



Sir Frederick Messer Estate

Daylight & Sunlight
Review

December 2025

CONTENTS

1	Executive Summary	3
2	Introduction	4
2.1	Background	4
2.2	The Nature and Effect of Daylight and Sunlight	4
3	Daylight and Sunlight Assessment Guidance	5
3.1	Assessment of the Effect of Daylight and Sunlight	5
3.2	Angle to sky from horizontal	6
4	Methodology Applied	6
4.1	Data	6
4.2	3D Model	7
4.3	Design Data	7
5	Results	8
5.1	Vertical Sky Component Analysis and APSH/WPSH Analysis	8
5.2	Window Arrangement	11
5.3	Review of Results	11
6	Conclusion	12

Appendix 1 – Planning Approved Daylight and Sunlight Report

Document Control Sheet			
Report Reference	CS2833/SFM/DL/202603-AV	Report Author	Alex Visintini
Report Prepared For	Formation Design and Build Ltd	Approved By	Ryan Thrower
Issue Purpose	For Planning Issue	Date of Issue	10 th December 2025

1 Executive Summary

NRG Consulting have been commissioned to undertake a Daylight, Sunlight and Overshadowing Assessment on a proposed development at **Land adjacent to Seven Sisters Road and St Ann's Road, London, N15**.

The proposed description of development is: *Construction of 66 new affordable homes across two new buildings of six storeys each. These include 13 x 1 bed 2 person flats, 1 x 2 bed 3 person maisonette, 27 x 2 bed 4 person flats, 1 x 3 bed 5 person maisonette and 24 x 3 bed 5 person flats. Haringey Planning Ref: HGY/2024/3315*

Our assessment of the proposed development is in adherence to the following best-practice guidance and industry standards:

- BRE's Site Layout Planning for Daylight and Sunlight, A guide to good practice (BR 209), 3rd Ed. (2022)
- Daylight in Buildings – (BS EN 17037:2018)

The BRE document serves as a guide designed to assist rather than restrict the designer. While it provides valuable advice, it is not mandatory and should not be viewed as a tool for planning policy. In unique circumstances, developers or planning authorities may opt for different target values.

Purpose of Report

This report was undertaken due to the relocation of the proposed apartment block to be 2m closer to Henrietta House.

The findings of this report indicate that the proposed development will not have a negative impact on the daylight and sunlight levels experienced by neighbouring properties and spaces at Henrietta House and the findings are in-line with the planning approved daylight & sunlight report.

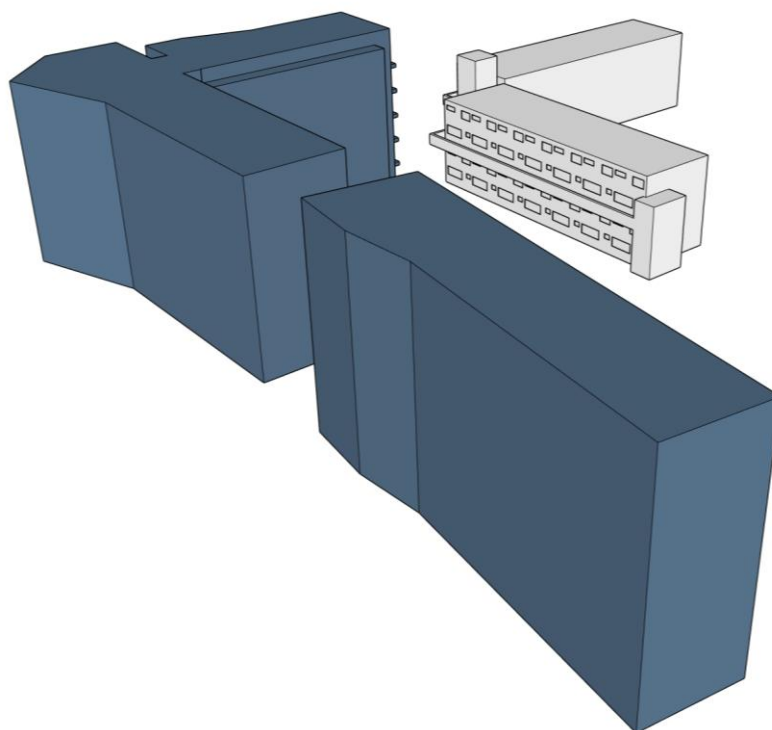


Figure 1: 3D model of proposed buildings

2 Introduction

2.1 Background

The Building Research Establishment (BRE) has outlined guidelines and methodologies for measuring and assessing daylight and sunlight within proposed buildings in their handbook, “*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*”, 3rd Ed. The guide also offers advice on site layout planning to determine the quality of daylight and sunlight within open spaces between buildings. This document is intended to be used in conjunction with the interior daylight recommendations found within the British Standard BS EN 17037:2018 and the Applications Manual on Window Design from the Chartered Institution of Buildings Services Engineers (CIBSE).

The British Standards Institution (BSI) has provided guidance on good practice in daylighting design in BS EN 17037:2018 Daylight in Buildings, presenting criteria intended to enhance the well-being and satisfaction of people in buildings.

This study assesses the availability of Daylight and Sunlight to the façades of local dwellings and their amenity areas with respect to the design proposals prepared by the design team, as well as the availability of internal daylight to the proposed building.

NRG Consulting has proposed the following methodology to assess the proposed layouts:

- Prepare a 3D computer model to:
 - a) understand and visualize sunlight for neighbouring properties.
 - b) assess the internal daylight/illuminances for the living rooms, kitchens, and bedrooms of the proposed development.
- Carry out an assessment using the methodologies set out by above for diffuse daylight and sunlight conditions.

This comprehensive approach ensures a thorough evaluation of both external and internal daylight conditions, taking into account both existing structures and proposed developments.

2.2 The Nature and Effect of Daylight and Sunlight

The 3rd edition of the “Site Layout Planning for Daylight and Sunlight” guide by Paul J. Littlefair, released in June 2022, replaces the second edition. The key update is the methods for assessing daylight in a proposed building, as per section 2.1 and Appendix C of the handbook. These methods are based on BS EN 17037, which offers two methodologies for evaluating daylight across a room’s working plane: the Illuminance Method and the Daylight Factor Method.



Figure 2: BRE guidelines



Figure 3: BS EN 17037

3 Daylight and Sunlight Assessment Guidance

3.1 Assessment of the Effect of Daylight and Sunlight

When evaluating the potential light-related impacts of proposed developments it is crucial to distinguish between daylight and sunlight. Daylight encompasses all direct and indirect sunlight during daytime hours, while sunlight refers solely to direct sunlight. Even on cloudy or overcast days, diffuse daylight can illuminate rooms through windows, despite the absence of sunlight. Particular attention should be paid when the development is located south of existing buildings. In the northern hemisphere, most sunlight comes from the south. In the UK, south-facing facades generally receive the most sunlight, while north-facing facades receive less sunlight during summer months, specifically in early mornings and late evenings.

The BRE Guidance considers separate areas when assessing the impacts of a new development on an existing property:

- Daylight - The impacts of all direct and indirect sunlight during daytime.
- Sunlight - The impacts of only the direct sunlight on a dwelling and its garden and open spaces. This comprehensive approach ensures a thorough evaluation of both external and internal light conditions, taking into account both existing structures and proposed developments.

The BRE report provides guidelines for when sunlight obstruction may become an issue:

- If the proposed or existing development has a window that faces within 90° of due south, and;
- On this window wall, all points on a line 2m above ground level are within 4m (measured sideways) of a point which receives at least a quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours during the winter months, between 21st September and 21st March.

Table 1 below summarises the criteria used in this report to assess the impacts from new development on the sunlight reaching existing properties, and for internal daylight.

Parameter	Report Reference	Acceptability Criteria
Vertical Sky Component	BRE 209 Section 2.2	Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each existing window. If the VSC is both less than 27%, and less than 0.8 times its former value occupants will notice the reduction in the amount of skylight..
APSH/WPSH	BRE 209 Section 3.2	It is recommended that interiors where the occupants expect sunlight receive at least one quarter (25%) of Annual Probable Sunlight Hours (APSH), including the winter months between 21st September and 21st March at least 5% of Annual Probable Sunlight Hours (WPSH). If the available sunlight hours are both less than these values and less than 0.8 times their former value, then the occupants will notice the loss of sunlight.
Table 1: BRE Daylighting Criteria		

3.2 Angle to sky from horizontal

Generally, a building will maintain the potential for good interior diffuse daylighting as long as no obstruction, measured in a vertical section perpendicular to the main face from the centre of the lowest window, subtends an angle of 25° to the horizontal or less on all its main faces.

If this criterion is met, further calculations are typically not required as it is unlikely that daylighting will be significantly affected. This approach ensures that buildings are designed with optimal daylighting in mind, enhancing the overall quality of the interior environment.

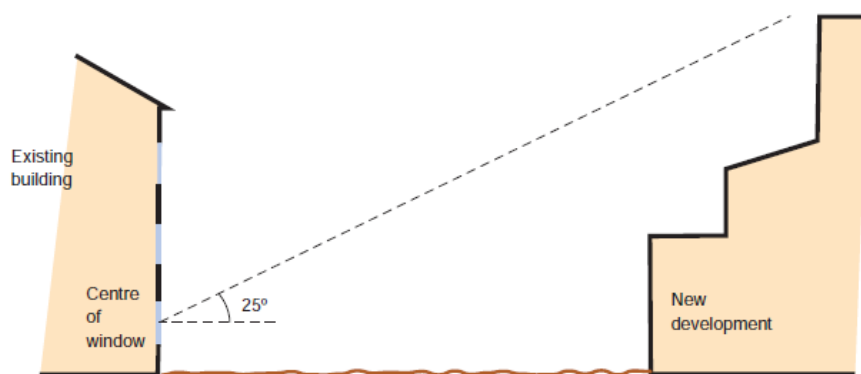


Figure 4: Section showing the angle to sky from horizontal criteria for diffuse daylighting

4 Methodology Applied

4.1 Data

All data utilised in this report has been sourced directly from digital files supplied by the Design Team. The height of any potential obstructions has been determined using survey data or derived from publicly accessible aerial photographs.



Figure 5: Aerial view of the site as existing



Figure 6: *Proposed Site Plan*

4.2 3D Model

To conduct the daylight, sunlight, and overshadowing assessment for the adjacent properties, we constructed a full-size 3D model of the existing area. This model includes existing buildings and neighbouring properties and was created using Trimble SketchUp 2021. We manually measured the angle to the sky from the horizontal within the model space. To assess the Vertical Sky Component and the Annual and Winter Probable Sunlight Hours (APSH/WPSH), we used MBS Daylight software. This approach ensures a thorough and accurate assessment of daylight and sunlight conditions.

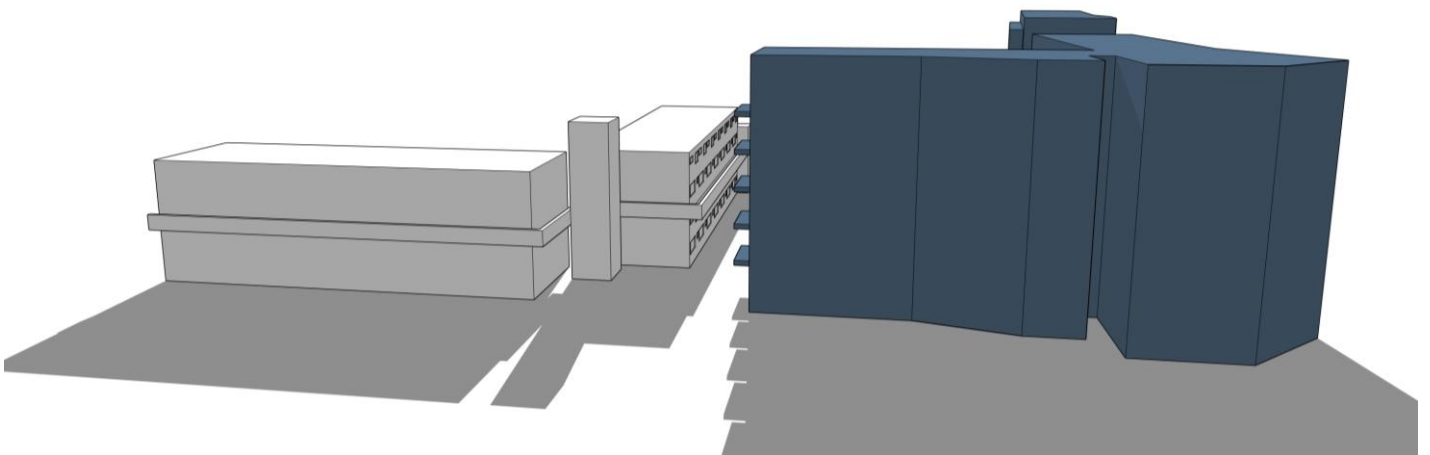


Figure 7: *3D model of the proposed development*

4.3 Design Data

The architectural design for this project was provided by Delta Architects.

5 Results

5.1 Vertical Sky Component Analysis and APSH/WPSH Analysis

Our assessment of the Vertical Sky Component (VSC) reveals minimal changes between the existing VSC available to the analysed windows and the VSC post-development. All the tested windows facing the proposed site are north oriented, Annual and Winter Probable Sunlight Hours test is therefore not required.

Floor Ref.	Window Ref.	VSC		Pr/Ex	Planning Application Results
Henrietta House					
Ground	1	Existing	34.77	0.37	34.39
		Proposed	12.91		13.36
Ground	2	Existing	33.39	0.39	
		Proposed	13.03		
Ground	3	Existing	12.47	0.07	
		Proposed	0.84		
Ground	4	Existing	16.24	0.17	15.49
		Proposed	2.81		2.88
Ground	5	Existing	34.45	0.43	33.72
		Proposed	14.73		15.11
Ground	6	Existing	33.39	0.45	
		Proposed	15.18		
Ground	7	Existing	12.29	0.06	
		Proposed	0.70		
Ground	8	Existing	16.22	0.20	15.34
		Proposed	3.26		3.38
Ground	9	Existing	34.43	0.49	33.22
		Proposed	16.83		16.76
Ground	10	Existing	33.39	0.51	
		Proposed	17.07		
Ground	11	Existing	12.29	0.07	
		Proposed	0.90		
Ground	12	Existing	16.22	0.24	15.65
		Proposed	3.84		4.27
Ground	13	Existing	34.43	0.54	32.95
		Proposed	18.58		18.29
Ground	14	Existing	33.39	0.56	
		Proposed	18.64		
Ground	15	Existing	12.29	0.10	
		Proposed	1.24		
Ground	16	Existing	16.22	0.27	15.51
		Proposed	4.46		4.88
Ground	17	Existing	34.41	0.58	32.8
		Proposed	19.99		19.67
Ground	18	Existing	33.39	0.60	

Floor Ref.	Window Ref.	VSC		Pr/Ex	Planning Application Results
Henrietta House					
Ground	19	Proposed	19.91	0.14	
		Existing	12.29		
Ground	20	Proposed	1.67	0.31	14.91
		Existing	16.22		
Ground	21	Proposed	5.08	0.61	5.12
		Existing	34.35		
Ground	22	Proposed	21.09	0.63	32.42
		Existing	33.29		
Ground	23	Proposed	20.83	0.18	20.58
		Existing	12.28		
Ground	24	Proposed	2.16	0.35	14.74
		Existing	16.18		
Ground	25	Proposed	5.64	0.63	5.58
		Existing	33.33		
Ground	26	Proposed	20.90	0.62	31.93
		Existing	22.77		
Ground	27	Proposed	14.08	0.20	20.95
		Existing	12.16		
Ground	28	Proposed	2.40	0.34	
		Existing	13.34		
First	29	Proposed	4.52	0.52	38.64
		Existing	38.67		
First	30	Proposed	19.99	0.54	21.16
		Existing	36.32		
First	31	Proposed	19.65	0.55	
		Existing	36.64		
First	32	Proposed	20.08	0.62	38.88
		Existing	38.42		
First	33	Proposed	23.76	0.60	25.43
		Existing	38.67		
First	34	Proposed	23.08	0.62	38.5
		Existing	36.32		
First	35	Proposed	22.45	0.64	24.03
		Existing	36.64		
First	36	Proposed	23.57	0.69	38.75
		Existing	38.42		
First	37	Proposed	26.70	0.66	27.81
		Existing	38.67		
First	38	Proposed	25.53	0.67	37.87
		Existing	36.32		
First	39	Proposed	24.43	0.71	25.6
		Existing	36.64		
First	40	Proposed	26.04	0.74	38.11
		Existing	38.42		

