings:

- Bury Associates Topographical Survey dated 17th April 2025
- OS map
- Aerial photography from Google Earth
- Site photographs

Internal arrangements within existing surrounding buildings:

<u>Property</u>	<u>Drawings with planning application ref.</u>
33 Kingsley Place	Existing drawings from Haringey’s Planning Records (Ref. HGY/2005/2059)

6. SCOPE OF TECHNICAL STUDY

- 6.1 In our experience local planning authorities are usually only concerned with the effect on dwellings and, perhaps, schools, hospitals and nursing homes. This is the basis on which we have scoped our technical study.
- 6.2 Having regard to the preliminary 25°-line test and orientation test recommended in the BRE Guidelines, as explained above in paragraphs 3.1 to 3.3 and 3.10, we have calculated the impact of the proposed development on the daylight and sunlight levels to relevant rooms in the following existing surrounding buildings:

Table 1 - Scope of assessments

Properties	Daylight	Sunlight
33 Kingsley Place	Yes	No

- 6.3 Given the modest height increase of the proposals and topographical differences, the only property that requires assessment is considered to be No. 33 Kingsley Place, located toward the east of the site. As the windows in No. 33 Kingsley Place are offset slightly north – i.e. not facing within 90 degrees of due south – they cannot have a realistic expectation to receive direct sunlight. As such, in accordance with the BRE Guidelines, sunlight testing is not required.
- 6.4 We have only tested the impact on the main rooms in each property, as advised in the BRE Guidelines. It is not necessary to test staircases, hallways, bathrooms, toilets etc.
- 6.5 Each of the existing surrounding buildings tested is shown labelled on the plan views of the computer model on our drawings at Appendix A of this report.
- 6.6 The daylight distribution contour plans at Appendix E show the window positions and room layouts that have been tested in each of the buildings concerned.

7. EFFECTS UPON SURROUNDING PROPERTIES

- 7.1 In this section of our report, we set out our analysis of the results of our technical study.
- 7.2 To re-cap briefly on the assessment criteria explained in section 5, each of the tests is run in the existing and proposed condition so that the daylight levels before and after development are quantified and the relative change is determined. Except where the BRE guide's specified minimum values will be retained in the proposed condition, it advises that a loss of light will be noticeable if the amount retained will be less than 0.8 times its former value (the "BRE 0.8 guideline").

Daylight to existing surrounding buildings

- 7.3 The numerical results of the vertical sky component ('VSC') test are tabulated at Appendix B. For the daylight distribution test, numerical results are tabulated at Appendix C and no-sky contour plans are shown on our drawings at Appendix E. On the plans, the area of the room with a view of sky in the proposed condition is enclosed by the red contour and in the existing condition by the green contour. Where there will be no effect on the no-sky contour the red contour sits on top of the green one and only the red contour is visible. Where there will be a change, the areas of the room that will either lose or gain a view of sky are cross-hatched black.

33 Kingsley Place:

- 7.4 This property is a three-storey detached residence that is located to the east of the Proposed Development. Internal layouts have been obtained from Haringey's planning records which indicate that there is a kitchen and a dual-aspect dining room which face onto the Proposed Development at ground floor level.
- 7.5 The results confirm that all five windows tested (100%) will fully adhere to the numerical guidelines suggested by the BRE in relation to Vertical Sky Component (VSC).
- 7.6 The results also confirm that both site-facing rooms at ground floor level (100%) will fully adhere to the numerical guidelines suggested by the BRE in relation to Daylight Distribution (DD).
- 7.7 Given the full compliance for VSC and DD for the windows and rooms at ground floor level, it is not considered necessary to consider any windows or rooms at first or second floor where access to sky over the Proposed Development will inevitably be greater.

8. SUMMARY AND CONCLUSION

- 8.1 Anstey Horne has undertaken a technical assessment of the proposed development of the Proposed Development at 34 Kingsley Place by reference to daylight and sunlight. The tests were undertaken in accordance with the BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice (third edition, 2022), more commonly known as the BRE Guidelines.
- 8.2 In summary, the Proposed Development achieves full compliance with the recommendations of the BRE Guidelines as follows:
- Five out of five windows assessed (100%) will adhere to the numerical guidelines suggested by the BRE in relation to Vertical Sky Component (VSC);
 - Two out of two rooms assessed (100%) will adhere to the numerical guidelines suggested by the BRE in relation to Daylight Distribution (DD);
- 8.3 Given that No. 33 Kingsley Place does not have any windows oriented within 90 degrees due south that face onto the Proposed Development, a sunlight assessment is not deemed necessary in accordance with the BRE Guidelines.
- 8.4 In conclusion, the layout of the proposed development follows the BRE Guidelines and will not noticeably reduce sunlight or daylight to existing surrounding properties. Therefore, it is considered that the Proposed Development performs very well from a daylight and sunlight perspective in respect of neighbouring properties.