Floor Ref.	Window Ref.	VSC		Pr/Ex	Planning Application Results
Henrietta House					
First	41	Proposed	28.54	0.70	28.87
		Existing	38.67		37.65
First	42	Proposed	27.19	0.71	27.04
		Existing	36.32		
First	43	Proposed	25.74	0.75	
		Existing	36.64		
First	44	Proposed	27.47	0.77	37.88
		Existing	38.42		29.87
First	45	Proposed	29.67	0.73	37.77
		Existing	38.67		28.44
First	46	Proposed	28.30	0.74	
		Existing	36.32		
First	47	Proposed	26.73	0.78	
		Existing	36.64		
First	48	Proposed	28.44	0.79	38.06
		Existing	38.42		31.01
First	49	Proposed	30.49	0.75	37.4
		Existing	38.63		29.06
First	50	Proposed	29.16	0.76	
		Existing	36.28		
First	51	Proposed	27.47	0.80	
		Existing	36.64		
First	52	Proposed	29.17	0.81	37.67
		Existing	38.42		31.27
First	53	Proposed	31.11	0.77	36.89
		Existing	37.95		29.18
First	54	Proposed	29.08	0.77	
		Existing	26.31		
First	55	Proposed	20.19	0.81	
		Existing	36.64		
First	56	Proposed	29.64	0.82	37.14
		Existing	38.42		31.14
		Proposed	31.46		

5.2 Window Arrangement

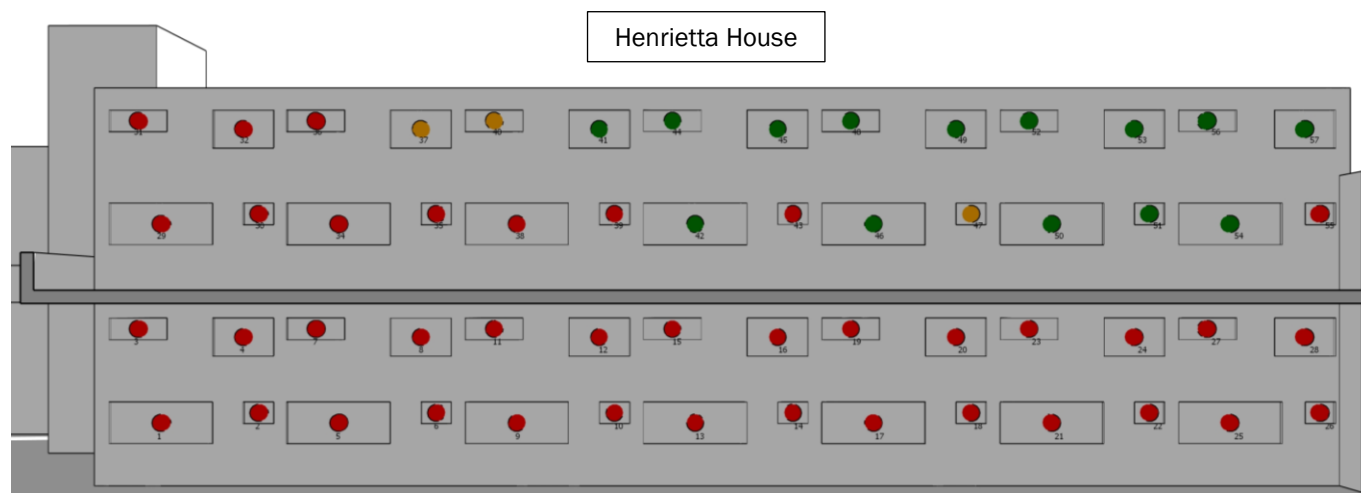


Figure 8: Window arrangement

5.3 Review of Results

The outcome of the daylight report is unchanged in terms of compliance with the recommendations of the BRE Guidance: where windows previously achieved the recommended levels they still do and where windows failed to achieve the recommended levels, they still do not.

This is with the exception of a single-window (no. 36). This window's result is 26.70% just 0.3% below the BRE recommendation of 27% VSC and comfortably above the acceptable level of 15% target deemed acceptable in an urban context by the GLA and Local Authorities. A VSC of 26.7% in reality is indeterminate from a VSC of 27%.

6 Conclusion

Our daylight and sunlight analysis indicates that the proposed relocation of the proposed apartment block at **Land adjacent to Seven Sisters Road and St Ann's Road, London, N15**. will not negatively impact on Henrietta House in relation to daylight and sunlight levels when compared against the planning approved design and daylight and sunlight report.

Overall, the change is very minor and thus will not result in any perceptible difference in daylight and sunlight levels to the residents of Henrietta House.

Disclaimer

The contents of this report are based on drawings, specifications, and information provided by the Design Team, supplemented by assumptions and sourced data by NRG to undertake the assessment in the most accurate manner possible.

NRG bears no responsibility to third parties for any use or interpretation of this report. Third parties act on the report's contents at their own risk.

The use of this report is exclusively reserved for the named client only, unless accompanied by a signed letter of reliance.

This report has been produced by NRG Consulting (NRG) to support a Planning Application. It should not be relied upon at construction stage, for Building Control compliance, or to be used in the discharge of Planning Conditions.

Appendix 1



LOVE
DAYLIGHT
& SUNLIGHT

Sir Frederick Messer Estate

Daylight and Sunlight Study

By Love Design Studio
October 2024

PR0727_01

Contents

Executive Summary	3
Introduction	8
Methodology	9
Assumptions and Limitations	14
Assessment Model Images	15
Proposed Development Daylight and Sunlight Summary	16
Neighbouring Properties Daylight and Sunlight Impact Summary	26
Conclusion	40
Appendix A – Detailed Results Table	43
Appendix B – Neighbouring Property Floor Plan	57

PR0727_01

Date: 10/2024
Produced by: SK
Checked by: CR/AL
Version: 01

Executive Summary

This Daylight and Sunlight Study has been prepared by Love Design Studio on behalf of Haringey Council ('the Applicant') for the Proposed Development at Sir Frederick Messer Estate. This report assesses the on-site daylight and sunlight provision to rooms deemed habitable and the impact the Proposed Development has on daylight and sunlight access to neighbouring properties. The report follows industry best practice guidance and the requirements of local and regional policy.

To ensure that this assessment has correctly considered the daylight and sunlight access experienced on-site and to neighbouring properties, it has been followed the in accordance with the Building Research Establishment's publication "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2022) (the "BRE Guidelines").

Proposed Development Daylight and Sunlight Access

236 habitable rooms were identified across 66 dwellings within the Proposed Development, these consist of 40 Living/Kitchen/Dining Rooms (LKDs), 26 Kitchen/Dining rooms (KDs), 26 living rooms, and 144 bedrooms.

Assessments were made of the 'daylight factor' for measure of daylight. The impacts associated with shading from surrounding vegetation and foliage has also been considered as part of the assessment. Daylight has been assessed both in winter, when the surrounding deciduous trees are bare, and in summer, when the surrounding deciduous trees are in full leaf.

Appendix G of the BRE guidelines recommends developments should meet the following targets:

- If daylight targets are met in both the summer and winter, daylight is considered adequate.
- If daylight targets are not met in both the summer and winter, daylight is considered inadequate.
- If daylight targets are not met in the summer but are met in the winter, daylight is considered adequate. This is because daylight is most valuable in the winter and natural lux levels are highest in the summer.

Regarding winter daylight, the Proposed Development achieves a daylight factor pass rate of 80%. Additionally, at least one habitable room within each dwelling exceeds the daylight criteria in the winter. In the summer, the Proposed Development achieves a daylight factor pass rate of 70%.

Regarding sunlight, 51 out of 66 of the proposed dwellings meet the minimum requirement of 1.5 hours of sunlight on March 21 in at least one habitable room. The 15 dwellings that fall short of the sunlight target all have windows within 90° of due north. The BRE guidelines acknowledges that windows within 90° of due north are unlikely to

meet the sunlight target. The windows within the 15 dwellings that face southeast and southwest are shaded by the external walkway.

It is important to note the environmental factors that play a crucial role in building design that should be weighed alongside daylight and sunlight concerns. The rooms fall short of their daylight and sunlight targets because of various design measures and site context, such as; surrounding trees, external shading devices, balconies, and external walkway access.

Trees provide natural shade in the summer for mitigating overheating risk and are associated with positive impacts associated with health and well-being for future site occupants.

Additionally, solar gain is reduced significantly due to the siting of the nearby trees, the designed external shading, and the amenity balconies. This reduction in solar gain is critical to protect occupants from current and future weather scenarios and to ensure the overheating policy within the London Plan (2021) and the Haringey's Key Overheating Planning Application Requirements (2021) is met.

Furthermore, the external walkway limits the daylight and sunlight received to the southeast façade. However, the deck has multiple benefits within the design, particularly by allowing cross-ventilation throughout the dwellings and providing further shading.

Overall, the assessment identifies the proposed rooms that do not meet the daylight and sunlight targets; this is due to designed-in mitigation measures that provide substantial benefits across other disciplines. The shading structures are critical to preventing overheating and the retention of local vegetation will lead to major environmental and wellbeing related benefits. It is also important to note that daylight is most valued in the winter and 80% of rooms meet the daylight target for this season. Therefore, the Proposed Development receives an acceptable amount of daylight and sunlight.

Daylight and Sunlight Impact to Neighbouring Properties

The following properties were assessed for daylight and sunlight impacted by the Proposed Development:

- Henrietta House.
- Oatfield House.
- 509-529 Seven Sisters Road.
- Woodberry Tavern.

Daylight

Assessments of daylight access to neighbouring properties have been carried out through assessing the Vertical Sky Component (VSC) at each property. The BRE guidelines suggest each window should achieve a VSC of 27%, or 0.8 times the existing value. This current assessment seeks an alternative VSC of 20%, or 0.8 times the existing, following guidance and reference sought within the National Planning Policy

Framework (2023); this is to consider the context of the Proposed Development sitting within a dense urban location within London and making the most efficient use of land. Additionally, where room layouts are known, the impact on the daylighting distribution has been found by plotting the 'no-skyline' in each room.

The 'no-balcony' baseline has also been used for Henrietta House and Oatfield House to consider the prominent balconies adjoining the dwellings of both developments.

The results of the VSC analysis for Henrietta House demonstrates that 40 out of 70 windows analysed achieve the 20% VSC target, resulting in a 56% pass rate. This was improved to a pass rate of 89% under the no-balcony baseline.

Regarding daylight distribution, 53 out of 70, or 76% of the rooms assessed at Henrietta House pass the no-skyline test under both the existing and no-balcony baselines. Of the 17 impacted rooms, only five rooms are habitable, consisting of four KDs and four bedrooms, all of which the BRE guidelines state are to be given a lower daylight priority than living rooms.

The results of the VSC analysis for Oatfield House demonstrates that 127 out of 150 windows analysed achieve the 20% VSC target, resulting in an 85% pass rate. This was improved to a pass rate of 97% under the no-balcony baseline.

Regarding daylight distribution, 106 out of 119, or 89% of the rooms assessed at Oatfield House pass the no-skyline test. This was improved to a pass rate of 90% under the no-balcony baseline. Of the 13 impacted rooms, ten rooms are considered habitable. However, six of the ten habitable rooms, including one living room, are considered to experience a minor adverse impact, characterised by a daylight distribution loss of 20-20.99%.

The results of the VSC analysis for 509-529 Seven Sisters Road demonstrates that 98 out of 99 windows analysed achieve the 20% VSC target, resulting in an 99% pass rate.

Regarding daylight distribution, only one impacted room was within the residential accommodation on the upper floors, the remaining impacted rooms were within the commercial spaces on the ground floor, which can be ignored under the BRE guidelines. The impacted residential room is a bedroom within 521 Seven Sisters Road that experiences a minor adverse impact on daylight.

The results of the daylight assessments at the Woodberry Tavern demonstrate all assessed room achieve the VSC and daylight distribution targets set by the BRE guidelines.

Overall, the inherent design of Henrietta House and Oatfield House contributes to daylight impact with the Proposed Development in place. This is demonstrated through the higher VSC pass rate when removing the existing balconies. Furthermore, no living rooms are impacted within Henrietta House nor 509-529 Seven Sisters Road. Therefore, the results of this analysis demonstrate that impact on the daylight enjoyed by neighbouring properties is deemed acceptable.

Sunlight

To assess sunlight, the BRE guidelines state that neighbouring windows within 90° due south should receive Annual Probable Sunlight Hours (APSH) of 25%, including at least 5% during the winter months (WPSH), or 0.8 times the existing.

All assessed windows across Henrietta House, Oatfield House, and the Woodberry Tavern achieve the APSH and WPSH targets set out by the BRE guidelines.

Three windows within 509-529 Seven Sisters Road experience a loss of APSH and WPSH. However, all three windows adjoin the commercial spaces on the ground floor; thus, they can be ignored by the BRE guidelines.

Therefore, the Proposed Development meets the BRE guidelines regarding APSH and WPSH.

Amenity Overshadowing

To assess overshadowing impacts to neighbouring amenity adjoining Henrietta House and Oatfield House, the BRE guidelines recommends that at least 50% of the area of each amenity space should receive a minimum of two hours of sunlight on 21 March, or at least 0.8 times the existing value.

Six out of the seven amenity spaces do not receive the BRE target of at least two hours of sunlight on 21 March, or at least 0.8 times the existing value across 50% of its area, with the Proposed Development in place.

However, in its existing state, four out of the seven amenity spaces tested at Henrietta House receive limited sunlight due to their northwest orientation. Sunlight from the east to the south is blocked by its own building mass; thus, any obstruction to the west of Henrietta House will demonstrate a significant loss of sunlight but will unlikely be felt by occupants, given the existing lack of sunlight.

Furthermore, the occupants of Henrietta House have alternative means of sunlight via the gardens to the southeast, which do not have obstructed sunlight with the Proposed Development in place.

All 28 garden and balcony amenity spaces assessed within Oatfield House exceed the minimum sunlight hours required with the Proposed Development in place.

Therefore, as the Proposed Development solely impacts amenity spaces within 90° of due north, which already receive low sunlight in the existing scenario, the overshadowing impact from the Proposed Development is deemed acceptable.

Overall, the Proposed Development achieves the BRE guidelines, where possible. Where impact occurs, this is deemed to be at an acceptable level based on the dense urban

context of the site and the wider need for affordable housing and to maximise the value of the site.

Introduction

Love Design Studio have been appointed to prepare a daylight and sunlight assessment for the Proposed Development at Sir Frederick Messer Estate. This is to assess the on-site daylight and sunlight access to rooms deemed habitable and the impact of daylight and sunlight to neighbouring properties, based on relevant industry guidance.

The Proposed Development comprises the delivery of a new generation of circa 66 high-quality affordable council homes to fulfil its Housing Strategy on an area of undeveloped land near to Seven Sisters and St Ann's Road.

All neighbouring properties illustrated in the figure below were included within this assessment.

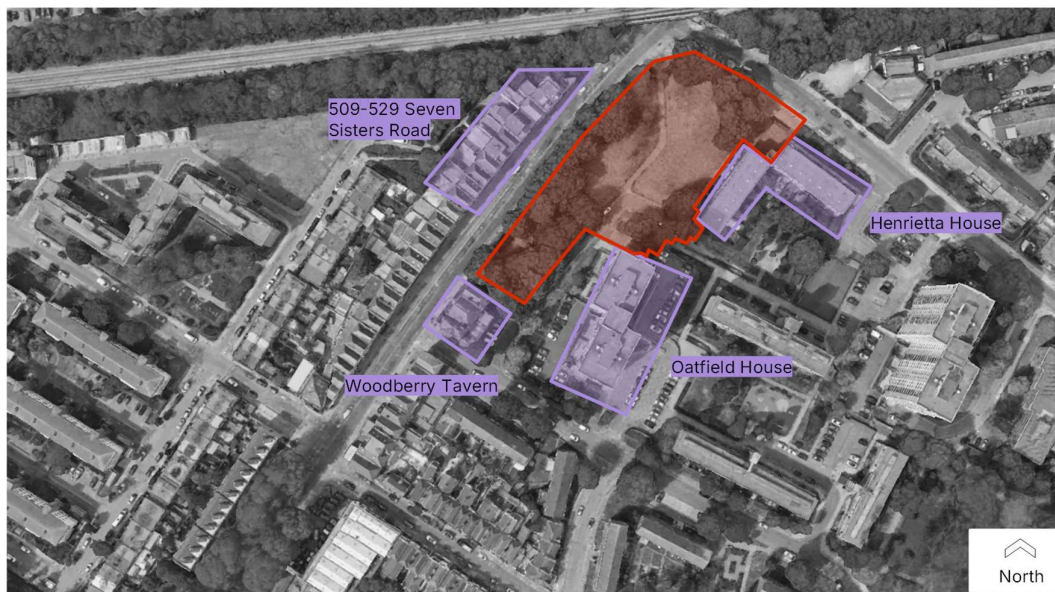


Figure 1: Aerial view of the Proposed Development site boundary (red) and assessed neighbouring properties (purple)

Methodology

Modelling Methodology

Using architectural drawings prepared by Avanti Architects (received 4th September 2024), 3D models of the Proposed Development were created in industry standard daylight and sunlight software. These included the on-site existing structures within the site boundary and the Proposed Development.

3D models of neighbouring properties were created using massing models received by Avanti Architects, drawings extracted from the London Borough of Haringey's planning portal, and further desktop research (see Appendix B for floor plans).

The guidelines for modelling and testing daylight and sunlight were provided by the BRE's "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice" by PJ Littlefair (2022); accepted as good practice by Planning Authorities when assessing the applications for new developments. For further guidance on the methodology please see the BRE's document¹.

Proposed Development Assessment Methodology

Assessments were made using the Daylight Factor method to measure internal daylight provision. For interior daylight of new developments in the UK, the BRE guidelines are intended to be used with The British Standard "Daylight in Buildings" (BS EN 17037) and its National Annex².

BS EN 17037 states that a target daylight factor should be achieved across a minimum of 50% of the reference plane, which is defined as the horizontal area where a visual task³ could occur, taken 0.85 metres above the floor.

The target daylight factor is dependent on room use, in which bedrooms, living rooms, and kitchens have a target of 0.7%, 1.1%, and 1.4%, respectively. As the Proposed Development contains Living, Kitchen and Dining Rooms (LKDs), a target daylight factor of 1.1% for living rooms was used, as recommended in Appendix C of the BRE guidelines.

A table of the Proposed Development's target illuminance values are set out below.

Table 1: The Proposed Development daylight factor target values

Habitable Room	Daylight Factor	% Assessment Grid
----------------	-----------------	-------------------

¹ Building Research Establishment (BRE), 2022. Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Accessed 16/08/24: <https://images.reading.gov.uk/2022/11/ID95-Site-Layout-Planning-for-Daylight-and-Sunlight-A-Guide-to-Good-Practice-BRE-2022.pdf>

² The British Standards Institution (bsi), 2018. BS EN 17037 Daylight in Buildings. Accessed 16/08/2024 https://upgreengrade.ir/admin_panel/assets/images/books/1626612454.pdf

³ Examples include work or equipment surfaces.

Bedrooms	0.7%	50%
Living Rooms	1.1%	50%
Living/Kitchen/Dining Rooms (LKD)	1.1%	50%
Kitchen/Dining Rooms (KD)	1.4%	50%

Assumptions of the reflectance and other modelling variables are set out below.

Table 2: Key assumptions regarding the Proposed Development

Item	Value	Comment
Window light transmittance	0.8	Clear glass
Maintenance	92%	% loss of daylight based on: 'Urban' location Vertical glazing
Frame factor	70%	BRE Default
Floor reflectance	0.3	BRE default for light wooden floors
Ceiling reflectance	0.9	BRE default for light coloured ceilings
Internal wall reflectance	0.7	BRE default light pastel-coloured walls
External wall reflectance	0.2	BRE default

Assessments were made using 'sunlight exposure' to measure sunlight. The BRE Guidelines seek for dwellings to receive a minimum of 1.5 hours of sunlight on 21 March, with greater emphasis on main living rooms.

Surrounding Trees

Trees and hedges are not usually considered within daylight and sunlight assessments as they are difficult to model accurately. However, Appendix G of the BRE guidelines states that trees should be considered if large existing trees surround a Proposed Development.

As per Appendix G of the BRE guidelines, the surrounding trees were considered by modelling a representative shape of the trees using data collected on-site of the tree profiles within the Arboriculture Report for the Proposed Development (prepared by Ecus, June 2024).

With respect to daylight, the daylight factor assessment was undertaken twice to represent the summer (when trees are in full leaf) and in winter (when deciduous trees are bare). The amount of daylight that passes through the tree's crown during summer and winter is represented in the model by applying a transparency factor to the crown, based on Appendix G of the BRE guidelines.

For example, the BRE guidelines state a European Ash would have a low transparency (25%) in the summer when the tree is in full leaf but would have high transparency (65%) in the winter when its branches are bare.

Evergreen trees do not have a listed transparency within the BRE guidelines, so the lowest transparency (10%) was applied to the evergreen green trees on-site as a reasonable worst-case assumption.

Additionally, the reflectance values of specific trees change throughout the seasons. In line with Appendix G, all deciduous trees have been modelled with a reflectance of 20% in the summer and 10% reflectance in the winter. All evergreen trees were modelled with a reflectance value of 10% throughout the year.

To consider the impact of surrounding trees on sunlight access, Appendix G of the BRE guidelines states that the sunlight exposure assessment should first be conducted with all surrounding trees modelled as opaque structures. Then, the assessment is run again with all deciduous trees removed; this produces a range of possible sunlight hours the room could achieve.

Daylight and Sunlight Impact to Neighbours Methodology

The BRE Guidelines establish whether the Proposed Development will have a significant effect on the daylight enjoyed by the neighbouring properties are based initially on a Vertical Sky Component analysis (VSC). It seeks for each window to achieve a VSC of 27% or 0.8 times the existing.

However, the UK Government wish to densify sites to maximise the delivery of housing for the UK and maximise the sustainability credentials by maximising their use on-site. The National Planning Policy Framework (2023) states the following in relation to achieving appropriate densities 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)."

As the Proposed Development is in an urban location, with several of the properties located close to the site boundary, some buildings are considered as neighbours that impose potential restriction of further development, as per Appendix F of the BRE Guidelines. It is therefore accepted that a VSC of 20% is a more appropriate application of the tests given the urban context of the site and the national, regional, and local objective of creating housing and making the most efficient use of land.

The BRE Guidelines also states that both the total amount of skylight (Vertical Sky Component) and its distribution within the building (Daylight Distribution) are important.

Where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no-skyline' in each of the main rooms.

When a building has reduced the VSC or daylight distribution of its neighbours, the impact can be categorised into minor, moderate, and substantial loss of daylight, as set out below.

Table 3: The degree of impact relative to the reduction in VSC and daylight distribution

% reduction in VSC or daylight distribution	Impact of daylight received
20-29.99%	Minor adverse loss
30-39.99%	Moderate adverse loss
>40%	Substantial adverse loss

With regards to sunlight, the BRE Guidelines seek that all windows within 90° of due south achieve 25% of the Annual Probable Sunlight Hours (APSH), with at least 5% during the winter months.

No-Balcony Baseline Assessment

Two baseline assessments have been conducted to assess daylight impact on neighbouring properties by the Proposed Development:

- 1) Baseline assessment: The neighbouring properties modelled in their current state.
- 2) No-balcony baseline assessment: The neighbouring properties modelled without their own balconies.

The BRE acknowledges that balconies can obstruct the daylight received by dwellings through limiting visibility of the sky.

Section 2.2.13 of the BRE guidelines states "*existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC and on the area receiving direct skylight*".

In the event that neighbouring properties have balconies that may limit daylight access, the BRE guidelines states that an additional daylight assessment, without the balconies in place, should be conducted.

The no-balcony baseline assessment has been used to assess the daylight impact at Henrietta House and Oatfield House, both of which have balconies that are likely causing an obstruction to existing daylight provision.

Amenity Overshadowing Assessment

To assess overshadowing impacts to the outdoor amenity of neighbouring properties, the BRE guidelines recommends that at least 50% of the area of each amenity space should

receive a minimum of two hours of sunlight on 21 March, or at least 0.8 times the existing value.

Assumptions and Limitations

The report may need to be updated if room layouts of neighbouring properties are confirmed by the consultation responses.

The tree profile and placement of the surrounding trees were taken from the Arboriculture Report for the Proposed Development, prepared June 2024. It should be noted that the BRE guidelines emphasise that trees are difficult to model due to their irregular shapes and seasonality of foliage, this can lead to inaccurate model results. The risk of model inaccuracy has been reduced through the worst-case assumptions made associated with foliage transparency and the dimensions of the crown of the trees.

There are a number of factors that will contribute to uncertainty associated with the modelling predictions, including the crown spread and transparency. There is also additional uncertainty owing to the model simplifying real world conditions into a series of algorithms.

The report provided is solely for the use of the client and no liability to anyone else is accepted and this report is based upon and subject to the scope of work set out in Love Design Studio's terms and conditions.

Assessment Model Images

For reference, please see below images of the constructed model from the relevant software; this is for illustrative purposes only.

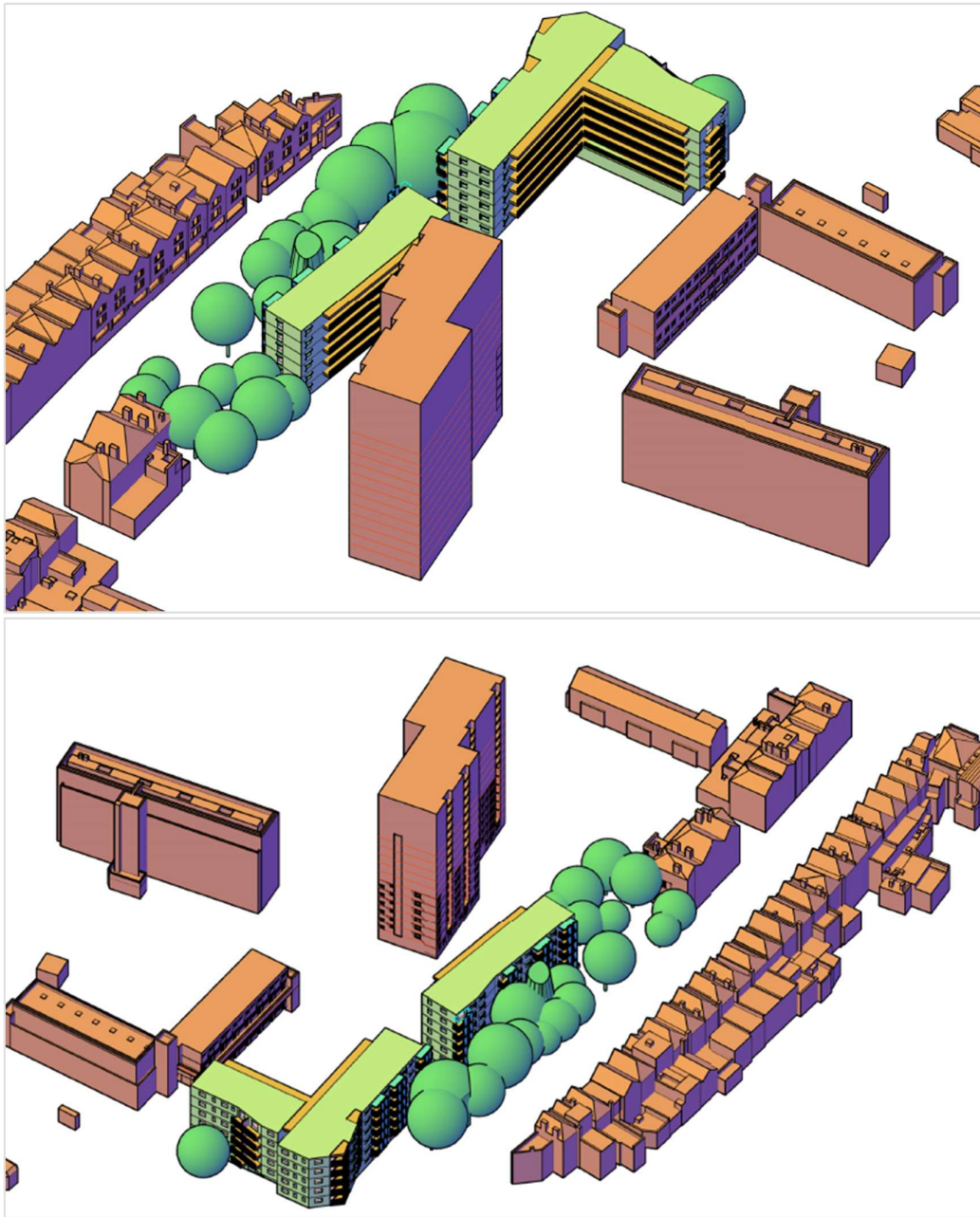


Figure 2: Aerial images of the model illustrating the Proposed Development at Sir Frederick Messer Estate and the existing surrounding buildings

Proposed Development Daylight and Sunlight Summary

236 habitable rooms were identified across 66 dwellings within the Proposed Development, these consist of 40 Living/Kitchen/Dining Rooms (LKDs), 26 Kitchen/Dining rooms (KDs), 26 living rooms, and 144 bedrooms.

Assessments were made of the 'daylight factor' for measure of daylight, wherein a target daylight factor should be achieved across a minimum of 50% of the room area. The impacts associated with shading from surrounding vegetation and foliage has also been considered as part of the assessment. Daylight has been assessed both in winter, when the surrounding deciduous trees are bare, and in summer, when the surrounding deciduous trees are in full leaf.

Appendix G of the BRE guidelines recommends developments should meet the following targets:

- If daylight targets are met in both the summer and winter, daylight is considered adequate.
- If daylight targets are not met in both the summer and winter, daylight is considered inadequate.
- If daylight targets are not met in the summer but are met in the winter, daylight is considered adequate. This is because daylight is most valuable in the winter and natural lux levels are highest in the summer.

Assessments were made of sunlight exposure for measure of sunlight. The BRE guidelines states that a dwelling must receive a minimum of 1.5 hours of sunlight on March 21 in at least one habitable room, preferably a main living room.

To consider the impact of surrounding trees, the sunlight exposure assessment should first be conducted with all surrounding trees modelled as opaque structures. Then, the assessment is run again but removing all deciduous trees; this produces a range of possible sunlight hours the room could achieve.

A full list of results for both daylight and sunlight are shown in Table 4.

Table 4: Full daylight and sunlight test results for the Proposed Development

Reference*	Daylight factor area achieved (%) Winter	Daylight factor area achieved (%) Summer	Sunlight exposure (hours) Minimum	Sunlight exposure (hours) Maximum
BL02.00.01/LKD/R4	78%	49%	0.4	5.6
BL02.00.01/Bed/R5	59%	36%	0.2	0.2
BL02.00.02/LKD/R3	11%	2%	1.5	1.5
BL02.00.02/Bed/R6	29%	10%	0	0.2

Reference*	Daylight factor area achieved (%) Winter	Daylight factor area achieved (%) Summer	Sunlight exposure (hours) Minimum	Sunlight exposure (hours) Maximum
BL02.00.03/LKD/R2	44%	35%	0.1	1.8
BL02.00.03/Bed/R7	67%	31%	0	1.6
BL02.00.03/Bed/R1	100%	100%	2.8	2.8
BL01.00.01/LKD/R8	73%	31%	1.4	2.7
BL01.00.01/Bed/R14	98%	98%	4.6	4.8
BL01.00.01/Bed/R9	71%	48%	0	1.4
BL01.00.02/LKD/R11	15%	10%	1.2	1.2
BL01.00.02/Bed/R10	98%	93%	0	0.6
BL01.00.03/LKD/R13	34%	30%	1.4	1.4
BL01.00.03/Bed/R12	100%	100%	0	0.6
BL01.00.04/KD/R15	64%	60%	0	0
BL01.00.05/KD/R16	74%	66%	0	0.2
First Floor				
BL02.01.01/LKD/R8	72%	47%	1.7	5.6
BL02.01.01/Bed/R7	47%	42%	0.9	1.5
BL02.01.01/Bed/R9	94%	67%	0.1	0.3
BL02.01.02/Living/R10	20%	1%	0.5	1.6
BL02.01.02/KD/R6	5%	0%	0	0
BL02.01.02/Bed/R11	65%	30%	0	0.3
BL02.01.02/Bed/R12	70%	22%	0	0.8
BL02.01.02/Bed/R5	66%	68%	1	1
BL02.01.03/LKD/R4	19%	7%	1.4	2.8
BL02.01.03/Bed/R13	54%	9%	0	0.5
BL02.01.04/Living/R3	97%	70%	4.4	4.4
BL02.01.04/KD/R15	28%	88%	0.4	2
BL02.01.04/Bed/R14	100%	13%	0	0.9
BL02.01.04/Bed/R1	100%	87%	0	1.7
BL02.01.04/Bed/R2	63%	100%	3.1	3.1
BL01.01.01/LKD/R16	78%	63%	0.2	0.2
BL01.01.01/Bed/R17	69%	29%	1.9	2.8