APPENDICES

APPENDIX A

-

PLAN AND 3D VIEWS OF THE COMPUTER MODEL



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| Rights of Light/ Daylight & Sunlight

| Party Wall & Neighbourly Matters

| Building Consultancy

| Fire Consultancy

| Project & Cost Management

| Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

BURY ASSOCIATES

Received on 09/03/26

Site and aerial photos.

PROPOSED BUILDINGS

DAVID HAYHURST ARCHITECT

Received on 09/03/26

N

E

S

W

0m2.5m5m7.5m10m12.5m

PROJECT INFORMATION:

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CLIENT:

DAVID HAYHURST

PROJECT TITLE:

34 KINGSLEY PLACE
LONDON, N6 5EA

SCHEME REF:

SCHEME RECEIVED: 09/03/26

DRAWING TITLE:

SITE PLAN VIEW
EXISTING SCENARIO

LEAD: / UPDATED:

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

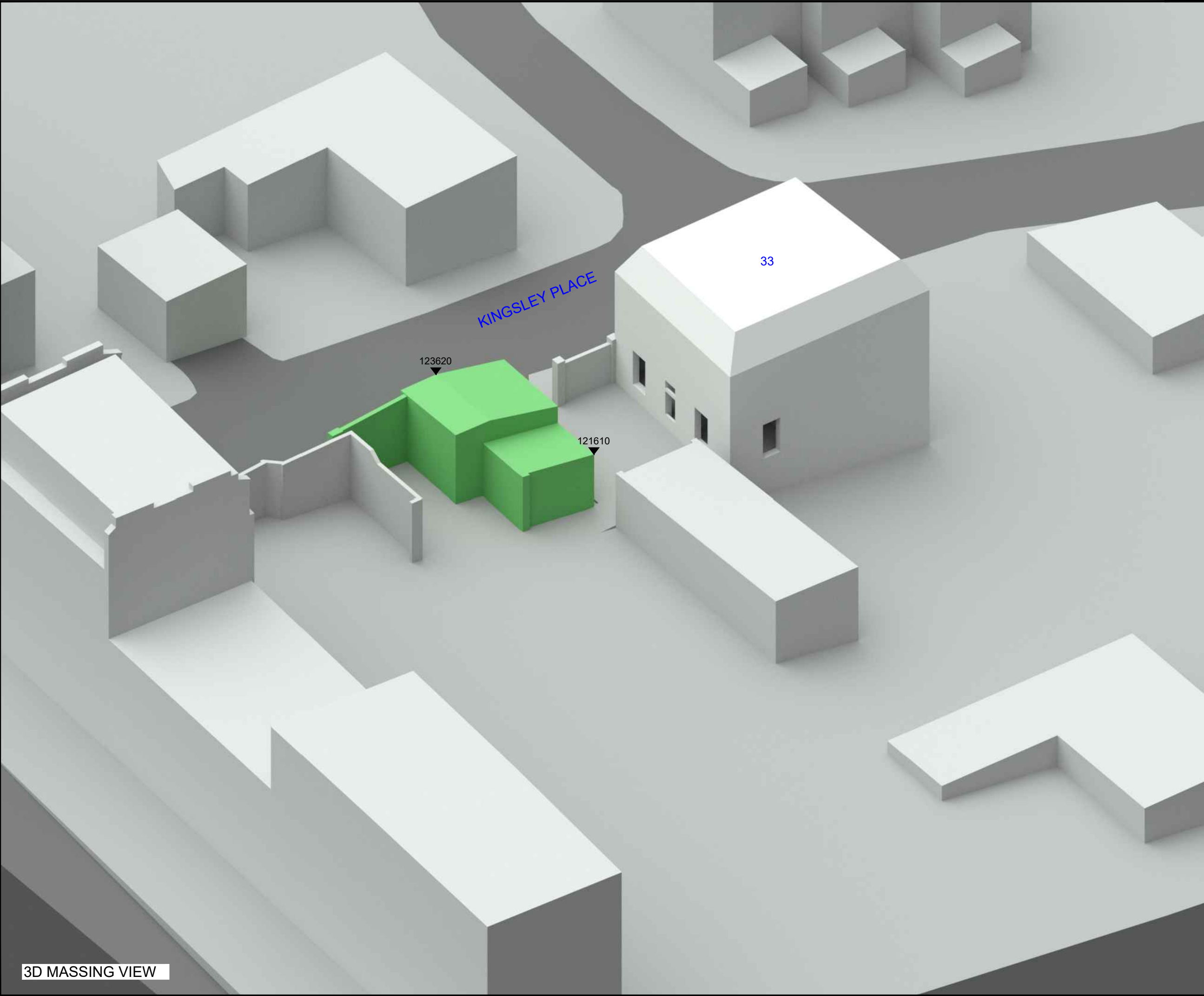
VERSION No:

DRAWING No:

ROL01909_R01_V01_

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Site Plan



3D MASSING VIEW

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Rights of Light/ Daylight & Sunlight

Party Wall & Neighbourly Matters

Building Consultancy

Fire Consultancy

Project & Cost Management

Building Safety

LEGEND:

Existing

Proposed

AOD Height (mm)

Consented

Cutback

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

BURY ASSOCIATES

Received on 09/03/26

Site and aerial photos.

PROPOSED BUILDINGS

DAVID HAYHURST ARCHITECT

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PROJECT TITLE:

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LONDON, N6 5EA

SCHEME REF:

SCHEME RECEIVED: 09/03/26

DRAWING TITLE:

3D MASSING MODEL VIEW
EXISTING SCENARIO

LEAD: / UPDATED:

DATE:

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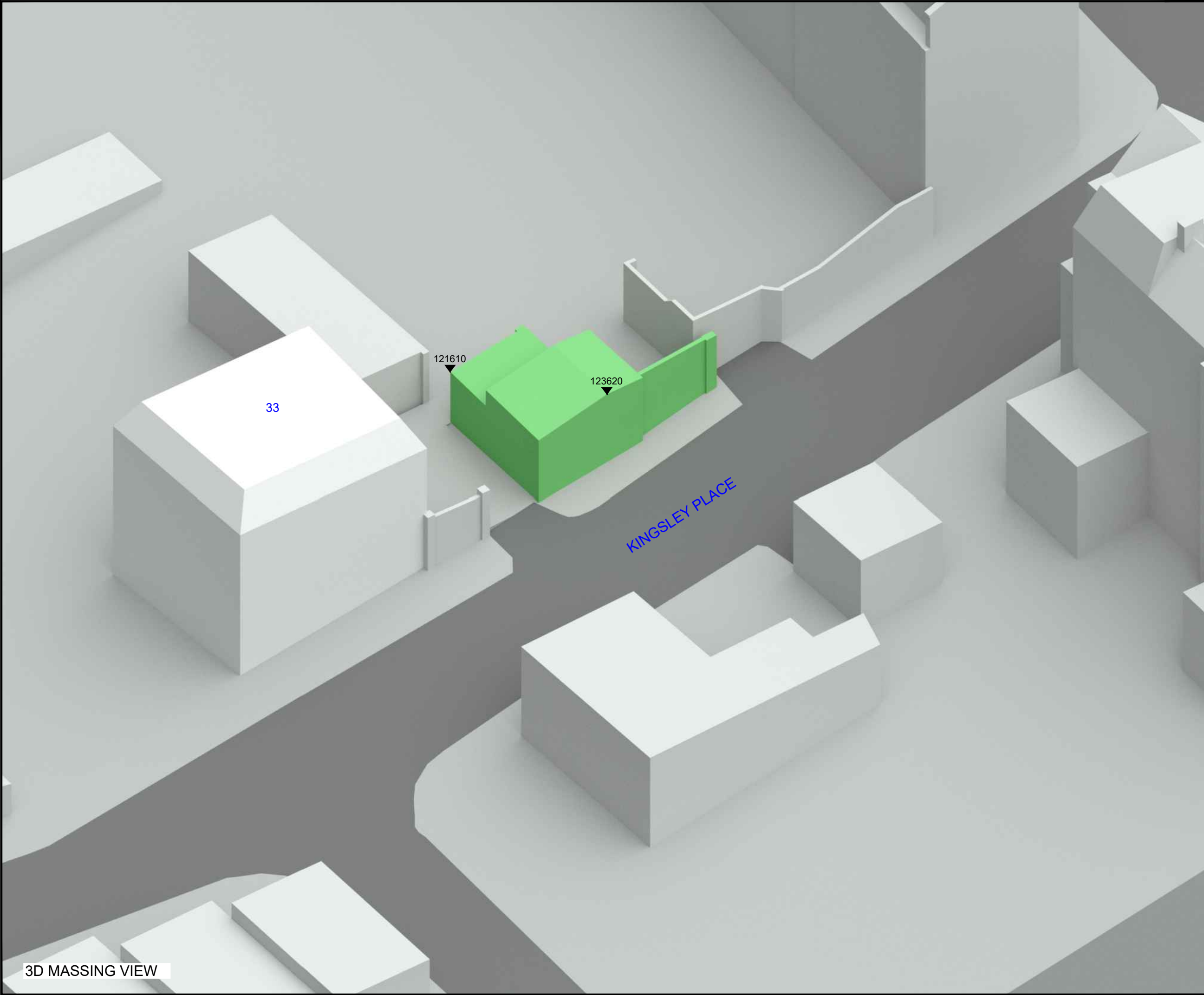
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3D Massing Model