Reference*	Daylight factor area achieved (%) Winter	Daylight factor area achieved (%) Summer	Sunlight exposure (hours) Minimum	Sunlight exposure (hours) Maximum
BL01.01.01/Bed/R25	100%	40%	0	1.4
BL01.01.02/LKD/R18	50%	99%	5.4	5.6
BL01.01.02/Bed/R19	19%	33%	1.6	3.7
BL01.01.02/Bed/R28	31%	100%	0	0.7
BL01.01.03/LKD/R20	56%	31%	1.5	1.5
BL01.01.03/Bed/R21	100%	56%	1.7	3.5
BL01.01.03/Bed/R29	17%	100%	0	0.6
BL01.01.04/LKD/R24	62%	16%	1.1	1.1
BL01.01.04/Bed/R22	97%	63%	0.5	0.5
BL01.01.04/Bed/R23	100%	95%	0.3	2.2
BL01.01.05/Living/R27	100%	100%	0.9	2.6
BL01.01.05/KD/R26	23%	100%	1	1
BL01.01.05/Bed/R30	100%	22%	0	0
BL01.01.05/Bed/R31	100%	100%	0	0
BL01.01.05/Bed/R33	100%	100%	0	0
BL01.00.04/Living/R32	5%	100%	0	0
BL01.00.04/Bed/R34	100%	0%	0	0
BL01.00.04/Bed/R35	63%	100%	0	0
BL01.00.04/Bed/R36	21%	65%	0	0
BL01.00.05/Living/R37	71%	18%	0	0
BL01.00.05/Bed/R43	24%	45%	0.5	1.3
BL01.00.05/Bed/R38	97%	26%	0	0
BL01.01.06/Living/R42	70%	54%	0	0
BL01.01.06/KD/R44	5%	0%	0.9	0.9
BL01.01.06/Bed/R39	100%	96%	0	0
BL01.01.06/Bed/R40	68%	27%	0	0
BL01.01.06/Bed/R41	100%	100%	4.5	4.5
Second Floor				
BL02.02.01/LKD/R8	96%	81%	3.6	5.6
BL02.02.01/Bed/R7	48%	46%	1.5	1.5

Reference*	Daylight factor area achieved (%) Winter	Daylight factor area achieved (%) Summer	Sunlight exposure (hours) Minimum	Sunlight exposure (hours) Maximum
BL02.02.01/Bed/R9	100%	100%	0	0.3
BL02.02.02/Living/R10	35%	9%	0.7	1.6
BL02.02.02/KD/R6	5%	0%	0	0
BL02.02.02/Bed/R11	87%	54%	0	0.3
BL02.02.02/Bed/R12	96%	38%	0.1	0.8
BL02.02.02/Bed/R5	68%	68%	1.2	1.2
BL02.02.03/LKD/R4	27%	11%	2	3
BL02.02.03/Bed/R13	87%	18%	0	0.5
BL02.02.04/Living/R3	100%	97%	0.4	2.1
BL02.02.04/KD/R15	35%	23%	0	0.9
BL02.02.04/Bed/R14	100%	100%	0	1.7
BL02.02.04/Bed/R1	100%	100%	3.2	3.2
BL02.02.04/Bed/R2	69%	69%	0.2	0.2
BL01.02.01/Living/R16	100%	69%	3	3.7
BL01.02.01/KD/R17	17%	0%	0	0.7
BL01.02.01/Bed/R26	83%	83%	2.9	3
BL01.02.01/Bed/R29	90%	91%	4.9	4.9
BL01.02.01/Bed/R18	100%	82%	0	1.4
BL01.02.02/LKD/R19	53%	37%	1.7	3.9
BL01.02.02/Bed/R20	100%	100%	0	0.6
BL01.02.02/Bed/R30	36%	36%	1.7	1.7
BL01.02.03/LKD/R21	60%	59%	1.7	3.5
BL01.02.03/Bed/R22	100%	100%	0	0.7
BL01.02.03/Bed/R31	20%	20%	1.1	1.1
BL01.02.04/LKD/R25	69%	69%	0.5	0.5
BL01.02.04/Bed/R23	95%	96%	0.7	2.2
BL01.02.04/Bed/R24	100%	100%	2.3	2.6
BL01.02.05/Living/R28	100%	100%	1	1
BL01.02.05/KD/R27	24%	24%	0	0
BL01.02.05/Bed/R32	100%	100%	0	0

Reference*	Daylight factor area achieved (%) Winter	Daylight factor area achieved (%) Summer	Sunlight exposure (hours) Minimum	Sunlight exposure (hours) Maximum
BL01.02.05/Bed/R33	100%	100%	0	0
BL01.02.05/Bed/R35	100%	100%	0	0
BL01.02.06/LKD/R37	50%	47%	0	0
BL01.02.06/Bed/R36	100%	100%	0	0
BL01.02.06/Bed/R34	22%	23%	0	0
BL01.02.07/LKD/R38	90%	69%	0.8	1.3
BL01.02.07/Bed/R43	34%	33%	0.1	0.1
BL01.02.08/Living/R42	82%	82%	4.8	4.8
BL01.02.08/KD/R44	5%	0%	1	1
BL01.02.08/Bed/R39	100%	99%	0	0
BL01.02.08/Bed/R40	85%	47%	0	0
BL01.02.08/Bed/R41	100%	100%	4.5	4.5
Third Floor				
BL02.03.01/LKD/R8	100%	100%	5.6	5.6
BL02.03.01/Bed/R7	57%	53%	1.5	1.5
BL02.03.01/Bed/R9	100%	100%	0.1	0.3
BL02.03.02/Living/R10	100%	91%	1.1	1.6
BL02.03.02/KD/R6	5%	0%	0	0
BL02.03.02/Bed/R11	100%	97%	0	0.3
BL02.03.02/Bed/R12	100%	90%	0.6	0.8
BL02.03.02/Bed/R5	76%	74%	1.2	1.2
BL02.03.03/LKD/R4	53%	16%	2.4	3.1
BL02.03.03/Bed/R13	100%	25%	0	0.5
BL02.03.04/Living/R3	100%	100%	1	2.2
BL02.03.04/KD/R15	67%	42%	0	0.9
BL02.03.04/Bed/R14	100%	100%	0	1.7
BL02.03.04/Bed/R1	100%	100%	3.4	3.4
BL02.03.04/Bed/R2	83%	78%	0.2	0.2
BL01.03.01/Living/R16	100%	94%	5.4	5.9
BL01.03.01/KD/R17	44%	10%	0	0.7

Reference*	Daylight factor area achieved (%) Winter	Daylight factor area achieved (%) Summer	Sunlight exposure (hours) Minimum	Sunlight exposure (hours) Maximum
BL01.03.01/Bed/R26	90%	86%	4.7	4.7
BL01.03.01/Bed/R29	100%	98%	4.9	4.9
BL01.03.01/Bed/R18	100%	100%	0	1.4
BL01.03.02/LKD/R19	69%	55%	2.1	3.9
BL01.03.02/Bed/R20	100%	100%	0	0.6
BL01.03.02/Bed/R30	50%	42%	1.7	1.7
BL01.03.03/LKD/R21	71%	65%	2.3	3.5
BL01.03.03/Bed/R22	100%	100%	0	0.7
BL01.03.03/Bed/R31	36%	26%	1.1	1.1
BL01.03.04/LKD/R25	83%	77%	0.5	0.5
BL01.03.04/Bed/R23	98%	98%	2.2	2.2
BL01.03.04/Bed/R24	100%	100%	2.6	2.6
BL01.03.05/Living/R28	100%	100%	1	1
BL01.03.05/KD/R27	25%	24%	0	0
BL01.03.05/Bed/R32	100%	100%	0	0
BL01.03.05/Bed/R33	100%	100%	0	0
BL01.03.05/Bed/R35	100%	100%	0	0
BL01.03.06/LKD/R37	54%	50%	0.1	0.1
BL01.03.06/Bed/R36	100%	100%	0	0
BL01.03.06/Bed/R34	37%	28%	0	0
BL01.03.07/LKD/R38	100%	100%	1.3	1.3
BL01.03.07/Bed/R43	55%	41%	0.5	0.5
BL01.03.08/Living/R42	97%	95%	5.1	5.1
BL01.03.08/KD/R44	5%	0%	1.2	1.2
BL01.03.08/Bed/R39	100%	100%	0	0
BL01.03.08/Bed/R40	100%	100%	0	0
BL01.03.08/Bed/R41	100%	100%	4.5	4.5
Fourth Floor				
BL02.04.01/LKD/R8	100%	100%	5.8	5.8
BL02.04.01/Bed/R7	57%	55%	1.7	1.7

Reference*	Daylight factor area achieved (%) Winter	Daylight factor area achieved (%) Summer	Sunlight exposure (hours) Minimum	Sunlight exposure (hours) Maximum
BL02.04.01/Bed/R9	100%	100%	0.3	0.3
BL02.04.02/Living/R10	100%	100%	1.6	1.6
BL02.04.02/KD/R6	5%	0%	0.1	0.1
BL02.04.02/Bed/R11	100%	100%	0.3	0.3
BL02.04.02/Bed/R12	100%	100%	0.8	0.8
BL02.04.02/Bed/R5	76%	77%	1.4	1.4
BL02.04.03/LKD/R4	53%	39%	2.8	3.2
BL02.04.03/Bed/R13	100%	72%	0	0.5
BL02.04.04/Living/R3	100%	100%	2.4	2.4
BL02.04.04/KD/R15	67%	69%	0.9	0.9
BL02.04.04/Bed/R14	100%	100%	1.2	1.7
BL02.04.04/Bed/R1	100%	100%	3.7	3.7
BL02.04.04/Bed/R2	83%	83%	0.2	0.2
BL01.04.01/Living/R16	100%	100%	6.5	6.5
BL01.04.01/KD/R17	44%	42%	0.4	0.7
BL01.04.01/Bed/R26	90%	91%	6.9	6.9
BL01.04.01/Bed/R29	100%	100%	4.9	4.9
BL01.04.01/Bed/R18	100%	100%	0.7	1.4
BL01.04.02/LKD/R19	69%	71%	3	3.9
BL01.04.02/Bed/R20	100%	100%	0.2	0.6
BL01.04.02/Bed/R30	50%	49%	1.7	1.7
BL01.04.03/LKD/R21	71%	70%	3.3	3.5
BL01.04.03/Bed/R22	100%	100%	0.6	0.7
BL01.04.03/Bed/R31	36%	35%	1.4	1.4
BL01.04.04/LKD/R25	83%	84%	0.7	0.7
BL01.04.04/Bed/R23	98%	98%	2.2	2.2
BL01.04.04/Bed/R24	100%	100%	2.6	2.6
BL01.04.05/Living/R28	100%	100%	1	1
BL01.04.05/KD/R27	25%	25%	0	0
BL01.04.05/Bed/R32	100%	100%	0	0

Reference*	Daylight factor area achieved (%) Winter	Daylight factor area achieved (%) Summer	Sunlight exposure (hours) Minimum	Sunlight exposure (hours) Maximum
BL01.04.05/Bed/R33	100%	100%	0	0
BL01.04.05/Bed/R35	100%	100%	0	0
BL01.04.06/LKD/R37	54%	54%	0.7	0.7
BL01.04.06/Bed/R36	100%	100%	0	0
BL01.04.06/Bed/R34	37%	37%	0.1	0.1
BL01.04.07/LKD/R38	100%	100%	1.3	1.3
BL01.04.07/Bed/R43	55%	54%	1.1	1.1
BL01.04.08/Living/R42	97%	98%	5.2	5.2
BL01.04.08/KD/R44	5%	0%	1.5	1.5
BL01.04.08/Bed/R39	100%	100%	0	0
BL01.04.08/Bed/R40	100%	100%	0	0
BL01.04.08/Bed/R41	100%	100%	4.5	4.5
Fifth Floor				
BL02.05.01/LKD/R8	100%	100%	6.1	6.1
BL02.05.01/Bed/R7	57%	61%	1.8	1.8
BL02.05.01/Bed/R9	100%	100%	0.6	0.6
BL02.05.02/Living/R10	100%	100%	1.7	1.7
BL02.05.02/KD/R6	5%	0%	0.2	0.2
BL02.05.02/Bed/R11	100%	100%	0.6	0.6
BL02.05.02/Bed/R12	100%	100%	0.8	0.8
BL02.05.02/Bed/R5	76%	83%	1.5	1.5
BL02.05.03/LKD/R4	53%	100%	3.4	3.4
BL02.05.03/Bed/R13	100%	100%	0.9	0.9
BL02.05.04/Living/R3	100%	100%	2.4	2.4
BL02.05.04/KD/R15	67%	97%	0.9	0.9
BL02.05.04/Bed/R14	100%	100%	1.7	1.7
BL02.05.04/Bed/R1	100%	100%	3.9	3.9
BL02.05.04/Bed/R2	83%	86%	0.2	0.2
BL01.05.01/Living/R16	100%	100%	6.5	6.5
BL01.05.01/KD/R17	44%	75%	1.2	1.2

Reference*	Daylight factor area achieved (%) Winter	Daylight factor area achieved (%) Summer	Sunlight exposure (hours) Minimum	Sunlight exposure (hours) Maximum
BL01.05.01/Bed/R26	90%	95%	6.9	6.9
BL01.05.01/Bed/R29	100%	100%	4.9	4.9
BL01.05.01/Bed/R18	100%	100%	1.4	1.4
BL01.05.02/LKD/R19	69%	100%	3.9	3.9
BL01.05.02/Bed/R20	100%	100%	1.4	1.4
BL01.05.02/Bed/R30	50%	61%	1.7	1.7
BL01.05.03/LKD/R21	71%	93%	3.7	3.7
BL01.05.03/Bed/R22	100%	100%	1.4	1.4
BL01.05.03/Bed/R31	36%	52%	1.7	1.7
BL01.05.04/LKD/R25	83%	95%	1.2	1.2
BL01.05.04/Bed/R23	98%	98%	2.2	2.2
BL01.05.04/Bed/R24	100%	100%	2.6	2.6
BL01.05.05/Living/R28	100%	100%	1	1
BL01.05.05/KD/R27	25%	24%	0	0
BL01.05.05/Bed/R32	100%	100%	0	0
BL01.05.05/Bed/R33	100%	100%	0	0
BL01.05.05/Bed/R35	100%	100%	0	0
BL01.05.06/LKD/R37	54%	72%	1.5	1.5
BL01.05.06/Bed/R36	100%	100%	0	0
BL01.05.06/Bed/R34	37%	64%	1.4	1.4
BL01.05.07/LKD/R38	100%	100%	1.3	1.3
BL01.05.07/Bed/R43	55%	82%	1.5	1.5
BL01.05.08/Living/R42	97%	100%	7.2	7.2
BL01.05.08/KD/R44	5%	1%	1.5	1.5
BL01.05.08/Bed/R39	100%	100%	0	0
BL01.05.08/Bed/R40	100%	100%	0	0
BL01.05.08/Bed/R41	100%	100%	4.7	4.7

*XXXX.XX.XX/XX/XX Flat Ref/Room Use/Room Ref

Regarding daylight in the winter, 188 out of 236 assessed rooms meet their respective target daylight factors across a minimum of 50% of the reference plane, achieving a pass

rate of 80% across the Proposed Development. Additionally, at least one habitable room within each dwelling exceeds the daylight criteria in winter.

Regarding daylight in the summer, 166 out of 236 assessed rooms meet their respective target daylight factors across a minimum of 50% of the reference plane, achieving a pass rate of 70% across the Proposed Development.

Regarding sunlight, 51 out of 66 dwellings meets the minimum requirement set by the BRE Guidelines of having at least one habitable room receive 1.5 hours of sunlight on March 21.

The 15 dwellings that fall short of the sunlight target predominately have windows within 90° of due north. The windows that face southeast and southwest are shaded by the external deck. The BRE guidelines acknowledges that windows within 90° of due north are unlikely to meet the sunlight target.

It is important to note the environmental factors that play a crucial role in building design that should be weighed alongside daylight and sunlight concerns. The rooms that fall short of their daylight and sunlight targets do so due to various factors, including the surrounding trees, aluminium external shading devices, balconies, and external deck access.

Trees provide natural shade in the summer for mitigating overheating risk and are associated with strong levels of health, well-being, and quality of life for the occupants. They also provide a buffer from the nearby roads with regards to air pollution and noise.

The air quality and noise constraints of the proximate area also mean window openings are restricted and should not be relied upon to mitigate overheating risk (see acoustic report submitted alongside this application for further details). Thus, reducing solar gain via external shading devices and balconies are required to protect occupants from current and future weather scenarios and meet the overheating policy within the London Plan (2021) and the Haringey's Key Overheating Planning Application Requirements (2021).