3D MASSING VIEW

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| Building Consultancy

| Fire Consultancy

| Project & Cost Management

| Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

BURY ASSOCIATES

Received on 09/03/26

Site and aerial photos.

PROPOSED BUILDINGS

DAVID HAYHURST ARCHITECT

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3D MASSING MODEL VIEW
EXISTING SCENARIO

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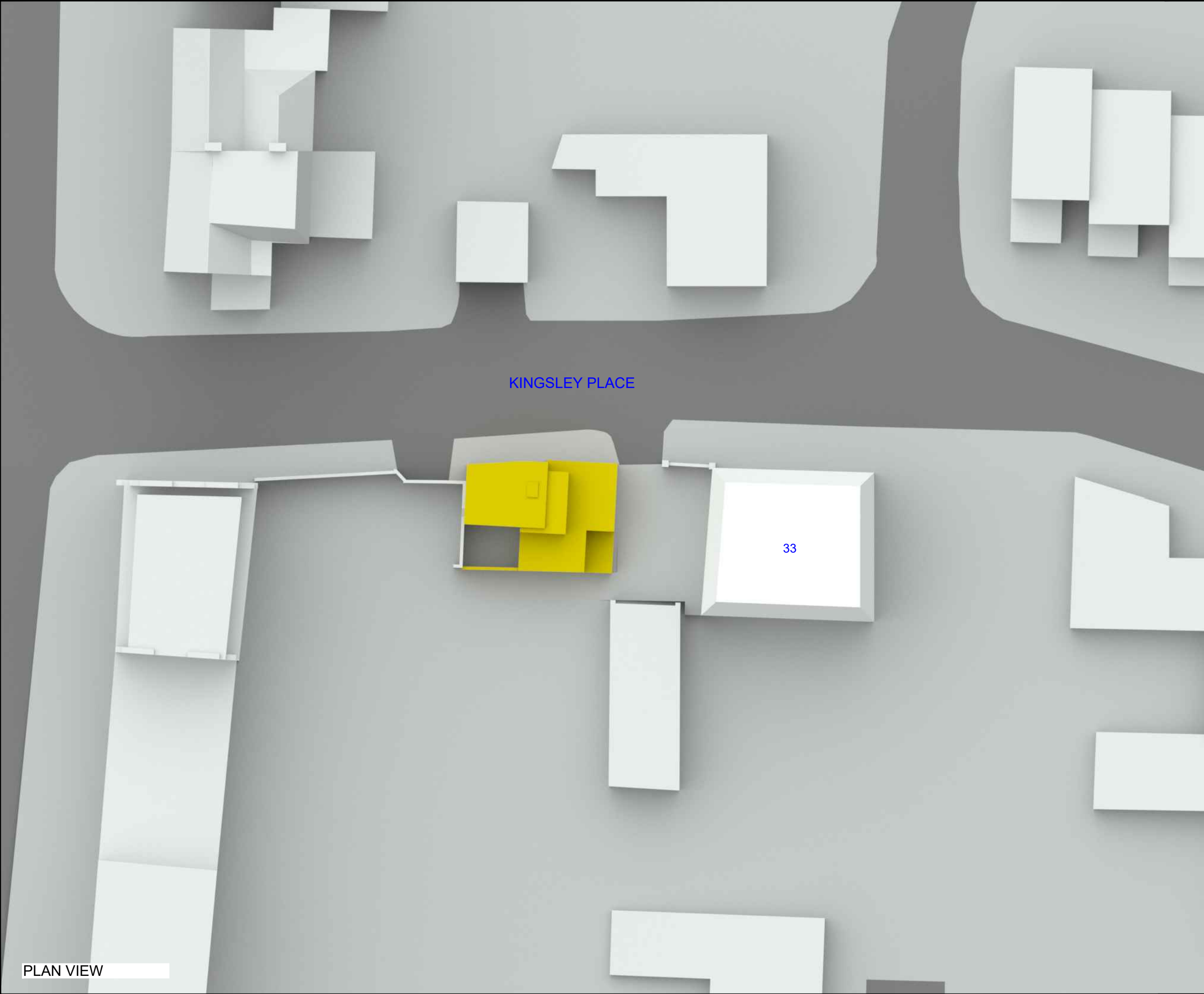
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3D Massing Model



PLAN VIEW

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| Fire Consultancy

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LEGEND:

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AOD Height (mm)

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Site and aerial photos.

PROPOSED BUILDINGS

DAVID HAYHURST ARCHITECT

Received on 09/03/26

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W

0m

2.5m

5m

7.5m

10m

12.5m

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PROJECT TITLE:

34 KINGSLEY PLACE
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SCHEME REF:

SCHEME RECEIVED: 09/03/26

DRAWING TITLE:

SITE PLAN VIEW
PROPOSED SCHEME

LEAD: / UPDATED:

DATE:

SCALE:

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18/03/26

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PROJECT No:

RELEASE No:

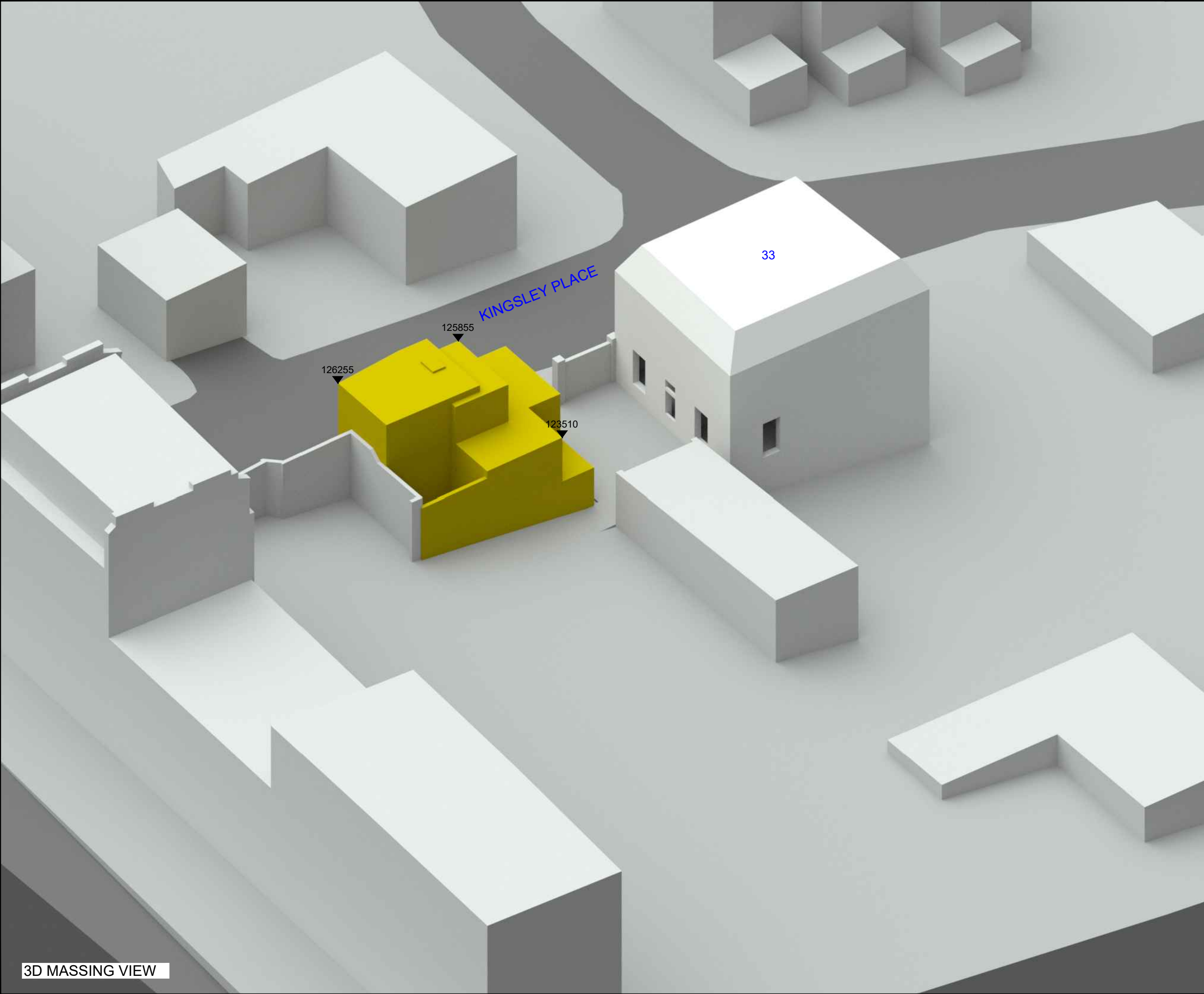
VERSION No:

DRAWING No:

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Site Plan



3D MASSING VIEW

ANSTEY

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| Rights of Light/ Daylight & Sunlight

| Party Wall & Neighbourly Matters

| Building Consultancy

| Fire Consultancy

| Project & Cost Management

| Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

BURY ASSOCIATES

Received on 09/03/26

Site and aerial photos.

PROPOSED BUILDINGS

DAVID HAYHURST ARCHITECT

Received on 09/03/26

PROJECT INFORMATION:

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CLIENT:

DAVID HAYHURST

PROJECT TITLE:

34 KINGSLEY PLACE
LONDON, N6 5EA

SCHEME REF:

SCHEME RECEIVED: 09/03/26

DRAWING TITLE:

3D MASSING MODEL VIEW
PROPOSED SCHEME

LEAD: / UPDATED:

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

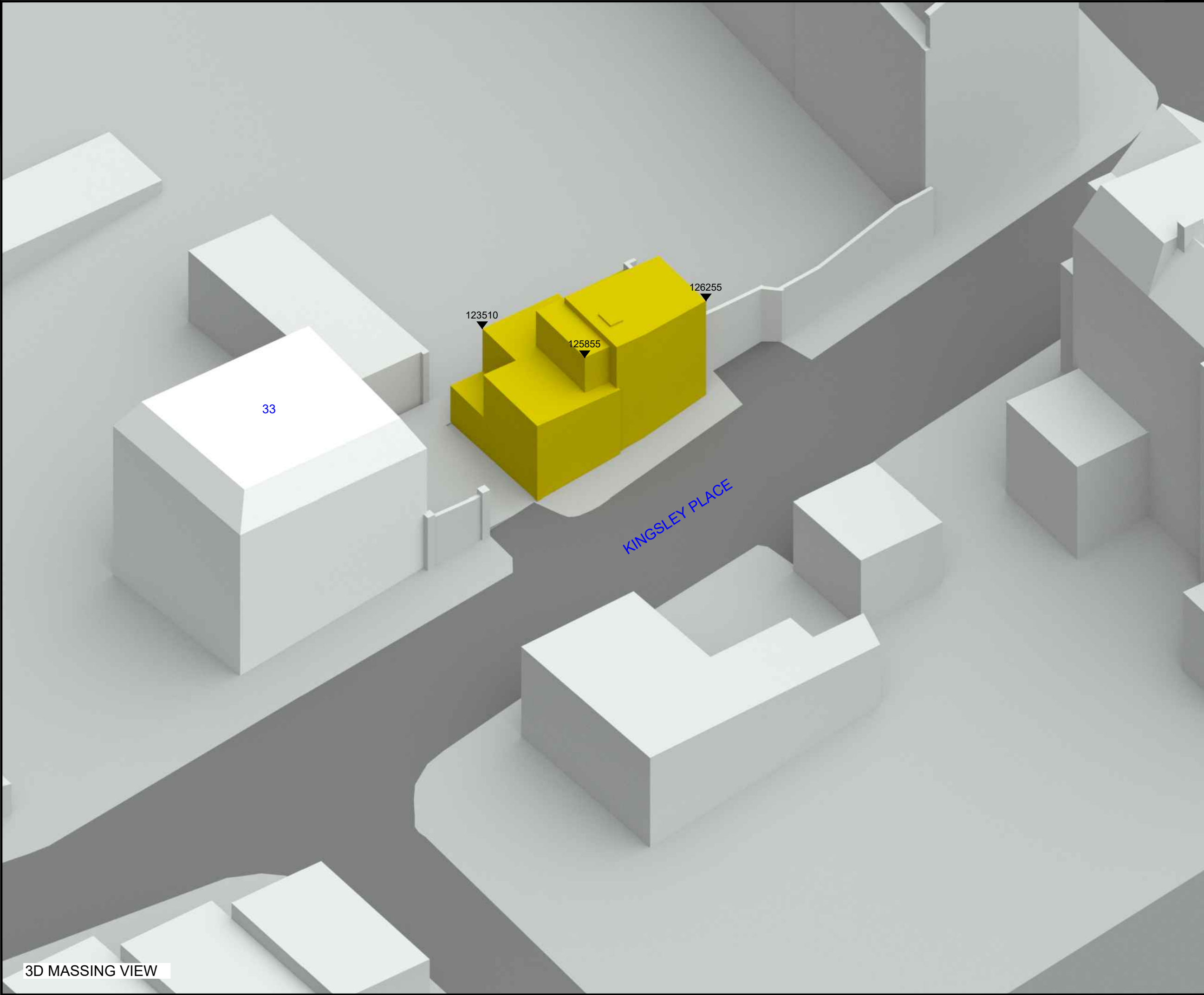
VERSION No:

DRAWING No:

ROL01909_R01_V01_

005

3D Massing Model



3D MASSING VIEW

ANSTEY

A

HORNE

EST. 1795

Chartered Surveyors

| Rights of Light/ Daylight & Sunlight

| Party Wall & Neighbourly Matters

| Building Consultancy

| Fire Consultancy

| Project & Cost Management

| Building Safety

LEGEND:

Existing

Proposed

12120

Consented

Cutback

AOD Height (mm)

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

BURY ASSOCIATES

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PROPOSED BUILDINGS

DAVID HAYHURST ARCHITECT

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CLIENT:

DAVID HAYHURST

PROJECT TITLE:

34 KINGSLEY PLACE
LONDON, N6 5EA

SCHEME REF:

SCHEME RECEIVED: 09/03/26

DRAWING TITLE:

3D MASSING MODEL VIEW
PROPOSED SCHEME

LEAD: / UPDATED:

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01909_R01_V01_

006

3D Massing Model

APPENDIX B

-

VERTICAL SKY COMPONENT ('VSC') TABLE

TABLE P1
VERTICAL SKY COMPONENT (VSC)
SURROUNDING BUILDINGS

Property/ room ref.	Property type	Room usage	Window ref.	Existing VSC(%)	Proposed VSC(%)	*Factor of former value
33 Kingsley Place						
Gnd Floor						
R1	RESIDENTIAL	KITCHEN	W1	27.80	26.50	0.95
R1	RESIDENTIAL	KITCHEN	W2	29.68	28.35	N/A
R1	RESIDENTIAL	KITCHEN	W3	27.03	25.92	0.96
R2	RESIDENTIAL	DINING ROOM	W4	27.28	26.06	0.96
R2	RESIDENTIAL	DINING ROOM	W5	36.94	36.94	N/A