Furthermore, the external deck limits the daylight and sunlight received to the southeast façade. However, the deck has multiple benefits within the design, particularly by allowing cross-ventilation throughout the dwellings and providing further shading.

Overall, as daylight is more valued in the winter than the summer, the Proposed Development will receive adequate daylight within 80% of habitable rooms and adequate sunlight within 77% of dwellings. When fully considering the cumulative benefit of the proposed design to future occupants, the Proposed Development receives an acceptable amount of daylight and sunlight.

Neighbouring Properties Daylight and Sunlight Impact Summary

Please see below a written outline of the assessment and see Appendix A for the detailed table of the full daylight and sunlight results.

Henrietta House

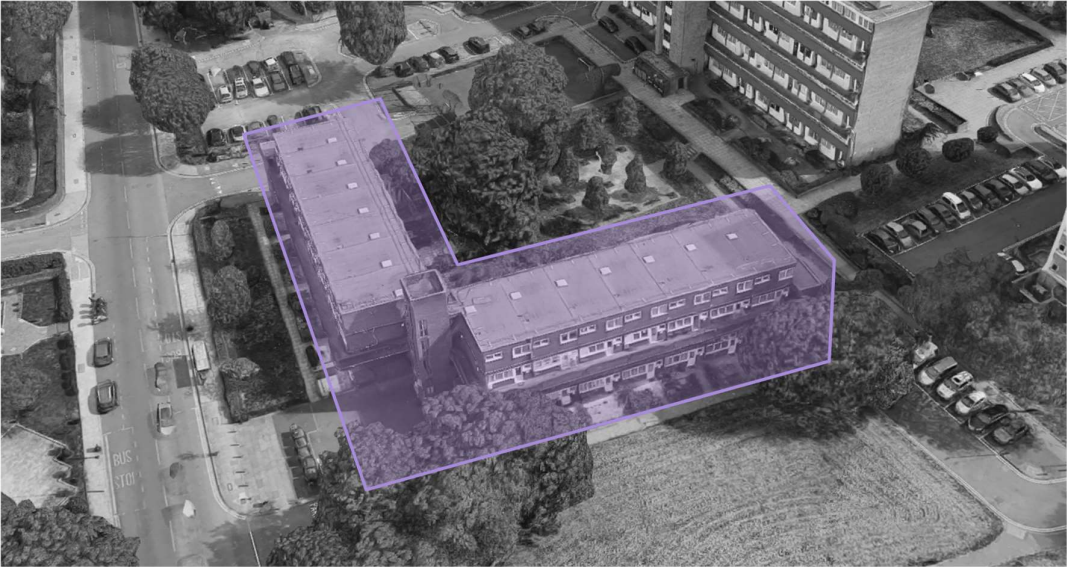


Figure 3: Aerial view of Henrietta House

Daylight

Table 5: Vertical Sky Component results for Henrietta House

Daylight test	No. of windows tested	No. of windows that meet 27% VSC target		No. of windows that meet 20% VSC target		Level of Impact		
		No.	%	No.	%	20-20.99% loss (minor)	30-30.99% loss (moderate)	>40% loss (substantial)
VSC (Existing baseline)	70	21	30%	40	56%	2	17	30
VSC (No-balcony baseline)	70	21	30%	62	89%	6	24	19

Table 6: No-skyline test for Henrietta House

Daylight test	Rooms tested	Rooms that meet BRE guidelines		No. of rooms experiencing adverse impacts		
		No.	%	20-20.99% loss	30-39.99% loss	>40% loss
Daylight distribution (Existing Baseline)	70	53	76%	2	7	8
Daylight distribution (No-balcony baseline)	70	53	76%	2	9	6

Henrietta House is located towards the south-east of the Proposed Development, providing residential accommodation across three storeys. A total of 70 windows adjoining 70 rooms were identified within Henrietta House that face the Proposed Development.

The results of the VSC analysis demonstrates that 21 out of 70 windows analysed achieve a VSC of greater than 27% and/or a relative VSC of greater than 0.8 times the existing value. Out of the 70 windows analysed, 40 windows achieve a VSC of greater than 20%.

At the room level, the daylight distribution analysis demonstrates that 53 out of 70 rooms pass the no-skyline test. Out of the 17 impacted rooms; nine are hallways, which are considered non-habitable rooms, four are kitchen/dining rooms (KDs), and four are bedrooms, as illustrated in Figure 4.



Figure 4: Illustration of impacted rooms at Henrietta House

The BRE acknowledges that balconies can obstruct the daylight received by dwellings through limiting visibility of the sky. In the event that neighbouring properties have balconies that may limit daylight access, the BRE guidelines states that an additional daylight assessment can be conducted without the balconies in place.

The results of the VSC analysis under the no-balcony scenario demonstrate an additional 20 windows achieve a VSC of 22% or higher, achieving a pass rate of 89%. Additionally, the proportion of windows and rooms experiencing a 'substantial' adverse impact on daylight decreases without the balconies in place.

Overall, no living rooms are impacted across Henrietta House, which the BRE states is where daylight is valued the most. Additionally, the design of Henrietta House contributes to its own daylight issues due to the placement of balconies.

Sunlight

Table 7: Annual Probable Sunlight Hour results for Henrietta House

Windows Tested	Windows that meet BRE guidelines for Annual Probable Sunlight Hours		Windows that meet BRE guidelines for Winter Probable Sunlight Hours	
	No.	%	No.	%
0	0	100%	0	100%

The assessed windows within Henrietta House are within 90° of due north. Therefore, the windows have not been assessed for sunlight impact and the Proposed Development will have negligible impact on the sunlight received by the occupants of Henrietta House.

Amenity Overshadowing

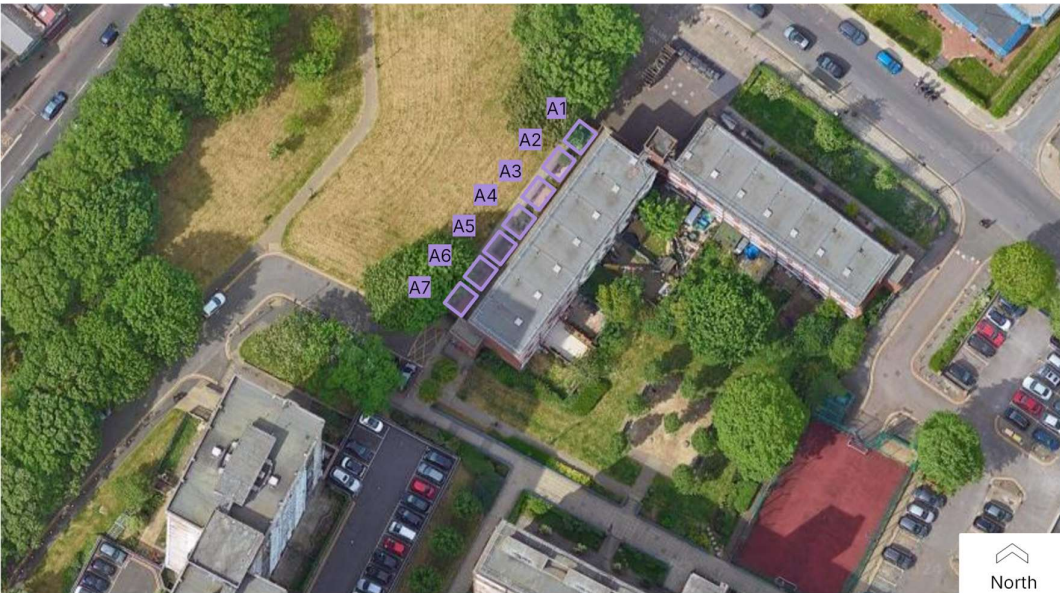


Figure 5: Garden amenity assessed at Henrietta House

Table 8: Amenity overshadowing results for Henrietta House

Amenity Ref.		Lit Area Existing	Lit Area Proposed	Relative	Meets BRE Criteria?
A1	m2	2.80	0.22	0.08	No
	%	15%	1%		
A2	m2	0.09	0.00	1.00	Yes
	%	0%	0%		
A3	m2	2.20	0.00	0.00	No
	%	11%	0%		
A4	m2	7.91	0.00	0.00	No
	%	41%	0%		
A5	m2	10.24	0.00	0.00	No
	%	53%	0%		
A6	m2	12.00	0.00	0.00	No
	%	63%	0%		
A7	m2	15.58	0.58	0.04	No
	%	81%	3%		

Seven garden amenity spaces adjoining Henrietta House were identified as within sufficient proximity of the Proposed Development to be analysed for overshadowing.

Six out of the seven amenity spaces do not receive the BRE target of at least two hours of sunlight on 21 March, or at least 0.8 times the existing value across 50% of its area, with the Proposed Development in place.

In its existing state, four out of the seven amenity spaces (A1 to A4) tested at Henrietta House receive limited sunlight due to being northwest facing spaces. Sunlight from the east to the south is blocked by Henrietta House itself and Oatfield House; thus, any obstruction to the west of property will demonstrate a significant loss of sunlight but will unlikely be felt by users of the A1 to A4 amenity spaces.

Furthermore, the occupants of Henrietta House have alternative means of sunlight via the gardens to the southeast, which the Proposed Development does not obstruct.

Therefore, the Proposed Development will have an impact on the amenity sunlight received by A5, A6, and A7, but the users of these spaces have other means of sunlight amenity to the southeast.

Oatfield House



Figure 6: Aerial view of Oatfield House

Daylight

Table 9: Vertical Sky Component results for Oatfield House

Daylight Test	No. of windows tested	No. of windows that meet 27% VSC target		No. of windows that meet 20% VSC target		Level of Impact		
		No.	%	No.	%	20-20.99% loss (minor)	30-30.99% loss (moderate)	>40% loss (substantial)
VSC (Existing baseline)	150	118	79%	127	85%	11	8	13
VSC (No-balcony baseline)	150	126	84%	146	97%	11	9	4

Table 10: No-skyline test for Oatfield House

Daylight Test	Rooms Tested	Rooms that meet BRE guidelines		No. of Rooms experiencing Adverse Impacts		
		No.	%	20-20.99% loss	30-39.99% loss	>40% loss
Daylight distribution (Existing Baseline)	119	106	89%	9	2	2
Daylight distribution (No-balcony baseline)	119	107	90%	9	1	2

Oatfield House is located to the south of the Proposed Development, providing residential accommodation across 17 stories. A total of 150 windows adjoining 119 rooms were identified within Oatfield House that may be impacted by the Proposed Development. Only dwellings on the first six stories of Oatfield House were tested, in line with the height of the Proposed Development.

The results of the VSC analysis demonstrates that 118 out of 150 windows analysed achieve a VSC of greater than 27% and/or a relative VSC of greater than 0.8 times the existing value. Additionally, out of the 150 windows analysed, 127 windows achieve a VSC of greater than 20%.

At the room level, the daylight distribution analysis demonstrates that 106 out of 119 rooms pass the no-skyline test.

Out of the 13 impacted rooms; three are assumed to be circulation spaces, which are considered to be non-habitable rooms, based on the location and size of the windows. The remaining impacted windows consist of three bedrooms, two living rooms, three kitchens, and two rooms on the ground floor with an unknown room use.

However, six of the impacted rooms, including one living room, only experience a minor adverse impact, characterised by a daylight distribution loss of 20-20.99%.



Figure 7: Illustration of the impacted rooms at Oatfield House, highlighting rooms with a minor (blue), moderate (orange), and substantial (red) adverse loss

The BRE acknowledges that balconies can obstruct the daylight received by dwellings through limiting visibility of the sky. In the event that neighbouring properties have balconies that may limit daylight access, the BRE guidelines states that an additional daylight assessment can be conducted without the balconies in place.

The results of the VSC analysis under the no-balcony scenario demonstrate that an additional 19 windows achieve a VSC of 20% or higher, achieving a pass rate of 97%. Additionally, the proportion of windows with a 'substantial' adverse impact decreases with the balconies removed.

Furthermore, the results of the daylight distribution analysis under the no-balcony scenario also demonstrate a lower proportion of rooms experiencing a 'moderate' adverse impact of daylight.

Sunlight

Table 11: Annual Probable Sunlight Hour results for Oatfield House

Windows Tested	Windows that meet BRE guidelines for Annual Probable Sunlight Hours		Windows that meet BRE guidelines for Winter Probable Sunlight Hours	
	No.	%	No.	%
12	12	100%	12	100%

Regarding sunlight, all assessed windows at Oatfield House achieve the APSH and WPSH targets, demonstrating the Proposed Development has negligible impact on the sunlight received by Oatfield House.

Amenity Overshadowing



Figure 8: Garden amenity assessed at Oatfield House

Table 12: Amenity overshadowing results for Oatfield House

Amenity Ref.		Lit Area Existing		Lit Area Proposed		Pr/Ex	Meets BRE Criteria?
A1	m2	76.00		76.00		1.00	YES
	%	100%		100%			
A2	m2	76.00		76.00		1.00	YES
	%	100%		100%			
A3	m2	75.84		75.84		1.00	YES
	%	100%		100%			
A4	m2	75.83		75.83		1.00	YES
	%	100%		100%			
A5	m2	0.06		0.06		1.00	YES
	%	2%		2%			
A6	m2	0.06		0.06		1.00	YES
	%	2%		2%			
A7	m2	0.10		0.10		1.00	YES
	%	3%		3%			
A8	m2	0.19		0.19		1.00	YES
	%	6%		6%			
A9	m2	0.06		0.06		1.00	YES
	%	2%		2%			
A10	m2	0.06		0.06		1.00	YES
	%	2%		2%			
A11	m2	0.11		0.11		1.00	YES
	%	3%		3%			

Amenity Ref.		Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria?
A12	m2	0.21	0.21	1.00	YES
	%	7%	7%		
A13	m2	0.06	0.06	1.00	YES
	%	2%	2%		
A14	m2	0.06	0.06	1.00	YES
	%	2%	2%		
A15	m2	0.11	0.11	1.00	YES
	%	4%	4%		
A16	m2	0.21	0.21	1.00	YES
	%	7%	7%		
A17	m2	0.06	0.06	1.00	YES
	%	2%	2%		
A18	m2	0.06	0.06	1.00	YES
	%	2%	2%		
A19	m2	0.11	0.11	1.00	YES
	%	4%	4%		
A20	m2	0.21	0.21	1.00	YES
	%	7%	7%		
A21	m2	0.06	0.06	1.00	YES
	%	2%	2%		
A22	m2	0.06	0.06	1.00	YES
	%	2%	2%		
A23	m2	0.11	0.11	1.00	YES
	%	4%	4%		
A24	m2	0.21	0.21	1.00	YES
	%	7%	7%		
A25	m2	0.06	0.06	1.00	YES
	%	2%	2%		
A26	m2	0.06	0.06	1.00	YES
	%	2%	2%		
A27	m2	0.11	0.11	1.00	YES
	%	4%	4%		
A28	m2	0.22	0.22	1.00	YES
	%	7%	7%		

28 amenity spaces adjoining Oatfield House were identified which were located within relevant proximity of the Proposed Development to be analysed for overshadowing. The amenity spaces consist of four garden amenity spaces and 28 balcony amenity spaces.

All 28 amenity spaces receive the BRE target of at least two hours of sunlight on 21 March, or at least 0.8 times the existing value across 50% of its area.

Therefore, the Proposed Development will have negligible impact on the amenity sunlight received by the occupants of Oatfield House.

509-529 Seven Sisters Road



Figure 9: Aerial view of 509-529 Seven Sisters Road

Daylight

Table 13: Vertical Sky Component as results for 509-529 Seven Sisters Road

Daylight Test	No. of windows tested	No. of windows that meet 27% VSC target		No. of windows that meet 20% VSC target		Level of Impact		
		No.	%	No.	%	20-20.99% loss (minor)	30-30.99% loss (moderate)	>40% loss (substantial)
VSC (Existing baseline)	99	88	89%	98	99%	10	1	0

Table 14: No-skyline test for 509-529 Seven Sisters Road

Rooms Tested	Rooms that meet BRE guidelines		No. of Rooms experiencing Adverse Impacts		
	No.	%	20-20.99% loss	30-39.99% loss	>40% loss
55	49	89%	4	2	0

509-529 Seven Sisters Road is located to the west of the Proposed Development, providing commercial space on the ground floor and residential accommodation on the upper floors.

A total of 99 windows adjoining 55 rooms were identified across 509-529 Seven Sisters Road that may be impacted by the Proposed Development.