APPENDIX C

-

DAYLIGHT DISTRIBUTION TABLE

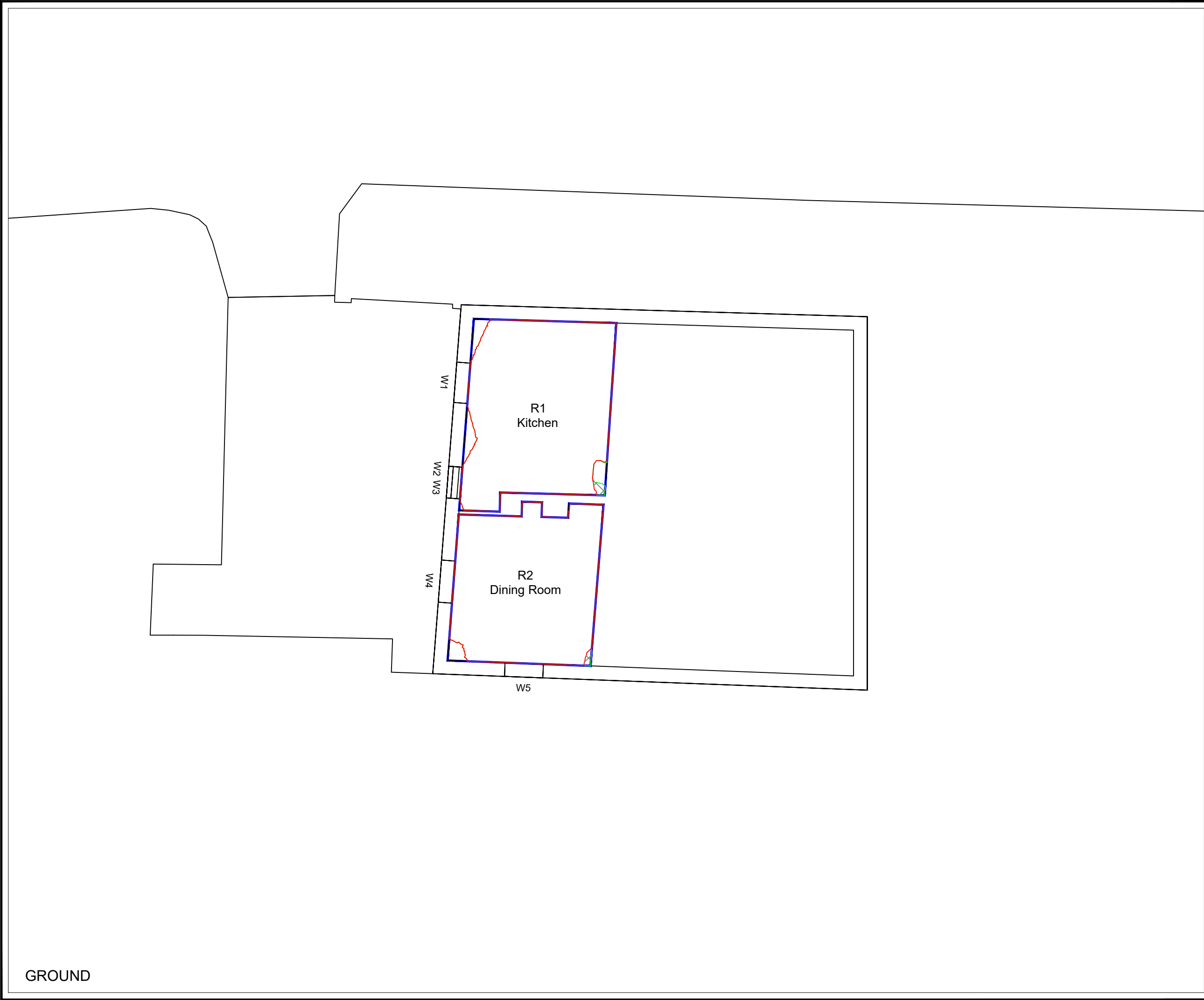
TABLE P2
DAYLIGHT DISTRIBUTION (DD)
SURROUNDING BUILDINGS

Property / room ref.	Property type	Room Usage	Room area (m ²)	Existing lit area (m ²)	Proposed lit area (m ²)	*Factor of former value
33 Kingsley Place						
Gnd Floor						
R1	RESIDENTIAL	KITCHEN	20.51	19.68	19.57	0.99
R2	RESIDENTIAL	DINING ROOM	17.53	17.28	17.21	1.00

APPENDIX D

-

DAYLIGHT DISTRIBUTION CONTOUR PLANS



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Chartered Surveyors

! Rights of Light/ Daylight & Sunlight

! Party Wall & Neighbourly Matters

! Building Consultancy

! Fire Consultancy

! Project & Cost Management

! Building Safety

LEGEND:

Room Layout - Plan/ Inspection

Room Layout - Notional/ Cellular

Room Layout - Assumed

Proposed Contour

Existing Contour

Square Ft. Grid

SOURCES OF INFORMATION:

EXISTING, SURROUNDING & ANALYSED BUILDINGS

BURY ASSOCIATES

Received on 09/03/26

Site and aerial photos.

PROPOSED BUILDINGS

DAVID HAYHURST ARCHITECT

Received on 09/03/26

0m

1m

2m

3m

4m

5m

N

E

S

W

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CLIENT:

DAVID HAYHURST

PROJECT TITLE:

34 KINGSLEY PLACE
LONDON, N6 5EA

SCHEME REF:

SCHEME RECEIVED: 09/03/26

DRAWING TITLE:

DAYLIGHT DISTRIBUTION CONTOURS
33 KINGSLEY PLACE

LEAD: / UPDATED:

DATE:

SCALE:

A3

PROJECT No:

RELEASE No:

VERSION No:

DRAWING No:

ROL01909_R01_V01_

101-01

Daylight & Sunlight

LONDON

BIRMINGHAM

BRISTOL

BRIGHTON

CARDIFF

LEEDS

MANCHESTER

NORWICH

PLYMOUTH

Rights of light

Party wall

Building surveying

Fire engineering

Project & cost
Management

Building safety