The results of the VSC analysis demonstrates that 88 out of 99 windows analysed achieve a VSC of greater than 27% and/or relative VSC of greater than 0.8 times the existing value. Out of the 99 windows analysed, 98 windows achieve a VSC of greater than 20%, achieving a pass rate of 99%.

At the room level, the Daylight Distribution analysis demonstrates that 49 out of 55 rooms pass the no-skyline test.

All windows with an impacted VSC adjoin the commercial spaces on the ground floor. Additionally, five out of the six rooms with an impacted no-skyline are within the commercial spaces, which can be as they are not considered habitable rooms.

Thus, the only habitable room impacted by the Proposed Development is one bedroom within 521 Seven Sisters Road, as illustrated in Figure 10. With the Proposed Development in place, the bedroom experiences a minor adverse daylight impact, characterised by a 20-20.99% loss in lit area.

Therefore, the Proposed Development is expected to have a minor impact on the residential accommodation across 509-529 Seven Sisters Road, affecting one habitable room only.



Figure 10: Illustration of a bedroom at 521 Seven Sisters Road that is impacted by the Proposed Development

Sunlight

Table 15: Annual Probable Sunlight Hour results for 509-529 Seven Sisters Road

Windows Tested	Windows that meet BRE guidelines for Annual Probable Sunlight Hours		Windows that meet BRE guidelines for Winter Probable Sunlight Hours	
	No.	%	No.	%
99	96	97%	96	97%

96 out of 99 assessed windows across 509-529 Seven Sisters Road achieve the APSH and WPSH targets. The three impacted windows adjoin the commercial spaces on the ground floor; thus, they can be ignored under the BRE guidelines.

Overall, the Proposed Development has negligible impact on the sunlight received by the residential spaces across 509-529 Seven Sisters Road.

Woodberry Tavern



Figure 11: Aerial view of the Woodberry Tavern

Daylight

Table 16: Vertical Sky Component results for the Woodberry Tavern

Daylight Test	No. of windows tested	No. of windows that meet 27% VSC target		No. of windows that meet 20% VSC target		Level of Impact		
		No.	%	No.	%	20-20.99% loss (minor)	30-30.99% loss (moderate)	>40% loss (substantial)
VSC (Existing baseline)	4	4	100%	4	4	0	0	0

Table 17: No-sky line test for the Woodberry Tavern

Rooms Tested	Rooms that meet BRE guidelines		No. of Rooms experiencing Adverse Impacts		
	No.	%	20-20.99% loss	30-39.99% loss	>40% loss
3	3	100%	0	0	0

The Woodberry Tavern is a public house located to the south-west of the Proposed Development. A total of four windows adjoining three rooms were identified within the Woodberry Tavern that may be impacted by the Proposed Development.

The results of the VSC analysis demonstrates that all four windows analysed achieve a VSC of greater than 27% and/or relative VSC of greater than 0.8 times the existing value.

At the room level, the Daylight Distribution analysis demonstrates that all four rooms pass the no-skyline test.

Therefore, the Proposed Development will have negligible impact on the daylight within the Woodberry Tavern.

Sunlight

Table 18: Annual Probable Sunlight Hour results for the Woodberry Tavern

Windows Tested	Windows that meet BRE guidelines for Annual Probable Sunlight Hours		Windows that meet BRE guidelines for Winter Probable Sunlight Hours	
	No.	%	No.	%
0	0	100%	0	100%

The windows within the Woodberry Tavern facing the Proposed Development are within 90° of due north. Therefore, the windows have not been assessed for sunlight impact and the Proposed Development will have negligible impact on the sunlight received within the Woodberry Tavern.

Conclusion

This study assessed the on-site daylight and sunlight provision to rooms deemed habitable within the Proposed Development and the impact the Proposed Development will have on daylight and sunlight access for neighbouring properties. The report follows industry best practice guidance and the requirements of local and regional policy.

Proposed development daylight and sunlight

Regarding the daylight access within the Proposed Development, the BRE daylight targets are achieved across 80% of rooms in the winter, and 70% of rooms in the summer.

Regarding sunlight access across the Proposed Development, 77% of dwellings meet the minimum requirement of 1.5 hours of sunlight on March 21 in at least one habitable room.

It is important to note the environmental factors play a crucial role in building design that should be weighed alongside daylight and sunlight concerns. The rooms that fall short of their daylight and sunlight targets because of various design measures and site context, such as; surrounding trees, external shading devices, balconies, and external deck access.

Trees provide natural shade in the summer for mitigating overheating risk and are associated with positive impacts associated with health and well-being for future site occupants.

Additionally, solar gain is reduced significantly due to the siting of the nearby trees, the designed external shading, and the amenity balconies. This reduction in solar gain is critical to protect occupants from current and future weather scenarios and to ensure the overheating policy within the London Plan (2021) and the Haringey's Key Overheating Planning Application Requirements (2021) is met.

Overall, as daylight is more valued in the winter than the summer and when fully considering the cumulative benefit of the proposed design to future occupants, the Proposed Development receives an acceptable amount of daylight and sunlight.

Daylight impact on neighbouring properties

Regarding daylight impact to neighbouring properties, Henrietta House achieves VSC pass rate of 56%, which was improved to 89% in the no-balcony baseline. The daylight distribution analysis demonstrates a 76% across the rooms at Henrietta House. Of the 17 impacted rooms, only five rooms are habitable, consisting of four KDs and four bedrooms, all of which the BRE guidelines state are to be given a lower daylight priority than living rooms.

Oatfield House achieves VSC pass rate of 85%, which was improved to 97% under the no-balcony baseline. The daylight distribution analysis demonstrates an 89% across the rooms at Oatfield House. Of the 13 impacted rooms, ten rooms are considered habitable,

consisting of three bedrooms, two living rooms, three kitchens, and two unknown habitable rooms. Six rooms, including the living rooms, may experience a minor adverse impact, characterised by a daylight distribution loss of 20-20.99%.

No residential habitable rooms within 509-529 Seven Sisters Road experience an impacted VSC with the Proposed Development in place. One bedroom within 521 Seven Sisters Road has an impacted no-skyline, although the room only experiences a minor adverse impact on daylight.

The results of the daylight assessments at the Woodberry Tavern demonstrate all assessed room achieve the VSC and daylight distribution targets set by the BRE guidelines.

The neighbouring properties assessment found various degrees of impact by the Proposed Development, inclusive of their existing balconies. The BRE guidance recommends testing the impact on neighbouring properties with and without their existing properties to understand the baseline daylight issues at these properties without the proposed development in place. Once these balconies are removed, the neighbouring properties experience a higher VSC pass rate. Thus, the inherent design of Henrietta House and Oatfield House contributes to the impact on daylight assessed with the Proposed Development in place.

Furthermore, no living rooms are impacted within Henrietta House nor 509-529 Seven Sisters Road and the majority of rooms that are impacted within Oatfield House only experience a minor adverse impact. Therefore, the results of this study demonstrate that impact on the daylight enjoyed by neighbouring properties is deemed acceptable.

Sunlight impact on neighbouring properties

Regarding sunlight impact to neighbouring properties, all assessed windows across Henrietta House, Oatfield House, and the Woodberry Tavern achieve the APSH and WPSH targets set out by the BRE guidelines. The three windows within 509-529 Seven Sisters Road that experience a loss of APSH and WPSH adjoin the commercial spaces on the ground floor; thus, they can be ignored by the BRE guidelines.

Therefore, the Proposed Development meets the BRE guidelines regarding APSH and WPSH.

Overshadowing impact on neighbouring properties

Regarding overshadowing impact to neighbouring amenity, all garden and balcony amenity spaces assessed across Oatfield House meets the minimum sunlight hours required with the Proposed Development in place. Six out of the seven amenity spaces assessed at Henrietta House do not receive the minimum sunlight hours with the Proposed Development in place.

However, in its existing state, four out of the seven amenity spaces tested at Henrietta House receive limited sunlight due to being northwest facing spaces. Sunlight from the

east to the south is blocked by its own building mass and Oatfield House; thus, any obstruction to the west of Henrietta House will demonstrate a significant loss of sunlight but will unlikely be felt by occupants. Furthermore, the occupants of Henrietta House have alternative means of sunlight via the gardens to the southeast, which does not have obstructed sunlight with the Proposed Development in place.

Therefore, as the Proposed Development solely impacts amenity spaces within 90° of due north, which already receive low sunlight in the existing scenario, the overshadowing impact from the Proposed Development is deemed acceptable.

Overall, the Proposed Development achieves the BRE guidelines, where possible. Where impact occurs, this is deemed to be at an acceptable level based on the dense urban context of the site and the wider need for affordable housing and to maximise the value of the site.

Appendix A – Detailed Results Table

Table 19: Detailed results table

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
509-529 Seven Sisters Road															
R1	W1	Ground	Commercial-Shop	34.02	25.38	0.75	10.94	10.26	0.94	58	42.00	0.72	18	12.00	0.67
R2	W2	Ground	Commercial-Shop	29.47	21.74	0.74	14.00	14.00	1.00	55	44.00	0.8	17	12.00	0.71
	W3	Ground		32.12	24.11	0.75				51	38.00	0.75	12	8.00	0.67
R3	W4	Ground	Commercial-Shop	33.36	25.34	0.76	25.55	25.53	1.00	60	46.00	0.77	17	12.00	0.71
R4	W5	Ground	Commercial-Shop	33.42	25.95	0.78	4.48	4.48	1.00	29	20.00	0.69	9	5.00	0.56
R5	W6	Ground	Commercial-Shop	32.96	25.25	0.77	25.55	25.55	1.00	59	47.00	0.8	15	10.00	0.67
R6	W7	Ground	Commercial-Shop	32.94	25.52	0.77	4.67	4.67	1.00	39	30.00	0.77	6	2.00	0.33
R7	W8	Ground	Commercial-Shop	32.61	25.05	0.77	23.77	23.34	0.98	58	47.00	0.81	14	10.00	0.71
	W9	Ground		15.58	12.7	0.82				30	27.00	0.9	9	7.00	0.78
	W10	Ground		16.95	11.94	0.70				26	19.00	0.73	3	0.00	0.00
R8	W11	Ground	Commercial-Shop	31.84	24.75	0.78	25.23	25.15	1.00	56	47.00	0.84	14	11.00	0.79
R9	W12	Ground	Commercial-Shop	31.49	24.69	0.78	16.71	15.28	0.91	52	40.00	0.77	13	10.00	0.77
R10	W13	Ground	Commercial-Shop	31.47	25.13	0.80	4.45	3.74	0.84	26	15.00	0.58	5	3.00	0.6
R11	W14	Ground	Commercial-Shop	31.2	24.87	0.80	4.26	2.95	0.69	38	28.00	0.74	6	5.00	0.83
R12	W15	Ground	Commercial-Shop	30.8	24.61	0.80	40.46	25.46	0.63	56	45.00	0.8	15	14.00	0.93
R13	W16	Ground	Commercial-Shop	30.51	25.17	0.82	29.72	22.94	0.77	55	45.00	0.82	17	15.00	0.88
R14	W17	Ground	Commercial-Shop	30.54	25.6	0.84	3.21	2.59	0.81	40	33.00	0.83	9	8.00	0.89
R15	W18	Ground	Commercial-Shop	30.48	25.61	0.84	3.10	2.58	0.83	40	32.00	0.8	9	8.00	0.89
R16	W19	Ground	Commercial-Shop	30.22	25.28	0.84	29.71	23.29	0.78	42	34.00	0.81	10	9.00	0.9
	W20	Ground		30.17	25.47	0.84				54	47.00	0.87	17	16.00	0.94
R17	W21	Ground	Commercial-Shop	29.97	25.64	0.86	38.06	28.72	0.75	53	44.00	0.83	15	15.00	1.00

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
R18	W22	Ground	Commercial-Shop	29.99	26.03	0.87	2.35	2.35	1.00	34	27.00	0.79	9	9.00	1.00
R19	W23	Ground	Commercial-Shop	29.81	25.91	0.87	2.60	2.60	1.00	37	30.00	0.81	8	8.00	1.00
R20	W24	Ground	Commercial-Shop	29.5	25.73	0.87	38.62	32.00	0.83	50	41.00	0.82	14	14.00	1.00
	W25	Ground		29.17	25.53	0.88				35	28.00	0.8	6	6.00	1.00
R21	W26	Ground	Commercial-Shop	28.99	25.62	0.88	30.01	25.64	0.85	48	40.00	0.83	13	13.00	1.00
R22	W27	Ground	Commercial-Shop	28.89	25.8	0.89	2.62	2.62	1.00	30	24.00	0.8	7	7.00	1.00
R1	W1	First	Unknown	34.81	27.74	0.80	8.43	8.40	1.00	58	47.00	0.81	17	13.00	0.76
	W2	First		34.68	27.8	0.80				54	43.00	0.8	14	10.00	0.71
R2	W3	First	Unknown	34.31	27.59	0.80	13.99	13.97	1.00	58	49.00	0.84	17	14.00	0.82
	W4	First		33.71	27.08	0.80				55	48.00	0.87	15	13.00	0.87
R3	W5	First	Unknown	34.27	27.75	0.81	15.09	15.09	1.00	40	36.00	0.9	9	7.00	0.78
	W6	First		34.25	27.76	0.81				51	43.00	0.84	12	9.00	0.75
	W7	First		34.16	27.7	0.81				36	31.00	0.86	6	4.50	0.75
R4	W8	First	Unknown	33.94	27.57	0.81	15.03	15.02	1.00	39	34.00	0.87	8	5.00	0.63
	W9	First		33.86	27.56	0.81				50	42.00	0.84	11	8.00	0.73
	W10	First		33.79	27.5	0.81				35	31.00	0.89	5	3.00	0.6
R5	W11	First	Unknown	33.51	27.35	0.82	20.68	19.14	0.93	33	28.00	0.85	4	2.40	0.6
	W12	First		33.45	27.38	0.82				49	41.00	0.84	10	7.00	0.7
	W13	First		33.36	27.32	0.82				33	28.00	0.85	4	2.80	0.7
R6	W14	First	Unknown	32.89	27.26	0.83	7.75	5.75	0.74	35	31.00	0.89	6	2.00	0.33
R7	W15	First	Unknown	32.81	27.19	0.83	15.21	14.41	0.95	50	44.00	0.88	11	8.00	0.73
	W16	First		32.69	27.06	0.83				35	32.00	0.91	6	3.00	0.5
R8	W17	First	Unknown	32.39	26.88	0.83	21.74	19.03	0.88	38	34.00	0.89	10	7.00	0.7
	W18	First		32.32	26.88	0.83				50	42.00	0.84	12	9.00	0.75
	W19	First		32.23	26.86	0.83				35	30.00	0.86	6	4.00	0.7

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
R9	W20	First	Unknown	31.93	26.89	0.84	21.69	19.31	0.89	38	34.00	0.89	10	2.80	0.8
	W21	First		31.86	26.97	0.85				50	44.00	0.88	12	10.00	0.83
	W22	First		31.79	27.01	0.85				36	31.00	0.86	7	5.00	0.71
R10	W23	First	Unknown	31.65	27.32	0.86	21.55	18.72	0.87	38	35.00	0.92	9	8.00	0.89
	W24	First		31.61	27.41	0.87				49	45.00	0.92	12	11.00	0.92
	W25	First		31.51	27.37	0.87				35	32.00	0.91	7	6.00	0.86
R11	W26	First	Unknown	31.36	27.43	0.87	21.51	18.60	0.86	38	34.00	0.89	10	9.00	0.9
	W27	First		31.32	27.44	0.88				50	45.00	0.9	13	12.00	0.92
	W28	First		31.26	27.43	0.88				35	31.00	0.89	8	7.00	0.88
R12	W29	First	Unknown	31.11	27.51	0.88	8.32	8.32	1.00	35	32.00	0.91	7	7.00	1.00
	W30	First		31.08	27.58	0.89				48	43.00	0.9	12	12.00	1.00
R13	W31	First	Unknown	30.99	27.56	0.89	4.87	4.86	1.00	34	30.00	0.88	7	7.00	1.00
R14	W32	First	Unknown	30.82	27.64	0.90	4.82	4.82	1.00	34	30.00	0.88	7	7.00	1.00
R15	W33	First	Unknown	30.77	27.69	0.90	8.39	8.39	1.00	48	42.00	0.88	12	12.00	1.00
	W34	First		30.69	27.66	0.90				34	30.00	0.88	7	7.00	1.00
R16	W35	First	Unknown	30.49	27.66	0.91	13.84	13.06	0.94	33	30.00	0.91	7	7.00	1.00
	W36	First		30.43	27.68	0.91				47	42.00	0.89	12	12.00	1.00
R17	W37	First	Unknown	30.3	27.61	0.91	4.37	4.37	1.00	33	30.00	0.91	7	7.00	1.00
R1	W1	Second	Unknown	34.93	29.64	0.85	14.70	14.65	1.00	41	37.00	0.9	10	8.00	0.80
	W2	Second		34.92	29.7	0.85				52	46.00	0.88	13	10.00	0.77
	W3	Second		34.81	29.58	0.85				36	31.00	0.86	6	3.60	0.60
R2	W4	Second	Unknown	34.62	29.43	0.85	14.71	14.60	0.99	39	34.00	0.87	8	5.00	0.63
	W5	Second		34.56	29.46	0.85				51	45.00	0.88	12	9.00	0.75
	W6	Second		34.47	29.35	0.85				36	32.00	0.89	6	4.00	0.67
R3	W7	Second	Unknown	34.17	29.14	0.85	20.81	18.80	0.90	35	31.00	0.89	6	4.00	0.67

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
	W8	Second		34.17	29.23	0.86				51	46.00	0.9	12	10.00	0.83
	W9	Second		34.04	29.14	0.86				35	32.00	0.91	6	4.00	0.67
R4	W12	Second	Unknown	33.73	29.42	0.87	5.71	5.70	1.00	37	34.00	0.92	8	5.00	0.63
R5	W13	Second	Unknown	33.59	29.23	0.87	14.82	14.68	0.99	51	48.00	0.94	12	10.00	0.83
	W14	Second		33.52	29.23	0.87				36	34.00	0.94	7	5.00	0.71
R6	W15	Second	Unknown	33.17	28.86	0.87	21.72	20.14	0.93	38	35.00	0.92	10	8.00	0.8
	W16	Second		33.14	28.92	0.87				50	46.00	0.92	12	10.00	0.83
	W17	Second		33.01	28.81	0.87				35	30.00	0.86	6	4.20	0.7
R7	W18	Second	Unknown	32.72	28.73	0.88	21.69	20.01	0.92	41	37.00	0.9	12	10.00	0.83
	W19	Second		32.69	28.85	0.88				52	47.00	0.9	13	11.00	0.85
	W20	Second		32.57	28.8	0.88				37	32.00	0.86	7	5.00	0.71
R8	W21	Second	Unknown	32.4	28.97	0.89	21.51	19.11	0.89	39	36.00	0.92	9	8.00	0.89
	W22	Second		32.4	29.1	0.90				50	47.00	0.94	12	11.00	0.92
	W23	Second		32.33	29.01	0.90				36	33.00	0.92	7	6.00	0.86
R9	W24	Second	Unknown	32.16	29.00	0.90	21.50	19.09	0.89	39	36.00	0.92	10	9.00	0.9
	W25	Second		32.18	29.11	0.90				51	47.00	0.92	13	12.00	0.92
	W26	Second		32.1	29.05	0.90				36	33.00	0.92	8	7.00	0.88
R10	W27	Second	Unknown	31.98	29.09	0.91	8.35	8.30	0.99	35	33.00	0.94	7	7.00	1.00
	W28	Second		31.97	29.18	0.91				48	45.00	0.94	12	12.00	1.00
R11	W29	Second	Unknown	31.9	29.13	0.91	4.46	4.41	0.99	34	32.00	0.94	7	7.00	1.00
R12	W30	Second	Unknown	31.78	29.2	0.92	4.31	4.31	1.00	35	33.00	0.94	7	7.00	1.00
R13	W31	Second	Unknown	31.79	29.32	0.92	8.44	8.44	1.00	49	46.00	0.94	12	12.00	1.00
	W32	Second		31.71	29.25	0.92				35	33.00	0.94	7	7.00	1.00
R14	W33	Second	Unknown	31.58	29.28	0.93	13.64	12.76	0.94	35	34.00	0.97	8	8.00	1.00
	W34	Second		31.62	29.39	0.93				49	47.00	0.96	13	13.00	1.00

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
R15	W35	Second	Unknown	31.49	29.29	0.93	3.97	3.96	1.00	35	34.00	0.97	8	8.00	1.00
R16	W10	Second	Unknown	33.17	28.53	0.86	22.21	20.66	0.93	47	45.00	0.96	11	10.00	0.91
	W11	Second		33.61	29.01	0.86				46	43.00	0.93	10	8.00	0.80
Woodberry Tavern															
R1	W1	Ground	Unknown	17.03	15.9	0.93	3.49	3.49	1.00	*North	*North	*North	*North	*North	*North
R1	W1	First	Unknown	33.21	30.21	0.91	14.84	14.84	1.00	*North	*North	*North	*North	*North	*North
	W2			33.4	30.47	0.91				*North	*North	*North	*North	*North	*North
R2	W3	First	Unknown	27.04	24.44	0.90	3.71	3.71	1.00	*North	*North	*North	*North	*North	*North
Henrietta House															
R1	W1	Ground	KD	34.39	13.36	0.39	13.41	7.36	0.55	*North	*North	*North	*North	*North	*North
R2	W2	Ground	Hallway	34.76	14.29	0.41	5.15	2.35	0.46	*North	*North	*North	*North	*North	*North
R3	W3	Ground	WC	33.19	13.84	0.42	1.01	1.01	1.00	*North	*North	*North	*North	*North	*North
R4	W4	Ground	KD	33.72	15.11	0.45	13.33	7.99	0.60	*North	*North	*North	*North	*North	*North
R5	W5	Ground	Hallway	34.34	16.27	0.47	5.15	2.36	0.46	*North	*North	*North	*North	*North	*North
R6	W6	Ground	WC	32.88	15.84	0.48	1.03	1.03	1.00	*North	*North	*North	*North	*North	*North
R7	W7	Ground	KD	33.22	16.76	0.50	13.36	9.15	0.68	*North	*North	*North	*North	*North	*North
R8	W8	Ground	Hallway	33.83	17.71	0.52	5.14	2.20	0.43	*North	*North	*North	*North	*North	*North
R9	W9	Ground	WC	32.22	17.08	0.53	1.09	1.09	1.00	*North	*North	*North	*North	*North	*North
R10	W10	Ground	KD	32.95	18.29	0.56	13.36	10.59	0.79	*North	*North	*North	*North	*North	*North
R11	W11	Ground	Hallway	33.51	19.11	0.57	5.13	2.29	0.45	*North	*North	*North	*North	*North	*North
R12	W12	Ground	WC	31.94	18.49	0.58	1.10	1.10	1.00	*North	*North	*North	*North	*North	*North
R13	W13	Ground	KD	32.8	19.67	0.60	13.27	12.25	0.92	*North	*North	*North	*North	*North	*North
R14	W14	Ground	Hallway	33.37	20.47	0.61	5.14	3.57	0.69	*North	*North	*North	*North	*North	*North
R15	W15	Ground	WC	31.96	19.81	0.62	1.07	1.07	1.00	*North	*North	*North	*North	*North	*North
R16	W16	Ground	KD	32.42	20.58	0.63	13.28	13.16	0.99	*North	*North	*North	*North	*North	*North

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
R17	W17	Ground	Hallway	32.93	21.17	0.64	5.15	4.72	0.92	*North	*North	*North	*North	*North	*North
R18	W18	Ground	WC	31.56	20.43	0.65	1.01	1.01	1.00	*North	*North	*North	*North	*North	*North
R19	W19	Ground	KD	31.93	20.95	0.66	13.28	13.28	1.00	*North	*North	*North	*North	*North	*North
R20	W20	Ground	Hallway	30.11	19.34	0.64	5.13	4.93	0.96	*North	*North	*North	*North	*North	*North
R21	W21	Ground	WC	22.55	14.51	0.64	1.06	1.06	1.00	*North	*North	*North	*North	*North	*North
R1	W1	First	Bathroom	10.6	0.83	0.08	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R2	W2	First	Bedroom	15.49	2.88	0.19	12.51	5.39	0.43	*North	*North	*North	*North	*North	*North
R3	W3	First	Bathroom	10.21	0.65	0.06	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R4	W4	First	Bedroom	15.34	3.38	0.22	12.45	6.42	0.52	*North	*North	*North	*North	*North	*North
R5	W5	First	Bathroom	10.82	0.94	0.09	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R6	W6	First	Bedroom	15.65	4.27	0.27	12.59	7.69	0.61	*North	*North	*North	*North	*North	*North
R7	W7	First	Bathroom	10.71	1.29	0.12	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R8	W8	First	Bedroom	15.51	4.88	0.31	12.58	8.93	0.71	*North	*North	*North	*North	*North	*North
R9	W9	First	Bathroom	9.86	1.47	0.15	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R10	W10	First	Bedroom	14.91	5.12	0.34	12.46	10.63	0.85	*North	*North	*North	*North	*North	*North
R11	W11	First	Bathroom	9.73	1.80	0.18	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R12	W12	First	Bedroom	14.74	5.58	0.38	12.41	12.00	0.97	*North	*North	*North	*North	*North	*North
R13	W13	First	Bathroom	9.59	1.95	0.20	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R14	W14	First	Bedroom	12.99	4.96	0.38	12.29	11.50	0.94	*North	*North	*North	*North	*North	*North
R1	W1	Second	KD	38.64	21.16	0.55	13.47	10.73	0.80	*North	*North	*North	*North	*North	*North
R2	W2	Second	Hallway	38.51	21.82	0.57	5.14	3.51	0.68	*North	*North	*North	*North	*North	*North
R3	W3	Second	WC	38.6	23.30	0.60	1.28	1.28	1.00	*North	*North	*North	*North	*North	*North
R4	W4	Second	KD	38.5	24.03	0.62	13.47	10.86	0.81	*North	*North	*North	*North	*North	*North
R5	W5	Second	Hallway	38.34	24.36	0.64	5.14	3.54	0.69	*North	*North	*North	*North	*North	*North
R6	W6	Second	WC	38.44	25.63	0.67	1.30	1.30	1.00	*North	*North	*North	*North	*North	*North

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
R7	W7	Second	KD	37.87	25.60	0.68	13.47	11.11	0.83	*North	*North	*North	*North	*North	*North
R8	W8	Second	Hallway	37.64	25.63	0.68	5.14	3.26	0.63	*North	*North	*North	*North	*North	*North
R9	W9	Second	WC	36.48	25.50	0.70	1.24	1.24	1.00	*North	*North	*North	*North	*North	*North
R10	W10	Second	KD	37.65	27.04	0.72	13.47	12.00	0.89	*North	*North	*North	*North	*North	*North
R11	W11	Second	Hallway	37.38	26.89	0.72	5.13	3.26	0.64	*North	*North	*North	*North	*North	*North
R12	W12	Second	WC	36.25	26.72	0.74	1.25	1.25	1.00	*North	*North	*North	*North	*North	*North
R13	W13	Second	KD	37.77	28.44	0.75	13.47	13.20	0.98	*North	*North	*North	*North	*North	*North
R14	W14	Second	Hallway	37.55	28.29	0.75	5.15	4.11	0.80	*North	*North	*North	*North	*North	*North
R15	W15	Second	WC	37.62	29.11	0.77	1.33	1.33	1.00	*North	*North	*North	*North	*North	*North
R16	W16	Second	KD	37.4	29.06	0.78	13.47	13.45	1.00	*North	*North	*North	*North	*North	*North
R17	W17	Second	Hallway	37.13	28.74	0.77	5.15	4.75	0.92	*North	*North	*North	*North	*North	*North
R18	W18	Second	WC	37.2	29.44	0.79	1.28	1.28	1.00	*North	*North	*North	*North	*North	*North
R19	W19	Second	KD	36.89	29.18	0.79	13.47	13.47	1.00	*North	*North	*North	*North	*North	*North
R20	W20	Second	Hallway	34.66	27.00	0.78	5.13	4.94	0.96	*North	*North	*North	*North	*North	*North
R21	W21	Second	WC	28.58	23.07	0.81	1.33	1.33	1.00	*North	*North	*North	*North	*North	*North
R1	W1	Third	Bathroom	38.99	23.91	0.61	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R2	W2	Third	Bedroom	38.88	25.43	0.65	13.02	12.62	0.97	*North	*North	*North	*North	*North	*North
R3	W3	Third	Bathroom	38.87	26.89	0.69	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R4	W4	Third	Bedroom	38.75	27.81	0.72	13.01	12.65	0.97	*North	*North	*North	*North	*North	*North
R5	W5	Third	Bathroom	37.63	27.72	0.74	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R6	W6	Third	Bedroom	38.11	28.87	0.76	12.99	12.12	0.93	*North	*North	*North	*North	*North	*North
R7	W7	Third	Bathroom	37.45	29.04	0.78	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R8	W8	Third	Bedroom	37.88	29.87	0.79	12.97	12.20	0.94	*North	*North	*North	*North	*North	*North
R9	W9	Third	Bathroom	38.29	30.97	0.81	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R10	W10	Third	Bedroom	38.06	31.01	0.81	13.02	12.87	0.99	*North	*North	*North	*North	*North	*North

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
R11	W11	Third	Bathroom	37.96	31.42	0.83	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R12	W12	Third	Bedroom	37.67	31.27	0.83	12.99	12.99	1.00	*North	*North	*North	*North	*North	*North
R13	W13	Third	Bathroom	37.49	31.44	0.84	0.00	0.00	1.00	*North	*North	*North	*North	*North	*North
R14	W14	Third	Bedroom	37.14	31.14	0.84	12.99	12.99	1.00	*North	*North	*North	*North	*North	*North
Oatfield House															
R1	W1	Ground	Unknown	35.2	19.10	0.54	12.62	11.16	0.88	*North	*North	*North	*North	*North	*North
	W2	Ground		34.86	19.76	0.57				*North	*North	*North	*North	*North	*North
R2	W3	Ground	Unknown	30.89	17.03	0.55	15.47	11.98	0.77	*North	*North	*North	*North	*North	*North
	W4	Ground		32.88	19.47	0.59				*North	*North	*North	*North	*North	*North
R3	W5	Ground	Unknown	34.7	22.57	0.65	8.29	5.93	0.72	*North	*North	*North	*North	*North	*North
R4	W6	Ground	Unknown	34.61	23.88	0.69	8.30	7.36	0.89	*North	*North	*North	*North	*North	*North
R5	W7	Ground	Unknown	32.61	22.93	0.70	15.47	13.84	0.89	*North	*North	*North	*North	*North	*North
	W8	Ground		30.59	21.59	0.71				*North	*North	*North	*North	*North	*North
R6	W9	Ground	Unknown	34.36	26.59	0.77	12.63	12.62	1.00	*North	*North	*North	*North	*North	*North
	W10	Ground		34.56	27.86	0.81				*North	*North	*North	*North	*North	*North
R7	W11	Ground	Unknown	30.77	28.04	0.91	13.25	13.25	1.00	*North	*North	*North	*North	*North	*North
	W12	Ground		31.29	28.45	0.91				*North	*North	*North	*North	*North	*North
R8	W13	Ground	Unknown	32.05	29.19	0.91	12.98	12.98	1.00	*North	*North	*North	*North	*North	*North
	W14	Ground		32.58	29.83	0.92				*North	*North	*North	*North	*North	*North
R9	W15	Ground	Unknown	33.41	31.02	0.93	9.00	9.00	1.00	*North	*North	*North	*North	*North	*North
R10	W16	Ground	Unknown	33.39	31.15	0.93	13.03	13.03	1.00	*North	*North	*North	*North	*North	*North
	W17	Ground		33.64	31.53	0.94				*North	*North	*North	*North	*North	*North
R11	W18	Ground	Unknown	33.68	31.81	0.94	13.29	13.29	1.00	*North	*North	*North	*North	*North	*North
R1	W1	First	Unknown	35.81	30.49	0.85	4.75	4.75	1.00	*North	*North	*North	*North	*North	*North
R2	W2	First	Bedroom	37.54	29.54	0.79	10.58	10.57	1.00	*North	*North	*North	*North	*North	*North

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
R3	W3	First	Bedroom	36.42	21.35	0.59	12.26	6.04	0.49	*North	*North	*North	*North	*North	*North
R4	W4	First	Living Room	16.34	5.89	0.36	15.39	12.06	0.78	*North	*North	*North	*North	*North	*North
	W5	First		13.51	3.27	0.24				*North	*North	*North	*North	*North	*North
R5	W6	First	Kitchen	36.04	25.04	0.69	8.26	6.53	0.79	*North	*North	*North	*North	*North	*North
R6	W7	First	Kitchen	36.03	25.87	0.72	8.22	5.58	0.68	*North	*North	*North	*North	*North	*North
R7	W8	First	Living Room	16.26	11.33	0.70	15.39	14.15	0.92	*North	*North	*North	*North	*North	*North
	W9	First		16.76	9.38	0.56				*North	*North	*North	*North	*North	*North
R8	W10	First	Bedroom	35.91	29.83	0.83	12.33	12.33	1.00	*North	*North	*North	*North	*North	*North
R9	W11	First	Bedroom	18.82	18.82	1.00	9.80	9.80	1.00	29.00	29.00	1.00	8.00	8.00	1.00
R10	W12	First	Unknown	22.78	22.78	1.00	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R11	W13	First	Unknown	29.48	27.47	0.93	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R12	W14	First	Unknown	19.23	17.07	0.89	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R13	W15	First	Unknown	6.82	4.81	0.71	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W16	First		33.81	31.32	0.93				*North	*North	*North	*North	*North	*North
R14	W17	First	Unknown	34.5	32.21	0.93	8.97	8.97	1.00	*North	*North	*North	*North	*North	*North
R15	W18	First	Kitchen	34.83	32.74	0.94	8.99	8.99	1.00	*North	*North	*North	*North	*North	*North
R16	W19	First	Living Room	34.91	33.03	0.95	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W20	First		10.76	10.76	1.00				15.00	15.00	1.00	4.00	4.00	1.00
R17	W21	First	Bedroom	19.38	18.47	0.95	13.12	13.12	1.00	*North	*North	*North	*North	*North	*North
R18	W22	First	Unknown	36.89	31.10	0.84	4.57	3.50	0.77	*North	*North	*North	*North	*North	*North
R1	W1	Second	Unknown	36.5	32.08	0.88	4.75	4.75	1.00	*North	*North	*North	*North	*North	*North
R2	W2	Second	Bedroom	38.2	31.42	0.82	10.58	10.57	1.00	*North	*North	*North	*North	*North	*North
R3	W3	Second	Bedroom	37.55	24.07	0.64	12.26	7.23	0.59	*North	*North	*North	*North	*North	*North
R4	W4	Second	Living Room	17.43	7.96	0.46	15.39	12.56	0.82	*North	*North	*North	*North	*North	*North
	W5	Second		14.41	4.53	0.31				*North	*North	*North	*North	*North	*North

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
R5	W6	Second	Kitchen	37.21	27.46	0.74	8.26	6.88	0.83	*North	*North	*North	*North	*North	*North
R6	W7	Second	Kitchen	37.22	28.22	0.76	8.22	6.15	0.75	*North	*North	*North	*North	*North	*North
R7	W8	Second	Living Room	17.26	12.83	0.74	15.39	14.41	0.94	*North	*North	*North	*North	*North	*North
	W9	Second		17.86	11.29	0.63				*North	*North	*North	*North	*North	*North
R8	W10	Second	Bedroom	37.16	31.85	0.86	12.33	12.33	1.00	*North	*North	*North	*North	*North	*North
R9	W11	Second	Bedroom	19.49	19.49	1.00	9.80	9.80	1.00	30.00	30.00	1.00	9.00	9.00	1.00
R10	W12	Second	Unknown	23.65	23.65	1.00	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R11	W13	Second	Unknown	30.58	28.83	0.94	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R12	W14	Second	Unknown	20.25	18.37	0.91	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R13	W15	Second	Unknown	7.05	5.30	0.75	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W16	Second		35.05	32.89	0.94				*North	*North	*North	*North	*North	*North
R14	W17	Second	Unknown	35.77	33.79	0.94	8.97	8.97	1.00	*North	*North	*North	*North	*North	*North
R15	W18	Second	Kitchen	36.12	34.33	0.95	8.99	8.99	1.00	*North	*North	*North	*North	*North	*North
R16	W19	Second	Living Room	36.23	34.62	0.96	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W20	Second		11.39	11.39	1.00				17.00	17.00	1.00	6.00	6.00	1.00
R17	W21	Second	Bedroom	20.48	19.70	0.96	13.12	13.12	1.00	*North	*North	*North	*North	*North	*North
R18	W22	Second	Unknown	37.69	32.78	0.87	4.64	3.57	0.77	*North	*North	*North	*North	*North	*North
R1	W1	Third	Unknown	37.08	33.60	0.91	4.75	4.75	1.00	*North	*North	*North	*North	*North	*North
R2	W2	Third	Bedroom	38.78	33.30	0.86	10.58	10.58	1.00	*North	*North	*North	*North	*North	*North
R3	W3	Third	Bedroom	38.58	27.15	0.70	12.26	9.29	0.76	*North	*North	*North	*North	*North	*North
R4	W4	Third	Living Room	18.43	10.34	0.56	15.39	13.40	0.87	*North	*North	*North	*North	*North	*North
	W5	Third		15.23	6.67	0.44				*North	*North	*North	*North	*North	*North
R5	W6	Third	Kitchen	38.3	30.09	0.79	8.26	7.47	0.90	*North	*North	*North	*North	*North	*North
R6	W7	Third	Kitchen	38.31	30.75	0.80	8.22	7.05	0.86	*North	*North	*North	*North	*North	*North
R7	W8	Third	Living Room	18.2	14.40	0.79	15.39	14.79	0.96	*North	*North	*North	*North	*North	*North

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
	W9	Third		18.87	13.33	0.71				*North	*North	*North	*North	*North	*North
R8	W10	Third	Bedroom	38.33	33.90	0.88	12.33	12.33	1.00	*North	*North	*North	*North	*North	*North
R9	W11	Third	Bedroom	20.13	20.13	1.00	9.80	9.80	1.00	30.00	30.00	1.00	9.00	9.00	1.00
R10	W12	Third	Unknown	24.46	24.46	1.00	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R11	W13	Third	Unknown	31.62	30.14	0.95	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R12	W14	Third	Unknown	21.22	19.64	0.93	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R13	W15	Third	Unknown	7.26	5.80	0.80	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W16	Third		36.21	34.41	0.95				*North	*North	*North	*North	*North	*North
R14	W17	Third	Unknown	36.94	35.31	0.96	8.97	8.97	1.00	*North	*North	*North	*North	*North	*North
R15	W18	Third	Kitchen	37.32	35.84	0.96	8.99	8.99	1.00	*North	*North	*North	*North	*North	*North
R16	W19	Third	Living Room	37.47	36.13	0.96	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W20	Third		11.97	11.97	1.00				17.00	17.00	1.00	6.00	6.00	1.00
R17	W21	Third	Bedroom	21.51	20.85	0.97	13.12	13.12	1.00	*North	*North	*North	*North	*North	*North
R18	W22	Third	Unknown	38.41	34.43	0.90	4.89	3.87	0.79	*North	*North	*North	*North	*North	*North
R1	W1	Fourth	Unknown	37.36	34.84	0.93	4.75	4.75	1.00	*North	*North	*North	*North	*North	*North
R2	W2	Fourth	Bedroom	39.12	35.05	0.90	10.58	10.58	1.00	*North	*North	*North	*North	*North	*North
R3	W3	Fourth	Bedroom	39.39	30.49	0.77	12.26	11.90	0.97	*North	*North	*North	*North	*North	*North
R4	W4	Fourth	Living Room	19.27	12.89	0.67	15.39	15.02	0.98	*North	*North	*North	*North	*North	*North
	W5	Fourth		15.87	9.22	0.58				*North	*North	*North	*North	*North	*North
R5	W6	Fourth	Kitchen	39.16	32.81	0.84	8.26	8.26	1.00	*North	*North	*North	*North	*North	*North
R6	W7	Fourth	Kitchen	39.19	33.34	0.85	8.22	8.22	1.00	*North	*North	*North	*North	*North	*North
R7	W8	Fourth	Living Room	19.01	15.99	0.84	15.39	15.35	1.00	*North	*North	*North	*North	*North	*North
	W9	Fourth		19.73	15.39	0.78				*North	*North	*North	*North	*North	*North
R8	W10	Fourth	Bedroom	39.26	35.85	0.91	12.33	12.33	1.00	*North	*North	*North	*North	*North	*North
R9	W11	Fourth	Bedroom	20.5	20.50	1.00	9.80	9.80	1.00	30.00	30.00	1.00	9.00	9.00	1.00

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
R10	W12	Fourth	Unknown	25.11	25.11	1.00	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R11	W13	Fourth	Unknown	32.46	31.28	0.96	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R12	W14	Fourth	Unknown	22.02	20.78	0.94	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R13	W15	Fourth	Unknown	7.42	6.28	0.85	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W16	Fourth		37.14	35.72	0.96				*North	*North	*North	*North	*North	*North
R14	W17	Fourth	Unknown	37.86	36.59	0.97	8.97	8.97	1.00	*North	*North	*North	*North	*North	*North
R15	W18	Fourth	Kitchen	38.25	37.10	0.97	8.99	8.99	1.00	*North	*North	*North	*North	*North	*North
R16	W19	Fourth	Living Room	38.45	37.41	0.97	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W20	Fourth		12.25	12.25	1.00				17.00	17.00	1.00	6.00	6.00	1.00
R17	W21	Fourth	Bedroom	22.4	21.87	0.98	13.12	13.12	1.00	*North	*North	*North	*North	*North	*North
R18	W22	Fourth	Unknown	38.95	35.91	0.92	4.90	4.03	0.82	*North	*North	*North	*North	*North	*North
R1	W1	Fifth	Unknown	37.42	35.85	0.96	4.75	4.75	1.00	*North	*North	*North	*North	*North	*North
R2	W2	Fifth	Bedroom	39.18	36.57	0.93	10.58	10.58	1.00	*North	*North	*North	*North	*North	*North
R3	W3	Fifth	Bedroom	39.57	33.86	0.86	12.26	12.26	1.00	*North	*North	*North	*North	*North	*North
R4	W4	Fifth	Living Room	19.48	15.35	0.79	15.39	15.39	1.00	*North	*North	*North	*North	*North	*North
	W5	Fifth		15.95	11.70	0.73				*North	*North	*North	*North	*North	*North
R5	W6	Fifth	Kitchen	39.39	35.35	0.90	8.26	8.26	1.00	*North	*North	*North	*North	*North	*North
R6	W7	Fifth	Kitchen	39.42	35.71	0.91	8.22	8.22	1.00	*North	*North	*North	*North	*North	*North
R7	W8	Fifth	Living Room	19.3	17.31	0.90	15.39	15.39	1.00	*North	*North	*North	*North	*North	*North
	W9	Fifth		19.98	17.16	0.86				*North	*North	*North	*North	*North	*North
R8	W10	Fifth	Bedroom	39.54	37.38	0.95	12.33	12.33	1.00	*North	*North	*North	*North	*North	*North
R9	W11	Fifth	Bedroom	20.67	20.67	1.00	9.80	9.80	1.00	30.00	30.00	1.00	9.00	9.00	1.00
R10	W12	Fifth	Unknown	25.38	25.38	1.00	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R11	W13	Fifth	Unknown	32.75	32.00	0.98	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R12	W14	Fifth	Unknown	22.28	21.49	0.96	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
R13	W15	Fifth	Unknown	7.43	6.70	0.90	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W16	Fifth		37.48	36.57	0.98				*North	*North	*North	*North	*North	*North
R14	W17	Fifth	Unknown	38.19	37.38	0.98	8.97	8.97	1.00	*North	*North	*North	*North	*North	*North
R15	W18	Fifth	Kitchen	38.59	37.85	0.98	8.99	8.99	1.00	*North	*North	*North	*North	*North	*North
R16	W19	Fifth	Living Room	38.84	38.16	0.98	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W20	Fifth		12.34	12.34	1.00				17.00	17.00	1.00	6.00	6.00	1.00
R17	W21	Fifth	Bedroom	22.7	22.37	0.99	13.12	13.12	1.00	*North	*North	*North	*North	*North	*North
R18	W22	Fifth	Unknown	39.04	36.99	0.95	4.90	4.46	0.91	*North	*North	*North	*North	*North	*North
R1	W1	Sixth	Unknown	37.46	36.77	0.98	4.75	4.75	1.00	*North	*North	*North	*North	*North	*North
R2	W2	Sixth	Bedroom	39.21	38.00	0.97	10.58	10.58	1.00	*North	*North	*North	*North	*North	*North
R3	W3	Sixth	Bedroom	39.61	37.00	0.93	12.26	12.26	1.00	*North	*North	*North	*North	*North	*North
R4	W4	Sixth	Living Room	19.5	17.55	0.90	15.39	15.39	1.00	*North	*North	*North	*North	*North	*North
	W5	Sixth		15.95	13.99	0.88				*North	*North	*North	*North	*North	*North
R5	W6	Sixth	Kitchen	39.5	37.66	0.95	8.26	8.26	1.00	*North	*North	*North	*North	*North	*North
R6	W7	Sixth	Kitchen	39.53	37.84	0.96	8.22	8.22	1.00	*North	*North	*North	*North	*North	*North
R7	W8	Sixth	Living Room	19.33	18.36	0.95	15.39	15.39	1.00	*North	*North	*North	*North	*North	*North
	W9	Sixth		20	18.66	0.93				*North	*North	*North	*North	*North	*North
R8	W10	Sixth	Bedroom	39.6	38.61	0.98	12.33	12.33	1.00	*North	*North	*North	*North	*North	*North
R9	W11	Sixth	Bedroom	20.7	20.70	1.00	9.80	9.80	1.00	30.00	30.00	1.00	9.00	9.00	1.00
R10	W12	Sixth	Unknown	25.4	25.40	1.00	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R11	W13	Sixth	Unknown	32.78	32.42	0.99	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R12	W14	Sixth	Unknown	21.08	20.73	0.98	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
R13	W15	Sixth	Unknown	7.17	6.84	0.95	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W16	Sixth		37.51	37.08	0.99				*North	*North	*North	*North	*North	*North
R14	W17	Sixth	Unknown	38.22	37.84	0.99	8.97	8.97	1.00	*North	*North	*North	*North	*North	*North

Room ref	Window Ref	Floor	Room use	Vertical Sky Component Test			No-sky line test			APSH			WPSH		
				Existing %	Proposed %	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative	Existing	Proposed	Relative
R15	W18	Sixth	Kitchen	38.62	38.28	0.99	8.99	8.99	1.00	*North	*North	*North	*North	*North	*North
R16	W19	Sixth	Living Room	38.87	38.55	0.99	13.09	13.09	1.00	*North	*North	*North	*North	*North	*North
	W20	Sixth		11.87	11.87	1.00				17.00	17.00	1.00	6.00	6.00	1.00
R17	W21	Sixth	Bedroom	21.47	21.32	0.99	13.12	13.12	1.00	*North	*North	*North	*North	*North	*North
R18	W22	Sixth	Unknown	39.09	37.98	0.97	4.90	4.90	1.00	*North	*North	*North	*North	*North	*North

Appendix B – Neighbouring Property Floor Plan

Table 20: References of the floor plans of the neighbouring properties

Property	Floor plan references
Flat 16 Henrietta House	Rightmove https://www.rightmove.co.uk/house-prices/details/england-52685516-57252840?s=c35b4397d210459e2008477f339b2221979f993cd0688de6948f0219572fa11f#/floorplan
Flat 8 Oatfield House	Zoopla https://www.zoopla.co.uk/property/uprn/100021213654/?design=variation
Flat 32 Oatfield House	Zoopla https://www.zoopla.co.uk/property/uprn/100021213680/?design=variation
507 Seven Sisters Road	Haringey planning reference HGY/2014/3129 HGY/2012/1200
509 Seven Sisters Road	Haringey planning reference HGY/2013/0738
511 Seven Sisters Road	Haringey planning reference HGY/2017/0682
513 Seven Sisters Road	Haringey planning reference HGY/2003/0557
515 Seven Sisters Road	Haringey planning reference HGY/2005/2338
517 Seven Sisters Road	Haringey planning reference HGY/2020/0456
521 Seven Sisters Road	Haringey planning reference HGY/2019/2588 HGY/2019/0495
523 Seven Sisters Road	Haringey planning reference HGY/2021/0255
527 Seven Sisters Road	Haringey planning reference HGY/2021/1993
Woodberry Tavern (618 Seven Sisters Road)	Haringey planning reference HGY/2007/2190

This report contains proprietary information and methodologies that are the exclusive intellectual property of Love Design Studio Ltd. The contents herein cannot be replicated or reproduced in any form without the explicit written consent of Love Design Studio Ltd. Any attempt to reproduce the findings, analyses, or processes detailed in this report by any other entity is strictly prohibited and may result in legal action. This report is a result of the unique expertise, research, and resources employed by Love Design Studio Ltd.

Love Design Studio Ltd retains all rights to the intellectual property contained in this report.

mail@lovedesignstudio.co.uk

(+44) (0) 20 7846 0261